

AGENDA

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

NOVEMBER 9, 2023, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

A MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- A. Recognition of Geumcheon-Gu Korea delegation.

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 October 26, 2023 regular Council meeting. (Dianna McLean)
2. Concur with preliminary financials for September 2023. (Jeff Wood)
3. Consider Ordinance 2023-53, PZ-2023-1861, regarding a request to amend the zoning of approximately 3.649 acres of land generally located at 701 Carlos G. Parker Blvd. NW from Local Business District (B-1) to General Business District (B-2). (Tom Yantis)
4. Consider Ordinance 2023-54, PZ-2023-1862, regarding a request to amend the zoning of approximately 2.382 acres of land generally located at 3609 E 4th Street NW from General Business District (B-2) to Light Industrial District (M-1). (Tom Yantis)
5. Consider approving agreement with Stacey Osborne for communications services and authorize the City Manager to execute this agreement. (Jeff Jenkins)
6. Consider a lease-purchase contract for a Mauldin Commercial Paver. (Jim Gray)
7. Consider amending the annexation development agreement between the City of Taylor and Larry and Mary Ann Zimmerhanel. (Tom Yantis)
8. Consider Resolution R23-39 accepting Petitions for Release from the Taylor Extraterritorial Jurisdiction. (Brian LaBorde)

PUBLIC HEARINGS / ORDINANCES

9. Conduct a public hearing on the creation of the Quannah Partners/Taylor Industrial Park Public Improvement District (PID) within the municipal boundaries of the City of Taylor, Texas in accordance with the provisions of Chapter 372 of the Texas Local Government Code. (Tom Yantis/Mark Schroeder)
10. Introduce Ordinance 2023-56 adopting regulations for protection of the city logo and city seal. (Jeff Jenkins/Mark Schroeder)
11. Introduce Ordinance 2023-57 Amending the Fiscal Year 2023 Budget. (Jeff Wood)
12. Introduce Ordinance 2023-58 granting to ONCOR Electric Delivery Company, LLC, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways and public property of the City of Taylor (Brian LaBorde)

13. Introduce Ordinance 2023-59 amending Ordinance 2023-52, Strength of Force. (LaShon Gros)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

14. Consider Ordinance 2023-55 amending the City of Taylor Code of Ordinances Chapters 2, 21, 24, Appendix A, and Appendix B, adopting a new land development code including subdivision regulations, sign regulations, and zoning regulations and rezoning all properties within the city limits and adopting a new zoning map. (Tom Yantis)
15. Receive Presentation on Updates to the Engineering Manual as part of the Land Development Code Process (Tom Yantis/Jacob Walker)
16. Consider executing professional service contracts for the Bull Branch Sanitary Sewer Improvement Project (Jim Gray)

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

Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.071 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, and Section 551.072 To conduct deliberation regarding the purchase, exchange, lease, or value of real property.

- a. Petition for release from ETJ
- b. Fire Station #2 appraisal
- c. Settlement Agreement in Cause No 22-1443-CC2, City of Taylor v. Prophet Capital

17. Reconvene into regular/open session and take any action.

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 November 6, 2023 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

Posted By: Rocio Lopez Date 11-6-2023
Rocio Lopez, Executive Assistant on behalf of Dianna McLean, City Clerk

Proclamation

GEUMCHEON-GU DAY

WHEREAS, Geumcheon-gu is a district in Seoul in the Republic of Korea; and

WHEREAS, Geumcheon-gu and the City of Taylor have confirmed a shared interest in enhancing friendly and cooperative relationships; and

WHEREAS, both of our cities are growing and becoming an important part of the respective economies of our regions and our nations, and share an appreciation for our residents and the contributions they make to our city and our region; and

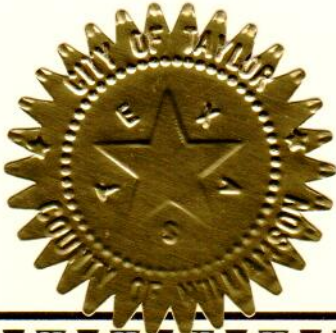
WHEREAS, Mayor Sung-Hun Ryu and the Geumcheon-gu delegation has come to the City of Taylor on this day to visit our community and learn more about how we can work together; and

WHEREAS, the City of Taylor has signed a Memorandum of Understanding that we will move forward as sister cities and learn more about our likenesses and differences; and

WHEREAS, we welcome this new partnership with Mayor Seong-hoon and Geumcheon-Gu;

NOW, THEREFORE, BE IT RESOLVED that November 9, 2023 shall be declared Geumcheon-Gu Day in the City of Taylor, and we look forward to a long and prosperous partnership between our two cities.

Signed this 9th day of November, 2023.



Brandt Rydell, Mayor
City of Taylor



City Council Meeting

November 9, 2023

Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 1

Agenda Title: Approve minutes from the October 26, 2023 regular Council meeting.

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

Department Submitted: City Clerk

Staff Contact: Dianna McLean

1. PURPOSE/DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

N/A

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

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

8. ATTACHMENTS

1a. [October 26, 2023 minutes](#)

AGENDA

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

OCTOBER 26, 2023, 6:00 P.M.

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

Mayor Pro Tem Anderson
Council Member Robert Garcia
Council Member Mitch Drummond
Mayor Brandt Rydell

Brian LaBorde, City Manager
Jeffery Jenkins, Deputy City Manager
Tom Yantis, Assistant City Manager
Mark Schroeder, City Attorney
Rocio Lopez, Executive Assistant

A MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

Ernest Ariola Jr.

BOARDS & COMMISSION PRESENTATION

1. **David Compise, Vice Chair provided the Parks and Recreation Board update.**

Motion was made by Council Member Garcia to receive the Parks & Recreation Board update as presented. Motion was seconded by Mayor Pro Tem Anderson. Motion carried four to zero.

CONSENT AGENDA

2. **Approve minutes from the October 12, 2023 regular City Council meeting.**
3. **Consider Ordinance 2023-49, Repealing Juvenile curfew.**
4. **Consider Ordinance 2023-50, Assignment Pay.**
5. **Consider Ordinance 2023-51, Police Department Hiring Incentive.**
6. **Consider Ordinance 2023-52, Strength of Force.**
7. **Consider approving task order 42 with HDR Engineering, Inc. relating to development permit review and code compliance inspections for the Samsung project.**
8. **Consider Resolution R23-36 accepting Petitions for Release from the Taylor Extraterritorial Jurisdiction.**
9. **Approve surveying services for Justice Center.**
10. **Resolution R23-37 authorizing the City of Taylor, TX to purchase from Taylor Independent School District real property, described in Exhibit A, to this resolution and authorizing the Mayor to execute all closing documents necessary to complete the transaction.**

Motion made by Council Member Garcia to approve the consent agenda items as presented. Motion was seconded by Council Member Drummond. Motion carried four to zero.

PUBLIC HEARINGS / ORDINANCES

- 11. Hold a public hearing and introduce Ordinance 2023-55 amending the City of Taylor Code of Ordinances Chapters 2, 21, 24, Appendix A, and Appendix B, adopting a new land development code including subdivision regulations, sign regulations, and zoning regulations and rezoning all properties within the city limits and adopting a new zoning map.**

HOLD A PUBLIC HEARING 6:30 pm

Citizen Communications: David Glenn, Lori Lote, Kate Walker, Albert Janecka, Chuck Farr, Councilman Jimmy Crouch, Pam Harper, Amy Everhart, Doug Moss

Public Hearing closed at 7:06 pm

Motion by Council Member Garcia to approve P&Z recommendation to approve Lake Drive Motion seconded by Mayor Pro Tem Anderson. Motion carried four to zero.

CITY ATTORNEY READS CAPTION OF THE ORDINANCE.

ORDINANCE NO. 2023-55

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, ADOPTING A NEW LAND DEVELOPMENT CODE KNOWN AS “TAYLOR MADE LAND DEVELOPMENT CODE”; REPEALING CHAPTER 24 – SIGNS; REPEALING APPENDIX B – ZONING ORDINANCE; REPEALING APPENDIX C – SUBDIVISION ORDINANCE; REPEALING AND REPLACING CHAPTER 21 – PLANNING AND DEVELOPMENT; AMENDING CHAPTER 2 – ADMINISTRATION, ARTICLE IV – “BOARDS AND COMMISSIONS; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE

First reading. No action required.

- 12. Hold a public hearing and consider requests from individual property owners to change the designated place type zoning districts for their properties.**

Items 1 thru 9

Motion was made by Council Member Drummond to approve the first 9 items as recommended by the P&Z for the rezoning of their properties.

Motion seconded by Mayor Pro Tem Anderson. Motion carried four to zero.

Item 10 105 W. Pecan Street

Motion made by Council Member Drummond to accept the P&Z recommendation to deny request.

Motion was seconded by Mayor Pro Tem Anderson. Motion carried four to zero.

Item 11 901 Kimbro Street

Motion was made by Council Member Garcia to accept the P&Z recommendation to deny request.

Motion was seconded by Council Member Drummond. Motion carried four to zero.

Item 12 1415 Howard Street

There was a wholesale change, so no action was taken on this item.

Item 13 819 Carlos G. Parker (R018815, R018631, R)18661, R018689

Motion was made by Councilman Garcia to accept the P&Z recommendation of denial.

Motion was seconded by Mayor Pro Tem Anderson. Motion carries four to zero.

Item 14 R019583 FM 619

Motion was made by Council Member Garcia to accept the P&Z recommendation of denial.

Motion was seconded by Mayor Pro Tem Anderson. Motion carries four to zero.

Item 15 R463899 Old Coupland Rd.

Motion was made by Council Member Garcia to accept the P&Z recommendation of approval to P4.

Motion was seconded by Council Member Drummond. Motion carries four to zero.

HOLD A PUBLIC HEARING Open hearing at 7:51 pm Close at 7:51 pm

13. **Hold a public hearing and introduce Ordinance 2023-52, PZ-2023-1861, regarding a request to amend the zoning of approximately 3.649 acres of land generally located at 701 Carlos G. Parker Blvd. NW from Local Business District (B-1) to General Business District (B-2).**

HOLD A PUBLIC HEARING Open at 7:53 pm Closed at 7:53 pm

CITY ATTORNEY READS CAPTION OF THE ORDINANCE.

ORDINANCE NO. 2023-52

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 3.649 ACRES OF LAND, GENERALLY LOCATED AT 701 CARLOS G PARKER BOULEVARD NW, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R367817, FROM LOCAL BUSINESS DISTRICT (B-1) TO GENERAL BUSINESS DISTRICT (B-2), 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.

First reading. No action required.

14. **Hold a public hearing and introduce Ordinance 2023-53, PZ-2023-1862, regarding a request to amend the zoning of approximately 2.382 acres of land generally located at 3609 E 4th Street NW from General Business District (B-2) to Light Industrial District (M-1).**

HOLD A PUBLIC HEARING open at 7:56 pm closes at 7:56 pm

CITY ATTORNEY READS CAPTION OF THE ORDINANCE.

ORDINANCE NO. 2023-53

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 2.382 OUT OF 4.618 ACRES OF LAND, GENERALLY LOCATED AT 3609 E. 4th STREET, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R372792, FROM GENERAL BUSINESS DISTRICT (B-2) TO LIGHT MANUFACTURING (M-1), 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.**

First reading. No action required.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

- 15. Receive and discuss presentation from the City's financial advisor and bond counsel regarding the proposed Park79 Commerce Center Public Improvement District.**

Motion was made by Council Member Garcia to receive the proposed Park 79 Public Improvement District presentation as presented.

Motion was seconded by Mayor Pro Tem Anderson. Motion passes four to zero.

- 16. Receive County bond presentation on the upcoming bond election on November 7, 2023.**

This item was moved to the beginning of the Regular Agenda. Presentation given by Commissioner Boles. No Comments

Motion was made by Council Member Garcia to receive the County Bond presentation as presented. Motion was seconded by Mayor Pro Tem Anderson. Motion passes four to zero.

Mayor Rydell read the executive session items and adjourned into closed session at 8:24 pm.

Mayor Rydell reconvened into open session at 8:38 pm.

- 17. Discussion and possible action on settlement agreement on Cause No. 21-0861-CC2, City of Taylor v. SR Scott family. (Brian LaBorde/Mark Schroeder)**

Motion was made by Council Member Garcia to approve a settlement agreement on Cause No. 21-0861-CC2, City of Taylor vs. SR Scott family.

Motion seconded by Mayor Pro Tem Anderson. Motion passes four to zero.

- 18. Discuss and take possible action on settlement agreement in Cause No 22-1443-CC2, City of Taylor v. Prophet Capital (Brian LaBorde/Mark Schroeder).**

No action was taken on this item.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 8:35 pm.

Brandt Rydell, Mayor

Rocio Lopez, Administrative Assistant



City Council Meeting November 9, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 2

Agenda Title: **Concur with Preliminary Financials for September 2023**

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 September 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 \$15,305,920 or 78% over last year's fiscal year-to-date. The majority of revenue collected in September was received through property tax and sales tax. Revenues YTD are 136% of the budgeted amount.
- Property tax collections amount to \$8,656,926 through September. The amount collected represents approximately 98% 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 \$17,914,879 through September, up by \$12,419,999 or 226% 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 FY2024. The payment received in September represents sales that occurred in July. September revenues ended up significantly higher than the previous year and more than budgeted.
- Expenditures in the General Fund are higher by \$8,850,872 or 49% compared to last year's expenses fiscal year-to-date. Expenditures of 102% of budget are above normal due to the winter storm debris removal but are offset by higher than budgeted revenues.
- 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 Fund receives the annual transfer from the City and the County for the captured taxes collected in the district around September of each year. The only revenue reported for September was interest earned. The expenditures budgeted for this fiscal year are related to the debt service payments, fire suppression grants and façade grants.
- Hotel Occupancy Tax collections from the lodging providers are recorded monthly, but the 380 Agreement payment is distributed quarterly. The timing of the 380 Agreement payment can skew the monthly report and result in the fund being reflected in a more positive position than is actually the case.

Hotel Occupancy Tax of \$32,590 was collected in September. September's collection was \$2,243 more than September 2022, and fiscal year-to-date HOT collections are \$51,422 (18%) more than FY 2021-22.

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 \$12,550 and current revenues total 88% 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 September are reported at \$72,485. 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 September are reported at \$45,769. 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 \$2,257,418. The City contracts its solid waste collection service and expenditures represent the payment to the City's solid waste provider. Year-to-date cost for solid waste collection services is \$1,952,965.

Utility Fund

- Revenues through September totaled \$13,738,613, which includes \$13,282,109 in charges for service. User charges are up \$2,435,541 compared to the same period last year. Expenditures fiscal year-to-date total \$12,721,380 compared to \$11,113,938 a year ago. Year-to-year comparisons in the Utility Fund reflect differences in billing and usage, and such differences can be caused by several factors that can vary throughout the year. This should be kept in mind when comparing individual time periods.
- The Utility Fund is operating at an acceptable level when compared to budgeted amounts for this period of the fiscal year with revenues exceeding expenditures by \$1,017,233.

Airport Fund

- Revenues consist of airport hangar rental, sale of fuel and interest income. Hangar rental is reported at \$289,472 and revenues from fuel sales are \$161,317. Fuel sales are limited by the ongoing project to replace the fuel farm.
- The Airport Fund is operating slightly above budget with expenditures exceeding revenues by \$37,454.

Cemetery Fund

- Revenues are reported at \$343,882 and are 99% of budgeted amounts. Revenues are dependent on the number of lots sold and graves dug, and these sources can be variable.
- Expenditures of \$323,599 represent 69% of budgeted amounts.
- Revenues exceed expenditures by \$20,283, but this amount excludes any interfund administrative fee transfer.

Other Funds:

- Roadway Impact Fund – There was \$51,192 in revenues collected in September. There are no budgeted expenditures in this fund for FY 2023, but expenditures have been incurred for the fee study.
- Utility Impact Fund – There was \$25,230 in revenues collected in September. 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.

Quarterly Investment Report

- Included this month is the Quarterly Investment Report from our investment consultant and covers the period of July 1 – September 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 5.24% during the reporting period. The yield continues to trend up with the monthly yield in September at 5.33%. 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 September 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:** Quarterly Investment Report Issued by Meeder (Patterson & Assoc.)



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

City of Taylor
400 Porter Street
Taylor, TX 76574

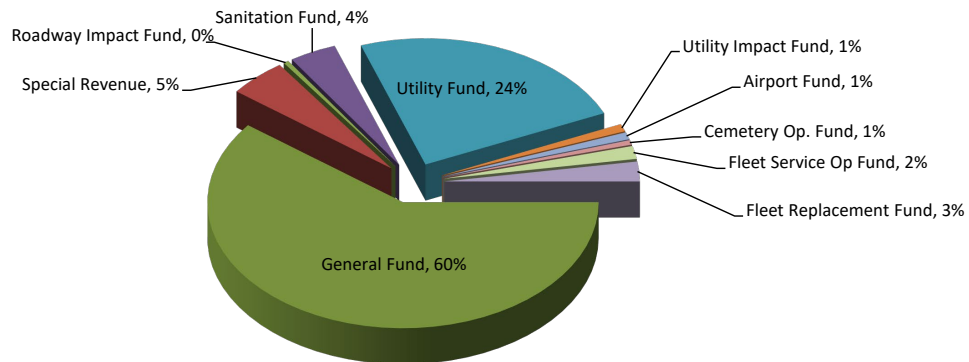
Attachment A

Financial Summary

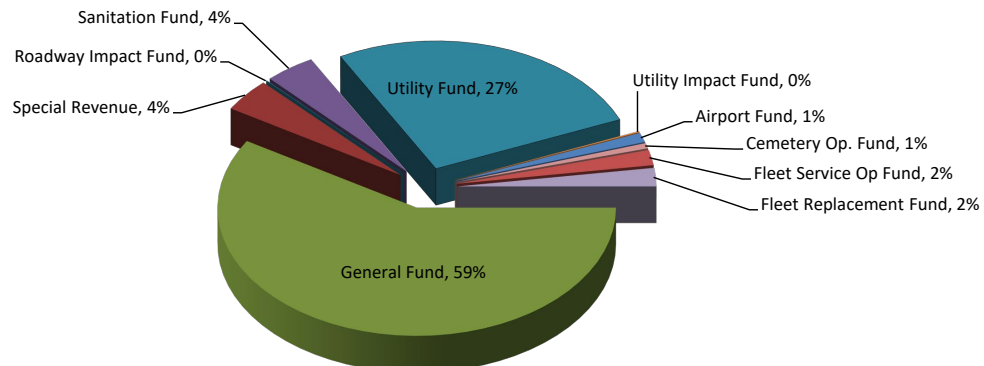
Summary Revenue/Expenditures
Preliminary Year-to-Date as of September 30, 2023

	Revenue			Expenditures			Surplus/Deficit
	Annual Budget	Actual Y-T-D	% of Budget	Annual Budget	Actual Y-T-D	% of Budget	
General Fund	\$ 25,710,995	\$ 35,042,515	136%	\$ 25,815,264	\$ 27,982,470	108%	7,060,045
Special Revenue Funds							
- Tax Increment Fund (TIF) #2	\$ 219,000	\$ 159,479	73%	\$ 217,000	\$ 13,420	6%	146,059
- Tax Increment Fund (TIF) #1	625,500	\$ 694,429	111%	439,382	\$ 408,719	93%	285,709
- Hotel/Motel Tax	245,000	\$ 333,895	136%	243,250	\$ 234,604	96%	99,291
- Main St. Revenue	156,825	\$ 93,015	59%	156,825	\$ 129,705	83%	(36,690)
- Municipal Court Sec/Tech	12,550	\$ 10,984	88%	11,942	\$ 4,538	38%	6,446
- Library Grants/Donations	600	\$ 40,896	6816%	-	\$ -	0%	40,896
- Transportation Fund (TUF)	850,500	\$ 892,955	105%	847,351	\$ 732,267	86%	160,688
- MDUS	523,500	\$ 596,718	114%	517,575	\$ 459,426	89%	137,292
Special Rev Funds Total	\$ 2,633,475	\$ 2,822,371	107%	\$ 2,433,325	\$ 1,982,679	81%	839,692
Enterprise Funds							
- Sanitation Fund	\$ 2,055,000	\$ 2,257,399	110%	\$ 2,045,200	\$ 1,952,965	95%	304,434
- Utility Fund	13,316,153	\$ 13,738,613	103%	13,284,520	\$ 12,721,380	96%	1,017,233
- Airport Fund	605,200	\$ 529,133	87%	604,462	\$ 566,588	94%	(37,454)
- Cemetery Op. Fund	346,321	\$ 343,882	99%	505,071	\$ 323,599	64%	20,283
Roadway Impact Fund	\$ 80,000	\$ 257,263	322%	\$ -	\$ 20,534	0%	236,729
Utility Impact Fund	\$ 475,000	\$ 560,482	118%	\$ 245,000	\$ 68,239	28%	492,244
Fleet Service Operating Fund	\$ 989,311	\$ 964,703	98%	\$ 895,626	\$ 919,193	103%	45,510
Fleet Replacement Fund	\$ 1,451,014	\$ 1,464,821	101%	\$ 1,451,005	\$ 1,110,197	77%	354,624
Total	\$ 47,662,469	\$ 57,981,183	122%	\$ 47,279,473	\$ 47,647,844	101%	10,333,339

Total Revenue Summary (\$57,981,183)



Total Expenditure Summary (\$47,647,844)



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

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 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		21,144,000.00	2,072,414.41	27,670,245.03	130.87	0.00	(6,526,245.03)
320-PERMITS AND LICENSES		932,800.00	107,054.10	1,702,704.62	182.54	0.00	(769,904.62)
330-INTERGOVERNMENTAL REV		594,000.00	105,633.70	972,441.73	163.71	0.00	(378,441.73)
340-CHARGES FOR SERVICES		643,800.00	59,391.69	828,451.31	128.68	0.00	(184,651.31)
410-FINES AND FORFEITURES		184,500.00	11,519.43	145,029.73	78.61	0.00	39,470.27
420-ASSESSMENTS		15,000.00	370.15	9,876.99	65.85	0.00	5,123.01
430-USE OF MONEY AND PROP		169,183.00	161,106.45	1,162,860.77	687.34	0.00	(993,677.77)
440-DONATIONS FROM PRIVAT		25,430.00	4,445.00	193,125.52	759.44	0.00	(167,695.52)
450-INTERFUND OPERATING T		2,002,282.00	33,625.96	2,351,855.53	117.46	0.00	(349,573.53)
460-PROCEEDS GEN FIXED AS		0.00	0.00	5,924.02	0.00	0.00	(5,924.02)
470-PROCEEDS GEN LONG TER		0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***		25,710,995.00	2,555,560.89	35,042,515.25	136.29	0.00	(9,331,520.25)
<u>EXPENDITURE SUMMARY</u>							
500-CITY COUNCIL		315,995.00	27,225.60	249,545.93	96.92	56,725.22	9,723.85
501-CITY MANAGEMENT		748,899.00	92,306.82	738,916.77	103.10	33,183.98	(23,201.75)
503-PUBLIC INFORMATION		263,170.00	20,862.70	254,327.36	97.15	1,344.00	7,498.64
504-HUMAN RESOURCES		285,047.00	29,521.75	274,145.43	96.18	0.00	10,901.57
505-CITY CLERK		196,351.00	18,553.33	181,263.93	92.32	0.00	15,087.07
512-FINANCIAL SERVICES		879,128.00	102,002.73	891,739.25	101.97	4,732.34	(17,343.59)
516-MUNICIPAL COURT		366,373.00	39,573.34	327,718.58	95.91	23,680.00	14,974.42
522-DEVELOPMENT SERVICES		2,238,359.00	266,471.93	2,064,162.66	111.72	436,544.95	(262,348.61)
524-MAIN STREET PROGRAM		112,128.00	17,019.68	118,345.11	105.54	0.00	(6,217.11)
527-MOODY MUSEUM		31,780.00	572.19	29,335.23	92.31	0.00	2,444.77
532-PUBLIC LIBRARY		610,002.00	48,871.12	561,901.35	93.11	6,072.00	42,028.65
542-FIRE SUPPRESSION/EMER		3,968,208.00	406,460.61	4,029,963.77	101.07	(19,394.09)	(42,361.68)
552-POLICE FIELD SERVICES		5,119,146.00	516,723.14	4,950,293.16	98.01	67,090.64	101,762.20
558-ANIMAL CONTROL SECTIO		298,300.00	29,725.01	294,521.78	101.86	9,337.51	(5,559.29)
563-STREET & GROUND MAIN		3,386,867.00	210,938.09	2,775,906.52	82.32	12,142.85	598,817.63
565-PARKS & RECREATION		1,858,151.00	137,858.67	1,255,935.21	101.39	627,983.72	(25,767.93)
566-INTERNAL SVCS/BLDG		1,097,160.00	56,813.71	594,037.22	54.26	1,291.99	501,830.79
573-ENGINEERING & INSPECT		350,000.00	169,657.26	952,603.58	286.45	49,988.25	(652,591.83)
575-INTERNAL SVC/IT DEPT		245,747.00	8,554.06	251,738.20	102.95	1,250.00	(7,241.20)
592-NON-DEPARTMENTAL		3,444,453.00	772,526.26	7,186,068.90	210.18	53,400.00	(3,795,015.90)
*** TOTAL EXPENDITURES ***		25,815,264.00	2,972,238.00	27,982,469.94	113.68	1,365,373.36	(3,532,579.30)
*** TOTAL PROFIT / (LOSS) ***		(104,269.00)	(416,677.11)	7,060,045.31	461.52-	(1,365,373.36)	(5,798,940.95)

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 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>219,000.00</u>	<u>0.00</u>	<u>159,479.25</u>	<u>72.82</u>	<u>0.00</u>	<u>59,520.75</u>
***	TOTAL REVENUES ***	219,000.00	0.00	159,479.25	72.82	0.00	59,520.75
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
520-TIF EXPENSES		<u>217,000.00</u>	<u>0.00</u>	<u>13,420.00</u>	<u>6.18</u>	<u>0.00</u>	<u>203,580.00</u>
***	TOTAL EXPENDITURES ***	217,000.00	0.00	13,420.00	6.18	0.00	203,580.00
		=====	=====	=====	=====	=====	=====
***	TOTAL PROFIT / (LOSS) ***	2,000.00	0.00	146,059.25	302.96	0.00	(144,059.25)
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2023

119-TIF (TAX INCREMENT FUND)
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
310-TAXES		425,000.00	0.00	442,574.79	104.14	0.00	(17,574.79)
330-INTERGOVERNMENTAL REV		200,000.00	0.00	237,322.68	118.66	0.00	(37,322.68)
430-USE OF MONEY AND PROP		<u>500.00</u>	<u>2,608.73</u>	<u>14,531.43</u>	<u>906.29</u>	<u>0.00</u>	<u>(14,031.43)</u>
*** TOTAL REVENUES ***		625,500.00	2,608.73	694,428.90	111.02	0.00	(68,928.90)
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
520-TIF EXPENSES		<u>439,382.00</u>	<u>41.27</u>	<u>408,719.41</u>	<u>93.02</u>	<u>0.00</u>	<u>30,662.59</u>
*** TOTAL EXPENDITURES ***		439,382.00	41.27	408,719.41	93.02	0.00	30,662.59
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		186,118.00	2,567.46	285,709.49	153.51	0.00	(99,591.49)
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2023

120-HOTEL/MOTEL FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
310-TAXES		245,000.00	32,570.85	333,895.29	136.28	0.00	(88,895.29)
420-ASSESSMENTS		0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		245,000.00	32,570.85	333,895.29	136.28	0.00	(88,895.29)
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
612-HOTEL/MOTEL TAX		<u>243,250.00</u>	<u>4,781.70</u>	<u>234,603.90</u>	<u>96.45</u>	<u>0.00</u>	<u>8,646.10</u>
*** TOTAL EXPENDITURES ***		243,250.00	4,781.70	234,603.90	96.45	0.00	8,646.10
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		1,750.00	27,789.15	99,291.39	673.79	0.00	(97,541.39)
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 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	60,625.00	0.00	0.00	0.00	0.00	60,625.00
430-	USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
440-	DONATIONS FROM PRIVAT	46,600.00	134.00	43,415.00	93.17	0.00	3,185.00
450-	INTERFUND OPERATING T	<u>49,600.00</u>	<u>0.00</u>	<u>49,600.00</u>	<u>100.00</u>	<u>0.00</u>	<u>0.00</u>
***	TOTAL REVENUES ***	156,825.00	134.00	93,015.00	59.31	0.00	63,810.00
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
615-	CONTRIBUTE TO CIVIC P	<u>156,825.00</u>	<u>4,207.18</u>	<u>129,704.82</u>	<u>83.96</u>	<u>1,967.18</u>	<u>25,153.00</u>
***	TOTAL EXPENDITURES ***	156,825.00	4,207.18	129,704.82	83.96	1,967.18	25,153.00
		=====	=====	=====	=====	=====	=====
***	TOTAL PROFIT / (LOSS) ***	0.00	(4,073.18)	(36,689.82)	0.00	(1,967.18)	38,657.00
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 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		12,550.00	1,479.91	10,983.62	87.52	0.00	1,566.38
450-INTERFUND OPERATING T		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		<u>12,550.00</u>	<u>1,479.91</u>	<u>10,983.62</u>	<u>87.52</u>	<u>0.00</u>	<u>1,566.38</u>
<u>EXPENDITURE SUMMARY</u>							
625-MUNICIPAL COURT BLDG		9,642.00	413.64	2,111.07	21.89	0.00	7,530.93
626-MUNICIPAL CRT TECHNO		2,300.00	0.00	2,426.60	105.50	0.00	(126.60)
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 ***		<u>11,942.00</u>	<u>413.64</u>	<u>4,537.67</u>	<u>38.00</u>	<u>0.00</u>	<u>7,404.33</u>
*** TOTAL PROFIT / (LOSS) ***		<u>608.00</u>	<u>1,066.27</u>	<u>6,445.95</u>	<u>60.19</u>	<u>0.00</u>	<u>(5,837.95)</u>

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 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	1,216.25	26,216.25	0.00	0.00	(26,216.25)
430-	USE OF MONEY AND PROP	400.00	1,294.84	13,177.24	294.31	0.00	(12,777.24)
440-	DONATIONS FROM PRIVAT	<u>200.00</u>	<u>0.00</u>	<u>1,502.18</u>	<u>751.09</u>	<u>0.00</u>	<u>(1,302.18)</u>
***	TOTAL REVENUES ***	600.00	2,511.09	40,895.67	815.95	0.00	(40,295.67)
<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) ***	600.00	2,511.09	40,895.67	815.95	0.00	(40,295.67)

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 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>51,181.95</u>	<u>257,263.15</u>	<u>321.58</u>	<u>0.00</u>	<u>(177,263.15)</u>
*** TOTAL REVENUES ***		<u>80,000.00</u>	<u>51,181.95</u>	<u>257,263.15</u>	<u>321.58</u>	<u>0.00</u>	<u>(177,263.15)</u>
<u>EXPENDITURE SUMMARY</u>							
631-ROADWAY IMPACT FEE		<u>0.00</u>	<u>0.00</u>	<u>20,534.32</u>	<u>0.00</u>	<u>0.00</u>	<u>(20,534.32)</u>
*** TOTAL EXPENDITURES ***		<u>0.00</u>	<u>0.00</u>	<u>20,534.32</u>	<u>0.00</u>	<u>0.00</u>	<u>(20,534.32)</u>
*** TOTAL PROFIT / (LOSS) ***		<u>80,000.00</u>	<u>51,181.95</u>	<u>236,728.83</u>	<u>295.91</u>	<u>0.00</u>	<u>(156,728.83)</u>

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2023

210-TRANSPORTATION FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
330-	INTERGOVERNMENTAL REV	0.00	0.00	33,650.00	0.00	0.00	(33,650.00)
340-	CHARGES FOR SERVICES	850,000.00	72,485.48	859,304.66	101.09	0.00	(9,304.66)
430-	USE OF MONEY AND PROP	500.00	0.00	0.00	0.00	0.00	500.00
450-	INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
470-	PROCEEDS GEN LONG TER	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
***	TOTAL REVENUES ***	850,500.00	72,485.48	892,954.66	104.99	0.00	(42,454.66)
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
632-	TRANSPORTATION	<u>847,351.00</u>	<u>13,508.42</u>	<u>732,266.77</u>	<u>86.42</u>	<u>0.00</u>	<u>115,084.23</u>
***	TOTAL EXPENDITURES ***	847,351.00	13,508.42	732,266.77	86.42	0.00	115,084.23
		=====	=====	=====	=====	=====	=====
***	TOTAL PROFIT / (LOSS) ***	3,149.00	58,977.06	160,687.89	102.82	0.00	(157,538.89)
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2023

300-MUNICIPAL DRAINAGE UTILIT
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
330-	INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-	CHARGES FOR SERVICES	523,500.00	45,769.49	596,718.11	113.99	0.00	(73,218.11)
430-	USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
460-	PROCEEDS GEN FIXED AS	0.00	0.00	0.00	0.00	0.00	0.00
470-	PROCEEDS GEN LONG TER	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
***	TOTAL REVENUES ***	523,500.00 =====	45,769.49 =====	596,718.11 =====	113.99 =====	0.00 =====	(73,218.11) =====
<u>EXPENDITURE SUMMARY</u>							
750-	MUNICIPAL DRAINAGE	<u>517,575.00</u>	<u>34,042.98</u>	<u>459,426.38</u>	<u>90.59</u>	<u>9,441.60</u>	<u>48,707.02</u>
***	TOTAL EXPENDITURES ***	517,575.00 =====	34,042.98 =====	459,426.38 =====	90.59 =====	9,441.60 =====	48,707.02 =====
***	TOTAL PROFIT / (LOSS) ***	5,925.00 =====	11,726.51 =====	137,291.73 =====	157.81 =====	(9,441.60) =====	(121,925.13) =====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 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		180,000.00	15,835.28	340,981.12	189.43	0.00	(160,981.12)
340-CHARGES FOR SERVICES		<u>1,875,000.00</u>	<u>161,194.79</u>	<u>1,916,417.57</u>	<u>102.21</u>	<u>0.00</u>	<u>(41,417.57)</u>
*** TOTAL REVENUES ***		<u>2,055,000.00</u>	<u>177,030.07</u>	<u>2,257,398.69</u>	<u>109.85</u>	<u>0.00</u>	<u>(202,398.69)</u>
<u>EXPENDITURE SUMMARY</u>							
721-SANITATION/GARBAGE		<u>2,045,200.00</u>	<u>(120.01)</u>	<u>1,952,964.72</u>	<u>95.49</u>	<u>0.00</u>	<u>92,235.28</u>
*** TOTAL EXPENDITURES ***		<u>2,045,200.00</u>	<u>(120.01)</u>	<u>1,952,964.72</u>	<u>95.49</u>	<u>0.00</u>	<u>92,235.28</u>
*** TOTAL PROFIT / (LOSS) ***		<u>9,800.00</u>	<u>177,150.08</u>	<u>304,433.97</u>	<u>106.47</u>	<u>0.00</u>	<u>(294,633.97)</u>

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 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	100.00	650.00	130.00	0.00	(150.00)
330-INTERGOVERNMENTAL REV		0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES		12,905,500.00	1,335,838.64	13,282,108.63	102.92	0.00	(376,608.63)
420-ASSESSMENTS		107,000.00	5,162.64	37,940.23	35.46	0.00	69,059.77
430-USE OF MONEY AND PROP		98,500.00	37,292.83	208,593.62	211.77	0.00	(110,093.62)
440-DONATIONS FROM PRIVAT		0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T		202,653.00	0.00	202,653.00	100.00	0.00	0.00
460-PROCEEDS GEN FIXED AS		2,000.00	888.53	6,667.65	333.38	0.00	(4,667.65)
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 ***		13,316,153.00	1,379,282.64	13,738,613.13	103.17	0.00	(422,460.13)
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
701-UTILITIES ADMINISTRAT		586,693.00	48,413.82	554,484.39	94.51	0.00	32,208.61
706-WASTEWATER TREATMENT		1,325,799.00	405,634.73	1,574,228.68	175.19	748,390.39	(996,820.07)
708-UTILITY DISTRIBUTION/		2,457,124.00	245,425.97	2,164,768.26	89.43	32,606.24	259,749.50
709-UTILITIES NON-DEPARTM		<u>8,914,904.00</u>	<u>359,605.70</u>	<u>8,427,899.14</u>	<u>95.75</u>	<u>108,227.75</u>	<u>378,777.11</u>
*** TOTAL EXPENDITURES ***		13,284,520.00	1,059,080.22	12,721,380.47	102.45	889,224.38	(326,084.85)
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		31,633.00	320,202.42	1,017,232.66	404.67	(889,224.38)	(96,375.28)
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2023

345-UTILITY IMPACT FEE FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
340-CHARGES FOR SERVICES		475,000.00	25,230.00	558,337.23	117.54	0.00	(83,337.23)
420-ASSESSMENTS		0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP		<u>0.00</u>	<u>0.00</u>	<u>2,145.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(2,145.00)</u>
*** TOTAL REVENUES ***		475,000.00	25,230.00	560,482.23	118.00	0.00	(85,482.23)
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
592-NON-DEPARTMENTAL		<u>245,000.00</u>	<u>0.00</u>	<u>68,238.50</u>	<u>49.33</u>	<u>52,610.50</u>	<u>124,151.00</u>
*** TOTAL EXPENDITURES ***		245,000.00	0.00	68,238.50	49.33	52,610.50	124,151.00
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		230,000.00	25,230.00	492,243.73	191.14	(52,610.50)	(209,633.23)
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2023

350-AIRPORT FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
320-PERMITS AND LICENSES		0.00	0.00	0.00	0.00	0.00	0.00
330-INTERGOVERNMENTAL REV		10,000.00	0.00	24,260.93	242.61	0.00	(14,260.93)
340-CHARGES FOR SERVICES		594,000.00	34,622.78	461,088.32	77.62	0.00	132,911.68
420-ASSESSMENTS		0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP		1,200.00	4,305.06	43,784.00	648.67	0.00	(42,584.00)
440-DONATIONS FROM PRIVAT		0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		605,200.00 =====	38,927.84 =====	529,133.25 =====	87.43 =====	0.00 =====	76,066.75 =====
<u>EXPENDITURE SUMMARY</u>							
732-AIRPORT OPERATIONS DE		<u>604,462.00</u>	<u>32,132.84</u>	<u>566,587.50</u>	<u>104.71</u>	<u>66,354.53</u>	<u>(28,480.03)</u>
*** TOTAL EXPENDITURES ***		604,462.00 =====	32,132.84 =====	566,587.50 =====	104.71 =====	66,354.53 =====	(28,480.03) =====
*** TOTAL PROFIT / (LOSS) ***		738.00 =====	6,795.00 =====	(37,454.25) =====	66.23- =====	(66,354.53) =====	104,546.78 =====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2023

370-CEMETERY OPERATING FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
330-INTERGOVERNMENTAL REV		0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES		181,500.00	39,882.00	209,786.00	115.58	0.00	(28,286.00)
420-ASSESSMENTS		0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP		1,500.00	318.00	2,616.00	174.40	0.00	(1,116.00)
440-DONATIONS FROM PRIVAT		0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T		78,321.00	0.00	39,009.99	49.81	0.00	39,311.01
460-PROCEEDS GEN FIXED AS		<u>85,000.00</u>	<u>11,083.50</u>	<u>92,470.00</u>	<u>108.79</u>	<u>0.00</u>	<u>(7,470.00)</u>
*** TOTAL REVENUES ***		<u>346,321.00</u>	<u>51,283.50</u>	<u>343,881.99</u>	<u>99.30</u>	<u>0.00</u>	<u>2,439.01</u>
<u>EXPENDITURE SUMMARY</u>							
761-CEMETERY OPERATING DE		<u>505,071.00</u>	<u>31,769.95</u>	<u>323,598.71</u>	<u>69.29</u>	<u>26,362.50</u>	<u>155,109.79</u>
*** TOTAL EXPENDITURES ***		<u>505,071.00</u>	<u>31,769.95</u>	<u>323,598.71</u>	<u>69.29</u>	<u>26,362.50</u>	<u>155,109.79</u>
*** TOTAL PROFIT / (LOSS) ***		<u>(158,750.00)</u>	<u>19,513.55</u>	<u>20,283.28</u>	<u>3.83</u>	<u>(26,362.50)</u>	<u>(152,670.78)</u>

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2023

382-FLEET SERVICES OPERATING
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
340-	CHARGES FOR SERVICES	976,514.00	0.00	943,580.00	96.63	0.00	32,934.00
420-	ASSESSMENTS	12,797.00	5,146.01	20,975.86	163.91	0.00	(8,178.86)
430-	USE OF MONEY AND PROP	0.00	0.00	147.38	0.00	0.00	(147.38)
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 ***	989,311.00	5,146.01	964,703.24	97.51	0.00	24,607.76
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
517-	FLEET SERVICES	<u>895,626.00</u>	<u>73,516.79</u>	<u>919,193.40</u>	<u>104.54</u>	<u>17,081.22</u>	<u>(40,648.62)</u>
***	TOTAL EXPENDITURES ***	895,626.00	73,516.79	919,193.40	104.54	17,081.22	(40,648.62)
		=====	=====	=====	=====	=====	=====
***	TOTAL PROFIT / (LOSS) ***	93,685.00	(68,370.78)	45,509.84	30.34	(17,081.22)	65,256.38
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2023

384-FLEET REPLACEMENT FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
330-	INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-	CHARGES FOR SERVICES	1,451,014.00	0.00	1,451,012.00	100.00	0.00	2.00
420-	ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-	USE OF MONEY AND PROP	0.00	997.86	10,154.78	0.00	0.00	(10,154.78)
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	3,654.65	0.00	0.00	(3,654.65)
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 ***	1,451,014.00 =====	997.86 =====	1,464,821.43 =====	100.95 =====	0.00 =====	(13,807.43) =====
<u>EXPENDITURE SUMMARY</u>							
518-	EQUIPMENT REPLACEMENT	<u>1,451,005.00</u>	<u>565,242.51</u>	<u>1,110,197.42</u>	<u>110.54</u>	<u>493,787.59</u>	<u>(152,980.01)</u>
***	TOTAL EXPENDITURES ***	1,451,005.00 =====	565,242.51 =====	1,110,197.42 =====	110.54 =====	493,787.59 =====	(152,980.01) =====
***	TOTAL PROFIT / (LOSS) ***	9.00 =====	(564,244.65) =====	354,624.01 =====	262.00- =====	(493,787.59) =====	139,172.58 =====

Attachment C

Council Report

Checks Posted in September 2023

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	2,170.38
		MISCELLANEOUS RIOS, NALLELY ESTIBALY	Bond Refund:E0036995 -01	66.00
		HOMER, DUSTIN	Bond Refund:CT001589 -01	300.00
		MITCHELL, LENERICK	Bond Refund:CT001692 -01	184.00
		LATONYA EPHRAIM	LATONYA EPHRAIM:DEPOSIT RE	200.00
		DIANNE THOMAS	DIANNE THOMAS:DEPOSIT REFU	200.00
		QUINCY GRIFFIN	QUINCY GRIFFIN:DEPOSIT REF	200.00
		LIZETH DIAZ	LIZETH DIAZ:DEPOSIT REFUND	100.00
		VANESSA REESE	VANESSA REESE:DEPOSIT REFU	200.00
		ESSENCE BROWN	ESSENCE BROWN:DEPOSIT REFU	200.00
		ADAMARIS SEGOVIA	ADAMARIS SEGOVIA:DEPOSIT R	200.00
		GABRIELLA MARTINEZ	GABRIELLA MARTINEZ:DEPOSIT	100.00
		DANIELA FLORES ACOSTA	DANIELA FLORES ACOSTA:DEP	200.00
		ELSA GUTIERREZ	ELSA GUTIERREZ:DEPOSIT REF	200.00
		ALMA RIOS	ALMA RIOS:DEPOSIT REFUND	200.00
		HORTICULTURE COMMITTEE	HORTICULTURE COMMITTEE:DEP	200.00
		HANNAH SMITH	HANNAH SMITH:DEPOSIT REFUN	150.00
		HANNAH SMITH	HANNAH SMITH:DEPOSIT REFUN	200.00
		CHERYL PEREZ	CHERYL PEREZ:DEPOSIT REFUN	200.00
		FRANKIE WATKINS	FRANKIE WATKINS:DEPOSIT RE	300.00
		McCREARY, VESELKA, BRAGG & ALLEN PC	CC FEES-AUGUST 2023	749.79
		NATIONWIDE RETIREMENT SOLUTIONS	457B DEF COMP PLAN	2,875.00
			457B DEF COMP PLAN ROTH	185.00
			457B DEF COMP PLAN	2,875.00
			457B DEF COMP PLAN ROTH	185.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	55,277.69
			AUGUST 2023 CONTRIBUTIONS	4,057.06
		UNITED WAY FOR GREATER AUSTIN	UNITED WAY CONTRIBUTIONS	5.00
			UNITED WAY CONTRIBUTIONS	5.00
		WEX HEALTH, INC. DBA: WEX	38705 FSA	564.73
			38705 FSA	974.35
		TAYLOR PROFESSIONAL FIREFIGHTER ASSOCI	ACCT #2091015 TAYLOR FF AS	960.00
			ACCT #2091015 TAYLOR FF AS	960.00
		LONE STAR CIRCLE OF CARE; REF MAMMA JA	HERIT SQ AMPH/DEPOSIT REFU	500.00
			HERIT SQ AMPH/DEPOSIT REFU	300.00
		INTERNATIONAL CITY MANAGEMENT ASSOC RE	PLAN ID 307325-CONTRIBUTOR	1,269.69
			PLAN ID 307325-ROTH	445.00
			PLAN ID 307325-CONTRIBUTOR	1,269.69
			PLAN ID 307325-ROTH	445.00
		LIBERTY NATIONAL LIFE INSURANCE	GLOBE LIFE AUG 2023	651.28
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	217.76
			DENTAL INV.	209.84
		DRYMALL CONSTRUCTION COMPANY LLC	REFUND FEES PERMIT #2023-1	12,441.00
			REFUND FEES PERMIT #2023-1	62.21
			REFUND FEES PERMIT #2023-1	1,866.15
			REFUND FEES PERMIT #2023-1	4,678.00
			REFUND FEES PERMIT #2023-1	23.39
			REFUND FEES PERMIT #2023-1	701.70
			TOTAL:	100,524.71
CITY COUNCIL	GENERAL FUND	CIVIC PLUS	MUNICODE ELECTRONIC UPDATE	201.46
		GRANITE MEDIA PARTNERS, INC. DBA: TAYL	ORDINANCE NO. 2023-31	66.00
		VERIZON WIRELESS	CELL PHONE	252.99
		MESSER, FORT, & MCDONALD, PLLC	NORTH FORK MUD	12.50
			MUD SPECIAL COUNCIL	250.00
			SPECIAL COUNCIL/MUD &	2,505.76

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	3,288.71
CITY MANAGEMENT	GENERAL FUND	ARSENAL ADVERTISING LLC DBA: ARSENAL	500 GREEN HARDCOVER	4,221.78
		AMAZON.COM SALES, INC DBA: AMAZON.COM	SHIRTS	36.98
		AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	69.93
		GULF COAST PAPER CO. INC.	COPY PAPER	11.16
			COPY PAPER	11.16
		PNC BANK NATIONAL ASSOCIATION	AUSTIN ETCHING SERVICE TAX	35.06
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	4,863.95
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	86.27
		VERIZON WIRELESS	CELL PHONE	206.23
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.07
		BLUETRITON BRANDS, INC.	CITY HALL WATER 5 GALLON B	0.73
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	11.88
			DENTAL INV.	11.88
			TOTAL:	9,542.96
PUBLIC INFORMATION	GENERAL FUND	AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	23.31
		GULF COAST PAPER CO. INC.	COPY PAPER	11.16
			COPY PAPER	11.16
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	623.38
		TIME WARNER CABLE DBA SPECTRUM	PEG CHANNEL SEPTEMBER 2023	674.24
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	14.69
		VERIZON WIRELESS	CELL PHONE	70.32
		OSBORNE, STACEY FORD	PIO SERVICES FY2022/2023	5,865.00
		DAVID MARGULIES & ASSOCIATES	PUBLIC RELATIONS SERVICE	3,500.00
		BLUETRITON BRANDS, INC.	CITY HALL WATER 5 GALLON B	0.73
		GRANICUS LLC	WEB STREAMING - AUGUST 202	695.00
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	3.96
			DENTAL INV.	3.96
			TOTAL:	11,496.91
HUMAN RESOURCES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	EPSON PRINTER FOR CHRIS	179.99
			MANILLA FILE FOLDERS	21.34
			PILOT GEL INK PEN REFILLS	7.99
		AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	46.62
		GULF COAST PAPER CO. INC.	COPY PAPER	11.16
			COPY PAPER	11.16
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	1,730.59
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	40.77
		VERIZON WIRELESS	CELL PHONE	48.22
		WORKERS ASSISTANCE PROGRAM, INC.	SEPT. 2023 EAP SERVICES	284.97
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.07
		BRANDY MILLER PHD PC DBA:	PRE-EMP PSYCH EVALUATIONS	1,200.00
		ROSS GANNAWAY, PLLC	AUGUST 2023 LEGAL SERVICES	577.50
		BLUETRITON BRANDS, INC.	CITY HALL WATER 5 GALLON B	0.73
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	7.92
			DENTAL INV.	7.92
		CANTRELL, RANDY DBA: BULA NETWORK, LLC	HR COACHING	200.00
			TOTAL:	4,422.95
CITY CLERK	GENERAL FUND	AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	46.62
		GULF COAST PAPER CO. INC.	COPY PAPER	11.16
			COPY PAPER	11.16
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	1,250.30
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	31.05

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		VERIZON WIRELESS	CELL PHONE	35.16
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.07
		BLUETRITON BRANDS, INC.	CITY HALL WATER 5 GALLON B	0.72
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	7.92
			DENTAL INV.	<u>7.92</u>
			TOTAL:	1,448.08
FINANCIAL SERVICES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	SABRINA & LINDSAY TONER	192.67
		AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	139.86
		GULF COAST PAPER CO. INC.	COPY PAPER	11.16
			COPY PAPER	11.16
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	5,518.12
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	124.67
		VERIZON WIRELESS	CELL PHONE	83.38
		WILLIAMSON CENTRAL APPRAISAL DISTRICT	QRTLY WCAD ENTITY FEES	17,054.75
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.06
			XPHASER 4622	46.95
		BLUETRITON BRANDS, INC.	CITY HALL WATER 5 GALLON B	0.72
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	23.76
			DENTAL INV.	<u>23.76</u>
			TOTAL:	23,277.02
MUNICIPAL COURT	GENERAL FUND	AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	69.93
		BRINKS, INC.	BRINKS MONTHLY SERVICES	854.92
		TYLER TECHNOLOGIES, INC	COURT ONLINE	100.00
		ODP BUSINESS SOLUTIONS, LLC	CHAIR FOR JAYME	532.59
			PRINTER PAPER	319.12
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	1,433.71
		ATMOS ENERGY	NATURAL GAS-109 W 5TH ST	70.87
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	34.13
		VERIZON WIRELESS	CELL PHONE	35.16
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	CONTRACT BASE	255.00
			CONTRACT OVERAGE	78.64
		CINTAS CORP DBA FIRST AID & SAFETY	109 W 5TH ST/MEDICAL SUPPL	63.11
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	11.88
			DENTAL INV.	11.88
		WILSON, LUCAS C. DBA: ATTORNEY AT LAW	ASSOCIATE JUDGE LEGAL SRVS	<u>375.00</u>
			TOTAL:	4,245.94
DEVELOPMENT SERVICES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	CREDIT PLANNER NOTEBOOKS	12.29-
		AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	233.10
		LEONARD, JENNY REBECCA DBA: LIONHEART	PROJECT # 027-004 DOWNTOW	8,264.55
		GULF COAST PAPER CO. INC.	COPY PAPER	11.16
			COPY PAPER	11.16
		PROGRESSIVE WASTE SOLUTIONS DBA WC OF	604 GANO/30 YD ROLL OFF	481.99
		WATKINS, MICHAEL DEAN DBA:	PZ2022-1594/PROJ #2106-15	6,635.20
			SAP/PZ-2023-1848/PROJ.#	9,500.00
			369-B/PZ-2023-1849/PROJ.	18,800.00
			MASTER AGREEMENT ON-CALL	1,563.75
			SAP/PZ-2023-1848/PROJ.#	23,750.00
			369-B/PZ-2023-1849/PROJ.	47,000.00
		SOUTHERN COMPUTER WAREHOUSE	O. LOPEZ/SURFACE DOCK	187.14
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	7,948.17
		TAVCO SERVICES INC.	INK CARTON FOR CANNON	774.50
			INK CART	774.50
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	169.93

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		VERIZON WIRELESS	CELL PHONE	313.58
		YANTIS, THOMAS	NATIONAL TOWN BUILDERS ASS	51.75
			NATIONAL TOWN BUILDERS ASS	114.00
			TML CONFERENCE	220.08
			TML CONFERENCE	112.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.06
		BLUETRITON BRANDS, INC.	CITY HALL WATER 5 GALLON B	0.72
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	35.64
			DENTAL INV.	35.64
		MORAN, RUBY LEPE	INTERNATIONAL CODE COUNCIL	<u>252.00</u>
			TOTAL:	127,274.33
MAIN STREET PROGRAM 00 GENERAL FUND		AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	46.62
		GULF COAST PAPER CO. INC.	COPY PAPER	11.15
			COPY PAPER	11.15
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	1,236.08
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	29.16
			ADD RUBY FISHER	12.32
		VERIZON WIRELESS	CELL PHONE	96.44
		HARRIS, JAN	SEPT 2023 BREAKFAST BITES	42.31
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.07
		BLUETRITON BRANDS, INC.	CITY HALL WATER 5 GALLON B	0.72
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	7.92
			DENTAL INV.	<u>7.92</u>
			TOTAL:	1,547.86
PUBLIC LIBRARY	GENERAL FUND	AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	69.93
			TERM AUDRA COX	23.31-
		BLACKSTONE AUDIO, INC. DBA: BLACKSTONE	AUDIO BOOKS	251.38
			AUDIO BOOKS	207.40
		INGRAM BOOK COMPANY	BOOKS	29.15
			BOOKS	272.32
		KOETTER FIRE PROTECTION OF AUSTIN, LLC	LIBRARY FIRE MONITORING SE	99.00
		MIDWEST TAPE	DVD'S	22.49
		ODP BUSINESS SOLUTIONS, LLC	CREDIT COPY PAPER	39.59-
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	3,471.03
		ATMOS ENERGY	NATURAL GAS-801 VANCE ST	69.24
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	64.72
			TERM AUDRA COX	8.30-
			TERM KIM FLORES	8.30-
		VERIZON WIRELESS	CELL PHONE	35.16
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	7.92
			DENTAL INV.	<u>7.92</u>
			TOTAL:	4,528.16
FIRE DEPARTMENT	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	SMOKE ALARM BATTERIES	79.00
			TRASHCAN	59.99
			BATTERIES	138.45
		AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	559.44
		BROCK, COLTON	UNIFORMS	178.56
		BILICKI, JUSTIN	OFFICER I TMG-LUNCHES	80.00
		HARRALSON, AARON	UNIFORMS	83.57
		FRONT LINE MOBILE HEALTH, LLC	ANNUAL PHYSICALS	20,280.00
		KNOX ASSOCIATES, INC	ANTENNA	68.00
		MOSS & MOSS INC. #7000	BUCKETS FOR DRYSORB	16.16
		ODP BUSINESS SOLUTIONS, LLC	COPY PAPER & SHARPIES	47.69

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PACKING TAPE	11.99
		PNC BANK NATIONAL ASSOCIATION	HUSKYLINERS SALES TAX CRED	64.94-
		REEVES, ZACH	UNIFORMS	200.00
		TEXAS COMMISSION ON FIRE PROTECTION	ANNUAL RENEWALS	1,440.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	23,742.99
		ATMOS ENERGY	NATURAL GAS-705 CARLOS PAR	81.53
			NATURAL GAS-200 WASHBURN S	94.63
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	383.06
			DEPT ADJUSTMENTS	0.73
		VERIZON WIRELESS	CELL PHONES	241.08
			DATA CARDS	645.85
		NORTH AMERICA FIRE EQUIPMENT CO INC DB	FOAM	1,284.00
		SANDERS, BRANDON	TEXAS FIRE CHIEFS ACADEMY	130.00
		MUNICIPAL EMERGENCY SERVICES, INC	ANNUAL TESTING	2,814.88
		AT&T U-VERSE	FD INTERNET/CABLE	77.74
		GASES 101 LLC	HYDRO TESTS	729.00
		RESCUEGEAR, INC.	RESCUE GLOVES & BOOTS	266.00
		FIRE & POLICE SELECTION INC.	PHYSICAL ABILITY TEST FD	7,000.00
		FARRWEST ENVIRONMENTAL SUPPLY, INC.	MODIFICATION	567.00
			MODIFICATION	1,054.62
		AXCESS FIRE SERVICES LLC DBA: G & C HY	ANNUAL GROUND LADDER TESTI	882.75
		COZZENS, BRIAN	OFFICER I TMG-LUNCHES	80.00
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	95.04
			DENTAL INV.	95.04
			TOTAL:	63,443.85
POLICE DEPARTMENT	GENERAL FUND	4IMPRINT, INC	NNO PROMOTIONAL ITEMS	1,226.85
		AT&T	PD INTERNET	1,631.66
		AMAZON.COM SALES, INC DBA: AMAZON.COM	SCREEN PROTECTORS & TONER	420.84
			GLOVES	866.25
			NNO BAGS/STICKERS	55.56
			LARGE EVIDENCE BAGS	39.95
			ICE & COFFEE MAKERS	703.99
			VOCA/CLIPBOARDS & NOTEBOOK	27.83
		AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	885.78
		TEXAS DEPARTMENT OF INFORMATION RESOUR	FY23 DISPATCH CIRCUIT	413.28
		G T DISTRIBUTORS, INC	FY 23 AMMO PURCHASE	1,647.00
			FY 23 AMMO PURCHASE	363.53
			PD UNIFORMS	75.49
			PD UNIFORMS	149.98
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	32,582.14
		TIME WARNER CABLE DBA SPECTRUM	PD INTERNET/CABLE SEPT 202	343.45
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	680.08
			DEPT ADJUSTMENT	0.69
			ADJ. CULP	8.78
		VERIZON WIRELESS	CELL PHONES	651.85
			CELL PHONES - VOCA COORDIN	40.18
			CELL PHONES - VOCA VOLUNTE	40.18
			MIFI-VOCA COORDINATOR	37.99
			DATA CARDS	569.85
		ON TECH, LLC DBA: IT VOICE	MDT'S UNIVERSAL NETWORK AC	750.00
		DR. TANIA GLENN & ASSOCIATES, PA	PD MENTAL HEALTH SRVS	420.00
		AXON ENTERPRISE INC.	AXON- AUTO TRANSCRIBE 1000	350.40
		AVAYA FINANCIAL SERVICES	PD SOFTWARE	355.49
		KONICA MINOLTA PREMIER FINANCE	PATROL COPIER LEASE FY23	170.00
			FY23 COPIER LEASE	534.88

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	150.48
			DENTAL INV.	<u>150.48</u>
			TOTAL:	46,344.91
ANIMAL CONTROL	GENERAL FUND	AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	69.93
		EVINS GROUP LLC DBA: OPENWORK	FY23 ACO KENNEL TECHS	986.00
			FY23 ACO KENNEL TECHS	893.56
			FY23 ACO KENNEL TECHS	1,059.96
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	1,447.38
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	30.81
		VERIZON WIRELESS	CELL PHONE	118.54
		KONICA MINOLTA PREMIER FINANCE	ACO COPIER LEASE	170.00
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	11.88
			DENTAL INV.	<u>11.88</u>
			TOTAL:	4,799.94
STREETS & GROUND MAINT GENERAL FUND		ALL TRAFFIC SOLUTIONS, INC.	RADAR SIGN- SOFTWARERENEW	1,500.00
		AMAZON.COM SALES, INC DBA: AMAZON.COM	ST,GR/SHIELD ELECTROLYTE P	25.99
			ST,GR/UNIFORMS	73.98
			ST,GR/PENS&PENCILS	24.65
			ST,GR/COPIER PAPER-10 REAM	55.62
			REFUND SHIPPING-COPY PAPER	6.99-
			ST,GR/CALENDAR NOT RECEIVE	19.55-
			ST,GR/2024 CALENDARS-VARIO	80.04
			ST,GR/CALENDARS NOT DELIVE	63.36-
		AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	349.65
			TERM JEFF SCHUTZ	90.68-
		CENTERLINE SUPPLY, INC	SCHOOL SPEED LIMIT 20	1,058.40
			GYM ST/SIGN BLADE	28.80
			SIGNS-619 OLD TDALE RD/SLO	97.20
		HDR ENGINEERING INC	PUBLIC WORK STAFF AUGMENTA	2,766.98
		PROGRESSIVE WASTE SOLUTIONS DBA WC OF	(3) 40 YD ROLL OFFS;(1) 20	1,385.71
		MOSS & MOSS INC. #4000	ST,GR/(10) WOOD STAKES	17.91
			ST,GR/T. YOUNG-PRY BAR	25.19
			ST,GR/CABLE TIES	25.16
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	9,484.67
		ATMOS ENERGY	NATURAL GAS-1424 N MAIN ST	69.24
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	189.63
			ADD N. HARRISON	9.01
			TERM JEFF SCHUTZ	22.52-
		VERIZON WIRELESS	CELL PHONE	378.72
			GATEWAY SIGN	37.99
		MCCOY'S BUILDING SUPPLY	1620 W. 4TH ST-DRIVEWAY	48.19
		YELLOWSTONE LANDSCAPE CENTRAL, INC.	FY 23 ROW MOWING	3,931.80
		CLOSNER EQUIPMENT CO., INC	ST,GR/ROLLER KEYS	58.94
		COMMUNITY COFFEE COMPANY LLC	ST,GR/COFFEE SERVICES	78.60
		UNIFIRST HOLDINGS INC	ST,GR/UNIFORM RENTAL	244.20
			ST,GR/UNIFORM RENTAL	244.20
			ST,GR/UNIFORM RENTAL	244.20
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	55.44
			DENTAL INV.	51.48
			ADD NICHOLAS HARRISON - AU	3.96
			TERM NICHOLAS HARRISON - A	3.96-
			TERM JEFF SCHUTZ	11.88-
			ADD BRANDON YANEZ	3.96
		SPARK LIGHTNING, LLC	SOLAR POWERED AREA LIGHT	3,250.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SOLAR POWERED AREA LIGHT	3,250.00
			TOTAL:	28,930.57
PARKS & RECREATION	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	UNIFORM JACKETS	533.29
			UNIFORM JACKETS	128.45
			UNIFORM JACKET & SHIRT	62.71
			BATTERIES	12.99
			HANDICAP SIGNS	64.70
			UNIFORM JACKETS	166.97
		AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	233.10
			ADD CALEB ROBERTSON	23.31
			ADD BRANDON YANEZ	23.31
		MISCELLANEOUS APRIL GREEN	APRIL GREEN:FITNESS CLASSE	840.00
		APRIL GREEN	APRIL GREEN:FITNESS CLASSE	450.00
		MOSS & MOSS INC. #5000	TOILET BALLCOCK & PLUG	24.28
		L AND O SERVICES, LLC DBA: PAUL'S POOL	POOLIFE CLEANING GRANULES	159.99
		PROGRESSIVE COMMERCIAL AQUATIC, INC.	CHEMICALS FOR POOL &	4,179.00
		TAYLOR OFFICE PRODUCTS INC	KIDFISH TROPHIES	54.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	5,544.81
		TIME WARNER CABLE DBA SPECTRUM	DICKEY GIVENS INTERNET	99.99
			FIELD HOUSE INTERNET	110.08
		ATMOS ENERGY	NATURAL GAS-1418 DAVIS ST	74.07
			NATURAL GAS-1418 DAVIS ST	81.17
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	119.93
			ADD CALEB ROBERTSON	8.77
		VERIZON WIRELESS	CELL PHONE	214.98
			IPAD	37.99
		WAYNE GING PLUMBING, LLC	TENNIS COURT/REPAIR WATER	200.00
		MCCOY'S BUILDING SUPPLY	SPRAY TIPS	58.78
			ETHANOL FOR EQT	27.54
		PRV TREE SERVICE LLC	4 ASH & COTTON WOOD TREE	4,000.00
		ERIC DONNELL JACKSON	MF CONC/REPLACE ENTRY LOCK	339.58
		PIONEER MANUFACTURING COMPANY INC.	BRITE STRIPE WHITE PAINT	680.00
		AVAYA FINANCIAL SERVICES	TRPSC/PHONE SYSTEM	121.60
		NORTHWEST CASCADE INC DBA HONEY BUCKET	MEMORIAL FEILD/POTTY 9/5-1	145.00
		HVJ SOUTH CENTRAL TEXAS - M&J, INC.	GEOTECHNICAL ENGINEERING	6,184.75
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	35.64
			DENTAL INV.	43.56
			ADD CALEB ROBERTSON	3.96
		RESTAURANT SUPPLY, LLC	MANITOWIC ICE MAKER	3,570.00
			TOTAL:	28,658.30
INTERNAL SERVICES/BLDG GENERAL FUND		AMAZON.COM SALES, INC DBA: AMAZON.COM	4 PANEL ROOM DIVIDER	145.88
			LAMINATING POUCHES	21.30
			COFFEE CREAMER	70.07
			CORDLESS VACUUM	166.95
			GONZO DISINFECTANT SPRAY	16.99
			FLOOR DAMAGE CHAIR MATS	98.97
			INK, FOLDERS, MARKERS	46.41
			VACUUM	111.32
			CREDIT COFFEE CREAMER	55.26-
		AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	69.93
		ALADDIN CARPET & INTERIORS	CH OFFICE/REPLACE FLOORING	710.00
		GULF COAST PAPER CO. INC.	JUMBO TISSUE	62.84
			TRASH LINERS	63.24
		HOME DEPOT CREDIT SERVICES	CH OFFICE/BASE PAINT	19.88

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		KOETTER FIRE PROTECTION OF AUSTIN, LLC	CH/SPRINKLER MODIFICATION	495.00
		FERGUSON FACILITIES SUPPLY #61	PERF ROLL TOWELS	32.16
			CLEANING SUPPLIES-TOWELS	244.90
		MOSS & MOSS INC. #6000	ACO/DRYER CORD & ELBOWS	29.68
			CEM KEY FOR CUSTODIAN	2.50
			ACO/NUT, WASHER, DRAINTREE	22.45
			BLDG MAINT MISC SUPPLIES/K	24.09
			CITY HALL/JANITOR ROOM SHE	19.51
			CITY HALL/PAINT SUPPLIES	37.76
			WORK GLOVES	12.99
			CITY HALL/MOUSE KILLER	9.89
			ACO MISC SUPPLIES/SAW	31.56
		NANCY RUTH BARRON	1424 N MAIN ST/DEADBOLT RE	107.50
		TAYLOR OFFICE PRODUCTS INC	11 X 17 PAPER	16.99
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	2,176.03
		ATMOS ENERGY	NATURAL GAS-400 PORTER ST	72.52
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	50.97
			TERM ROSALIA MORENO	9.01-
		VERIZON WIRELESS	CELL PHONE	150.66
		VIC'S HEAT & AIR	OLD FOOTBALL FIELD PRESSBO	440.00
			PUMP STATION AC REPAIR FAN	895.00
			FD #2/AC REPAIR DRIPPING C	92.50
			TRPSC/AC REPAIR COMPRESSOR	400.00
			ANIMAL SHELTER FILTERS	50.00
			PD/AC REPAIR FREON	355.00
			WATER DEPT/AC REPAIR CAPAC	350.00
			GOODMAN AIRHANDLER	3,800.00
			CEMETERY/FREON CHECK	312.50
			WATER DEPT/BREAKROOM AC DR	330.00
			FIRE STATION/AC BACK STORA	355.00
		WAYNE GING PLUMBING, LLC	MEM FIELD/REPAIR SLOAN VAL	302.00
			MURPHY P/REPLACE SLOAN BUT	245.00
		GRENIER SERVICE COMPANY, LLC DBA:	FS#1/DOOR ASSESSMENT FEE	150.00
		SPARKLETT'S & SIERRA SPRINGS	BUILDING MAINT COOLER RENT	11.99
		ALL STARR TERMITE & PEST CONTROL	FY23 ANNUAL PEST CONTROL	1,079.00
		OMAN, NICOLE	TML CONFERENCE	220.08
			TML CONFERENCE	112.00
		SHARCO TECHNOLOGIES, INC.	HERITAGE SQUARE/INSTALL CA	740.00
			LIBRARY/INSTALL 8 CHANNEL	740.00
		NORTHWEST CASCADE INC DBA HONEY BUCKET	PD - WATER OUTAGE	393.00
		UNIFIRST HOLDINGS INC	CITY HALL MATS	22.43
			MATS-UTILITY MAINTENANCE	3.84
			1424 N. MAIN ST.-MATS	13.31
			FIRE #1 MATS	8.76
			FIRE #2 MATS	6.84
			CITY HALL MATS	22.43
			MATS-UTILITY MAINTENANCE	3.84
			1424 N. MAIN ST.-MATS	13.31
			FIRE #1 MATS	8.76
			MUNICIPAL COURT MATS	14.60
			PD MAT SERVICE 09.14.23	13.31
			FIRE #2 MATS	6.84
			CITY HALL MATS	22.43
			MATS-UTILITY MAINTENANCE	3.84
			1424 N. MAIN ST-MATS	13.31
			FIRE #1 MATS	8.76

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MUNICIPAL COURT MATS	14.60
			PD MAT SERVICE 9.21.23	13.31
			FIRE #2 MATS	6.84
		BLUETRITON BRANDS, INC.	CITY HALL WATER 5 GALLON B	0.72
		AMBASSADOR SERVICES, LLC.	CH/PD/LIB JANITORIAL	3,122.86
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	15.84
			DENTAL INV.	<u>15.84</u>
			TOTAL:	19,826.36
ENGINEERING & INSPECTI	GENERAL FUND	HDR ENGINEERING INC	CITY ENG. SERVICES	6,912.60
			HDR/ANIMAL SHELTER	10,438.54
			HDR/GIS SERVICES	5,786.55
			STRATEGIC COMMUNICATIONS	1,094.15
			DEVELOPMENT REVIEWS&INSPEC	38,957.30
			CEMETERY & AIRPORT FACILIT	2,325.21
			TAYLOR FD STAT 2 TRAFFIC C	349.98
			EDC ASSIST & SPEC DEV ASSI	8,970.19
			RAILROAD SERVICES & MEMORA	2,212.58
			PARKS SEPT PROJECT MGMT	2,802.94
		MCGRAY & MCGRAY LAND SURVEYORS, INC.	FIRE DEPT. EXPANSION PROJ	<u>5,800.00</u>
			TOTAL:	85,650.04
INTERNAL SVC/ I T DEPT	GENERAL FUND	AT&T	CH INTERNET	1,631.66
		TIME WARNER CABLE DBA SPECTRUM	CABLE	82.20
		AVAYA FINANCIAL SERVICES	CITY WIDE PHONE/LEAS	<u>2,344.50</u>
			TOTAL:	4,058.36
NON-DEPARTMENTAL	GENERAL FUND	MARX, RONALD W.	AUDIO SERVICES MOMAIN	600.00
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	15.84
			DENTAL INV.	15.84
		CASTELEIN, KELLEY MCRAE	MUSIC ON MAIN 9.21.2023	600.00
		LEHMAN, JAKE WAYLON	MUSIC ON MAIN 9.21.2023	600.00
		SAMSUNG AUSTIN SEMICONDUCTOR, LLC	USE TAX GRANT PAYMENT #1	<u>742,281.77</u>
			TOTAL:	744,113.45
TIF EXPENDITURES	TIF (TAX INCREMENT DEVELOPMENT PLANNING & FINANCING GROUP		TIF & TIRZ PREPERATION	<u>41.27</u>
			TOTAL:	41.27
CONTRIBUTE CIVIC PROGR	MAIN STREET REVENU	4IMPRINT, INC	Promotional Totebags	1,782.18
		MISCELLANEOUS JENNIFER LOPEZ	JENNIFER LOPEZ:SIGN GRANT	1,125.00
		DEVFOUNDRIES, LLC	9.9.2023 FARMERS MARKET MU	100.00
		ISOLDI DE RAMOS, LUIS NICOLAU	2023 CAR SHOW RONDEL &	<u>1,000.00</u>
			TOTAL:	4,007.18
CAPITAL PROJECTS	GENERAL CAPITAL IM	HDR ENGINEERING INC	MURPHY POOL	<u>2,709.90</u>
			TOTAL:	2,709.90
HOME PROGRAM-TDHCA	GENERAL CAPITAL IM	MSKJ APPRAISAL SERVICES	101 FRANKLIN ST/APPRaisal	<u>700.00</u>
			TOTAL:	700.00
2019 GO BONDS PROJECTS	GENERAL CAPITAL IM	MESSER, FORT, & MCDONALD, PLLC	MORENO (LIT) JUSTICE CENTE	<u>266.75</u>
			TOTAL:	266.75
DONNA CHA/MUST CR DRAI	MDUS IMPROVEMENT P	CBRE, INC.	DONNA CHANNEL ROW	<u>4,500.00</u>
			TOTAL:	4,500.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
DOWNSTREETS PROJECT	2013 COMBINATION C	SEC PLANNING, LLC	WAYFINDING SIGNS	<u>270.00</u>
			TOTAL:	270.00
NON-DEPARTMENTAL	TRANSPORTATION FUN	AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	34.92
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	452.09
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	3.96
			DENTAL INV.	<u>3.96</u>
			TOTAL:	494.93
TRANSPORTATION	TRANSPORTATION FUN	AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	46.62
			TERM JACOB TURNER	46.62-
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	842.82
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	18.96
			TERM JACOB TURNER	18.02-
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	11.88
			DENTAL INV.	7.92
			TERM JACOB TURNER - JULY	3.96-
			TERM JACOB TURNER - AUG	<u>3.96-</u>
			TOTAL:	855.64
NON-DEPARTMENTAL	MUNICIPAL DRAINAGE	TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	528.30
		INTERNATIONAL CITY MANAGEMENT ASSOC RE	PLAN ID 307325-CONTRIBUTOR	10.00
			PLAN ID 307325-CONTRIBUTOR	<u>10.00</u>
			TOTAL:	548.30
MUNICIPAL DRAINAGE	MUNICIPAL DRAINAGE	AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	46.62
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	984.89
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	18.41
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	11.88
			DENTAL INV.	7.92
			TERM ERIC LUCAS - JUNE	3.96-
			TERM ERIC LUCAS - JULY	3.96-
			TERM ERIC LUCAS - AUG	<u>3.96-</u>
			TOTAL:	1,057.84
NON-DEPARTMENTAL	SANITATION FUND	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	SALES&USE TAX ENDING 08/31	<u>8,922.66</u>
			TOTAL:	8,922.66
NON-DEPARTMENTAL	PUBLIC UTILITIES F	AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	139.68
		NATIONWIDE RETIREMENT SOLUTIONS	457B DEF COMP PLAN	73.00
			457B DEF COMP PLAN	73.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	8,978.20
		WEX HEALTH, INC. DBA: WEX	38705 FSA	1.00
			38705 FSA	1.00
		INTERNATIONAL CITY MANAGEMENT ASSOC RE	PLAN ID 307325-CONTRIBUTOR	25.00
			PLAN ID 307325-CONTRIBUTOR	25.00
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	19.80
			DENTAL INV.	<u>19.80</u>
			TOTAL:	9,355.48
UTILITIES ADMINISTRATI	PUBLIC UTILITIES F	AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	116.55
		BRINKS, INC.	BRINKS MONTHLY SERVICES	1,546.10
		GULF COAST PAPER CO. INC.	COPY PAPER	11.15
			COPY PAPER	11.15
		TYLER TECHNOLOGIES, INC	WEBSITE MAINTENANCE	50.00
			UTILITY BILLING ONLINE	220.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		McCREARY, VESELKA, BRAGG & ALLEN PC	BAD DEBT FEES AUGUST 2023	182.15
			BAD DEBT FEES SEPTEMBER 20	89.13
		TAYLOR OFFICE PRODUCTS INC	UB DOOR HANGARS & ENVELOPE	507.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	2,506.68
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	59.99
		VERIZON WIRELESS	CELL PHONE	118.54
			AIRCARD	37.99
		BLUETRITON BRANDS, INC.	CITY HALL WATER 5 GALLON B	0.72
		HIBBS, TRACY	UTILITY BILLING MNGMNT	1,184.80
			UTILITY BILLING MNGMNT	614.90
			UTILITY BILLING MNGMNT	637.40
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	27.72
			DENTAL INV.	<u>23.76</u>
			TOTAL:	7,945.73
WASTEWATER TREATMENT	PUBLIC UTILITIES F	AUSTIN ARMATURE WORKS, LP	DRY PIT SUBMERSIBLE PUMP	49,335.90
		AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	116.55
		PROGRESSIVE WASTE SOLUTIONS DBA WC OF	(7) 20 YD SLUDGE	3,395.35
		RISE SKYBEAM/JAB BROADBAND INC.	WWTP INTERNET	131.78
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	3,687.87
		TEXAS COMMISSION ON ENVIRONMENTAL QUAL	WW PERMIT FACILITY WITH	2,015.00
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	69.94
			ADJUST DYLAN MARTINEZ	2.36
		VERIZON WIRELESS	CELL PHONE	131.60
		HD SUPPLY, INC. DBA: USABLUBOOK	PH BUFFER	123.33
			RESPIRATORS	594.43
			CIRCULAR CHARTS	121.90
			ISOPROPANOL	171.60
		POLYDYNE INC.	6 DRUMS CLARIFLOC	4,725.00
		GREEN, JAMES	REIMBURSE MISC HARDWARE	8.62
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	19.80
			DENTAL INV.	19.80
		THOMAS SCIENTIFIC HOLDINGS, LLC	GLASS FILTER HOLDERS	<u>980.91</u>
			TOTAL:	65,651.74
DISTRIBUTION/COLLECTIO	PUBLIC UTILITIES F	AMAZON.COM SALES, INC DBA: AMAZON.COM	TONER	133.02
			FRAMES	39.96
			TISSUE	66.86
		AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	303.03
		BETA TECHNOLOGY, INC	STRIKE OUT	219.34
		BROCKMAN, JADE	EXPRESS CHECK MAIL TO TCEQ	28.75
		CITY OF ROUND ROCK	BAC T'S AUGUST 2023	550.00
		DEPT OF STATE HEALTH SERVICES DBA LAB	WATER TESTING	427.84
		DPC INDUSTRIES, INC.	BLANKET PO FOR CYLINDER	1,332.77
		EVINS GROUP LLC DBA: OPENWORK	UTILITY TEMPORARY WORKER	1,335.81
			UTILITY TEMPORARY WORKER	1,455.44
			UTILITY TEMPORARY WORKER	1,814.31
			UTILITY TEMPORARY WORKER	1,228.15
		HUNTER CONCRETE PUMPING, INC.	BLANKET PO FOR FLOWABLE	690.00
			BLANKET PO FOR FLOWABLE	1,263.00
		MOSS & MOSS INC. #3000	TEST GAUGE	19.79
			HAMMER, SPADE, DUCT TAPE	112.44
			LEVEL	5.38
		POPE MATERIALS INC	FREIGHT 3/8" CRUSHED STONE	536.91
			FREIGHT BASE	547.65
			FREIGHT 3/8" CRUSHED STONE	533.66

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FREIGHT SUPER BASE	530.94
		PNC BANK NATIONAL ASSOCIATION	TEEX J CRUZ CLASS REFUND	420.00-
		TEXAS CRUSHED STONE CO.	3/8" CRUSHED STONE	749.86
			SUPER BASE	403.15
			3/8" CRUSHED STONE	745.05
			SUPER BASE	390.14
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	10,543.36
		TECHLINE PIPE, L.P	CLAMPS	544.56
			CLAMPS	411.71
			COUPLING	790.96
			TAPE MEASURE	40.00
			SADDLE & BUSHING	313.05
			MISC CLAMPS BLANKET PO	996.16
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	186.80
			TERM CHASE ESTES	44.07-
			ADJUST NAPTALLY LAPRADE	7.10
			ADD WILLIAM PACHICANO	9.48
		VERIZON WIRELESS	CELL PHONE	407.86
			IPADS	60.99
		PRO-CHEM, INC.	WIPES & NITRILE GLOVES	245.78
		CHEM EQUIP SERVICES, LLC.	REPAIR CHLORINE REGULATORS	260.00
		UNIFIRST HOLDINGS INC	UTILITY MAINT-UNIFORM RENT	210.35
			UTILITY MAINT-UNIFORM RENT	163.50
			UTILITY MAINT UNIFORM RENT	160.30
		HAYDAY, INC. DBA: CTWP	UTILITY MAINT COPIER RENTA	245.70
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	59.40
			DENTAL INV.	55.44
			TOTAL:	30,711.68
UTILITIES NONDEPARTMEN	PUBLIC UTILITIES F	BRAZOS RIVER AUTHORITY	EW C WTP/O&M 13795	253,036.25
		HDR ENGINEERING INC	CITY ENG. SERVICES	6,912.59
			EMERGENCY RESPONSE PLAN BR	1,345.93
			WWTP ENGINEERING SUPPORT S	2,425.06
		EPCOR 130 PROJECT INC.	GROUNDWATER RESERVE AGMT	49,999.00
			TOTAL:	313,718.83
NON-DEPARTMENTAL	AIRPORT FUND	TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	573.12
			TOTAL:	573.12
AIRPORT OPERATIONS DEP	AIRPORT FUND	COUFAL-PRATER EQUIP LLC DBA UNITED AG	WEEDEATER	359.99
		DBT TRANSPORTATION SERVICES LLC	REPLACEMENT WIND SENSOR	7,818.00
		HOME DEPOT CREDIT SERVICES	AIRPORT-MIL ROOF/SQ EDGE	322.80
			AIRPORT SQ EDGE	101.50
		MOSS & MOSS INC. #6000	FLOOR & ROOF REPAIR/PARTS	103.56
			BUILDING/PAINT, SEALANT, T	461.94
			AIRPORT/PAINT, BLADE, GAUG	110.02
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	1,068.49
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	16.36
		VERIZON WIRELESS	CELL PHONE	35.16
		AVAYA FINANCIAL SERVICES	AIRPORT SECURITY CAMERAS	187.41
		ADB SAFEGATE AMERICAS LLC	Airfield lighting	1,009.12
			TOTAL:	11,594.35
NON-DEPARTMENTAL	CEMETERY OPERATING	AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	31.87
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	612.24
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	3.56

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			DENTAL INV.	<u>3.56</u>
			TOTAL:	651.23
CEMETERY OPERATING DEP CEMETERY OPERATING		AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	46.62
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	1,141.40
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	26.09
		VERIZON WIRELESS	CELL PHONE	48.22
			AIRCARD	37.99
		KNIPPA, DANIEL	FY23 GRAVE DIGGING SERV.	5,150.00
			FY23 GRAVE DIGGING SERV.	1,950.00
		UNIFIRST HOLDINGS INC	CEM/UNIFORM RENTAL	15.95
			CEM/UNIFORM RENTAL	15.95
			CEM/UNIFORM RENTAL	15.95
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	7.92
			DENTAL INV.	<u>7.92</u>
			TOTAL:	8,464.01
NON-DEPARTMENTAL	FLEET SERVICES OPE	AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	67.37
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	437.44
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	7.92
			DENTAL INV.	<u>7.92</u>
			TOTAL:	520.65
FLEET SERVICES SECTION FLEET SERVICES OPE		ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	#556 BATTERY	95.05
			STREETS/4 CYCLE GAS	90.00
			CEMETERY/GAUGE	67.44
			#343 DEX COOL	36.32
			MED 1 BATTERY	96.12
			#625 HYD PARTS	65.10
			#623 HYD PARTS	237.98
			E11 ANTIFREEZE	15.22
			E2 ANTIFREEZE	20.12
			#95 LOF OIL	54.38
			#575 RECEIVER PIN	30.39
			#575 BALL MOUNT	86.91
			UTILITY MAINT/4 CYCLE GAS	90.00
			#575 V BALL MOUNT	24.72
			#531 PURUS	13.00
			#576 PURUS	13.00
			R1 BATTERY	305.70
			#96 AIR FILTER	27.70
			#513 LED LAMP	15.09
			STOCK - LED LAMP	15.09
			STOCK - WASH SOLVENT	4.74
			STOCK - ABST PADS	78.66
			#518 HYD PARTS	141.24
			#346 OIL AND FILTER	80.11
			#125 BATTERY	25.39
			#125 SIDE LIGHT	10.89
			WATER DEPT - 4 CYCLE	90.00
			#524 LIGHT	14.28
			#515 OUTSIDE MIRROR	14.94
			#565 LAMP	6.17
			STOCK LAMP	6.17
			POLICE DEPT/STOCK OIL	209.04
			#628 AIR FILTERS	61.72

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			WATER DEPT/PREMIX	90.00
			#626 PURUS	26.00
			#61 BATTERY	90.25
			#336 OIL/FILTER	71.76
			STOCK-OIL/FILTER	91.40
			#309 OIL/FILTER	80.11
			STOCK-OIL/FILTER	43.19
			HG/WIPER BLADES	9.98
			#516 OIL/FILTER	97.41
			#309 FILTER	27.70
			#632 TEMP SENDER SENSOR	10.48
			STOCK/WASH SOLVENT	25.32
			#95 OIL	49.14
			#620 OIL	70.74
			#503 OIL	65.52
			#65 OIL	70.74
			STOCK OIL	81.90
			#514 MISC PARTS	24.25
			#503 AIR FILTER	36.85
		AETNA LIFE INSURANCE COMPANY	AETNA DENTAL INVOICE	23.31
		BETA TECHNOLOGY, INC	STOCK - TEXAS TOWELS	242.29
		COUFAL-PRATER EQUIP LLC DBA UNITED AG	#620 SEAL	34.89
			#620 SEAL	27.15
		GRAINGER, W. W. INC.	FLEET STOCK/FIRE EXTINGUIS	265.76
		HENNA CHEVROLET INC	#343 RADIATOR/TANK	459.43
			#618 HYD PARTS	668.32
			STOCK/BULB	61.50
		O'REILLY AUTOMOTIVE, INC.	#625 MEGA CRIMP	24.65
			#569 LIFT SUPPORT	28.84
			#620 OIL AND FILTER	220.81
		INTERSTATE BATT. N AUSTIN	STOCK BATTERY	163.67
			#518 BATTERY	163.67
			#613 BATTERY	163.67
			#342 BATTERY	337.16
			#341 BATTERY	168.58
		EWALD KUBOTA INC	#625 OIL	57.85
		TONY MORGAN DBA:	#621 FLAT REPAIR	110.00
			#623 FLAT REPAIR	140.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	AUGUST 2023 CONTRIBUTIONS	815.52
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	16.83
			TERM S.HESELMAYER	37.46-
			ADJUST JODY PERRY	2.14
		VERIZON WIRELESS	CELL PHONE	35.16
			MIFI	12.25-
			CELL PHONE	15.55-
			GPS VEHICLE TRACKING	814.85
		KINLOCH EQUIPMENT & SUPPLY, INC.	#626 HYDR HOSE	448.70
		EARL OWEN CO DBA: EARL OWEN CO., INC.	#900 LIGHTBAR	424.68
			#900 ROOFTOP MOUNT	369.26
		ASSOCIATED SUPPLY COMPANY, INC	#537 EDGE CUTTING	519.35
		SIDDONS MARTIN EMERGENCY GROUP LLC	E11 -BRAKE REPAIRS	27,160.59
			CREDIT E11 -BRAKE REPAIRS	8,062.01-
		CINTAS CORP DBA FIRST AID & SAFETY	FLEET MEDICINE CABINET	64.11
		SOUTHERN TIRE MART	#514 TIRES	523.68
		UNIFIRST HOLDINGS INC	FLEET/UNIFORM RENTAL	8.58
			FLEET/UNIFORM RENTAL	8.58

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FLEET/UNIFORM RENTAL	8.58
		SPINUP LLC DBA:	#628 LOF	123.99
		AMERITAS LIFE INSURANCE CORP	DENTAL INV.	3.96
			DENTAL INV.	<u>3.96</u>
			TOTAL:	29,792.22
FLEET REPLACEMENT	FLEET REPLACEMENT	CALDWELL COUNTRY CHEVROLET	2023 TAHOE 23/24	49,901.00
			2023 TAHOE 22/23	49,901.00
		WAUKESHA-PEARCE IND. INC.	GRADALL XL3100V4X4 REMOTE	<u>465,440.51</u>
			TOTAL:	565,242.51
TAX SUPPORTED CAPITAL	2022 BOND	SATELLITE SHELTERS, INC.	ACO TEMP OFFICE RENTAL	1,390.00
			ACO TEMP OFFICE BLDG -	7,800.00
		SHARCO TECHNOLOGIES, INC.	NEW INSTALL INCLUDES TRIP	14,486.00
		TEXAS ROAD, LLC.	2022 ST.-MAINT, 2ND, 4TH,	<u>91,921.34</u>
			TOTAL:	115,597.34
DEVELOPMENT SERVS	SAMSUNG DRRA ESCRO	VERIZON WIRELESS	CELL PHONE	<u>48.22</u>
			TOTAL:	48.22
UTILITY CAPITAL PROJEC	UTILITY CAPITAL PR	LUPE RUBIO CONSTRUCTION CO., INC.	HIGHLAND DR. WATERLINE	<u>256,926.96</u>
			TOTAL:	256,926.96
NON-DEPARTMENTAL	POOLED CASH	PNC BANK NATIONAL ASSOCIATION	8/1/2023-8/31/2023 TRANSAC	7,026.72
			8/1/2023-8/31/2023 TRANSAC	<u>18,684.54</u>
			TOTAL:	25,711.26

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

100	GENERAL FUND	1,317,423.41
119	TIF (TAX INCREMENT FUND)	41.27
123	MAIN STREET REVENUE FUND	4,007.18
162	GENERAL CAPITAL IMPROVEME	3,676.65
164	MDUS IMPROVEMENT PROJECTS	4,500.00
165	2013 COMBINATION CO	270.00
210	TRANSPORTATION FUND	1,350.57
300	MUNICIPAL DRAINAGE UTILIT	1,606.14
320	SANITATION FUND	8,922.66
340	PUBLIC UTILITIES FUND	427,383.46
350	AIRPORT FUND	12,167.47
370	CEMETERY OPERATING FUND	9,115.24
382	FLEET SERVICES OPERATING	30,312.87
384	FLEET REPLACEMENT FUND	565,242.51
500	2022 BOND	115,597.34
502	SAMSUNG DRRA ESCROW	48.22
600	UTILITY CAPITAL PROJECTS	256,926.96
950	POOLED CASH	25,711.26

GRAND TOTAL:	2,784,303.21
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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

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
100-100-100	PETTY CASH	1,350.00
100-100-102	CLAIM ON POOLED CASH	5,334,303.52
100-100-103	SECURITY INVESTMENTS	6,363,409.41
100-100-104	SAFEKEEPING CHECKING ACCT	972,701.59
100-100-105	MONEY MARKET @CNB #4260618	12,251.45
100-100-107	GEN OPERATING TXCLASS 0008	3,502,772.09
100-100-108	NED TRUST(MOODY)TEXSTAR	211,404.20
100-100-113	TEXPOOL 2465300015 N MOODY	22,486.49
100-120-100	PROPERTY TAXES RECEIVABLE	216,145.22
100-120-103	MISC. ACCOUNTS RECEIVABLE	89,771.75
100-120-110	ALLOWANCE UNCOLLECTED TAXES	(41,731.57)
100-120-120	SALES TAXES RECEIVABLE	1,699,062.94
100-120-140	GRANTS RECEIVABLE	134,853.17
100-120-141	FRANCHISE TAX RECEIVABLE	256,895.95
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	(2,667,727.44)
100-170-101	PRIOR YR RES FOR ENCUMBRANCE	1,283,130.61
100-170-103	PRE-PAY HEALTH INSURANCE	0.00
100-180-101	DUE FROM SOURCES-GRANT REVENUE	<u>0.00</u>
		<u>17,578,410.28</u>
TOTAL ASSETS		17,578,410.28
		=====

LIABILITIES		
=====		
100-200-100	ACCRUED PAYABLES	408,504.28
100-200-110	ENCUMBERED PAYABLE GEN.	(2,667,727.44)
100-200-111	PRIOR YEAR ENCUMBRANCE	1,283,130.61
100-200-200	FICA & MEDICARE PAYABLE	(130.98)
100-200-201	FEDERAL WITHHOLDING PAYABLE	0.00
100-200-202	TMRS PAYABLE	4,558.61
100-200-203	DEFERRED COMP PAYABLE	4,904.33
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	2,640.86
100-200-212	UNUM LIFE INS PAYABLE	4,205.27
100-200-213	DENTAL PAYABLE	(1,986.10)
100-200-214	AFLAC PAYABLE	6,153.91
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	25,525.95
100-200-220	S&W PAYABLE 2001-2011	(9,793.98)

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
100-200-221	FLEXIBLE SPENDING (FSA) PAYABL	(2,241.81)
100-200-222	PRE-PAID LEGAL PAYABLE	(4,113.00)
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	57.80
100-200-235	VISION PLAN PAYABLE	564.77
100-200-300	RETAINAGE PAYABLE	0.00
100-200-301	COURT COLLECTIONS	3,968.70
100-200-401	WAGES PAYABLE	178,742.01
100-200-500	ACCOUNTS PAYABLE PENDING	654,191.84
100-200-502	DUE TO STATE/COURT FEES	29,670.53
100-200-503	DUE TO COMPT. SALES TAX	0.00
100-200-504	DUE TO TEDC-MONTHLY SALES TAX	0.00
100-200-505	DUE TO OMNIBASE SERVICES INC	(630.46)
100-200-507	DUE TO HEALTH/COBRA FROM OTHER	(5,181.61)
100-200-508	DUE TO TISD:HOUSING AUTH PILOT	0.00
100-200-509	DUE TO TMRS FROM TEDC	(3,977.47)
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	(408,504.28)
100-220-110	DEFERRED INFLOW OF RESOURCES	22,274.22
100-240-100	DEFERRED TAX REVENUE	174,413.65
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	9,127.40
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>4,241.45</u>
TOTAL LIABILITIES		<u>390,286.14</u>
EQUITY		
=====		
100-265-100	RESTRICTED PORTION FUND BA	0.00
100-270-100	FUND BALANCE	10,095,682.54
100-280-100	ASSIGNED FUND BALANCE	<u>32,396.29</u>
TOTAL BEGINNING EQUITY		10,128,078.83
TOTAL REVENUE		35,042,515.25
TOTAL EXPENSES		<u>27,982,469.94</u>
TOTAL INCREASE/(DECREASE) IN FUND BAL.		<u>7,060,045.31</u>
TOTAL EQUITY & FUND BALANCE		<u>17,188,124.14</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE		17,578,410.28
=====		

118-TIF #2

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
118-100-102	CLAIM ON POOLED CASH	146,059.25	
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>146,059.25</u>
TOTAL ASSETS			146,059.25
			=====
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>0.00</u>	
	TOTAL BEGINNING EQUITY	0.00	
TOTAL REVENUE		159,479.25	
TOTAL EXPENSES		<u>13,420.00</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		146,059.25	
TOTAL EQUITY & FUND BALANCE		<u>146,059.25</u>	
TOTAL LIABILITIES, EQUITY & FUND BALANCE			146,059.25
			=====

119-TIF (TAX INCREMENT FUND)

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
119-100-102	CLAIM ON POOLED CASH	(44,795.79)	
119-100-103	SECURITY INVESTMENTS	0.00	
119-100-104	SAFEKEEPING CHECKING ACCT	0.00	
119-100-115	TEXPOOL 246530004 TIF PROP TAX	599,012.51	
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>554,216.72</u>
TOTAL ASSETS			554,216.72
			=====
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>268,507.23</u>	
	TOTAL BEGINNING EQUITY	268,507.23	
TOTAL REVENUE		694,428.90	
TOTAL EXPENSES		<u>408,719.41</u>	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	285,709.49	
TOTAL EQUITY & FUND BALANCE			<u>554,216.72</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			554,216.72
=====			

120-HOTEL/MOTEL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
120-100-102	CLAIM ON POOLED CASH	168,775.79	
120-120-103	MISC ACCOUNTS RECEIVABLE	24,520.19	
120-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
120-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>0.00</u>	
			<u>193,295.98</u>
TOTAL ASSETS			193,295.98
			=====
LIABILITIES			
=====			
120-200-110	CURRENT YEAR ENCUMBRANCE	0.00	
120-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
120-200-500	ACCOUNTS PAYABLE PENDING	4,781.70	
120-200-505	DUE TO SAYDA 380 AGREEMENT	<u>0.00</u>	
	TOTAL LIABILITIES		<u>4,781.70</u>
EQUITY			
=====			
120-270-100	FUND BALANCE	<u>89,222.89</u>	
	TOTAL BEGINNING EQUITY	89,222.89	
TOTAL REVENUE		333,895.29	
TOTAL EXPENSES		<u>234,603.90</u>	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	99,291.39	
TOTAL EQUITY & FUND BALANCE			<u>188,514.28</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			193,295.98
			=====

123-MAIN STREET REVENUE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
123-100-102	CLAIM ON POOLED CASH	71,071.30	
123-120-103	MISC ACCOUNTS RECEIVABLE	0.00	
123-170-100	CURRENT YR RES FOR ENCUMBRANCE	(13,877.18)	
123-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>11,910.00</u>	
			<u>69,104.12</u>
TOTAL ASSETS			69,104.12
			=====
LIABILITIES			
=====			
123-200-110	CURRENT YEAR ENCUMBRANCE	(13,877.18)	
123-200-111	PRIOR YEAR ENCUMBRANCE	11,910.00	
123-200-500	ACCOUNTS PAYABLE PENDING	61.77	
123-240-100	PRE-REGISTER FESTIVAL/CARSHOW	<u>21,155.00</u>	
TOTAL LIABILITIES			<u>19,249.59</u>
EQUITY			
=====			
123-270-100	FUND BALANCE	<u>86,544.35</u>	
TOTAL BEGINNING EQUITY		86,544.35	
TOTAL REVENUE		93,015.00	
TOTAL EXPENSES		<u>129,704.82</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		(36,689.82)	
TOTAL EQUITY & FUND BALANCE			<u>49,854.53</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			69,104.12
			=====

125-MUNICIPAL CRT SPECIAL FEE

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
125-100-102	CLAIM ON POOLED CASH	105,411.00	
125-170-100	CURRENT YR RES FOR ENCUMBRANCE	(16,595.00)	
125-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>16,595.00</u>	
			<u>105,411.00</u>
TOTAL ASSETS			105,411.00
			=====
LIABILITIES			
=====			
125-200-110	CURRENT YEAR ENCUMBRANCE	(16,595.00)	
125-200-111	PRIOR YEAR ENCUMBRANCE	16,595.00	
125-200-500	ACCOUNTS PAYABLE PENDING	<u>0.00</u>	
	TOTAL LIABILITIES		<u>0.00</u>
EQUITY			
=====			
125-270-100	FUND BALANCE	<u>98,965.05</u>	
	TOTAL BEGINNING EQUITY	98,965.05	
TOTAL REVENUE		10,983.62	
TOTAL EXPENSES		<u>4,537.67</u>	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	6,445.95	
TOTAL EQUITY & FUND BALANCE			<u>105,411.00</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			105,411.00
			=====

129-LIBRARY GRANT/DONATION

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
129-100-102	CLAIM ON POOLED CASH	71,897.57	
129-100-103	TEXSTAR: NOBLE TRUST - 3444	973.86	
129-100-108	NED TRUST (LIBRARY) TEXSTAR	296,986.17	
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>371,073.85</u>
TOTAL ASSETS			371,073.85
			=====
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>330,178.18</u>	
	TOTAL BEGINNING EQUITY	330,178.18	
TOTAL REVENUE		40,895.67	
TOTAL EXPENSES		<u>0.00</u>	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	40,895.67	
TOTAL EQUITY & FUND BALANCE			<u>371,073.85</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			371,073.85
			=====

200-ROADWAY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
200-100-102	CLAIM ON POOLED CASH	724,055.22	
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>724,055.22</u>
TOTAL ASSETS			724,055.22
			=====
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>487,326.39</u>	
	TOTAL BEGINNING EQUITY	487,326.39	
TOTAL REVENUE		257,263.15	
TOTAL EXPENSES		<u>20,534.32</u>	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	236,728.83	
TOTAL EQUITY & FUND BALANCE			<u>724,055.22</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			724,055.22
			=====

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	1,567,951.81	
210-100-103	SECURITY INVESTMENTS	0.00	
210-100-104	SAFEKEEPING CHECKING ACCT	0.00	
210-120-130	ACCTS RECEIVABLE TRANSPORTATIO	126,171.56	
210-120-131	ALLOWANCE-TRANSPORTATION	(19,352.76)	
210-170-100	CURRENT YR RES FOR ENCUMBRANCE	(6,676.71)	
210-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>6,676.71</u>	
			<u>1,674,770.61</u>
TOTAL ASSETS			1,674,770.61
			=====
LIABILITIES			
=====			
210-200-100	ACCRUED PAYABLES	0.00	
210-200-110	CURRENT YR ENCUMBRANCES	(6,676.71)	
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	(2,316.57)	
210-200-209	CHILD SUPPORT PAYABLE	0.00	
210-200-212	UNUM LIFE INS PAYABLE	(42.03)	
210-200-213	DENTAL PAYABLE	261.10	
210-200-219	SCOTT & WHITE HEALTH PAYABLE	1,805.40	
210-200-221	FLEXIBLE SPENDING (FSA) PAYABL	0.00	
210-200-222	PRE-PAID LEGAL PAYABLE	0.00	
210-200-235	VISION PLAN PAYABLE	32.19	
210-200-500	ACCOUNTS PAYABLE PENDING	2,122.01	
210-240-101	UNCLAIMED FUNDS	<u>0.00</u>	
			<u>1,862.10</u>
TOTAL LIABILITIES			
EQUITY			
=====			
210-270-100	FUND BALANCE	<u>1,512,220.62</u>	
	TOTAL BEGINNING EQUITY	1,512,220.62	
TOTAL REVENUE		892,954.66	
TOTAL EXPENSES		<u>732,266.77</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		160,687.89	
TOTAL EQUITY & FUND BALANCE			<u>1,672,908.51</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,674,770.61
			=====

300-MUNICIPAL DRAINAGE UTILIT

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
300-100-102	CLAIM ON POOLED CASH	411,209.40	
300-120-100	DRAINAGE RECEIVABLE	60,344.35	
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	(9,441.60)	
300-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00	
300-190-103	ACCUMULATED DEPRECIATION	<u>0.00</u>	
			<u>447,064.27</u>
TOTAL ASSETS			447,064.27
			=====
LIABILITIES			
=====			
300-200-104	ACCRUED INTEREST PAYABLE	0.00	
300-200-110	CURRENT YEAR ENCUMBRANCES	(9,441.60)	
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	(42.06)	
300-200-203	DEFERRED COMP PAYABLE	(5.01)	
300-200-209	CHILD SUPPORT PAYABLE	0.00	
300-200-212	UNUM LIFE INS PAYABLE	10.86	
300-200-219	SCOTT & WHITE HEALTH PAYABLE	56.04	
300-200-221	FLEXIBLE SPENDING (FSA) PAYABL	18.52	
300-200-222	PRE-PAID LEGAL PAYABLE	(111.60)	
300-200-233	OTHER A/P PENDING (AUDITOR)	0.00	
300-200-240	BOND PAYABLE - CURRENT	0.00	
300-200-300	RETAINAGE PAYABLE	0.00	
300-200-500	ACCOUNTS PAYABLE PENDING	<u>21,504.31</u>	
TOTAL LIABILITIES			<u>11,989.46</u>
EQUITY			
=====			
300-250-100	CONTRIBUTED CAPITAL-DRAINAGE	0.00	
300-270-100	FUND BALANCE	<u>297,783.08</u>	
TOTAL BEGINNING EQUITY		297,783.08	
TOTAL REVENUE		596,718.11	
TOTAL EXPENSES		<u>459,426.38</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		137,291.73	
TOTAL EQUITY & FUND BALANCE			<u>435,074.81</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			447,064.27
			=====

320-SANITATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
320-100-102	CLAIM ON POOLED CASH	576,078.67	
320-120-103	MISC ACCOUNTS RECEIVABLE	24,483.06	
320-120-130	ACCTS RECEIVABLE GARBAGE	248,043.12	
320-120-131	ALLOWANCE-GARBAGE	(17,301.91)	
320-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
320-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>0.00</u>	
			<u>831,302.94</u>
TOTAL ASSETS			831,302.94
			=====
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	0.00	
320-200-503	DUE TO STATE COMPT SALES TAX	48,854.31	
320-240-101	UNCLAIMED FUNDS	<u>0.00</u>	
TOTAL LIABILITIES			<u>48,854.31</u>
EQUITY			
=====			
320-270-100	FUND BALANCE	<u>478,014.66</u>	
TOTAL BEGINNING EQUITY		478,014.66	
TOTAL REVENUE		2,257,398.69	
TOTAL EXPENSES		<u>1,952,964.72</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		304,433.97	
TOTAL EQUITY & FUND BALANCE			<u>782,448.63</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			831,302.94
			=====

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	84,661.82
340-100-102	CLAIM ON POOLED CASH	3,843,033.21
340-100-103	SECURITY INVESTMENTS	0.00
340-100-104	SAFEKEEPING CHECKING ACCT	0.00
340-100-107	TEXPOOL 2465300012 TOWER RENT	274,239.79
340-100-110	TEXPOOL 2465300001 UTILITY FD	53,219.43
340-100-116	UTILITY OPERATING-TXCLASS 0007	1,081,162.67
340-100-118	TEXPOOL RATE STABILIZATION 18	166,887.70
340-100-119	TEXPOOL CAPITAL OUTLAY-ASSETS	329,127.81
340-100-120	TEXPOOL WORKING CAPITAL-CIP	486,437.70
340-100-121	TEXPOOL 2017 WWTP IMPROVMNTS	0.00
340-120-100	ACCOUNTS RECEIVABLE	1,616,635.53
340-120-101	CURRENT REFUND PAYABLE	18,137.44
340-120-102	UNAPPLIED CREDITS	(52,835.27)
340-120-103	MISC. ACCOUNTS RECEIVABLE	72,433.94
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	(1,322,266.79)
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	(27,563,949.42)
		<u>44,004,090.26</u>
TOTAL ASSETS		44,004,090.26
=====		
LIABILITIES		
=====		
340-200-104	ACCRUED INTEREST PAYABLE	180,700.99
340-200-110	CURRENT YEAR ENCUMBRANCES	(1,322,266.79)
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	(2,527.57)
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	31,887.93
340-200-209	CHILD SUPPORT PAYABLE	0.00

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
340-200-210	CHILD SUPPORT PAYABLE	0.00
340-200-211	OPEB-SDBF LIABILITY	86,117.71
340-200-212	UNUM LIFE INS PAYABLE	927.58
340-200-213	DENTAL PAYABLE	160.33
340-200-214	AFLAC PAYABLE	665.18
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	(2,674.23)
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	46.95
340-200-240	BONDS PAYABLE-CURRENT	0.00
340-200-300	RETAINAGE PAYABLE	0.00
340-200-401	WAGES PAYABLE	22,918.27
340-200-500	ACCOUNTS PAYABLE PENDING	451,208.65
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	1,819,061.48
340-210-102	DEFERRED AMT ON REFUNDING	(410,126.74)
340-210-110	DEFERRED OUTFLOW RESORCES 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)	2,450,000.00
340-230-116	10M COMB SERIES 2007 (7M)	3,855,000.00
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)	900,000.00
340-230-122	8.010M 2016 GO REF (5.065M)	5,065,000.00
340-230-123	5.34M COMB SERIES 2017(2.250M)	2,200,000.00
340-230-124	3.02M GO REF 2017 (1.585M)	1,225,000.00
340-230-125	12.590 M 2019 COs (4.425M)	4,145,000.00
340-230-126	4.035M 2021 GO Ref	195,000.00
340-230-127	22.91M 2022 CO (10.575M)	10,575,000.00
340-240-100	METER DEPOSITS	585,502.00
340-240-101	UNCLAIMED FUNDS	5,611.58
340-240-120	ALLOWANCE FOR BAD DEBT	<u>0.00</u>

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
TOTAL LIABILITIES		<u>32,979,687.13</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>9,491,916.17</u>
	TOTAL BEGINNING EQUITY	10,007,170.47
TOTAL REVENUE		13,738,613.13
TOTAL EXPENSES		<u>12,721,380.47</u>
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	1,017,232.66
TOTAL EQUITY & FUND BALANCE		<u>11,024,403.13</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE		44,004,090.26
=====		

345-UTILITY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
345-100-102	CLAIM ON POOLED CASH	3,471,455.82	
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	(191,655.50)	
345-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>139,045.00</u>	
			<u>3,562,156.61</u>
TOTAL ASSETS			3,562,156.61
			=====
LIABILITIES			
=====			
345-200-110	CURRENT YEAR ENCUMBRANCE	(191,655.50)	
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>52,610.50</u>)
EQUITY			
=====			
345-270-100	FUND BALANCE	<u>3,122,523.38</u>	
	TOTAL BEGINNING EQUITY	3,122,523.38	
TOTAL REVENUE		560,482.23	
TOTAL EXPENSES		<u>68,238.50</u>	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	492,243.73	
TOTAL EQUITY & FUND BALANCE			<u>3,614,767.11</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			3,562,156.61
			=====

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
350-100-102	CLAIM ON POOLED CASH	36,484.90
350-100-106	TEXPOOL 2017 AIRPORT CONST	988,532.27
350-120-100	AIRPORT RECEIVABLES	1,537.18
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	(66,354.53)
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>6,323,122.60</u>
TOTAL ASSETS		6,323,122.60
=====		

LIABILITIES		
=====		
350-200-100	ACCRUED ACCOUNTS PAYABLE	0.00
350-200-110	CURRENT YEAR ENCUMBRANCE	(66,354.53)
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	0.00
350-200-210	NET PENSION LIABILITY	10,060.63
350-200-211	NEW OPED-SDBF LIABILITY	3,145.63
350-200-212	UNUM LIFE INS PAYABLE	13.35
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	1,050.18
350-200-500	ACCOUNTS PAYABLE PENDING	29,274.76
350-200-501	DUE TO FUND 100 (LOAN ADVANCE)	0.00
350-200-502	DUE TO FUND 100	0.00
350-200-505	DUE TO OTHER FUNDS	0.00
350-200-999	UNRECONCILED DIFFERENCE	(271.67)

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
350-210-100	UNAMORT. BOND DISCOUNT	0.00
350-210-101	BOND PREMIUMS	17,874.76
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 CNGS 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)	1,270,000.00
350-240-101	ACCRUED INTEREST PAYABLE	<u>4,790.13</u>
TOTAL LIABILITIES		<u>1,273,752.00</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	294,756.02
350-281-100	PRIOR PERIOD ADJUSTMENTS	<u>442,482.09</u>
TOTAL BEGINNING EQUITY		5,086,824.85
TOTAL REVENUE		529,133.25
TOTAL EXPENSES		<u>566,587.50</u>
TOTAL INCREASE/(DECREASE) IN FUND BAL.		(37,454.25)
TOTAL EQUITY & FUND BALANCE		<u>5,049,370.60</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE		<u>6,323,122.60</u>
=====		

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
370-100-102	CLAIM ON POOLED CASH	182,607.98
370-100-103	SECURITY INVESTMENTS	54,000.00
370-100-104	SAFEKEEPING CHECKING ACCCT	0.00
370-120-103	MISC ACCOUNTS RECEIVABLE	6,664.00
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	(40,282.33)
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	(4,013.12)
		222,929.16
TOTAL ASSETS		222,929.16
=====		
LIABILITIES		
=====		
370-200-110	CURRENT YR ENCUMBRANCE	(40,282.33)
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	0.00
370-200-210	NET PENSION LIABILITY	14,714.65
370-200-211	NEW OPEB-SDBF LIABILITY	4,600.79
370-200-212	UNUM LIFE INS PAYABLE	25.86
370-200-213	ASSURANT DENTAL PAYABLE	101.30
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	16.05
370-200-401	WAGES PAYABLE	1,747.14
370-200-500	ACCOUNTS PAYABLE PENDING	10,895.39
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	(283.68)
TOTAL LIABILITIES		11,562.36

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
EQUITY		
=====		
370-270-100	FUND BALANCE	<u>191,083.52</u>
	TOTAL BEGINNING EQUITY	191,083.52
	TOTAL REVENUE	343,881.99
	TOTAL EXPENSES	<u>323,598.71</u>
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	20,283.28
	TOTAL EQUITY & FUND BALANCE	<u>211,366.80</u>
	TOTAL LIABILITIES, EQUITY & FUND BALANCE	222,929.16
		=====

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
382-100-102	CLAIM ON POOLED CASH	55,945.35
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	(91,963.17)
382-170-101	PRIOR YR RES FOR ENCUMBRANCE	74,881.95
382-170-103	PRE-PAY HEALTH INSURANCE	0.00
382-190-103	ACCUMULATED DEPRECIATION	0.00
		<u>38,864.13</u>
TOTAL ASSETS		38,864.13
		=====

LIABILITIES

=====		
382-200-110	CURRENT YEAR ENCUMBRANCE	(91,963.17)
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	(0.01)
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	10,552.43
382-200-212	UNUM LIFE INSURANCE PAYABLE	(340.82)
382-200-213	DENTAL PAYABLE	72.89
382-200-214	AFLAC PAYABLE	272.38
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	263.69
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	9.82
382-200-401	WAGES PAYABLE	2,212.96
382-200-500	ACCOUNTS PAYABLE PENDING	34,421.92
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

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>81,854.02</u>
EQUITY		
=====		
382-260-121	RESERVE:FUTURE EQUIP PURCHASES	0.00
382-270-100	FUND BALANCE	(<u>88,499.73</u>)
	TOTAL BEGINNING EQUITY	(88,499.73)
TOTAL REVENUE		964,703.24
TOTAL EXPENSES		<u>919,193.40</u>
TOTAL INCREASE/(DECREASE) IN FUND BAL.		45,509.84
TOTAL EQUITY & FUND BALANCE		(<u>42,989.89</u>)
TOTAL LIABILITIES, EQUITY & FUND BALANCE		<u>38,864.13</u> =====

384-FLEET REPLACEMENT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
384-100-102	CLAIM ON POOLED CASH	628,760.68
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	229,615.04
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	(4,305,078.42)
384-170-101	PRIOR YR RES FOR ENCUMBRANCE	3,865,694.83
384-190-103	ACCUMULATED DEPRECIATION	(6,274,950.69)
		<u>2,430,786.12</u>
TOTAL ASSETS		2,430,786.12
		=====
LIABILITIES		
=====		
384-200-104	ACCRUED INTEREST PAYALBE	0.00
384-200-110	CURRENT YEAR ENCUMBRANCE	(4,250,674.42)
384-200-111	PRIOR YEAR ENCUMBRANCE	3,811,290.83
384-200-500	ACCOUNTS PAYABLE PENDING	0.00
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)	1,330,000.00
384-230-115	CAPITAL LEASE PAYABLE-CURRENT	0.00
384-230-120	CAP LEASE PAYABLE-NONCURRENT	145,508.49
384-230-125	NOTES PAYABLE	1,036,909.12
384-240-101	ACCRUED INTEREST PAYABLE	<u>23,525.58</u>
TOTAL LIABILITIES		<u>2,131,673.09</u>
EQUITY		
=====		
384-270-100	FUND BALANCE	(55,510.98)
TOTAL BEGINNING EQUITY		(55,510.98)
TOTAL REVENUE		1,464,821.43
TOTAL EXPENSES		<u>1,110,197.42</u>
TOTAL INCREASE/(DECREASE) IN FUND BAL.		354,624.01
TOTAL EQUITY & FUND BALANCE		<u>299,113.03</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE		2,430,786.12
		=====

Attachment E
Sales Tax Tracking Report

Sales Tax Tracking (Total Amount) FY 2022-23

	2019-20	2020-21	2021-22	2022-23	2022-23 Estimated Amount	\$ Difference from Actual to Est. Amt	% from Actual	\$ Difference from Prior Year Amount	% from Pr. Yr. Actual
	Actual	Actual	Actual	Actual					
October	\$ 389,538	393,127	468,966	1,023,003	1,184,875	(161,872)	-13.7%	554,037	118.1%
November	422,737	482,805	581,787	1,242,415	1,309,542	(67,127)	-5.1%	660,627	113.6%
December	390,346	404,316	475,711	1,743,702	1,192,328	551,374	46.2%	1,267,991	266.5%
January	356,902	403,476	421,763	1,660,588	1,132,715	527,873	46.6%	1,238,825	293.7%
February	507,733	552,026	678,554	2,494,516	1,361,219	1,133,297	83.3%	1,815,962	267.6%
March	347,808	393,003	503,163	1,900,982	1,222,662	678,320	55.5%	1,397,819	277.8%
April	332,858	391,521	453,235	688,276	1,167,492	(479,216)	-41.0%	235,041	51.9%
May	457,487	577,092	710,906	3,804,360	1,369,343	2,435,016	177.8%	3,093,453	435.1%
June	403,305	493,430	612,055	2,176,802	1,342,988	833,814	62.1%	1,564,747	255.7%
July	423,927	442,382	849,121	1,964,244	1,271,236	693,008	54.5%	1,115,123	131.3%
August	514,060	549,608	703,460	2,438,379	1,333,490	1,104,889	82.9%	1,734,919	246.6%
Sept.	408,382	468,276	867,785	2,749,238	1,271,969	1,477,269	116.1%	1,881,453	216.8%
	\$ 4,955,083	\$ 5,551,064	\$ 7,326,507	\$ 23,886,505	\$ 15,159,859			\$ 16,559,998	
	1,238,771	1,387,766	1,831,627						

Sales Tax Tracking (Taylor EDC Portion) FY 2022-23

	2019-20 Actual	2020-21 Actual	2021-22 Actual	2022-23 Actual
October	\$ 97,385	\$ 98,282	\$ 117,242	\$ 255,751
November	\$ 105,684	\$ 120,701	\$ 145,447	\$ 310,604
December	\$ 97,587	\$ 101,079	\$ 118,928	\$ 435,926
January	\$ 89,225	\$ 100,869	\$ 105,441	\$ 415,147
February	\$ 126,933	\$ 138,007	\$ 169,639	\$ 623,629
March	\$ 86,952	\$ 98,251	\$ 125,791	\$ 475,245
April	\$ 83,214	\$ 97,880	\$ 113,309	\$ 172,069
May	\$ 114,372	\$ 144,273	\$ 177,727	\$ 951,090
June	\$ 100,826	\$ 123,358	\$ 153,014	\$ 544,201
July	\$ 105,982	\$ 110,595	\$ 212,280	\$ 491,061
August	\$ 128,515	\$ 137,402	\$ 175,865	\$ 609,595
Sept.	\$ 102,095	\$ 117,069	\$ 216,946	\$ 687,310
	1,238,771	1,387,766	1,831,627	5,971,626

Sales Tax Tracking (City's Portion) FY 2022-23

	2019-20	2020-21	2021-22	2022-23	2022-23 Estimated Op Amount	\$ Difference from Actual to Est. Amt	% from Actual	\$ Difference from Prior Year Amount	% from Pr. Yr. Actual
	Actual	Actual	Actual	Actual					
October	292,154	294,845	351,725	767,252	888,656	(121,404)	-13.7%	415,528	118.1%
November	317,053	362,104	436,341	931,811	982,157	(50,346)	-5.1%	495,470	113.6%
December	292,760	303,237	356,784	1,307,777	894,246	413,531	46.2%	950,993	266.5%
January	267,676	302,607	316,322	1,245,441	849,536	395,905	46.6%	929,119	293.7%
February	380,800	414,020	508,916	1,870,887	1,020,915	849,973	83.3%	1,361,971	267.6%
March	260,856	294,752	377,372	1,425,736	916,996	508,740	55.5%	1,048,364	277.8%
April	249,643	293,641	339,926	516,207	875,619	(359,412)	-41.0%	176,281	51.9%
May	343,115	432,819	533,180	2,853,270	1,027,008	1,826,262	177.8%	2,320,090	435.1%
June	302,478	370,073	459,041	1,632,602	1,007,241	625,361	62.1%	1,173,560	255.7%
July	317,946	331,786	636,841	1,473,183	953,427	519,756	54.5%	836,342	131.3%
August	385,545	412,206	527,595	1,828,784	1,000,117	828,667	82.9%	1,301,189	246.6%
Sept.	306,286	351,207	650,839	2,061,929	953,977	1,107,952	116.1%	1,411,090	216.8%

Cumulative Year -to- Date (City's Portion) FY 2022-23

	2019-20	2020-21	2021-22	2022-23	2022-23 Estimated Op Amount	\$ Difference from Actual to Est. Amt	% from Actual	\$ Difference from Prior Year Amount	% from Pr. Yr. Actual
	Actual	Actual	Actual	Actual					
October	292,154	294,845	351,725	767,252	888,656	(121,404)	-13.7%	415,528	118.1%
November	609,207	656,949	788,065	1,699,063	1,870,813	(171,749)	-9.2%	910,998	115.6%
December	901,967	960,186	1,144,849	3,006,840	2,765,059	241,781	8.7%	1,861,991	162.6%
January	1,169,643	1,262,794	1,461,171	4,252,281	3,614,595	637,686	17.6%	2,791,110	191.0%
February	1,550,443	1,676,813	1,970,087	6,123,168	4,635,510	1,487,659	32.1%	4,153,082	210.8%
March	1,811,298	1,971,566	2,347,459	7,548,905	5,552,506	1,996,399	36.0%	5,201,446	221.6%
April	2,060,942	2,265,207	2,687,385	8,065,111	6,428,125	1,636,987	25.5%	5,377,727	200.1%
May	2,404,057	2,698,026	3,220,565	10,918,381	7,455,132	3,463,249	46.5%	7,697,817	239.0%
June	2,706,535	3,068,099	3,679,606	12,550,983	8,462,373	4,088,610	48.3%	8,871,377	241.1%
July	3,024,481	3,399,885	4,316,447	14,024,166	9,415,800	4,608,366	48.9%	9,707,719	224.9%
August	3,410,026	3,812,091	4,844,041	15,852,950	10,415,917	5,437,033	52.2%	11,008,909	227.3%
Sept.	3,716,313	4,163,298	5,494,880	17,914,879	11,369,894	6,544,985	57.6%	12,419,999	226.0%
% Y-T-D Increase over prior year	9.9%	12.0%	32.0%						

Attachment F
Quarterly Investment Report



QUARTERLY INVESTMENT REPORT

City of Taylor

SEPTEMBER 30, 2023



MEEDER

PUBLIC FUNDS



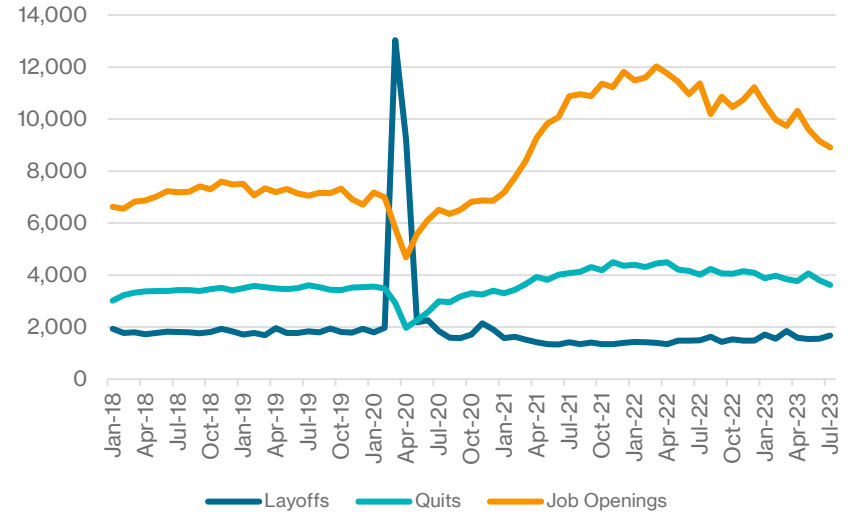
Loosening Labor Market & Inflation Rate Trending Lower

Following a quiet August, September saw economic data surprise to the upside. Both inflation and jobs data showed that the economy is still on solid ground albeit growing at a slower pace than in 2022. While coming in above expectations, the data was not strong enough to get the Fed to increase its target for the federal funds rate. However, the September meeting saw the Fed update its Statement of Economic Projections, including the keenly watched dot plot. The updated dot plot showed policymakers still see another 0.25% hike in 2023, and only 0.50% of rate cuts in 2024; the prior dot plot projected a full 1.00% of rate cuts in 2024. Chairman Powell used the press conference following the September meeting to communicate the Fed's commitment to the 2% inflation target. Markets extrapolated the updated economic projections to rates being "higher for longer", with treasury yields moving higher on the day and throughout September. Powell cautioned that the risks of tightening too much versus too little are both present and that the Fed is "in a position to proceed carefully".

The August US Employment report showed that the labor market continued to loosen. Nonfarm payrolls increased by 187,000. However, the prior two months of job gains were revised down by 110,000. Likewise, the unemployment rate increased to 3.8% as the participation rate increased, signaling more workers returned to the labor market. Wage growth slowed to 4.2% on the year and just 0.2% for the month. The combination of slowing job creation, higher participation, and slower wage growth is exactly the job market the Federal Reserve wants to see as it shows that a soft landing, where the job market slows but unemployment stays controlled, is still possible.

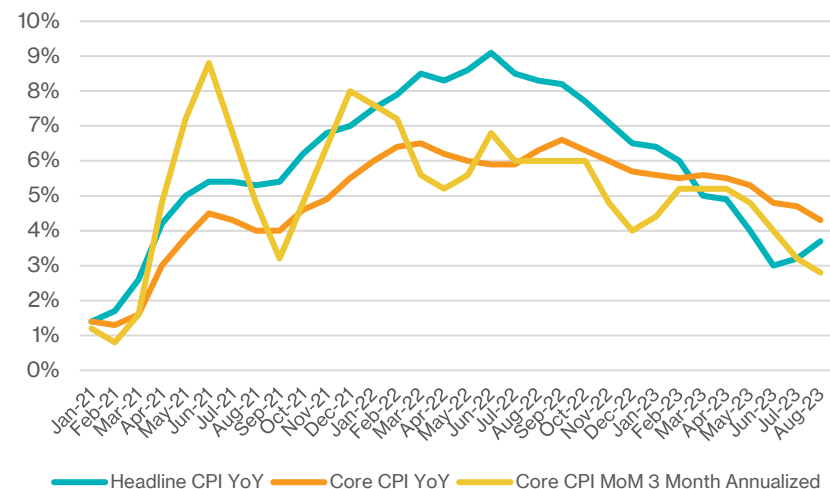
The Consumer Price Index (CPI) report from August showed that, while inflation data was not as soft as data from June and July, inflation is trending in the right direction. Headline CPI increased 0.6% in August, due mostly to an increase in energy prices. Specifically, gasoline prices increased 10.6% during the month, compared to a 0.2% increase in July. Core CPI increased 0.3% in August, following two consecutive monthly increases of 0.2%. Core CPI strips out volatile energy and food prices and is generally thought to be more reflective of price increases. Taking a step back, the 12-month change in core CPI ticked down to 4.3% from 4.7% last month and was the lowest 12-month increase since September 2021. Additionally, annualizing the last three months of core CPI readings points to core inflation of 2.4%, indicating more recent data is pointing to inflation trending close to the Federal Reserve's target of 2%.

Labor Market Loosening



SOURCE: BLOOMBERG

Inflation Trending Lower



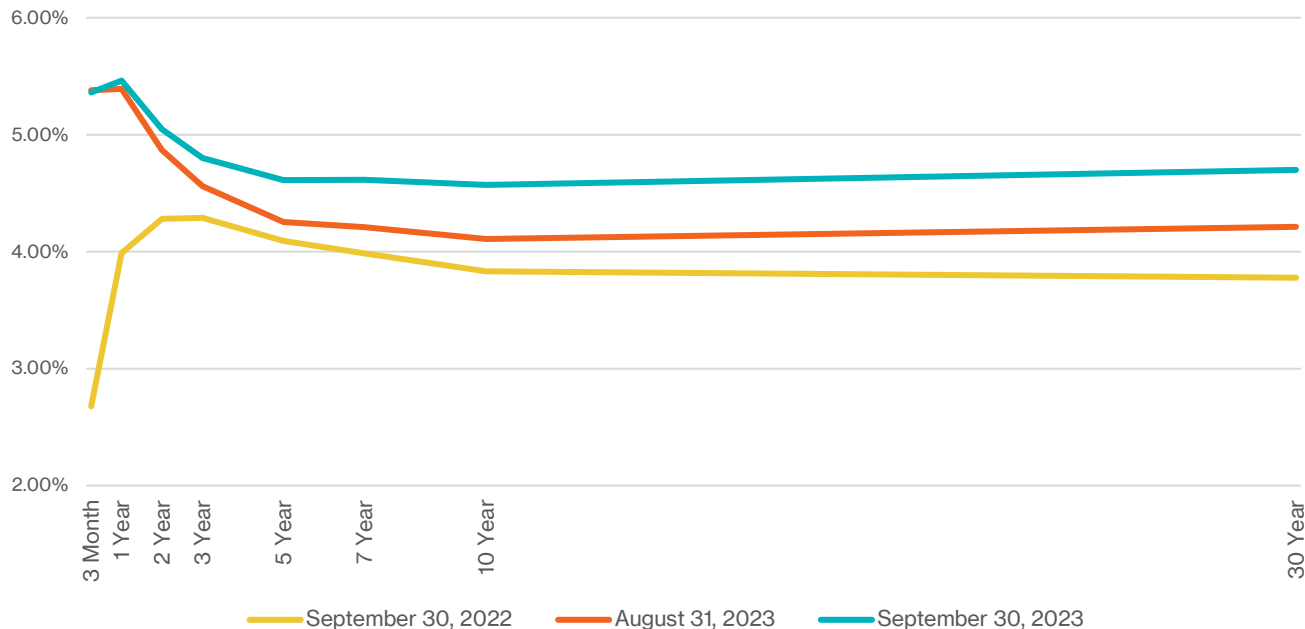
SOURCE: BLOOMBERG

Rates Move Higher

The combination of economic data, combined with the updated economic projections from the Federal Reserve led to more bear steepening. The 2-year US Treasury yield increased 0.18% to 5.05%, reflecting the lower odds of rate cuts in 2024. Likewise, long-term bond yields also increased, reflecting positive economic data. The 5-year US Treasury yield increased by 0.35% to 4.61%, and the 10-year US Treasury yield increased by 0.46% to 4.57%. Through September, the spread between the 2-year and 10-year treasury yield increased to -0.48%, well above the low of -1.08% in March 2023. Market pricing for rate hikes ended the month exactly where they began, pricing in a 40% chance of a 0.25% hike sometime in 2024. However, the market spent the month pricing cuts out. The implied federal funds rate in December 2024 increased from 4.23% to 4.62%, evidencing the market's belief that the Fed will not need to be as aggressive at cutting rates in 2024.

Credit product spreads remained contained in September. The more positive economic outlook combined with lower corporate and municipal bond issuance continues to keep a lid on spreads. Spreads on agency bonds tightened in September, remaining near long-term averages. We will continue to look to add value by picking up incremental yield on high-quality bonds. Rates are at historic levels not seen since 2007, making this a very attractive time to buy duration and lock in yields.

US Treasury Yield Curve



City of Taylor, Texas

Quarterly Investment Report
July – September 2023
Portfolio Summary Management Report

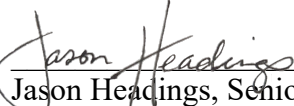
This quarterly report is prepared in compliance with the Investment Policy and Strategy of the City and the Public Funds Investment Act (Chapter 2256., Texas Government Code).

<u>Portfolio as of June 30, 2023</u>		<u>Portfolio as of September 30, 2023</u>	
Beginning Book Value	\$ 62,784,662	Ending Book Value	\$ 111,308,314
Beginning Market Value	\$ 62,624,323	Ending Market Value	\$ 111,173,525
Unrealized Gain/Loss	\$ (160,339)	Investment Income for the period	\$ 1,129,522
		Unrealized Gain/Loss	\$ (134,789)
		Change in Unrealized Gain/Loss	\$ 25,550
WAM at Beginning Period Date ¹	60 days	WAM at Ending Period Date ¹	28 days
		Change in Market Value ²	\$ 48,549,202
Average Yield to Maturity for period		5.238%	
Average Yield 6 month Treasury Bill for period		5.530%	
Average Yield 1 year Treasury Note for period		5.390%	

Authorized by:

Jeffrey Wood, Finance Director
City of Taylor

Lindsay Strothman, Senior Accountant
City of Taylor



Jason Headings, Senior Vice President
Meeder Public Funds

¹ WAM, represents weighted average maturity.

² **Change in Market Value**" is required data, but will primarily reflect the receipt and expenditure of the City's funds from quarter to quarter.

Your Portfolio

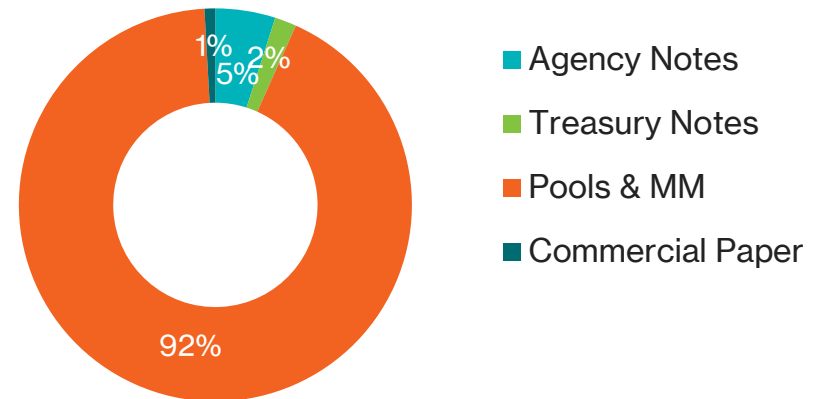
As of September 30, 2023

Your Portfolio Statistics

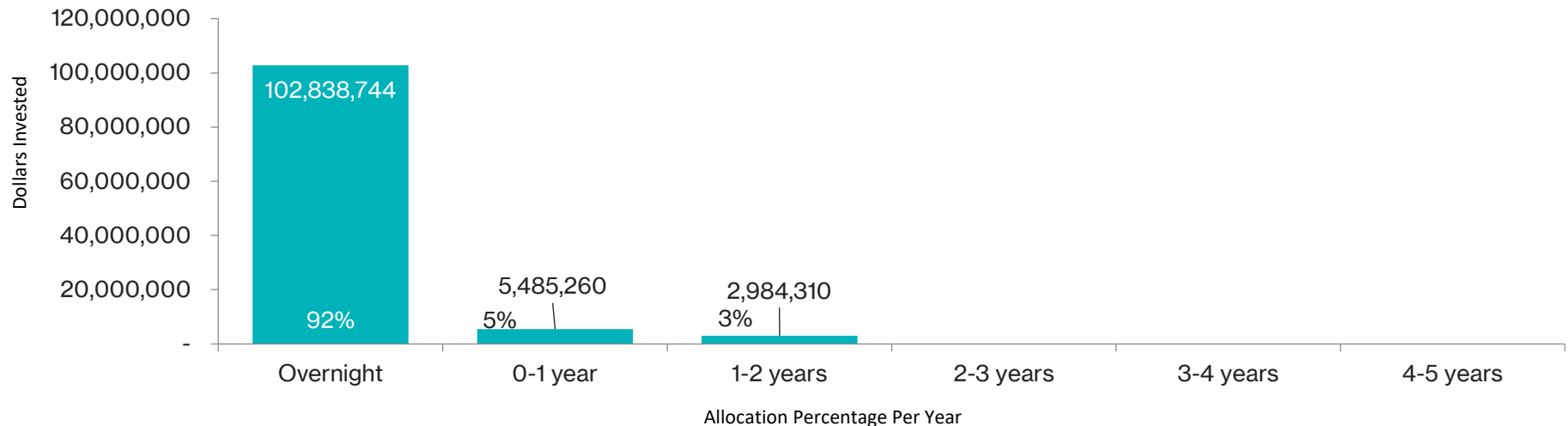
Weighted Average Maturity 0.08 years

Weighted Average Yield (All Funds) 5.33%

Your Asset Allocation



Your Maturity Distribution





City of Taylor, Texas
Portfolio Management
Portfolio Summary
September 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	990,095.00	990,538.89	0.89	266	65	5.596
Federal Agency Coupon Securities	5,500,000.00	5,394,647.46	5,490,796.13	4.93	757	435	3.559
Treasury Coupon Securities	2,000,000.00	1,950,039.06	1,988,235.02	1.79	768	258	2.704
Texpool	20,714,155.28	20,714,155.28	20,714,155.28	18.61	1	1	5.322
TexStar	2,409,168.23	2,409,168.23	2,409,168.23	2.16	1	1	5.311
Texas Class	79,703,168.87	79,703,168.87	79,703,168.87	71.61	1	1	5.521
Money Market	12,251.45	12,251.45	12,251.45	0.01	1	1	0.400
	111,338,743.83	111,173,525.35	111,308,313.87	100.00%	54	28	5.333
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	111,338,743.83	111,176,038.55	111,310,827.07		54	28	5.333

Total Earnings	September 30	Month Ending	Fiscal Year To Date	Fiscal Year Ending
Current Year		493,955.51	2,964,836.89	2,964,836.89

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



MEEDER
PUBLIC FUNDS

City of Taylor, Texas
Summary by Type
September 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	1,077,633.39	1,077,633.39	0.97	5.311	1
Subtotal	1	1,077,633.39	1,077,633.39	0.97	5.311	1
Fund: 2022 Debt Non-Tax Supported						
Texas Class	1	6,837,866.87	6,837,866.87	6.14	5.521	1
Subtotal	1	6,837,866.87	6,837,866.87	6.14	5.521	1
Fund: 2022 Debt Tax Supported						
Texas Class	1	9,445,146.43	9,445,146.43	8.49	5.521	1
Subtotal	1	9,445,146.43	9,445,146.43	8.49	5.521	1
Fund: 2022 Tax Supported Limited Tax						
Texas Class	1	5,488,820.46	5,488,820.46	4.93	5.521	1
Subtotal	1	5,488,820.46	5,488,820.46	4.93	5.521	1
Fund: 2023A Tax & Revenue Co						
Texas Class	1	53,346,483.18	53,346,483.18	47.93	5.521	1
Subtotal	1	53,346,483.18	53,346,483.18	47.93	5.521	1
Fund: Airport Fund						
Texpool	1	988,532.27	988,532.27	0.89	5.322	1
Subtotal	1	988,532.27	988,532.27	0.89	5.322	1
Fund: Cemetery Permanent Fund						
Federal Agency Coupon Securities	1	1,000,000.00	1,000,000.00	0.90	0.500	332
Texas Class	1	917.17	917.17	0.00	5.521	1
Texpool	1	380.36	380.36	0.00	5.322	1
TexStar	1	59,459.06	59,459.06	0.05	5.311	1
Subtotal	4	1,060,756.59	1,060,756.59	0.95	0.776	313
Fund: Fleet Replacement Fund						
TexStar	1	229,615.04	229,615.04	0.21	5.311	1

Portfolio TAYL
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City of Taylor, Texas
Summary by Type
September 30, 2023
Grouped by Fund

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Subtotal	1	229,615.04	229,615.04	0.21	5.311	1
Fund: General Fund						
Money Market	1	12,251.45	12,251.45	0.01	0.400	1
Commercial Paper Disc. -Amortizing	1	1,000,000.00	990,538.89	0.89	5.596	65
Federal Agency Coupon Securities	5	4,500,000.00	4,490,796.13	4.03	4.241	458
Treasury Coupon Securities	2	2,000,000.00	1,988,235.02	1.79	2.704	258
Texas Class	1	3,502,772.09	3,502,772.09	3.15	5.521	1
Texpool	1	17,816,317.71	17,816,317.71	16.01	5.322	1
TexStar	1	1,042,460.74	1,042,460.74	0.94	5.311	1
Subtotal	12	29,873,801.99	29,843,372.03	26.82	5.015	89
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	599,012.51	599,012.51	0.54	5.322	1
Subtotal	1	599,012.51	599,012.51	0.54	5.322	1
Fund: Utility Fund						
Texas Class	1	1,081,162.67	1,081,162.67	0.97	5.521	1
Texpool	1	1,309,912.43	1,309,912.43	1.18	5.322	1
Subtotal	2	2,391,075.10	2,391,075.10	2.15	5.412	1
Total and Average	27	111,338,743.83	111,308,313.87	100.00	5.333	28



City of Taylor, Texas
Fund 19BOND - 2019 Bond Fund
Investments by Fund
September 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	1,077,633.39	1,077,633.39	1,077,633.39	5.311	5.237	5.310	1
Subtotal and Average				1,077,633.39	1,077,633.39	1,077,633.39		5.238	5.311	1
Total Investments and Average				1,077,633.39	1,077,633.39	1,077,633.39		5.238	5.311	1

**Fund 22DNTS - 2022 Debt Non-Tax Supported
Investments by Fund
September 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	6,837,866.87	6,837,866.87	6,837,866.87	5.521	5.445	5.521	1
Subtotal and Average				6,837,866.87	6,837,866.87	6,837,866.87		5.446	5.521	1
Total Investments and Average				6,837,866.87	6,837,866.87	6,837,866.87		5.446	5.521	1

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

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	9,445,146.43	9,445,146.43	9,445,146.43	5.521	5.445	5.521	1
Subtotal and Average				9,445,146.43	9,445,146.43	9,445,146.43		5.446	5.521	1
Total Investments and Average				9,445,146.43	9,445,146.43	9,445,146.43		5.446	5.521	1

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

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texas Class										
70011	10069	Texas Class	09/01/2022	5,488,820.46	5,488,820.46	5,488,820.46	5.521	5.445	5.521	1
Subtotal and Average				5,488,820.46	5,488,820.46	5,488,820.46		5.446	5.521	1
Total Investments and Average				5,488,820.46	5,488,820.46	5,488,820.46		5.446	5.521	1

Fund 23ATAX - 2023A Tax & Revenue Co
Investments by Fund
September 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	53,346,483.18	53,346,483.18	53,346,483.18	5.521	5.445	5.521	1
Subtotal and Average				53,346,483.18	53,346,483.18	53,346,483.18		5.446	5.521	1
Total Investments and Average				53,346,483.18	53,346,483.18	53,346,483.18		5.446	5.521	1

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

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300019	10007	Texpool	11/01/2017	988,532.27	988,532.27	988,532.27	5.322	5.248	5.321	1
Subtotal and Average				988,532.27	988,532.27	988,532.27		5.249	5.322	1
Total Investments and Average				988,532.27	988,532.27	988,532.27		5.249	5.322	1

Fund CEM - Cemetery Permanent Fund
Investments by Fund
September 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	955,293.86	0.500	0.493	0.500	08/28/2024 332
Subtotal and Average				1,000,000.00	1,000,000.00	955,293.86		0.493	0.500	332
Texpool										
300007	10008	Texpool	11/01/2017	380.36	380.36	380.36	5.322	5.248	5.321	1
Subtotal and Average				380.36	380.36	380.36		5.249	5.322	1
TexStar										
22880	10003	TexStar	11/01/2017	59,459.06	59,459.06	59,459.06	5.311	5.237	5.310	1
Subtotal and Average				59,459.06	59,459.06	59,459.06		5.238	5.311	1
Texas Class										
70006	10001	Texas Class	11/01/2017	917.17	917.17	917.17	5.521	5.445	5.521	1
Subtotal and Average				917.17	917.17	917.17		5.446	5.521	1
Total Investments and Average				1,060,756.59	1,060,756.59	1,016,050.45		0.765	0.776	313

Fund FLEET - Fleet Replacement Fund
Investments by Fund
September 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	229,615.04	229,615.04	229,615.04	5.311	5.237	5.310	1
Subtotal and Average				229,615.04	229,615.04	229,615.04		5.238	5.311	1
Total Investments and Average				229,615.04	229,615.04	229,615.04		5.238	5.311	1

Fund GEN - General Fund
Investments by Fund
September 30, 2023

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Commercial Paper Disc. -Amortizing											
22533UZ55	10070	Credit Agricole CP	03/14/2023	990,538.89	1,000,000.00	990,095.00		5.519	5.595	12/05/2023	65
Subtotal and Average				990,538.89	1,000,000.00	990,095.00		5.519	5.596		65
Federal Agency Coupon Securities											
3130AUZC1	10071	FHLB Note	03/14/2023	996,877.41	1,000,000.00	988,735.97	4.625	4.782	4.848	03/14/2025	530
3130AVB84	10072	FHLB Note	03/31/2023	1,006,486.21	1,000,000.00	997,711.96	5.250	4.471	4.533	09/13/2024	348
3130AVYU0	10073	FHLB Note	06/05/2023	993,185.31	1,000,000.00	980,750.73	3.950	4.320	4.380	06/02/2025	610
3130ATUR6	10074	FHLB Note	06/30/2023	994,247.20	1,000,000.00	990,915.55	4.625	5.056	5.126	12/13/2024	439
3130AMT85	10056	FHLB Call Note	06/28/2021	500,000.00	500,000.00	481,239.39	0.400	0.394	0.400	06/28/2024	271
Subtotal and Average				4,490,796.13	4,500,000.00	4,439,353.60		4.183	4.241		457
Treasury Coupon Securities											
912828XT2	10061	T Note	03/28/2022	998,495.58	1,000,000.00	977,226.56	2.000	2.201	2.232	05/31/2024	243
9128286Z8	10066	T Note	06/21/2022	989,739.44	1,000,000.00	972,812.50	1.750	3.135	3.178	06/30/2024	273
Subtotal and Average				1,988,235.02	2,000,000.00	1,950,039.06		2.667	2.704		257
Texpool											
300003	10004	Texpool	11/01/2017	17,816,317.71	17,816,317.71	17,816,317.71	5.322	5.248	5.321		1
Subtotal and Average				17,816,317.71	17,816,317.71	17,816,317.71		5.249	5.322		1
TexStar											
34440	10002	TexStar	11/01/2017	1,042,460.74	1,042,460.74	1,042,460.74	5.311	5.237	5.310		1
Subtotal and Average				1,042,460.74	1,042,460.74	1,042,460.74		5.238	5.311		1
Texas Class											
70008	10048	Texas Class	01/22/2020	3,502,772.09	3,502,772.09	3,502,772.09	5.521	5.445	5.521		1
Subtotal and Average				3,502,772.09	3,502,772.09	3,502,772.09		5.446	5.521		1
Money Market											
60618	10000	Citizens Nat'l Bank MM-Public	11/01/2017	12,251.45	12,251.45	12,251.45	0.400	0.394	0.400		1
Subtotal and Average				12,251.45	12,251.45	12,251.45		0.395	0.400		1
Total Investments and Average				29,843,372.03	29,873,801.99	29,753,289.65		4.946	5.015		88

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

Page 11

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	599,012.51	599,012.51	599,012.51	5.322	5.248	5.321	1
Subtotal and Average				599,012.51	599,012.51	599,012.51		5.249	5.322	1
Total Investments and Average				599,012.51	599,012.51	599,012.51		5.249	5.322	1

Fund UTIL - Utility Fund
Investments by Fund
September 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	1,309,912.43	1,309,912.43	1,309,912.43	5.322	5.248	5.321	1
Subtotal and Average				1,309,912.43	1,309,912.43	1,309,912.43		5.249	5.322	1
Texas Class										
70007	10047	Texas Class	01/22/2020	1,081,162.67	1,081,162.67	1,081,162.67	5.521	5.445	5.521	1
Subtotal and Average				1,081,162.67	1,081,162.67	1,081,162.67		5.446	5.521	1
Total Investments and Average				2,391,075.10	2,391,075.10	2,391,075.10		5.338	5.412	1



City of Taylor, Texas
Cash Reconciliation Report
For the Period July 1, 2023 - September 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
08/28/2023	10058	CEM	Interest	3130ANNS5	1,000,000.00	FHLBC 1.0M 0.50% Mat. 08/28/2024	08/28/2024	0.00	2,500.00	0.00	2,500.00
09/13/2023	10072	GEN	Interest	3130AVB84	1,000,000.00	FHLB 1.0M 5.25% Mat. 09/13/2024	09/13/2024	0.00	27,270.83	0.00	27,270.83
09/14/2023	10071	GEN	Interest	3130AUZC1	1,000,000.00	FHLB 1.0M 4.63% Mat. 03/14/2025	03/14/2025	0.00	26,593.75	0.00	26,593.75
Subtotal								0.00	56,364.58	0.00	56,364.58
Total								0.00	56,364.58	0.00	56,364.58



City of Taylor, Texas
Purchases Report
Sorted by Fund - Issuer
July 1, 2023 - September 30, 2023

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

CUSIP	Investment #	Fund	Sec. Type	Issuer	Original Par Value	Purchase Date	Payment Periods	Principal Purchased	Accrued Interest at Purchase	Rate at purchase	Maturity Date	YTM	Ending Book Value
2023A Tax & Revenue Co													
70012	10075	23ATAX	RR3	TXCLSS	52,976,000.00	08/17/2023	/ - Monthly	52,976,000.00		5.475		5.475	53,346,483.18
Subtotal					52,976,000.00			52,976,000.00	0.00				53,346,483.18
Total Purchases					52,976,000.00			52,976,000.00	0.00				53,346,483.18



City of Taylor, Texas
Interest Earnings
Sorted by Fund - Fund
July 1, 2023 - September 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	1,077,633.39	1,089,632.67	1,077,633.39		5.311	5.224	14,346.95	0.00	14,346.95
			Subtotal	1,077,633.39	1,089,632.67	1,077,633.39			5.224	14,346.95	0.00	14,346.95
Fund: 2022 Debt Non-Tax Supported												
70010	10063	22DNTS	RR3	6,837,866.87	7,784,213.98	6,837,866.87		5.521	5.032	98,720.67	0.00	98,720.67
			Subtotal	6,837,866.87	7,784,213.98	6,837,866.87			5.032	98,720.67	0.00	98,720.67
Fund: 2022 Debt Tax Supported												
70009	10062	22DTS	RR3	9,445,146.43	9,951,448.80	9,445,146.43		5.521	5.336	133,849.40	0.00	133,849.40
			Subtotal	9,445,146.43	9,951,448.80	9,445,146.43			5.336	133,849.40	0.00	133,849.40
Fund: 2022 Tax Supported Limited Tax												
70011	10069	22TAX	RR3	5,488,820.46	5,414,090.83	5,488,820.46		5.521	5.476	74,729.63	0.00	74,729.63
			Subtotal	5,488,820.46	5,414,090.83	5,488,820.46			5.476	74,729.63	0.00	74,729.63
Fund: 2023A Tax & Revenue Co												
70012	10075	23ATAX	RR3	53,346,483.18	0.00	53,346,483.18		5.521	5.527	360,983.18	0.00	360,983.18
			Subtotal	53,346,483.18	0.00	53,346,483.18			5.527	360,983.18	0.00	360,983.18
Fund: Airport Fund												
300019	10007	AIR	RRP	988,532.27	975,567.42	988,532.27		5.322	5.272	12,964.85	0.00	12,964.85
			Subtotal	988,532.27	975,567.42	988,532.27			5.272	12,964.85	0.00	12,964.85
Fund: Cemetery Permanent Fund												
300007	10008	CEM	RRP	380.36	375.46	380.36		5.322	5.178	4.90	0.00	4.90
70006	10001	CEM	RR3	917.17	904.62	917.17		5.521	5.504	12.55	0.00	12.55
22880	10003	CEM	RR2	59,459.06	58,680.68	59,459.06		5.311	5.263	778.38	0.00	778.38
3130ANNS5	10058	CEM	FAC	1,000,000.00	1,000,000.00	1,000,000.00	08/28/2024	0.500	0.496	1,250.00	0.00	1,250.00

City of Taylor, Texas
Interest Earnings
July 1, 2023 - September 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				1,060,756.59	1,059,960.76	1,060,756.59			0.766	2,045.83	0.00	2,045.83
Fund: Fleet Replacement Fund												
20180	10030	FLEET	RR2	229,615.04	226,609.05	229,615.04		5.311	5.263	3,005.99	0.00	3,005.99
Subtotal				229,615.04	226,609.05	229,615.04			5.263	3,005.99	0.00	3,005.99
Fund: General Fund												
3130AVB84	10072	GEN	FAC	1,000,000.00	1,008,193.10	1,006,486.21	09/13/2024	5.250	4.493	13,125.00	-1,706.89	11,418.11
3130AVYU0	10073	GEN	FAC	1,000,000.00	992,164.81	993,185.31	06/02/2025	3.950	4.357	9,875.00	1,020.50	10,895.50
3130ATUR6	10074	GEN	FAC	1,000,000.00	993,048.70	994,247.20	12/13/2024	4.625	5.098	11,562.50	1,198.50	12,761.00
3130AUZC1	10071	GEN	FAC	1,000,000.00	996,340.06	996,877.41	03/14/2025	4.625	4.818	11,562.50	537.35	12,099.85
912828XT2	10061	GEN	TRC	1,000,000.00	997,926.00	998,495.58	05/31/2024	2.000	2.225	5,027.32	569.58	5,596.90
9128286Z8	10066	GEN	TRC	1,000,000.00	986,281.67	989,739.44	06/30/2024	1.750	3.151	4,375.00	3,457.77	7,832.77
300003	10004	GEN	RRP	17,816,317.71	21,682,556.67	17,816,317.71		5.322	4.646	253,909.17	0.00	253,909.17
70008	10048	GEN	RR3	3,502,772.09	3,453,249.92	3,502,772.09		5.521	5.479	47,689.61	0.00	47,689.61
60618	10000	GEN	RR4	12,251.45	12,239.10	12,251.45		0.400	0.400	12.35	0.00	12.35
34440	10002	GEN	RR2	1,042,460.74	1,090,583.72	1,042,460.74		5.311	5.149	14,152.72	0.00	14,152.72
3130AMT85	10056	GEN	FAC	500,000.00	500,000.00	500,000.00	06/28/2024	0.400	0.397	500.00	0.00	500.00
22533UZ55	10070	GEN	ACP	1,000,000.00	977,147.78	990,538.89	12/05/2023		5.437	0.00	13,391.11	13,391.11
Subtotal				29,873,801.99	33,689,731.53	29,843,372.03			4.596	371,791.17	18,467.92	390,259.09
Fund: Special Rev-Tax Increment Fund												
300004	10005	SPECREV	RRP	599,012.51	246,360.93	599,012.51		5.322	10.868	6,748.63	0.00	6,748.63
Subtotal				599,012.51	246,360.93	599,012.51			10.868	6,748.63	0.00	6,748.63
Fund: Utility Fund												
300001	10006	UTIL	RRP	1,309,912.43	1,280,603.09	1,309,912.43		5.322	5.313	17,147.91	0.00	17,147.91
70007	10047	UTIL	RR3	1,081,162.67	1,066,442.77	1,081,162.67		5.521	5.476	14,719.90	0.00	14,719.90
Subtotal				2,391,075.10	2,347,045.86	2,391,075.10			5.387	31,867.81	0.00	31,867.81
Total				111,338,743.83	62,784,661.83	111,308,313.87			5.052	1,111,054.11	18,467.92	1,129,522.03



City of Taylor, Texas
Amortization Schedule
July 1, 2023 - September 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 07/01/2023	Amount Amortized This Period	Amt Amortized Through 09/30/2023	Amount Unamortized Through 09/30/2023
General Fund										
10070 Credit Agricole CP	GEN	12/05/2023	1,000,000.00	961,282.22	-38,717.78	990,538.89	15,865.56 -22,852.22	13,391.11	29,256.67	-9,461.11
10071 FHLB Note	GEN	03/14/2025	1,000,000.00 4.625	995,701.21	-4,298.79	996,877.41	638.85 -3,659.94	537.35	1,176.20	-3,122.59
10072 FHLB Note	GEN	09/13/2024	1,000,000.00 5.250	1,009,900.00	9,900.00	1,006,486.21	-1,706.90 8,193.10	-1,706.89	-3,413.79	6,486.21
10073 FHLB Note	GEN	06/02/2025	1,000,000.00 3.950	991,870.00	-8,130.00	993,185.31	294.81 -7,835.19	1,020.50	1,315.31	-6,814.69
10074 FHLB Note	GEN	12/13/2024	1,000,000.00 4.625	993,035.38	-6,964.62	994,247.20	13.32 -6,951.30	1,198.50	1,211.82	-5,752.80
10061 T Note	GEN	05/31/2024	1,000,000.00 2.000	995,078.13	-4,921.87	998,495.58	2,847.87 -2,074.00	569.58	3,417.45	-1,504.42
10066 T Note	GEN	06/30/2024	1,000,000.00 1.750	972,187.50	-27,812.50	989,739.44	14,094.17 -13,718.33	3,457.77	17,551.94	-10,260.56
Subtotal				6,919,054.44	-80,945.56	6,969,570.04	32,047.68 -48,897.88	18,467.92	50,515.60	-30,429.96
Total				6,919,054.44	-80,945.56	6,969,570.04	32,047.68 -48,897.88	18,467.92	50,515.60	-30,429.96



City of Taylor, Texas
Projected Cashflow Report
Sorted by Fund
For the Period October 1, 2023 - April 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
Cemetery Permanent Fund										
11/28/2023	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
02/28/2024	10058	CEM	3130ANNS5	Interest	FHLB Call Note	0.00	0.00	0.00	2,500.00	2,500.00
Total for Cemetery Permanent Fund						1,000,000.00	1,000,000.00	1,000,000.00	2,500.00	1,002,500.00
General Fund										
11/30/2023	10061	GEN	912828XT2	Interest	T Note	0.00	0.00	0.00	10,000.00	10,000.00
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
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 General Fund						1,500,000.00	1,461,282.22	1,500,000.00	112,000.00	1,612,000.00
GRAND TOTALS:						2,500,000.00	2,461,282.22	2,500,000.00	114,500.00	2,614,500.00



City of Taylor, Texas
Texas Compliance Change in Val Report
Sorted by Fund
July 1, 2023 - September 30, 2023

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

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Fund: 2019 Bond Fund									
10044	TXSTAR	19BOND	04/24/2019	14,346.95	1,089,632.67	14,346.95	26,346.23	-11,999.28	1,077,633.39
20190	1,077,633.39	5.310	/ /	14,346.95	1,089,632.67	14,346.95	26,346.23	-11,999.28	1,077,633.39
Sub Totals For: Fund: 2019 Bond Fund				14,346.95	1,089,632.67	14,346.95	26,346.23	-11,999.28	1,077,633.39
				14,346.95	1,089,632.67	14,346.95	26,346.23	-11,999.28	1,077,633.39
Fund: 2022 Debt Non-Tax Su									
10063	TXCLSS	22DNDS	03/29/2022	98,720.67	7,784,213.98	209,690.91	1,156,038.02	-946,347.11	6,837,866.87
70010	6,837,866.87	5.521	/ /	98,720.67	7,784,213.98	209,690.91	1,156,038.02	-946,347.11	6,837,866.87
Sub Totals For: Fund: 2022 Debt Non-Tax Su				98,720.67	7,784,213.98	209,690.91	1,156,038.02	-946,347.11	6,837,866.87
				98,720.67	7,784,213.98	209,690.91	1,156,038.02	-946,347.11	6,837,866.87
Fund: 2022 Debt Tax Suppor									
10062	TXCLSS	22DTS	03/29/2022	133,849.40	9,951,448.80	133,849.40	640,151.77	-506,302.37	9,445,146.43
70009	9,445,146.43	5.521	/ /	133,849.40	9,951,448.80	133,849.40	640,151.77	-506,302.37	9,445,146.43
Sub Totals For: Fund: 2022 Debt Tax Suppor				133,849.40	9,951,448.80	133,849.40	640,151.77	-506,302.37	9,445,146.43
				133,849.40	9,951,448.80	133,849.40	640,151.77	-506,302.37	9,445,146.43
Fund: 2022 Tax Supported L									
10069	TXCLSS	22TAX	09/01/2022	74,729.63	5,414,090.83	74,729.63	0.00	74,729.63	5,488,820.46
70011	5,488,820.46	5.521	/ /	74,729.63	5,414,090.83	74,729.63	0.00	74,729.63	5,488,820.46
Sub Totals For: Fund: 2022 Tax Supported L				74,729.63	5,414,090.83	74,729.63	0.00	74,729.63	5,488,820.46
				74,729.63	5,414,090.83	74,729.63	0.00	74,729.63	5,488,820.46
Fund: 2023A Tax & Revenue									
10075	TXCLSS	23ATAX	08/17/2023	360,983.18	0.00	53,346,483.18	0.00	53,346,483.18	53,346,483.18
70012	53,346,483.18	5.521	/ /	360,983.18	0.00	53,346,483.18	0.00	53,346,483.18	53,346,483.18

Portfolio TAYL

City of Taylor, Texas
Texas Compliance Change in Val Report
July 1, 2023 - September 30, 2023

Page 2

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: 2023A Tax & Revenue				360,983.18	0.00	53,346,483.18	0.00	53,346,483.18	53,346,483.18
				360,983.18	0.00	53,346,483.18	0.00	53,346,483.18	53,346,483.18
Fund: Airport Fund									
10007	TXPOOL	AIR	11/01/2017	12,964.85	975,567.42	12,964.85	0.00	12,964.85	988,532.27
300019	988,532.27	5.321	/ /	12,964.85	975,567.42	12,964.85	0.00	12,964.85	988,532.27
Sub Totals For: Fund: Airport Fund				12,964.85	975,567.42	12,964.85	0.00	12,964.85	988,532.27
				12,964.85	975,567.42	12,964.85	0.00	12,964.85	988,532.27
Fund: Cemetery Permanent F									
10001	TXCLSS	CEM	11/01/2017	12.55	904.62	12.55	0.00	12.55	917.17
70006	917.17	5.521	/ /	12.55	904.62	12.55	0.00	12.55	917.17
10003	TXSTAR	CEM	11/01/2017	778.38	58,680.68	778.38	0.00	778.38	59,459.06
22880	59,459.06	5.310	/ /	778.38	58,680.68	778.38	0.00	778.38	59,459.06
10008	TXPOOL	CEM	11/01/2017	4.90	375.46	4.90	0.00	4.90	380.36
300007	380.36	5.321	/ /	4.90	375.46	4.90	0.00	4.90	380.36
10058	FHLBC	CEM	08/30/2021	1,250.00	1,000,000.00	0.00	0.00	0.00	1,000,000.00
3130ANNS5	1,000,000.00	0.500	08/28/2024	2,500.00	944,128.51	0.00	0.00	11,165.35	955,293.86
Sub Totals For: Fund: Cemetery Permanent F				2,045.83	1,059,960.76	795.83	0.00	795.83	1,060,756.59
				3,295.83	1,004,089.27	795.83	0.00	11,961.18	1,016,050.45
Fund: Fleet Replacement Fu									
10030	TXSTAR	FLEET	08/08/2018	3,005.99	226,609.05	3,005.99	0.00	3,005.99	229,615.04
20180	229,615.04	5.310	/ /	3,005.99	226,609.05	3,005.99	0.00	3,005.99	229,615.04
Sub Totals For: Fund: Fleet Replacement Fu				3,005.99	226,609.05	3,005.99	0.00	3,005.99	229,615.04
				3,005.99	226,609.05	3,005.99	0.00	3,005.99	229,615.04
Fund: General Fund									
10000	CNB	GEN	11/01/2017	12.35	12,239.10	12.35	0.00	12.35	12,251.45
60618	12,251.45	0.400	/ /	12.35	12,239.10	12.35	0.00	12.35	12,251.45

Portfolio TAYL

City of Taylor, Texas
Texas Compliance Change in Val Report
July 1, 2023 - September 30, 2023

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10002	TXSTAR	GEN	11/01/2017	14,152.72	1,090,583.72	14,152.72	62,275.70	-48,122.98	1,042,460.74
34440	1,042,460.74	5.310	/ /	14,152.72	1,090,583.72	14,152.72	62,275.70	-48,122.98	1,042,460.74
10004	TXPOOL	GEN	11/01/2017	253,909.17	21,682,556.67	7,969,054.63	11,835,293.59	-3,866,238.96	17,816,317.71
300003	17,816,317.71	5.321	/ /	253,909.17	21,682,556.67	7,969,054.63	11,835,293.59	-3,866,238.96	17,816,317.71
10048	TXCLSS	GEN	01/22/2020	47,689.61	3,453,249.92	59,022.17	9,500.00	49,522.17	3,502,772.09
70008	3,502,772.09	5.521	/ /	47,689.61	3,453,249.92	59,022.17	9,500.00	49,522.17	3,502,772.09
10056	FHLBC	GEN	06/28/2021	500.00	500,000.00	0.00	0.00	0.00	500,000.00
3130AMT85	500,000.00	0.400	06/28/2024	0.00	475,271.82	0.00	0.00	5,967.57	481,239.39
10061	TNOTE	GEN	03/28/2022	5,027.32	997,926.00	0.00	0.00	569.58	998,495.58
912828XT2	1,000,000.00	2.232	05/31/2024	0.00	969,492.19	0.00	0.00	7,734.37	977,226.56
10066	TNOTE	GEN	06/21/2022	4,375.00	986,281.67	0.00	0.00	3,457.77	989,739.44
9128286Z8	1,000,000.00	3.178	06/30/2024	0.00	964,531.25	0.00	0.00	8,281.25	972,812.50
10070	CREDAG	GEN	03/14/2023	0.00	977,147.78	0.00	0.00	13,391.11	990,538.89
22533UZ55	1,000,000.00	5.519	12/05/2023	0.00	975,786.00	0.00	0.00	14,309.00	990,095.00
10071	FHLB	GEN	03/14/2023	11,562.50	996,340.06	0.00	0.00	537.35	996,877.41
3130AUZC1	1,000,000.00	4.848	03/14/2025	23,125.00	991,314.60	0.00	0.00	-2,578.63	988,735.97
10072	FHLB	GEN	03/31/2023	13,125.00	1,008,193.10	0.00	0.00	-1,706.89	1,006,486.21
3130AVB84	1,000,000.00	4.533	09/13/2024	23,625.00	997,363.95	0.00	0.00	348.01	997,711.96
10073	FHLB	GEN	06/05/2023	9,875.00	992,164.81	0.00	0.00	1,020.50	993,185.31
3130AVYU0	1,000,000.00	4.380	06/02/2025	0.00	981,824.30	0.00	0.00	-1,073.57	980,750.73
10074	FHLB	GEN	06/30/2023	11,562.50	993,048.70	0.00	0.00	1,198.50	994,247.20
3130ATUR6	1,000,000.00	5.126	12/13/2024	0.00	991,050.89	0.00	0.00	-135.34	990,915.55
Sub Totals For: Fund: General Fund				371,791.17	33,689,731.53	8,042,241.87	11,907,069.29	-3,846,359.50	29,843,372.03
				362,513.85	33,585,264.41	8,042,241.87	11,907,069.29	-3,831,974.76	29,753,289.65

Fund: General Capital Fund

Portfolio TAYL

City of Taylor, Texas
Texas Compliance Change in Val Report
July 1, 2023 - September 30, 2023

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10029	TXSTAR	GENCAP	08/08/2018	0.00	0.00	0.00	0.00	0.00	0.00
20181	0.00	0.000	/ /	0.00	0.00	0.00	0.00	0.00	0.00
Sub Totals For: Fund: General Capital Fund				0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00
Fund: Special Rev-Tax Incr									
10005	TXPOOL	SPECREV	11/01/2017	6,748.63	246,360.93	694,351.58	341,700.00	352,651.58	599,012.51
300004	599,012.51	5.321	/ /	6,748.63	246,360.93	694,351.58	341,700.00	352,651.58	599,012.51
Sub Totals For: Fund: Special Rev-Tax Incr				6,748.63	246,360.93	694,351.58	341,700.00	352,651.58	599,012.51
				6,748.63	246,360.93	694,351.58	341,700.00	352,651.58	599,012.51
Fund: Utility Fund									
10006	TXPOOL	UTIL	11/01/2017	17,147.91	1,280,603.09	29,309.34	0.00	29,309.34	1,309,912.43
300001	1,309,912.43	5.321	/ /	17,147.91	1,280,603.09	29,309.34	0.00	29,309.34	1,309,912.43
10047	TXCLSS	UTIL	01/22/2020	14,719.90	1,066,442.77	14,719.90	0.00	14,719.90	1,081,162.67
70007	1,081,162.67	5.521	/ /	14,719.90	1,066,442.77	14,719.90	0.00	14,719.90	1,081,162.67
Sub Totals For: Fund: Utility Fund				31,867.81	2,347,045.86	44,029.24	0.00	44,029.24	2,391,075.10
				31,867.81	2,347,045.86	44,029.24	0.00	44,029.24	2,391,075.10
Report Grand Totals:				1,111,054.11	62,784,661.83	62,576,489.43	14,071,305.31	48,523,652.04	111,308,313.87
				1,103,026.79	62,624,323.22	62,576,489.43	14,071,305.31	48,549,202.13	111,173,525.35

Portfolio TAYL

Disclosures



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Meeder Public Funds

Barton Oaks Plaza I
901 S. MoPac Expy
Suite 300
Austin, Texas
78746

866.633.3371



City Council Meeting

November 9, 2023

Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 3

Agenda Title: **Consider Ordinance 2023-52, PZ-2023-1861, regarding a request to amend the zoning of approximately 3.649 acres of land generally located at 701 Carlos G. Parker Blvd. NW from Local Business District (B-1) to General Business District (B-2).**

Council Action to be taken: Consider Ordinance adoption

Department Submitted: Development Services

Staff Contact: Colin Harrison, Director of Development Services

1. PURPOSE/DESCRIPTION

The applicant has requested to rezone 3.649 acres, located at 701 Carlos G. Parker Blvd. to B-2 (General Business) district to develop an Office/Warehouse use. The current zoning, B-1 Local Business, allows retail uses but does not allow office/warehouse as a use. The B-2 General Business zoning district allows for office/warehouse use and has lesser minimum setbacks than the site's existing B-1 Local Business zoning district, which does not allow office/warehouse use, and has larger setbacks. The applicant wants to utilize portions of the setback areas (that would have to remain vacant under the existing B-1 Local Business zoning) for buildings and related development infrastructure.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The request for a zoning map amendment to B-2 (General Business) aims to provide office/warehouse and retail services in an area designated for mixed use, walkable developments anchored by retail for people to go for daily goods and services. Upon analyzing the request, the proposed rezoning is consistent with the surrounding zoning of the vacant properties along all sides of Carlos G Parker Boulevard, immediately adjacent to the subject property.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Existing structure on the subject property is prime to provide infill redevelopment. • Consistent with the Comprehensive Plan for a Market Center: Community. • Consistent with proposed Place Type of P5.	• N/A

4. RECOMMENDATION

At their October 10, 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 – October 10, 2023

City Council public hearing and ordinance introduction – October 26, 2023

City Council consideration of ordinance approval – November 9, 2023

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

3a. [Staff Report](#)

3b. [Letter of Intent from the Applicant](#)

3c. [Location Map](#)

3d. [Existing Zoning Map, Growth Sectors Map, Future Land Use Map](#)

3e. [Notification Map](#)

3f. [Ordinance 2023-52](#)

3f.1. [Survey/Field Notes – Exhibit A](#)

3f.2. [Proposed Zoning Map – Exhibit B](#)

3g. [Staff PowerPoint Presentation](#)

City of Taylor
PZ-2023-1861
Zoning Amendment
Staff Report

Item Details

Subject Property:	701 Carlos G Parker NW
Total Acreage:	Approximately 3.649 acres
Legal Description:	Approximately 3.649 acres of land part of William Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas
Applicant:	C. K. Yang, SNJ Holdings LLC
Property Owner(s):	C. K. Yang, SNJ Holdings LLC
Request:	A request to rezone from the existing Local Business District B-1 zoning to B-2 General Business District
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property is located at the Northeast corner of the terminus of Justin Lane at Carlos G. Parker Boulevard. The City of Taylor Fire Department Station 2 ("Fire Department") is developed to the South, and the Baptist church is to the North. The Fire Department is in need of additional property to accommodate a much-needed expansion of Station 2, and the applicant is seeking a way to accommodate this need while still being able to realize the development they had planned for the site.

The applicant is proposing a mixed-use development of office/warehouse and retail for new construction in the City of Taylor. The applicant is requesting to rezone the property to B-2 General Business to allow the proposed uses and recoup more developable area on the lot.

The current zoning, B-1 Local Business, allows retail uses but does not allow office/warehouse as a use. The B-2 General Business zoning district allows for office/warehouse use and has lesser minimum setbacks than the site's existing B-1 Local Business zoning district, which does not allow office/warehouse use, and has larger setbacks. The applicant wants to utilize portions of the setback areas (that would have to remain vacant under the existing B-1 Local Business zoning) for buildings and related development infrastructure.

Location:

Previous location of the Avery-Pickett Volunteer Fire Department. Near the northeast corner of Justin Lane at Carlos G. Parker Boulevard NW.

Physical and Natural Features:

The subject property is occupied by a structure that once served as the Avery-Picket Volunteer Fire Department and a paved parking lot along the frontage of Carlos G. Parker Blvd. Remaining acreage is vacant and devoid of foliage.

Growth Sector Designations:

The subject property is located within the Infill Neighborhood Sector. The Infill Neighborhood Sector consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density (Envision Taylor Comprehensive Plan page 50).

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Market Center: Community. Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed-use and walkable places (Envision Taylor Comprehensive Plan page 72).

The subject property is currently zoned B-1 (Local Business). This district typically provides for adequate high-density commercial development within the City.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	B-1 (Local Business)	Infill Neighborhood Sector	Market Center: Community	Vacant
South	B-2 CPD (Commercial Planned Development)	Infill Neighborhood Sector	Market Center: Community	Fire Station
East	B-1	Infill Neighborhood Sector	Market Center: Community	First Baptist Church
West	B-1	Intended Growth Sector	Market Center: Community	Vacant

Transportation

The subject property gains access off Carlos G Parker Boulevard (SH 397) to the west.

Carlos G Parker Boulevard (SH 397) is identified as a Regional Roadway according to the Transportation Master Plan and TxDOT Statewide Mapping Plan. Regional Roadways are designed to move vehicles between the City of Taylor and other communities. These roadways will follow the design standards established by Williamson County and/or TxDOT. Regional roadways may include major highways or controlled-access freeway facilities.

Utilities

The subject property is located within the City of Taylor water and sewer CCN. The property is served by 8-inch waterlines along the north, south and east boundary of the property and a 6-inch wastewater line along the south property boundary. There is also a 24-inch main water line located on the western right-of-way of Carlos G. Parker Boulevard.

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. Fifteen (15) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, September 24, 2023.

Staff Analysis

The request for a zoning map amendment to B-2 (General Business) aims to provide office/warehouse and retail services in an area designated for mixed use, walkable developments anchored by retail for people to go for daily goods and services. Upon analyzing the request, the proposed rezoning is consistent with the surrounding zoning of the vacant properties along all sides of Carlos G Parker Boulevard, immediately adjacent to the subject property. The rezoning request is consistent with the following Land Use Policies in Envision Taylor Comprehensive Plan:

- **LU3** – New mixed-use centers should complement the existing Downtown and accommodate additional growth within a compact urban fabric that includes Community Character walkable streets, mixed-use buildings, and high-quality public spaces.
 - The applicant is proposing mixed use with retail, office warehouse uses which would complement the new residential development to the Northeast of the subject property.
- **LU9** – Promote development patterns that maximize the use of existing infrastructure and land use before expanding infrastructure to underdeveloped areas.
 - The utilization of the property would be considered infill, and the applicant currently has access to water and wastewater on their property and would likely only be required to extend as needed (lateral lines to buildings).”

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested rezoning.

Planning and Zoning Commission Recommendation

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

Is the rezoning consistent with the Comprehensive Plan?

- The rezoning request is consistent with the Comprehensive Plan. The applicant would like to use the property for mix of office/warehouse and retail uses consistent with Market Center Community Land Use Designation. However, a site plan showing walkable development that meets the design intent shown on page 72 of the Envision Taylor Comprehensive Plan will be required before permits can be issued.

Is the rezoning compatible with the surrounding area?

- The rezoning is compatible with other B-1 zoning to the north, east and B-2 CPD zoning to the south of the subject property.

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

- Staff analysis determined that the rezoning of the subject property will promote public health, safety, and the 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?

- 8-inch waterlines are available to tie into along the north, south, and east property line and a 6-inch wastewater line is available along the south property line.

Do current conditions indicate that a rezoning is necessary?

- To operate as desired by the applicant as office/warehouse a rezoning to B-2 is necessary to achieve their development request. The request from the applicant as described in their Letter of Intent is “to allow the owner to develop as planned while accommodating the future fire station expansion needs”.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sectors Map
5. Future Land Use Map
6. Notification Map
7. Draft Ordinance
 - a. Survey/Field Notes – Exhibit A
 - b. Proposed Zoning Map – Exhibit B

HUSCH BLACKWELL

Nikelle S. Meade
Partner

111 Congress Avenue, Suite 1400
Austin, Texas 78701
Direct: 512.479.1147
nikelle.meade@huschblackwell.com

September 12, 2023

Development Services Department
c/o Tom Yantis, Assistant City Manager
City of Taylor
400 Porter Street
Taylor, Texas 76574

Re: Letter of Intent Re Request for Rezoning of 3.649 Acres - 701 NW Carlos G Parker
Boulevard, Taylor, Williamson County, Texas 76574 (the "Property")

Dear Assistant City Manager Yantis:

Enclosed with this letter on behalf of owner of the above-referenced Property, SNJ Holdings, is an application to rezone the Property from B1 (Local Business District) zoning district designation to B2 (General Business District) zoning district designation.

The Property is located at the Northeast corner of the terminus of Justin Lane at NW Carlos G. Parker Boulevard. The City of Taylor Fire Department (the "Fire Department") is developed to the South, but the other surrounding properties are vacant. The Fire Department has advised us that it is in need of an additional portion of our Property to accommodate a much-needed expansion of the Fire Department development to our South, and we are seeking a way to accommodate this need while still being able to realize the development we planned for the site. For this reason, we propose to rezone the Property to B2 to allow us to recoup more developable area on the lot. Because B2 has lesser minimum setbacks than does the site's existing B1, we will be able to utilize portions of the setback areas that would have to remain vacant under B1 for buildings and related development infrastructure.

The proposed rezoning does not require any change to the comprehensive plan, and it is compatible with surrounding zoning in this area.

We appreciate your consideration of this request. Please let us know if you have any questions or if any additional information is needed.

Sincerely,



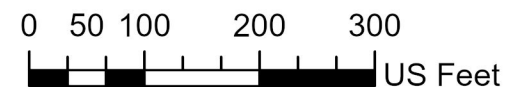
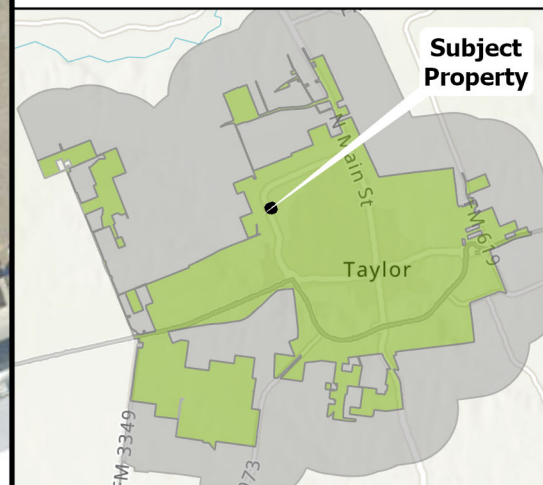
Nikelle S. Meade



PZ-2023-1861

701 Carlos G. Parker Blvd. NW
Approximately 3.649 acres
Rezoning
Location Map

-  Subject Property
-  Parcels
-  Streets

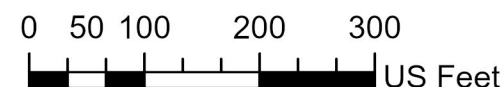
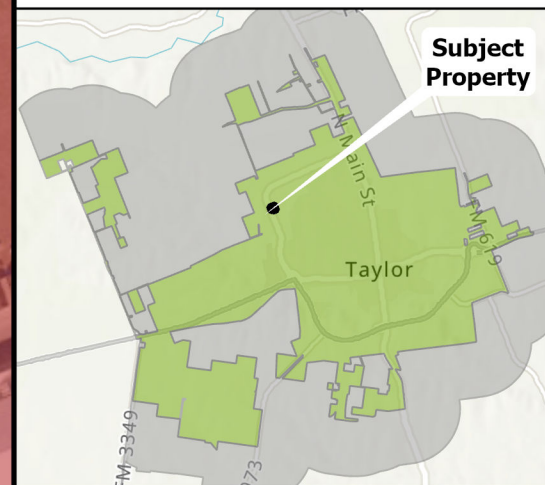




PZ-2023-1861

701 Carlos G. Parker Blvd. NW
Approximately 3.649 acres
Rezoning
Zoning Map

-  Subject Property
-  Parcels
-  Streets
-  B-1
-  B-2/CPD
-  R-1 Single Family
-  R-1/RPD: Residential Planned Development

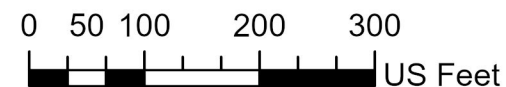
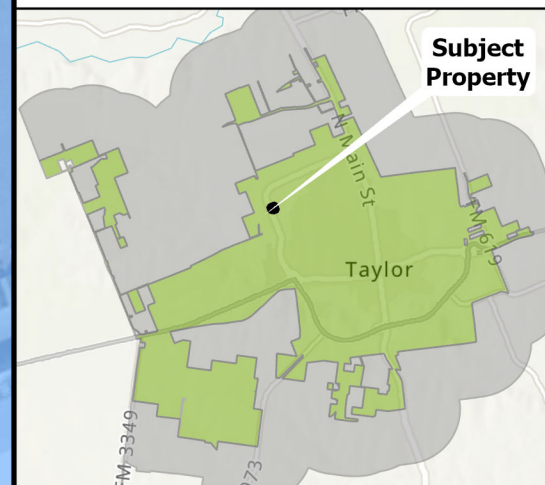




PZ-2023-1861

701 Carlos G. Parker Blvd. NW
Approximately 3.649 acres
Rezoning
Growth Sector Map

-  Subject Property
-  Parcels
-  Streets
-  Intended Growth Sector (G-3)
-  Infill Neighborhood Sector (G-4)

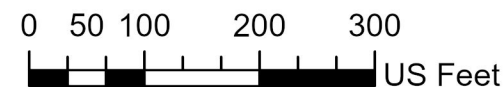
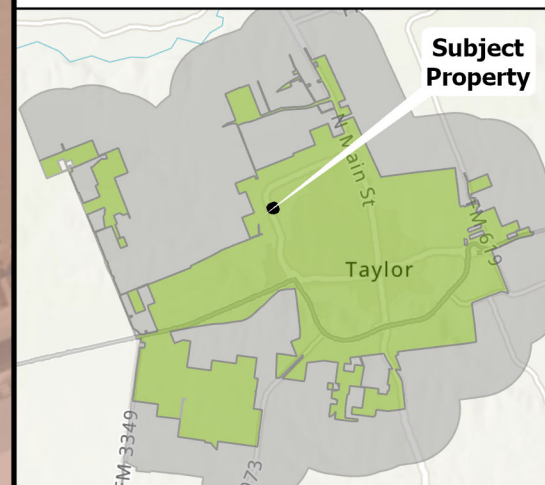




PZ-2023-1861

701 Carlos G. Parker Blvd. NW
Approximately 3.649 acres
Rezoning
Future Land Use Map

-  Subject Property
-  Parcels
-  Streets
-  Area of Minimal Change
-  Market: Community
-  Neighborhood Greenfield
-  Neighborhood Infill

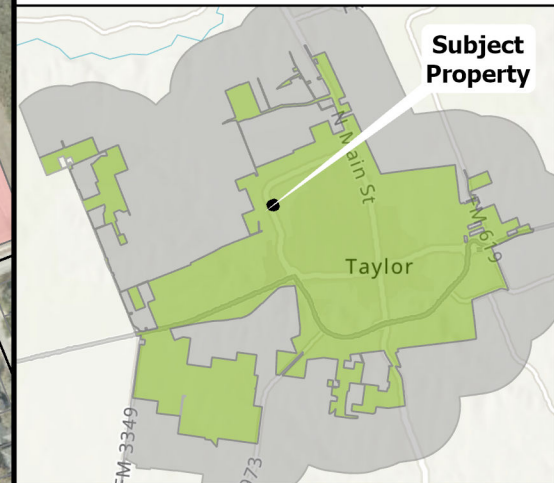




PZ-2023-1861

701 Carlos G. Parker Blvd. NW
Approximately 3.649 acres
Rezoning
Notification Map

- Subject Property
- 200' Buffer
- Notified Properties
- Parcels
- Streets



0 200 400 600
US Feet



ORDINANCE NO. 2023-52

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 3.649 ACRES OF LAND, GENERALLY LOCATED AT 701 CARLOS G PARKER BOULEVARD NW, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R367817, FROM LOCAL BUSINESS DISTRICT (B-1) TO GENERAL BUSINESS DISTRICT (B-2), 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 October 26, 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 for the Property from Local Business District (B-1) to General Business District (B-2).

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on October 10, 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 from Local Business District (B-1) to General Business District (B-2).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Local Business District (B-1) to General Business District (B-2) 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 2023-52 was introduced before the Taylor City Council on the 26th day of October 2023.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2023.

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. 2023-52, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, 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 _____ 2023.

Dianna McLean
City Clerk

EXHIBIT A
(Legal Description/Survey)

ABBREVIATIONS

DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD - WARRANTY DEED
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
W/VL - DEED WITH VENDOR'S LIEN
P.O.B. - PLACE OF BEGINNING

"2.940 ACRES"
(RESIDUE)
SUBSTITUTE TRUSTEE'S DEED
WITH AFFIDAVIT
WEINRITTER REALTY LP
3-3-2009
DOC. #2009013704
OPRC

LOT 6, BLOCK F
GROVE AT BULL
CREEK PHASE 1
DOC #2020157391
OPRC

LEGEND:

- IRON ROD FOUND
- ☆ BUGGY AXLE FOUND
- AC AIR CONDITIONER
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- ⋈ FIRE HYDRANT
- GM GAS METER
- ⊠ UTILITY
- CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- GA GUY ANCHOR
- PO POWER POLE
- OE OVERHEAD ELECTRIC
- WF WOOD FENCE
- UG GAS UNDERGROUND ATMOS GAS LINE
- UG ATT UNDERGROUND ATT CABLE
- UE UNDERGROUND ELECTRIC LINE

SURVEYORS NOTES:

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

2. THIS SURVEY WAS PREPARED **WITHOUT** THE BENEFIT OF TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

3. THE PROPERTY DEPICTED HEREON IS **NOT** WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. **48491C0530F**, EFFECTIVE DATE **DECEMBER 20, 2019**, LOCATED IN ZONE "X" (UNSHADED).

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

5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BTS".

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

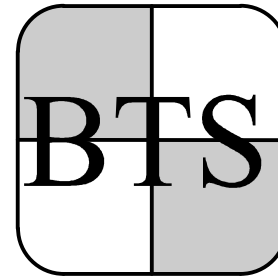
TBM #1 - 1/2" IRON ROD (CAPPED GPS)
ELEVATION: 623.62'

TBM #2 - COTTON SPINDLE IN POWER POLE
ELEVATION: 623.94'

SITE PLAN SURVEY

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

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

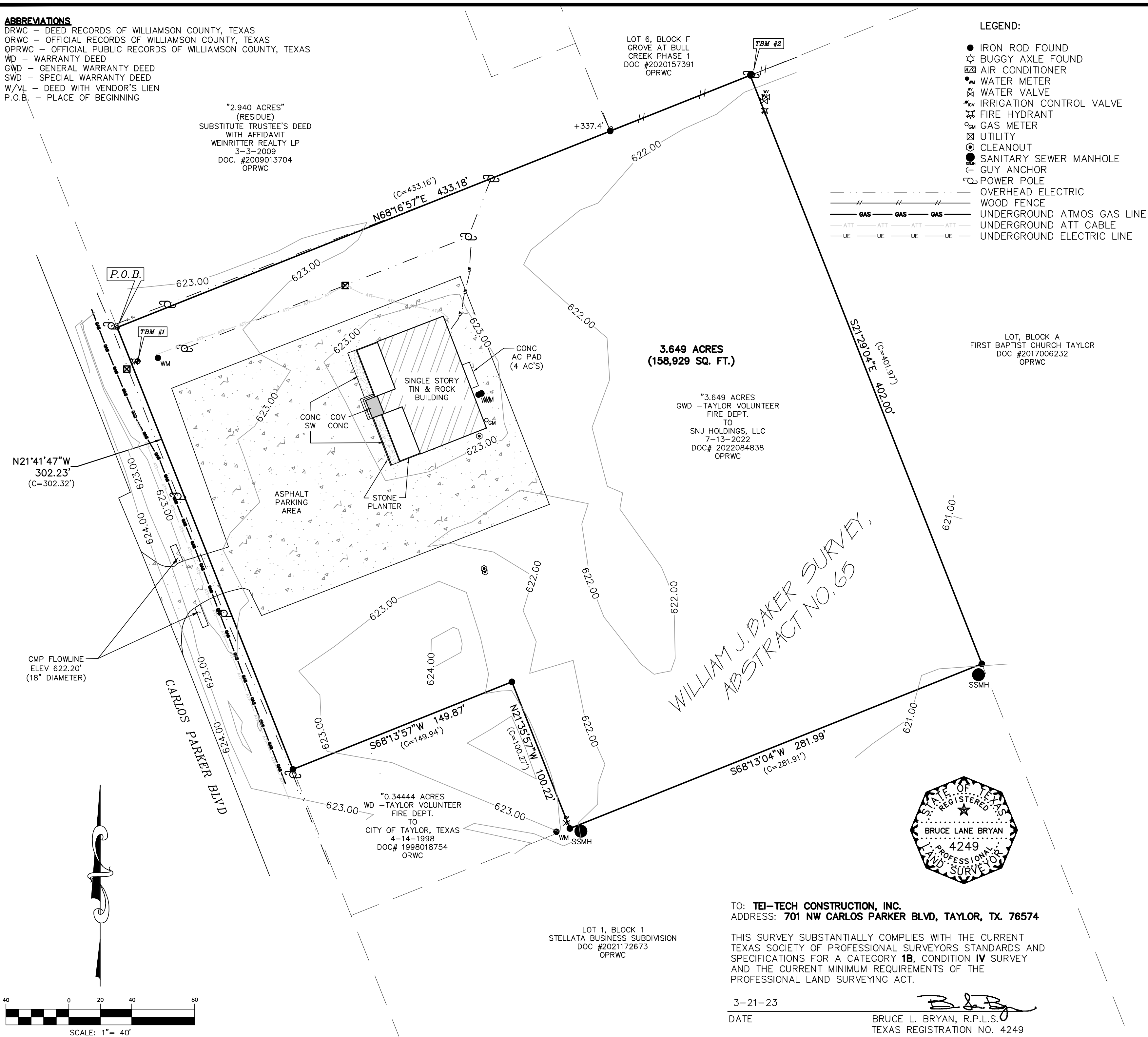
PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AVC	CHECKED BY: BLB
SCALE: 1" = 40'	APPROVED BY: BLB
PROJECT NO. 23-099	DATE: MARCH 6, 2023

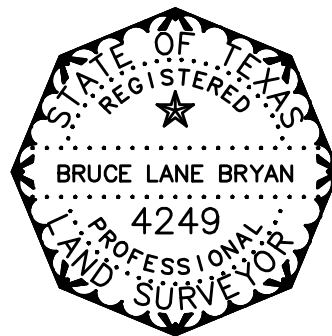


3.649 ACRES
(158,929 SQ. FT.)

"3.649 ACRES
GWD - TAYLOR VOLUNTEER
FIRE DEPT.
TO
SNJ HOLDINGS, LLC
7-13-2022
DOC# 2022084838
OPRC

LOT, BLOCK A
FIRST BAPTIST CHURCH TAYLOR
DOC #2017006232
OPRC

WILLIAM J. BAKER SURVEY,
ABSTRACT NO. 65



TO: **TEI-TECH CONSTRUCTION, INC.**
ADDRESS: **701 NW CARLOS PARKER BLVD, TAYLOR, TX. 76574**

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

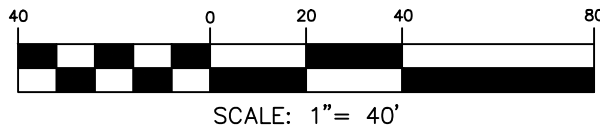
3-21-23

DATE

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

LOT 1, BLOCK 1
STELLATA BUSINESS SUBDIVISION
DOC #2021172673
OPRC

"0.34444 ACRES
WD - TAYLOR VOLUNTEER
FIRE DEPT.
TO
CITY OF TAYLOR, TEXAS
4-14-1998
DOC# 1998018754
ORWC



**STATE OF TEXAS
COUNTY OF WILLIAMSON**

MARCH 17, 2023

3.649 ACRES

These notes describe that certain tract of land located in the **WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, located in the City of Taylor**, situated in Williamson County, Texas; described as "3.649 Acres" conveyed in a General Warranty Deed from Taylor Volunteer Fire Department to SNJ Holdings, LLC, dated 7-13-2022 and recorded in Document No. 2022084838 of the Official Public Records of Williamson County, Texas (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the Month of March 2023, and being more fully described as follows:

BEGINNING at an Iron buggy axle found in the East line of Carlos Parker Blvd, being the Southwest corner of a tract of land described as "2.940 Acres" (residue) conveyed in a Substitute Trustee's Deed with Affidavit to Weinritter Realty, LP, dated 3-3-2009 and recorded in Document No. 2009013704 OPRWC, same being the Northwest corner of herein described tract;

THENCE North 68° 16' 57" East with the South line of said "2.940 Acres" and the North line of subject tract, passing a 1/2" Iron rod at 337.4 feet, being the Southeast corner of said "2.940 Acres" same being the Southwest corner of "Lot 6, Block F, The Grove at Bull Creek, a subdivision recorded in Document No. 2020157391 OPWRC, continuing with the South line of said "Lot 6, Block F" for a total distance of **433.18 feet** to a 1/2" Iron rod found, being the Northwest corner of "Lot 1, Block A" First Baptist Church Taylor, a subdivision recorded in Document No. 2017006232 OPRWC, same being the Northeast corner of herein described tract;

THENCE South 21° 29' 04" East with the West line of said "Lot 1, Block A" (First Baptist Church Taylor) and the East line of subject tract a distance of **402.00 feet** to a 1/2" Iron rod found being the Northeast corner of "Lot 1, Block 1" Stellata Business Subdivision, a subdivision recorded in Document No. 2021172673 OPRWC, same being the Southeast corner of herein described tract;

THENCE South 68° 13' 04" West with the North line of said "Lot 1, Block 1" (Stellata Business Subdivision) and the lower South line of subject tract a distance of **281.99 feet** to a 1/2" Iron rod found (capped 4249) being the Southeast corner of a called "0.3444 Acres" conveyed in a Warranty Deed from Taylor Volunteer Fire Department to City of Taylor, Texas, dated 4-14-1998 and recorded in Document No. 1998018754 of the Official Records of Williamson County, Texas (ORWC), same being the lower Southwest corner of herein described tract;

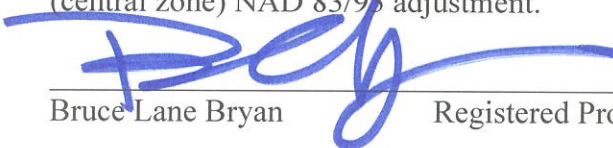
THENCE North 21° 35' 57" West with the East line of said "0.34444 Acres" and the lower West line of subject tract a distance of **100.22 feet** to a 1/2" Iron rod found being

the Northeast corner of said "0.3444 Acres" and also being an interior corner of herein described tract;

THENCE South 68° 13' 57" West with the North line of said "0.34444 Acres" and the upper South line of subject tract a distance of **149.87 feet** to a 1/2" Iron rod found (capped 1433) being in the East line of Carlos Parker Blvd, being the Northwest corner of said "0.3444 Acres" and also being the upper Southwest corner of herein described tract;

THENCE North 21° 41' 47" West with the East line of Carlos Parker Blvd and the upper West line of subject tract a distance of **302.23 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **3.649 Acres**.

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


Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

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

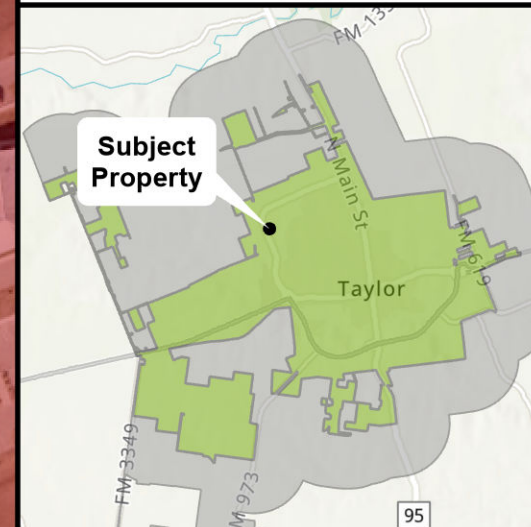




PZ-2023-1861

**701 Carlos G Parker Blvd.
Rezoning
Location Map
Approximately 3.7 acres**

-  Subject Property
-  Parcels
- Zoning**
 -  B-1
 -  B-2
 -  B-2/CPD
 -  R-1 Single Family
 -  R-1/RPD: Residential Planned Development



PZ-2023-1861

Zoning Amendment

701 Carlos G. Parker Blvd.

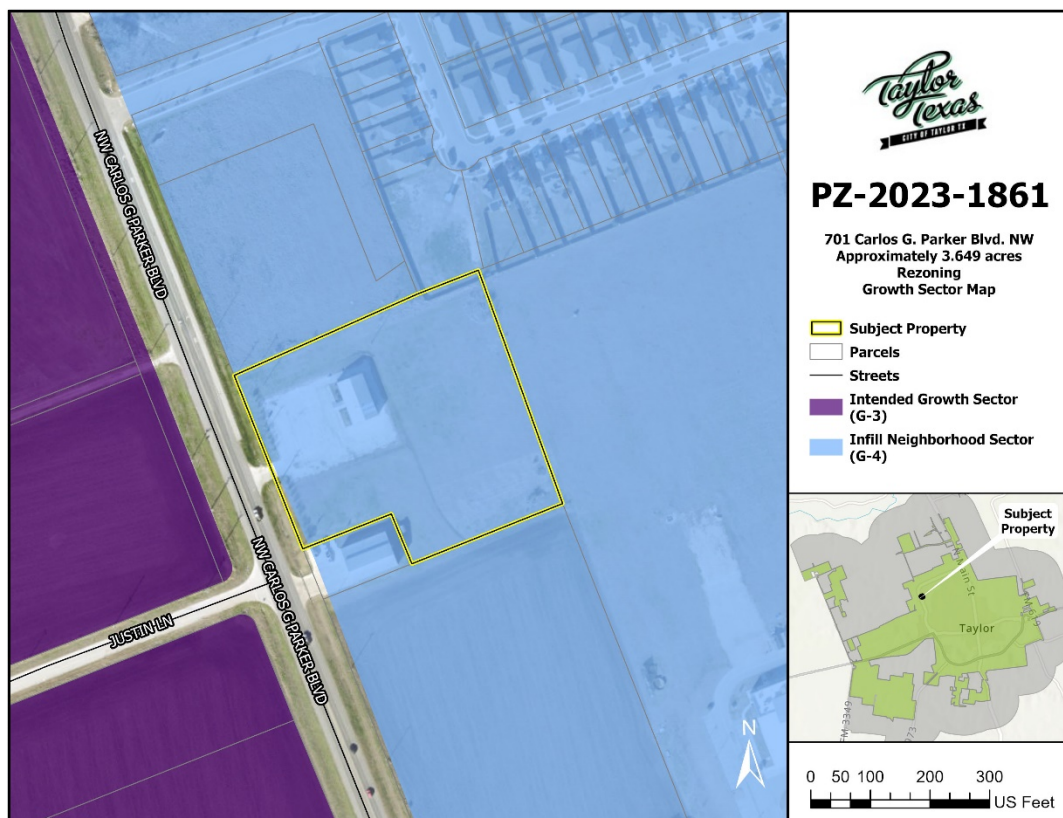
Development Process

- 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

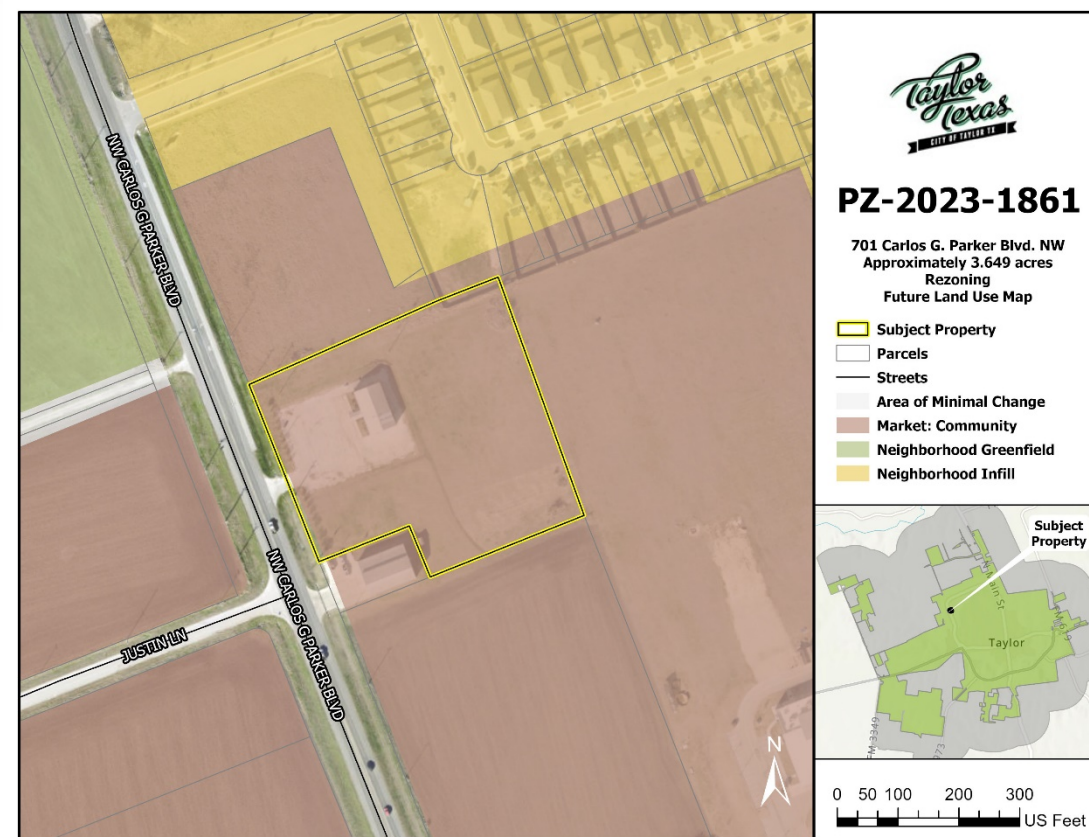


Growth Sector & Future Land Use



Infill Neighborhood:

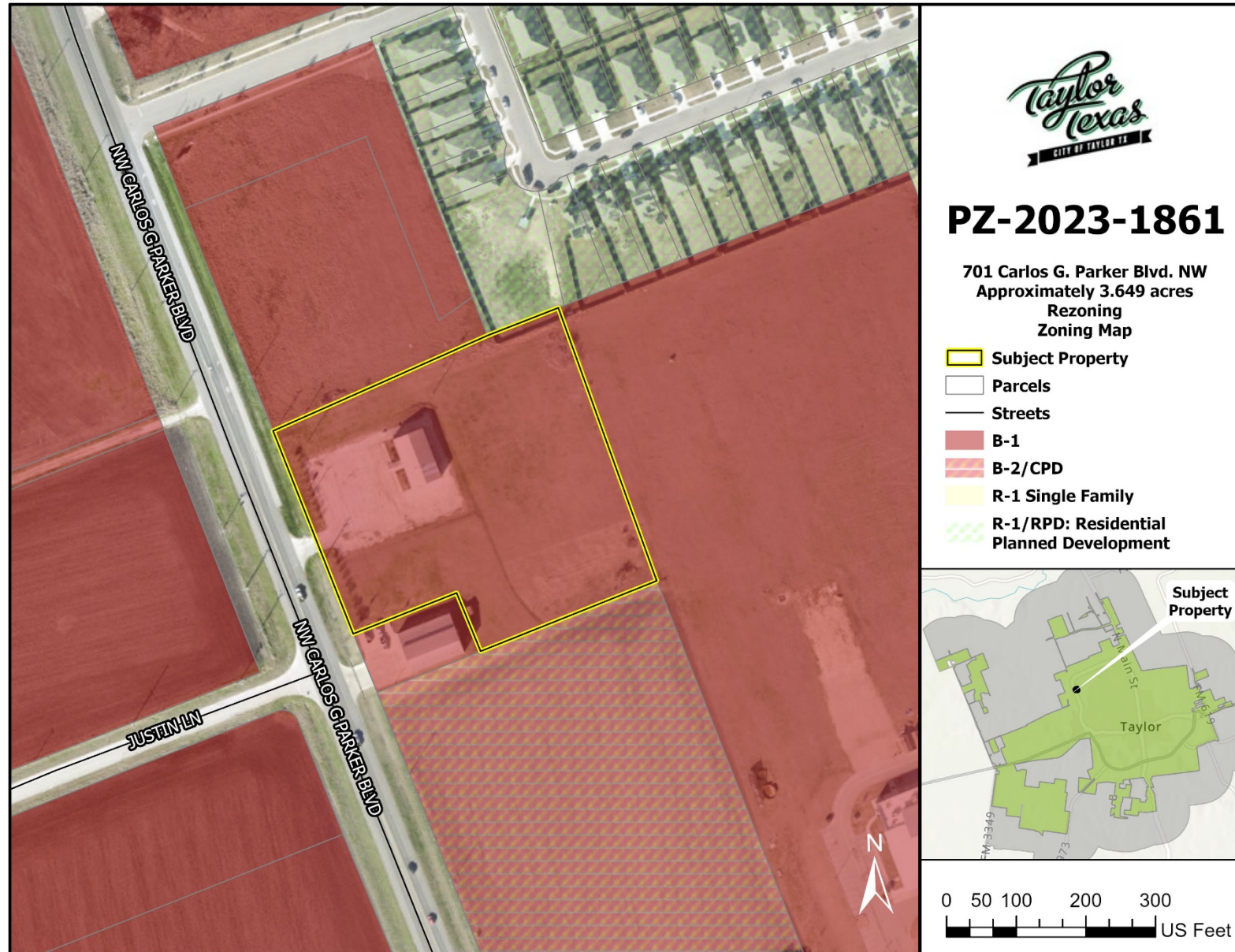
The Infill Neighborhood Sector consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development (Page 50).



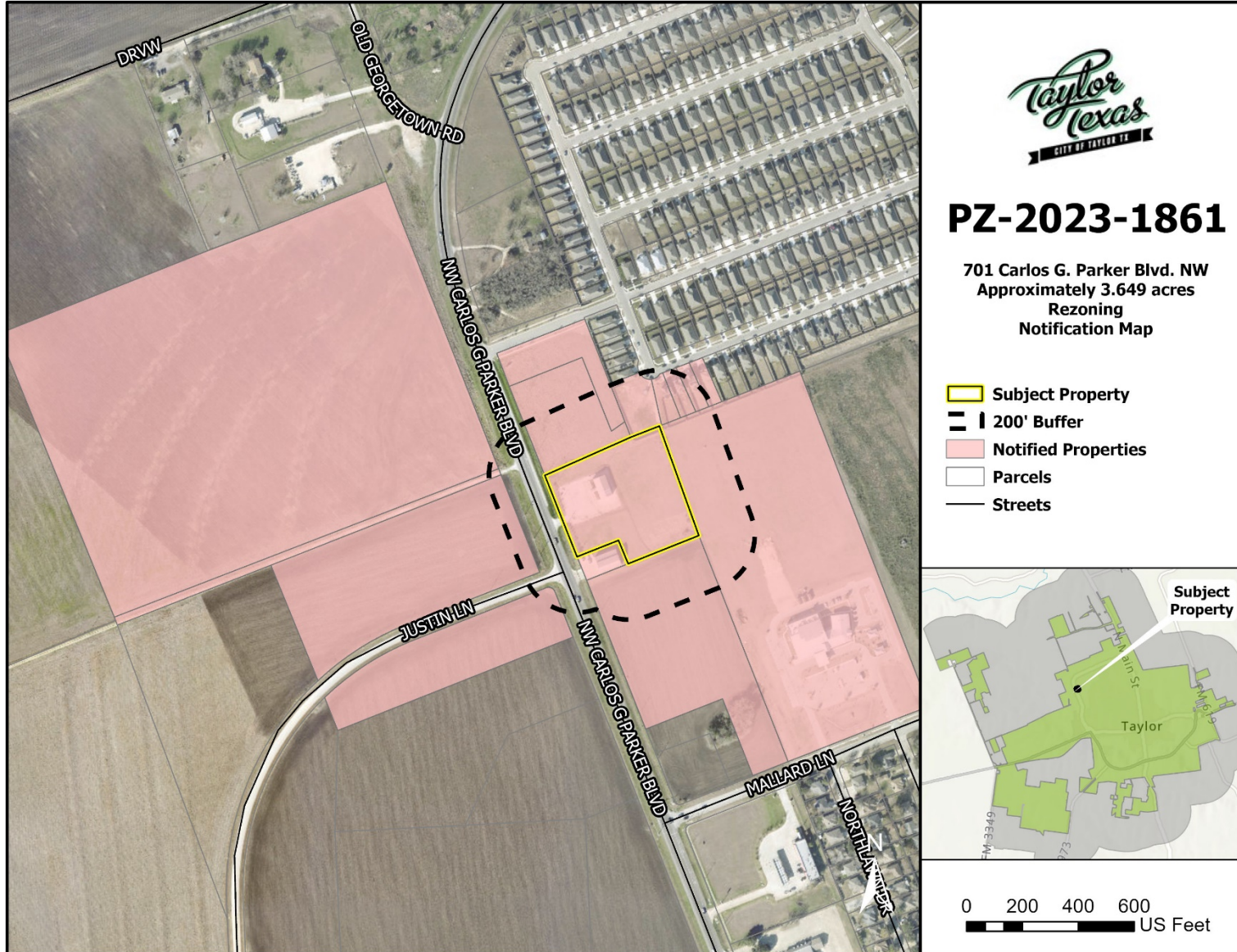
Market Center: Community

Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. Market Centers are envisioned as mixed-use and walkable places. Community Centers serve several neighborhoods (Page 72).

Existing Zoning Map



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.

P&Z Recommendation

On October 10, 2023, the Planning and Zoning Commission voted to recommend **Approval** of the proposed zoning amendment from B-1 to B-2 on approximately 3.649 acres of land part of the William Baker Survey, Abstract No. 65, generally located at 701 Carlos G. Parker Blvd. NW.



City Council Meeting

November 9, 2023

Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 4

Agenda Title: **Consider Ordinance 2023-53, PZ-2023-1862, regarding a request to amend the zoning of approximately 2.382 acres of land generally located at 3609 E 4th Street NW from General Business District (B-2) to Light Industrial District (M-1).**

Council Action to be taken: Consider Ordinance adoption

Department Submitted: Development Services

Staff Contact: Colin Harrison, Director of Development Services

1. PURPOSE/DESCRIPTION

The applicant is proposing to use the property for manufactured homes sales and model homes park. They would like to move their business currently found in Hutto to Taylor. The property's current zoning of B-2 – General Business does not allow this use. The M-1 – Light Industrial district does allow this use.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Even though this property is within the Area of Minimal Change Future Land Use designation and the Future Growth Sector, there is existing development on the same side of 4th street with a total of 6 businesses both B-2 General Business and M-2 Heavy Industrial. This proposal for a change in zoning would match the existing development in the area.

The Planning and Zoning Commission met on October 10, 2023, and unanimously recommended approval of the rezoning from General Business District (B-2) to Light Industrial (M-1).

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Consistent with surrounding businesses are General Business (B-2), and Heavy Industrial (M-2). • Consistent with the Comprehensive Plan for minimal change in this area	• N/A

4. RECOMMENDATION

At their October 10, 2023, meeting the Planning and Zoning Commission recommended approval to the City Council for the proposed zoning change.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – October 10, 2023

City Council public hearing and ordinance introduction – October 26, 2023

City Council consideration of ordinance approval – November 9, 2023

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 4a. [Staff Report](#)
- 4b. [Letter of Intent from the Applicant](#)
- 4c. [Location Map](#)
- 4d. [Existing Zoning Map, Growth Sectors Map, Future Land Use Map](#)
- 4e. [Notification Map](#)
- 4f. [Ordinance 2023-53](#)
 - 4f.1. [Survey/Field Notes – Exhibit A](#)
 - 4f.2. [Proposed Zoning Map – Exhibit B](#)
- 4g. [Staff PowerPoint Presentation](#)

City of Taylor
PZ-2023-1862
Zoning Amendment
Staff Report

Item Details

Subject Property:	3609 E. 4 th Street
Total Acreage:	Approximately 2.382 acres out of 4.618 acres of land
Legal Description:	Part of and out of the Hardy Pace Survey, Abstract No. 493, more particularly described by the Williamson Central Appraisal District Parcel R372792, Taylor, Williamson County, Texas.
Property Owner:	Olin P. Chapman & Amy Chapman
Applicant:	Cole Korte
Request:	An amendment to the zoning from General Business District (B-2) to Light Industrial District (M-1) to allow Manufactured Home Sales on site.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant has discussed their options with the City and has brought forward their request to be able to relocate their business as a Manufactured Home Sales to approximately 2.382 acres along E. 4th Street/US 79. The applicant has explained that they would like to move their business, currently found in Hutto, to Taylor. The subject property is also undergoing subdivision as the Norman Johnson Minor Plat and will soon be legally divided into two lots of approximately 2 acres, allowing the applicant of the rezoning request to own and develop Lot 2 as they desire.

Location:

The subject property is located on 3609 East 4th St. on the southeast corner of Taylor just east of the of U.S. 79 interchange, neighboring Ewald-Kubota (tractor sales).

Physical and Natural Features:

The subject property consists of approximately 2.382 acres of land that is relatively flat in topography. There is one existing metal building on the subject property.

Growth Sector Designations:

The subject property is located within the Future Growth Sector. The Future Growth Sector consists of areas that have value as open space or agricultural land and where there are significant barriers to development. This includes large lot homesteads and farmland with limited infrastructure availability. Expansion into this area is not anticipated during the time frame of this plan. (Envision Taylor Comprehensive Plan, Pg. 50).

Future Land Use and Zoning Designations:

The subject property was assigned the land use designation Area of Minimal Change. Areas of minimal change are characterized as areas lacking in street and utility infrastructure. These areas are not intended to accommodate future growth and redevelopment and should generally remain unchanged during the time frame of the Envision Taylor Comprehensive Plan. (Envision Taylor Comprehensive Plan Pg.65).

The subject property is currently zoned B-2 General Business District. The B-2 district provides for adequate high-density commercial development. However, the applicant desires to operate a Manufactured Home Sales commercial use on the subject property. This use is explicitly permitted in the M-1 Light Manufacturing District.

The surrounding properties are classified as follows:

Direction	Zoning District	Future Land Use	Existing Land Use
North	ETJ – No Zoning	Area of Minimal Change	Vacant Acreage
South	ETJ – No Zoning	Employment Center: Special Zone	Railroad & Agricultural Land
East	B-2 General Business	Area of Minimal Change	Ewald Kubota (Tractor Sales)
West	B-2 General Business	Area of Minimal Change	Various Commercial Businesses

Transportation

The subject property is along E. 4th Street (US 79), which is designated as a Regional Road. Regional Roadways are designed to move vehicles between the City of Taylor and other communities. These roadways will follow the design standards established by Williamson County and/or TxDOT. Regional roadways may include major highways or controlled-access freeway facilities.

Utilities

The subject property is located within the City of Thrall CCN and is not within the City of Taylor Sewer CCN and therefore would likely be serviced by on-site septic facilities. There is an existing 8-inch wastewater line along the northern right-of-way of US 79.

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. Eight (8) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, September 24, 2023.

Staff Analysis

The request for a zoning map amendment from B-2 to M-1 aims to provide a location for Manufactured Home Sales, is a means to provide a variety of housing types within the community.

The area is within the Area of Minimal Change for Future Land Use and a Future Growth Sector though there is preexisting development along the northern right-of-way of E. 4th Street/US 79 with a total of six (6) business properties all zoned B-2 General Business and one (1) M-2 Heavy Industrial as Alamo Concrete Products. The adjacency to an existing M-2 (Heavy Industrial) use will likely partner well with the applicant's request for M-1 (Light Industrial). This zoning request is consistent with the following Land Use Policies in the Envision Taylor Comprehensive Plan:

- **LU5** – New buildings and development should be constructed in a way that they can be repurposed over time and as market conditions change.
 - The proposed commercial use as a Manufactured Home Sales location will have minimal permanent structures on site. The applicant has described that the existing structure on-site will be used as a sales office and all other structures on site will consist of inventory for sale that will be hauled on an off the site.
- **H4** – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single-family development.
 - The request for a Manufactured Home Sales lot will not only provide the City of Taylor with another business but also a business that specializes in providing a form of affordable housing to the community. This housing can be brought in as infill housing in certain parts of the community and with the proper zoning allocated on the property.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested rezoning.

Planning and Zoning Commission Recommendation

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

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

- **Is the rezoning consistent with the Comprehensive Plan?**

The rezoning request is fairly consistent with the Comprehensive Plan. The site will utilize existing structure(s) and the concept of the commercial request is minimal in terms of change as the product (manufactured homes) will be set up as models and for show and sold on site to ultimately be removed and replaced with other stock.

- **Is the rezoning compatible with the surrounding area?**

The rezoning is compatible with the surrounding area as most of the area north, east, and west consists of other commercial businesses and heavy industrial concrete plans. Land to the south of US 79 remains undeveloped.

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

Staff analysis determined that the rezoning of the subject property 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?**

There are likely adequate water facilities available. The applicant will be held responsible for providing on-site septic and existing roadways (E. 4th Street/US 79) are present to allow access to the site. No other internal roadways are proposed or required.

- **Do current conditions indicate that a rezoning is necessary?**

In order to utilize the property, the way the applicant desires a rezoning request is necessary. The current code explicitly requires the Manufactured Home Sales to be within the M-1 (Light Industrial) zoning district.

Attachments:

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



Korte Homes
5896 Chandler Rd, Hutto, TX 78634
512-983-7091
Kortehomes@gmail.com

09/01/2023

To whom it may concern,

Please find this letter of intent to describe the proposed use of 3609 E 4th St, Taylor, Tx.

Korte Homes is a new manufactured home dealership currently located in Hutto. Korte Homes will continue selling new manufactured homes here, should the rezoning request be approved. The homes will be either set up as show models or parked as inventory while they are on the lot. The existing building will be used as office space for staff.

If you have questions, please contact me.

Sincerely,

Cole Korte

512-983-7091

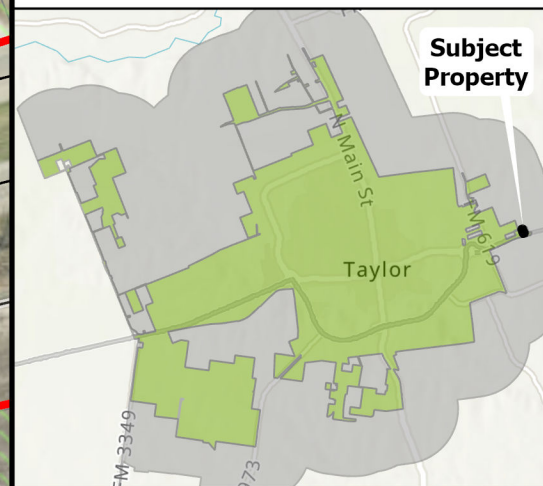
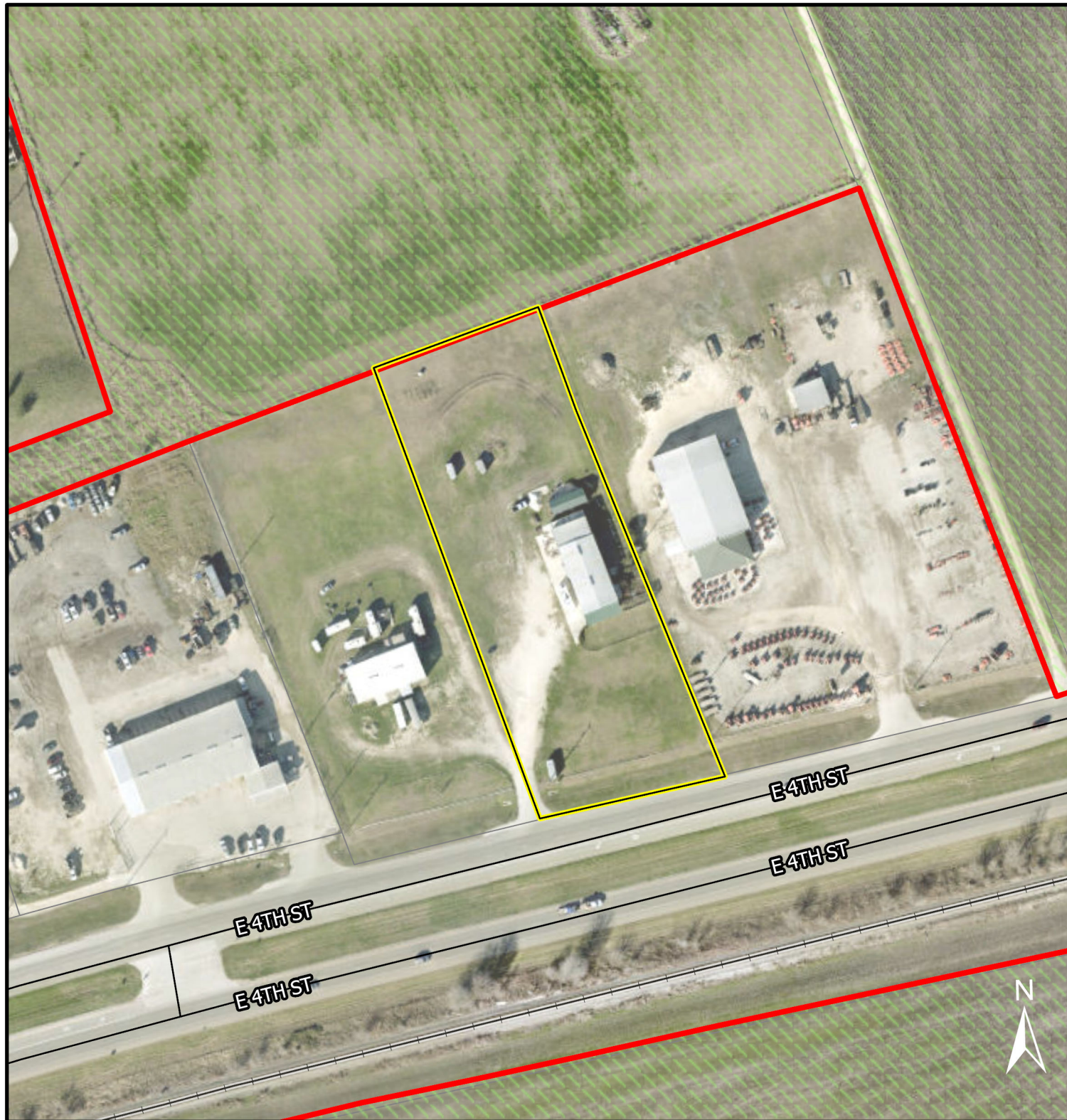
Owner / General Manager



PZ-2023-1862

Generally located at 3609 E. 4th St.
Approximately 2.382 acres
Rezoning
Location Map

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Streets
- Railroads

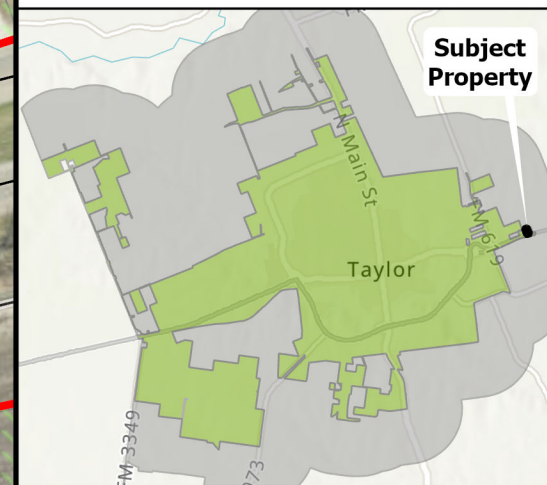
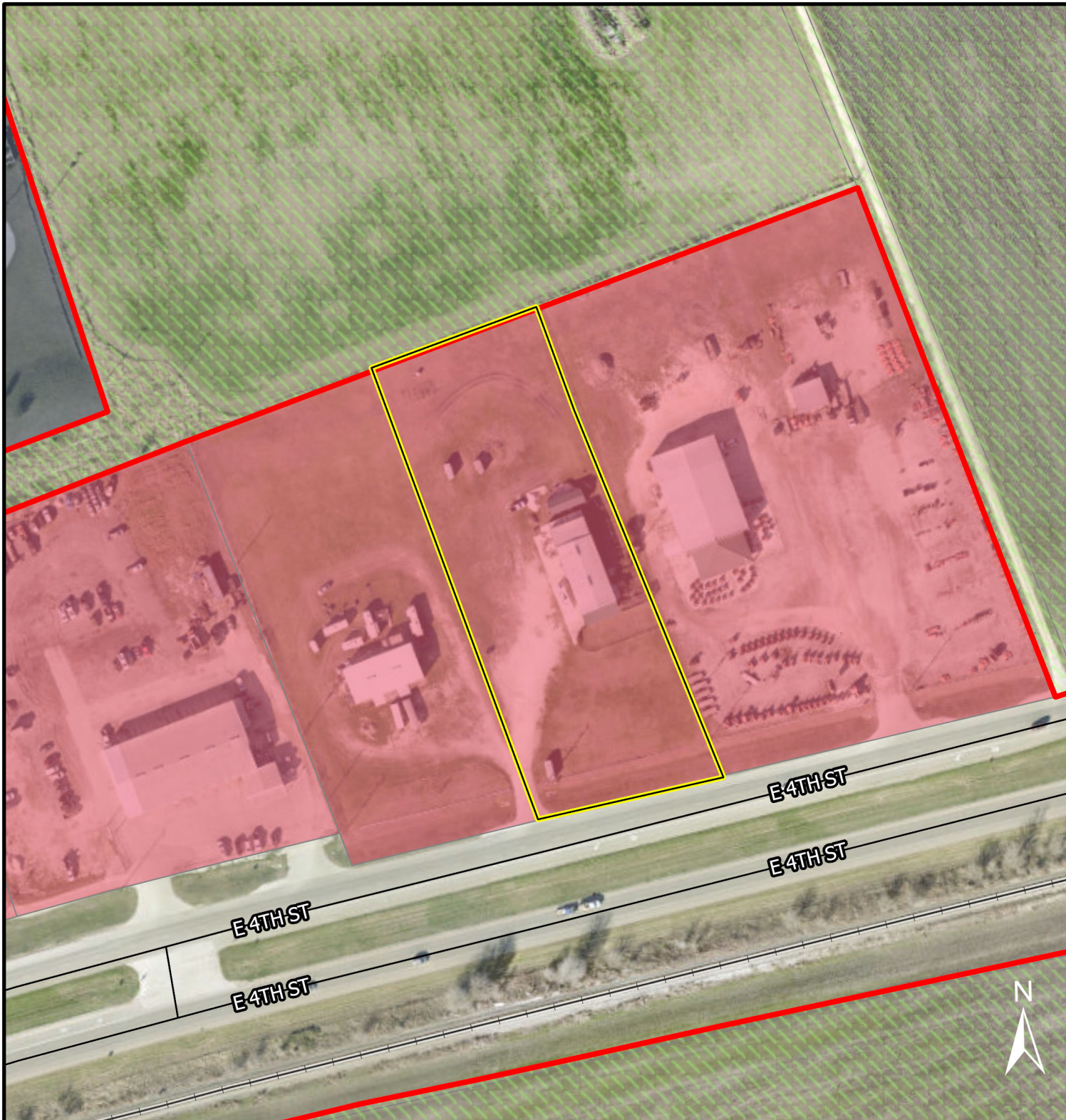




PZ-2023-1862

Generally located at 3609 E. 4th St.
Approximately 2.382 acres
Rezoning
Zoning Map

-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcels
-  Streets
-  Railroads
-  B-2 General Business
-  M-2 Heavy Industrial





PZ-2023-1862

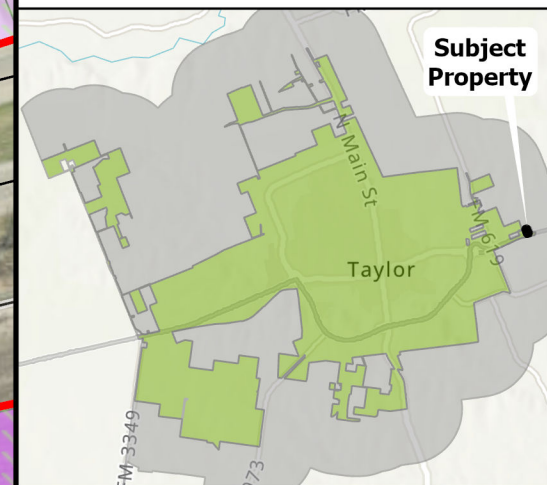
Generally located at 3609 E. 4th St.

Approximately 2.382 acres

Rezoning

Growth Sector Map

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Streets
- Railroads
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier I (G-2.1)





PZ-2023-1862

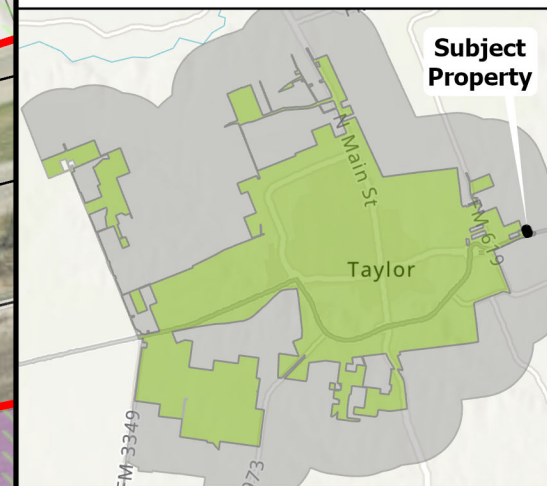
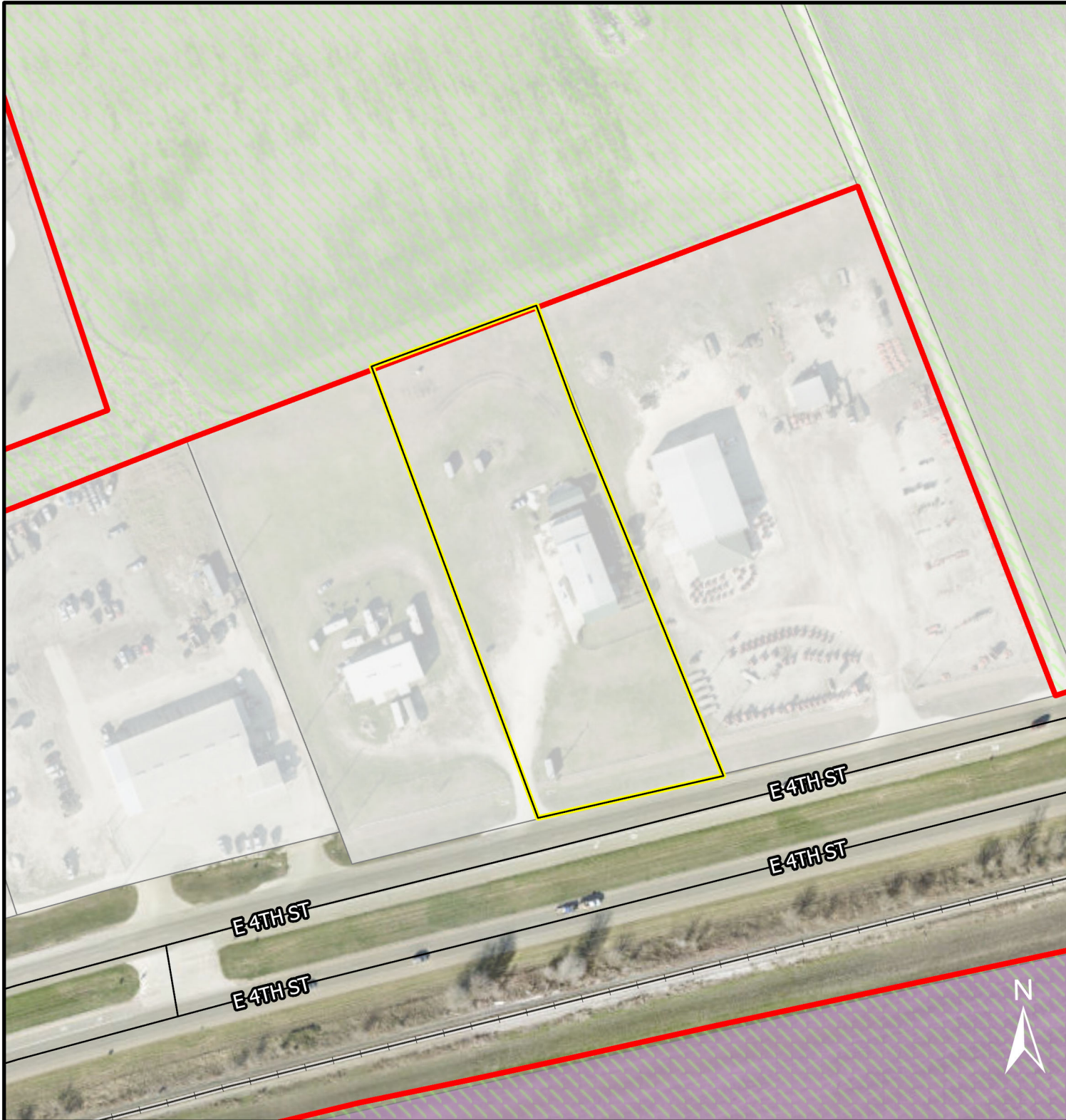
Generally located at 3609 E. 4th St.

Approximately 2.382 acres

Rezoning

Future Land Use Map

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Streets
- Railroads
- Area of Minimal Change
- Employment: Special Zone

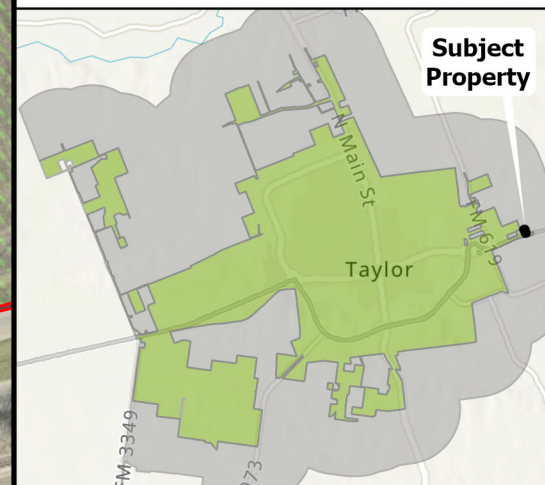




PZ-2023-1862

Generally located at 3609 E. 4th St.
Approximately 2.382 acres
Rezoning
Notification Map

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



0 100 200 300
US Feet

ORDINANCE NO. 2023-53

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 2.382 OUT OF 4.618 ACRES OF LAND, GENERALLY LOCATED AT 3609 E. 4th STREET, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R372792, FROM GENERAL BUSINESS DISTRICT (B-2) TO LIGHT MANUFACTURING (M-1), 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 October 26, 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 for the Property from General Business District (B-2) to Light Manufacturing District (M-1).

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on October 10, 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 from General Business District (B-2) to Light Manufacturing District (M-1).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from General Business District (B-2) to Light Industrial District (M-1) 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 2023-53 was introduced before the Taylor City Council on the 26th day of October 2023.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2023.

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. 2023-53, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, 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 _____ 2023.

Dianna McLean
City Clerk

EXHIBIT A
(Legal Description/Survey)

GF#TAY2301618

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

CORRECTION WARRANTY DEED

Date: September 13, 2023, to be effective as of May 24, 2023

Grantor: Norman Johnson, a married person, not joined herein by his/her spouse as the property hereby conveyed constitutes no part of their business or residence homestead and is in his/her sole management and control

Grantor's Mailing Address (including county):

4700 CR 424
Taylor, Texas 76574
Williamson County

Grantee: Olin P. Chapman, Jr., and Amy Champman

Grantee's Mailing Address (including county):

3609 E. 4th Street
Taylor, Texas 76574
Williamson County

Consideration:

For the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All that certain tract of land, situated in the Hardy Pace Survey, Abstract No. 493, Williamson County, Texas; subject tract being part of and out a called "5.00 Acres" (residue) conveyed in a Warranty Deed with Vendor's Lien from Raymond Lenz and Suzanne Lenz to Norman Johnson, dated 3-18-2004 and recorded in Document No. 2004020659 of the Official Public Records of Williamson County, Texas (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of April 2023, subject tract being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

This deed is made as a correction deed in substitution of the deed titled "Warranty Deed" ("Corrected Deed") dated May 24, 2023, and recorded in Document No. 2023042158, of the Official Public Records of Williamson County, Texas, to correct the following incorrect information: The legal description was incorrectly described. Other than the stated correction, this deed is intended to restate in all respects the Corrected Deed, and the effective date of this correction deed relates back to the effective date of the Corrected Deed.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any applicable governmental district, agency, authority, etc. taxes for current year, the payment of which Grantee assumes.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

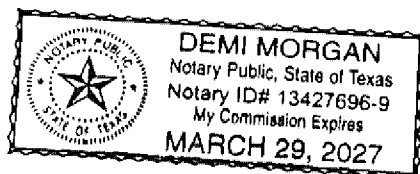
EXECUTED this 13th day of September, 2023 to be effective as of May 24, 2023.

GRANTOR:

Norman Johnson

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 13th day of September, 2023, by **Norman Johnson**.



Demi Morgan
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

EXECUTED this 13th day of September, 2023 to be effective as of May 24, 2023.

GRANTEE:

Olin P. Chapman Jr

Olin P. Chapman, Jr.

Amy Chapman

Amy Chapman

G A

STATE OF ~~TEXAS~~ Virginia
COUNTY OF Loudoun

This instrument was acknowledged before me on the 13th day of September, 2023, by
Olin P. Chapman, Jr., and Amy Chapman.



Gloria Asare

Notary Public, State of ~~Texas~~ Virginia
Notary's name (printed): Gloria Asare
Notary's commission expires: 12/31/2024

Registration No: 7901547
Electronic Notary Public

Notarized online using audio-video communication

AFTER RECORDING RETURN TO:

LONGHORN TITLE COMPANY
1902 Old Granger Road
Taylor, TX 76574

EXHIBIT A

STATE OF TEXAS
COUNTY OF WILLIAMSON

MAY 8, 2023

2.382 Acres

These notes describe that certain tract of land, situated in the **HARDY PACE SURVEY, ABSTRACT NO. 493**, Williamson County, Texas; subject tract being part of and out a called "5.00 Acres" (residue) conveyed in a Warranty Deed with Vendor's Lien from Raymond Lenz and Suzanne Lenz to Norman Johnson, dated 3-18-2004 and recorded in Document No. 2004020659 of the Official Public Records of Williamson County, Texas (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of April, 2023, subject tract being more fully described as follows:

COMMENCING at a 1/2" Iron Rod found with an TXDOT aluminum cap (Sta: 1116+80.92) in the North right-of-way of U.S. Highway 79, being the Southeast corner of a called "4.653 Acres" conveyed in a General Warranty Deed from John Ewald to Mount Vernon, LLC, dated 6-18-2021 and recorded in Document No. 2021090740 (OPRWC), **THENCE** South 76° 07' 27" West with the common line of U.S. Highway 79 and said "4.653 Acres", a distance of 377.70 feet to a 1/2" Iron Rod set (capped BTS) being the Southwest corner of said "4.653 Acres" and the Southeast corner of said "5.00 Acres" (residue), same being the **PLACE OF BEGINNING** of this description;

THENCE South 76° 07' 27" West with the North line of U.S. Highway 79 and the South line of said "5.00 Acres" (residue), a distance of 209.09 feet to a PK Nail set (with BTS washer) in the North line of U.S. Highway 79 and the South line of said "5.00 Acres" (residue) being the Southwest corner of subject tract, for reference, a 1/2" Iron Rod found with an TXDOT aluminum cap (Sta: 1108+87.35) being the Southwest corner of said "5.00 Acres" (residue) and being the Southeast corner of a called "Lot 1, Gangl's Service Center Subdivision (2011010040)" conveyed in a Warranty Deed with Vendor's Lien from Heath R. Taylor and Joel J. Gamez to Craboll II, LLC, dated 10-11-2019 and recorded in Document No. 2019097255 (OPRWC), bears South 76° 07' 27" West, a distance of 206.35 feet;

THENCE North 21° 14' 08" West over and across said "5.00 Acres" (residue), a distance of 488.41 feet to a 1/2" Iron Rod set (capped BTS), falling in a the North line of said "5.00 Acres" (residue) and being in a Southern line of a called "29.12 Acres" (residue) conveyed in a Warranty Deed with Vendor's Lien from Lenz Acre Partnership to John Ewald, dated 4-13-2016 and recorded in Document No. 2016030805 (ORPWC), being the Northwest corner of subject tract, for reference, a 1/2" Iron Rod found in a Southern line of said "29.12 Acres" (residue) at the Northwest corner of said "5.00 Acres" (residue) and the Northeast corner of said "Lot 1, Gangl's Service Center Subdivision (2011010040)", bears South 68° 35' 32" West, a distance of 206.00 feet;

THENCE North 68° 35' 32" East with said Southern line of said "29.12 Acres" (residue) and the North line of said "5.00 Acres" (residue), a distance of 206.00 feet to a PK Nail set (with BTS washer), being the Northeast corner of said "5.00 Acres" (residue) and being the Northwest corner of said "4.653 Acres" and also being an exterior corner of said "29.12 Acres" (residue);

THENCE South 21° 23' 14" East along the East line of said "5.00 Acres" (residue) and the West line of said "4.653 Acres" a distance of 515.81 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated an area of 2.382 Acres.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2023077072

Pages: 6 Fee: \$42.00

09/14/2023 08:23 AM

LMUELLER



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas



PZ-2023-1862

Generally located at 3601 4th St.

Rezoning

Location Map

Approximately 2.4 acres

 Subject Property

 Parcels

 City Limits

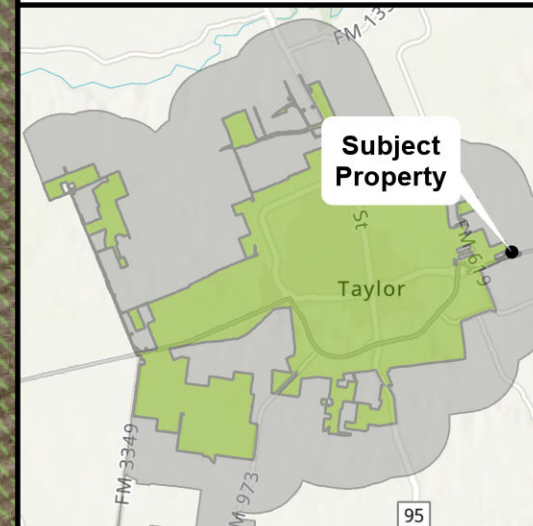
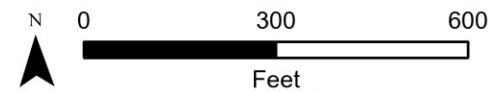
 ETJ Boundary

Zoning

 B-2

 M-2 Heavy Industry

 M-1 Light Industrial



PZ-2023-1862

Zoning Amendment

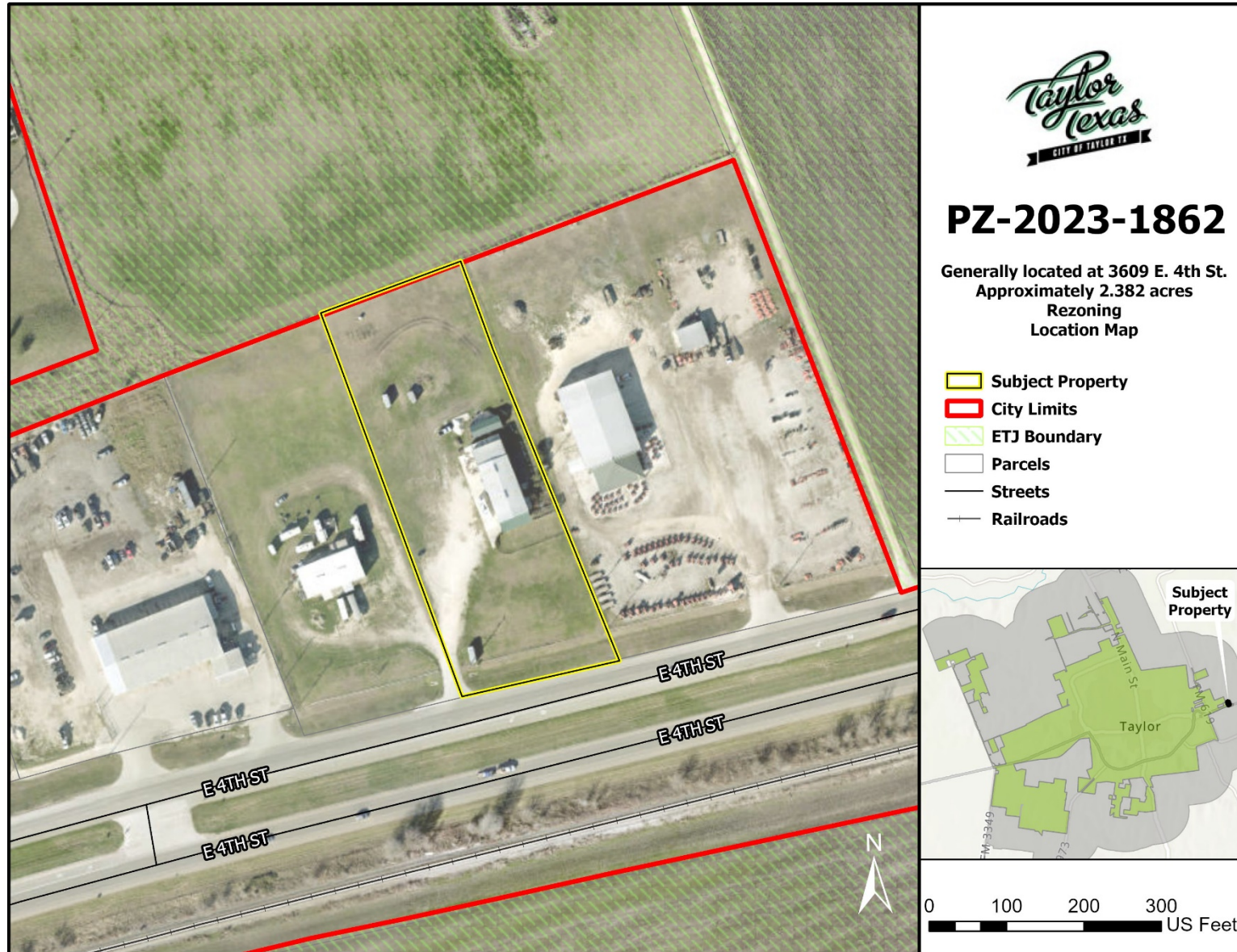
3609 E. 4th Street



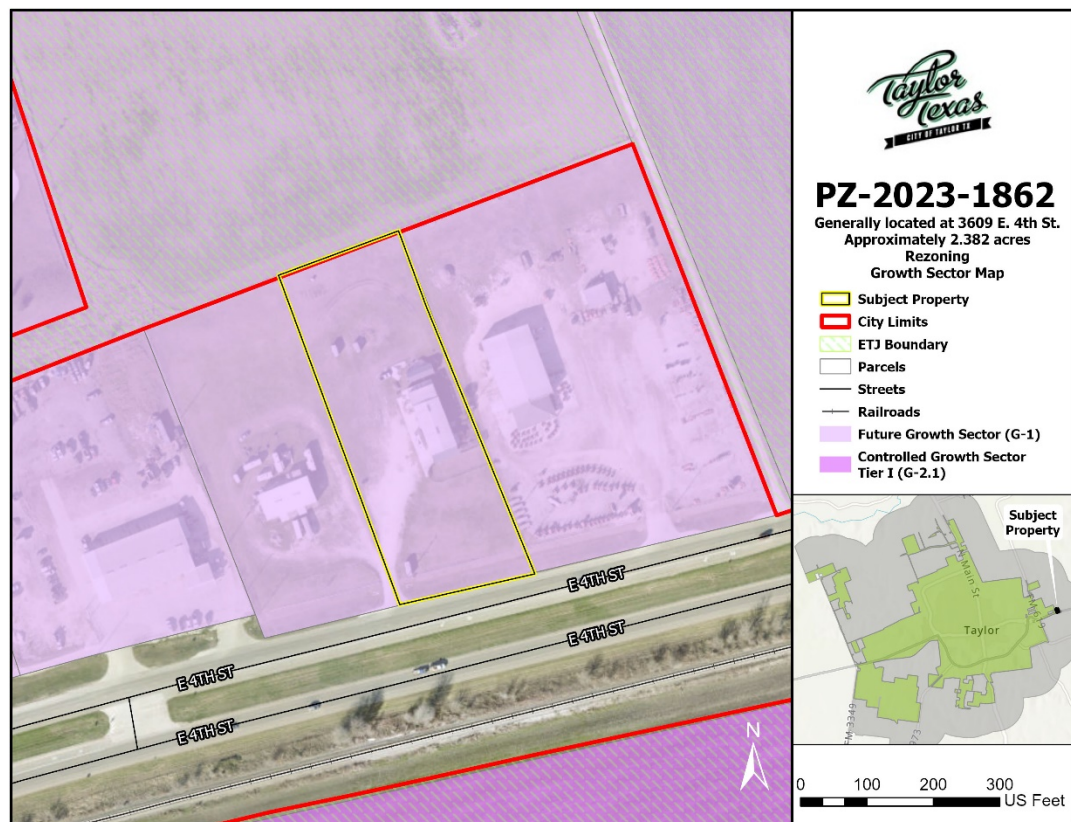
Development Process

- 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

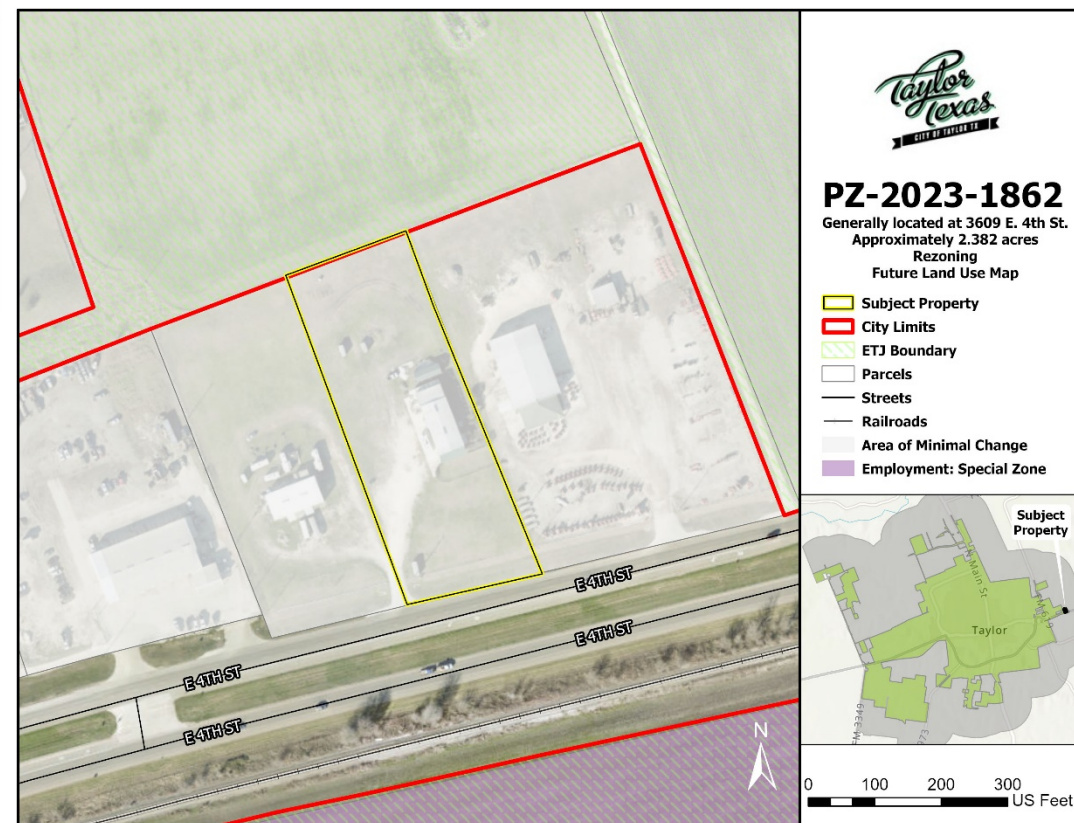


Growth Sector & Future Land Use



Future Growth Sector:

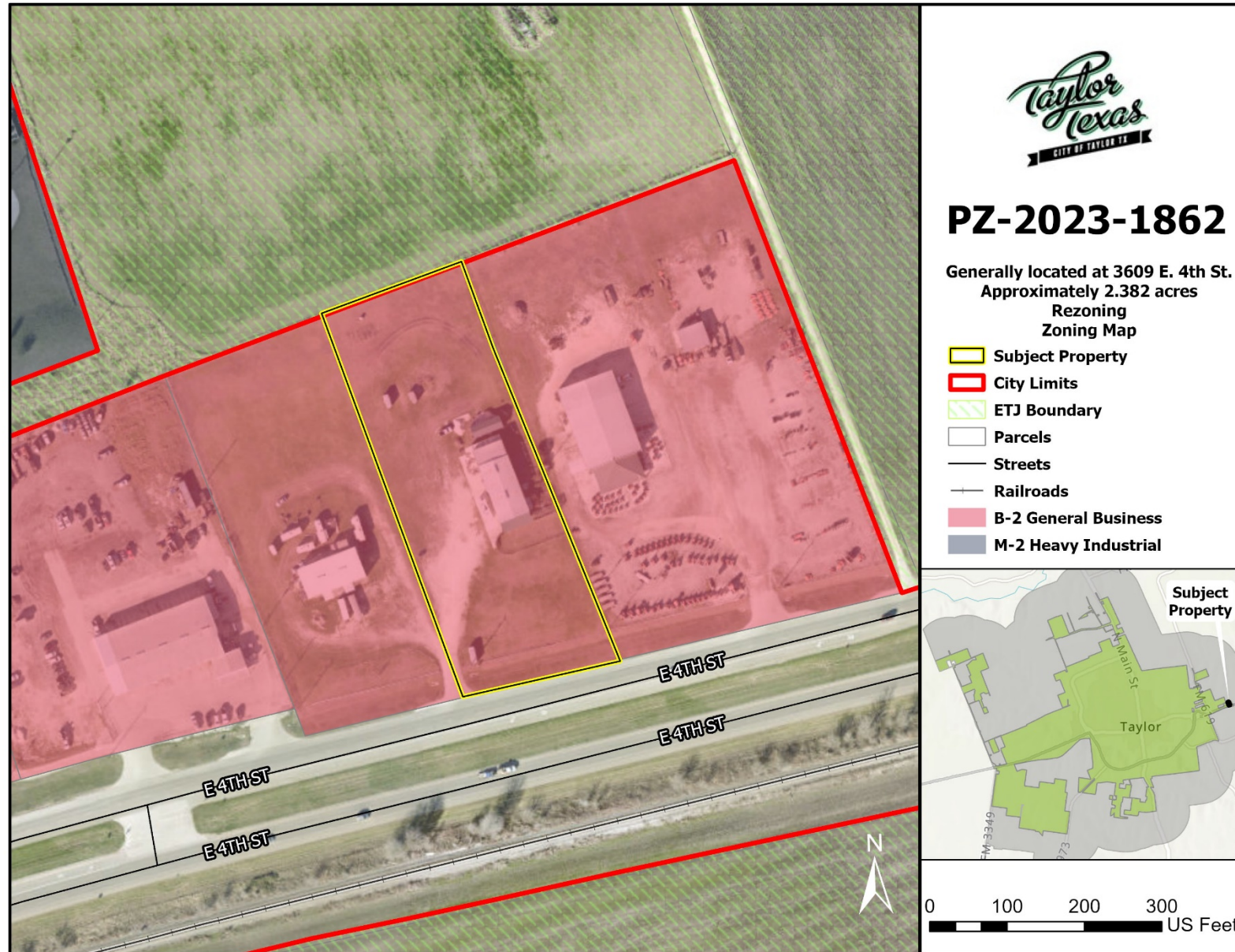
The Future Growth Sector consists of areas that have value as open space or agricultural land and where there are significant barriers to development (Page 50).



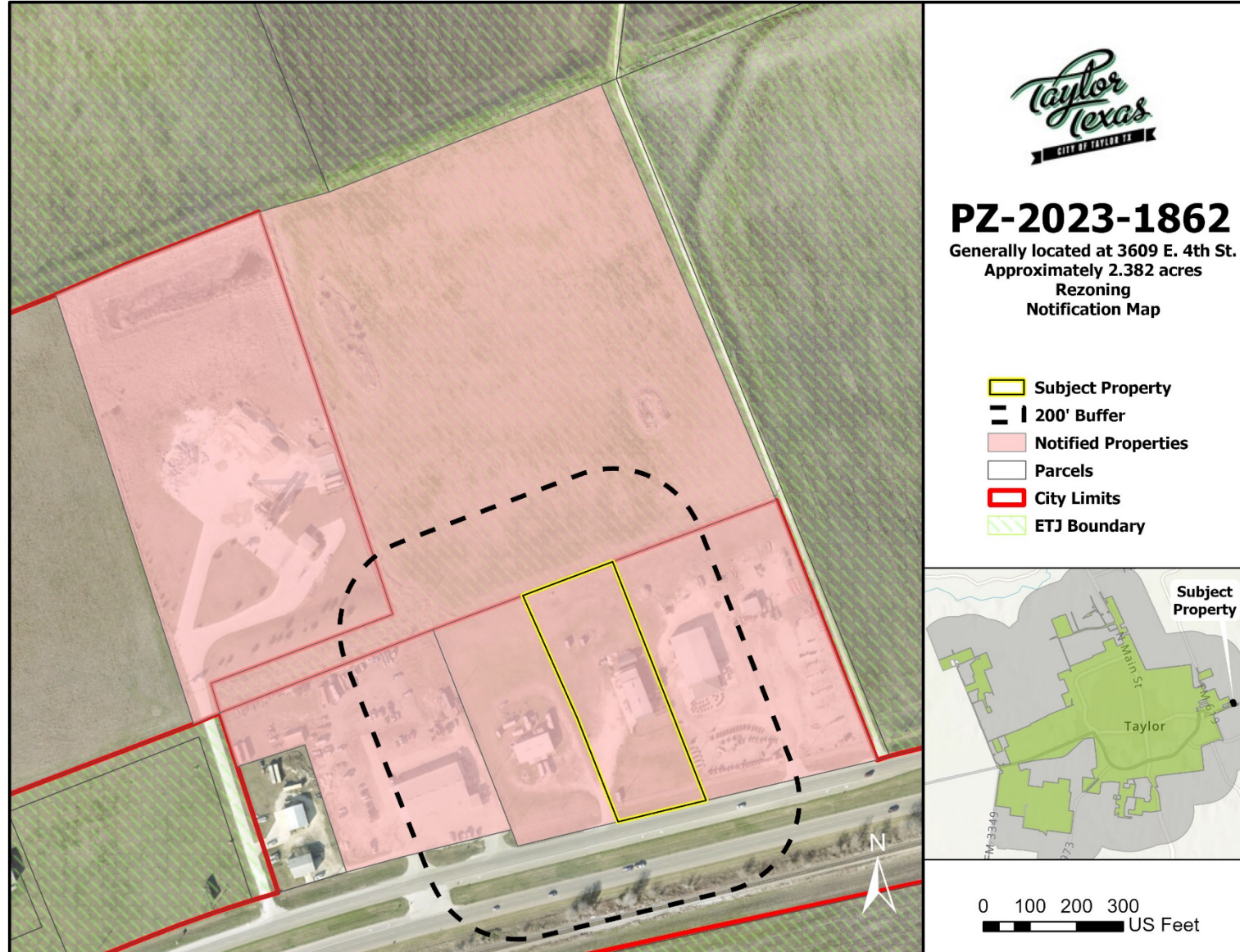
Area of Minimal Change:

Areas of Minimal Change are characterized as areas lacking in street and utility infrastructure. These areas are not intended to accommodate future growth and redevelopment and should generally remain unchanged (Page 65).

Existing Zoning Map



Notice Area Map



- 8 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.

P&Z Recommendation

On October 10, 2023, the Planning and Zoning Commission voted to recommend **Approval** of the proposed zoning amendment from B-2 to M-1 on approximately 2.382 acres out of 4.618 acres of land part of and out of the Hardy Pace Survey, Abstract No. 493, generally located at 3609 E. 4th Street.



City Council Meeting November 9, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 5
Agenda Title: Consider approving agreement with Stacey Osborne for communications services and authorize the City Manager to execute this agreement.

Council Action to be taken: Approve agreement.

Department Submitted: City Management Office

Staff Contact: Jeff Jenkins, Deputy City Manager

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to approve an agreement with Stacey Osborne for Communication Services.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Stacey Osborne has been serving as the Public Information Officer for the City for the last four years.

This agreement includes a 3% annual increase and can be ended by either party at any time.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
- Assists with timely responses - Provides experienced PIO services	NA

4. RECOMMENDATION

Staff recommends approving agreement.

5. FUNDING SOURCE

General Fund

6. TIMELINE

N/A

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

N/A

8. ATTACHMENTS

5a. [Agreement](#)

Contractor Agreement

Strategic Communications Services for the City of Taylor

Prepared for:

City of Taylor
ATTN: Jeff Jenkins
Deputy city Manager
400 Porter Street
Taylor, Texas 76574

Prepared by:

Stacey Osborne
836 Gray Cloud Dr
New Braunfels, TX 78130
(713) 456-9429
stacefosborne@gmail.com

October 1, 2023

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Services Offered4

Deliverables4

Compensation and Reimbursement**Error! Bookmark not defined.**

Contact Information.....5

Signatures6

SUMMARY

Objective

This Contract is to provide strategic communications services for the City of Taylor (the Services). The Services proposed herein will be effective on the date indicated in this contract and will continue until one or both parties decides to terminate this engagement.

As described more fully below, Services included in this proposal will focus on guiding the communications, marketing, and advertising efforts of the City of Taylor, and providing services and advice as needed to ensure that the City's communications with the public, the media, and various internal audiences are clear, consistent, and in keeping with a transparent, democratic, and representative local government entity.

The Parties agree that the hourly rate for the proposed Services is \$71 per hour with an annual increase of 3% effective the first day of each City fiscal year (October 1st) that this contract remains in effect.

SERVICES OFFERED

Ms. Osborne will provide ongoing strategic communications services for the City of Taylor, to include but not limited to the following:

- Provide leadership and guidance on the communications policy and strategy for the City of Taylor, City Council, and City Department Directors;
- Develop and coordinate a comprehensive social media policy;
- Working with an external marketing firm, develop and manage a comprehensive marketing communications and branding strategy for the City of Taylor;
- Manage external communications with the media and public;
- Manage crisis communications as needed;
- Provide guidance for staff and Council presentations as needed;
- Write talking points for the Mayor, City Manager, and other staff and Council members as needed;
- Provide communications advice to the Mayor and Council members as needed;
- Develop and manage the creation of publications and advertising materials as needed;
- Guide and mentor the Communications Coordinator; and
- Provide advice and guidance in the areas of economic and community development, budgeting, tourism marketing, and other areas of expertise as needed.

DELIVERABLES

Ms. Osborne will provide deliverables in a timely, effective manner. These deliverables will include the following:

- Ms. Osborne will make reasonable efforts to be on-site at the City of Taylor for meetings, special events, and other city activities. Ms. Osborne shall have the sole discretion to determine the reasonableness of her efforts to attend and the need for her presence on-site;
- Ms. Osborne will be available by phone or email on days she is not physically in the City of Taylor, including weekends and evenings as needed and within reason;
- Ms. Osborne will represent the City of Taylor to the local, regional, and national media as needed; and

- Ms. Osborne will provide a monthly report to the City Manager or his/her designee detailing progress on the goals and objectives described in this contract.

COMPENSATION AND REIMBURSEMENT

Fees and Travel Expenses

For the duration of this contract, Ms. Osborne will bill at an hourly rate of \$71 per hour with an annual increase of 3% that will go into effect each year on the first day of the City's fiscal year (October 1st). Ms. Osborne's time and/or travel fees and expenses will be billed monthly, unless otherwise agreed to by the parties.

Time Estimate

Ms. Osborne will make reasonable effort to be efficient with her time and will ensure that the hours she devotes to the City of Taylor's communications efforts will be targeted and effective. For the purposes of this contract, she will spend an estimated 15 - 20 hours per week developing and guiding the City's communications strategy.

CONTACT INFORMATION

The contact for the duration of this contract will be Contractor Stacey Osborne. Her contact information is as follows:

Stacey Ford Osborne
836 Gray Cloud Dr
New Braunfels, TX 78130
(713) 456-9429
staceyfosborne@gmail.com

SIGNATURES

CONTRACTOR

My signature upon this document signifies my agreement with all terms as written, and my commitment to abide by the scope of work and timeline as indicated.

Stacey Ford Osborne

Contractor

Signature

Date

CLIENT CITY OF TAYLOR

The client's signature upon this document indicates the City of Taylor's agreement to be bound by this Contract for services to the City and to all of the terms as written, including each of the pricing and payment terms as indicated herein.

Brian Laborde, City Manager

on behalf of the City of Taylor, Texas

Signature

Date



City Council Meeting November 9, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 6

Agenda Title: **Consider a lease-purchase of a Mauldin Commercial Asphalt Paver**

Council Action to be taken: Accept or reject lease-purchase agreement

Department Submitted: Public Works

Staff Contact: Jim Gray, Public Works Director

1. PURPOSE/DESCRIPTION

This item is to set up a lease purchase for an Asphalt Paving Machine. The Street Department has demonstrated and rented an Asphalt Paving Machine to determine if it will be an appropriate machine for our current city street division to operate. The machine seems to be a good machine for our crews and the work we will do on our local streets. It will be immediately incorporated into our Street level up program and be capable of laying additional depth asphalt to our rehabilitation program.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Council approved the purchase of a Herbicide Spray truck on January 12th of 2023. We would like to use the funds approved for this truck to be switched to pay for the first-year payments on the asphalt paver with 2022 bond funds and then pay the second-year balloon payment with use funds from our sales tax.

The total cost of the Paver is \$257,698. The dedicated funds for the Herbicide truck are \$131,239.00. The first-year lease payments are approximately \$120,000.00 with \$105,000 dedicated to lease payoff. The second-year balloon payment approximately \$152,698 will be funded by sales use tax. The paver and a trailer was previously designated for purchase in 2024 CIP. We would request to move the Herbicide Truck back in the CIP and move the Paving machine and trailer up to the 2023. The Paver is a Buy Board purchase under Buy Board contract 685-22. The anticipated cost of the new trailer will be approximately \$40,000.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Help with make a more uniform finish in our paving. • Allow the City to use hot mix or cold mix. • This machine and trailer are smaller and represent a significant decrease from our estimated payment in 2024. • The machine is available and will not require waiting for delivery which has consistently been 6 to 18 months on equipment	• Moving the purchase to 2023 instead of 2024

4. RECOMMENDATION

Staff recommends Council approve the purchase and of the Mauldin Asphalt Paving Machine and trailer for approximately \$300,000.00 and delay the purchase of the Herbicide Spray truck.

5. FUNDING SOURCE

Funded through the 2022 CO Bond Funds and Sales Use tax.

6. TIMELINE

The Paver is on site now and we will have it available for use immediately. We will have to purchase a trailer as soon as possible.

7. OTHER OPTIONS (In order of preference)

Reject the Lease-purchase agreement.

8. ATTACHMENTS

6a. [Agreement](#)

6b. [PowerPoint](#)

SALES CONTRACT

November 06, 2023

CITY OF TAYLOR of Taylor, TX hereinafter called the BUYER; hereby orders from **CLOSNER EQUIPMENT CO., INC.** of Schertz, Texas hereinafter called the SELLER, upon the following terms and conditions and in accordance with formal specifications submitted:

One - NEW 2023 Mauldin 1860B 9.5-Ton Conveyor Feed Crawler Track Super Paver

SN: 682-W-86TCX5-2-04682, Approx Hours: 29

Cummins QSF3.8 110HP, 4cyl. 3.8L, EPA Tier 4F Diesel Engine w/Electronic Engine

Throttle and Cummins engine protection system

Crawler Track Suspension, Planetary Torque Hub to Sprocket Final Drive System

TWELVE (12) Permanent Sealed, Oil Filled Rollers with Metal Faced Seals

MAULDIN® Premium Heavy-Duty Tractor Driveline: 2 Speed Drive, 0–144 & 0–324 FPM

Double Pump Hydrostatic Drive, w/triple auxiliary pumps

12 Volt Electrical System w/135 Amps Alternator

16kw Generator with Available Heating Capacity

Fully Enclosed Engine and Hydraulic Compartment w/Sound Attenuation and Oil

Capture System

Electric/Hydraulic Extension Match Height

Electronic Screed Depth Control (Tow Points)

Wash Down Tank w/dual Sprayer Hoses including Hose Reel System

MAULDIN® SUPERSTEER™ Steering package w/PAVING RESUME™

Dual Operators Consoles w/ (2) Color Display Operator Control Centers

Tachometer, Hour Meter, Oil Pressure, Engine Temp, and Fuel Gauges

Hydrostatic Dynamic Braking

(1) Seat w/ Swivel Mechanism

Oscillating Push Roller

Silver 16 Electric Screed: 8'-16'-6" Paving widths, Automatic Screed Vibration (Paving Resume™ activation), Powered: Material Feed Tunnels & On-The-Fly Adjustable Match Height, Auto/Off Thermostat Control, Electric Screed Heating System for Main & Front Mounted Extensions: 6 heat elements, (1-4-1). Four, Bi-directional 9" Material Feed Augers: (2) Upper Augers mount to pre-strike off, (2) Lower Augers power extend/retract with extensions. Ultra-Sonic Sensors for Head of Material Control & Auger—Conveyor Synchronization automatically control material feed, Bolt-On Replaceable Main & Extension Wear Plates, Standard Depth Extending Walk board, On-The-Fly Adjustable: Extension Slope & Spring-Loaded End Gates.

1-year factory warranty

Options Included in Our Price

Extreme Grade Polyurethane Track Pads

Operator Convenience Package (4 Working Lights, Horn, & USB Power Outlet),

Power Crown

Power Slope

Road Crew Kit (Elevated Driver Mount, Screed Handset)

Second Seat & Stand

Arm Rests for Seats

Swivel Seat Brackets

Vandal Kit (2) Operator Stations

Custom Paint (Black)

Operator Training (Two days)

Buy Board Price F.O.B. Taylor, TX.....	\$257,698.00
Less Month one Lease Purchase Payment Paid, 100% applied	(\$10,000.00)
Total Buy Board Price F.O.B. Taylor, TX	\$247,698.00

Monthly Lease Purchase Payment Price F.O.B. Taylor, TX	\$10,000.00
Heavy Equipment Inventory Tax	\$16.40
Monthly Lease Purchase Payment Total Price	\$10,016.40

RPO Structure – Monthly billing will resume November 1, 2023:

\$10k/Month

Months 1-3 100% Applied to Sales Price (Month one applied)

Months 4-6 90% Applied to Sales Price

Months 7-12 70% Applied to Sales Price

*****Please Note: Mauldin paver can be purchased anytime during rental duration**

BuyBoard Contract 685-22: Issue PO and reference “BuyBoard Contract 685-22” and email kristin@closner.com and info@buyboard.com.

PRICE: \$247,698.00, Two Hundred Forty-seven Thousand, Six Hundred Ninety-eight dollars.

SHIPMENT: Available Immediately.

TERMS: Total RPO Sales Price Based on all Lease Purchase Payment Invoices Paid in Full.

In addition to this contract, the BUYER agrees to execute any special form required by the SELLER, such as a lease form, chattel mortgage, etc., where the particular state in which the buyer resides or the equipment is to be shipped requires such special form in order that title shall be retained by the SELLER as is contemplated under this contract. When notes are given as evidence of indebtedness, either the Seller or the Buyer may endorse hereon in the space above, the date which said note or notes bear. The Seller reserves the right to suspend shipment under this contract in the event of doubt as to the Buyer's financial responsibility.

1. The time of shipment is given on the basis of no delays occurring from strikes, differences with workmen, fires, accidents to machinery, property or plant, failure to receive material, or any causes beyond the seller's control, whether similar to those specified or not, and the Seller is not to be held liable for any damage whatsoever, growing out of any delays occasioned by any or all of the above causes. Damages for any delay for which the Seller is responsible, shall not exceed the reasonable rental value of the equipment above described, by itself, for its ordinary uses during the period of such delay, and shall not include any special damages on account of any special purpose for which the equipment is required. Acceptance of the equipment shall constitute a waiver of any and all claims for damages by reason of any delays.
2. All payments shall be made to the Seller. The title and ownership of the property furnished under this contract shall remain in the Seller until the entire purchase price of the same shall have been paid in full. Any notes which may be executed and delivered by the Buyer to the Seller shall be regarded as evidence of indebtedness only, and not as payments, whether postponing maturity of the original obligation or not. The property herein described, until fully paid for, shall retain its character as personal or chattel property under all circumstances wherever placed, and whether attached to real estate or not. Any parts, equipment, repairs or replacements of any kind placed upon or made to said property by the Buyer, or others, should be deemed to be a part of said and become the property of the Seller. Upon failure of the Buyer to make any of the payments as stipulated herein, all unpaid installments shall immediately become due and payable, and the Seller may repossess itself of said property wherever the same may be found, and shall not be liable, in any action for such reclamation nor for the payment of any money or moneys that have been paid in part payment

for said property, but the sum so paid shall be deemed to be compensation only for the use, wear and tear of said property.

3. The property herein described shall not move from its original destination without the written consent of the Seller, and the Buyer shall keep the interest of the Seller in said property insured against loss or damage, and agrees to provide and maintain in Seller's name, as its interests may appear, adequate insurance for such machinery against loss or damage by fire, in an amount fully protecting Seller until such machinery is fully paid for, and on written request by the Seller, deposit with it, the policies of insurance covering such property. The Buyer further agrees to reimburse the Seller for any loss which it may sustain by reason of fire, theft, or injury to such machinery or any part thereof.
4. The Buyer shall assume all risks connected with the work of erecting the property, and shall be liable for all damage or injury to the property or persons employed on, or in connection with, the work, except to the Seller's engineer, and shall protect the Seller against all claims arising from any such injury or damage. The Buyer shall assume all risks of the loss or destruction of the property, in any manner whatsoever; from the time it is placed on the car for shipment until it is fully paid for in cash. When a representative is furnished to superintend erection of the equipment the Buyer shall, when erection is complete, sign the letter of acceptance presented by such representative.
5. The Order shall not be binding upon the Seller until accepted by it and approved as to credit, shipment, etc., by an executive officer of the Seller, and when so approved and accepted, shall constitute a binding agreement upon the parties hereto, and all rights of the parties hereto shall be governed by the laws existing at the time the same is made, in the State in which the Seller is located.
6. This order when accepted by the Seller as herein provided shall constitute the entire agreement: and the contract so expressed shall not be subject to any circumstances or agreement, verbal or otherwise, excepting only such as are made subsequent to the contract mutually accepted and approved in writing by an executive officer of the Seller.

BUYER'S SIGNATURE

Firm Name: **CITY OF TAYLOR**, 1424 N Main Street, Taylor, TX 76574

By: _____ Title: _____ Date: _____

SELLER'S APPROVAL AND ACCEPTANCE

Firm Name: **CLOSNER EQUIPMENT CO., INC.**, PO Box 917, Schertz, Texas 78154

Approved By: _____ Title: _____ Date: _____



MAULDIN COMMERCIAL ASPHALT PAVER PURCHASE

City Council

City of Taylor

November 9th, 2023



PURPOSE

- Present and discuss the benefits and feasibility of purchasing the Mauldin Commercial Asphalt Paver.
 - Higher quality pavement finishes
 - More cost effective than rental

MAULDIN 1860B COMMERCIAL ASPHALT PAVER



FINANCIAL

COST

- o Mauldin Paver Total Cost: \$257,698.00
- o Trailer Attachment: \$40,000.00

AVAILABLE FUNDS

- o Funds from potential purchase of Herbicide truck: \$131,239.00
- o Lease payoff: \$105,000.00 (\$120,000.00 first year lease)
- o Second year payment from sales use tax: \$152,698.00

RECOMMENDATIONS

- Delay purchase of Herbicide truck to FY 2024.
- Use funds allocated to the Herbicide truck and sales use tax to acquire a Mauldin Paver for Public Works use.

QUESTIONS



City Council Meeting November 9, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 7
Agenda Title: Consider amending the annexation development agreements between the City of Taylor and Larry and Mary Ann Zimmerhanzel.

Council Action to be taken: Consider approval of amendment

Department Submitted: Development Service

Staff Contact: Tom Yantis, ACM

1. PURPOSE/DESCRIPTION

The purpose of this item is to consider an amendment to the annexation development agreements between the City and Larry and Mary Ann Zimmerhanzel that was originally entered into in 2009. The amendment is to extend the term of the agreement by fifteen years.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Council approved an annexation development agreement with the Zimmerhanzels in 2009 that allowed their property to maintain its ETJ status as long as the use of the land remained agriculture. The Zimmerhanzels have requested an extension to the term of the agreement to extend it 15 more years to 2039.

3. PROS and CONS

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

4. RECOMMENDATION

Staff recommends approving the extensions.

5. FUNDING SOURCE

N/A

6. TIMELINE

Original agreements were approved in 2009.

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

N/A

8. ATTACHMENTS

7a. [Agreement amendments 2009092487](#)

7a.1 [Agreement amendment 200902495](#)

7b. [Original agreement 2009092487](#)

7b.1 [Original agreement 2009092495](#)

**EXTENSION OF CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
DEVELOPMENT AGREEMENT**

WHEREAS, the City of Taylor, Texas (“City”) and Larry Zimmerhanzel and wife, Mary Ann Zimmerhanzel entered into a Chapter 43 Texas Local Government Code Development Agreement on December 7, 2009, a copy of which is attached hereto as Exhibit “A” and incorporated by reference herein (“Development Agreement”); and

WHEREAS, the City and Larry Zimmerhanzel and Mary Ann Zimmerhanzel desire to extend the Development Agreement by amending Section 5 of the Development Agreement to state that the term is thirty (30) years from the date that the City Manager’s signature to the Development Agreement was acknowledged by a public notary, thereby providing a thirty (30) year term of the Development Agreement; and

WHEREAS, as consideration for this extension, the City and Larry Zimmerhanzel and Mary Ann Zimmerhanzel voluntarily agree to continue the Development Agreement as written and as amended by this extension and waive any claims arising now or in the future which could be asserted to limit its enforcement.

NOW, THEREFORE, Section 5 of the Agreement partially amended to read as follows:

Section 5. The term of the Agreement (the “Term”) is thirty (30) years from the date that the City Manager’s signature to this Development Agreement shown in Exhibit “A” is acknowledged by a public notary thereby terminating the Development Agreement on December 17, 2039.

The remainder of Section 5 is not amended and shall remain the same as previously written. The Development Agreement, except as amended herein, shall remain in full force and effect.

Entered into this ____ day of _____, 2023.

Larry Zimmerhanel, Owner

Mary Ann Zimmerhanel, Owner

THE STATE OF TEXAS,
COUNTY OF WILLIAMSON.

This instrument was acknowledged before me on the _____ day of _____, 2023 by Larry Zimmerhanel, Owner.

Notary Public, State of Texas

THE STATE OF TEXAS,
COUNTY OF WILLIAMSON.

This instrument was acknowledged before me on the _____ day of _____, 2023 by Mary Ann Zimmerhanel, Owner.

Notary Public, State of Texas

Brian LaBorde
City Manager, City of Taylor, Texas

THE STATE OF TEXAS,
COUNTY OF WILLIAMSON.

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public, State of Texas

EXHIBIT A

16.43 acres, more or less, same being all of the remainder of that certain tract or parcel of land lying and being situated in Williamson County, Texas, and described as 42.43 acres of land, more or less, out of the P. Coursey Survey, Abstract No. 131, said 42.43 acres being the same property described in a deed from Frank Winkler, et ux, to Van Zimmerhanel, dated September 5, 1957, recorded in Volume 419, Page 355, Deed Records, Williamson County, Texas, LESS, however, approximately 25 acres of said 42.43 acres which is situated within the corporate limits of Taylor, Texas, and LESS, however, a certain 1.10-acre tract conveyed by deed dated May 24, 2007, from Larry Van Zimmerhanel, et ux, to Charles A. Rohan, Jr., et ux, recorded in Document #2007044407, Official Records, Williamson County, Texas.

**EXTENSION OF CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
DEVELOPMENT AGREEMENT**

WHEREAS, the City of Taylor, Texas (“City”) and Larry Zimmerhanzel and wife, Mary Ann Zimmerhanzel entered into a Chapter 43 Texas Local Government Code Development Agreement on December 7, 2009, a copy of which is attached hereto as Exhibit “A” and incorporated by reference herein (“Development Agreement”); and

WHEREAS, the City and Larry Zimmerhanzel and Mary Ann Zimmerhanzel desire to extend the Development Agreement by amending Section 5 of the Development Agreement to state that the term is thirty (30) years from the date that the City Manager’s signature to the Development Agreement was acknowledged by a public notary, thereby providing a thirty (30) year term of the Development Agreement; and

WHEREAS, as consideration for this extension, the City and Larry Zimmerhanzel and Mary Ann Zimmerhanzel voluntarily agree to continue the Development Agreement as written and as amended by this extension and waive any claims arising now or in the future which could be asserted to limit its enforcement.

NOW, THEREFORE, Section 5 of the Agreement partially amended to read as follows:

Section 5. The term of the Agreement (the “Term”) is thirty (30) years from the date that the City Manager’s signature to this Development Agreement shown in Exhibit “A” is acknowledged by a public notary thereby terminating the Development Agreement on December 17, 2039.

The remainder of Section 5 is not amended and shall remain the same as previously written. The Development Agreement, except as amended herein, shall remain in full force and effect.

Entered into this ____ day of _____, 2023.

Larry Zimmerhanel, Owner

Mary Ann Zimmerhanel, Owner

THE STATE OF TEXAS,
COUNTY OF WILLIAMSON.

This instrument was acknowledged before me on the _____ day of _____, 2023 by Larry Zimmerhanel, Owner.

Notary Public, State of Texas

THE STATE OF TEXAS,
COUNTY OF WILLIAMSON.

This instrument was acknowledged before me on the _____ day of _____, 2023 by Mary Ann Zimmerhanel, Owner.

Notary Public, State of Texas

Brian LaBorde
City Manager, City of Taylor, Texas

THE STATE OF TEXAS,
COUNTY OF WILLIAMSON.

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public, State of Texas

EXHIBIT A

All that certain 48.94 acres of land situated in Williamson County, Texas and being more particularly described in Deed from Alma Zimmerhanel to Larry Van Zimmerhanel, dated June 19, 1984, recorded in Volume 1031, Page 380, Official Records Williamson County, Texas.

Unofficial Document

CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
DEVELOPMENT AGREEMENT

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

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

WHEREAS, the City has begun the process to institute annexation proceedings on all or portions of Owner's Property and has held public hearings on November 12 and November 24, 2009;

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Entered into this 7 day of December, 2009.

Larry V. Zimmerhanzel

Owner Signature

Printed Name: Larry V. Zimmerhanzel

Mary Ann Zimmerhanzel

Owner Signature

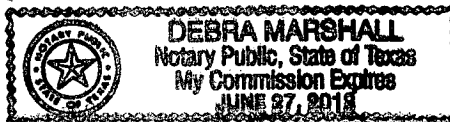
Printed Name: Mary Ann Zimmerhanzel

Owner Signature

Printed Name: _____

THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the day of December 7, 2009, by Larry V. Zimmerhanzel & Mary Ann Zimmerhanzel, Owner.
Debra Marshall
Notary Public, State of Texas



THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

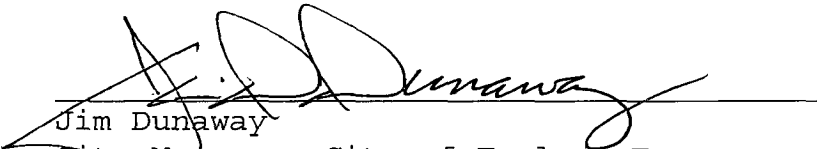
This instrument was acknowledged before me on the day of _____, 2009, by _____, Owner.

Notary Public, State of Texas

THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the day of _____, 2009, by _____, Owner.

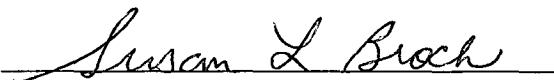
Notary Public, State of Texas


Jim Dunaway
City Manager, City of Taylor, Texas

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17th day of December, 2009.


Notary Public, State of Texas

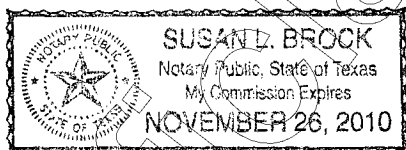


EXHIBIT A

16.43 acres, more or less, same being all of the remainder of that certain tract or parcel of land lying and being situated in Williamson County, Texas, and described as 42.43 acres of land, more or less, out of the P. Coursey Survey, Abstract No. 131, said 42.43 acres being the same property described in a deed from Frank Winkler, et ux, to Van Zimmerhazel, dated September 5, 1957, recorded in Volume 419, Page 355, Deed Records, Williamson County, Texas, LESS, however, approximately 25 acres of said 42.43 acres which is situated within the corporate limits of Taylor, Texas, and LESS, however, a certain 1.10-acre tract conveyed by deed dated May 24, 2007, from Larry Van Zimmerhazel, et ux, to Charles A. Rohan, Jr., et ux, recorded in Document #2007044407, Official Records, Williamson County, Texas.

ENOCHS & McLEAN

Attorneys at Law
P. O. Box 751
700 North Main Street
Taylor, TX 76574

CITY OF TAYLOR
RECEIVED
DEC - 8-2009

Leland R. Enochs
Amy A. McLean

Telephone 512/352-3626
Facsimile 512/365-5556

December 8, 2009

Jim Dunaway
City Manager
400 Porter Street
Taylor, TX 76574
HAND-DELIVERED

Re: Development Agreement between the City of Taylor and Larry Van Zimmerhanel and Mary Ann Zimmerhanel - 16.43 acres

Dear Mr. Dunaway:

I represent Mr. and Mrs. Zimmerhanel who have requested that I assist them in review and consideration of your letter of November 18, 2009, and proposed Development Agreement. My clients own 16.43 acres of land currently situated in Taylor's ETJ. The property currently enjoys an ag exemption.

I have visited with the City's attorney, Ted Hejl, concerning permitted use of the property under the proposed Development Agreement. This will confirm our understanding that the Zimmerhanzels will be permitted to continue to utilize their property in the manner they currently enjoy without subjecting the referenced land to City taxation during the term of the agreement. Such use includes that which is consistent with their agricultural tax exemption, including, but not limited to continued use and maintenance of their barns, home, and outbuildings. This will further confirm our understanding that while any buildings or structures that are erected upon the property must be consistent with the current use of the property and meet applicable building codes, other than receiving verbal consent to such construction, the securing of permits will not be necessary or required. Based on such understandings, we herewith submit signed Development Agreement with attached Exhibit A legal description of the Zimmerhanzels' property. Once the agreement has been signed by the City, we will appreciate your providing us with a copy for our records.

Section 212.172(d) of the Texas Local Government Code provides that parties to a development contract may renew or extend it for successive periods not to exceed 15 years each. Depending upon circumstances that may exist at the end of the initial development agreement, the Zimmerhanzels hope that the City will be amendable to considering renewing the development agreement at that time.

Thank you for your assistance in this matter, we are

Sincerely,

ENOCHS & MCLEAN



Leland R. Enochs

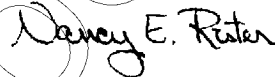
LRE:dm

Encs.

Cc: Mr. and Mrs. Larry Van Zimmerhanel

Ted W. Hejl

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2009092487



12/22/2009 12:28 PM

SURRATT \$48.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Call for Pick-up
John Elsdon
365-3863

48

9

CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
DEVELOPMENT AGREEMENT

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

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

WHEREAS, the City has begun the process to institute annexation proceedings on all or portions of Owner's Property and has held public hearings on November 12 and November 24, 2009;

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Entered into this 7 day of December, 2009.

Larry V. Zimmerhanzel

Owner Signature

Printed Name: Larry V. Zimmerhanzel

Mary Ann Zimmerhanzel

Owner Signature

Printed Name: Mary Ann Zimmerhanzel

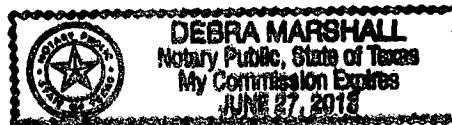
Owner Signature

Printed Name: _____

THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the day of December 7, 2009, by Larry V. Zimmerhanzel + Mary Ann Zimmerhanzel, owner.

Debra Marshall
Notary Public, State of Texas



THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the day of _____, 2009, by _____, Owner.

Notary Public, State of Texas

THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the day of _____, 2009, by _____, Owner.

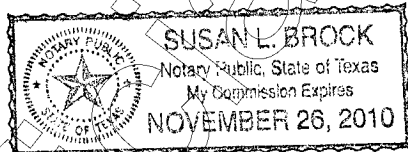
Notary Public, State of Texas


Jim Dunaway
City Manager, City of Taylor, Texas

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17th day of December, 2009.




Notary Public, State of Texas

EXHIBIT A

All that certain 48.94 acres of land situated in Williamson County, Texas and being more particularly described in Deed from Alma Zimmerhanel to Larry Van Zimmerhanel, dated June 19, 1984, recorded in Volume 1031, Page 380, Official Records Williamson County, Texas.

Unofficial Document

ENOCHS & McLEAN

Attorneys at Law
P. O. Box 751
700 North Main Street
Taylor, TX 76574

CITY OF TAYLOR
RECEIVED
DEC - 8 2009

Leland R. Enochs
Amy A. McLean

Telephone 512/352-3626
Facsimile 512/365-5556

December 8, 2009

Jim Dunaway
City Manager
400 Porter Street
Taylor, TX 76574
HAND-DELIVERED

Re: Development Agreement between the City of Taylor and Larry Van Zimmerhanel and Mary Ann Zimmerhanel - 48.94 acres

Dear Mr. Dunaway:

I represent Mr. and Mrs. Zimmerhanel who have requested that I assist them in review and consideration of your letter of November 18, 2009, and proposed Development Agreement. My clients own 48.94 acres of land currently situated in Taylor's ETJ. The property currently enjoys an ag exemption.

I have visited with the City's attorney, Ted Hejl, concerning permitted use of the property under the proposed Development Agreement. This will confirm our understanding that the Zimmerhanzels will be permitted to continue to utilize their property in the manner they currently enjoy without subjecting the referenced land to City taxation during the term of the agreement. Such use includes that which is consistent with their agricultural tax exemption, including, but not limited to continued use and maintenance of their barns, home, and outbuildings. This will further confirm our understanding that while any buildings or structures that are erected upon the property must be consistent with the current use of the property and meet applicable building codes, other than receiving verbal consent to such construction, the securing of permits will not be necessary or required. Based on such understandings, we herewith submit signed Development Agreement with attached Exhibit A legal description of the Zimmerhanzels' property. Once the agreement has been signed by the City, we will appreciate your providing us with a copy for our records.

Section 212.172(d) of the Texas Local Government Code provides that parties to a development contract may renew or extend it for successive periods not to exceed 15 years each. Depending upon circumstances that may exist at the end of the initial development agreement, the Zimmerhanzels hope that the City will be amenable to considering renewing the development agreement at that time.

Thank you for your assistance in this matter, we are

Sincerely,

ENOCHS & MCLEAN



Leland R. Enochs

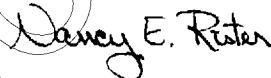
LRE:dm

Encs.

Cc: Mr. and Mrs. Larry Van Zimmerhanel

Ted W. Hejl

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2009092495



12/22/2009 12:28 PM

SURRATT \$48.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

48 Call for Pick-up
John Elsdon
365-3863



City Council Meeting November 9, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 8

Agenda Title: **Consider Resolution R23-39 accepting Petitions for Release from the Taylor Extraterritorial Jurisdiction.**

Council Action to be taken: Consider resolution

Department Submitted: City Manager

Staff Contact: Brian LaBorde, City Manager

1. PURPOSE/DESCRIPTION

In accordance with Senate Bill (SB) 2038, this law authorizes residents and landowners to decide if their respective areas within a city's ETJ remain in the ETJ, offering two pathways for areas within a city's ETJ to be released: (1) through a petition filed by residents or landowners, or (2) by an election on the question of release held in the area within the ETJ.

2. BACKGROUND / PRIOR COUNCIL ACTIONS TAKEN

SB 2038 was passed in the regular session and took effect September 1.

3. STAFF ANALYSIS

City received several petitions under the aforementioned option (1) wherein

Sec. 42.104. PETITION REQUIREMENTS. (a) A petition requesting release under this subchapter must be signed by:

(1) more than 50 percent of the registered voters of the area described by the petition as of the date of the preceding uniform election date; or

(2) a majority in value of the holders of title of land in the area described by the petition, as indicated by the tax rolls

of the applicable central appraisal district.

(b) A person filing a petition under this subchapter must satisfy the signature requirement described by Subsection (a) not later than the 180th day after the date the first signature for the petition is obtained.

(c) A signature collected under this section must be in writing.

(d) The petition must include a map of the land to be released and describe the boundaries of the land to be released by:

(1) metes and bounds; or

(2) lot and block number, if there is a recorded map or plat.

Sec. 42.105. RESULTS OF PETITION. (a) A petition requesting removal under this subchapter shall be verified by the municipal secretary or other person responsible for verifying signatures.

(b) The municipality shall notify the residents and landowners of the area described by the petition of the results of the petition. The municipality may satisfy this requirement by notifying the person who filed the petition under Section 42.102.

(c) If a resident or landowner obtains the number of signatures on the petition required under Section 42.104 to release the area from the municipality's extraterritorial jurisdiction, the municipality shall immediately release the area from the municipality's extraterritorial jurisdiction.

(d) If a municipality fails to take action to release the area under Subsection (c) by the later of the 45th day after the

date the municipality receives the petition or the next meeting of the municipality's governing body that occurs after the 30th day after the date the municipality receives the petition, the area is released by operation of law.

4. RECOMMENDATION

City Attorney have validated all attached petitions contained within the resolution, therefore, such petitions are eligible for immediate release.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

8a. [Resolution R23-39](#)

8b. [Petitions A36-A40](#)

RESOLUTION NO. R23-39

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS RELEASING LAND FROM THE CITY OF TAYLOR'S EXTRATERRITORIAL JURISDICTION ("ETJ"), SAID LAND BEING DESCRIBED IN EXHIBITS A-36 THROUGH A-40 TO THIS RESOLUTION, RESULTING IN A REDUCTION OF TAYLOR'S ETJ; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Subchapter D of Chapter 42 of the Texas Local Government Code, landowners or residents may submit a petition seeking release of an area of land from the City's ETJ; and

WHEREAS, on or after September 19, 2023, the City of Taylor, Texas received multiple petitions requesting release from its ETJ; and

WHEREAS, the City Secretary has reviewed the petitions and confirmed that the petitions attached as Exhibits A-34 through A-35 ("Petitions"), incorporated herein by reference, meet the requirements of Subchapter D of Chapter 42 of the Local Government Code and the petition requirements of Chapter 277 of the Election Code.

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

SECTION 1. The City Council of the City of Taylor, Texas, does hereby find that the foregoing recitals are true and correct and adopts the recitals by this reference for all purposes.

SECTION 2: The City Council does hereby adjust the boundaries and limits of the ETJ of the City of Taylor, Texas, such that the ETJ of the City of Taylor, Texas shall be is hereby adjusted to release and remove the area subject to the Petitions, from the ETJ of the City of Taylor, Texas.

SECTION 3. This Resolution shall take effect immediately upon its passage.

PASSED THIS THE _____ DAY OF _____,
2023.

CITY OF TAYLOR, TEXAS

By: Brandt Rydell
Its: Mayor

ATTEST:

By: _____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

By: _____
Mark J. Schroeder, City Attorney

October 27, 2023

Ted W. Hejl
City of Taylor, City Attorney
PO Box 192
Taylor, Texas 76574-0192

Via email: ted@hejllawfirm.com

Re: Petition for Release from the City of Taylor's Extraterritorial Jurisdiction

Dear Mr. Hejl,

1. The JLM & MM Revocable Living Trust ("Owner") files this Petition pursuant to TEX. LOC. GOV'T CODE § 42.102.
2. The JLM & MM Revocable Living Trust owns property within the City of Taylor's extraterritorial jurisdiction located at 1401 CR 406, Taylor, Texas 76574 (the "Property"). *See* Exhibit A (Deed and Property Map).
3. Owner hereby Petitions the City of Taylor to release of Owner's Property from the City of Taylor's extraterritorial jurisdiction.
4. Pursuant to TEX. LOC. GOV'T CODE § 42.102, an owner or owners of majority in value of an area in a municipality's extraterritorial jurisdiction may file a petition with the municipality to be released from the extraterritorial jurisdiction, if the owner's property in question meets the applicability requirements of TEX. LOC. GOV'T CODE § 42.101 and the petition requirements of TEX. LOC. GOV'T CODE § 42.104.
5. Owner's Property meets the applicability requirements of TEX. LOC. GOV'T CODE § 42.101.
6. As set forth in Exhibit B, Affidavit of Owner, and as set forth in TEX. LOC. GOV'T CODE § 42.101, the undersigned swears that the Property is not:
 - (1) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted;
 - (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:

- (A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and
 - (B) that has a population greater than 240,000;
 - (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is:
 - (A) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and
 - (B) in a county with a population of more than 2 million;
 - (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or
 - (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.
7. This Petition meets the requirements of TEX. LOC. GOV'T CODE § 42.104.
8. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), Owner's value in the Property constitutes more than 50% of the value of the Property, as indicated by the tax rolls of the Williamson Central Appraisal District.
9. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), the signature page accompanying this Petition includes the signatures of 100% of the Property's owners in value, which is more than 50%.
10. As required by TEX. LOC. GOV'T CODE § 42.103, the signature is valid pursuant to TEX. ELEC. CODE § 277.002.
11. This Petition contains, in addition to the signature:
- (A) the signer's printed name;
 - (B) the signer's:
 - (i) date of birth; or
 - (ii) voter registration number and,
 - (iii) county of registration;
 - (C) the signer's residence address; and

(D) the date of signing.

12. As required by TEX. LOC. GOV'T CODE § 42.104(b), Owner filing this Petition satisfied the signature within 180 days after the date the first signature for the Petition was obtained.
13. As required by TEX. LOC. GOV'T CODE § 42.104(c), the signature collected under this section is in writing.
14. As required by TEX. LOC. GOV'T CODE § 42.104(d), this Petition includes the deed for the land to be released (*See* Exhibit A), which describes the boundaries of the land to be released by: (1) metes and bounds; or (2) lot and block number, if there is a recorded map or plat. Exhibit A also includes a map of the land to be released.
15. As required by TEX. LOC. GOV'T CODE § 42.105(a), the City must verify this Petition upon receipt; shall notify the residents and landowners of the area described by the petition of the results of the petition, or shall notify Owner, who filed this Petition under Section 42.102.
16. Pursuant to TEX. LOC. GOV'T CODE § 42.105(c), because Owner has obtained the number of signatures on the Petition required under Section 42.104 to release the area from the City of Taylor's extraterritorial jurisdiction, the City must immediately release the area—Owner's Property—from the City's extraterritorial jurisdiction.
17. Pursuant to TEX. LOC. GOV'T CODE § 42.105(d), if the City fails to take action to release Owner's Property from the City's ETJ by the later of the 45th day after the date the municipality receives the petition or the next meeting of the City's governing body that occurs after the 30th day after the date the City receives this petition, the area—Owner's Property—is released by operation of law.

COBB & JOHNS

OWNER NAME: THE JLM & MM REVOCABLE
LIVING TRUST

By: Marilyn Machu
Printed Name

Its: TRUSTEE
Title

Marilyn Machu
Signature

08-26-1956
Date of birth

1185951933
Voter registration number

Williamson
Voter county of registration

1401 CR 406 Taylor, TX
Residence address

10.27.2023
Date of signing

EXHIBIT A
DEED AND PROPERTY MAP



of May, A.D. 1971.

Marvin Lutz

Notary Public in and for
Williamson County, Texas

Filed for Record on the 17 day of May, A.D. 1971, at 2:00 o'clock P. M.

Duly Recorded this the 17 day of May, A.D. 1971, at 2:30 o'clock P. M.

DICK CERVENKA, County Clerk

Williamson County, Texas

By Richard E. Burroughs

Deputy

STATE OF TEXAS
COUNTY OF TRAVIS

IN THE NAME OF THE STATE OF TEXAS

41

TO ALL TO WHOM THESE PRESENTS SHALL COME, KNOW YE:

WHEREAS, the VETERANS' LAND BOARD OF THE STATE OF TEXAS has, in accordance with the provisions of the Texas Veterans' Land Act, purchased a certain tract of land hereinafter described and has resold said land under Contract of Sale and Purchase to the GRANTEE hereinafter named; and

WHEREAS, said GRANTEE has complied with the requirements of said BOARD and with the provisions of said Act, and has paid the entire indebtedness due under said Contract of Sale and Purchase; and

WHEREAS, upon payment of the entire indebtedness due under said Contract of Sale and Purchase, said BOARD shall execute a deed to the original veteran purchaser or to the last assignee whose assignment has been approved by said BOARD; and

WHEREAS, the Chairman of said BOARD, or in his absence or illness the Acting Chairman of said BOARD, is fully empowered and authorized to execute and deliver such deed; NOW, THEREFORE,

FOR AND IN CONSIDERATION of the sum of SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$7,500.00) DOLLARS, cash in hand paid to said BOARD by said GRANTEE, the receipt of which is hereby acknowledged and confessed, said BOARD has GRANTED and CONVEYED, and by these presents does hereby GRANT and CONVEY, unto

JOHNNIE D. MACHU,
GRANTEE, all that certain lot, tract, or parcel of land more particularly described as follows, to-wit:

BEING 19.66 acres of the P. Rector Survey, Abst. # 540 in Williamson County, Texas, part of a tract of 65 acres described in a deed from Helen McLaughlin, et al, to C. C. Schwarz, dated Dec. 12, 1942, of Record in Vol. 314, page 523, Deed Records of Williamson County, Texas.

BEGINNING at a concrete monument at the present NW corner of the 65 acre tract, in the North line of the Rector Survey and in the east line of the 60 foot wide paved County Road running along the West line of the 65 acres and of the Rector Survey.

THENCE S. 80 Deg. 15'E with an old fence, 544 feet to set an iron pipe for the NE corner of this tract.

THENCE S. 3 deg. 35'W 146 feet to set an iron stake beside a fence corner post.

THENCE S 10 Deg. W with a wire fence, the West line of a lane, 1015 feet to set an iron stake near a fence corner post.

THENCE S. 80 deg. E. across the lane, 19.5 feet to set an iron stake.

THENCE S. 10 deg. W 357.5 feet to an iron pipe for the SE corner.

THENCE N 80 deg. 22'W with a fence, 580 feet to set an iron pipe for the SW corner, beside a fence corner post.

THENCE N 10 deg. E with the East line of the road, 1518 feet to the POINT OF BEGINNING, as surveyed on the ground by W. F. Forest, Registered Public Surveyor No 101, Williamson County, Texas, on April 2, 1962.

BL-570-1
Pay in Full

-1-

HEREBY relinquishing unto said GRANTEE, his heirs and assigns, forever, all of said BOARD'S right, title, and interest in and to said land;

BUT IT IS AGREED AND UNDERSTOOD that in the event that a patented survey of which the above-described tract of land is a part contains excess acreage, or that unsurveyed school land is contained within the boundaries of the above-described tract of land, said BOARD by the execution of this deed does not purport to grant or convey any right, title, or interest in and to such excess acreage or unsurveyed school land.

WITNESS MY HAND AND SEAL OF THE VETERANS' LAND BOARD OF THE STATE OF TEXAS, this the 11th day of May, 1971.

Bob Armstrong

Bob Armstrong, Chairman
VETERANS' LAND BOARD
OF THE STATE OF TEXAS

Approved _____
At To: _____
Execution *nk*

BL-171-1
Pay in Full

-2-

Filed for Record on the 17 day of May, A. D. 1971, at 11:00 o'clock A. M.

Duly Recorded this the 17 day of May, A. D. 1971, at 3:35 o'clock P. M.

DICK CERVENKA, County Clerk

Williamson County, Texas

By *Landra S. ...* Deputy

MELVIN POLDRACK,
ET UX

JAMES B. TOWNSEND,
ET UX

GENERAL WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

*
*
*

KNOW ALL MEN BY THESE PRESENTS:

That we, MELVIN POLDRACK and wife, LANELL POLDRACK, of Williamson County, Texas, for and in consideration of the sum of ELEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$11,500.00) DOLLARS, to us cash in hand paid by JAMES B. TOWNSEND and wife, DORA TOWNSEND, the receipt of which is hereby acknowledged and confessed;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents, DO GRANT, SELL AND CONVEY unto the said James B. Townsend and wife, Dora Townsend, of Williamson County, Texas, all that certain lot, tract or parcel of land, lying and being situated in the City of Taylor, Williamson County, Texas, out of and apart of the Wm. R. Williams Survey, and also out of and a part of

39

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

*
* KNOW ALL MEN BY THESE PRESENTS:
*

That we, JOHNNIE D. MACHU and wife, DOLORES A. MACHU, of Williamson County, Texas, for and in consideration of the sum of FOUR THOUSAND AND NO/100 (\$4,000.00) DOLLARS to us cash in hand paid by EUGENE F. KOKES and wife, MARY S. KOKES, the receipt of which is hereby acknowledged and confessed; and for which no lien either expressed or implied, is retained;

And the further consideration of the execution and delivery by the said Grantees of their one certain promissory purchase note of even date herewith, payable at the request of Grantors to the order of the First-Taylor National Bank of Taylor, Texas, at its office in Taylor, Williamson County, Texas, in the principal sum of TWELVE THOUSAND AND NO/100 (\$12,000.00) DOLLARS, said note bearing interest from date at rate of eight (8) per cent per annum, both principal and interest payable in monthly installments of \$114.68 each, the first of such installments being due and payable on or before the 1st day of June, A.D. 1971, and a like installment being due and payable on or before the 1st day of each succeeding month thereafter until said note, both principal and interest, has been fully paid, said note containing the usual and customary accelerated maturity and attorney's fees clauses in case of default, and reciting that it is additionally secured by a Deed of Trust Lien on the hereinafter described property for the use and benefit of the payee of said note;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents, DO GRANT, SELL AND CONVEY unto the said Eugene F. Kokes and wife, Mary S. Kokes, of Williamson County, Texas, all that certain tract, lot parcel of land lying and being situated in Williamson County, Texas, and more fully described as follows, to-wit:

BEING 15.00 acres of land in the P. Rector Survey, Abstract No. 540 in Williamson County, Texas, and being out of and a part of a 19.66 acre tract of land described in a Contract of Sale and Purchase between the Veterans Land Board of the State of Texas and Johnnie D. Machu dated August 13, 1962, and recorded in Volume 453, Page 434 of the Deed Records of Williamson County, Texas.

BEGINNING at the Northwest corner of the 19.66 acre tract, said point being marked by a concrete monument and being the Northwest corner hereof, this point is also on the North line of the Rector Survey and on the East line of a paved county road;

THENCE South 80 degrees 18' East, 545.17 feet to an iron pin by a fence corner post for the Northeast corner of the 19.66 acre tract and the Northeast corner hereof;

THENCE South 3 degrees 39' West, 147.38 feet to an iron pin by a fence corner post;

THENCE South 10 degrees 00' West, 1013.60 feet to an iron stake by a fence corner post for the Southeast corner hereof, said point being an ell corner of the 19.66 acre tract;

THENCE North 81 degrees 28' West, 561.65 feet to an iron stake set on the West boundary line of the 19.66 acre tract for the Southwest corner hereof, said point also being on the East margin of the above mentioned paved county road and North 10 degrees East, 345.98 feet from the Southwest corner of the 19.66 acre tract;

THENCE North 10 degrees East, 1171.67 feet along the East margin of the road to the PLACE OF BEGINNING.

TO HAVE AND TO HOLD the above described premises and all improvements thereon, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Eugene F. Kokes and wife, Mary S. Kokes, their heirs and assigns, forever, and we do hereby bind ourselves, our heirs, executors and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Eugene F. Kokes and wife, Mary S. Kokes, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the vendor's lien is retained against the above described property, premises and improvements, until the indebtedness above mentioned and described, as evidenced by the hereinabove described note, both principal and interest, is fully paid according to its face and tenor, effect and reading, when this Deed shall become absolute; and Grantors herein, for value received from the First-Taylor National Bank of Taylor, Texas, which Bank has this day advanced to undersigned the face value of said note, have TRANSFERRED AND ASSIGNED, and by theses presents, do TRANSFER AND ASSIGN, unto the said First-Taylor National Bank of Taylor, Texas, the vendor's lien herein retained, together with all rights, equities and superior title thereto securing the payment of said note, as above described, but without recourse on undersigned.

EXECUTED this the 12th day of May, A.D. 1971.

Johnnie D. Machu
JOHNNIE D. MACHU

Dolores A. Machu
DOLORES A. MACHU

THE STATE OF TEXAS *
 *
COUNTY OF WILLIAMSON *

BEFORE ME, the undersigned authority, on this day personally appeared JOHNNIE D. MACHU and DOLORES A. MACHU his wife, both know to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day

of May, A.D. 1971

Marvin Long

Notary Public in and for
Williamson County, Texas

Filed for Record on the 17 day of May, A.D. 1971, at 1:00 o'clock A.M.
Duly Recorded this the 17 day of May, A.D. 1971, at 2:30 o'clock P.M.

DICK CERVENKA, County Clerk
Williamson County, Texas

By *[Signature]* Deputy

STATE OF TEXAS
COUNTY OF TRAVIS

IN THE NAME OF THE STATE OF TEXAS
41

TO ALL TO WHOM THESE PRESENTS SHALL COME, KNOW YE:

WHEREAS, the VETERANS' LAND BOARD OF THE STATE OF TEXAS has, in accordance with the provisions of the Texas Veterans' Land Act, purchased a certain tract of land hereinafter described and has resold said land under Contract of Sale and Purchase to the GRANTEE hereinafter named; and

WHEREAS, said GRANTEE has complied with the requirements of said BOARD and with the provisions of said Act, and has paid the entire indebtedness due under said Contract of Sale and Purchase; and

WHEREAS, upon payment of the entire indebtedness due under said Contract of Sale and Purchase, said BOARD shall execute a deed to the original veteran purchaser or to the last assignee whose assignment has been approved by said BOARD; and

WHEREAS, the Chairman of said BOARD, or in his absence or illness the Acting Chairman of said BOARD, is fully empowered and authorized to execute and deliver such deed; NOW, THEREFORE,

FOR AND IN CONSIDERATION of the sum of
SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$7,500.00)
DOLLARS, cash in hand paid to said BOARD by said GRANTEE, the receipt of which is hereby acknowledged and confessed, said BOARD has GRANTED and CONVEYED, and by these presents does hereby GRANT and CONVEY, unto

JOHNNIE D. MACHU,
GRANTEE, all that certain lot, tract, or parcel of land more particularly described as follows, to-wit:

BEING 19.66 acres of the P. Rector Survey, Abst. # 540 in Williamson County, Texas, part of a tract of 65 acres described in a deed from Helen McLaurin, et al, to C. C. Schwarz, dated Dec. 12, 1942, of Record in Vol. 314, page 523, Deed Records of Williamson County, Texas.

BEGINNING at a concrete monument at the present NW corner of the 65 acre tract, in the North line of the Rector Survey and in the East line of the 60 foot wide paved County Road running along the West line of the 65 acres and of the Rector Survey.

THENCE S. 80 Deg. 15'E with an old fence, 544 feet to set an iron pipe for the NE corner of this tract.

THENCE S. 3 deg. 35'W 146 feet to set an iron stake beside a fence corner post.

THENCE S 10 Deg. W with a wire fence, the West line of a lane, 1015 feet to set an iron stake near a fence corner post.

THENCE S. 80 deg. N. across the lane, 19.5 feet to set an iron stake.

THENCE S. 10 deg. W 357.5 feet to an iron pipe for the SE corner.

THENCE N 80 deg. 22'W with a fence, 560 feet to set an iron pipe for the SW corner, beside a fence corner post.

THENCE N 10 deg. E with the East line of the road, 1518 feet to the POINT OF BEGINNING, as surveyed on the ground by W. F. Forest, Registered Public Surveyor No 101, Williamson County, Texas, on April 2, 1962.

The Property

✦ R019643

✦ R019644



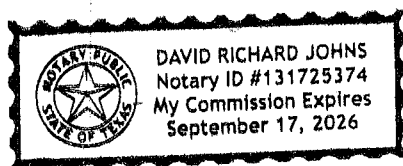
EXHIBIT B
AFFIDAVIT OF MARILYN MACHU IN SUPPORT OF
PETITION FOR RELEASE FROM THE CITY OF TAYLOR'S EXTRATERRITORIAL
JURISDICTION

Before me, the undersigned authority, on this day personally appeared, Marilyn Machu, who under oath stated as follows:

1. My name is Marilyn Machu. I am over eighteen (18) years of age and am legally competent to make this affidavit, which is true and correct, and is made voluntarily and not under duress.
2. I am TRUSTEE of The JLM & MM Revocable Living Trust.
3. The JLM & MM Revocable Living Trust is a property owner in the City of Taylor's extraterritorial jurisdiction. Its property is located at the following address: 1401 CR 406, Taylor, Texas 76574 (the "Property").
4. There is 1 owner of the Property: the JLM & MM Revocable Living Trust. The JLM & MM Revocable Living Trust owns 100% of the interest in the Property.
5. I swear that the Property is not: (1) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted; (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county: (a) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and (b) that has a population greater than 240,000; (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is: (a) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and (b) in a county with a population of more than 2 million; (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.
6. I swear that the petition contains my valid and true (1) signature, (2) printed name, (3) date of birth; voter registration number; county of voter registration, (4) residence address, and (5) date of which I signed such petition.
7. I swear that I satisfied the signature requirement of TEX. LOC. GOV'T CODE § 42.104(b) within 180 days following the date the first signature for the petition was obtained.

Marilyn Machu
Marilyn Machu

Sworn and subscribed to before me on this the 27 day of October, 2023.



David R. Johns
Notary Public in and for the State of Texas



September 27, 2023

Ted W. Hejl
City of Taylor, City Attorney
PO Box 192
Taylor, Texas 76574-0192

Via email: ted@hejllawfirm.com

Re: Petition for Release from the City of Taylor's Extraterritorial Jurisdiction

Dear Mr. Hejl,

1. Celeste Medina and Reynaldo A. Medina ("Owners") file this Petition pursuant to TEX. LOC. GOV'T CODE § 42.102.
2. Celeste Medina and Reynaldo A. Medina own property within the City of Taylor's extraterritorial jurisdiction located at 1370 CR 405, Taylor, Texas 76574 (the "Property"). *See* Exhibit A (Deed and Property Map).
3. Owners hereby Petition the City of Taylor to release of Owners' Property from the City of Taylor's extraterritorial jurisdiction.
4. Pursuant to TEX. LOC. GOV'T CODE § 42.102, an owner or owners of majority in value of an area in a municipality's extraterritorial jurisdiction may file a petition with the municipality to be released from the extraterritorial jurisdiction, if the owner's property in question meets the applicability requirements of TEX. LOC. GOV'T CODE § 42.101 and the petition requirements of TEX. LOC. GOV'T CODE § 42.104.
5. Owners' Property meets the applicability requirements of TEX. LOC. GOV'T CODE § 42.101.
6. As set forth in Exhibit B, Affidavits of Owners, and as set forth in TEX. LOC. GOV'T CODE § 42.101, the undersigned swear that the Property is not:
 - (1) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted;
 - (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:

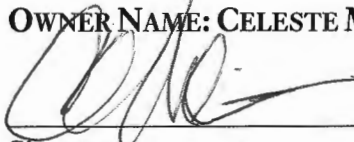
- (A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and
 - (B) that has a population greater than 240,000;
 - (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is:
 - (A) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and
 - (B) in a county with a population of more than 2 million;
 - (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or
 - (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.
7. This Petition meets the requirements of TEX. LOC. GOV'T CODE § 42.104.
8. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), Owners' collective value in the Property constitute more than 50% of the value of the Property, as indicated by the tax rolls of the Williamson Central Appraisal District.
9. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), the signature page accompanying this Petition includes the signatures of 100% of the Property's owners in value, which is more than 50%.
10. As required by TEX. LOC. GOV'T CODE § 42.103, the signature is valid pursuant to TEX. ELEC. CODE § 277.002.
11. This Petition contains, in addition to the signature:
- (A) the signer's printed name;
 - (B) the signer's:
 - (i) date of birth; or
 - (ii) voter registration number and,
 - (iii) county of registration;
 - (C) the signer's residence address; and

(D) the date of signing.

12. As required by TEX. LOC. GOV'T CODE § 42.104(b), Owners filing this Petition satisfied the signature within 180 days after the date the first signature for the Petition was obtained.
13. As required by TEX. LOC. GOV'T CODE § 42.104(c), the signatures collected under this section are in writing.
14. As required by TEX. LOC. GOV'T CODE § 42.104(d), this Petition includes the deed for the land to be released (*See* Exhibit A), which describes the boundaries of the land to be released by: (1) metes and bounds; or (2) lot and block number, if there is a recorded map or plat. Exhibit A also includes a map of the land to be released.
15. As required by TEX. LOC. GOV'T CODE § 42.105(a), the City must verify this Petition upon receipt; shall notify the residents and landowners of the area described by the petition of the results of the petition, or shall notify Owners, who filed this Petition under Section 42.102.
16. Pursuant to TEX. LOC. GOV'T CODE § 42.105(c), because Owners have obtained the number of signatures on the Petition required under Section 42.104 to release the area from the City of Taylor's extraterritorial jurisdiction, the City must immediately release the area—Owners' Property—from the City's extraterritorial jurisdiction.
17. Pursuant to TEX. LOC. GOV'T CODE § 42.105(d), if the City fails to take action to release Owners' Property from the City's ETJ by the later of the 45th day after the date the municipality receives the petition or the next meeting of the City's governing body that occurs after the 30th day after the date the City receives this petition, the area—Owners' Property—is released by operation of law.

COBB & JOHNS

OWNER NAME: CELESTE MEDINA


Signature

08/06/1956
Date of birth

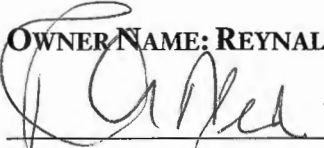
1104953964
Voter registration number

HARRIS
Voter county of registration

13823 PERTSHIRE RD. HOUSTON, TX 77079
Residence address

9/28/23
Date of signing

OWNER NAME: REYNALDO A. MEDINA


Signature

07/19/1948
Date of birth

1104963002
Voter registration number

HARRIS
Voter county of registration

13823 PERTSHIRE RD.
HOUSTON, TX 77079
Residence address

9/28/23
Date of signing

EXHIBIT A
DEED AND PROPERTY MAP

Warranty Deed with Vendor's Lien

50/CT 19-449309 - AM/MP

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: November 22, 2019

Grantor: **Bruce W. Menke and Pamela Menke, a married couple**

Grantor's Mailing Address: 301 A. Sloan Street, Taylor, TX 76574

Grantee: **Reynaldo A Medina and Celeste Medina**

Grantee's Mailing Address: 1370 CR 405, Taylor, TX 76574

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Certainty Home Loans, LLC in the principal amount of \$292,500.00 (Two Hundred Ninety Two Thousand Five Hundred and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Certainty Home Loans, LLC and by a first-lien deed of trust of even date from Grantee to Allan B Polunsky, trustee.

Property (including any improvements):

Being 10.067 acres out of the Willis Avery Survey, Abstract No. 924, in Williamson County, Texas, the combination of two tracts called 5.234 acres and 4.831 acres in a deed recorded in Volume 1997, Page 967, Official Records of Williamson County, Texas, as shown on accompanying survey plat, and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found in the south line of a tract called 41.09 acres in a deed to E.B. Coates recorded in Volume 1966, page 78, Official Records, Williamson County, Texas, at the northwest corner of said 4.831 acre tract, for the northwest corner of this tract;

THENCE, with the south line of said Coates tract and the north line of this tract, S 80° 07' 00" E, a course being the bearing base for this survey, 693.38', to a 1/2" iron pin set at the northwest corner of a tract called 5.263 acres (Tract Three) in a deed to J.B. Southard, et ux, recorded in Document No. 9600188, Official Public Records, Williamson County, Texas, at the northeast corner of said 4.831 acre tract, for an angle point in the north line of this tract;

THENCE, with the west line of said Southard tract, S 10° 06' 37" W, 293.04' to a 1/2" iron pin found at the southwest corner of said Southard tract, at the northwest corner of said 5.234 acre tract, for an interior ell corner in the north line of this tract;

THENCE, continuing with the north line of this tract and the south line of said Southard tract, S 79° 59' 25" E, 780.17' to a 1/2" iron pin found in the east line of County Road No. 405 (R.O.W. varies) at the southeast corner of said Southard tract, the northeast corner of said 5.234 acre tract, for the northeast corner of this tract;

THENCE, with the west line of County Road No. 405 and the east line of this tract, S 10° 03' 02" W, 292.42', to a 1/2" iron pin found at the northeast corner of a tract called 15.00 acres in a deed to T.E. Ordon, et ux, recorded in Volume 846, Page 292, Deed Records, Williamson County, Texas, at the southeast corner of said 5.234 acre tract, for the southeast corner of this tract;

THENCE, with the north line of said Ordon tract and the south line of this tract, N 79° 59' 38" W, 780.48' to a 1/2" iron pin found in the east line of the remainder of a tract called 68.86 acres in a deed to H.E. McLean, et ux, recorded in Volume 864, Page 379, Deed Records, Williamson County, Texas, at the northwest corner of said Ordon tract, the southwest corner of said 5.234 acre tract, for an angle point in the south line of this tract;

THENCE, with a portion of the east line of said McLean tract and a portion of the west line of said 5.234 acre tract, N 10° 06' 37" E, 185.23' to a 1/2" iron pin found at the southeast corner of said 4.831 acre tract, for an angle point in the south line of this tract;

THENCE, with the south line of said 4.831 acre tract, the north line of said McLean tract, and the south line of this tract, N. 63° 42' 55" W, 758.56' to a 1/2" iron pin found at an interior ell corner in said McLean tract, at the southwest corner of said 4.831 acre tract, for the southwest corner of this tract;

THENCE, with the west line of this tract, N 20° 48' 12" E, 189.52', to the PLACE OF BEGINNING and containing 10.067 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Williamson County, Texas.

Grantor, for the Consideration, and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds and to hold it to Grantee and Grantee's heirs, successors, and assigns to warranty and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

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

EXECUTED this 22 day of November, 2019.

Bruce Menke

Pamela Menke

By:

Pamela Menke acting herein by and through my agent and attorney-in-fact Bruce W. Menke
Pamela Menke acting herein by and through my agent and attorney-in-fact, Bruce W. Menke

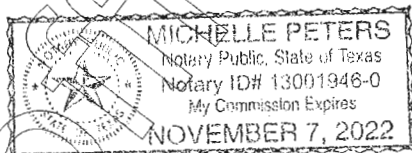
THE STATE OF

Texas

COUNTY OF

Travis

Before me, a Notary Public, the foregoing instrument was acknowledged on ____ day of November, 2019 by Bruce W. Menke and Pamela Menke who personally appeared before me, and who is known to me through DL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



W. Shaddock
NOTARY PUBLIC, STATE OF
Texas

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2019113825

Pages: 4 Fee: \$29.00
11/25/2019 01:32 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

General Warranty Deed

50|CTOT|19-458865-AM|MP

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: January 6, 2020

Grantor: Bruce W. Menke and Pamela A. Menke, husband and wife

Grantor's Mailing Address: PO Box 1373, Taylor, TX 76574

Grantee: Celeste Medina and Reynaldo A. Medina

Grantee's Mailing Address: 1370 CR 405, Taylor, TX 76574

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

BEING 12.498 acres of the Willis Avery Survey, part of a 68.86 acre tract conveyed to Harold E. McLean in Vol. 545, Pg. 405, Deed Records of Williamson County, Texas. Surveyed on the ground in June of 1990, by Wm. F. Forest, Jr., Registered Public Surveyor No. 1847.

BEGINNING at an iron pin found at the Southwest corner of a 5,234 acre tract surveyed by W.F. Forest, R.P.S. No. 101, and at the Northwest corner of a 15 acre tract owned by Harold E. McLean, This point is an inside ell corner in the East boundary of the said 68.86 acre tract. An iron pin marking the Northeast corner of the 68.86 acre tract stands S 80 deg. E 781.1 feet and N 10 deg. E 587 feet, according to record data.

THENCE with the general line of a fence, crossing a waterway, S 09 deg. 56 min. 30 sec. W 417.66 feet to set an iron pin at a fence corner,

THENCE along the South margin of a fence, setting iron pins at bends as follows: N 72 deg. 46 min. 05 sec. W 179.17 feet, N 36 deg. 54 min. 50 sec. W 253.76 feet, N 45 deg. 40 min. 50 sec, W 145.17 feet, N 54 deg. 09 min. 55 sec. W 376.62 feet, N 26 deg. 59 min. 30 sec. W 156.28 feet, N 17 deg. 57 min. 55 sec. W 477.86 feet, and N 10 deg. 51 min. 30 sec. W 26.6 feet to set an iron pin in an old fence.

THENCE with the general line of an old fence, crossing a waterway, S 79 deg. 40 min. 35 sec. E, 461.60 feet to set an iron pin at the North base of a fence corner post.

THENCE S 20 deg. 31 min. 20 sec. W at 6.83 feet pass the Northwest corner of a 4,831 acre tract surveyed by W.F. Forest, R.P.S. No. 101; continuing in all 195.63 feet to an iron pin found at a fence corner.

THENCE with the fenced South line of the 4,831 acre tract, S 63 deg. 45 min. E 758.35 feet to an iron pin found at a fence corner and gate post on the North side of a field road,

THENCE with the fenced West line of a 5,234 acre tract, S 10 deg. 04 min. 30 sec. W 185.25 feet to the POINT OF BEGINNING.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Williamson County, Texas. Grantor and Grantee both agree to the following restrictions on the subject property: no feed lots shall be permitted on said tracts of land, no junk yard shall be permitted on said tracts of land no noxious or offensive activity shall be carried on or maintained on said tracts, nor shall anything be done thereon which may be or become a nuisance on said tracts of land and no mobile home shall be permitted to be maintained on said tracts of land.

Grantor, for the Consideration, and subject to the Reservations from the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warranty and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

EXECUTED this 11th day of January, 2020.

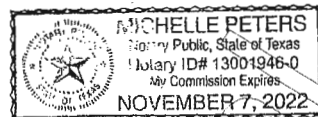
Bruce W. Menke

Pamela A. Menke

THE STATE OF Texas §

COUNTY OF Travis §

Before me, a Notary Public, the foregoing instrument was acknowledged on ____ day of January, 2020 by Bruce W. Menke and Pamela A. Menke who personally appeared before me, and who is known to me through DL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



Michelle Peters
NOTARY PUBLIC, STATE OF TX

AFTER RECORDING, RETURN TO:
Celeste & Reynaldo Medina
1370 CR 405
Taylor, TX 76574

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020001923

Pages: 3 Fee: \$25.00
01/07/2020 03:24 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

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

REYNALDO A. MEDINA,
ET UX

TO

SARAH NICOLE MEDINA

**WARRANTY
DEED OF GIFT**

STATE OF TEXAS,

COUNTY OF WILLIAMSON.

§
§
§

REYNALDO A. MEDINA and wife, CELESTE MEDINA of Houston, Harris County, Texas, herein called Grantors, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00), the receipt of which is hereby acknowledged and confessed, for which no lien, either expressed or implied is retained, and for and in consideration of the love and affection which they have and bear toward their daughter, SARAH NICOLE MEDINA;

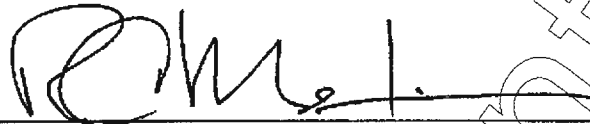
Have GRANTED, GIVEN AND CONVEYED, and by these presents do GRANT, GIVE, AND CONVEY unto SARAH NICOLE MEDINA, as her sole and separate property, of 1370 C.R. 405 in Taylor, Williamson County, Texas 76574, herein called Grantee, the following described property, to-wit:

All that certain 1.012 acre tract of land, out of the Willis Avery Survey, Abstract No. 924, in Williamson County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated by reference herein for all purposes; ~~TOGETHER WITH~~ TOGETHER with free, uninterrupted, and perpetual use and easement of passing in, along and over a passageway or road, across a thirty foot (30') strip of land which is more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated by reference herein for all purposes ("Property" or "Premises").

TO HAVE AND TO HOLD the above described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, and any of Grantors' right, title and interest in and to adjacent streets, alleys, and rights-of-way, unto Grantee, her heirs, executors, administrators, successors, or assigns forever, and Grantors do hereby bind themselves, their heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, her heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, subject, however, to all restrictions, reservations, easements, conditions, or covenants in effect on the Property and filed of record or existing on the ground as of the date hereon.

Grantee is receiving the Property in an "as is" condition with no representations made or implied as to the quality, fitness, or condition of the Property by the Grantors. Grantee is receiving the Property based solely upon her inspection and is not relying on any representations made by Grantor. No representations of the use, fitness, size, quality or any other matters concerning the Property have been made by Grantors to Grantee. Grantors warrant only title to the Property as set forth in this Deed.

DATED this the 30th day of September, 2021.



Reynaldo A. Medina

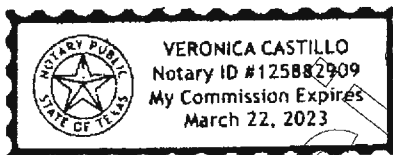


Celeste Medina

This instrument was prepared based on information furnished by the parties, and they understand, acknowledge and confirm no independent title search has been made on the Property at their request.

STATE OF TEXAS,
COUNTY OF Harris

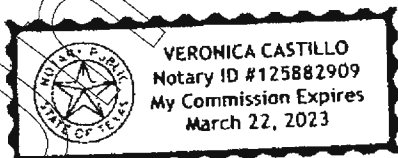
This instrument was acknowledged before me on this the 14 day of 10, 2021, by Reynaldo A. Medina.




Notary Public in and for
The State of Texas

STATE OF TEXAS,
COUNTY OF Harris

This instrument was acknowledged before me on this the 14 day of 10, 2021, by Celsete Medina.




Notary Public in and for
The State of Texas

Consent and Subordination by Lienholder

Lienholder, as the holder of a lien on the easement property, consents to the above grant of the Easement contained in this Deed, including the terms and conditions of the grant, and Lienholder subordinates its lien to the rights and interests of Grantee or holder of the Easement, so that a foreclosure of the lien will not extinguish the rights and interests of Grantee or holder of the Easement.

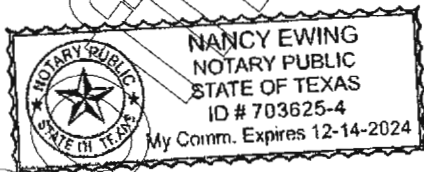
FIRST NATIONAL BANK OF
GIDDINGS, TEXAS, a National Bank

By: Bill Landiss
Its: President

STATE OF TEXAS,
COUNTY OF WILLIAMSON.

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of September, 2021.



Nancy Ewing
Notary Public in and for
The State of Texas

clients/medina/deed/ntwrog

EXHIBIT "A"

**STATE OF TEXAS
COUNTY OF WILLIAMSON**

JULY 28, 2021

1.012 Acres

These notes describe that certain tract of land located in the **WILLIS AVERY SURVEY, ABSTRACT No. 924**, situated in Williamson County, Texas; subject tract being a part of and out of a called "10.067 Acres" conveyed in a Warranty Deed with Vendor's Lien from Bruce W. Menke and Pamela Menke, a married couple to Reynaldo A. Medina and Celeste Medina dated 11-25-2019 and recorded in Document No. 2019113825 of the Official Public Records of Williamson County (OPRWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of July, 2021 and being more fully described as follows:

BEGINNING at a 1/2" Iron rod found at the upper Southwest corner of said "10.067 Acres", same being an interior angle corner of a called "12.498 Acres" conveyed in a General Warranty Deed from Bruce W. Menke and Pamela A. Menke, husband and wife to Celeste Medina and Reynaldo A. Medina dated 1-6-2020 and recorded in Document No. 2020001923 OPRWC, same being the Southwest corner of herein described tract;

THENCE North 18° 06' 23" East with the upper West line of said "10.067 Acres" and an interior line of said "12.498 Acres" a distance of **189.13 feet** to 1/2" Iron rod found, being the Northwest corner of said "10.067 Acres" same being the Northwest corner of herein described tract, from which a 1/2" Iron rod found at the Northeast corner of said "12.498 Acres" same being in the South line of a called "41.09 Acres" conveyed in a Warranty Deed from John H. Coats (Father of Grantee, John Hood Coats), et ux to John Hood Coats and spouse, Stacey Coats dated 5-31-2005 and recorded in Document No. 2005040036 OPRWC bears North 09° 16' 09" East a distance of **5.90 feet**;

THENCE South 82° 43' 31" East with the common line of said "10.067 Acres" and said "41.09 Acres" a distance of **182.00 feet** to a 1/2" Iron rod set (capped BTS), being the Northeast corner of herein described tract, same being the Northwest corner of a 30' Ingress/Egress Easement surveyed this date by the undersigned, from which a 1/2" Iron rod found (capped) at the upper Northeast corner of said "10.067 Acres" bears South 82° 43' 31" East a distance of **511.48 feet**;

THENCE South 07° 16' 29" West over and across said "10.067 Acres", passing a calculated corner being at the upper Southeast corner of said "30' Ingress/Egress Easement" at **30.00 feet**, continuing for a total distance of **249.89 feet** to a 1/2" Iron rod set (capped BTS), being in the upper South line of said "10.067 Acres", being in the lower North line of said "12.498 Acres", and also being the Southeast corner of herein described tract, from which a 1/2" Iron rod set (capped BTS) at an interior corner of said "10.067 Acres" bears South 66° 18' 06" East a distance of **531.56 feet**;

THENCE North 66° 18' 06" West with the Upper South line of said "10.067 Acres" and the lower North line said "12.498 Acres" a distance of **226.79 feet** to the **PLACE OF BEGINNING** containing according to the dimensions herein stated an area of **1.012 Acres** of land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values. Attention is invited to accompanying plat for further information.

Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.
TBPLS Firm No. 10128500
911 N. Main St., Taylor, TX 76574

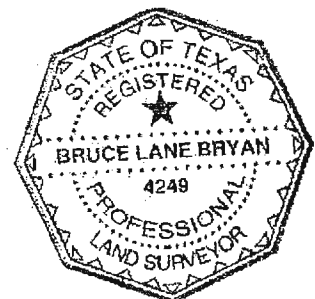


EXHIBIT "B"

STATE OF TEXAS
COUNTY OF WILLIAMSON

JULY 28, 2021

1.091 ACRES
30' INGRESS/EGRESS EASEMENT

These notes describe that certain tract of land located in the **WILLIS AVERY SURVEY, ABSTRACT No. 924**, situated in Williamson County, Texas; subject tract being a part of and out of a called "10.067 Acres" conveyed in a Warranty Deed with Vendor's Lien from Bruce W. Menke and Pamela Menke, a married couple to Reynaldo A. Medina and Celeste Medina dated 11-25-2019 and recorded in Document No. 2019113825 of the Official Public Records of Williamson County (OPRWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of July, 2021 and being more fully described as follows:

BEGINNING at a 1/2" Iron rod found in the West line of County Road No. 405, being at the Northeast corner of said "10.067 Acres", being the Southeast corner of a called "5.254 Acres" conveyed in a General Warranty Deed with Vendor's Lien from Daniel Graves and Aljane Graves to John Gola, Jr. dated 1-29-2001 and recorded in Document No. 2001006466 OPRWC, and also being the Northeast corner of herein described tract;

THENCE South 07° 25' 57" West with the West line of County Road No. 405 and the East line of said "10.067 Acres" a distance of **30.00 feet** to a Calculated Corner, being the Southeast corner of herein described tract, from which a 1/2" Iron rod found at the Southeast corner of said "10.067 Acres" bears South 07° 25' 57" West a distance of 262.46 feet;

THENCE North 82° 35' 23" West over and across said "10.067 Acres" a distance of **809.60 feet** to a Calculated Corner, being the lower Southwest corner of herein described tract;

THENCE North 07° 28' 21" East over and across said "10.067 Acres" a distance of **292.46 feet** to a Calculated Corner, being an interior corner of herein described tract;

THENCE North 82° 43' 31" West over and across said "10.067 Acres" a distance of **481.37 feet** to a Calculated Corner, being in the East line of a 1.012 Acre tract being surveyed this date by the undersigned, same being the upper Southwest corner of herein described tract;

THENCE North 07° 16' 29" East over and across said "10.067 Acres" with the East line of said "1.012 Acres" a distance of **30.00 feet** to a 1/2" Iron rod found (capped BTS) being in the North line of said "10.067 Acres" being in the South line of a called "41.09 Acres" conveyed in a Warranty Deed from John H. Coats (Father of Grantee, John Hood Coats), et ux to John Hood Coats and spouse, Stacey Coats dated 5-31-2005 and recorded in Document No. 2005040036 OPRWC, being the Northeast corner of said "1.012 Acres" and also being the Northwest corner of herein described tract;

THENCE South 82° 43' 31" East with the common line of said "10.067 Acres" and said "41.09 Acres" a distance of **511.48 feet** to a 1/2" Iron rod found (capped) being the upper Northeast corner of said "10.067 Acres", being the Northwest corner of said "5.254 Acres" and also being the upper Northeast corner of herein described tract;

THENCE South 07° 28' 21" West with the common line of said "10.067 Acres" and said "5.254 Acres" a distance of **292.54 feet** to a 1/2" Iron rod found being an interior corner of said "10.067 Acres", being the Southwest corner of said "5.254 Acres" and also being in interior corner of herein described tract;

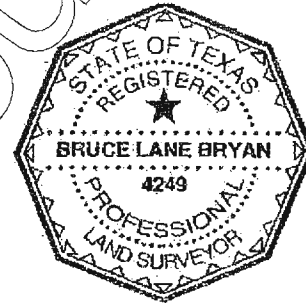
THENCE South 82° 35' 23" East with the common line of said "10.067 Acres" and said "5.254 Acres" a distance of **779.58 feet** to the **PLACE OF BEGINNING** containing according to the dimensions herein stated an area of **1.091 Acres** of land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values. Attention is invited to accompanying plat for further information.


Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.
TBPLS Firm No. 10128500
911 N. Main St., Taylor, TX 76574



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021160295

Pages: 8 Fee: \$50.00

10/20/2021 11:48 AM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

The Property

R590685

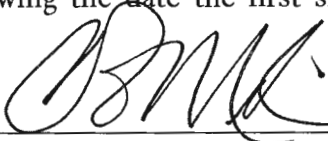
R403761



EXHIBIT B
AFFIDAVIT OF CELESTE MEDINA IN SUPPORT OF
PETITION FOR RELEASE FROM THE CITY OF TAYLOR'S EXTRATERRITORIAL
JURISDICTION

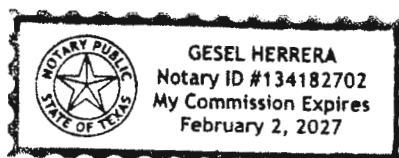
Before me, the undersigned authority, on this day personally appeared, Celeste Medina, who under oath stated as follows:

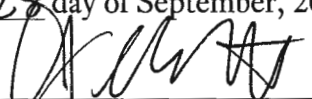
1. My name is Celeste Medina. I am over eighteen (18) years of age and am legally competent to make this affidavit, which is true and correct, and is made voluntarily and not under duress.
2. I am a property owner in the City of Taylor's extraterritorial jurisdiction. My property is located at the following address: 1370 CR 405, Taylor, Texas 76574 (the "Property").
3. There are 2 owners of the Property: Celeste Medina and Reynaldo A. Medina. I own 50% of the interest in the Property.
4. I swear that the property is not: (1) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted; (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county: (a) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and (b) that has a population greater than 240,000; (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is: (a) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and (b) in a county with a population of more than 2 million; (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.
5. I swear that the petition contains my valid and true (1) signature, (2) printed name, (3) date of birth; voter registration number; county of voter registration, (4) residence address, and (5) date of which I signed such petition.
6. I swear that I satisfied the signature requirement of TEX. LOC. GOV'T CODE § 42.104(b) within 180 days following the date the first signature for the petition was obtained.



Celeste Medina

Sworn and subscribed to before me on this the 28 day of September, 2023.



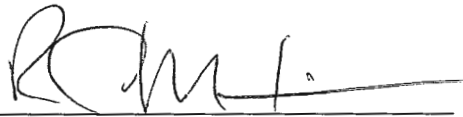


Notary Public in and for the State of Texas

**AFFIDAVIT OF REYNALDO A. MEDINA IN SUPPORT OF
PETITION FOR RELEASE FROM THE CITY OF TAYLOR'S EXTRATERRITORIAL
JURISDICTION**

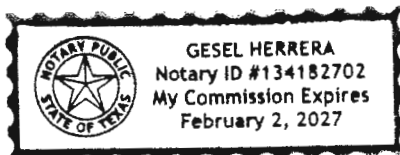
Before me, the undersigned authority, on this day personally appeared, Reynaldo A. Medina, who under oath stated as follows:

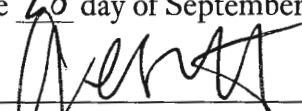
1. My name is Reynaldo A. Medina. I am over eighteen (18) years of age and am legally competent to make this affidavit, which is true and correct, and is made voluntarily and not under duress.
2. I am a property owner in the City of Taylor's extraterritorial jurisdiction. My property is located at the following address: 1370 CR 405, Taylor, Texas 76574 (the "Property").
3. There are 2 owners of the Property: Celeste Medina and Reynaldo A. Medina. I own 50% of the interest in the Property.
4. I swear that the property is not: (1) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted; (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county: (a) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and (b) that has a population greater than 240,000; (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is: (a) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and (b) in a county with a population of more than 2 million; (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.
5. I swear that the petition contains my valid and true (1) signature, (2) printed name, (3) date of birth; voter registration number; county of voter registration, (4) residence address, and (5) date of which I signed such petition.
6. I swear that I satisfied the signature requirement of TEX. LOC. GOV'T CODE § 42.104(b) within 180 days following the date the first signature for the petition was obtained.



Reynaldo A. Medina

Sworn and subscribed to before me on this the 28 day of September, 2023.





Notary Public in and for the State of Texas

October 27, 2023

Ted W. Hejl
City of Taylor, City Attorney
PO Box 192
Taylor, Texas 76574-0192

Via email: ted@hejllawfirm.com

Re: Petition for Release from the City of Taylor's Extraterritorial Jurisdiction

Dear Mr. Hejl,

1. Allen Bailey and Marie C Norstegaard ("Owners") file this Petition pursuant to TEX. LOC. GOV'T CODE § 42.102.
2. Allen Bailey and Marie C Norstegaard own property within the City of Taylor's extraterritorial jurisdiction located at 1201 CR 405, Taylor, Texas 76574 (the "Property"). See Exhibit A (Deed and Property Map).
3. Owners hereby Petition the City of Taylor to release of Owners' Property from the City of Taylor's extraterritorial jurisdiction.
4. Pursuant to TEX. LOC. GOV'T CODE § 42.102, an owner or owners of majority in value of an area in a municipality's extraterritorial jurisdiction may file a petition with the municipality to be released from the extraterritorial jurisdiction, if the owner's property in question meets the applicability requirements of TEX. LOC. GOV'T CODE § 42.101 and the petition requirements of TEX. LOC. GOV'T CODE § 42.104.
5. Owners' Property meets the applicability requirements of TEX. LOC. GOV'T CODE § 42.101.
6. As set forth in Exhibit B, Affidavits of Owners, and as set forth in TEX. LOC. GOV'T CODE § 42.101, the undersigned swear that the Property is not:
 - (1) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted;
 - (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:

- (A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and
 - (B) that has a population greater than 240,000;
 - (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is:
 - (A) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and
 - (B) in a county with a population of more than 2 million;
 - (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or
 - (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.
7. This Petition meets the requirements of TEX. LOC. GOV'T CODE § 42.104.
8. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), Owners' collective value in the Property constitute more than 50% of the value of the Property, as indicated by the tax rolls of the Williamson Central Appraisal District.
9. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), the signature page accompanying this Petition includes the signatures of 100% of the Property's owners in value, which is more than 50%.
10. As required by TEX. LOC. GOV'T CODE § 42.103, the signature is valid pursuant to TEX. ELEC. CODE § 277.002.
11. This Petition contains, in addition to the signature:
- (A) the signer's printed name;
 - (B) the signer's:
 - (i) date of birth; or
 - (ii) voter registration number and,
 - (iii) county of registration;
 - (C) the signer's residence address; and

(D) the date of signing.

12. As required by TEX. LOC. GOV'T CODE § 42.104(b), Owners filing this Petition satisfied the signature within 180 days after the date the first signature for the Petition was obtained.
13. As required by TEX. LOC. GOV'T CODE § 42.104(c), the signatures collected under this section are in writing.
14. As required by TEX. LOC. GOV'T CODE § 42.104(d), this Petition includes the deed for the land to be released (*See* Exhibit A), which describes the boundaries of the land to be released by: (1) metes and bounds; or (2) lot and block number, if there is a recorded map or plat. Exhibit A also includes a map of the land to be released.
15. As required by TEX. LOC. GOV'T CODE § 42.105(a), the City must verify this Petition upon receipt; shall notify the residents and landowners of the area described by the petition of the results of the petition, or shall notify Owners, who filed this Petition under Section 42.102.
16. Pursuant to TEX. LOC. GOV'T CODE § 42.105(c), because Owners have obtained the number of signatures on the Petition required under Section 42.104 to release the area from the City of Taylor's extraterritorial jurisdiction, the City must immediately release the area—Owners' Property—from the City's extraterritorial jurisdiction.
17. Pursuant to TEX. LOC. GOV'T CODE § 42.105(d), if the City fails to take action to release Owners' Property from the City's ETJ by the later of the 45th day after the date the municipality receives the petition or the next meeting of the City's governing body that occurs after the 30th day after the date the City receives this petition, the area—Owners' Property—is released by operation of law.

COBB & JOHNS

OWNER NAME: ALLEN BAILEY

Allen Bailey

Signature

06/19/1957

Date of birth

N/A

Voter registration number

N/A

Voter county of registration

1201 CR 405 Taylor, TX 76574

Residence address

10/27/2023

Date of signing

OWNER NAME: MARIE C NORSTEGAARD

Marie C Norstegaard

Signature

03/18/1954

Date of birth

1136271272

Voter registration number

Williamson

Voter county of registration

1201 Canty Road 405 Taylor Tx

Residence address

76574

10/27/23

Date of signing

EXHIBIT A
DEED AND PROPERTY MAP

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: July 21, 1999

Grantor: Robert M. Tiemann, owning, occupying, and claiming other property as Grantor's homestead

Grantor's Mailing Address: Post Office Box 1190
Pflugerville, Travis County, Texas 78691-1190

Grantee: Allen Bailey and Marie C. Norstegaard

Grantee's Mailing Address: 1201 County Road 405
Taylor, Williamson County, Texas 78574

Consideration:

Ten and No/100 Dollars (\$10 00) and other good and valuable consideration in hand paid to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and a note of even date herewith that is in the principal amount of Twenty-Three Thousand Two Hundred and No/100 Dollars (\$23,200.00) and is executed by Grantee, payable to the order of State Bank, La Grange, Texas. The note is secured by a vendor's lien retained in favor of State Bank, La Grange, Texas in this deed and by a deed of trust of even date herewith from Grantee to Don Stricklin, Trustee

Property (including any improvements):

5.42 acres tract of land situated in Williamson County, Texas, and being out of and a part of the James Warren Survey, Abstract No. 673, and being a part of that certain tract of land as described in a deed to Robert Miller Tiemann from Susan Elizabeth Tiemann and 2T Joint Venture, dated October 10, 1989, and recorded in Volume 1833, Page 916 of the Official Records of Williamson County, Texas, and being more particularly described by metes and bounds as described in Exhibit A

Grant of Mineral Interest and Executive Rights:

Grantor grants and conveys to Grantee an undivided one-half (1/2) interest in the oil, gas, and other minerals that Grantor may own as of the date of this conveyance that are in and under the property and that may be produced from it. Grantor reserves the right of ingress and egress at all times for mining, drilling, exploring,

operating, and developing the property for oil, gas and other minerals and for removing them from the property. The Grantor grants to the Grantee the right to execute leases for oil and gas and for oil, gas, and other minerals that are part of the property retained by Grantor for the benefit of Grantor, his heirs and assigns. Grantor and Grantor's heirs and assigns will receive from each lessee the bonuses, delay rentals, royalties, and other benefits associated with the leases.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictive covenants as recorded under Document No. 9920998 and Document No. 9920623 as recorded in the Official Records of Williamson County, Texas
2. Taxes for the year of 1999 have been prorated as of the date of this conveyance and the payment of which Grantee assumes, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which the Grantee assumes
3. A 20' public utility easement along the front property line as recorded in Document No. 992063 and Document No. 9920998 of the Official Records of Williamson County, Texas
4. A 15' public utility easement along the side property lines as recorded in Document No. 992063 and Document No. 9920998 of the Official Records of Williamson County, Texas
5. Electric and telephone easement granted to Texas Power & Light Company as recorded in Volume 862, Page 89 of the Deed Records of Williamson County, Texas
6. Electric transmission easement granted to Texas Power & Light Company as recorded in Volume 355, Page 6 of the Deed Records of Williamson County, Texas

Condition of Property:

The property and improvements are conveyed by Grantor and accepted by Grantee on the condition that the same are conveyed AS-IS AND WITH ALL FAULTS AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE BY ITS ACCEPTANCE HEREOF ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES AND GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW (EXCEPT AS TO TITLE AS HEREIN

PROVIDED), OF OR CONCERNING SUCH PROPERTY AND IMPROVEMENTS, INCLUDING WITHOUT LIMITATION (i) THE USE, INCOME POTENTIAL, EXPENSES, OPERATION, CHARACTERISTICS OR CONDITIONS OF THE PROPERTY AND IMPROVEMENTS, OR ANY PORTION THEREOF, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF SUITABILITY, HABITABILITY, MERCHANTABILITY, DESIGN OR FITNESS FOR ANY SPECIFIC PURPOSE OR A PARTICULAR PURPOSE, OR GOOD AND WORKMANLIKE CONSTRUCTION, (ii) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN AND ENGINEERING OF ANY IMPROVEMENTS TO THE PROPERTY, (iii) THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND THE PRESENCE OR ABSENCE OF OR CONTAMINATION BY HAZARDOUS MATERIAL OR THE COMPLIANCE OF THE PROPERTY WITH ALL REGULATIONS OR LAWS RELATING TO HEALTH OR THE ENVIRONMENT, (iv) THE QUALITY OF THE LABOR AND MATERIALS INCLUDED IN ANY IMPROVEMENTS TO THE PROPERTY, AND (v) THE SOIL CONDITIONS, DRAINAGE, FLOODING CHARACTERISTICS, UTILITIES OR OTHER CONDITIONS EXISTING IN OR ON THE PROPERTY GRANTEE FURTHER HEREBY ACKNOWLEDGES THAT GRANTEE IS RELYING SOLELY UPON GRANTEE'S OWN PHYSICAL INSPECTION OF THE PROPERTY GRANTEE RELEASES GRANTOR FROM ANY LIABILITY FOR STATEMENTS MADE BY GRANTOR, IN WRITING OR OTHERWISE.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty

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

State Bank, La Grange, Texas., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described

The vendor's lien and the superior title to the Property are retained for the benefit of State Bank, La Grange, Texas and are transferred to State Bank, La Grange, Texas without recourse on Grantor.

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

GRANTOR:

Robert M. Tiemann
Robert M. Tiemann

We, Allen Bailey and Marie C. Norstegaard, as Grantees do hereby accept this deed subject to the terms and conditions stated herein

GRANTEE

Allen Bailey
Allen Bailey

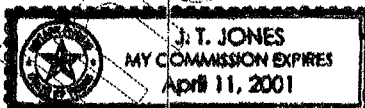
Marie C. Norstegaard
Marie C. Norstegaard

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority on this day personally appeared Robert M. Tiemann, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and consideration therein stated

Given under my hand and seal office on this the 21 day of July, 1999.

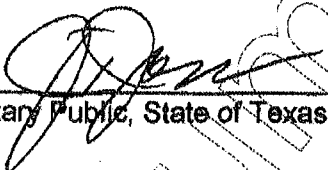


[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

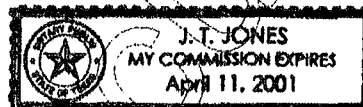
Before me, the undersigned authority on this day personally appeared Allen Bailey, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and consideration therein stated

Given under my hand and seal office on this the 21 day of July, 1999.



Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §



Before me, the undersigned authority on this day personally appeared Marie C Norstegaard, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she executed the same for the purposes and consideration therein stated.

Given under my hand and seal office on this the 21 day of July, 1999.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:

John T. Jones, Jr.
Attorney at Law
500 West Sixteenth Street
Austin, Texas 78701



AFTER RECORDING RETURN TO: 9902164

Chicago Title Insurance Company
2008 Spicewood Springs Road, Ste. 100
Austin, Texas 78759

Warranty Deed: Tiemann/Bailey
Page 5

FIELD NOTE DESCRIPTION FOR A 5.42 ACRE TRACT OF LAND

BEING A TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE JAMES WARREN SURVEY, ABSTRACT NO. 673, AND BEING A PART OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A DEED TO ROBERT MILLER TIEMANN FROM SUSAN ELIZABETH TIEMANN AND 21 JOINT VENTURE, DATED OCTOBER 10, 1989, AND RECORDED IN VOLUME 1833, PAGE 916, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found in the south right-of-way line of County Road No. 405, for the Northeast corner of that certain tract said to contain 10.64 acres of land as described in a deed to Allen Bailey and Marie C. Norstegaard from Robert M. Tiemann, dated April 17, 1998, and recorded as Document No. 9820995, Official Records of Williamson County, Texas, and for the Northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE with the south right-of-way line of said County Road No. 405, South 79°18'05" East, a distance of 355.44 feet to an iron rod found, for the Northeast corner of this tract;

THENCE South 10°41'55" West, a distance of 360.01 feet to an iron rod found, for an interior corner of this tract;

THENCE South 79°18'05" East, a distance of 147.39 feet to an iron rod found, for an exterior corner of this tract;

THENCE South 10°41'55" West, a distance of 129.13 feet to an iron rod found in the north line of that certain tract of land as described in a deed to Wanda Carter, et al, recorded in Volume 1873, Page 162, of the Deed Records of Williamson County, Texas, for the Southeast corner of this tract;

THENCE North 79°23'39" West, at a distance of 128.43 feet pass the Northwest corner of the said Carter tract, the same being the Northeast corner of that certain tract of land as described in a deed to Marion Wendland, recorded in Volume 1827, Page 147, of the Deed Records of Williamson County, Texas, in all a total distance of 323.68 feet to an iron rod found, for the Northwest corner of the said Wendland tract, and for an interior corner of the said Tiemann tract, and for an interior corner of this tract;

THENCE with the west line of the said Wendland tract, South 09°49'00" West, a distance of 282.63 feet to an iron rod found, for the Southeast corner of this tract;

THENCE North 79°39'59" West, a distance of 177.12 feet to an iron rod found, for the Southeast corner of the said Bailey tract, for an interior corner of the said Tiemann tract, and for the Southwest corner of this tract;

THENCE with the east line of the said Bailey tract, North 10°11'01" East, a distance of 757.51 feet to the POINT OF BEGINNING, containing 5.42 acres of land, more or less.

EXHIBIT "A"

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

07-26-1999 01:52 PM 199949719

DAVIS \$19.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

RECORDERS MEMORANDUM

All or parts of the text on this page was not
clearly legible for satisfactory recordation

RETURN TO:
ALAMO TITLE COMPANY
3305 NORTHLAND DR., #100
AUSTIN, TEXAS 78731
GF# 98031618-1

DOC# 9820995

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: April 17, 1998

Grantor: Robert M. Tiemann, owning, occupying, and claiming other property as Grantor's homestead

Grantor's Mailing Address: Post Office Box 1190
Pflugerville, Travis County, Texas 78691-1190

Grantee: Allen Bailey and Marie C. Norstegaard

Grantee's Mailing Address: 1201 County Road 405
Taylor, Williamson County, Texas 78574

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and a note of even date herewith that is in the principal amount of Ninety-Three Thousand Six Hundred and No/100 Dollars (\$93,600.00) and is executed by Grantee, payable to the order of National Mortgagelink, I Ltd. The note is secured by a vendor's lien retained in favor of National Mortgagelink, I Ltd. in this deed and by a deed of trust of even date herewith from Grantee to George M. Shanks, Jr., Trustee.

Property (Including any Improvements):

10.048 acres tract of land situated in Williamson County, Texas, and being out of and a part of the James Warren Survey, Abstract No. 673, and being a part of that certain tract of land as described in a deed to Robert Miller Tiemann from Susan Elizabeth Tiemann and 2T Joint Venture, dated October 10, 1989, and recorded in Volume 1833, Page 916 of the Official Records of Williamson County, Texas, and being more particularly described by metes and bounds as described in Exhibit A.

Grant of Mineral Interest and Executive Rights:

Grantor grants and conveys to Grantee an undivided one-half (1/2) interest in the oil, gas, and other minerals that Grantor may own as of the date of this conveyance that are in and under the property and that may be produced from it. Grantor reserves the right of ingress and egress at all times for mining, drilling, exploring,

Warranty Deed: Tiemann/Bailey
Page 1

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

operating, and developing the property for oil, gas and other minerals and for removing them from the property. The Grantor grants to the Grantee the right to execute leases for oil and gas and for oil, gas, and other minerals that are part of the property retained by Grantor for the benefit of Grantor, his heirs and assigns. Grantor and Grantor's heirs and assigns will receive from each lessee the bonuses, delay rentals, royalties, and other benefits associated with the leases.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictive covenants dated of even date herewith and attached as Exhibit B; and,
2. Taxes for the year of 1998 have been prorated as of the date of this conveyance and the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which the Grantee assumes; and,

Condition of Property:

The property and improvements are conveyed by Grantor and accepted by Grantee on the condition that the same are conveyed AS-IS AND WITH ALL FAULTS AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE BY ITS ACCEPTANCE HEREOF ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES AND GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW (EXCEPT AS TO TITLE AS HEREIN PROVIDED), OF OR CONCERNING SUCH PROPERTY AND IMPROVEMENTS, INCLUDING WITHOUT LIMITATION (i) THE USE, INCOME POTENTIAL, EXPENSES, OPERATION, CHARACTERISTICS OR CONDITIONS OF THE PROPERTY AND IMPROVEMENTS, OR ANY PORTION THEREOF, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF SUITABILITY, HABITABILITY, MERCHANTABILITY, DESIGN OR FITNESS FOR ANY SPECIFIC PURPOSE OR A PARTICULAR PURPOSE, OR GOOD AND WORKMANLIKE CONSTRUCTION, (ii) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN AND ENGINEERING OF ANY IMPROVEMENTS TO THE PROPERTY, (iii) THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND THE PRESENCE OR ABSENCE OF OR CONTAMINATION BY HAZARDOUS MATERIAL OR THE COMPLIANCE OF THE PROPERTY WITH ALL REGULATIONS OR LAWS RELATING TO HEALTH OR THE ENVIRONMENT, (iv) THE QUALITY OF THE LABOR AND MATERIALS INCLUDED IN ANY IMPROVEMENTS TO THE PROPERTY, AND (v) THE SOIL CONDITIONS, DRAINAGE, FLOODING CHARACTERISTICS, UTILITIES OR OTHER CONDITIONS EXISTING IN OR ON THE PROPERTY. GRANTEE FURTHER HEREBY ACKNOWLEDGES THAT

GRANTEE IS RELYING SOLELY UPON GRANTEE'S OWN PHYSICAL INSPECTION OF THE PROPERTY. GRANTEE RELEASES GRANTOR FROM ANY LIABILITY FOR STATEMENTS MADE BY GRANTOR, IN WRITING OR OTHERWISE.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

National Mortgagelink, I Ltd., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and the superior title to the Property are retained for the benefit of National Mortgagelink, I Ltd. and are transferred to National Mortgagelink, I Ltd. without recourse on Grantor.

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

GRANTOR:


Robert M. Tiemann

We, Allen Bailey and Marie C. Norstegaard, as Grantees do hereby accept this deed subject to the terms and conditions stated herein, including without limitation, the restrictive covenants attached as Exhibit B.

GRANTEE:

Allen Bailey
Allen Bailey

Marie C. Norstegaard
Marie C. Norstegaard

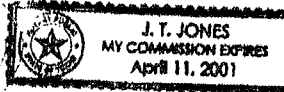
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared Robert M. Tiemann, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal office on this the 17 day of April, 1998.

[Signature]
Notary Public, State of Texas

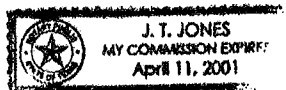
THE STATE OF TEXAS §
COUNTY OF TRAVIS §



Before me, the undersigned authority on this day personally appeared Allen Bailey, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal office on this the 17 day of April, 1998.

[Signature]
Notary Public, State of Texas



Warranty Deed: Tiemann/Bailey
Page 4

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

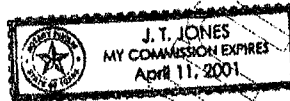
Before me, the undersigned authority on this day personally appeared Marie C. Norstegaard, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she executed the same for the purposes and consideration therein stated.

Given under my hand and seal office on this the 17 day of April, 1998.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
John T. Jones, Jr.
Attorney at Law
500 West Sixteenth Street
Austin, Texas 78701



EX A

FIELD NOTE DESCRIPTION FOR A 10.048 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE JAMES WARREN SURVEY, ABSTRACT NO. 673, AND BEING A PART OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A DEED TO ROBERT MILLER TIEMANN FROM SUSAN ELIZABETH TIEMANN AND 2T JOINT VENTURE, DATED OCTOBER 10, 1989, AND RECORDED IN VOLUME 1833, PAGE 916, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for a point of reference at an iron rod found in the north right-of-way line of County Road No. 497 at its intersection with the east right-of-way line of County Road No. 405, for the Southwest corner of the said Tiemann tract;

THENCE with the east right-of-way line of said County Road No. 405, the same being the west line of the said Tiemann tract, North $10^{\circ}00'01''$ East, a distance of 1,151.64 feet to an iron rod set, for an angle corner of the said Tiemann tract, and for the Southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE continuing with the east right-of-way line of said County Road No. 405, and the west line of the said Tiemann tract, North $10^{\circ}11'01''$ East, a distance of 679.69 feet to an iron rod found at the beginning of a curve to the right;

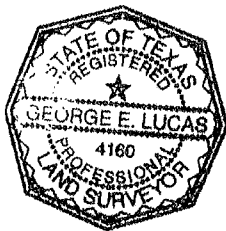
THENCE continuing with a line common to said County Road No. 405 and the said Tiemann tract, and along said curve to the right an arc length of 133.93 feet, having a radius of 84.20 feet, a central angle of $91^{\circ}08'05''$, a chord bearing of North $55^{\circ}49'00''$ East, and a chord distance of 120.25 feet to an iron rod found;

THENCE with the south right-of-way line of said County Road No. 405 and a north line of the said Tiemann tract, South $79^{\circ}18'05''$ East, a distance of 491.23 feet to an iron rod found, for the Northeast corner of this tract;

THENCE departing the south right-of-way line of said County Road No. 405, and traversing through the said Tiemann tract, South $10^{\circ}11'01''$ West, a distance of 757.51 feet to an iron rod set, for the Southeast corner of this tract;

THENCE North $79^{\circ}59'59''$ West, a distance of 577.18 feet to the POINT OF BEGINNING of the herein described tract, containing 10.048 acres of land, more or less.

George E. Lucas
Registered Professional
Land Surveyor No. 4160
State of Texas
Date: March 27, 1998
File No.: 476-10Ac



Randall Jones Engineering, Inc.
1212 E. Braker Lane
Austin, Texas 78753

EX B

DECLARATION
OF
COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS
BATTLEGROUND CREEK COUNTRY ESTATES

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

ROBERT M. TIEMANN, an individual, his successors or assigns (THE DECLARANT), being the Owner of the following described real property lying and being situated in the County of Williamson and the State of Texas and being more particularly described as follows, to-wit:

10.05 acres in BATTLEGROUND CREEK COUNTRY ESTATES, an unrecorded subdivision in Williamson County, Texas, as shown in the field notes, attached as Exhibit "B" to which reference is here made (the "Subdivision");

for the purpose of carrying out a uniform plan for the development of a quality residential neighborhood, does hereby make, declare, adopt and impose upon the above described real property the following covenants, conditions, easements, restrictions, and limitations which shall apply to and become a part of all legal instruments whereby title or possession to any lot in said subdivision is hereafter conveyed or transferred, such covenants, conditions, easements, restrictions, and limitations to run with the land and to be binding upon and inure to the benefit of all parties, now or hereafter, owning or using the above described property or any portion thereof, their heirs, executors, administrators, successors, and assigns.

1. Residential Use: All lots within the Subdivision are hereby restricted exclusively to single-family residential use. No lot shall ever be used for a business or commercial purpose. No structures shall be erected, placed or maintained on any lot other than a conventional on-site constructed single-family residence with such accessory structures and buildings as a storage building, workshop, garage, guest house and servant's quarters. Not more than one single-family residence may be erected on a lot unless the lot is 10 acres or greater, then 2 living units will be allowed per lot. As used in this Declaration, the term "lot" refers to any numbered plot of land shown on any portion of the Subdivision in accordance with the terms hereof.

2. Size and Specifications: No building, structure, or other improvement shall be commenced, erected, placed or maintained on any lot, nor shall any addition to or change or alteration therein be made, until the construction plans and

AB
Am

specifications, and a plot plan showing the location of all such structures and all appurtenances thereto, have been submitted to and approved by the Committee. A residence may not be lived in or occupied until the residence is 100% complete as per the Architectural Control Committee approved plans.

Each dwelling shall not be less than 1,200 square feet of heated and air-conditioned space, exclusive of basement, garage, and porches. In the case of multi-story dwellings the minimum size shall be 1,450 square feet with not less than 900 square feet of heated and air-conditioned space in the first floor. At least 25% of the total exterior of any residence must be masonry which includes but is not limited to rock, brick, stone, or stucco. Any masonry siding, such as concrete Hardi Plank, or similar product does comply with this masonry requirement. The masonry requirement may be deviated from, at the Architectural Control Committee discretion, when a residence exceeds 1800 square feet.

The dwelling existing on the property as of April 1, 1998 consisting of a $\pm$ 1,100 square foot house being entirely frame construction shall be exempted from the size and masonry requirements set out in this section.

3. Setback Requirements: The single-family residence, garage, or other residential buildings, storage buildings, barns, sheds, etc. of any kind shall have a building setback line from the front property line of 200 feet. Any tract 2-1/2 acres or less shall have a building setback line from the front property line of 125 feet. The single-family residence, garage, or other residential buildings, storage buildings, barns, sheds, etc. of any kind shall not be located nearer than twenty (20) feet to any side or rear property line. All other structures used for any purpose must also be behind the front set back line.

4. Driveways: All driveways must be either gravel, crushed limestone, concrete, asphalt pavement, or brick/concrete pavers. The driveway must be completed before occupying the residence.

5. Quality Workmanship: All improvements and structures including but not limited to homes, garages, barns, fences, storage buildings, and other improvements shall be constructed of quality material and in a workmanlike manner. Such improvements shall be maintained and situated so that their appearance will not be detrimental to the subdivision as a whole. All improvements shall be kept weather-proofed by painting or such other method as may be necessary and appropriate, and none of the improvements shall be allowed to deteriorate to the detriment of the neighborhood as a whole.

6. Storage of Materials and Personal Belongings: No materials or personal belongings of any kind shall be placed upon any lot except within a garage, storage

building or other comparable enclosed structure. Storage buildings and barns may be placed or built on the property prior to the residence being constructed. Any construction building or construction materials must be removed or properly stored in enclosed structures within fifteen (15) days of completion of the structure.

7. Easements: Easements are hereby reserved and dedicated over and across a twenty foot (20') strip along front and fifteen foot (15') along each side and rear lot line for the purpose of installing, maintaining and repairing, electric power, gas, telephone, water, cable, community mailbox station, drainage and/or any other similar utility lines, facilities, and services for the lots in the Subdivision. The easements reserved and dedicated hereby shall be for the general benefit of the Subdivision. These easements shall inure to the benefit of, and may be used by, any public or private utility company entering into and upon the Property for such purposes, without the necessity of any further grant of such easement rights to such utility companies. Any lot owner installing a fence or other improvement within the area encumbered by the easement does so at his own risk. If two or more lots are consolidated into a building site in conformity with the provisions of paragraph nine, these easement provisions and the setback provisions in paragraph seven shall be applied to such resultant building site as if it were one original platted lot.

8. Platted Easements: In addition to those set forth in this Declaration each lot shall be subject to all easements, set-back lines, covenants and restrictions set forth in other documents covering that particular lot.

9. Restriction on Further Subdivision: No lot, tract, or parcel of land shall be divided, subdivided, or re-subdivided into any lot, tract, or parcel of land containing less than five acres. Any person owning two or more adjoining lots may consolidate such lots into a single building site.

10. Sewerage: No means of sewerage disposal may be installed, used or maintained except a septic tank, or a similar or improved means of sanitary sewerage disposal, which meets the requirements of and is approved by all governmental authorities having jurisdiction thereof. No residence placed upon a lot shall be used until sanitary sewerage disposal facilities complying with this paragraph have been completely built and approved by the governmental authority.

11. Draining Structures, Ditches and Stock Tanks: Drainage structures under private driveways shall be constructed to Williamson County specifications, shall not be less than a minimum of 18" round or oval pipe, shall be constructed so as not to block the flow of water and must be constructed before construction begins. Such structures, where needed, are to be installed at the expense of Buyer.

12. Trash Disposal: No lot shall ever be used for outside, unenclosed storage of any items or materials whatsoever, nor shall any lot or part hereof be used or maintained as a dumping ground for rubbish, debris or junk. Trash, garbage or other wastes shall not be permitted except in sanitary containers. All incinerators or cans or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition beside or behind the residence. Cut or trimmed brush on occupied or non-occupied lots must be disposed of within 30 days of cutting. No construction of a house may begin until an enclosed trash receptacle is available on-site for construction debris. It is the owner's responsibility to see that construction debris is contained.

13. Nuisances: No noxious, offensive, undesirable, unlawful or immoral activity shall be conducted on any lot, nor shall anything be done or permitted to be done thereon which may be or become a nuisance or annoyance to the owners of adjacent lots or to the Subdivision as a whole. Any determination by the Architectural Control Committee that an activity is noxious, offensive, undesirable or immoral shall be final and binding on all parties.

14. Unused Vehicles: The placement of junked, abandoned, wrecked, or non-operating items of any kind such as motor vehicles, boats, or other equipment or materials shall not be permitted on any lot in the subdivision. No car, boat or other vehicle or equipment not in running condition and regularly used by the lot owner shall be allowed on any lot in the subdivision, unless in enclosed storage.

15. Boats and Trailers: No boats, boat trailers, trailers of any kind, travel trailers, campers, recreational vehicles, motor homes, tractors, vehicles, and any other equipment or items of any kind, or other similar property shall be allowed on the lot unless such items are regularly and frequently used by the lot owner, neat in appearance, well maintained, and stored behind the 200 foot front building setback line.

16. Temporary Structures: No structure or improvement of a temporary character, nor any trailer, recreational vehicle, tent, camper, shack, garage, barn or other outbuilding shall at any time be used as a residence or dwelling, either temporary or permanent, without the prior written approval of the Architectural Control Committee.

17. Animals: Dogs, cats or other household pets not to exceed a total of four in number (exclusive of unweaned offspring), may be kept on any lot so long as they are not kept, bred or maintained for any commercial purpose. In the case of rabbits no more than three (3) per acre may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. The cumulative total of cows, horses, calves, lambs, goats, sheep and like animals that may be possessed at any time

shall not exceed one (1) per each one (1) acre of land owned. No pigs, hogs, swine, or poultry, are allowed. Any pen, corral, barn, hutch, structure or enclosure of any kind must be constructed of new material and must be attractive in appearance, in keeping with the general standard of improvement in the subdivision, and must be at all times kept neat and clean in appearance, consistent with the requirements herein specified for other improvements in the subdivision, and located behind the 200 foot front property line setback and not located nearer than 30' to any side or rear property line. No pets or animals may be kept if they become offensive or a nuisance by virtue of their numbers, sight, odor or noise. If a question arises as to whether an animal or poultry, (individually or considered together) is offensive or a nuisance, the Architectural Control Committee shall make the determination and its determination shall be final and binding on all parties.

18. Animal Containment: All animals shall be contained within the lot lines either by fence, leash, or other comparable device. Animals shall not be allowed outside an owners lot. Any pen, corral, hutch, structure or enclosure of any kind must be constructed of new material, must be attractive in appearance in keeping with the general standard of improvement in the subdivision, and must be at all times kept neat and clean in appearance, consistent with the requirements herein specified for other improvements in the subdivision. All such improvements must be located 200' feet behind the front property line, and not closer than thirty (30) feet to the side and rear property lines.

19. Fences: All fence lines across the front and 200' feet down the side property lines must be mowed and kept clean of weeds, trash, and garbage at all times. All fences must be well maintained: to prevent sagging and deterioration and installed in a quality, workmanlike manner.

20. Signs: Except for one sign of not more than six square feet advertising the property for sale or for rent, no signs of any kind shall be displayed to the public view from any lot.

21. Antennae: No exterior radio, television or any other type of antenna shall be higher than 40' as measured from the ground. All satellite dish receivers larger than six feet (6') in diameter must receive prior written approval of the Architectural Committee as to size and location.

22. Hunting and Firearms: Hunting, trapping and discharge of firearms are expressly prohibited within the Subdivision. Nothing herein shall prohibit the bearing of arms within the subdivision for the purpose of self-defense nor shall this provision exclude the discharge of firearms if necessary to protect the occupants or property from unwanted varmints. If firearms are discharged under this exception, the

discharge shall be in such a manner as to not constitute a nuisance or cause harm or concern for harm to occupants of adjacent tracts.

23. Oil Gas and Mineral Development: No oil or gas drilling, exploration or development operations, oil or gas refining or treatment, quarrying or mining operations of any kind shall be permitted on a lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted on any lot. No derrick or other structure designed for use in boring for oil, natural gas or other minerals shall be erected, maintained or permitted on any lot.

24. Landscaping: Each lot owner shall maintain adequate vegetative cover to control erosion at all times. Minimum grass height exclusive of yard area shall be 4 inches. No commercial row crops or small grain farming shall be allowed on any lot. Interseeding of small grains into existing sod shall be allowed. Family gardens shall be allowed.

25. Rights of Declarant: The Declarant or its agents shall have the right to use any unsold lot for a sales office location, or any sold lot, with the owner's permission.

26. Enforcement: Declarant and any person owning any interest in the 0.05 acre tract set out as Exhibit B or any portion of the adjoining 69.43 acre tract set out as Exhibit A, including mortgage interest may enforce these restrictions through a proceeding at law or in equity against the person or persons violating or attempting to violate any covenant, condition, restriction, or limitation, either to prevent or to correct such violation, or to recover damages, or to obtain other relief for such violation. All expenses, including a reasonable attorney fee, shall be recovered from anyone violating these restrictions by the party bringing the suit.

27. Architectural Control Committee: All improvements on each lot shall be subject to the review and approval of an Architectural Control Committee (hereinafter referred to as the "Committee" or "ACC") as follows:

A. There is hereby created and activated a Committee for the purpose of providing for the harmonious architectural design and location of improvements within the subdivision. The committee shall review and approve the plans and proposed location of all residences, outbuildings, fences or other improvements to be built, placed or made upon any lots and shall perform such other duties and responsibilities as are allocated under other paragraphs of this Declaration. The initial members of the Committee shall be Robert M. Tiemann, Scott Parshall and Carrie Tiemann. If any one or more of the three members refuses or fails to serve, the remaining member or members are hereby authorized to appoint a person or persons as replacement members.

B. No building, structure, or other improvement shall be commenced, erected, placed or maintained on any lot, nor shall any addition to or change or alteration therein be made, until the construction plans and specifications, and a plot plan showing the location of all such structures and all appurtenances thereto, have been submitted to and approved by the Committee.

C. Construction plans and specifications submitted to the Committee shall be in such form as it may require and shall include, at a minimum, plans of all floors and levels involved, elevations of all sides of the proposed structure, a section through the structure to explain the relationship of the floor levels and stairs, notes to specifications describing the materials to be used on the exterior and location of the proposed improvements or alterations thereto on the lot.

D. The Committee's approval or disapproval or other action as required in these covenants shall be by majority vote, shall be evidenced in writing and shall be delivered in person or addressed to the requesting party at an address which must be supplied with the In the event the Committee should fail to approve or disapprove the plans, specifications and plot plans within five (5) business days after they have been submitted to it, it will be presumed that the same have been approved, provided the same were submitted to the Committee in writing by certified mail, return receipt requested, with an address provided to which the reply should be mailed. The judgement of the Committee in the exercises of its discretion in this respect shall be final and conclusive. Under no circumstances shall the Committee or any of its members be subject, jointly or severally, to any suit by anyone for money damages or otherwise.

E. Construction or placement of any improvement approved by the Committee shall commence within six (6) months of such approval; and the completion of such construction or placement must be accomplished within nine (9) months of the commencement of same.

28. Limitations of Liability: Neither the Declarant, nor the Architectural Committee, nor any member of such Committee, shall be liable in damages or otherwise to anyone submitting plans, specifications and plot plans for approval or to any owner of any portion of the Property by reason of mistake of judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or to disapprove any plans, specifications, plot plans or other matters submitted to it or arising out of any other action taken or not taken by them, jointly or severally, pursuant to the provisions of this Declaration.

29. Cleaning Lots: After written notice of fifteen (15) days to cure to the owner thereof, the Architectural Committee shall have the right to clean and clear lots

of unsightly weeds, grass, brush, trash, or refuse, such clearing and clearing to be at the expense of the particular lot owner and for which a lien in favor of the Committee, or its assigns, may be placed upon the property, including interest, costs, and attorneys fees.

30. Partial Invalidity: If any portion of this Declaration is declared illegal, invalid, or unenforceable by law or court order, such action shall not affect the validity of any other provision hereof. Failure to enforce any one or more provisions hereof shall not constitute a waiver thereof as to future enforcement and shall not serve to invalidate any other provision of this Declaration.

31. Duration: These covenants, conditions, easements and restrictions shall run with the land and shall be binding upon and against the Property for a period of twenty-five (25) years from the date of recordation, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the then owners of seventy-five percent (75%) of the Property (by lot) has been recorded agreeing to change said covenants in whole or in part. No such agreement to change shall be effective unless made and recorded within three months immediately prior to the date the covenants otherwise would be automatically extended.

32. Deviations: The Committee may exercise a limited right to approve minor deviations from the provisions hereof without an actual amendment of the Declaration, when, in the opinion of the Committee, such deviation will be beneficial to other owners of lots in the Subdivision. The Declarant hereby reserves the right to amend these restrictions when, in the opinion of the Declarant, such amendment will be beneficial to the subdivision.

33. Laws and Regulations: All owners of any lots within the Subdivision shall at all times comply with all applicable laws, regulations and ordinances of municipal, county, state, federal or other governmental authorities.

34. Texas Veterans Land Board: It is anticipated that some of the lots within the Subdivision shall be sold to veterans through the Texas Veterans Land Board Program. Notwithstanding anything to the contrary contained herein, these restrictions shall not, and shall not be construed to, prevent the Texas Veterans Land Board from deeding one acre to a veteran for a homesite in order that he might construct a residence thereon. Nor shall these restrictions be construed to charge or assess any fees to the Texas Veterans Land Board.

35. Restriction Against Building Any Structures in Federal Emergency Management Areas ("FEMA"): Portions of Lot 7, Lot 8, and Lot 9 are included in a FEMA designated 100 year flood plain area. No home, barns, out buildings, or any

other structure with the exception of fences shall be constructed within the FEMA designated flood plain or within 50 feet of its boundary. All residences constructed within 200 feet of the boundary of a FEMA designated 100 year flood plain shall have a finished floor elevation at least two (2) feet higher than the highest elevation contained within the boundaries of the FEMA designated flood plain adjacent to said residence.

IN WITNESS WHEREOF ROBERT M. TIEMANN has caused this document to be executed by its duly authorized officer this 17 day of April, 1998.

By: Robert M. Tiemann
ROBERT M. TIEMANN

STATE OF TEXAS §
COUNTY OF TRAVIS §
~~WILLIAMSON~~ §

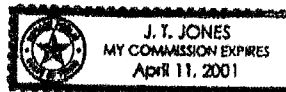
This instrument was acknowledged before me, this 17 day of April, 1998 by ROBERT M. TIEMANN.

J. T. Jones
NOTARY PUBLIC, STATE OF TEXAS

Name (Typed or Printed)

My Commission Expires: _____

AFTER RECORDING RETURN TO:
Robert M. Tiemann
P.O. Box 1190
Pflugerville, TX 78691-1190

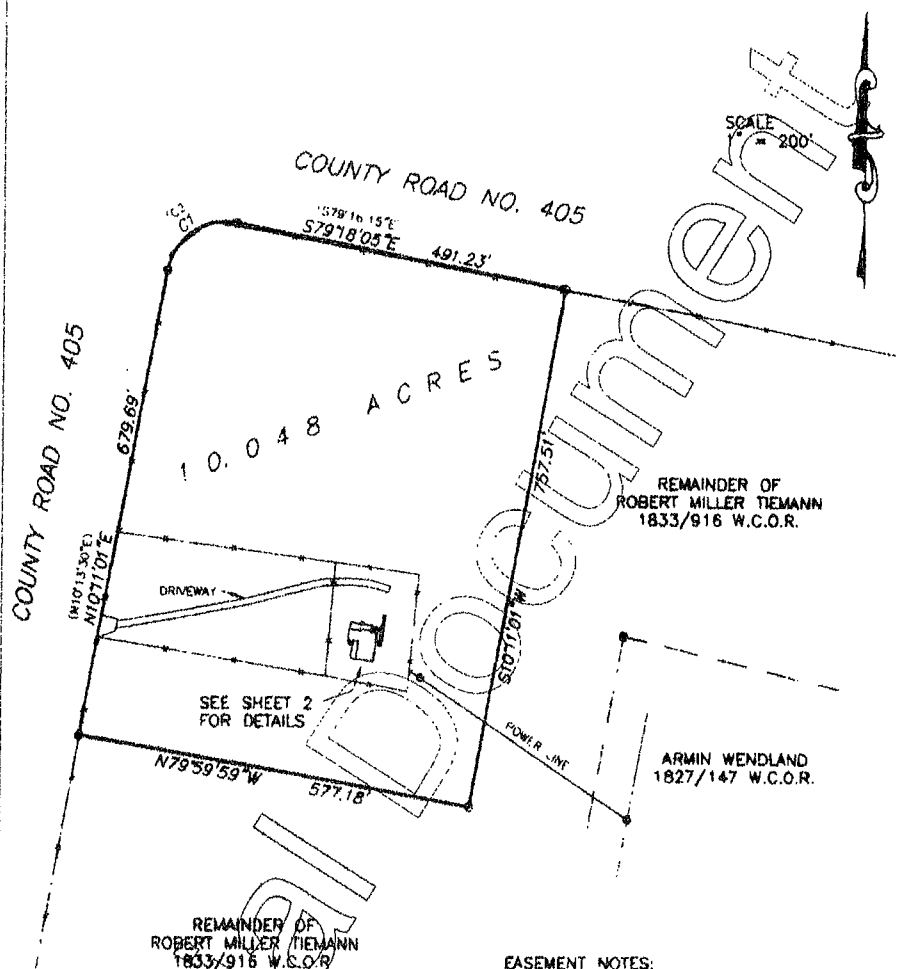


AB
K

RANDALL JONES
ENGINEERING, INC
TEL: 836-4793 FAX 836-4817

SURVEY PLAT

1212 E BRAKER
AUSTIN TEXAS 78753



- LEGEND**
- = IRON ROD SET
 - = IRON ROD FOUND
 - ◆ = POWER POLE
 - = FENCE

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CT	84.20'	133.93'	85.88'	120.25'	N55°49'00\"E	91°08'05\"
(C2)	84.20'	132.99'	84.93'	119.59'	N55°28'30\"E	90°29'45\"

EASEMENT NOTES:

ELECTRIC TRANSMISSION AND/OR
DISTRIBUTION LINE RIGHT OF WAY AND
EASEMENT GRANTED TO TEXAS POWER
AND LIGHT COMPANY, RECORDED IN
VOLUME 288, PAGE 64, DEED RECORDS
OF WILLIAMSON COUNTY, TEXAS.
(DOES NOT AFFECT THIS TRACT)

SHEET 1 OF 2

ADDRESS: 1201 COUNTY ROAD 405, TAYLOR, TEXAS

LEGAL DESCRIPTION:

A 10.048 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF AND A PART OF THE JAMES WARREN SURVEY, ABSTRACT NO. 873, AND BEING PART OF A TRACT OF LAND RECORDED IN VOLUME 1833, PAGE 916, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

FLOOD STATEMENT: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 48491C0375 G, DATED 09/27/81, THIS PROPERTY IS LOCATED IN ZONE X, DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE 100 YEAR FLOOD PLAIN."

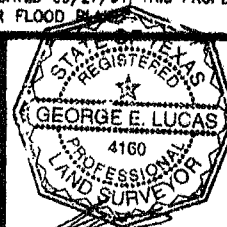
CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: ALLEN BAILEY
TITLE CO: ALAMO TITLE COMPANY
G.F.# 98037678 LENDER: NATIONAL MORTGAGELINK

PLAN No. 176-10AC

SURVEY DATE 03-27-1998/REVISED 04-17-1998



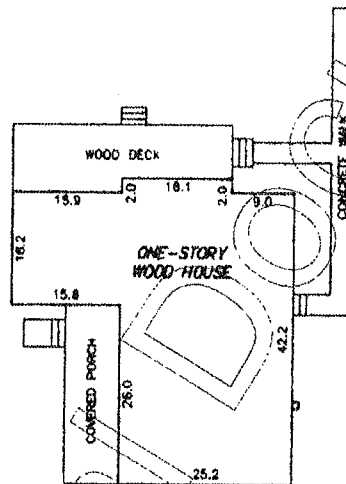
GEORGE E. LUCAS, R.P.L.S. 4160

RANDALL JONES
ENGINEERING, INC.
TEL: 836-4793 FAX: 836-4817

SURVEY PLAT

1212 E. BRAKER
AUSTIN, TEXAS 78763

SCALE
1" = 20'



PAGE 2 OF 2

ADDRESS: 201 COUNTY ROAD 403, TAYLOR, TEXAS

LEGAL DESCRIPTION

A 10.045 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF AND A PART OF THE JAMES WARREN SURVEY, ABSTRACT NO. 873, AND BEING PART OF A TRACT OF LAND RECORDED IN VOLUME 1833, PAGE 916, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

FLOOD STATEMENT: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 48481C0375 C, DATED 09/27/91, THIS PROPERTY IS LOCATED IN ZONE X, DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE 100 YEAR FLOOD PLANE"

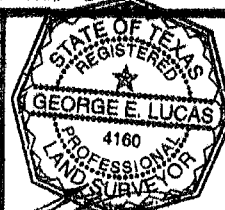
CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY.

BUYER: ALLEN BAILEY
TITLE CO: ALAMO TITLE COMPANY
G.P.#: 000378 LENDER: NATIONAL MORTGAGELINK

PLAN No: 478-10AC

SURVEY DATE: 03-27-1998/REVISED 04-17-1998



GEORGE E. LUCAS, R.P.L.S. 4160

EX B-1

FIELD NOTE DESCRIPTION FOR A 10.048 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE JAMES WARREN SURVEY, ABSTRACT NO. 673, AND BEING A PART OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A DEED TO ROBERT MILLER TIEMANN FROM SUSAN ELIZABETH TIEMANN AND 2T JOINT VENTURE, DATED OCTOBER 10, 1989, AND RECORDED IN VOLUME 1833, PAGE 916, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for a point of reference at an iron rod found in the north right-of-way line of County Road No. 497 at its intersection with the east right-of-way line of County Road No. 405, for the Southwest corner of the said Tiemann tract;

THENCE with the east right-of-way line of said County Road No. 405, the same being the west line of the said Tiemann tract, North $10^{\circ}00'01''$ East, a distance of 1,151.64 feet to an iron rod set, for an angle corner of the said Tiemann tract, and for the Southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE continuing with the east right-of-way line of said County Road No. 405, and the west line of the said Tiemann tract, North $10^{\circ}11'01''$ East, a distance of 679.69 feet to an iron rod found at the beginning of a curve to the right;

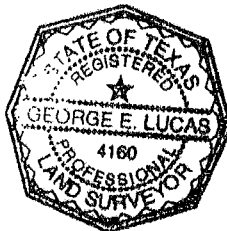
THENCE continuing with a line common to said County Road No. 405 and the said Tiemann tract, and along said curve to the right an arc length of 133.93 feet, having a radius of 84.20 feet, a central angle of $91^{\circ}08'05''$, a chord bearing of North $55^{\circ}49'00''$ East, and a chord distance of 120.25 feet to an iron rod found;

THENCE with the south right-of-way line of said County Road No. 405 and a north line of the said Tiemann tract, South $79^{\circ}18'05''$ East, a distance of 491.23 feet to an iron rod found, for the Northeast corner of this tract;

THENCE departing the south right-of-way line of said County Road No. 405, and traversing through the said Tiemann tract, South $10^{\circ}11'01''$ West, a distance of 757.51 feet to an iron rod set, for the Southeast corner of this tract;

THENCE North $79^{\circ}59'59''$ West, a distance of 577.18 feet to the POINT OF BEGINNING of the herein described tract, containing 10.048 acres of land, more or less.

George E. Lucas
Registered Professional
Land Surveyor No. 4160
State of Texas
Date: March 27, 1998
File No. 476-10Ac



Randall Jones Engineering, Inc.
1212 E. Braker Lane
Austin, Texas 78753

EXHIBIT B-1

FIELD NOTE DESCRIPTION FOR A 69.43 ACRE TRACT OF LAND:

THAT PART OF THE B.B.B. & C.R.R. CO. SURVEY ABSTRACT 110, THE JAMES WARREN SURVEY, ABSTRACT 673 AND THE WILLIS AVERY LEAGUE SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 79.61 ACRE TRACT CONVEYED TO FRED D. KLAUS, ET UX, BY DEED RECORDED IN VOLUME 292, PAGE 483 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN 79.467 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 1833, PAGE 916 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 79.467 ACRE TRACT BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 405 AND THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 406 (ALSO KNOWN AS COUNTY ROAD 497);

THENCE N.10°00'01"E., ALONG THE SAID EAST RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF THE SAID 79.467 ACRE TRACT, 1151.64 FEET TO AN IRON ROD SET;

THENCE CROSSING THE SAID 79.467 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. S.79°59'59"E., 577.18 FEET TO AN IRON ROD SET;
2. N.10°11'01"E., 757.51 FEET TO AN IRON ROD SET IN THE NORTH LINE OF THE SAID 79.467 ACRE TRACT AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 405;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 405 AND THE NORTH LINE OF THE SAID 79.467 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. S.79°18'05"E., 448.26 FEET TO AN IRON ROD FOUND;
2. 206.74 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 131.09 FEET, A CENTRAL ANGLE OF 90°21'30", A CHORD BEARING N.55°31'10"E., AND A CHORD LENGTH OF 185.97 FEET TO AN IRON ROD SET;
3. N.10°20'25"E., 247.53 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN 17.69 ACRE TRACT CONVEYED TO PATRICIA BRYAN BY DEED RECORDED IN VOLUME 513, PAGE 405 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S.79°56'08"E., ALONG THE SOUTH LINE OF THE SAID BRYAN 17.69 ACRE TRACT AND ALONG THE NORTH LINE OF THE SAID 79.467 ACRE TRACT, 1758.17 FEET TO AN IRON ROD FOUND IN THE SOUTH LINE OF THAT CERTAIN 17.69 ACRE TRACT CONVEYED TO LEOPOLD WOLF, BY DEED

PAGE 1 OF 2

Exhibit "A" p. 1 of 2

RECORDED IN VOLUME 325, PAGE 180 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN 60.00 ACRE TRACT CONVEYED TO HJALMAR J. ANDERSON BY DEED RECORDED IN VOLUME 407, PAGE 332 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE EAST LINE OF THE SAID 79.467 ACRE TRACT AND ALONG THE WEST LINE OF THE SAID 60.00 ACRE ANDERSON TRACT THE FOLLOWING TWO COURSES:

1. S.11°19'06"W., 763.51 FEET TO AN IRON ROD SET;
2. S.10°15'35"W., 535.97 FEET TO AN IRON ROD FOUND FOR THE EASTERLY NORTHEAST CORNER OF THAT CERTAIN 48.09 ACRE TRACT CONVEYED TO M. D. EYERLEY, ET AL, BY DEED RECORDED IN VOLUME 622, PAGE 898, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG A SOUTH LINE OF THE SAID 79.467 ACRE TRACT AND ALONG THE NORTHERLY LINE OF THE SAID EYERLEY TRACT THE FOLLOWING FIVE (5) COURSES:

1. N.74°40'33"W., 641.71 FEET TO AN IRON ROD FOUND;
2. N.09°19'30"E., 267.46 FEET TO AN IRON ROD FOUND;
3. N.49°22'20"W., 61.75 FEET TO AN IRON ROD FOUND;
4. N.67°17'49"W., 25.82 FEET TO AN IRON ROD FOUND;
5. N.76°23'39"W., 1429.19 FEET TO AN IRON ROD FOUND;

THENCE S.09°49'00"W., ALONG AN EAST LINE OF THE SAID 79.467 ACRE TRACT AND ALONG THE WEST LINE OF THE SAID EYERLEY TRACT, 1435.92 FEET TO AN IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 406 (497);

THENCE N.79°52'31"W., FEET ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF THE SAID 79.467 ACRE TRACT, 758.00 FEET TO THE SAID POINT OF BEGINNING. CONTAINING 69.43 ACRES, MORE OR LESS.

4-16-98
GEORGE E. LUCAS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
STATE OF TEXAS

RANDALL JONES ENGINEERING, INC.
1212 EAST BRAKER LANE
AUSTIN, TEXAS 78753

FILE: C:\WPDOCS\476-FNS.DOC

PAGE 2 OF 2

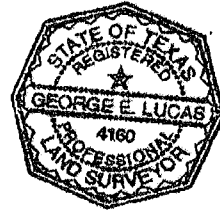


Exhibit "A" p. 2 of 2

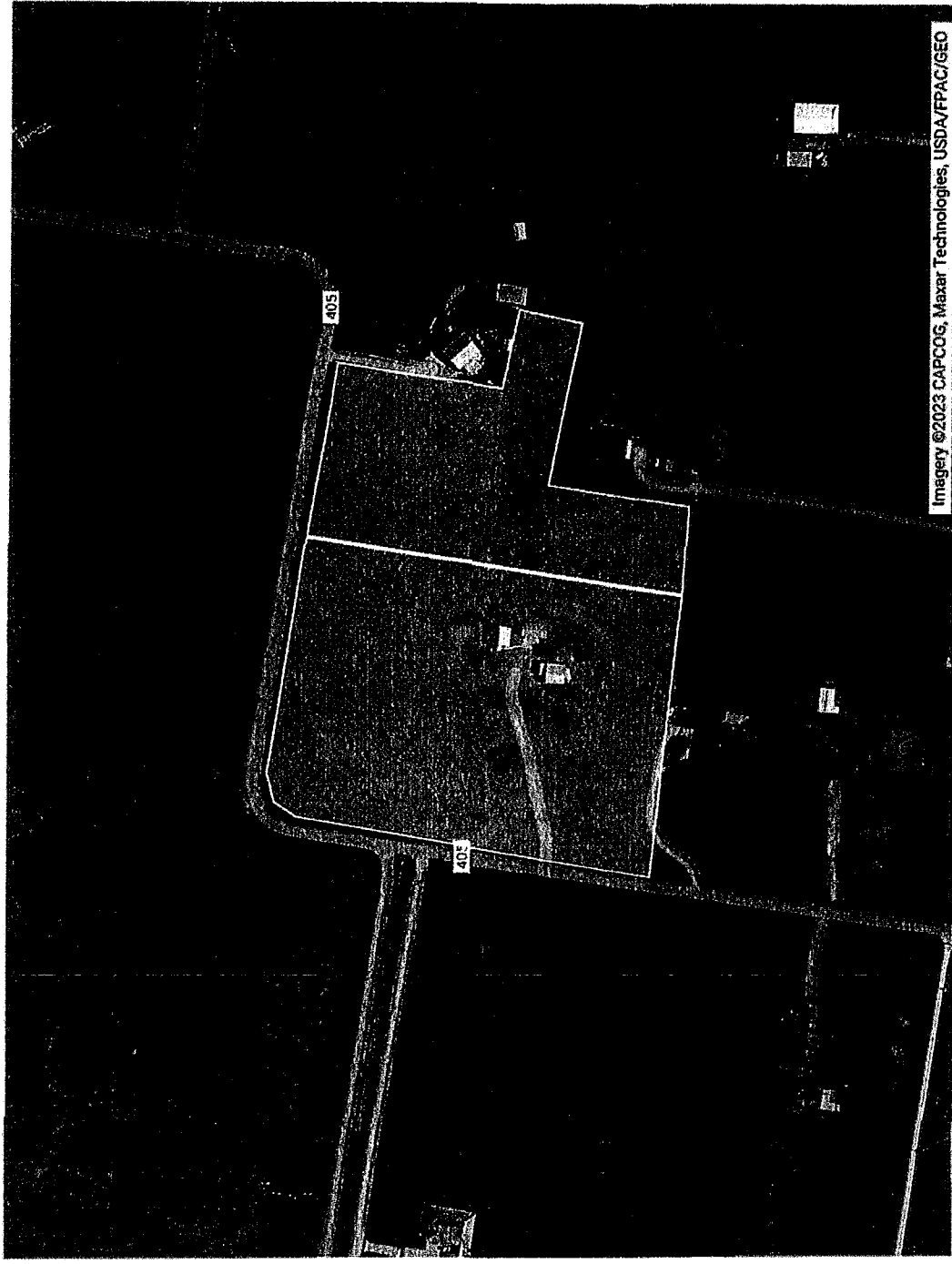
Doc# 9820995
Pages: 80
Date : 04-24-1998
Time : 04:06:21 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
MELBA KEMBLE
COUNTY CLERK
Rec. \$ 47.00

29 @aam

The Property

R381953

R393095

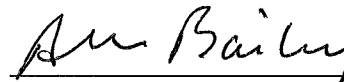


Imagery ©2023 CAPCOG, Maxar Technologies, USDA/FPAC/GEO

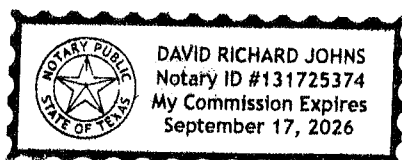
EXHIBIT B
AFFIDAVIT OF ALLEN BAILEY IN SUPPORT OF
PETITION FOR RELEASE FROM THE CITY OF TAYLOR'S EXTRATERRITORIAL
JURISDICTION

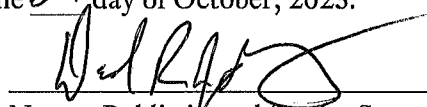
Before me, the undersigned authority, on this day personally appeared, Allen Bailey, who under oath stated as follows:

1. My name is Allen Bailey. I am over eighteen (18) years of age and am legally competent to make this affidavit, which is true and correct, and is made voluntarily and not under duress.
2. I am a property owner in the City of Taylor's extraterritorial jurisdiction. My property is located at the following address: 1201 CR 405, Taylor, Texas 76574 (the "Property").
3. There are 2 owners of the Property: Allen Bailey and Marie C Norstegaard. I own 50% of the interest in the Property.
4. I swear that the property is not: (1) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted; (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county: (a) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and (b) that has a population greater than 240,000; (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is: (a) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and (b) in a county with a population of more than 2 million; (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.
5. I swear that the petition contains my valid and true (1) signature, (2) printed name, (3) date of birth; voter registration number; county of voter registration, (4) residence address, and (5) date of which I signed such petition.
6. I swear that I satisfied the signature requirement of TEX. LOC. GOV'T CODE § 42.104(b) within 180 days following the date the first signature for the petition was obtained.


Allen Bailey

Sworn and subscribed to before me on this the 27 day of October, 2023.




Notary Public in and for the State of Texas

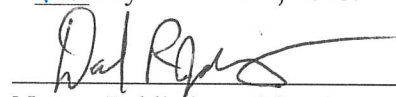
**AFFIDAVIT OF MARIE C NORSTEGAARD IN SUPPORT OF
PETITION FOR RELEASE FROM THE CITY OF TAYLOR'S EXTRATERRITORIAL
JURISDICTION**

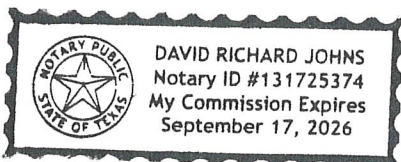
Before me, the undersigned authority, on this day personally appeared, Marie C Norstegaard, who under oath stated as follows:

1. My name is Marie C Norstegaard. I am over eighteen (18) years of age and am legally competent to make this affidavit, which is true and correct, and is made voluntarily and not under duress.
2. I am a property owner in the City of Taylor's extraterritorial jurisdiction. My property is located at the following address: 1201 CR 405, Taylor, Texas 76574 (the "Property").
3. There are 2 owners of the Property: Allen Bailey and Marie C Norstegaard. I own 50% of the interest in the Property.
4. I swear that the property is not: (1) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted; (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county: (a) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and (b) that has a population greater than 240,000; (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is: (a) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and (b) in a county with a population of more than 2 million; (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.
5. I swear that the petition contains my valid and true (1) signature, (2) printed name, (3) date of birth; voter registration number; county of voter registration, (4) residence address, and (5) date of which I signed such petition.
6. I swear that I satisfied the signature requirement of TEX. LOC. GOV'T CODE § 42.104(b) within 180 days following the date the first signature for the petition was obtained.


Marie C Norstegaard

Sworn and subscribed to before me on this the 27 day of October, 2023.


Notary Public in and for the State of Texas





October 27, 2023

Ted W. Hejl
City of Taylor, City Attorney
PO Box 192
Taylor, Texas 76574-0192

Via email: ted@hejllawfirm.com

Re: Petition for Release from the City of Taylor's Extraterritorial Jurisdiction

Dear Mr. Hejl,

1. Duane D. Stoll and Sandra G. Stoll Oath Protection Trust, dated March 21, 2023 ("Owner") files this Petition pursuant to TEX. LOC. GOV'T CODE § 42.102.
2. Duane D. Stoll and Sandra G. Stoll Oath Protection Trust, dated March 21, 2023 owns property within the City of Taylor's extraterritorial jurisdiction located at 3307 E 4th Street, Taylor, Texas 76574 (the "Property"). See Exhibit A (Deed and Property Map).
3. Owner hereby Petitions the City of Taylor to release of Owner's Property from the City of Taylor's extraterritorial jurisdiction.
4. Pursuant to TEX. LOC. GOV'T CODE § 42.102, an owner or owners of majority in value of an area in a municipality's extraterritorial jurisdiction may file a petition with the municipality to be released from the extraterritorial jurisdiction, if the owner's property in question meets the applicability requirements of TEX. LOC. GOV'T CODE § 42.101 and the petition requirements of TEX. LOC. GOV'T CODE § 42.104.
5. Owner's Property meets the applicability requirements of TEX. LOC. GOV'T CODE § 42.101.
6. As set forth in Exhibit B, Affidavit of Owner, and as set forth in TEX. LOC. GOV'T CODE § 42.101, the undersigned swears that the Property is not:
 - (1) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted;
 - (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:

- (A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and
 - (B) that has a population greater than 240,000;
 - (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is:
 - (A) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and
 - (B) in a county with a population of more than 2 million;
 - (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or
 - (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.
7. This Petition meets the requirements of TEX. LOC. GOV'T CODE § 42.104.
8. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), Owner's value in the Property constitutes more than 50% of the value of the Property, as indicated by the tax rolls of the Williamson Central Appraisal District.
9. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), the signature page accompanying this Petition includes the signatures of 100% of the Property's owners in value, which is more than 50%.
10. As required by TEX. LOC. GOV'T CODE § 42.103, the signature is valid pursuant to TEX. ELEC. CODE § 277.002.
11. This Petition contains, in addition to the signature:
- (A) the signer's printed name;
 - (B) the signer's:
 - (i) date of birth; or
 - (ii) voter registration number and,
 - (iii) county of registration;
 - (C) the signer's residence address; and

(D) the date of signing.

12. As required by TEX. LOC. GOV'T CODE § 42.104(b), Owner filing this Petition satisfied the signature within 180 days after the date the first signature for the Petition was obtained.
13. As required by TEX. LOC. GOV'T CODE § 42.104(c), the signature collected under this section is in writing.
14. As required by TEX. LOC. GOV'T CODE § 42.104(d), this Petition includes the deed for the land to be released (*See Exhibit A*), which describes the boundaries of the land to be released by: (1) metes and bounds; or (2) lot and block number, if there is a recorded map or plat. Exhibit A also includes a map of the land to be released.
15. As required by TEX. LOC. GOV'T CODE § 42.105(a), the City must verify this Petition upon receipt; shall notify the residents and landowners of the area described by the petition of the results of the petition, or shall notify Owner, who filed this Petition under Section 42.102.
16. Pursuant to TEX. LOC. GOV'T CODE § 42.105(c), because Owner has obtained the number of signatures on the Petition required under Section 42.104 to release the area from the City of Taylor's extraterritorial jurisdiction, the City must immediately release the area—Owner's Property—from the City's extraterritorial jurisdiction.
17. Pursuant to TEX. LOC. GOV'T CODE § 42.105(d), if the City fails to take action to release Owner's Property from the City's ETJ by the later of the 45th day after the date the municipality receives the petition or the next meeting of the City's governing body that occurs after the 30th day after the date the City receives this petition, the area—Owner's Property—is released by operation of law.

COBB & JOHNS

OWNER NAME: DUANE D. STOLL AND SANDRA G.
STOLL OATH PROTECTION TRUST, DATED
MARCH 21, 2023

By: DUANE D. STOLL
Printed Name

Its: Trustee
Title

James R. Stoll
Signature

2/22/1956
Date of birth

1135993138
Voter registration number

Williamson
Voter county of registration

3307 E. 4th Street, TAYLOR TX
Residence address
75471

10/27/2023
Date of signing

COBB & JOHNS

OWNER NAME: DUANE D. STOLL AND SANDRA G.
STOLL OATH PROTECTION TRUST, DATED
MARCH 21, 2023

By: Sandra G Stoll
Printed Name

Its: trustee
Title

Sandra G Stoll
Signature

02/12/1964
Date of birth

113616410
Voter registration number

Williamson
Voter county of registration

3307 East 4th St. Taylor, TX 7654
Residence address

10/27/2023
Date of signing

EXHIBIT A
DEED AND PROPERTY MAP

Prepared by and Return To:
Oath Law
1214 East 33rd Street
Tulsa, Oklahoma 74105

Taxes To:
Duane D. & Sandra G. Stoll
3307 East 4th Street
Taylor, Texas 76574

TEXAS WARRANTY DEED

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

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, Duane D. Stoll and Sandra G. Stoll, husband and wife, whose address is: 3307 East 4th Street, Taylor, Texas 76574 for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, Duane D. Stoll and Sandra G. Stoll, Trustees of the Duane D. Stoll and Sandra G. Stoll Oath Protection Trust, dated March 21, 2023 (referred to herein as "Grantee" whether one or more), whose address is: 3307 East 4th Street, Taylor, Texas 76574.

All of our undivided interest unto the said grantee in the following described real property, located in Williamson County, Texas, to-wit:

Legal description attached hereto and made a part hereof as Exhibit "A"

Property address: 3307 East 4th Street, Taylor, Texas 76574

Source of title: Instrument No. 2000042307

THIS CONVEYANCE is made subject to:
any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, heirs and assigns forever, and the said grantor hereby binds him/herself, heirs and/or assigns to warrant and forever defend, all and singular the said property and premises unto the said grantee, heirs and/or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand this March 21, 2023.

Grantor's Signature Duane D. Stoll Date March 21, 2023
Print Name: Duane D. Stoll
Address: 3307 East 4th Street, Taylor, Texas 76574

Grantor's Signature Sandra G. Stoll Date March 21, 2023
Print Name: Sandra G. Stoll
Address: 3307 East 4th Street, Taylor, Texas 76574

STATE OF TEXAS

)

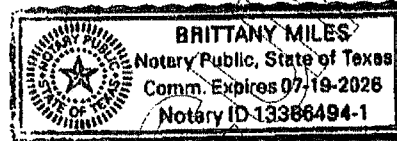
) ss.

COUNTY OF WILLIAMSON

)

This instrument was acknowledged before me on March 21, 2023, by Duane D. Stoll and Sandra G. Stoll, husband and wife.

Brittany Miles
Notary Public
Brittany Miles
Print name



(Seal)

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

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

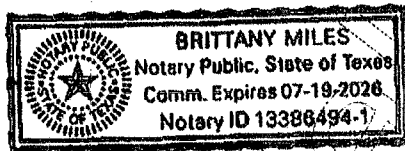


Exhibit "A"

BEING a 2.288 acre tract of land situated in the Hardy Pace Survey, Abstract No. 493, Williamson County, Texas and being a part of that certain 60-2/3 acre tract of land conveyed by Deed to Marvin O. Stoll and wife, Hermine E. Stoll as recorded in Volume 1620, Page 657 of the Official Records of Williamson County, Texas. Surveyed on the ground in the month of April, 2000 under the supervision of R. T. Magness Jr., Registered Professional Land Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin found in the North line of U.S. Highway No. 79 marking the Southwest Corner of that certain 3.50 acre tract of land conveyed by Deed to Duane D. Stoll as recorded in Volume 2652, Page 0205 of the Official Records of Williamson County, Texas, also being in the South line of said 60-2/3 acre Stoll tract, for the Southeast Corner hereof:

THENCE along the said North line of U.S. Highway No. 79 around a curve to the left having a radius of 5812.23 feet, a chord of 271.80 feet bearing S 59°12' 25" W and an arc distance of 271.82 feet to an iron pin set for the Southwest Corner hereof:

THENCE N 29° 55' 30" W 375.88 feet to an iron pin set for the Northwest Corner hereof:
THENCE N 62° 34' 11" E 272.00 feet to an iron pin set marking the Northwest Corner of said 3.50 acre Stoll tract for the Northeast Corner hereof:

THENCE S 29° 55' 45" E 359.92 feet to the place of BEGINNING and containing 2.288 acres of land.

LESS AND EXCEPT

A 0.226 acre tract of land, more or less, being out of the Hardy Pace Survey, Abstract No. 493, Williamson County, Texas, said tract being more particularly described in that Special Warranty Deed dated March 17, 2008 from Duane D. Stoll and Sandra G. Stoll, husband and wife, to Williamson County, Texas made a file of record at Instrument No. 2008020717 in the official records of the Office of the County Clerk of Williamson County, State of Texas. Said reference is incorporated herein and shall be deemed to have the same force and effect as if set forth in full herein.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2023021905

Pages: 4 Fee: \$34.00

03/22/2023 09:19 AM

KCURRIE



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

The Property

⬡ R096973

⬡ R407313

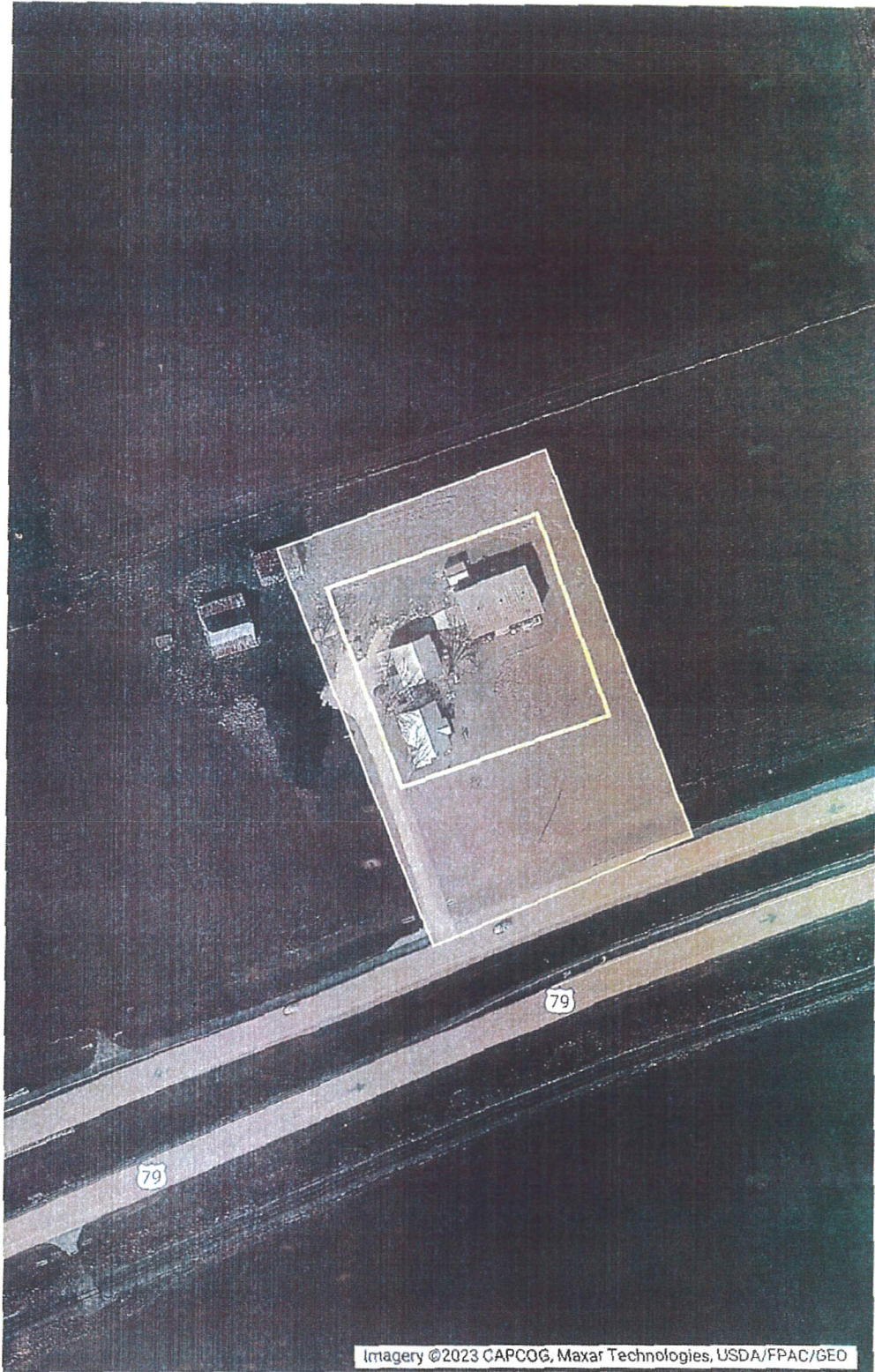
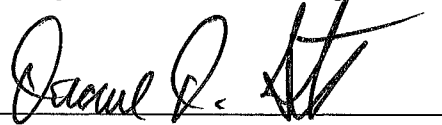


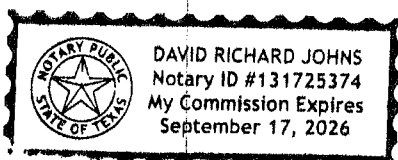
EXHIBIT B
AFFIDAVIT OF DUANE D. STOLL IN SUPPORT OF
PETITION FOR RELEASE FROM THE CITY OF TAYLOR'S EXTRATERRITORIAL
JURISDICTION

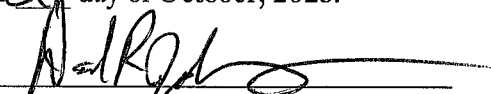
Before me, the undersigned authority, on this day personally appeared, Duane D. Stoll, who under oath stated as follows:

1. My name is Duane D. Stoll. I am over eighteen (18) years of age and am legally competent to make this affidavit, which is true and correct, and is made voluntarily and not under duress.
2. I am Trustee of Duane D. Stoll and Sandra G. Stoll Oath Protection Trust, dated March 21, 2023.
3. Duane D. Stoll and Sandra G. Stoll Oath Protection Trust, dated March 21, 2023 is a property owner in the City of Taylor's extraterritorial jurisdiction. Its property is located at the following address: 3307 E 4th Street, Taylor, Texas 76574 (the "Property").
4. There is 1 owner of the Property: Duane D. Stoll and Sandra G. Stoll Oath Protection Trust, dated March 21, 2023. Duane D. Stoll and Sandra G. Stoll Oath Protection Trust, dated March 21, 2023 owns 100% of the interest in the Property.
5. I swear that the Property is not: (1) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted; (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county: (a) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and (b) that has a population greater than 240,000; (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is: (a) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and (b) in a county with a population of more than 2 million; (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.
6. I swear that the petition contains my valid and true (1) signature, (2) printed name, (3) date of birth; voter registration number; county of voter registration, (4) residence address, and (5) date of which I signed such petition.
7. I swear that I satisfied the signature requirement of TEX. LOC. GOV'T CODE § 42.104(b) within 180 days following the date the first signature for the petition was obtained.


Duane D. Stoll

Sworn and subscribed to before me on this the 27 day of October, 2023.

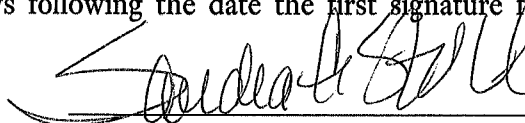



Notary Public in and for the State of Texas

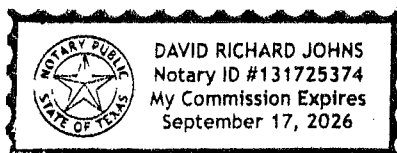
**AFFIDAVIT OF SANDRA STOLL IN SUPPORT OF
PETITION FOR RELEASE FROM THE CITY OF TAYLOR'S EXTRATERRITORIAL
JURISDICTION**

Before me, the undersigned authority, on this day personally appeared, Sandra Stoll, who under oath stated as follows:

1. My name is Sandra Stoll. I am over eighteen (18) years of age and am legally competent to make this affidavit, which is true and correct, and is made voluntarily and not under duress.
2. I am trustee of Duane D. Stoll and Sandra G. Stoll Oath Protection Trust, dated March 21, 2023..
3. is a property owner in the City of Taylor's extraterritorial jurisdiction. Its property is located at the following address: 3307 E 4th Street, Taylor, Texas 76574 (the "Property").
4. There is 1 owner of the Property: Duane D. Stoll and Sandra G. Stoll Oath Protection Trust, dated March 21, 2023. owns of the interest in the Property.
5. I swear that the Property is not: (1) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted; (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county: (a) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and (b) that has a population greater than 240,000; (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is: (a) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and (b) in a county with a population of more than 2 million; (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.
6. I swear that the petition contains my valid and true (1) signature, (2) printed name, (3) date of birth; voter registration number; county of voter registration, (4) residence address, and (5) date of which I signed such petition.
7. I swear that I satisfied the signature requirement of TEX. LOC. GOV'T CODE § 42.104(b) within 180 days following the date the first signature for the petition was obtained.


Sandra Stoll

Sworn and subscribed to before me on this the 07 day of October, 2023.




Notary Public in and for the State of Texas

PETITION FOR ETJ RELEASE

The following items shall be included in the application submittal:

- ☐ A map of the land to be released with a description of the boundaries by metes and bounds or a copy of the recorded plat for the property.
- ☐ A petition requesting release from the Extraterritorial Jurisdiction (ETJ). The petition shall include the following information:
 - Reason for the request (optional);
 - Property owner printed name and signature with the date of signing;
 - Property owner date of birth;
 - Property owner residence address; and
 - Property address.

General Location of Property:

South of Taylor, East of FM 973 + West of Hwy 95

Site Address:

463D CR 404, Taylor, TX 76574

Parcel ID No(s):

RD19738

Total Area (acres):

10.43

Subdivision:

N/A

Lot(s):

N/A

Block(s):

N/A

Reason for Request:

Staff will schedule the request for a future City Council meeting upon confirming receipt of a complete application submittal.

PROPERTY OWNER AFFIDAVIT

Applicant: Ricardo Suarez-DOB-4-11-74 Company: _____

Mailing Address: 4630 County Road 404, Taylor, TX 76574

Phone #: 512-822-1662 **Fax #:** _____

Email: Rjroxyf350@gmail.com

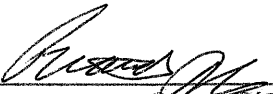
Property Owner: Ricardo and Dolores Suarez Company: _____

Mailing Address: 4630 County Road 404, Taylor, TX 76574

Phone #: 512-822-1662 **Fax #:** _____

Email: Rjroxyf350@gmail.com

The information contained on this application, to my best knowledge and belief, is true and correct. I certify that I, the property owner give legal consent to the applicant listed above to submit this application, on behalf of myself.

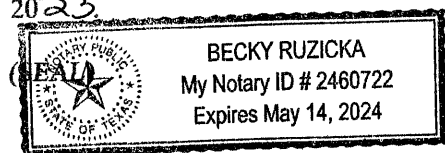

Owner Signature

Ricardo Suarez
Printed Name

STATE OF Texas COUNTY OF Williamson

Before me, Becky Ruzicka, on this day personally appeared Ricardo Suarez known to me (or proved to me on the oath of _____, or through TX Drivers Lic to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF October, 2023.




Notary Public's Signature

PETITION FOR ETJ RELEASE

The following items shall be included in the application submittal:

- ☐ A map of the land to be released with a description of the boundaries by metes and bounds or a copy of the recorded plat for the property.
- ☐ A petition requesting release from the Extraterritorial Jurisdiction (ETJ). The petition shall include the following information:
 - Reason for the request (optional);
 - Property owner printed name and signature with the date of signing;
 - Property owner date of birth;
 - Property owner residence address; and
 - Property address.

General Location of Property: South of Taylor, east of Fm 973 & west of Hwy 95

Site Address: 4630 CR 404, Taylor, TX 76574

Parcel ID No(s): R019738

Total Area (acres): 10.43

Subdivision: N/A

Lot(s): N/A

Block(s): N/A

Reason for Request:

Staff will schedule the request for a future City Council meeting upon confirming receipt of a complete application submittal.

PROPERTY OWNER AFFIDAVIT

Applicant: Dolores Juarez - DOB - 9-3-74 **Company:** _____
Mailing Address: 4630 CR 404, Taylor, TX 76574
Phone #: 512-736-3141 **Fax #:** _____
Email: doloresgsuarez@gmail.com
Property Owner: Ricardo + Dolores Juarez **Company:** _____
Mailing Address: 4630 CR 404 Taylor, TX 76574
Phone #: 512-736-3141 **Fax #:** _____
Email: doloresgsuarez@gmail.com

The information contained on this application, to my best knowledge and belief, is true and correct. I certify that I, the property owner give legal consent to the applicant listed above to submit this application, on behalf of myself.

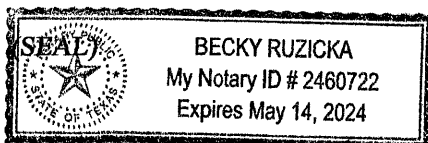
Dolores Juarez
Owner Signature

Dolores Juarez
Printed Name

STATE OF Texas COUNTY OF Williamson

Before me, Becky Ruzicka, on this day personally appeared Dolores Juarez known to me (or proved to me on the oath of _____, or through TX Drivers Lic, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF October, 2023.



Becky Ruzicka
Notary Public's Signature

EXHIBIT "A"

FIELD NOTES

JOB NO. 180230

DATE: JUNE 2, 2020

PAGE 1 OF 2 Field Notes to accompany exhibit

10.43 ACRES

Being 10.43 acres of land, more or less, out of the Thomas T. Williamson Survey, Abstract No. 755 in Williamson County, Texas, and being that same tract conveyed to Ricardo Juarez, et ux, by deed recorded in Doc. No. 2018021806, Official Public Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on June 1st, 2020, and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with no cap found in the south line of the County Road 404, also known as Rio Grande Street, also being south line of that 0.806 acres tract conveyed to State of Texas recorded in Right-of-Way Deed in Volume 426, Page 470, Deed Records, Williamson County, Texas, marking the northeast corner of that 12.75 acres tract conveyed to Mitchell James Hardison by deed recorded in doc. No. 2017076085, of said Official Public Records for the northwest corner of said Juarez tract, and this tract;

THENCE S 82°19'31" E, 288.77 feet, with the south line of said County Road 404 and said State of Texas tract, to a 1/2" iron rod with no cap found, marking the northwest corner of that 64.24 acres tract conveyed to Jerry D. Stewart and Holly S. Stewart by deed recorded in Volume 2296, Page 645, Official Records, Williamson County, Texas, for the northeast corner of said Juarez tract, and this tract, from which a concrete monument found in the south line of said County Road 404, bears S 82°45'39" E, 159.09 feet;

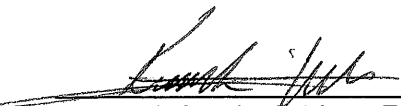
THENCE with the west line of said Stewart tract, the following three (3) courses, for the east line of this tract:

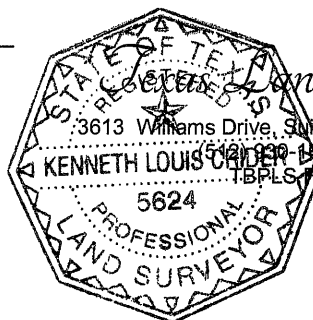
- 1) **S 07°30'44" W, 1397.23 feet**, to a 1/2" iron rod with no cap found,
- 2) **S 81°46'40" E, 14.43 feet**, to a 1/2" iron rod with no cap found,
- 3) **S 06°25'40" W, 178.91 feet**, to a 1/2" iron rod with pink cap stamped "TLS INC." set, marking the interior L corner of said Stewart tract, for the southeast corner of said Juarez tract, and this tract;

THENCE N 84°43'13" W, 299.44 feet, to a calculated point in a pond, in the east line of that 24.512 acres tract conveyed to Nancy Bowers by deed recorded in Doc. No. 2011061081, of said Official Public Records, for an exterior L corner of said Stewart tract, for the southwest corner of said Juarez tract, and this tract;

THENCE N 07°14'47" E, with the common line of said Bowers tract and this tract, at approximately 19.46 feet pass the end of an old wire fence and edge of water, continuing with the same line and at approximately 235.96 feet pass the northeast corner of said 24.512 acres Bowers tract and southeast corner of that 10.013 acres tract conveyed to Nancy Bowers and Kevin Ivy by deed recorded in Document No. 2011061079, of said Official Public Records, continuing with the same line and at 381.75 feet pass a 1/2" iron rod with no cap found for the northeast corner of said 10.013 acres Bowers, Ivy tract and southeast corner of said Hardison tract, continuing for a total distance of **1588.79 feet**, to the point of beginning;

All Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83(93).

 6-2-20
Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



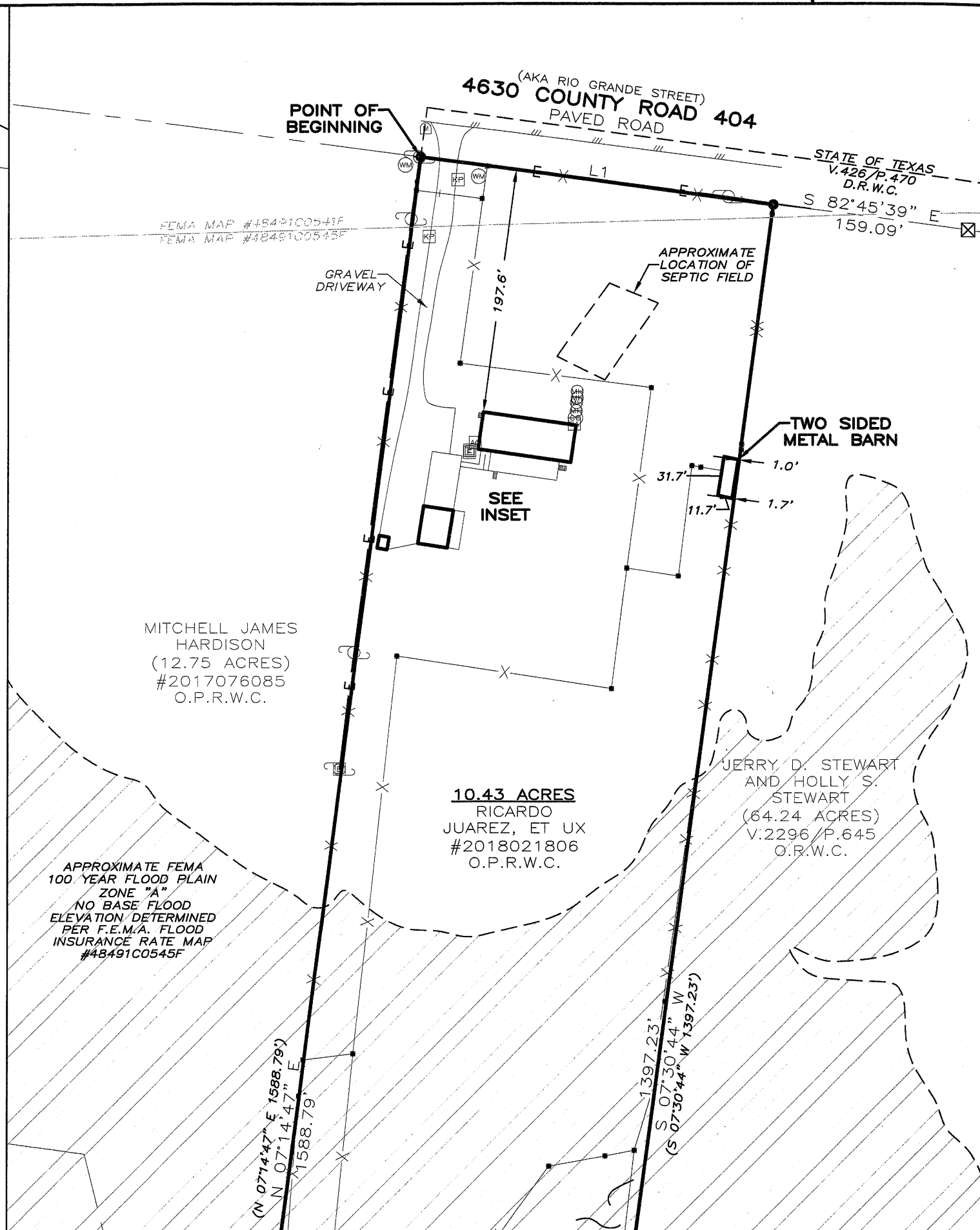
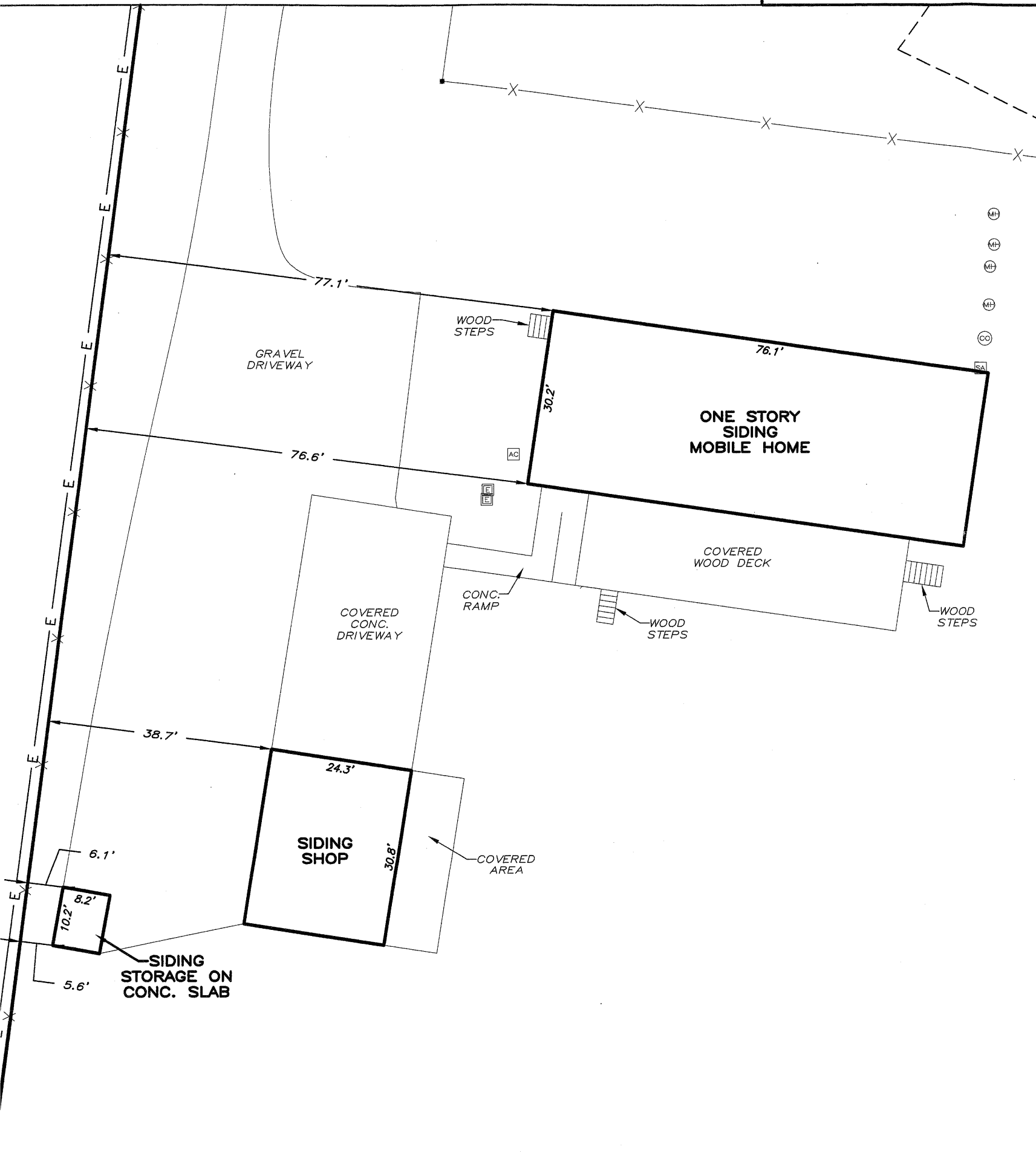
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 939-1500 www.texas-ls.com
T.B.P.L.S. FIRM No. 10056200

BEING 10.43 ACRES OF LAND, MORE OR LESS, OUT OF THE THOMAS T. WILLIAMSON SURVEY, ABSTRACT NO. 755 IN WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT CONVEYED TO RICARDO JUAREZ, ET UX, BY DEED RECORDED IN DOC. NO. 2018021806, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

JOB NO: 180230

DRAWN: DG/RCG

F.C.: CC/AJ



10.2' 8.2'

5.6'

SIDING
STORAGE ON
CONC. SLAB

COVERED
AREA

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 82°19'31" E	288.77'
L2	S 81°46'40" E	14.43'

RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 82°19'31" E	288.77'
L2	S 81°46'40" E	14.43'

THOMAS T. WILLIAMSON
ABSTRACT NO. 755

NANCY BOWERS
AND KEVIN IVY
(10.013 ACRES)
#2011061079
O.P.R.W.C.

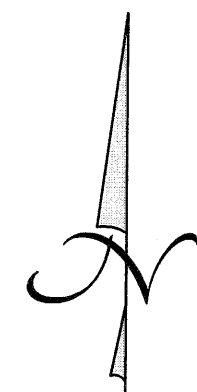
BRIDGE
APPROXIMATE
LOCATION OF SOIL
CONSERVATION
SERVICE SITE 29
RESERVOIR

NANCY BOWERS
(24.512 ACRES)
#2011061081
O.P.R.W.C.

299.44'
N 84°43'13" W
(N 84°43'13" W 299.44')

178.91'
S 06°25'40" W
(S 06°25'40" W 178.91')

LEGEND	
●	1/2" IRON ROD FOUND
⊠	CONCRETE MONUMENT FOUND
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS"
+	CALCULATED POINT
///	PAVEMENT
●	FENCE POST
— —	PIPE FENCE
—X—	WIRE FENCE
○	UTILITY POLE
((	GUY ANCHOR
—E—	ELECTRIC LINES
—A—	AIR CONDITIONER
—C—	CLEANOUT
—E—	ELECTRIC
—K—	KEYPAD
—M—	MAILBOX
—S—	SEPTIC ALARM
—L—	SEPTIC LID
—W—	WATER METER
()	RECORD INFORMATION
CONC.	CONCRETE
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS



Scale: 1" = 100'

BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/93, TEXAS CENTRAL ZONE.

SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON MAY AFFECT.
STATE OF TEXAS §
COUNTY OF WILLIAMSON §
§ KNOW ALL MEN BY THESE PRESENTS
THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

—A Land Surveying and Geoscience Firm—
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

THIS AREA DOES APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0545F, DATED DEC. 20, 2019, THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.



Witness my hand and seal this the 1st Day of June, 2020 A.D.



City Council Meeting November 9, 2023 Transmittal Letter

STRATEGIC PILLAR

☒ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Agenda Item #:

9

Agenda Title:

Hold a public hearing regarding a request for the creation of a Public Improvement District on approximately 70 acres of land identified by Williamson Central Appraisal District parcels R019992 and R019338 located north of the intersection of US Hwy 79 and CR 401.

Council Action to be taken: Hold public hearing

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

This agenda item provides for a public hearing on the potential creation of a Public Improvement District to assist with the financing of major public infrastructure including the extension of CR 401 north of US Hwy 79.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Following the Samsung announcement, the City Council directed staff to amend the Envision Taylor Comprehensive Plan to create additional land area for industrial and major employment land uses.

The property that is the subject of the PID request is in an area that the City designated for additional employment land use. The property abuts the future extension of CR 401 on the north side of US Hwy. 79 and is immediately west of the Taylor airport. The applicant is proposing to build an industrial subdivision and construct three multi-tenant industrial buildings on the site.

The applicant is requesting the City consider the creation of a Public Improvement District to provide an additional funding mechanism to help with the cost of major infrastructure. The PID would be structured as a reimbursement mechanism for the developer through the sale of PID bonds after the site improvements and infrastructure have been constructed. The bonds are paid back through PID assessments on the properties within the development and the assessments are levied annually on the properties and paid just like an additional tax. The benefit of the PID as an economic development tool is that the development pays for the cost of the infrastructure without the need for any abatements or rebates of the City's ad-valorem taxes.

The developer presented the proposed PID at the October 12th City Council meeting and the Council authorized publication of notice of the public hearing.

Staff has engaged the City's financial advisor and bond counsel to review the proposed PID and they provided their analysis during a presentation at the October 26th City Council meeting.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
Provides for the statutorily required public hearing prior to creation of the PID.	N/A

4. RECOMMENDATION

Staff recommends holding the public hearing.

5. FUNDING SOURCE

N/A

6. TIMELINE

August 11, 2022 – Council approved ordinance 2022-27 amending the land use designation for the property to Regional Employment Center
October 13, 2022 – Council approved ordinance 2022-38 rezoning the property to M-1 – Light Industrial
October 12, 2023 – Council approved ordinance 2023-44 amending the thoroughfare plan alignment for the CR 401 extension adjacent to the property
October 12, 2023 – Council received PID presentation and approved a resolution accepting the PID petition and setting a public hearing on the possible creation of the PID
October 26, 2023 – Council received presentation from the City's financial advisor and bond council regarding their review of the PID proposal
November 9, 2023 – Council to hold a public hearing on the creation of the PID
November 16, 2023 – Council to consider creation of the PID

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 9a. [Park79 Commerce Center PID Presentation](#)
- 9b. [Park79 Commerce Center Map Exhibits](#)
- 9c. [Quannah – Park79 – PID Analyses](#)

Park79 Commerce Center Public Improvement District

Oct 12, 2023



About DPFG

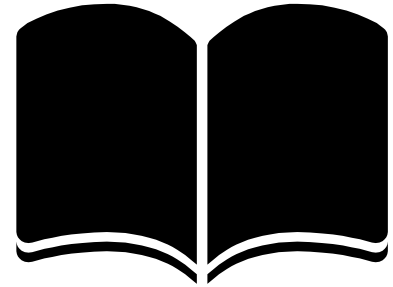
DPFG consultants have consistently provided both innovative and detailed analyses that have created value to the real estate industry. Our mission is to continue to lead the way in real estate consulting, and to do it better than anyone else. DPFG is fulfilling this vision by creating new financing solutions for those involved in real estate by expanding our service lines to adapt to an ever-changing industry. DPFG's leadership has over 300 years of combined real estate experience, and has brought a wealth of knowledge, experience and a proven track record of success. The management team is helping transform the real estate industry by providing unparalleled industry analysis and financing solutions that will lead us into the future.

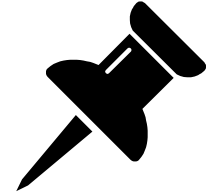
30+ Year Track Record

- Established over 2,600 special taxing districts
- Facilitated over \$16 billion in bond financing
- Facilitated over \$870 million in Texas financing
- Specializing in PIDs, TIRZs, CFDs, and other financing mechanisms

National Footprint

- 60+ employees
- Texas
- California
- Florida
- North Carolina





PID Basics

- Facilitates the funding of public improvements either through bond issuance or through cash flow streams.
- All costs responsibility of the PID or the Developer.
- No cost to residents outside of the PID.
- Finite term of time on the district and assessments.

Benefits of a PID

Jurisdiction

- Non-recourse to the jurisdiction
- Administration costs are reimburseable
- PID process is at no cost to jurisdiction
- Retain 100% of sales and property tax revenue
- Create agreed upon development standards

Owner

- Cost certainty through fixed assessments
- Finite life of assessment obligations
- Prepay assessment at any time without penalty
- No impact on “my property” by actions of others
- Assessment runs with the land

Without PID



With PID



Eligible Improvements

- Streets and sidewalks;
- Water, wastewater, and drainage;
- Services related to public safety and security services, health and sanitation;
- Acquisition of rights of way;
- Art installations;
- Creation of pedestrian malls;
- Construction of fountains;
- Landscaping and other aesthetics;
- Library Facilities;
- Mass Transit;
- Parking Facilities;
- Parks, recreation and cultural facilities;
- Acquisition, renovation and/or construction of affordable housing; and,
- Formation, administration and operation expenses.

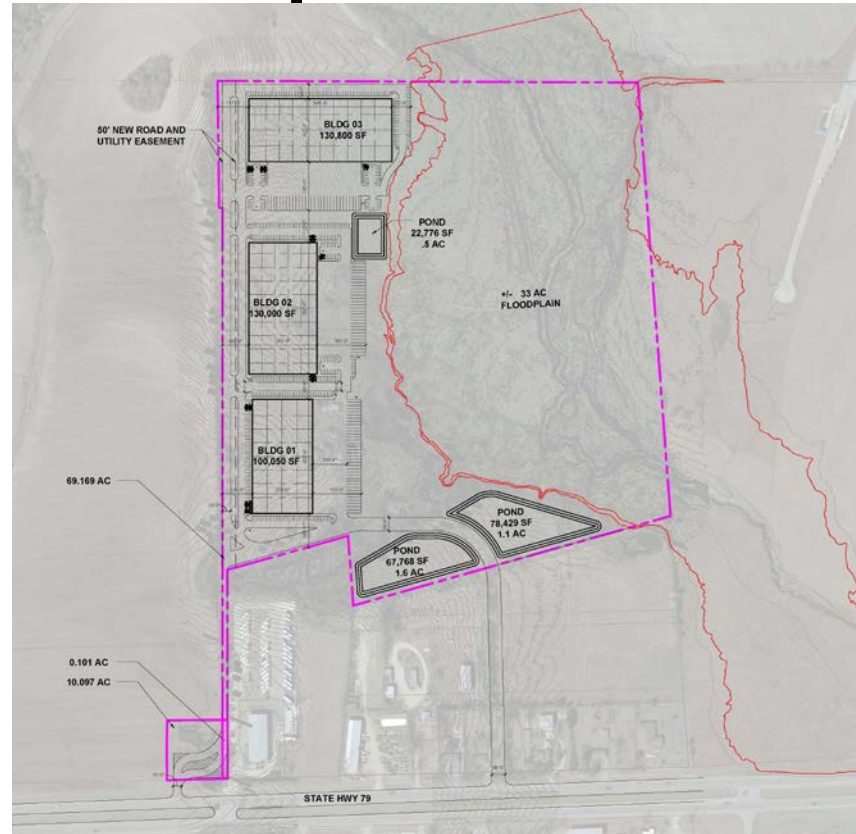


Park79 Commerce Center

Project Overview

- Approx. 69 acres.
- North of the intersection of US 79 and CR 401.
- Near the Samsung Semiconductor Plant
- **357,250 sq.ft** of planned industrial space across 3 separate buildings.
- Proposed improvements to CR 401.
- Estimated Value of **\$75,379,750** at buildout.

Conceptual Land Plan



Estimated PID Eligible Costs

Authorized Improvements [a]	TOTAL
Roads [b]	\$ 2,981,131
Roads Land Costs	\$ 270,000
District Formation	\$ 300,000
Project Management Fee (4%)	\$ 119,245
Contingency (5%)	\$ 149,057
Soft Costs (5%)	\$ 149,057
Total Authorized Improvements	\$ 3,968,489

Footnotes:

[a] Costs per infrastructure budget dated 9/14/23.

[b] Cost includes roadway detention ponds.

Projected Direct Economic Impact

- Assessed value at buildout - **\$75,379,750.**
- Annual ad valorem revenues at buildout to City of Taylor - **\$473,912.**
- Annual ad valorem revenues at buildout to all other taxing jurisdictions - **\$1,127,340.**

Key Terms of Proposed PID

- Maximum Total Equivalent Tax Rate Including PID Annual Installment	\$2.68/\$100 AV
- Maximum PID Equivalent Tax Rate per \$100/AV	\$0.56/\$100 AV
- PID Bond Term	30 years
- Total Estimated Projected PID Qualified Development Costs for the Project	\$3.97 million
- Total Estimated PID Bond Gross Proceeds	\$4.35 million
- Total Estimated PID Bond Net Proceeds	\$3.57 million

Projected Ad Valorem Tax Revenues

Tax Entity	Ad Valorem Tax Rate [a]	Estimated Annual Ad Valorem Revenues [b]
City of Taylor	\$ 0.6287	\$ 473,912
Williamson County	\$ 0.3418	\$ 257,640
Williamson Co FM/RD	\$ 0.0375	\$ 28,261
Taylor ISD	\$ 1.1000	\$ 829,177
Lower Brushy Creek WC&ID	\$ 0.0163	\$ 12,261
Subtotal	\$ 2.1242	\$ 1,601,252
Taylor Industrial PID	\$ 0.5600	
Total Equivalent Tax Rate	\$ 2.6842	

Footnotes:

[a] Tax Rates shown are for Tax Year 2023 proposed jurisdiction rates.

[b] Assumes an Estimated Buildout Value of \$75,379,750.

Assessment & Avg. Annual Installment

Lot Type [a]	Building SF [a]	Total Assessment	Average Annual Installment	Assessment Per SF	Annual Installment Per SF	PID Equivalent Tax Rate
Improvement Area						
Building 1	100,050	\$ 1,220,764	\$ 118,211	\$ 12	\$ 1.18	\$ 0.56
Building 2	130,000	\$ 1,586,200	\$ 153,598	\$ 12	\$ 1.18	\$ 0.56
Building 3	127,200	\$ 1,552,036	\$ 150,290	\$ 12	\$ 1.18	\$ 0.56
Total	357,250	\$ 4,359,000	\$ 422,099			\$ 0.56

Bond Summary

Assessment Summary			
Assessment Levy Date [a]		7/1/2024	
Gross Bond Amount	[1]	\$	4,359,000
<i>Bond Issuance Costs</i>			
Reserve Fund		\$	351,780
Administrative Expenses		\$	40,000
Capitalized Interest		\$	-
Underwriter's Discount (3.00%)		\$	130,770
Cost of Issuance (6.00%)		\$	261,540
	[2]	\$	784,090
Net Bond Proceeds	[3] = [1] - [2]	\$	3,574,910
Total Improved Land Value	[4]	\$	16,800,000
Less: Appraisal Discount (10%)		\$	(1,680,000)
Estimated Bond Sale Valuation		\$	15,120,000
Total Assessment	[1]	\$	4,359,000
Value to Lien - Improved Land	[5] = [4] ÷ [1]		3.47

Questions?



Rick Rosenberg
Managing Principal, DPFG



8140 N MoPac Expwy, Building 4, Suite 270
Austin, TX 78759



rick.rosenberg@dpfg.com
512.567.8598



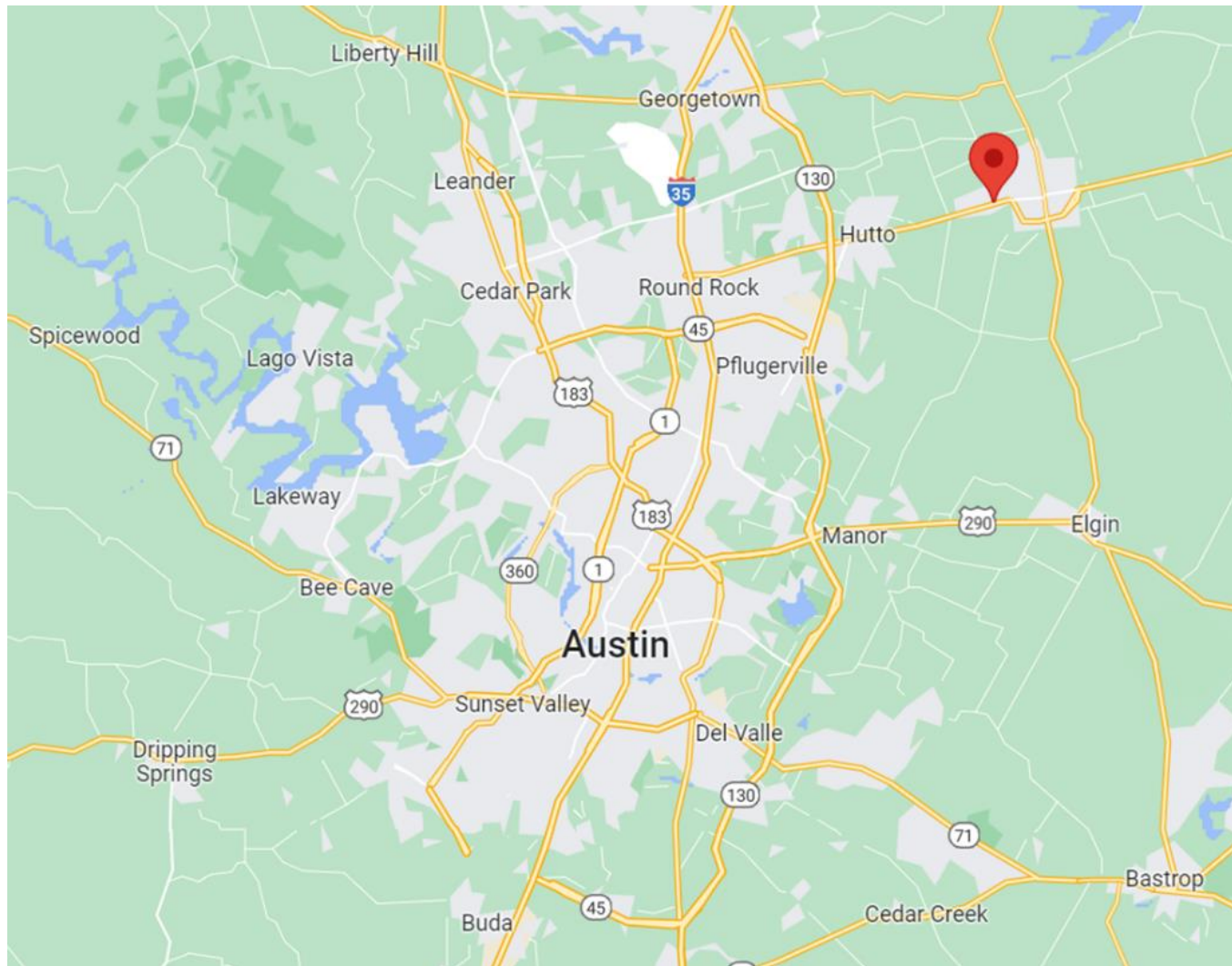
Park79 Commerce Center

14501 HWY 79 | Taylor, TX 76574



I. Property Aerials, Site Plan, and Regional Infrastructure Improvements

Property Aerial (Austin MSA)





Property Aerial (1-3-5 Mile Radius)



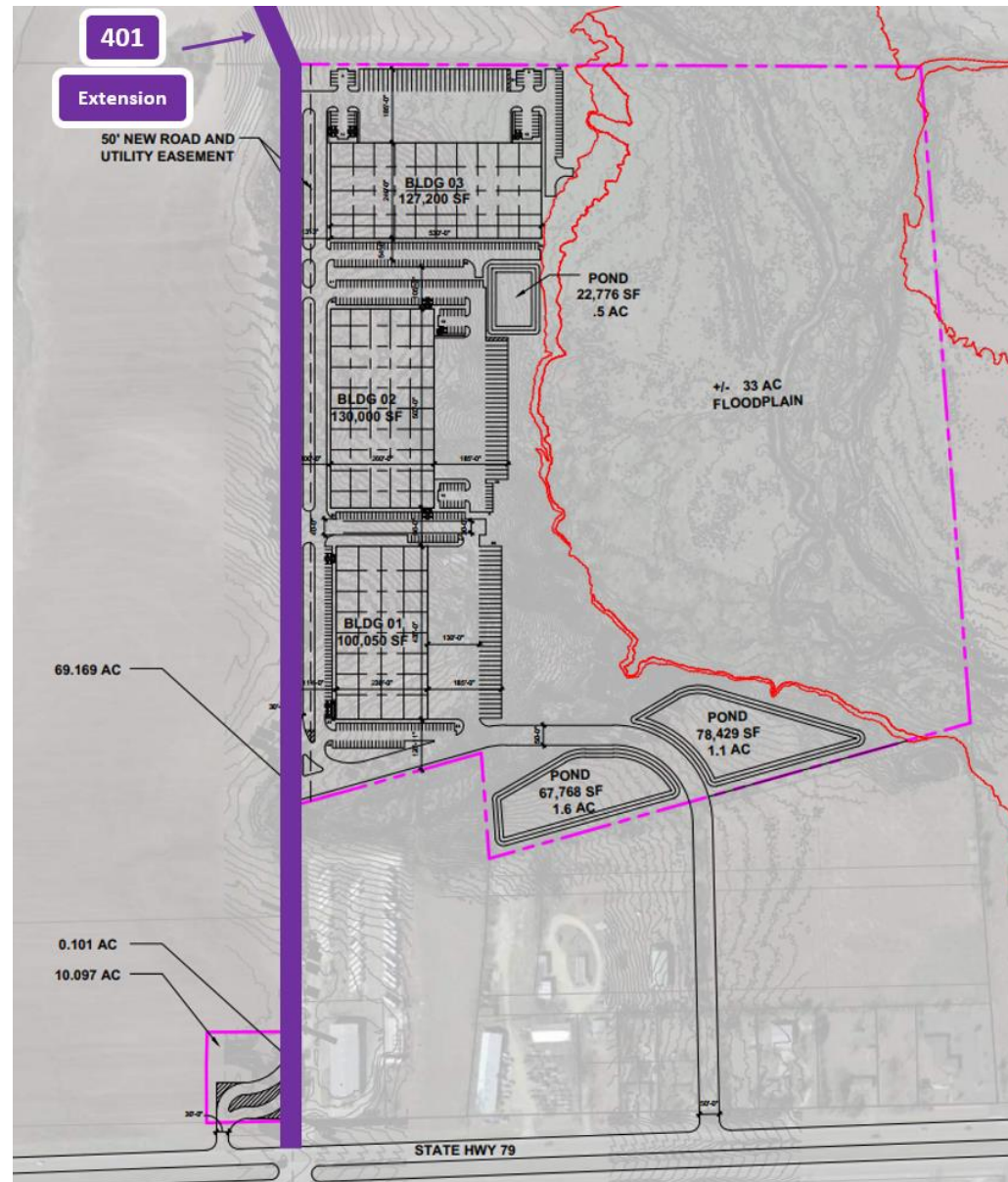


Subject Site Aerial





Proposed Site Plan





Southeast Loop Construction (Completion Estimated for Summer 2025)



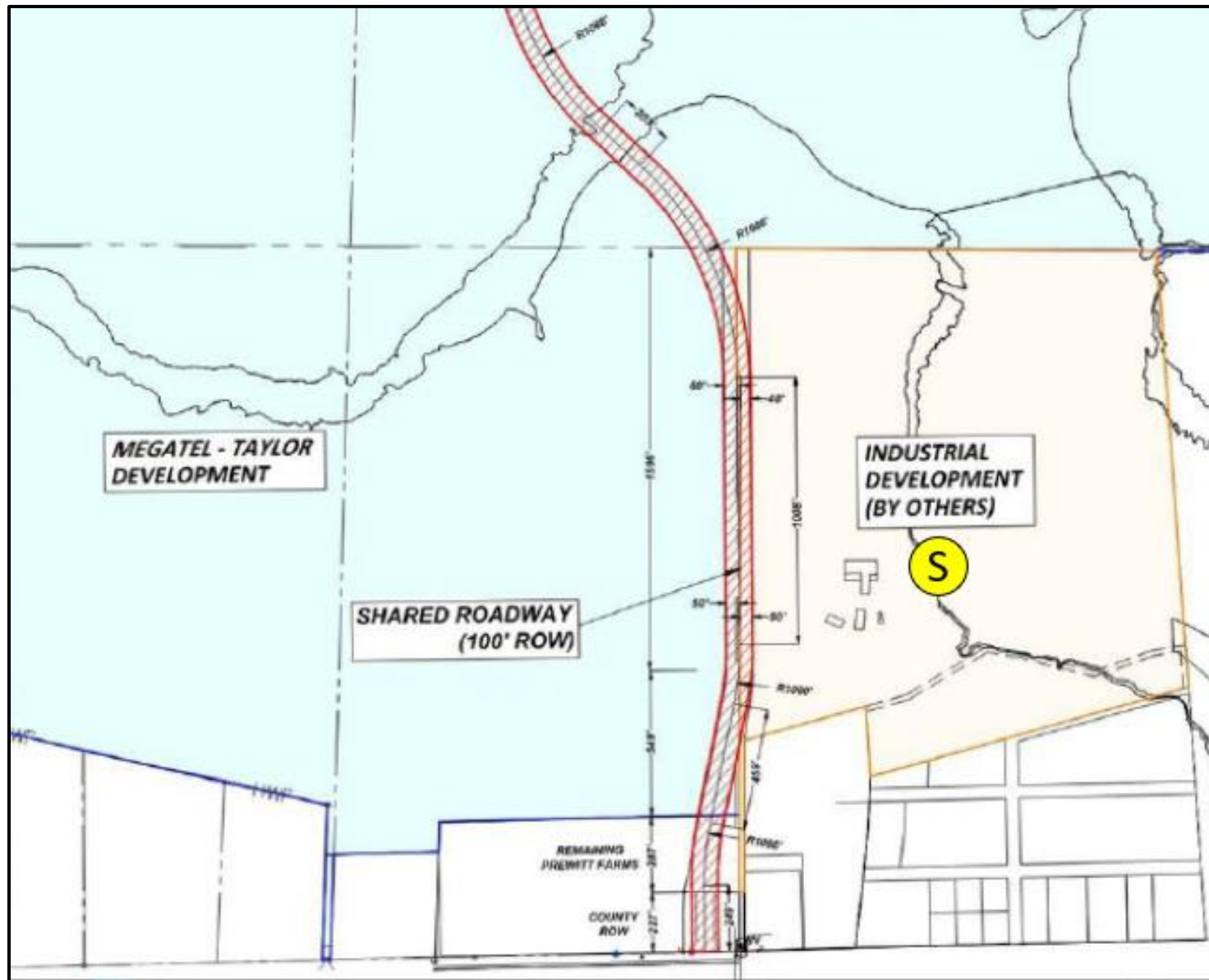


County Road 401 Improvement (Completion End of Summer 2023)



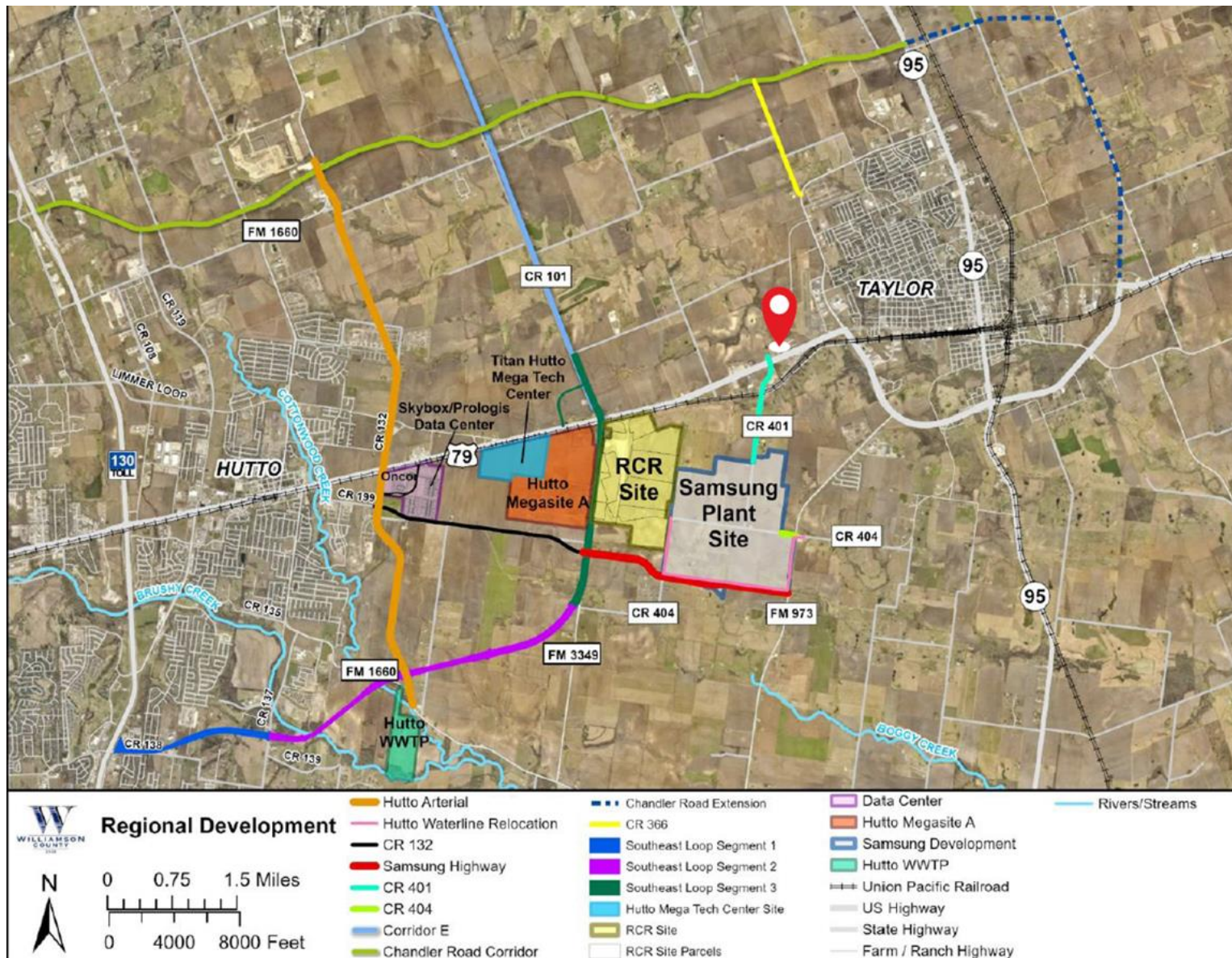


New Roadways: County Road 401





Surrounding Proposed Site Plans:



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Taylor 79 LLC
Park79 Commerce Center Public Improvement District - \$.56 PID
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September 29, 2023

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Exhibit A Taylor 79 LLC

Park79 Commerce Center Public Improvement District - \$.56 PID

Summary

September 29, 2023

Values		
Estimated Bond Sale Valuation	\$	15,120,000
Value to Lien		3.47
Total Assessed Value	\$	75,379,750
Value to Lien - Assessed Value		17.29

Assessments		
Assessment Levy Date		7/1/2024
Bond Issuance Date		7/1/2025
Bond Term (Years)		30
Interest Rate		7.00%

Gross Bond Proceeds	\$	4,359,000
Reserve Fund	\$	(351,780)
Administrative Expenses	\$	(40,000)
Capitalized Interest	\$	-
Underwriter's Discount (3.00%)	\$	(130,770)
Cost of Issuance (6.00%)	\$	(261,540)
Net Bond Proceeds	\$	3,574,910

Building 1 Assessment/SF	\$	12
Building 2 Assessment/SF	\$	12
Building 3 Assessment/SF	\$	12

Costs		
Authorized Improvements	\$	3,968,489
Bond Issuance Costs	\$	784,090
Less: Assessment Proceeds	\$	(4,359,000)
Owner Contribution	\$	393,579

Average Annual Installments		
First Annual Installment Due		1/31/2026
Total Average Annual Installment	\$	422,099
Building 1 Annual Installment/SF	\$	1.18
Building 2 Annual Installment/SF	\$	1.18
Building 3 Annual Installment/SF	\$	1.18

Equivalent Tax Rates		
PID Equivalent Tax Rate / \$100 AV	\$	0.5600
Total Tax Rate with PID / \$100 AV	\$	2.6842

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Exhibit B
Taylor 79 LLC
Park79 Commerce Center Public Improvement District - \$.56 PID
AV and Assessment Spread
September 29, 2023

Lot Type [a]	Building SF [a]	Improved Land Value per SF [c]	Total Improved Land Value	Assessed Value per SF [b]	Total Assessed Value	Total Assessment	Average Annual Installment	Assessment Per SF	Annual Installment Per SF	PID Equivalent Tax Rate
Improvement Area										
Building 1	100,050	\$ 11	\$ 4,704,941	\$ 211	\$ 21,110,550	\$ 1,220,764	\$ 118,211	\$ 12	\$ 1.18	\$ 0.56
Building 2	130,000	\$ 11	\$ 6,113,366	\$ 211	\$ 27,430,000	\$ 1,586,200	\$ 153,598	\$ 12	\$ 1.18	\$ 0.56
Building 3	127,200	\$ 11	\$ 5,981,693	\$ 211	\$ 26,839,200	\$ 1,552,036	\$ 150,290	\$ 12	\$ 1.18	\$ 0.56
Total	357,250		\$ 16,800,000		\$ 75,379,750	\$ 4,359,000	\$ 422,099			\$ 0.56

Footnotes:

[a] Per Taylor Absorption Schedule, provided by client on 8/4/23. Based on CAD acreage data excluding 33 acres of floodplain.

[b] Per conversation with client on 8/22/23.

[c] Assumes land value per client allocated by acreage across each building.

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Exhibit C
Taylor 79 LLC

Park79 Commerce Center Public Improvement District - \$.56 PID
Authorized Improvements
September 29, 2023

Authorized Improvements [a]		TOTAL
Roads [b]	\$	2,981,131
Roads Land Costs	\$	270,000
District Formation	\$	300,000
Project Management Fee (4%)	\$	119,245
Contingency (5%)	\$	149,057
Soft Costs (5%)	\$	149,057
Total Authorized Improvements		<u>\$ 3,968,489</u>

Footnotes:

[a] Costs per infrastructure budget dated 9/14/23.

[b] Cost includes roadway detention ponds.

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Exhibit D
Taylor 79 LLC
Park 79 Commerce Center Public Improvement District - \$.56 PID
Value to Lien Analysis
September 29, 2023

Assessment Summary			
Assessment Levy Date [a]		7/1/2024	
Gross Bond Amount	[1]	\$	4,359,000
<i>Bond Issuance Costs</i>			
Reserve Fund		\$	351,780
Administrative Expenses		\$	40,000
Capitalized Interest		\$	-
Underwriter's Discount (3.00%)		\$	130,770
Cost of Issuance (6.00%)		\$	261,540
	[2]	\$	784,090
Net Bond Proceeds	[3] = [1] - [2]	\$	3,574,910
Total Improved Land Value	[4]	\$	16,800,000
Less: Appraisal Discount (10%)		\$	(1,680,000)
Estimated Bond Sale Valuation		\$	15,120,000
Total Assessment	[1]	\$	4,359,000
Value to Lien - Improved Land	[5] = [4] ÷ [1]		3.47

Footnotes:

[a] For illustration purposes. Actual assessment levy date subject to change.

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Exhibit E
Taylor 79 LLC
Park79 Commerce Center Public Improvement District - \$.56 PID
Sources and Uses
September 29, 2023

Sources of Funds	
Total Assessment	\$ 4,359,000
Owner Contribution [a]	\$ 393,579
Total Sources	\$ 4,752,579

Uses of Funds	
Authorized Improvements	\$ 3,968,489
<i>Bond Issuance Costs</i>	
Reserve Fund	\$ 351,780
Administrative Expenses	\$ 40,000
Capitalized Interest	\$ -
Underwriter's Discount (3.00%)	\$ 130,770
Cost of Issuance (6.00%)	\$ 261,540
	\$ 784,090
Total Uses	\$ 4,752,579

Footnotes:

[a] Owner will fund all costs not covered by Assessments.

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Exhibit F
Taylor 79 LLC
Park79 Commerce Center Public Improvement District - \$.56 PID
Ad Valorem Tax Revenues
September 29, 2023

Tax Entity		Ad Valorem Tax Rate [a]	Estimated Annual Ad Valorem Revenues [b]	
City of Taylor	\$	0.6287	\$	473,912
Williamson County	\$	0.3418	\$	257,640
Williamson Co FM/RD	\$	0.0375	\$	28,261
Taylor ISD	\$	1.1000	\$	829,177
Lower Brushy Creek WC&ID	\$	0.0163	\$	12,261
Subtotal	\$	2.1242	\$	1,601,252
Taylor Industrial PID	\$	0.5600		
Total Equivalent Tax Rate	\$	2.6842		

Footnotes:

[a] Tax Rates shown are for Tax Year 2023 proposed jurisdiction rates.

[b] Assumes an Estimated Buildout Value of \$75,379,750.



Exhibit G
Taylor 79 LLC
Park79 Commerce Center Public Improvement District - \$.56 PID
Bond Sizing
September 29, 2023

Sources:

Gross Assessment Amount (7.00% Interest Rate) \$ 4,359,000

Uses:

Reserve Fund (Maximum Annual Debt Service)	351,780	
Administrative Expenses	40,000	
Capitalized Interest (0 months)	-	
Underwriter Discount/Underwriter's Counsel Fee (3%)	130,770	
Cost of Issuance (6.00%)	261,540	
Net Assessment Proceeds	\$ 3,574,910	

PID Equivalent Tax Rate	\$	0.5600
Average Annual Installment	\$	422,099
Minimum Debt Service Coverage		1.00

Assessment Levy Date: **July 1 2024**

Annual Installment Due 1/31	Principal	Interest Rate	Annual Interest Due	Principal + Interest	Administrative Expenses [a]	Additional Interest Reserve [b]	P & I + Admin + Reserves	Capitalized Interest [c]	Reserve Fund Releases	PID Annual Installment
2025	\$ -	7.00%	\$ -	\$ -	\$ 40,800	-	\$ 40,800	\$ -	\$ -	\$ 40,800
2026	46,000	7.00%	305,130	351,130	41,616	21,795	414,541	-	-	414,541
2027	49,000	7.00%	301,910	350,910	42,448	21,565	414,923	-	-	414,923
2028	53,000	7.00%	298,480	351,480	43,297	21,320	416,097	-	-	416,097
2029	57,000	7.00%	294,770	351,770	44,163	21,055	416,988	-	-	416,988
2030	61,000	7.00%	290,780	351,780	45,046	20,770	417,596	-	-	417,596
2031	65,000	7.00%	286,510	351,510	45,947	20,465	417,922	-	-	417,922
2032	69,000	7.00%	281,960	350,960	46,866	20,140	417,966	-	-	417,966
2033	74,000	7.00%	277,130	351,130	47,804	19,795	418,729	-	-	418,729
2034	79,000	7.00%	271,950	350,950	48,760	19,425	419,135	-	-	419,135
2035	85,000	7.00%	266,420	351,420	49,735	19,030	420,185	-	-	420,185
2036	91,000	7.00%	260,470	351,470	50,730	18,605	420,805	-	-	420,805
2037	97,000	7.00%	254,100	351,100	51,744	18,150	420,994	-	-	420,994
2038	104,000	7.00%	247,310	351,310	52,779	17,665	421,754	-	-	421,754
2039	111,000	7.00%	240,030	351,030	53,835	17,145	422,010	-	-	422,010
2040	119,000	7.00%	232,260	351,260	54,911	16,590	422,761	-	-	422,761
2041	127,000	7.00%	223,930	350,930	56,010	15,995	422,935	-	-	422,935
2042	136,000	7.00%	215,040	351,040	57,130	15,360	423,530	-	-	423,530
2043	146,000	7.00%	205,520	351,520	58,272	14,680	424,472	-	-	424,472
2044	156,000	7.00%	195,300	351,300	59,438	13,950	424,688	-	-	424,688
2045	167,000	7.00%	184,380	351,380	60,627	13,170	425,177	-	-	425,177
2046	179,000	7.00%	172,690	351,690	61,839	12,335	425,864	-	-	425,864
2047	191,000	7.00%	160,160	351,160	63,076	11,440	425,676	-	-	425,676
2048	204,000	7.00%	146,790	350,790	64,337	10,485	425,612	-	-	425,612
2049	219,000	7.00%	132,510	351,510	65,624	9,465	426,599	-	-	426,599
2050	234,000	7.00%	117,180	351,180	66,937	8,370	426,487	-	-	426,487
2051	250,000	7.00%	100,800	350,800	68,275	7,200	426,275	-	-	426,275
2052	268,000	7.00%	83,300	351,300	69,641	5,950	426,891	-	-	426,891
2053	287,000	7.00%	64,540	351,540	71,034	4,610	427,184	-	-	427,184
2054	307,000	7.00%	44,450	351,450	72,454	3,175	427,079	-	-	427,079
2055	328,000	7.00%	22,960	350,960	73,904	1,640	426,504	-	426,504	-
Totals	\$ 4,359,000	7.00%	\$ 6,178,760	\$ 10,537,760	\$ 1,729,081	\$ 441,340	\$ 12,708,181	\$ -	\$ 426,504	\$ 12,281,678

Footnotes:

[a] Preliminary estimate. Assumes Administrative Expenses escalate at 2.00% per year.

[b] Preliminary estimate. Assumes the interest rate used to calculate the assessments is 0.50% higher than the actual interest rate on the bonds to fund interest related to delinquencies and the prepayment of assessments. Unused funds will be applied to the final year's debt service payment and/or credited back to the landowners.

[c] Assumes 0 months capitalized interest.

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Exhibit H
Taylor 79 LLC
Park79 Commerce Center Public Improvement District - \$.56 PID
Assumptions
September 29, 2023

Project Specifics	Assumption	Source
Assessed Value per SF	\$ 211	Client
Lot to Commercial Value %	10%	DPFG
Project Management Fee	4%	Client
Annual Inflation	2%	DPFG
Contingency	5%	Client
Soft Costs	5%	Client

PID	Assumption	Source
Bond Term	30	Market
Estimated Improved Land Value	\$ 16,800,000	Client
Appraisal Discount	10%	DPFG
Assessment Levy Date	7/1/2024	DPFG
Bond Issuance Date	7/1/2025	DPFG
PID Bond Issuance Years Deferred	1	DPFG
Interest Rate	7.00%	Market
Capitalized Interest (Months)	-	DPFG
Costs of Issuance	6.00%	Market
Underwriter's Discount	3.00%	Underwriter
Reserve Fund Earnings	0.00%	Market
Debt Service Escalator	0.00%	Market
Additional Interest Reserve	0.50%	Market
Administrative Expenses Escalator	2.00%	Market
Administrative Expenses	\$ 40,000	Market



City Council Meeting November 9, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 10

Agenda Title: **Consider Introducing Ordinance 2023-56 an ordinance adopting regulations for protection of the city logo and city seal and prohibiting unauthorized use.**

Council Action to be taken: Introduce Ordinance 2023-56

Department Submitted: City Management/City Attorney

Staff Contact: Jeff Jenkins, Deputy City Manager
Mark Schroeder, City Attorney

1. PURPOSE/DESCRIPTION

This agenda item is to consider the introduction of Ordinance 2023-56, which adopts regulations to protect the usage of the city logo and the city seal. Also, this ordinance would provide for the licensing of the city logo and city seal in certain circumstances.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Currently, the city does have a logo usage guide, which focuses mostly on the appearance of the logo when used. The guide does have some guidance on non-city organization usage; however, this ordinance provides additional guidance on approved usages, prohibited usages and what happens if there is an unlawful usage of the ordinance. This ordinance also covers the city seal usage as well, which is not addressed in the logo usage guide.

This ordinance was drafted based upon a similar ordinance used by the City of Saginaw to help protect the unauthorized usage of the city logo. Council should consider adopting this ordinance to protect the usage of the logo and seal.

The logo has been submitted for trademark with the state and it's currently under review.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Protects logo and seal. • Provides additional guidance on usage • Provides enforcement mechanism	• NA

4. RECOMMENDATION

Staff recommends Council provide for a first reading and recommend approving an ordinance to protect the logo and seal.

5. FUNDING SOURCE

N/A

6. TIMELINE

Ordinance 2023-56 is being introduced on November 9th.
If approved, considered for adoption at the November 16th meeting.

7. OTHER OPTIONS (In order of preference)

Council can modify ordinance.
Chose not to move forward.

8. ATTACHMENTS

- 10a. [Ordinance 2023-56](#)
10b. [Taylor Logo Usage Guidelines](#)
10c. [PowerPoint](#)

ORDINANCE NO. 2023-56

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, ADOPTING REGULATIONS FOR PROTECTION OF THE CITY LOGO AND CITY SEAL AND PROHIBITING THE UNAUTHORIZED USE THEREOF; PROVIDING FOR THE LICENSING OF THE CITY LOGO AND CITY SEAL IN CERTAIN CIRCUMSTANCES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Taylor, Texas is a home rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City of Taylor, Texas owns a logo that contains the name “Taylor, Texas” in a unique, green and black cursive script; and

WHEREAS, the City of Taylor, Texas owns a city seal that is circular and unique to the City of Taylor; and

WHEREAS, the City of Taylor, Texas has a substantial interest in protecting its logo and seal from unauthorized use to avoid consumer and resident confusion.

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

SECTION 1.

That the City of Taylor Code of Ordinances is hereby amended by adding a new Article to Chapter 19—MISCELLANEOUS, to be numbered VI., which said Article reads as follows:

“ARTICLE VI. CITY LOGO AND CITY SEAL

Sec. 19-100 Definitions.

City logo means the logo used by the City of Taylor, including any cut, facsimile or reproduction thereof, which consists of a cursive script which reads “Taylor Texas” and “City of Taylor TX” in green and black as set forth below:



City seal means a seal that is circular with the words “City of Taylor County of Williamson” inside the outer circle with a star and “T E X A S” in the inner circle; and or similar insignia, including any cut, facsimile, or reproduction thereof and the face of which is substantially as set forth below:



Sec. 19-101. Custodian.

The City Manager or his/her designee is the custodian of the city logo and city seal.

Sec. 19-102. Use of city logo or city seal for official use.

- (a) The city logo and city seal are the property of the City of Taylor.
- (b) The city logo and city seal may be used by city employees and elected or appointed city officials in connection with the performance of official city business or city sanctioned events, including but not limited to placement of

the city logo on city vehicles, equipment, stationery, the city flag, department websites, handouts for city training sessions, city brochures, city presentations, city uniforms and city issued articles of clothing, department news releases, city-sponsored or adopted events, and city memorabilia used to promote the city.

- (c) The city clerk or the city's clerk designee is authorized to use the city seal on any ordinance, resolution, proclamation, commendation, certificate or other instrument approved by the city council or executed by the mayor or other city officials and to use the city logo to authenticate official documents in the conduct of official city business.

Sec. 19-103. Other approved uses.

- (a) The City Manager may approve other uses of the city logo or city seal by any person for the following purposes provided that such use promotes the interests of the city and is not detrimental to the image of the city:
 - (1) In an encyclopedia, dictionary, book, journal, pamphlet, periodical, magazine or newspaper incident to a description or history of the city logo or city seal;
 - (2) In a library, museum or educational facility incident to descriptions or exhibits relating to the city logo or the city seal;
 - (3) In a theatrical, motion-picture, television, or similar production exhibited for a historical, educational or other non-commercial purpose.
- (b) Before any person is allowed to use the city logo or any city seal pursuant to this section, the person must:
 - (1) Agree that the proposed use of the city logo or city seal shall conform to the permitted uses set forth in the preceding subsection;
 - (2) Submit samples of all documents, goods, and other materials upon which the city logo or city seal is to be used sufficient to demonstrate that the proposed use of the city logo or city seal is a faithful reproduction and has not been altered in any manner; and
 - (3) Acknowledge the right of the city, at all reasonable times, to inspect any item upon which the city logo or city seal is used to ensure that the

city logo or city seal is being used appropriately in an unadulterated form.

- (4) Execute an agreement approved by the city attorney containing such terms as the city attorney may require.
- (c) Approval to use the city logo or city seal shall not be assignable or transferable.
- (d) The approval to use the city logo or city seal under this section shall be limited to only the event or item for which the approval is granted.
- (e) If a person who is authorized to use the city logo or city seal pursuant to this section breaches any provisions of the agreement for its use, the city attorney shall serve written notice of such breach upon the person with a demand to take appropriate and immediate affirmative action to cure such breach. Any failure to cure the breach to the city's satisfaction shall be grounds for the city's termination of permission to use the city logo or city seal and the city attorney shall pursue all steps reasonably necessary to restrain the improper use of the city logo or city seal.
- (f) The city may revoke a person's previously authorized use of the city logo or city seal upon finding false or inaccurate information was submitted by the person to the city or that he violated any provision of this division.

Sec. 19-104. Prohibited uses.

The use of the city logo or city seal by any person for the following uses is specifically prohibited:

- (1) In support or opposition of any candidate for elective office, referendum, initiative, or ballot measure or in any candidate or committee campaign literature.
- (2) In connection with any advertisement or promotion for any product, business, organization, or service whether offered for sale, profit, or without charge.
- (3) On any written or printed material designed, calculated, intended or likely to confuse, deceive or mislead the public or cause the reader of such written

or printed material to believe it to be an official city publication, including circulating or distributing any such written or printed material or to suggest or assert any city support or endorsement of any product, goods, or services.

Sec. 19-105. Offense.

It shall be unlawful for any person to use the city logo or city seal in violation of this section.

Sec. 19-106.-19-110. - Reserved.”

SECTION 2.

That this ordinance shall be cumulative of all other ordinances of the City of Taylor and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 3.

That it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences , paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

That all rights or remedies of the City of Taylor, Texas, are expressly saved as to any and all violations of the City Code or any amendments thereto regarding the unauthorized use of either the City Logo or the City Seal that have accrued at the time of the effective date of this ordinance; and as to such accrued violations, and all

pending litigation, both civil or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Five Hundred Dollars (\$500.00) for each violation of this ordinance.

SECTION 6.

It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code*.

SECTION 7.

The City Secretary of the City of Taylor is hereby directed to publish at least twice in the official newspaper of the City of Taylor, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 8.

This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

PASSED, APPROVED, and ADOPTED on this _____ day of _____, 2023.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark J. 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. 2023-56, passed and approved by the City Council of the City of Taylor, Texas, on the ____ day of _____, 2023, 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 on this ____ day of _____, 2023.

Dianna McLean
City Clerk

City of Taylor

Logo Guidelines



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Introduction

This guide is intended to communicate our core values with a unified identity, which strengthens our community brand. We have adopted a new visual identity which honors our rich heritage while conveying our future outlook for the city. This guide creates a framework whereby anyone wishing to use the logo can do so with a unified look.

How to use this guide

There are numerous occasions where city departments or city organizations will have varying needs in designing materials for print, web and other media. This guide includes chapters that address the various visual elements and styles used in different media and the guidelines for their use. If you have any questions or comments please feel free to contact us. Your input is valued.

Logo Use

Logo Components

The logo consists of the following:

1. Taylor, Texas logotype
2. Banner with City of Taylor TX

The logo came into use in October 2014. All elements comprise the logo and should never be used separately except for special instances which are shown below.

Use of the logo by non-City of Taylor entities must be approved by the City of Taylor. See contact information on page 18 of this guide about making requests to use this logo.



LOGO



LOGO W/O BANNER



LOGO GREYSCALE



LOGO BLACK & WHITE

General Use

This logo must be used in as clean and simple a design as possible. The logo should not be outlined or used with drop shadow.

The logo will only be used in its intended fashion. Angling, additional or changed colors, or additional graphic elements covering or touching the logo are not permitted outside of what is listed in this guideline.

Localization

Translation or localization of the City of Taylor logo is not allowed. The City of Taylor logo with its attached logotype may be used in English only.

Referencing

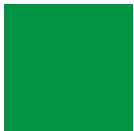
When referenced in writing, the City of Taylor name should appear in the same typeface as the body copy. No effort should be made to stylize the name in a typeface other than the one already being used in the body copy in which the City of Taylor name is being referenced.



The clear space requirement is designed to maintain the integrity of the logo. This ensures visibility & legibility. No other text or images should be placed in this area. The 'r' in Taylor is the "x-height" and is the basis for the clearance measurement.

General Colors

The optimal use of the City of Taylor logo is with any of the listed colors below, depending on the type format. Changing colors outside what is specified in this document is not permitted.



C 85
M 10
Y 100
K 10



PMS
361 U



PMS 362
C



C 0
M 0
Y 0
K 50



PMS
430 C



PMS
422 U

File formats and size

The City of Taylor logo should not be used in a size so small that it becomes illegible. Please use your best judgment when sizing the logo.

The minimum size for regular logo is approximately 1.5 inches in width.



WRONG

CORRECT

LOGO VERSIONS AND RULES

Logo versions with tag lines are primarily used for their respective entities. Use of other entities logos requires permission from the holder or Taylor Marketing Team for the Taylor Made Texas logo.



CITY OF TAYLOR



TAYLOR ECONOMIC DEVELOPMENT
CORPORATION



TAYLOR ISD



TAYLOR CHAMBER OF
COMMERCE

Logo on Colors

When the City of Taylor logo is used on colors other than white, the logo can be made all white or all black or in a variation utilizing the color on a black background.

Use your judgment to ensure the logo is prominent on colors. In some instances, all black may be best and in other instances, an all-white logo would be optimal.



LOGO



LOGO W/O BANNER



LOGO GREYSCALE



LOGO BLACK & WHITE

City of Taylor Seal

A City Seal design can be used by the City of Taylor as an additional branding element. All other potential uses must be approved beforehand by the Public Information Officer.



Approved Typefaces

To ensure consistency, readability and a professional appearance, these fonts are to be used for City of Taylor printed or paper publications (such as reports, letters, pamphlets, forms, or advertisements) and web pages. As an integral part of Taylor's brand the following Franchise and Berthold Akzidenz Grotesk should be used. These fonts are Taylor's unique handwriting and add emphasis to the personality of this new identity. Please refer to the following samples for usage.

FRANCHISE

ABCDEFGHIJKLMNOPQRSTUVWXYZ

WXYZ 1234567890

BERTHOLD AKZIDENZ GROTESK LIGHT

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890

BERTHOLD AKZIDENZ GROTESK REGULAR

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

BERTHOLD AKZIDENZ GROTESK BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

BERTHOLD AKZIDENZ GROTESK ITALIC

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

BERTHOLD AKZIDENZ GROTESK MEDIUM ITALIC

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

BERTHOLD AKZIDENZ GROTESK BOLD ITALIC

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Headers

FRANCHISE should be used for
headers

Body Copy in Letterhead

Berthold Akzidenz Grotesk Regular 11 pt. is recommended (If Berthold Akzidenz is unavailable use Helvetica).

Secondary Typefaces

Secondary fonts are for use when more than one typeface is required for a design or publication.

Berthold Akzidenz Grotesk is the suggested secondary typeface for use when more than one font is required.

Do Set Type

- In upper and lower case
- Left justified
- With plenty of surrounding white space

Do Not Set Type

- In all capitals, except for **FRANCHISE**
- That has been condensed or expanded
- In other typefaces

Stationary Sample

To ensure consistency, readability and a professional appearance, these fonts are to be used for City of Taylor printed or paper publications (such as reports, letters, pamphlets, forms, or advertisements) and web pages.



HEADER

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Sed rhoncus elit in purus vehicula convallis. Quisque iaculis libero nec quam hendrerit, quis eleifend tortor dapibus. Cras sagittis arcu et libero elementum, ut pretium arcu ullamcorper. Curabitur a ante et nisl consectetur tincidunt et eget nibh. Vivamus a rutrum augue, vitae volutpat nibh. Praesent mi dolor, condimentum quis metus eu, porta maximus turpis. Sed at mauris non enim ultrices euismod non ac sapien. Nam arcu sapien, tempus id nulla ut, tincidunt tincidunt ipsum. Fusce at sem gravida, lobortis dolor eu, consequat lorem. Phasellus pharetra mi ligula, vel malesuada ipsum scelerisque sed. Nunc pharetra sem sit amet lectus porttitor ullamcorper.

Cras pulvinar dolor et iaculis lobortis. Phasellus feugiat bibendum viverra. In non lorem gravida, convallis urna vitae, elementum justo. Cras lobortis erat nec odio scelerisque, et convallis augue tincidunt. Mauris non mi tristique, elementum arcu gravida, imperdiet eros. Interdum et malesuada fames ac ante ipsum primis in faucibus. Ut fermentum lacus eu leo sodales bibendum. Integer mollis consectetur ipsum. Ut at fermentum ipsum. Morbi vel felis euismod, maximus lorem vitae, finibus lorem. Morbi enim ipsum, gravida rutrum erat vel, aliquet vulputate odio.

HEADER 2

Donec pellentesque dolor venenatis nisl commodo, ut rutrum ex varius. Praesent vitae orci sodales, egestas sem in, posuere ex. Lorem ipsum dolor sit amet, consectetur adipiscing elit. Duis posuere hendrerit nunc, vel blandit massa commodo sit amet. Class aptent taciti sociosqu ad litora torquent per conubia nostra, per inceptos himenaeos. Cum sociis natoque penatibus et magnis dis parturient montes, nascetur ridiculus mus. Integer hendrerit pellentesque ipsum, sit amet accumsan metus pulvinar eget. Mauris commodo mattis egestas. Aenean semper tristique augue ac semper. Ut eu eros vel justo sodales ornare eu semper metus. Praesent purus lectus, faucibus eget eros laoreet, lacinia viverra libero. Quisque lorem ligula, ullamcorper eu nunc lobortis, finibus rhoncus dolor. Donec aliquet tellus at libero fringilla, in porttitor nisl posuere.

Sed elementum turpis sed ligula euismod, at lobortis massa scelerisque. Duis iaculis ornare tellus sit amet facilisis. Mauris sed pulvinar risus. Vestibulum faucibus porttitor est vitae consequat. Etiam bibendum diam a dapibus pulvinar. Integer sagittis luctus diam, id egestas justo interdum sit amet. Sed ac augue efficitur, rhoncus sapien id, facilisis quam. Sed eu dui eu est scelerisque vestibulum. Nunc ullamcorper pulvinar mauris, eu ultrices sem lacinia eu. Aliquam vel malesuada nibh, quis blandit eros.

WWW.TA.TX.GOV

400 PORTER ST. TAYLOR, TX 76574
512.352.3675

Stationary Example

Electronic Slides

For projected Power Point slides, fine text on web pages, and character-generator text for television, Franchise, Berthold Akzidenz Grotesk, or Helvetica fonts should be used. When creating a Power Point slide, please consider the context in which it will be used. In a dark room, a dark background with light colored text will be most readable. In a light room (i.e., the Council Chambers), dark text on a light background is the most readable.

The example shown below is the standard template that should be used for all presentations.



Power Point Example

Logo use on other items

Logo on merchandise and other items should be consistent with all guidelines specified herein. When designing your particular piece of merchandise, please be aware of the following:

- The logo must not be combined with other graphics such as photographs or illustrations.
-
- Reproduce the logo in correct colors according to the guidelines
 - Always work with licensed vendors when purchasing merchandise with the logo on it

The City of Taylor has a licensing program that regulates the use of its marks on items such as T-shirts, caps, key chains, mugs, pens, etc. The licensing process ensures that the City's symbols and marks are used appropriately and only on products approved by the City. All requests for merchandise containing the City logo must go through the Public Information Officer.

Use by Non-City Organizations & Businesses

The logo is to be used for City of Taylor sponsored messages or for messages co-sponsored by the City of Taylor.

Guidelines:

- The logo is not to be used by a business unless in the context of a co-branding effort or campaign that the City has approved. The City of Taylor does not provide endorsements for specific businesses.
- All uses of the logo must be approved by the City of Taylor
- Proportion of the original image must be maintained to prevent distortion
- The logo should not be used in political campaign messages or other materials of a partisan nature in political campaigns
- Unacceptable uses of any City of Taylor logo, word mark or seal:
 - A. Stationary or any paper products not licensed by the City of Taylor
 - B. Obscene, graphic, violent, or sexually suggestive uses, materials or businesses
 - C. Uses that would disparage or damage the image of the city
 - D. Use on food items, health-related items or alcoholic beverages

Improper Use of Logo

Use your best judgment to ensure the logo is prominent on all colors in all graphical situations. There should be no additional graphical elements that would interfere with the linear quality of the City of Taylor logo.

The logo cannot be altered in any way, either by resizing separate elements or changing the colors unless specified in this guidance.

The City of Taylor logo should not be used on a brightly colored or heavily patterned background.

Contact Information

For questions and electronic files please contact:

Public Information Officer
City of Taylor
512-352-5448

When making a request for the logo, the following information is needed:

- 1.The Specific document, web page, advertisement, merchandise item, etc. of which the logo will appear.
- 2.Description of ad copy or document in which it will be used.
- 3.Specify color or black and white version of logo
- 4.Dimensions of logo as it appears on item to determine proper version 5.Software used and logo file type needed

Ordinance for Logo and City Seal

11/09/2023



Overview

City Logo and City Seal Ordinance

- *Proposed ordinance would provide guidance on the following:*
 - *Custodian of the city logo and seal is City Manager or his/her designee*
 - *Guidance of city logo and city seal for official usage*
Example: city flag, city vehicle, city brochures, presentations
 - *City Clerk use of city seal on official city business documents*
 - *Other approved logo usages allowed with City Manager approval that promotes the city and not detrimental to the image of the city*
Example: books, pamphlets, library, museum, television
 - *Provides for prohibited usages*
Example: ad for products, printed materials, political
 - *Provides for enforcement provision for unauthorized usages*



Next Steps

- *Council consider the recommendation*
- *Ordinance presented at a future meeting for adoption consideration*



Questions





City Council Meeting November 9, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 11
Agenda Title: Introduce Ordinance 2023-57 Amending the Fiscal Year 2023 Budget

Council Action to be taken: Introduce Ordinance 2023-57

Department Submitted: Finance Department

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to introduce Ordinance 2023-57 amending the FY2023 Budget. This is the final budget amendments for FY2023.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Council has taken action and approved budget amendments in prior fiscal years. The FY23 budget was originally adopted by Council on September 8, 2022 and amended February 9, 2023, April 27, 2023 and August 10, 2023

Financial activity during a fiscal year does not always match the anticipated revenues and expenditures approved during the budget development process, and amendments to individual accounts are needed to formally change the budgeted amounts of the affected accounts.

The purpose of this year-end budget amendment is to have the budget closely reflect the actual financial activity that has occurred during FY2023. We accomplish this by adjusting each account and then summarizing those adjustments by budgeting fund/department and category within the department. We have also included amendments for the Capital Improvement/Bond Funds to reflect the activity related to ongoing capital improvements.

There are two attachments to this request:

Ordinance No. 2023-57 – This is the official document that formalizes the adoption of the changes contained in Exhibit A.

Exhibit A – This attachment is part of the ordinance and specifies the items to be amended by fund and category.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Properly account for unplanned/emergency expenditures and the use of donated, grant, and bond funds. • Maintain efficient processing of purchase orders and accounts payable. • Adjust individual accounts to accurately reflect the fiscal year activity in the account. • Recognize unbudgeted revenues received during the fiscal year or anticipated to be received by fiscal year closing.	• If unapproved, accounts will not accurately reflect the activity that has occurred in the account and some accounts would remain over expended. • Additional revenues cannot be spent without amending the expenditure accounts to increase spending levels

4. RECOMMENDATION

Staff recommends that Council introduce Ordinance 2023-57 to amend the FY2023 budget.

5. FUNDING SOURCE

Various funding sources as identified in Exhibit A.

6. TIMELINE

Immediate consideration is requested to allow for proper budget management.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

11a. [Draft Ordinance 2023-57](#)

11b. [Exhibit A Financial Statement #4 rev.xlsx](#)

11c. [Budget Amendment Presentation](#)

ORDINANCE NO. 2023-57

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE NO. 2023-36 ADOPTED ON AUGUST 10, 2023 MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; BY AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE GENERAL FUND AND OTHER CITY FUNDS THAT PROVIDE FOR THE PAYMENT OF OPERATING EXPENSES AND CAPITAL OUTLAY AND BY CHANGING THE AMOUNT APPROPRIATED FOR VARIOUS DEPARTMENTS OF THE CITY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

SECTION 1.0: That the appropriations for the fiscal year beginning October 1, 2022 and ending September 30, 2023, for the support of the general government of the City of Taylor, Texas be amended for said term in accordance with the change in revenues and expenditures shown in the attached Exhibit A.

SECTION 2.0: That the amendment, as shown in words and figures in Exhibit A, is hereby approved in all aspects and adopted as an amendment to the City budget for the fiscal year October 1, 2022 and ending September 30, 2023.

SECTION 3.0: In accordance with Article 8 of the City Charter, this ordinance was introduced before the City Council of the City of Taylor, Texas on the 9th day of November, 2023.

PASSED, APPROVED, and ADOPTED this the ____ day of _____, 2023.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted Hejl, City Attorney

100-GENERAL FUND
FINANCIAL SUMMARY

	ANNUAL	CURRENT
<u>ACCT # ACCOUNT NAME</u>	<u>BUDGET</u>	<u>PERIOD</u>
<u>REVENUE SUMMARY</u>		
310-TAXES	21,144,000.00	2,072,565.06
320-PERMITS AND LICENSES	932,800.00	107,054.10
330-INTERGOVERNMENTAL REV	594,000.00	105,633.70
340-CHARGES FOR SERVICES	643,800.00	59,391.69
410-FINES AND FORFEITURES	184,500.00	11,519.43
420-ASSESSMENTS	15,000.00	370.15
430-USE OF MONEY AND PROP	169,183.00	161,106.45
440-DONATIONS FROM PRIVAT	25,430.00	4,445.00
450-INTERFUND OPERATING T	2,002,282.00	33,625.96
460-PROCEEDS GEN FIXED AS	0.00	0.00
470-PROCEEDS GEN LONG TER	0.00	0.00
*** TOTAL REVENUES ***	25,710,995.00	2,555,711.54
<u>EXPENDITURE SUMMARY</u>		
500-CITY COUNCIL	315,995.00	27,225.60
501-CITY MANAGEMENT	748,899.00	92,306.82
503-PUBLIC INFORMATION	263,170.00	20,862.70
504-HUMAN RESOURCES	285,047.00	29,521.75
505-CITY CLERK	196,351.00	18,553.33
512-FINANCIAL SERVICES	879,128.00	102,002.73
516-MUNICIPAL COURT	366,373.00	39,573.34
522-DEVELOPMENT SERVICES	2,238,359.00	266,471.93
524-MAIN STREET PROGRAM	112,128.00	17,019.68
527-MOODY MUSEUM	31,780.00	572.19
532-PUBLIC LIBRARY	610,002.00	48,871.12
542-FIRE SUPPRESSION/EMER	3,968,208.00	406,460.61
552-POLICE FIELD SERVICES	5,119,146.00	516,723.14
558-ANIMAL CONTROL SECTIO	298,300.00	29,725.01
563-STREET & GROUND MAIN	3,386,867.00	210,938.09
565-PARKS & RECREATION	1,858,151.00	137,858.67
566-INTERNAL SVCS/BLDG	1,097,160.00	56,813.71
573-ENGINEERING & INSPECT	350,000.00	169,657.26
575-INTERNAL SVC/IT DEPT	245,747.00	8,554.06
592-NON-DEPARTMENTAL	3,444,453.00	772,526.26
*** TOTAL EXPENDITURES ***	25,815,264.00	2,972,238.00
*** TOTAL PROFIT / (LOSS) ***	(104,269.00)	(416,526.46)

310-TAXES

310-111	CURRENT PROPERTY TAXES	8,860,000.00	6,073.50
310-112	DELINQUENT PROPERTY TAXES	60,000.00	187.90
310-113	PROPERTY TAX-PENALTY&INTEREST	45,000.00	1,192.03
310-121	CITY SALES TAX	11,325,000.00	2,061,928.60
310-131	TELEPHONE	17,000.00	150.65
310-132	ATMOS GAS FRANCHISE	130,000.00	0.00
310-133	MIXED BEVERAGE DRINKS	25,000.00	3,032.38
310-134	ELECTRIC	500,000.00	0.00
310-135	CABLE	150,000.00	0.00
310-137	PEG FEES	32,000.00	0.00
310-141	OCCUPANCY TAX/SKILL GAMES	0.00	0.00
310-142	OCCUP. TAX/MOBILE HOMES	0.00	0.00
** REVENUE CATEGORY TOTAL **		21,144,000.00	2,072,565.06

320-PERMITS AND LICENSES

320-150	CELL TOWER PERMIT	0.00	0.00
320-151	PLAT/ZONING PERMITS	15,000.00	3,700.00
320-152	BUILDING PERMIT	550,000.00	57,080.50
320-153	ELECTRICAL PERMITS	7,500.00	675.00
320-154	PLUMBING PERMIT FEES	12,000.00	590.00
320-155	GAS PERMIT FEES	1,000.00	0.00
320-156	MECHANICAL PERMIT FEES	1,500.00	40.00
320-157	SUBDIVISION DEVLPMNT FEES	300,000.00	41,303.60
320-158	MANUFACTURED HOMES PERMIT FEES	0.00	0.00
320-159	ANNEX/COMP PLAN FEES	500.00	0.00
320-161	TECHNOLOGY FEE	15,000.00	1,080.00
320-162	BEER/WINE SALES LICENSES	5,000.00	135.00
320-163	DOG TAG/LICENSE	300.00	25.00
320-164	MISC LICENSES/PERMITS	25,000.00	2,425.00
** REVENUE CATEGORY TOTAL **		932,800.00	107,054.10

330-INTERGOVERNMENTAL REVENUES

330-216	FEMA REIMBURSEMENT	0.00	0.00
330-218	USDA-RC&D REIMBURSEMENT	0.00	0.00
330-219	OTHER FEDERAL GRANTS	0.00	0.00
330-221	OFFICER STANDARDS & EDUCATION	2,500.00	0.00
330-229	OTHER STATE GRANTS	58,000.00	11,720.29
330-230	CONTRIBUTIONS FROM DEVELOPERS	0.00	0.00
330-232	CAPITAL AREA PLANNING CO(CAPCO	0.00	0.00
330-234	TEDC CONTRIBUTIONS	0.00	0.00
330-235	TISD-POLICE OFFICER REIMBURSE	60,000.00	71,672.53
330-237	COUNTY & OTHER LOCAL GRANTS	227,500.00	0.00
330-238	LOCAL REIMBURSEMENTS/REFUNDS	1,000.00	5,668.58
330-239	OTHER LOCAL CONTRIBUTIONS	21,000.00	16,572.30

330-241 PILOT-PAYMENT IN LIEU OF TAXES	224,000.00	0.00
** REVENUE CATEGORY TOTAL **	594,000.00	105,633.70

340-CHARGES FOR SERVICES

340-258 ANIMAL SHELTER FEES	12,000.00	465.00
340-261 POOL ADMISSION	19,000.00	533.00
340-263 TRPSC BANNER DISPLAY	0.00	0.00
340-264 PARK FACILITY RENTALS	18,000.00	2,990.00
340-265 LIBRARY SERVICES	6,000.00	539.05
340-266 PLAN REVIEW FEES	366,500.00	37,726.79
340-267 ENGINEERING/INSPECTION FEES	90,000.00	4,655.00
340-268 LIBRARY MEETING RM. RENTAL	800.00	600.00
340-269 PARK FEES	70,000.00	3,005.00
340-270 LEAGUE FEES	10,000.00	1,813.00
340-289 CREDIT CARD PROCESSING FEE	10,000.00	731.85
340-291 FIRE INSPECTION FEES	6,000.00	735.00
340-292 FIRE RESPONDER EMS FEES	10,000.00	0.00
340-293 LIEN FEES	500.00	0.00
340-295 POLICE SERVICES	25,000.00	5,598.00
** REVENUE CATEGORY TOTAL **	643,800.00	59,391.69

410-FINES AND FORFEITURES

410-305 TRUANCY FEE	0.00	0.00
410-306 COURT ADMINISTRATION FEE	15,000.00	384.00
410-307 DEF. DRIVING APP. FEE	2,000.00	250.00
410-308 DISMISSAL FEE	500.00	60.00
410-309 JUDICIAL FEE-CITY	0.00	0.00
410-310 OMNIBASE LOCAL FEE	1,000.00	12.55
410-311 MUNICIPAL COURT FINES	130,000.00	8,835.70
410-312 CHILD SAFETY FEES	500.00	75.00
410-313 TRAFFIC COURT FEES	2,000.00	176.18
410-314 WARRANT FEES	20,000.00	494.83
410-315 NOTICE/ARREST FEES	5,000.00	480.88
410-317 COURT TIME PAYMENT FEE	4,000.00	316.11
410-318 LIBRARY FINES	4,000.00	434.18
410-319 SEIZURE/FORFEITURES	500.00	0.00
410-320 OTHER COURT FEES	0.00	0.00
** REVENUE CATEGORY TOTAL **	184,500.00	11,519.43

420-ASSESSMENTS

420-323 FEE IN LIEU OF SIDEWALKS	0.00	0.00
420-324 WEATHERIZATION	2,500.00	295.15
420-325 PAVING LIEN DEPOSITS	0.00	0.00
420-326 OTHER SPECIAL ASSESSMENTS	0.00	0.00
420-327 LOT CLEAN UP ASSESSMENTS	10,000.00	75.00
420-328 FUTURE PARKS	0.00	0.00

420-329 PAYMENT OF CLAIMS	2,500.00	0.00
** REVENUE CATEGORY TOTAL **	15,000.00	370.15
430-USE OF MONEY AND PROPERTY		
430-331 INTEREST INCOME	45,000.00	154,683.62
430-333 RENTAL INCOME (LEASES)	28,000.00	4,890.00
430-334 MISCELLANEOUS REVENUE	30,000.00	1,520.95
430-335 REIMBURSEMENTS/REFUNDS	42,953.00	11.88
430-336 USE OF RESTRICTED FUND BALANCE	23,230.00	0.00
430-337 UNREALIZED GAIN/LOSS INVESTMNT	0.00	0.00
** REVENUE CATEGORY TOTAL **	169,183.00	161,106.45
440-DONATIONS FROM PRIVATE SOU		
440-330 KAPSCH LEASE REVENUE	0.00	0.00
440-331 INTEREST INCOME - KAPSCH LEASE	0.00	0.00
440-341 TML REGION 10 MEETING FEES	2,500.00	0.00
440-346 POLICE EQUIPMENT DONATIONS	0.00	0.00
440-349 OTHER PUBLIC SAFETY DONATIONS	8,000.00	(305.00)
440-353 DONATIONS PARKS AND LIBRARY	0.00	0.00
440-354 TREE REPLACEMENT DONATIONS	0.00	0.00
440-355 LOUIS NED BEQUEST	0.00	0.00
440-359 MISCELLANEOUS DONATIONS	14,930.00	4,750.00
** REVENUE CATEGORY TOTAL **	25,430.00	4,445.00
450-INTERFUND OPERATING TRANSF		
450-365 TRANSFER FROM FUND 162	0.00	0.00
450-366 TRANSFER FROM FUND 118	0.00	0.00
450-367 TRANSFER FROM MDUS	100,000.00	0.00
450-368 TRANSFER FROM TUF	100,000.00	0.00
450-369 TRANSFER FROM SANITATION FUND	164,200.00	0.00
450-370 INTERFUND TRANSFER IN	23,082.00	33,625.96
450-371 TRANSFER FROM UTILITY FUND	1,600,000.00	0.00
450-372 TRANSFER FROM AIRPORT FUND	15,000.00	0.00
450-373 TRANSFER FROM CEMETERY FUND	0.00	0.00
** REVENUE CATEGORY TOTAL **	2,002,282.00	33,625.96
460-PROCEEDS GEN FIXED ASSETS		
460-374 SALE OF SURPLUS EQUIPMENT	0.00	0.00
460-375 SALE OF LAND	0.00	0.00
460-379 SALE OF MISC. ASSETS	0.00	0.00
** REVENUE CATEGORY TOTAL **	0.00	0.00
470-PROCEEDS GEN LONG TERM LIA		
470-391 BOND PREMIUM	0.00	0.00
470-392 CAPITAL LEASES	0.00	0.00
** REVENUE CATEGORY TOTAL **	0.00	0.00

***** TOTAL REVENUES *******25,710,995.00****2,555,711.54****500-CITY COUNCIL**

500-114 OVERTIME	0.00	0.00
500-117 TEMPORARY/SEASONAL	1,500.00	0.00
500-121 FICA SOCIAL SECURITY	115.00	0.00
500-122 WORKERS COMPENSATION	1,400.00	0.00
500-123 STATE UNEMPLOYMENT TAXES	0.00	0.00
500-131 UNIFORMS	200.00	0.00
500-133 BUSINESS- TRANSPORTATION	0.00	0.00
500-134 BUSINESS LODGING	0.00	0.00
500-135 BUSINESS MEALS	2,700.00	87.92
500-141 WORKSHOP TRAINING	24,750.00	0.00
500-142 PROFESSIONAL CONFERENCES	8,516.00	0.00
500-143 MEMBERSHIPS AND DUES	6,100.00	0.00
500-144 SUBSCRIPTIONS AND BOOKS	11,890.00	201.46
500-146 TRAINING- TRANSPORTATION	500.00	0.00
500-147 TRAINING- LODGING	6,121.00	0.00
500-148 TRAINING- MEALS	700.00	0.00
500-211 GENERAL OFFICE SUPPLIES	750.00	0.00
500-214 COMPUTER SUPPLIES	0.00	0.00
500-215 POSTAGE	0.00	0.00
500-219 MISC. OCCASION	800.00	0.00
500-231 ELECTIONS	13,253.00	0.00
500-232 FOOD/MEALS	0.00	0.00
500-233 CITY SPONSORED EVENTS	2,800.00	0.00
500-259 MISC. SUPPLIES	0.00	0.00
500-264 COMPUTER ACCESSORIES	0.00	0.00
500-267 COMPUTERS	0.00	0.00
500-324 CELL PHONES	3,000.00	252.99
500-326 WIRELESS DATA SERVICES	0.00	0.00
500-511 LEGAL SERVICES	180,000.00	26,617.23
500-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
500-521 COUNTY RECORDING FEES	500.00	0.00
500-523 OUTSIDE PRINTING	0.00	0.00
500-528 ADVERTISING	4,500.00	66.00
500-813 CONTRIBUTIONS TO CIVIC PROGRAM	45,900.00	0.00
*** CITY COUNCIL TOTAL ***	315,995.00	27,225.60

501-CITY MANAGEMENT

501-111 REGULAR FULL TIME	488,294.00	55,271.65
501-114 OVERTIME	100.00	0.46
501-115 LONGEVITY PAY	864.00	0.00
501-116 REGULAR PART TIME	0.00	0.00

501-119	CERTIFICATION PAY	540.00	45.00
501-120	UNUM LIFE	1,265.00	86.27
501-121	FICA SOCIAL SECURITY	37,460.00	2,602.36
501-122	WORKERS COMPENSATION	1,040.00	0.00
501-123	STATE UNEMPLOYMENT TAXES	486.00	0.00
501-124	RETIREMENT-TMRS	63,757.00	12,092.70
501-125	CITY PAID 457 PLAN	0.00	0.00
501-126	HEALTH INSURANCE	22,720.00	0.00
501-127	DENTAL INSURANCE	905.00	69.93
501-128	LONG TERM DISABILITY	1,340.00	0.00
501-129	VISION INSURANCE	150.00	23.76
501-131	UNIFORMS (BUY)	300.00	36.98
501-133	BUSINESS- TRANSPORTATION	0.00	0.00
501-134	BUSINESS LODGING	0.00	0.00
501-135	BUSINESS- MEALS	2,400.00	431.47
501-141	WORKSHOP TRAINING	0.00	0.00
501-142	PROFESSIONAL CONFERENCES	8,900.00	0.00
501-143	MEMBERSHIPS AND DUES	1,028.00	50.00
501-144	SUBSCRIPTIONS AND BOOKS	1,145.00	0.00
501-145	TUITION	0.00	0.00
501-146	TRAINING- TRANSPORTATION	1,445.00	213.99
501-147	TRAINING- LODGING	5,000.00	0.00
501-148	TRAINING- MEALS	850.00	17.31
501-211	GENERAL OFFICE SUPPLIES	2,174.00	86.85
501-214	COMPUTER SUPPLIES	1,428.00	0.00
501-215	POSTAGE	700.00	0.00
501-219	MISC. OCCASION	5,000.00	16.83
501-231	ELECTIONS	0.00	0.00
501-232	FOOD/MEALS	6,700.00	0.00
501-233	CITY SPONSORED EVENTS	500.00	22.24
501-235	PROMOTIONAL SUPPLIES	3,000.00	(35.06)
501-236	MISC OCCASIONS	0.00	0.00
501-259	MISC. SUPPLIES	0.00	0.00
501-261	OFFICE FURNITURE	0.00	0.00
501-264	COMPUTER ACCESSORIES	0.00	0.00
501-267	COMPUTERS	0.00	0.00
501-269	OTHER EQUIPMENT	0.00	0.00
501-323	TRUNK TELEPHONE SYSTEM	10.00	0.00
501-324	CELL PHONES	2,400.00	206.23
501-326	WIRELESS DATA SERVICES	0.00	0.00
501-461	OFFICE EQUIPMENT RENTAL	0.00	0.00
501-462	EQUIPMENT REPAIRS/MAINT	1,500.00	46.07
501-519	OTHER PROFESSIONAL SERVICES	80,200.00	16,800.00
501-521	COUNTY RECORDING FEES	0.00	0.00
501-522	INSURANCE AND BONDS	0.00	0.00
501-523	OUTSIDE PRINTING	4,222.00	4,221.78
501-528	ADVERTISING	723.00	0.00

501-529 ELECTION JUDGE/JURY SERVICE	0.00	0.00
501-532 SOFTWARE MAINT/LICENSING	353.00	0.00
501-539 OTHER CONTRACT SERVICES	0.00	0.00
501-711 OFFICE FURNITURE	0.00	0.00
501-714 COMPUTER EQUIPMENT	0.00	0.00
501-719 OTHER CAPITAL OUTLAY	0.00	0.00
501-813 CONTRIBUTIONS TO CIVIC PROGRAM	0.00	0.00
*** CITY MANAGEMENT TOTAL ***	748,899.00	92,306.82

503-PUBLIC INFORMATION

503-111 REGULAR FULL TIME	60,475.00	7,152.33
503-114 OVERTIME	0.00	0.00
503-115 LONGEVITY PAY	144.00	0.00
503-118 INSURANCE ALLOWANCE	0.00	0.00
503-119 CERTIFICATION PAY	0.00	0.00
503-120 UNUM LIFE	170.00	14.69
503-121 FICA SOCIAL SECURITY	4,640.00	544.70
503-122 WORKERS COMPENSATION	160.00	0.00
503-123 STATE UNEMPLOYMENT TAXES	162.00	0.00
503-124 RETIREMENT-TMRS	7,890.00	1,558.45
503-126 HEALTH INSURANCE	7,575.00	0.00
503-127 DENTAL INSURANCE	305.00	23.31
503-128 LONG TERM DISABILITY	177.00	0.00
503-129 VISION INSURANCE	48.00	7.92
503-133 BUSINESS- TRANSPORTATION	0.00	0.00
503-135 BUSINESS MEALS	0.00	0.00
503-141 WORKSHOP TRAINING	0.00	0.00
503-142 PROFESSIONAL CONFERENCES	380.00	0.00
503-143 MEMBERSHIPS AND DUES	350.00	0.00
503-144 SUBSCRIPTIONS AND BOOKS	140.00	0.00
503-146 TRAINING- TRANSPORTATION	0.00	0.00
503-147 TRAINING- LODGING	560.00	0.00
503-148 TRAINING- MEALS	0.00	0.00
503-211 GENERAL OFFICE SUPPLIES	1,280.00	34.86
503-213 PHOTOGRAPHIC SUPPLIES	0.00	0.00
503-214 COMPUTER SUPPLIES	150.00	0.00
503-215 POSTAGE	250.00	0.00
503-232 FOOD/MEALS	2,535.00	0.00
503-233 CITY SPONSORED EVENTS	2,450.00	26.88
503-235 PROMOTIONAL SUPPLIES	900.00	0.00
503-236 MISC OCCASIONS	0.00	0.00
503-261 OFFICE FURNITURE	0.00	0.00
503-263 PHOTOGRAPHIC EQUIPMENT	1,500.00	0.00
503-266 GENERAL ELECTRONIC EQUIPMENT	0.00	0.00
503-267 COMPUTERS	0.00	0.00
503-323 TRUNK TELEPHONE SYSTEM	10.00	0.00

503-324 CELL PHONES	1,200.00	70.32
503-431 OFFICE EQUIP MAINT/REPAIR	0.00	0.00
503-511 LEGAL SERVICES	0.00	0.00
503-519 OTHER PROFESSIONAL SERVICES	1,200.00	0.00
503-523 OUTSIDE PRINTING	1,565.00	0.00
503-527 DELIVERY, COURIER SERVICE	0.00	0.00
503-528 ADVERTISING	4,600.00	0.00
503-532 SOFTWARE MAINT/LICENSING	5,394.00	0.00
503-539 OTHER CONTRACT SERVICES	156,960.00	11,429.24
503-712 COMMUNICATION EQUIPMENT	0.00	0.00
*** PUBIC INFORMATION TOTAL ***	263,170.00	20,862.70

504-HUMAN RESOURCES

504-111 REGULAR FULL-TIME	161,500.00	19,695.37
504-114 OVERTIME	0.00	0.00
504-115 LONGEVITY PAY	768.00	0.00
504-116 REGULAR PART TIME	0.00	0.00
504-118 INSURANCE ALLOWANCE	1,200.00	138.45
504-119 CERTIFICATION PAY	180.00	15.00
504-120 UNUM LIFE	450.00	40.77
504-121 FICA SOCIAL SECURITY	12,520.00	1,458.25
504-122 WORKERS COMPENSATION	370.00	0.00
504-123 STATE UNEMPLOYMENT TAXES	324.00	0.00
504-124 RETIREMENT-TMRS	21,305.00	4,325.51
504-126 HEALTH INSURANCE	7,575.00	0.00
504-127 DENTAL INSURANCE	605.00	46.62
504-128 LONG TERM DISABILITY	475.00	0.00
504-129 VISION INSURANCE	96.00	15.84
504-131 UNIFORMS (BUY)	0.00	0.00
504-135 BUSINESS MEALS	80.00	0.00
504-141 WORKSHOPS/TRAINING	50.00	0.00
504-142 PROFESSIONAL CONFERENCES	850.00	380.00
504-143 MEMBERSHIPS AND DUES	500.00	0.00
504-144 SUBSCRIPTIONS AND BOOKS	250.00	0.00
504-145 TUITION	10,000.00	0.00
504-146 TRAINING- TRANSPORTATION	900.00	0.00
504-147 TRAINING- LODGING	2,398.00	0.00
504-148 TRAINING- MEALS	425.00	0.00
504-211 GENERAL OFFICE SUPPLIES	1,115.00	64.19
504-214 COMPUTER SUPPLIES	300.00	179.99
504-215 POSTAGE	300.00	0.00
504-232 FOOD/MEALS	50.00	40.00
504-233 CITY SPONSORED EVENTS	8,997.00	0.00
504-235 PROMOTIONAL SUPPLIES	1,285.00	0.00
504-236 MISC OCCASIONS	200.00	0.00
504-237 TRAINING SUPPLIES	420.00	0.00

504-241 REFERENCE BOOKS	232.00	0.00
504-261 OFFICE FURNITURE	300.00	0.00
504-264 COMPUTER ACCESSORIES	0.00	0.00
504-267 COMPUTERS	0.00	0.00
504-269 OTHER OFFICE EQUIPMENT	0.00	0.00
504-323 TRUNK TELEPHONE SYSTEM	10.00	0.00
504-324 CELL PHONES	600.00	48.22
504-461 OFFICE EQUIPMENT RENTAL	0.00	0.00
504-462 EQUIPMENT REPAIRS/MAINT	1,000.00	46.07
504-511 LEGAL SERVICES	4,500.00	577.50
504-516 TRAINING SERVICES	0.00	0.00
504-519 OTHER PROFESSIONAL SERVICES	1,150.00	0.00
504-523 OUTSIDE PRINTING	500.00	0.00
504-526 TESTING/CERT. PERMITS	9,200.00	0.00
504-528 ADVERTISING	2,000.00	199.00
504-532 SOFTWARE MAINT/LICENSING	2,262.00	0.00
504-539 OTHER CONTRACT SERVICES	27,805.00	2,250.97
504-718 BOOKS	0.00	0.00
*** HUMAN RESOURCES TOTAL ***	285,047.00	29,521.75

505-CITY CLERK

505-111 REGULAR FULL-TIME	129,670.00	13,713.29
505-114 OVERTIME	500.00	279.97
505-115 LONGEVITY PAY	192.00	0.00
505-116 REGULAR PART-TIME	0.00	0.00
505-119 CERTIFICATION PAY	360.00	0.00
505-120 UNUM LIFE	360.00	31.05
505-121 FICA SOCIAL SECURITY	9,965.00	997.11
505-122 WORKERS' COMPENSATION	300.00	0.00
505-123 STATE UNEMPLOYMENT TAXES	324.00	1.46
505-124 RETIREMENT-TMRS	16,955.00	2,694.65
505-126 HEALTH INSURANCE	15,145.00	0.00
505-127 DENTAL INSURANCE	605.00	46.62
505-128 LONG TERM DISABILITY	380.00	0.00
505-129 VISION INSURANCE	95.00	15.84
505-131 UNIFORMS(BUY)	150.00	0.00
505-133 BUSINESS-TRANSPORATION	0.00	0.00
505-134 BUSINESS-LODGING	0.00	0.00
505-135 BUSINESS-MEALS	0.00	0.00
505-141 WORKSHOP TRAINING	0.00	0.00
505-142 PROFESSIONAL CONFERENCES	400.00	0.00
505-143 MEMBERSHIPS AND DUES	330.00	0.00
505-144 SUBSCRIPTIONS AND BOOKS	130.00	0.00
505-145 TUITION	0.00	0.00
505-146 TRAINING-TRANSPORATION	330.00	0.00
505-147 TRAINING-LODGING	1,500.00	0.00

505-148 TRAINING-MEALS	400.00	0.00
505-211 GENERAL OFFICE SUPPLIES	1,265.00	34.91
505-214 COMPUTER SUPPLIES	585.00	0.00
505-215 POSTAGE	300.00	0.00
505-231 ELECTIONS	0.00	0.00
505-232 FOOD/MEALS	0.00	0.00
505-233 CITY SPONSORED EVENTS	0.00	0.00
505-235 PROMOTIONAL SUPPLIES	0.00	0.00
505-261 OFFICE FURNITURE	7,500.00	0.00
505-267 COMPUTERS	0.00	0.00
505-323 TRUCK TELEPHONE SYSTEM	10.00	0.00
505-324 CELL PHONES	600.00	35.16
505-326 WIRELESS DATA SERVICES	0.00	0.00
505-462 EQUIPMENT REPAIRS/MAINT	0.00	46.07
505-519 OTHER PROFESSIONAL SERVICES	8,000.00	657.20
505-521 COUNTY RECORDING FEES	0.00	0.00
505-529 ELECTION JUDGE SERVICES	0.00	0.00
505-532 SOFTWARE	0.00	0.00
*** CITY CLERK TOTAL ***	196,351.00	18,553.33

512-FINANCIAL SERVICES

512-111 REGULAR FULL TIME	497,605.00	63,200.89
512-114 OVERTIME	1,436.00	53.28
512-115 LONGEVITY PAY	480.00	0.00
512-116 REGULAR PART TIME	0.00	0.00
512-117 TEMPORARY/SEASONAL	0.00	0.00
512-118 INSURANCE ALLOWANCE	1,200.00	138.45
512-119 CERTIFICATION PAY	0.00	0.00
512-120 UNUM LIFE	1,390.00	124.67
512-121 FICA SOCIAL SECURITY	38,198.00	4,785.46
512-122 WORKERS COMPENSATION	1,140.00	0.00
512-123 STATE UNEMPLOYMENT TAXES	890.00	0.00
512-124 RETIREMENT- TMRS	64,995.00	13,803.94
512-126 HEALTH INSURANCE	34,075.00	0.00
512-127 DENTAL INSURANCE	1,660.00	139.86
512-128 LONG TERM DISABILITY	1,465.00	0.00
512-129 VISION INSURANCE	265.00	47.52
512-131 UNIFORMS (BUY)	200.00	0.00
512-133 BUSINESS- TRANSPORTATION	0.00	0.00
512-135 BUSINESS MEALS	0.00	0.00
512-141 WORKSHOP TRAINING	500.00	0.00
512-142 PROFESSIONAL CONFERENCES	2,000.00	250.00
512-143 MEMBERSHIPS AND DUES	1,550.00	0.00
512-144 SUBSCRIPTIONS AND BOOKS	600.00	0.00
512-145 TUITION	0.00	0.00
512-146 TRAINING- TRANSPORTATION	640.00	0.00

512-147 TRAINING- LODGING	1,364.00	0.00
512-148 TRAINING- MEALS	398.00	0.00
512-211 GENERAL OFFICE SUPPLIES	2,550.00	227.52
512-214 COMPUTER SUPPLIES	600.00	0.00
512-215 POSTAGE	2,000.00	0.00
512-232 FOOD/MEALS	0.00	0.00
512-236 MISC OCCASIONS	0.00	0.00
512-261 OFFICE FURNITURE	202.00	0.00
512-264 COMPUTER ACCESSORIES	0.00	0.00
512-266 GENERAL ELECTRONIC EQUIPMENT	0.00	0.00
512-267 COMPUTERS	0.00	0.00
512-269 OTHER OFFICE EQUIPMENT	0.00	0.00
512-323 TRUNK TELEPHONE SYSTEM	10.00	0.00
512-324 CELL PHONES	1,200.00	83.38
512-326 WIRELESS DATA SERVICES	0.00	0.00
512-461 OFFICE EQUIPMENT RENTAL	0.00	0.00
512-462 OFFICE EQUIPMENT MAINT/REPAIR	1,930.00	93.01
512-513 AUDIT SERVICES	41,500.00	0.00
512-519 OTHER PROFESSIONAL SERVICES	4,826.00	0.00
512-522 INSURANCE AND BONDS	0.00	0.00
512-523 OUTSIDE PRINTING	1,000.00	0.00
512-527 DELIVERY, COURIER SERVICES	200.00	0.00
512-528 ADVERTISING	1,000.00	0.00
512-532 SOFTWARE MAINT/LICENSING	56,396.00	0.00
512-533 CAD ENTITY FEE	69,200.00	17,054.75
512-536 EXTENDED MAINTENANCE WARRANTY	0.00	0.00
512-537 BANK FEES	6,889.00	0.00
512-538 COUNTY TAX COLLECTION FEE	2,574.00	0.00
512-539 OTHER CONTRACT SERVICES	35,000.00	2,000.00
512-711 OFFICE FURNITURE	0.00	0.00
512-714 COMPUTER EQUIPMENT	0.00	0.00
512-816 SALES TAX REBATE	0.00	0.00
512-817 PROPERTY TAX REBATE	0.00	0.00
512-819 OTHER CONTRIBITIONS	0.00	0.00
512-832 PAYMENT OF CLAIMS	0.00	0.00
*** FINANCE TOTAL ***	879,128.00	102,002.73

516-MUNICIPAL COURT

516-111 REGULAR FULL TIME	134,620.00	16,285.54
516-114 OVERTIME	0.00	114.08
516-115 LONGEVITY PAY	1,248.00	0.00
516-116 REGULAR PART TIME	51,200.00	6,053.21
516-117 TEMPORARY/SEASONAL	0.00	0.00
516-118 INSURANCE ALLOWANCE	0.00	0.00
516-119 CERTIFICATION PAY	70.00	45.00
516-120 UNUM LIFE	610.00	34.13

516-121 FICA SOCIAL SECURITY	14,176.00	1,719.07
516-122 WORKERS COMPENSATION	500.00	0.00
516-123 STATE UNEMPLOYMENT TAXES	810.00	0.00
516-124 RETIREMENT- TMRS	17,323.00	3,583.60
516-126 HEALTH INSURANCE	22,719.00	0.00
516-127 DENTAL INSURANCE	1,215.00	69.93
516-128 LONG TERM DISABILITY	645.00	0.00
516-129 VISION INSURANCE	190.00	23.76
516-131 UNIFORMS (BUY)	465.00	0.00
516-135 BUSINESS MEALS	0.00	0.00
516-141 WORKSHOP TRAINING	2,650.00	0.00
516-142 PROFESSIONAL CONFERENCES	540.00	0.00
516-143 MEMBERSHIPS AND DUES	695.00	0.00
516-144 SUBSCRIPTIONS AND BOOKS	250.00	0.00
516-146 TRAINING- TRANSPORTATION	2,067.00	0.00
516-147 TRAINING- LODGING	1,591.00	0.00
516-148 TRAINING- MEALS	800.00	0.00
516-211 GENERAL OFFICE SUPPLIES	2,060.00	532.59
516-213 PHOTOGRAPHIC SUPPLIES	0.00	0.00
516-214 COMPUTER SUPPLIES	3,100.00	319.12
516-215 POSTAGE	3,811.00	350.00
516-217 OFFICE SECURITY	1,865.00	0.00
516-252 MEDICAL SUPPLIES	670.00	63.11
516-259 MISC. SUPPLIES	0.00	0.00
516-261 OFFICE FURNITURE	0.00	0.00
516-262 COMMUNICATION EQUIPMENT	0.00	0.00
516-264 COMPUTER ACCESSORIES	0.00	0.00
516-266 GENERAL ELECTRONIC EQUIPMENT	0.00	0.00
516-267 COMPUTERS	0.00	0.00
516-269 OTHER OFFICE EQUIPMENT	0.00	0.00
516-321 LIGHT & POWER	2,000.00	308.03
516-322 NATURAL GAS, PROPANE	950.00	70.87
516-323 TRUNK TELEPHONE SYSTEM	2,600.00	224.46
516-324 CELL PHONES	1,300.00	35.16
516-326 WIRELESS DATA SERVICES	0.00	0.00
516-351 JANITORIAL SERVICES- CONTRACT	0.00	0.00
516-352 CLEANING SUPPLIES	0.00	0.00
516-353 CLEANING-PAPER PRODUCTS	0.00	0.00
516-461 OFFICE EQUIPMENT RENTAL	927.00	0.00
516-462 OFFICE EQUIPMENT MAINT/REPAIR	2,266.00	333.64
516-511 LEGAL SERVICES	45,000.00	3,912.50
516-518 WARRANTS	4,000.00	0.00
516-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
516-523 OUTSIDE PRINTING	2,404.00	0.00
516-526 TESTING/CERT. PERMITS	150.00	75.00
516-528 ADVERTISING	1,236.00	0.00
516-529 ELECTION JUDGE/JURY SERVICE	200.00	0.00

516-532 SOFTWARE MAINT/LICENSING	27,950.00	4,580.22
516-536 EXTENDED MAINTENANCE WARRANTY	0.00	0.00
516-537 BANK FEES	0.00	0.00
516-539 OTHER CONTRACT SERVICES	9,500.00	840.32
516-711 OFFICE FURNITURE	0.00	0.00
516-712 COMMUNICATION EQUIPMENT	0.00	0.00
516-714 COMPUTER EQUIPMENT	0.00	0.00
*** MUNICIPAL COURT TOTAL ***	366,373.00	39,573.34

522-DEVELOPMENT SERVICES

522-111 REGULAR FULL TIME	715,308.00	82,918.18
522-114 OVERTIME	1,000.00	355.77
522-115 LONGEVITY PAY	1,824.00	0.00
522-116 REGULAR PART TIME	0.00	0.00
522-118 INSURANCE ALLOWANCE	1,200.00	230.75
522-119 CERTIFICATION PAY	720.00	145.00
522-120 UNUM LIFE	1,915.00	169.93
522-121 FICA SOCIAL SECURITY	54,265.00	6,431.45
522-122 WORKERS COMPENSATION	1,575.00	0.00
522-123 STATE UNEMPLOYMENT TAXES	1,460.00	0.00
522-124 RETIREMENT- TMRS	93,570.00	19,575.33
522-126 HEALTH INSURANCE	66,254.00	0.00
522-127 DENTAL INSURANCE	2,715.00	233.10
522-128 LONG TERM DISABILITY	2,020.00	0.00
522-129 VISION INSURANCE	430.00	71.28
522-131 UNIFORMS (BUY)	2,200.00	0.00
522-133 BUSINESS- TRANSPORTATION	0.00	0.00
522-134 BUSINESS LODGING	0.00	0.00
522-141 WORKSHOP TRAINING	3,500.00	0.00
522-142 PROFESSIONAL CONFERENCES	23,200.00	0.00
522-143 MEMBERSHIPS AND DUES	5,915.00	0.00
522-144 SUBSCRIPTIONS AND BOOKS	2,740.00	0.00
522-145 TUITION	0.00	0.00
522-146 TRAINING- TRANSPORTATION	4,020.00	345.00
522-147 TRAINING- LODGING	10,000.00	0.00
522-148 TRAINING- MEALS	3,680.00	478.00
522-211 GENERAL OFFICE SUPPLIES	6,480.00	22.56
522-213 PHOTOGRAPHIC SUPPLIES	0.00	0.00
522-214 COMPUTER SUPPLIES	3,200.00	1,768.14
522-215 POSTAGE	10,000.00	468.70
522-232 FOOD/MEALS	800.00	339.49
522-233 CITY SPONSORED EVENTS	2,500.00	0.00
522-236 MISC OCCASIONS	2,832.00	0.00
522-256 MINOR TOOLS/INSTRUMENTS	500.00	0.00
522-259 MISC. SUPPLIES	0.00	0.00
522-261 OFFICE FURNITURE	2,729.00	0.00

522-263	PHOTOGRAPHIC EQUIPMENT	0.00	0.00
522-264	COMPUTER ACCESSORIES	5,000.00	0.00
522-267	COMPUTERS	5,365.00	0.00
522-269	OTHER OFFICE EQUIPMENT	0.00	0.00
522-323	TRUNK TELEPHONE SYSTEM	10.00	0.00
522-324	CELL PHONES	5,580.00	313.58
522-326	WIRELESS DATA SERVICES	0.00	0.00
522-414	MOTOR VEHICLE RENTAL	9,180.00	0.00
522-419	REPLACEMENT FUND CONTRIBUTION	0.00	0.00
522-423	TIRES/BATTERIES/FILTERS/HOSES	0.00	0.00
522-434	ELECTRIC MOTOR MAINT/REPAIR	0.00	0.00
522-461	OFFICE EQUIPMENT RENTAL	0.00	0.00
522-462	EQUIPMENT REPAIRS/MAINT	1,474.00	46.06
522-519	OTHER PROFESSIONAL SERVICES	0.00	0.00
522-521	COUNTY RECORDING FEES	2,000.00	0.00
522-522	INSURANCE AND BONDS	0.00	0.00
522-523	OUTSIDE PRINTING	2,000.00	84.99
522-526	TESTING/CERT. PERMITS	0.00	0.00
522-527	DELIVERY, COURIER SERVICE	0.00	0.00
522-528	ADVERTISING	3,800.00	951.00
522-532	SOFTWARE MAINT/LICENSING	30,098.00	1,642.56
522-539	OTHER CONTRACT SERVICES	1,145,300.00	149,881.06
522-711	OFFICE FURNITURE	0.00	0.00
522-712	COMMUNICATION EQUIPMENT	0.00	0.00
522-714	COMPUTER EQUIPMENT	0.00	0.00
522-719	OTHER CAPITAL OUTLAY	0.00	0.00
522-723	MOTOR VEHICLES	0.00	0.00
522-819	OTHER CONTRIBUTIONS	0.00	0.00
522-833	PAYMENT OF REFUNDS	0.00	0.00
*** DEVELOPMENT SERVICES TOTAL ***		2,238,359.00	266,471.93

524-MAIN STREET PROGRAM

524-111	REGULAR FULL TIME	69,225.00	12,818.58
524-114	OVERTIME	0.00	0.00
524-115	LONGEVITY PAY	144.00	0.00
524-118	INSURANCE ALLOWANCE	0.00	0.00
524-119	CERTIFICATION PAY	0.00	0.00
524-120	UNUM LIFE	190.00	41.48
524-121	FICA SOCIAL SECURIT	5,400.00	961.28
524-122	WORKERS COMPENSATION	160.00	0.00
524-123	STATE UNEMPLOYMENT TAXES	162.00	3.99
524-124	RETIREMENT- TMRS	9,030.00	2,912.24
524-126	HEALTH INSURANCE	7,575.00	0.00
524-127	DENTAL INSURANCE	300.00	46.62
524-128	LONG TERM DISABILITY	205.00	0.00
524-129	VISION INSURANCE	50.00	15.84

524-133 BUSINESS- TRANSPORTATION	0.00	0.00
524-135 BUSINESS MEALS	1,000.00	42.31
524-141 WORKSHOP TRAINING	1,250.00	0.00
524-142 PROFESSIONAL CONFERENCES	1,600.00	0.00
524-143 MEMBERSHIPS AND DUES	1,325.00	0.00
524-144 SUBSCRIPTIONS AND BOOKS	2,949.00	0.00
524-146 TRAINING- TRANSPORTATION	1,100.00	0.00
524-147 TRAINING- LODGING	2,050.00	0.00
524-148 TRAINING- MEALS	850.00	0.00
524-211 GENERAL OFFICE SUPPLIES	1,088.00	34.83
524-213 PHOTOGRAPHIC SUPPLIES	0.00	0.00
524-214 COMPUTER SUPPLIES	306.00	0.00
524-215 POSTAGE	100.00	0.00
524-232 FOOD/MEALS	0.00	0.00
524-233 CITY SPONSORED EVENTS	0.00	0.00
524-235 PROMOTIONAL SUPPLIES	1,288.00	0.00
524-261 OFFICE FURNITURE	0.00	0.00
524-267 COMPUTERS	0.00	0.00
524-269 OTHER OFFICE EQUIPMENT	0.00	0.00
524-323 TRUNK TELEPHONE SYSTEM	10.00	0.00
524-324 CELL PHONES	600.00	96.44
524-461 OFFICE EQUIPMENT RENTAL	0.00	0.00
524-462 OFFICE EQUIPMENT MAINT/REPAIR	1,585.00	46.07
524-512 ENGINEERING SERVICES	806.00	0.00
524-519 OTHER PROFESSIONAL SERVICES	600.00	0.00
524-523 OUTSIDE PRINTING	0.00	0.00
524-528 ADVERTISING	0.00	0.00
524-532 SOFTWARE MAINT/LICENSING	980.00	0.00
524-539 OTHER CONTRACT SERVICES	200.00	0.00
524-714 COMPUTER EQUIPMENT	0.00	0.00
524-819 OTHER CONTRIBUTIONS	0.00	0.00
*** MAIN STREET TOTAL ***	112,128.00	17,019.68

527-MOODY MUSEUM

527-142 PROFESSIONAL CONFERENCES	0.00	0.00
527-146 TRAINING- TRANSPORTATION	0.00	0.00
527-147 TRAINING- LODGING	0.00	0.00
527-148 TRAINING- MEALS	0.00	0.00
527-211 GENERAL OFFICE SUPPLIES	100.00	0.00
527-214 COMPUTER SUPPLIES	0.00	0.00
527-215 POSTAGE	0.00	0.00
527-217 OFFICE SECURITY	1,200.00	0.00
527-254 BOTANICAL/LANDSCAPE	350.00	0.00
527-259 MISC. SUPPLIES	0.00	0.00
527-267 COMPUTERS	0.00	0.00
527-321 LIGHT & POWER	3,500.00	503.77

527-322 NATURAL GAS, PROPANE	900.00	68.42
527-326 WIRELESS DATA SERVICES	800.00	0.00
527-341 ROOFING REPAIRS	0.00	0.00
527-342 ELECTRICAL REPAIRS	0.00	0.00
527-348 GROUNDS MAINTENANCE	0.00	0.00
527-349 MISC. REPAIRS/MAINT	23,730.00	0.00
527-351 JANITORIAL SERVICES-CONTRACT	0.00	0.00
527-352 CLEANING SUPPLIES	0.00	0.00
527-353 CLEANING-PAPER PRODUCTS	0.00	0.00
527-512 ENGINEERING SERVICES	0.00	0.00
527-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
527-522 INSURANCE AND BONDS	0.00	0.00
527-528 ADVERTISING	0.00	0.00
527-539 OTHER CONTRACT SERVICES	1,200.00	0.00
*** MOODY THEATER TOTAL ***	31,780.00	572.19

532-PUBLIC LIBRARY

532-111 REGULAR FULL TIME	329,540.00	30,934.89
532-114 OVERTIME	0.00	214.87
532-115 LONGEVITY PAY	1,872.00	0.00
532-116 REGULAR PART TIME	16,775.00	1,644.74
532-117 TEMPORARY/SEASONAL	1,752.00	0.00
532-118 INSURANCE ALLOWANCE	2,400.00	184.60
532-119 CERTIFICATION PAY	720.00	30.00
532-120 UNUM LIFE	850.00	48.12
532-121 FICA SOCIAL SECURITY	27,000.00	2,517.37
532-122 WORKERS COMPENSATION	775.00	0.00
532-123 STATE UNEMPLOYMENT TAXES	1,460.00	7.79
532-124 RETIREMENT- TMRS	43,540.00	7,292.80
532-126 HEALTH INSURANCE	45,320.00	0.00
532-127 DENTAL INSURANCE	2,415.00	46.62
532-128 LONG TERM DISABILITY	1,040.00	0.00
532-129 VISION INSURANCE	380.00	15.84
532-131 UNIFORMS (BUY)	0.00	0.00
532-133 BUSINESS- TRANSPORTATION	0.00	0.00
532-135 BUSINESS MEALS	0.00	0.00
532-141 WORKSHOP TRAINING	0.00	0.00
532-142 PROFESSIONAL CONFERENCES	655.00	0.00
532-143 MEMBERSHIPS AND DUES	1,573.00	0.00
532-144 SUBSCRIPTIONS AND BOOKS	0.00	0.00
532-146 TRAINING- TRANSPORTATION	325.00	0.00
532-147 TRAINING- LODGING	0.00	0.00
532-148 TRAINING- MEALS	408.00	0.00
532-211 GENERAL OFFICE SUPPLIES	11,200.00	654.06
532-213 PHOTOGRAPHIC SUPPLIES	0.00	0.00
532-214 COMPUTER SUPPLIES	4,027.00	0.00

532-215 POSTAGE	2,000.00	0.00
532-217 OFFICE SECURITY	1,150.00	99.00
532-232 FOOD/MEALS	0.00	0.00
532-234 PROGRAMMING	0.00	0.00
532-241 REFERENCE BOOKS/NEWSPAPER/MAG.	2,600.00	0.00
532-252 MEDICAL SUPPLIES	450.00	0.00
532-259 MISC. SUPPLIES	0.00	0.00
532-261 OFFICE FURNITURE	19,200.00	0.00
532-267 COMPUTERS	2,098.00	0.00
532-269 OTHER OFFICE EQUIPMENT	0.00	0.00
532-321 LIGHT & POWER	17,000.00	1,787.11
532-322 NATURAL GAS, PROPANE	2,200.00	69.24
532-323 TRUNK TELEPHONE SYSTEM	4,250.00	379.92
532-324 CELL PHONES	600.00	35.16
532-326 WIRELESS DATA SERVICES	0.00	0.00
532-431 OFFICE EQUIP MAINT/REPAIR	510.00	0.00
532-461 OFFICE EQUIPMENT RENTAL	0.00	0.00
532-462 OFFICE EQUIPMENT MAINT/REPAIR	1,000.00	0.00
532-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
532-523 OUTSIDE PRINTING	0.00	0.00
532-525 COMP LICENSE / MAINTENANCE	0.00	0.00
532-532 SOFTWARE MAINT/LICENSING	8,250.00	79.90
532-536 EXTENDED MAINTENANCE WARRANTY	2,000.00	0.00
532-539 OTHER CONTRACT SERVICES	7,552.00	0.00
532-712 COMMUNICATION EQUIPMENT	0.00	0.00
532-713 DUPLICATION/PHOTOGRAPHIC EQUIP	0.00	0.00
532-714 COMPUTER EQUIPMENT	0.00	0.00
532-718 LIBRARY BOOKS	45,115.00	2,829.09
532-719 OTHER CAPITAL OUTLAY	0.00	0.00
532-725 OTHER EQUIPMENT	0.00	0.00
*** PUBLIC LIBRARY TOTAL ***	610,002.00	48,871.12

542-FIRE SUPPRESSION/EMER

542-111 REGULAR FULL TIME	1,945,750.00	234,127.45
542-112 MANDATORY OVERTIME	0.00	0.00
542-114 OVERTIME	265,000.00	43,278.20
542-115 LONGEVITY PAY	9,650.00	0.00
542-116 REGULAR PART TIME	0.00	0.00
542-117 TEMPORARY/SEASONAL	0.00	0.00
542-118 INSURANCE ALLOWANCE	1,200.00	138.45
542-119 CERTIFICATION PAY	8,400.00	2,020.00
542-120 UNUM LIFE	5,400.00	383.79
542-121 FICA SOCIAL SECURITY	161,680.00	20,499.31
542-122 WORKERS COMPENSATION	28,000.00	0.00
542-123 STATE UNEMPLOYMENT TAXES	3,888.00	0.00
542-124 RETIREMENT- TMRS	275,880.00	60,278.83

542-126 HEALTH INSURANCE	174,155.00	0.00
542-127 DENTAL INSURANCE	7,250.00	559.44
542-128 LONG TERM DISABILITY	5,700.00	0.00
542-129 VISION INSURANCE	1,200.00	190.08
542-131 UNIFORMS (BUY)	16,500.00	662.13
542-133 BUSINESS- TRANSPORTATION	400.00	0.00
542-135 BUSINESS MEALS	700.00	40.33
542-141 WORKSHOP TRAINING	10,769.00	250.00
542-142 PROFESSIONAL CONFERENCES	1,500.00	0.00
542-143 MEMBERSHIPS AND DUES	1,500.00	0.00
542-144 SUBSCRIPTIONS AND BOOKS	2,425.00	0.00
542-145 TUITION	0.00	0.00
542-146 TRAINING- TRANSPORTATION	800.00	0.00
542-147 TRAINING- LODGING	5,000.00	0.00
542-148 TRAINING- MEALS	1,700.00	324.98
542-211 GENERAL OFFICE SUPPLIES	1,000.00	198.13
542-213 PHOTOGRAPHIC SUPPLIES	0.00	0.00
542-214 COMPUTER SUPPLIES	0.00	0.00
542-215 POSTAGE	300.00	0.00
542-217 OFFICE SECURITY	0.00	0.00
542-226 MISC. HARDWARE	300.00	0.00
542-232 FOOD/MEALS	1,500.00	14.69
542-233 CITY SPONSORED EVENTS	800.00	0.00
542-247 TURNOUT PROTECTIVE GEAR	23,862.00	266.00
542-248 HOUSEHOLD SUPPLIES	300.00	59.99
542-249 FIRE PREVENTION SUPPLIES	1,800.00	79.00
542-252 MEDICAL SUPPLIES	5,000.00	171.18
542-253 CHEMICALS	2,400.00	1,323.96
542-255 RECREATIONAL/SPORTS EQUIP.	0.00	0.00
542-256 MINOR TOOLS/INSTRUMENTS	18,201.00	109.04
542-257 RECOGNITION/AWARD SUPPLIES	400.00	0.00
542-259 MISC. SUPPLIES	5,000.00	2,335.98
542-261 OFFICE FURNITURE	0.00	0.00
542-262 COMMUNICATION EQUIPMENT	4,000.00	0.00
542-263 PHOTOGRAPHIC EQUIPMENT	0.00	0.00
542-264 COMPUTER ACCESSORIES	300.00	0.00
542-265 INSTRUMENTS/APPARATUS	31,580.00	0.00
542-266 GENERAL ELECTRONIC EQUIPMENT	0.00	0.00
542-267 COMPUTERS	8,600.00	0.00
542-268 APPLIANCES	5,000.00	0.00
542-269 OTHER OFFICE EQUIPMENT	0.00	0.00
542-271 GROUNDS KEEPING EQUIPMENT	1,300.00	49.94
542-311 LONG TERM LEASE	0.00	0.00
542-313 SHORT TERM RENTAL	0.00	0.00
542-321 LIGHT & POWER	14,000.00	1,522.55
542-322 NATURAL GAS, PROPANE	3,200.00	176.16
542-323 TRUNK TELEPHONE SYSTEM	4,200.00	463.85

542-324	CELL PHONES	4,200.00	241.08
542-325	PAGERS	0.00	0.00
542-326	WIRELESS DATA SERVICES	7,800.00	645.85
542-349	MISC REPAIRS/MAINT	13,000.00	0.00
542-352	CLEANING SUPPLIES	600.00	70.20
542-411	OFFICE EQUIPMENT RENTAL	0.00	0.00
542-412	LIGHT EQUIPMENT RENTAL	5,102.00	0.00
542-414	MOTOR VEHICLE RENTAL	33,155.00	0.00
542-415	TRUCKS,HEAVY EQUIP RENTAL	271,694.00	0.00
542-419	REPLACEMENT FUND CONTRIBUTION	459,117.00	0.00
542-421	FUEL, OIL AND LUBRICANTS	0.00	0.00
542-423	TIRES/BATTERIES/FILTERS/HOSES	0.00	0.00
542-424	ELECTRICAL PARTS	0.00	0.00
542-425	BRAKE/SUSPENSION SYSTEM	0.00	0.00
542-426	HYDRAULIC SYSTEM PARTS	0.00	0.00
542-427	COOLING SYSTEM PARTS	0.00	0.00
542-428	TRANSMISSION/MOTOR PARTS	0.00	0.00
542-429	BODY SHOP PARTS	0.00	0.00
542-431	OFFICE EQUIP MAINT/REPAIR	0.00	0.00
542-432	MACHINE TOOLS MAINT/REPAIR	1,500.00	0.00
542-434	ELECTRIC MOTOR MAINT/REPAIR	0.00	0.00
542-436	OTHER EQUIP MAINT/REPAIR	0.00	0.00
542-441	FUEL (GAS, DIESEL)	0.00	0.00
542-461	OFFICE EQUIPMENT RENTAL	0.00	0.00
542-462	EQUIPMENT REPAIRS/MAINT	700.00	57.98
542-519	OTHER PROFESSIONAL SERVICES	14,000.00	7,000.00
542-523	OUTSIDE PRINTING	1,200.00	0.00
542-524	LAUNDRY AND CLEANING	0.00	0.00
542-525	SOFTWARE MAINTENANCE LICENSE	0.00	0.00
542-526	TESTING/CERT. PERMITS	15,950.00	7,234.68
542-527	DELIVERY, COURIER SERVICE	600.00	0.00
542-532	SOFTWARE MAINT/LICENSING	23,500.00	311.52
542-536	EXTENDED MAINTENANCE WARRANTY	0.00	0.00
542-539	OTHER CONTRACT SERVICES	48,600.00	21,375.84
542-711	OFFICE FURNITURE	0.00	0.00
542-712	COMMUNICATION EQUIPMENT	0.00	0.00
542-713	DUPLICATION/PHOTOGRAPHIC EQUIP	0.00	0.00
542-714	COMPUTER EQUIPMENT	0.00	0.00
542-717	INSTRUMENTS/APPARATUS	0.00	0.00
542-719	OTHER CAPITAL OUTLAY	0.00	0.00
542-721	MACHINE TOOLS/APPARATUS	0.00	0.00
542-722	LIGHT EQUIPMENT	0.00	0.00
542-723	MOTOR VEHICLES	0.00	0.00
542-725	OTHER EQUIPMENT	0.00	0.00
542-820	CIVIL SL TRANSFER	0.00	0.00
*** FIRE TOTAL ***		3,968,208.00	406,460.61

552-POLICE

552-111 REGULAR FULL TIME	2,867,000.00	327,751.09
552-113 REIMBURSED OVERTIME	0.00	0.00
552-114 OVERTIME	175,000.00	36,872.20
552-115 LONGEVITY PAY	16,130.00	0.00
552-118 INSURANCE ALLOWANCE	1,200.00	138.45
552-119 CERTIFICATION PAY	8,950.00	4,030.00
552-120 UNUM LIFE	7,950.00	689.55
552-121 FICA SOCIAL SECURITY	239,650.00	27,226.97
552-122 WORKERS COMPENSATION	45,000.00	0.00
552-123 STATE UNEMPLOYMENT TAXES	6,550.00	3.19
552-124 RETIREMENT - TMRS	399,050.00	80,785.70
552-126 HEALTH INSURANCE	295,310.00	0.00
552-127 DENTAL INSURANCE	12,100.00	885.78
552-128 LONG TERM DISABILITY	8,400.00	0.00
552-129 VISION INSURANCE	1,910.00	300.96
552-131 UNIFORMS (BUY)	24,160.00	2,318.36
552-133 BUSINESS- TRANSPORTATION	0.00	0.00
552-135 BUSINESS MEALS	0.00	0.00
552-141 WORKSHOP TRAINING	9,100.00	0.00
552-142 PROFESSIONAL CONFER.	4,089.00	0.00
552-143 MEMBERSHIPS AND DUES	1,200.00	0.00
552-144 SUBSCRIPTIONS AND BOOKS	2,200.00	587.86
552-146 TRAINING- TRANSPORTATION	680.00	0.00
552-147 TRAINING- LODGING	5,000.00	0.00
552-148 TRAINING- MEALS	1,378.00	0.00
552-149 LEOSE-TRAINING	18,900.00	0.00
552-211 GENERAL OFFICE SUPPLIES	8,160.00	(72.77)
552-213 PHOTOGRAPHIC SUPPLIES	500.00	0.00
552-214 COMPUTER SUPPLIES	2,600.00	0.00
552-215 POSTAGE	1,275.00	108.99
552-232 FOOD/MEALS	1,800.00	40.00
552-236 MISC OCCASIONS	2,000.00	1,282.41
552-237 TRAINING SUPPLIES	0.00	0.00
552-240 VICTIM SERVICES EXPENSES	0.00	0.00
552-242 FIRE ARMS SUPPLIES	26,957.00	2,010.53
552-243 INVESTIGATIVE SUPPLIES	2,500.00	906.20
552-256 MINOR TOOLS/INSTRUMENTS	2,929.00	32.48
552-259 MISC. SUPPLIES	6,300.00	(39.48)
552-261 OFFICE FURNITURE	8,436.00	0.00
552-262 COMMUNICATION EQUIPMENT	0.00	0.00
552-263 PHOTOGRAPHIC EQUIPMENT	0.00	0.00
552-264 COMPUTER ACCESSORIES	1,250.00	420.84
552-267 COMPUTERS	47,247.00	0.00
552-269 OTHER OFFICE EQUIPMENT	1,070.00	370.99
552-279 OTHER OPERATIONAL EQUIPMENT	0.00	0.00

552-321 LIGHT & POWER	14,000.00	1,249.07
552-323 TRUNK TELEPHONE SYSTEM	7,000.00	227.64
552-324 CELL PHONES	8,650.00	732.21
552-325 PAGERS	0.00	0.00
552-326 WIRELESS DATA SERVICES	7,700.00	607.84
552-349 MISC REPAIRS/MAINT	22,095.00	19,115.00
552-414 MOTOR VEHICLE RENTAL	209,479.00	0.00
552-419 REPLACEMENT FUND CONTRIBUTION	142,926.00	0.00
552-462 OFFICE EQUIPMENT MAINT/REPAIR	6,600.00	704.88
552-514 MEDICAL SERVICES	0.00	0.00
552-516 TRAINING SERVICES	0.00	0.00
552-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
552-523 OUTSIDE PRINTING	2,250.00	710.70
552-524 LAUNDRY AND CLEANING	0.00	0.00
552-532 SOFTWARE MAINT/LICENSING	114,410.00	350.40
552-539 OTHER CONTRACT SERVICES	300,105.00	6,375.10
552-712 COMMUNICATION EQUIPMENT	0.00	0.00
552-714 COMPUTER EQUIPMENT	0.00	0.00
552-719 OTHER CAPITAL OUTLAY	0.00	0.00
552-723 MOTOR VEHICLES	0.00	0.00
552-725 OTHER EQUIPMENT	0.00	0.00
552-819 OTHER CONTRIBUTIONS	20,000.00	0.00
*** POLICE TOTAL ***	5,119,146.00	516,723.14

558-ANIMAL CONTROL

558-111 REGULAR FULL TIME	126,435.00	13,783.54
558-114 OVERTIME	9,000.00	3,449.46
558-115 LONGEVITY PAY	480.00	0.00
558-116 REGULAR PART TIME	0.00	0.00
558-117 TEMPORARY/SEASONAL	0.00	0.00
558-118 INSURANCE ALLOWANCE	1,200.00	0.00
558-119 CERTIFICATION PAY	0.00	0.00
558-120 UNUM LIFE	360.00	30.81
558-121 FICA SOCIAL SECURITY	10,500.00	1,320.36
558-122 WORKERS COMPENSATION	300.00	0.00
558-123 STATE UNEMPLOYMENT TAXES	490.00	0.00
558-124 RETIREMENT- TMRS	17,500.00	3,699.78
558-126 HEALTH INSURANCE	15,145.00	0.00
558-127 DENTAL INSURANCE	905.00	69.93
558-128 LONG TERM DISABILITY	380.00	0.00
558-129 VISION INSURANCE	140.00	23.76
558-131 UNIFORMS (BUY)	3,000.00	0.00
558-132 UNIFORM RENTAL	0.00	0.00
558-133 BUSINESS- TRANSPORTATION	0.00	0.00
558-141 WORKSHOP TRAINING	2,500.00	0.00
558-142 PROFESSIONAL CONFERENCES	0.00	0.00

558-146	TRAINING- TRANSPORTATION	200.00	0.00
558-147	TRAINING- LODGING	0.00	0.00
558-148	TRAINING- MEALS	0.00	0.00
558-211	GENERAL OFFICE SUPPLIES	0.00	0.00
558-226	MISC. HARDWARE	0.00	0.00
558-252	MEDICAL SUPPLIES	0.00	0.00
558-253	CHEMICALS	0.00	0.00
558-256	MINOR TOOLS/INSTRUMENTS	500.00	0.00
558-259	MISC. SUPPLIES	2,600.00	39.48
558-261	OFFICE FURNITURE	850.00	0.00
558-262	COMMUNICATION EQUIPMENT	0.00	0.00
558-263	PHOTOGRAPHIC EQUIPMENT	500.00	0.00
558-268	APPLIANCES	400.00	0.00
558-269	OTHER OFFICE EQUIPMENT	1,100.00	333.00
558-278	ANIMAL CONTROL DEVICES	800.00	0.00
558-313	SHORT TERM RENTAL	0.00	0.00
558-321	LIGHT & POWER	6,000.00	756.53
558-322	NATURAL GAS, PROPANE	0.00	0.00
558-323	TRUNK TELEPHONE SYSTEM	1,800.00	383.57
558-324	CELL PHONES	1,800.00	118.54
558-325	PAGERS	0.00	0.00
558-349	MISC REPAIRS/MAINT	1,000.00	0.00
558-352	CLEANING SUPPLIES	2,900.00	269.36
558-353	CLEANING- PAPER PRODUCTS	0.00	0.00
558-414	MOTOR VEHICLE RENTAL	18,215.00	0.00
558-419	REPLACEMENT FUND CONTRIBUTION	0.00	0.00
558-421	FUEL, OIL AND LUBRICANTS	0.00	0.00
558-423	TIRES/BATTERIES/FILTERS/HOSES	0.00	0.00
558-424	ELECTRICAL PARTS	0.00	0.00
558-428	TRANSMISSION/MOTOR PARTS	0.00	0.00
558-462	OFFICE EQUIPMENT MAINT/REPAIR	2,040.00	170.00
558-514	MEDICAL SERVICES	0.00	0.00
558-515	VETERINARIAN SERVICES	24,000.00	0.00
558-519	OTHER PROFESSIONAL SERVICES	0.00	0.00
558-524	LAUNDRY AND CLEANING	0.00	0.00
558-525	LANDFILL FEES	0.00	0.00
558-532	SOFTWARE MAINT/LICENSING	600.00	0.00
558-539	OTHER CONTRACT SERVICES	44,660.00	5,276.89
558-719	OTHER CAPITAL OUTLAY	0.00	0.00
558-723	MOTOR VEHICLES	0.00	0.00
558-724	HEAVY EQUIPMENT	0.00	0.00
558-725	OTHER EQUIPMENT	0.00	0.00
*** ANIMAL CONTROL TOTAL ***		298,300.00	29,725.01

563-STREET & GROUND MAIN

563-111	REGULAR FULL TIME	908,048.00	92,217.51
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563-114 OVERTIME	20,000.00	5,986.49
563-115 LONGEVITY PAY	7,010.00	0.00
563-116 REGULAR PART TIME	0.00	0.00
563-117 TEMPORARY/SEASONAL	0.00	0.00
563-118 INSURANCE ALLOWANCE	1,200.00	0.00
563-119 CERTIFICATION PAY	1,440.00	120.00
563-120 UNUM LIFE	2,440.00	176.12
563-121 FICA SOCIAL SECURITY	67,875.00	7,398.24
563-122 WORKERS COMPENSATION	30,000.00	0.00
563-123 STATE UNEMPLOYMENT TAXES	2,592.00	3.13
563-124 RETIREMENT- TMRS	115,490.00	22,337.26
563-126 HEALTH INSURANCE	113,580.00	0.00
563-127 DENTAL INSURANCE	4,830.00	258.97
563-128 LONG TERM DISABILITY	2,575.00	0.00
563-129 VISION INSURANCE	760.00	99.00
563-131 UNIFORMS (BUY)	8,004.00	73.98
563-132 UNIFORM RENTAL	12,825.00	976.80
563-141 WORKSHOP TRAINING	2,761.00	168.00
563-142 PROFESSIONAL CONFERENCES	21,605.00	0.00
563-143 MEMBERSHIPS AND DUES	1,058.00	0.00
563-144 SUBSCRIPTIONS AND BOOKS	0.00	0.00
563-145 TUITION	0.00	0.00
563-146 TRAINING- TRANSPORTATION	115.00	0.00
563-147 TRAINING- LODGING	3,535.00	0.00
563-148 TRAINING- MEALS	640.00	0.00
563-211 GENERAL OFFICE SUPPLIES	3,923.00	232.96
563-215 POSTAGE	52.00	0.00
563-217 OFFICE SECURITY	1,483.00	37.99
563-221 STREET REPAIR MATERIALS	38,507.00	2,328.29
563-222 STRIPING AND STREET SIGNS	62,107.00	11,813.70
563-223 BUILDING MATERIALS	0.00	0.00
563-225 SAND AND GRAVEL	246.00	0.00
563-226 MISC. HARDWARE	415.00	0.00
563-232 FOOD/MEALS	2,715.00	435.25
563-252 MEDICAL SUPPLIES	636.00	0.00
563-253 CHEMICALS	4,903.00	0.00
563-254 BOTANICAL/LANDSCAPE	8,342.00	0.00
563-255 RECREATIONAL/SPORTS EQUIP.	236.00	0.00
563-256 MINOR TOOLS/INSTRUMENTS	2,751.00	25.19
563-259 MISC. SUPPLIES	1,218.00	150.49
563-261 OFFICE FURNITURE	2,254.00	0.00
563-262 COMMUNICATION EQUIPMENT	6,250.00	0.00
563-263 PHOTOGRAPHIC EQUIPMENT	0.00	0.00
563-264 COMPUTER ACCESSORIES	479.00	0.00
563-266 GENERAL ELECTRONIC EQUIPMENT	0.00	0.00
563-267 COMPUTERS	3,149.00	0.00
563-268 APPLIANCES	800.00	0.00

563-269	OTHER OFFICE EQUIPMENT	2,500.00	0.00
563-271	GROUNDS KEEPING EQUIPMENT	2,822.00	0.00
563-272	STREET MAINTENANCE EQUIPMENT	5,012.00	0.00
563-279	OTHER OPERATIONAL EQUIPMENT	143,221.00	0.00
563-311	LONG TERM LEASE	0.00	0.00
563-312	ANNUAL LEASE	0.00	0.00
563-313	SHORT TERM RENTAL	1,040.00	0.00
563-321	LIGHT & POWER	68,000.00	16,992.51
563-322	NATURAL GAS,PROPANE	2,500.00	69.24
563-323	TRUNK TELEPHONE SYSTEM	3,200.00	289.40
563-324	CELL PHONES	3,700.00	378.72
563-325	PAGERS	0.00	0.00
563-326	WIRELESS DATA SERVICES	0.00	0.00
563-349	MISC REPAIRS/MAINT	36,475.00	345.46
563-352	CLEANING SUPPLIES	0.00	0.00
563-412	LIGHT EQUIPMENT RENTAL	32,787.00	0.00
563-414	MOTOR VEHICLE RENTAL	57,389.00	0.00
563-415	TRUCKS,HEAVY EQUIP RENTAL	73,764.00	0.00
563-416	LIGHT EQUIP RENTAL-EXTERNAL	6,180.00	0.00
563-418	TRUCKS,HEAVY EQUIP RENTAL-EXT	25,750.00	0.00
563-419	REPLACEMENT FUND CONTRIBUTION	1,041,583.00	0.00
563-421	FUEL,OIL AND LUBRICANTS	0.00	0.00
563-423	TIRES/BATTERIES/FILTERS/HOSES	0.00	0.00
563-424	ELECTRICAL PARTS	0.00	0.00
563-425	BRAKE/SUSPENSION SYSTEM	0.00	0.00
563-426	HYDRAULIC SYSTEM PARTS	0.00	0.00
563-427	COOLING SYSTEM PARTS	0.00	0.00
563-428	TRANSMISSION/MOTOR PARTS	0.00	0.00
563-429	BODY SHOP PARTS	0.00	0.00
563-432	MACHINE TOOLS MAINT/REPAIR	0.00	0.00
563-433	PUMPS, MAINT/REPAIR	0.00	0.00
563-434	ELECTRIC MOTOR MAINT/REPAIR	0.00	0.00
563-435	ELECTRIC PANEL MAINT/REPAIR	0.00	0.00
563-436	OTHER EQUIP MAINT/REPAIR	0.00	0.00
563-439	OTHER EQUIPMENT MAINT/REPAIR	0.00	0.00
563-461	OFFICE EQUIPMENT RENTAL	0.00	0.00
563-462	OFFICE EQUIPMENT MAINT/REPAIR	0.00	0.00
563-512	ENGINEERING SERVICES	0.00	0.00
563-519	OTHER PROFESSIONAL SERVICES	1,000.00	0.00
563-523	OUTSIDE PRINTING	0.00	0.00
563-526	TESTING/CERT. PERMITS	1,039.00	0.00
563-528	ADVERTISING	426.00	0.00
563-531	TRASH COLLECTION SERVICE	19,020.00	2,617.49
563-532	SOFTWARE MAINT/LICENSING	5,826.00	1,500.00
563-536	EXTENDED MAINTENANCE WARRANTY	0.00	0.00
563-539	OTHER CONTRACT SERVICES	377,784.00	43,905.90
563-541	ANNUAL STREET MAINTENANCE	0.00	0.00

563-542 MISC EXPENSE	0.00	0.00
563-544 ANNUAL STREET REHABILITATION	0.00	0.00
563-711 OFFICE FURNITURE	0.00	0.00
563-712 COMMUNICATION EQUIPMENT	0.00	0.00
563-714 COMPUTER EQUIPMENT	0.00	0.00
563-721 MACHINE TOOLS/APPARATUS	0.00	0.00
563-722 LIGHT EQUIPMENT	0.00	0.00
563-723 MOTOR VEHICLES	0.00	0.00
563-724 HEAVY EQUIPMENT	0.00	0.00
563-725 OTHER EQUIPMENT	7,000.00	0.00

***** STREET & GROUND MAIN TOTAL *****

3,386,867.00

210,938.09

565-PARKS & RECREATION

565-111 REGULAR FULL TIME	439,770.00	60,927.85
565-114 OVERTIME	25,191.00	5,973.14
565-115 LONGEVITY PAY	1,300.00	0.00
565-116 REGULAR PART TIME	0.00	0.00
565-117 TEMPORARY/SEASONAL	0.00	0.00
565-118 INSURANCE ALLOWANCE	0.00	92.30
565-119 CERTIFICATION PAY	180.00	45.00
565-120 UNUM LIFE	1,200.00	128.70
565-121 FICA SOCIAL SECURITY	35,685.00	4,976.56
565-122 WORKERS COMPENSATION	8,000.00	0.00
565-123 STATE UNEMPLOYMENT TAXES	1,296.00	10.72
565-124 RETIREMENT - TMRS	60,746.00	14,307.25
565-126 HEALTH INSURANCE	66,884.00	0.00
565-127 DENTAL INSURANCE	2,560.00	279.72
565-128 LONG TERM DISABILITY	1,270.00	0.00
565-129 VISION INSURANCE	405.00	83.16
565-131 UNIFORMS (BUY)	5,667.00	1,331.50
565-132 UNIFORM RENTAL	517.00	0.00
565-141 WORKSHOP TRAINING	975.00	48.00
565-142 PROFESSIONAL CONFERENCES	2,211.00	0.00
565-143 MEMBERSHIPS AND DUES	762.00	387.00
565-144 SUBSCRIPTIONS AND BOOKS	0.00	0.00
565-146 TRAINING- TRANSPORTATION	25.00	0.00
565-147 TRAINING- LODGING	2,938.00	0.00
565-148 TRAINING- MEALS	518.00	0.00
565-211 GENERAL OFFICE SUPPLIES	2,670.00	57.59
565-215 POSTAGE	0.00	0.00
565-217 OFFICE SECURITY	3,160.00	286.71
565-222 STRIPING AND STREET SIGNS	6,180.00	744.70
565-225 SAND AND GRAVEL	4,376.00	1,260.52
565-226 MISC. HARDWARE	525.00	0.00
565-232 FOOD/MEALS	615.00	192.34
565-233 CITY SPONSORED EVENTS	11,812.00	385.86

565-234 PROGRAMMING	20,000.00	1,674.98
565-252 MEDICAL SUPPLIES	264.00	0.00
565-253 CHEMICALS	43,745.00	8,492.99
565-254 BOTANICAL/LANDSCAPE	9,004.00	592.50
565-255 RECREATIONAL/SPORTS EQUIP.	0.00	0.00
565-256 MINOR TOOLS/INSTRUMENTS	1,018.00	16.19
565-259 MISC. SUPPLIES	5,722.00	702.00
565-261 OFFICE FURNITURE	2,684.00	639.28
565-262 COMMUNICATION EQUIPMENT	0.00	0.00
565-263 PHOTOGRAPHIC EQUIPMENT	0.00	0.00
565-264 COMPUTER ACCESSORIES	605.00	0.00
565-267 COMPUTERS	1,494.00	0.00
565-268 APPLIANCES	915.00	0.00
565-269 OTHER OFFICE EQUIPMENT	0.00	0.00
565-271 GROUNDS KEEPING EQUIPMENT	12,508.00	27.54
565-277 SPORTS EQUIPMENT	13,867.00	0.00
565-279 OTHER OPERATIONAL EQUIPMENT	5,630.00	3,587.99
565-311 LONG TERM LEASE	1,471.00	102.00
565-313 SHORT TERM RENTAL	931.00	0.00
565-321 LIGHT & POWER	57,000.00	8,231.60
565-322 NATURAL GAS, PROPANE	2,300.00	155.24
565-323 TRUNK TELEPHONE SYSTEM	650.00	51.56
565-324 CELL PHONES	2,700.00	214.98
565-325 PAGERS	0.00	0.00
565-326 WIRELESS DATA SERVICES	912.00	37.99
565-349 MISC REPAIRS/MAINT	90,925.00	13,977.72
565-352 CLEANING SUPPLIES	12,273.00	0.00
565-412 LIGHT EQUIPMENT RENTAL	13,662.00	0.00
565-414 MOTOR VEHICLE RENTAL	31,877.00	0.00
565-419 REPLACEMENT FUND CONTRIBUTION	108,881.00	0.00
565-519 OTHER PROFESSIONAL SERVICES	50,000.00	0.00
565-523 OUTSIDE PRINTING	1,673.00	678.60
565-526 TESTING/CERT. PERMITS	5,592.00	0.00
565-528 ADVERTISING	342.00	208.00
565-532 SOFTWARE MAINT/LICENSING	9,726.00	0.00
565-539 OTHER CONTRACT SERVICES	475,046.00	(4,494.84)
565-711 OFFICE FURNITURE	0.00	0.00
565-719 OTHER CAPITAL OUTLAY	25,259.00	5,258.98
565-725 OTHER EQUIPMENT	0.00	0.00
565-728 TECHNOLOGY EQUIP & SOFTWARE	0.00	0.00
565-742 CONSTRUCTION	162,037.00	6,184.75
*** PARKS & RECREATION TOTAL ***	1,858,151.00	137,858.67
566-INTERNAL SVCS/BLDG		
566-111 REGULAR FULL TIME	244,305.00	24,607.16
566-114 OVERTIME	2,000.00	80.98

566-115	LONGEVITY PAY	1,488.00	0.00
566-116	REGULAR PART TIME	0.00	0.00
566-117	TEMPORARY/SEASONAL	0.00	0.00
566-118	INSURANCE ALLOWANCE	0.00	0.00
566-119	CERTIFICATION PAY	0.00	0.00
566-120	UNUM LIFE	680.00	41.96
566-121	FICA SOCIAL SECURITY	18,800.00	1,818.48
566-122	WORKERS COMPENSATION	4,000.00	0.00
566-123	STATE UNEMPLOYMENT TAXES	650.00	0.00
566-124	RETIREMENT- TMRS	32,000.00	5,403.62
566-126	HEALTH INSURANCE	30,290.00	0.00
566-127	DENTAL INSURANCE	1,210.00	69.93
566-128	LONG TERM DISABILITY	715.00	0.00
566-129	VISION INSURANCE	190.00	31.68
566-131	UNIFORMS (BUY)	1,289.00	172.80
566-132	UNIFORM RENTAL	0.00	0.00
566-141	WORKSHOP TRAINING	0.00	24.00
566-142	PROFESSIONAL CONFERENCES	500.00	0.00
566-143	MEMBERSHIPS AND DUES	100.00	0.00
566-144	SUBSCRIPTIONS AND BOOKS	0.00	0.00
566-145	TUITION	0.00	0.00
566-146	TRAINING- TRANSPORTATION	504.00	220.08
566-147	TRAINING- LODGING	1,283.00	0.00
566-148	TRAINING- MEALS	288.00	112.00
566-211	GENERAL OFFICE SUPPLIES	3,000.00	546.53
566-215	POSTAGE	0.00	0.00
566-217	OFFICE SECURITY	950.00	0.00
566-219	MISC. OCASSION	0.00	0.00
566-222	STRIPING AND STREET SIGNS	0.00	0.00
566-223	BUILDING MATERIALS	1,500.00	22.45
566-226	MISC. HARDWARE	2,000.00	330.85
566-232	FOOD/MEALS	150.00	0.00
566-249	FIRE PREVENTION	2,984.00	0.00
566-252	MEDICAL SUPPLIES	3,640.00	0.00
566-253	CHEMICALS	625.00	16.99
566-256	MINOR TOOLS/INSTRUMENTS	1,075.00	0.00
566-259	MISC. SUPPLIES	11,500.00	695.05
566-261	OFFICE FURNITURE	0.00	0.00
566-262	COMMUNICATION EQUIPMENT	0.00	0.00
566-267	COMPUTERS	2,161.00	0.00
566-279	OTHER OPERATIONAL EQUIPMENT	0.00	0.00
566-311	LONG TERM LEASE	0.00	0.00
566-321	LIGHT & POWER	16,000.00	2,252.22
566-322	NATURAL GAS, PROPANE	2,400.00	72.52
566-323	TRUNK TELEPHONE SYSTEM	12,000.00	621.75
566-324	CELL PHONES	1,570.00	150.66
566-325	PAGERS	0.00	0.00

566-326 WIRELESS DATA SERVICES	356.00	0.00
566-341 ROOFING REPAIRS	43,275.00	0.00
566-342 ELECTRICAL REPAIRS	16,950.00	85.00
566-343 HEATING/COOLING REPAIRS	19,850.00	9,043.00
566-344 PLUMBING REPAIRS	8,500.00	245.00
566-346 CONCRETE MASONARY	0.00	0.00
566-347 PUMP & ELECTRIC MOTOR REPAIR	0.00	0.00
566-349 MISC. REPAIRS/MAINT	141,116.00	4,173.97
566-351 JANITORIAL SERVICES- CONTRACT	23,000.00	3,122.86
566-352 CLEANING SUPPLIES	11,500.00	1,450.19
566-353 CLEANING- PAPER PRODUCTS	0.00	0.00
566-411 OFFICE EQUIPMENT RENTAL	0.00	0.00
566-412 LIGHT EQUIPMENT RENTAL	0.00	0.00
566-414 MOTOR VEHICLE RENTAL	9,108.00	0.00
566-419 REPLACEMENT FUND CONTRIBUTION	44,816.00	0.00
566-421 FUEL, OIL AND LUBRICANTS	0.00	0.00
566-423 TIRES/BATTERIES/FILTERS/HOSES	0.00	0.00
566-424 ELECTRICAL PARTS	0.00	0.00
566-425 BRAKE/SUSPENSION SYSTEM	0.00	0.00
566-426 HYDRAULIC SYSTEM PARTS	0.00	0.00
566-427 COOLING SYSTEM PARTS	0.00	0.00
566-428 TRANSMISSION/MOTOR PARTS	0.00	0.00
566-429 BODY SHOP PARTS	0.00	0.00
566-432 MACHINE TOOLS MAINT/REPAIR	0.00	0.00
566-434 ELECTRIC MOTOR MAINT/REPAIR	0.00	0.00
566-439 OTHER EQUIPMENT MAINT/REPAIR	0.00	0.00
566-461 OFFICE EQUIPMENT RENTAL	2,700.00	0.00
566-462 OFFICE EQUIPMENT MAINT/REPAIR	0.00	0.00
566-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
566-523 OUTSIDE PRINTING	0.00	0.00
566-526 TESTING/CERT. PERMITS	0.00	0.00
566-527 DELIVERY, COURIER SERVICE	186.00	0.00
566-528 ADVERTISING	0.00	0.00
566-536 EXTENDED MAINTENANCE WARRANTY	0.00	0.00
566-539 OTHER CONTRACT SERVICES	23,956.00	1,401.98
566-712 COMMUNICATION EQUIPMENT	0.00	0.00
566-714 COMPUTER EQUIPMENT	0.00	0.00
566-719 OTHER CAPITAL OUTLAY	350,000.00	0.00
566-721 MACHINE TOOLS/APPARATUS	0.00	0.00
566-722 LIGHT EQUIPMENT	0.00	0.00
566-725 OTHER EQUIPMENT	0.00	0.00
*** INTERNAL SVC/BLDG TOTAL ***	1,097,160.00	56,813.71

573-ENGINEERING & INSPECT

573-111 REGULAR FULL TIME	0.00	0.00
573-114 OVERTIME	0.00	0.00

573-115	LONGEVITY PAY	0.00	0.00
573-116	REGULAR PART TIME	0.00	0.00
573-117	TEMPORARY/SEASONAL	0.00	0.00
573-118	INSURANCE ALLOWANCE	0.00	0.00
573-119	CERTIFICATION PAY	0.00	0.00
573-120	UNUM LIFE	0.00	0.00
573-121	FICA SOCIAL SECURITY	0.00	0.00
573-122	WORKERS COMPENSATION	0.00	0.00
573-123	STATE UNEMPLOYMENT TAXES	0.00	0.00
573-124	RETIREMENT-TMRS	0.00	0.00
573-126	HEALTH INSURANCE	0.00	0.00
573-127	DENTAL INSURANCE	0.00	0.00
573-128	LONG TERM DISABILITY	0.00	0.00
573-129	VISION INSURANCE	0.00	0.00
573-141	WORKSHOPS/TRAINING	0.00	0.00
573-142	PROFESSIONAL CONFERENCES	0.00	0.00
573-143	MEMBERSHIPS AND DUES	0.00	0.00
573-144	SUBSCRIPTIONS AND BOOKS	0.00	0.00
573-145	TUITION	0.00	0.00
573-146	TRAINING- TRANSPORTATION	0.00	0.00
573-147	TRAINING- LODGING	0.00	0.00
573-148	TRAINING- MEALS	0.00	0.00
573-211	GENERAL OFFICE SUPPLIES	0.00	0.00
573-212	ENG. COPIER/PLOTTER	0.00	0.00
573-213	PHOTOGRAPHIC SUPPLIES	0.00	0.00
573-214	COMPUTER SUPPLIES	0.00	0.00
573-215	POSTAGE	0.00	0.00
573-256	MINOR TOOLS/INSTRUMENTS	0.00	0.00
573-261	OFFICE FURNITURE	0.00	0.00
573-262	COMMUNICATION EQUIPMENT	0.00	0.00
573-264	COMPUTER ACCESSORIES	0.00	0.00
573-266	GENERAL ELECTRONIC EQUIPMENT	0.00	0.00
573-267	COMPUTERS	0.00	0.00
573-311	LONG TERM LEASE	0.00	0.00
573-312	ANNUAL LEASE	0.00	0.00
573-321	LIGHT & POWER	0.00	0.00
573-324	CELL PHONES	0.00	0.00
573-414	MOTOR VEHICLE RENTAL	0.00	0.00
573-419	REPLACEMENT FUND CONTRIBUTION	0.00	0.00
573-421	FUEL, OIL AND LUBRICANTS	0.00	0.00
573-423	TIRES/BATTERIES/FILTERS/HOSES	0.00	0.00
573-462	OFFICE EQUIPMENT MAINT/EPAIR	0.00	0.00
573-512	ENGINEERING SERVICES	350,000.00	163,857.26
573-519	OTHER PROFESSIONAL SERVICES	0.00	5,800.00
573-521	COUNTY RECORDING FEES	0.00	0.00
573-523	OUTSIDE PRINTING	0.00	0.00
573-526	TESTING/CERT. PERMITS	0.00	0.00

573-528 ADVERTISING	0.00	0.00
573-532 SOFTWARE MAINT/LICENSING	0.00	0.00
573-536 EXTENDED MAINTENANCE WARRANTY	0.00	0.00
573-539 OTHER CONTRACT SERVICES	0.00	0.00
573-711 OFFICE FURNITURE	0.00	0.00
573-712 COMMUNICATION EQUIPMENT	0.00	0.00
573-713 DUPLICATION/PHOTOGRAPHIC EQUIP	0.00	0.00
573-714 COMPUTER EQUIPMENT	0.00	0.00
573-722 LIGHT EQUIPMENT	0.00	0.00
573-724 HEAVY EQUIPMENT	0.00	0.00
573-725 OTHER EQUIPMENT	0.00	0.00

***** ENGINEERING & INSPECT TOTAL *****

350,000.00

169,657.26

575-INTERNAL SVC/IT DEPT

575-111 REGULAR FULL TIME	0.00	1,280.00
575-114 OVERTIME	0.00	11.76
575-115 LONGEVITY PAY	0.00	0.00
575-116 REGULAR PART TIME	0.00	0.00
575-117 TEMPORARY/SEASONAL	0.00	0.00
575-118 INSURANCE ALLOWANCE	0.00	46.15
575-119 CERTIFICATION PAY	0.00	0.00
575-120 UNUM LIFE	0.00	0.00
575-121 FICA SOCIAL SECURITY	0.00	102.35
575-122 WORKERS COMPENSATION	0.00	0.00
575-123 STATE UNEMPLOYMENT TAXES	0.00	1.34
575-124 RETIREMENT-TMRS	0.00	174.60
575-126 HEALTH INSURANCE	0.00	0.00
575-127 DENTAL INSURANCE	0.00	0.00
575-128 LONG TERM DISABILITY	0.00	0.00
575-129 VISION INSURANCE	0.00	0.00
575-131 UNIFORMS (BUY)	0.00	0.00
575-132 UNIFORM RENTAL	0.00	0.00
575-133 BUSINESS- TRANSPORTATION	0.00	0.00
575-134 BUSINESS LODGING	0.00	0.00
575-135 BUSINESS MEALS	0.00	0.00
575-141 WORKSHOPS/TRAINING	0.00	0.00
575-142 PROFESSIONAL CONFERENCES	0.00	0.00
575-143 MEMBERSHIPS AND DUES	0.00	0.00
575-144 SUBSCRIPTIONS AND BOOKS	0.00	0.00
575-146 TRAINING- TRANSPORTATION	0.00	0.00
575-147 TRAINING- LODGING	0.00	0.00
575-148 TRAINING- MEALS	0.00	0.00
575-211 GENERAL OFFICE SUPPLIES	0.00	0.00
575-212 ENG. COPIER/PLOTTER	0.00	0.00
575-213 PHOTOGRAPHIC SUPPLIES	0.00	0.00
575-214 COMPUTER SUPPLIES	0.00	0.00

575-256 MINOR TOOLS/INSTRUMENTS	0.00	0.00
575-259 MISC. SUPPLIES	0.00	0.00
575-261 OFFICE FURNITURE	0.00	0.00
575-262 COMMUNICATION EQUIPMENT	0.00	0.00
575-264 COMPUTER ACCESSORIES	0.00	0.00
575-266 GENERAL ELECTRONIC EQUIPMENT	0.00	0.00
575-267 COMPUTERS	2,000.00	535.00
575-311 LONG TERM LEASE	0.00	0.00
575-312 ANNUAL LEASE	30,680.00	4,689.00
575-324 CELL PHONES	0.00	0.00
575-326 WIRELESS DATA SERVICES	0.00	0.00
575-349 MISC. REPAIRS & MAINTENANCE	0.00	0.00
575-414 MOTOR VEHICLE RENTAL	0.00	0.00
575-419 REPLACEMENT FUND CONTRIBUTION	0.00	0.00
575-421 FUEL, OIL AND LUBRICANTS	0.00	0.00
575-423 TIRES/BATTERIES/FILTERS/HOSES	0.00	0.00
575-434 MOTOR VEHICLE REPAIR	0.00	0.00
575-436 OTHER EQUIP MAINT/REPAIR	0.00	0.00
575-461 OFFICE EQUIPMENT RENTAL	0.00	0.00
575-462 OFFICE EQUIPMENT MAINT/REPAIR	0.00	0.00
575-512 ENGINEERING SERVICES	0.00	0.00
575-528 ADVERTISING	0.00	0.00
575-532 SOFTWARE MAINT/LICENSE	19,245.00	0.00
575-536 EXTENDED MAINTENANCE WARRANTY	0.00	0.00
575-539 OTHER CONTRACT SERVICES	193,822.00	1,713.86
575-711 OFFICE FURNITURE	0.00	0.00
575-712 COMMUNICATION EQUIPMENT	0.00	0.00
575-714 COMPUTER EQUIPMENT	0.00	0.00
575-722 LIGHT EQUIPMENT	0.00	0.00
575-724 HEAVY EQUIPMENT	0.00	0.00
575-725 OTHER EQUIPMENT	0.00	0.00
*** INFORMATION TECH (IT) TOTAL ***	245,747.00	8,554.06

592-NON-DEPARTMENTAL

592-217 OFFICE SECURITY	0.00	0.00
592-256 MINOR TOOLS/INSTRUMENTS	0.00	0.00
592-259 MISC. SUPPLIES COVID-19	0.00	0.00
592-264 COMPUTER ACCESSORIES	0.00	0.00
592-267 COMPUTERS	0.00	0.00
592-279 WINTER STORM 2023	0.00	0.00
592-511 LEGAL SERVICES	0.00	0.00
592-512 ENGINEERING SERVICES	0.00	0.00
592-519 OTHER PROFESSIONAL SERVICES	157,300.00	23,197.65
592-521 BANK CHARGES	10,000.00	1,786.13
592-522 INSURANCE AND BONDS	88,000.00	0.00
592-528 ADVERTISING	0.00	0.00

592-531 TRASH COLLECTION SERVICE	0.00	0.00
592-532 SOFTWARE MAINT/LICENSING	0.00	0.00
592-536 EXTENDED MAINTENANCE WARRANTY	0.00	0.00
592-537 BANK FEES	0.00	0.00
592-539 OTHER CONTRACT SERVICES	115,573.00	0.00
592-542 MISC EXPENSE	0.00	490.46
592-543 CREDIT CARD FEES	65,000.00	2,938.57
592-651 BAD DEBT	0.00	0.00
592-714 COMPUTER EQUIPMENT	0.00	0.00
592-719 OTHER CAPITAL OUTLAY	0.00	0.00
592-741 PURCHASE LAND	0.00	0.00
592-745 CONTRIBUTIONS BY DEVELOPERS	0.00	0.00
592-746 CONSTRUCTION IMPROVE-GRANTS	0.00	0.00
592-812 PASS THROUGH- AGENCY	0.00	0.00
592-813 CONTRIBUTION TO CIVIC PROGRAMS	70,045.00	1,800.00
592-814 TRANSFER TO CIP	1,441,807.00	0.00
592-815 INTERFUND TRANSFERS OUT	851,600.00	0.00
592-816 SALES TAX REBATE	60,000.00	742,281.77
592-817 PROPERTY TAX REBATE	59,250.00	0.00
592-819 OTHER CONTRIBUTIONS	210,625.00	0.00
592-831 CONTINGENCY RESERVES	0.00	0.00
592-832 PAYMENT OF CLAIMS	0.00	0.00
592-833 PAYMENT OF REFUNDS	0.00	0.00
592-835 RESERVE FOR PERSONNEL	315,253.00	31.68
592-913 CAP.LEASE SHORT TERM-PRINCIPAL	0.00	0.00
592-914 CAP.LEASE SHORT TERM-INTEREST	0.00	0.00
*** NON DEPARTMENTAL TOTAL ***	3,444,453.00	772,526.26
*** TOTAL EXPENSES ***	25,815,264.00	2,972,238.00

Y-T-D	% OF	Y-T-D	BUDGET	FY23 TOTAL
<u>ACTUAL</u>	<u>BUDGET</u>	<u>ENCUMB.</u>	<u>BALANCE</u>	<u>BUDGET & EXPENSES</u>
27,670,395.68	130.87	0.00	(6,526,395.68)	27,670,395.68
1,702,704.62	182.54	0.00	(769,904.62)	1,702,704.62
972,441.73	163.71	0.00	(378,441.73)	972,441.73
828,451.31	128.68	0.00	(184,651.31)	828,451.31
145,029.73	78.61	0.00	39,470.27	145,029.73
9,876.99	65.85	0.00	5,123.01	9,876.99
1,162,860.77	687.34	0.00	(993,677.77)	1,162,860.77
193,125.52	759.44	0.00	(167,695.52)	193,125.52
2,372,138.81	118.47	0.00	(369,856.81)	2,372,138.81
5,924.02	0.00	0.00	(5,924.02)	5,924.02
0.00	0.00	0.00	0.00	0.00
35,062,949.18	136.37	0.00	(9,351,954.18)	35,062,949.18

249,545.93	78.97	50,036.79	16,412.28	299,582.72
728,686.03	97.30	0.00	20,212.97	728,686.03
254,327.36	96.64	1,344.00	7,498.64	255,671.36
274,145.43	96.18	0.00	10,901.57	274,145.43
181,263.93	92.32	0.00	15,087.07	181,263.93
891,739.25	101.43	0.00	(12,611.25)	891,739.25
327,718.58	89.45	23,680.00	14,974.42	351,398.58
2,064,162.66	92.22	0.00	174,196.34	2,064,162.66
118,345.11	105.54	0.00	(6,217.11)	118,345.11
29,335.23	92.31	0.00	2,444.77	29,335.23
561,901.35	92.11	0.00	48,100.65	561,901.35
4,029,963.77	101.56	(19,394.09)	(42,361.68)	4,010,569.68
4,950,293.16	96.70	0.00	168,852.84	4,950,293.16
294,521.78	98.73	0.00	3,778.22	294,521.78
2,775,906.52	81.96	0.00	610,960.48	2,775,906.52
1,255,935.21	67.59	0.00	602,215.79	1,255,935.21
594,037.22	54.14	0.00	503,122.78	594,037.22
952,603.58	272.17	49,988.25	(652,591.83)	1,002,591.83
251,738.20	102.44	0.00	(5,991.20)	251,738.20
7,222,758.72	209.69	0.00	(3,778,305.72)	7,222,758.72
28,008,929.02	108.50	105,654.95	(2,299,319.97)	28,114,583.97

7,054,020.16	(461.52)	(105,654.95)	(7,052,634.21)
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				ADJUSTED BUDGET
8,656,926.47	97.71	0.00	203,073.53	8,656,926.47
101,055.77	168.43	0.00	(41,055.77)	101,055.77
64,379.31	143.07	0.00	(19,379.31)	64,379.31
17,914,878.77	158.19	0.00	(6,589,878.77)	17,914,878.77
15,801.21	92.06	0.00	1,198.79	15,801.21
166,497.60	128.08	0.00	(36,497.60)	166,497.60
27,639.65	110.56	0.00	(2,639.65)	27,639.65
553,692.99	110.74	0.00	(53,692.99)	553,692.99
145,414.53	96.94	0.00	4,585.47	145,414.53
24,109.38	75.34	0.00	7,890.62	24,109.38
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
27,670,395.68	130.87	0.00	(6,526,395.68)	27,670,395.68

2,500.00	0.00	0.00	(2,500.00)	2,500.00
17,410.00	116.07	0.00	(2,410.00)	17,410.00
659,996.15	120.00	0.00	(109,996.15)	659,996.15
18,730.00	249.73	0.00	(11,230.00)	18,730.00
11,330.00	94.42	0.00	670.00	11,330.00
80.00	8.00	0.00	920.00	80.00
735.00	49.00	0.00	765.00	735.00
927,860.48	309.29	0.00	(627,860.48)	927,860.48
0.00	0.00	0.00	0.00	0.00
3,500.00	700.00	0.00	(3,000.00)	3,500.00
16,275.00	108.50	0.00	(1,275.00)	16,275.00
5,145.00	102.90	0.00	(145.00)	5,145.00
150.00	50.00	0.00	150.00	150.00
38,992.99	155.97	0.00	(13,992.99)	38,992.99
1,702,704.62	182.54	0.00	(769,904.62)	1,702,704.62

0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
2,035.00	0.00	0.00	(2,035.00)	2,035.00
2,081.97	83.28	0.00	418.03	2,081.97
182,775.77	294.92	0.00	(124,775.77)	182,775.77
100,900.00	0.00	0.00	(100,900.00)	100,900.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
142,006.99	117.22	0.00	(82,006.99)	142,006.99
226,500.00	99.56	0.00	1,000.00	226,500.00
7,207.91	720.79	0.00	(6,207.91)	7,207.91
16,572.30	39.46	0.00	4,427.70	16,572.30

292,361.79	130.52	0.00	(68,361.79)	292,361.79
972,441.73	163.71	0.00	(378,441.73)	972,441.73

10,190.00	84.92	0.00	1,810.00	10,190.00
25,146.00	132.35	0.00	(6,146.00)	25,146.00
0.00	0.00	0.00	0.00	0.00
24,863.00	138.13	0.00	(6,863.00)	24,863.00
6,528.19	108.80	0.00	(528.19)	6,528.19
525,101.03	143.27	0.00	(158,601.03)	525,101.03
69,899.97	77.67	0.00	20,100.03	69,899.97
3,475.00	434.38	0.00	(2,675.00)	3,475.00
69,576.62	99.40	0.00	423.38	69,576.62
6,720.20	67.20	0.00	3,279.80	6,720.20
8,009.85	80.10	0.00	1,990.15	8,009.85
8,737.50	145.63	0.00	(2,737.50)	8,737.50
1,658.45	16.58	0.00	8,341.55	1,658.45
80.00	16.00	0.00	420.00	80.00
68,465.50	271.94	0.00	(43,465.50)	68,465.50
828,451.31	128.68	0.00	(184,651.31)	828,451.31

0.00	0.00	0.00	0.00	0.00
10,742.20	71.61	0.00	4,257.80	10,742.20
1,475.00	73.75	0.00	525.00	1,475.00
440.00	88.00	0.00	60.00	440.00
0.00	0.00	0.00	0.00	0.00
447.13	44.71	0.00	552.87	447.13
104,292.93	80.23	0.00	25,707.07	104,292.93
889.30	177.86	0.00	(389.30)	889.30
1,458.55	72.93	0.00	541.45	1,458.55
10,918.18	54.59	0.00	9,081.82	10,918.18
4,403.92	88.08	0.00	596.08	4,403.92
2,931.96	73.30	0.00	1,068.04	2,931.96
5,342.41	133.56	0.00	(1,342.41)	5,342.41
1,688.15	337.63	0.00	(1,188.15)	1,688.15
0.00	0.00	0.00	0.00	0.00
145,029.73	78.61	0.00	39,470.27	145,029.73

0.00	0.00	0.00	0.00	0.00
2,851.28	114.05	0.00	(351.28)	2,851.28
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
5,582.61	55.83	0.00	4,417.39	5,582.61
0.00	0.00	0.00	0.00	0.00

1,443.10	57.72	0.00	1,056.90	1,443.10
9,876.99	65.85	0.00	5,123.01	9,876.99

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980,781.42	179.51	0.00	(935,781.42)	980,781.42
58,593.79	209.26	0.00	(30,593.79)	58,593.79
60,031.67	200.11	0.00	(30,031.67)	60,031.67
63,453.89	147.73	0.00	(20,500.89)	63,453.89
0.00	0.00	0.00	23,230.00	0.00
0.00	0.00	0.00	0.00	0.00
1,162,860.77	687.34	0.00	(993,677.77)	1,162,860.77

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0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	2,500.00	0.00
0.00	0.00	0.00	0.00	0.00
11,840.35	148.00	0.00	(3,840.35)	11,840.35
500.00	0.00	0.00	(500.00)	500.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
180,785.17	210.89	0.00	(165,855.17)	180,785.17
193,125.52	79.44	0.00	(167,695.52)	193,125.52

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0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
100,000.00	100.00	0.00	0.00	100,000.00
100,000.00	100.00	0.00	0.00	100,000.00
164,200.00	100.00	0.00	0.00	164,200.00
372,655.53	614.49	0.00	(349,573.53)	372,655.53
1,600,000.00	100.00	0.00	0.00	1,600,000.00
15,000.00	100.00	0.00	0.00	15,000.00
0.00	0.00	0.00	0.00	0.00
2,351,855.53	117.46	0.00	(349,573.53)	2,351,855.53

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0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
5,924.02	0.00	0.00	(5,924.02)	5,924.02
5,924.02	0.00	0.00	(5,924.02)	5,924.02

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0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

35,042,665.90	136.29	0.00	(9,331,670.90)		35,042,665.90
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0.00	0.00	0.00	0.00	0.00
1,500.00	100.00	0.00	0.00	1,500.00
114.75	99.78	0.00	0.25	114.75
1,897.93	135.57	0.00	(497.93)	1,897.93
1.50	0.00	0.00	(1.50)	1.50
600.56	300.28	0.00	(400.56)	600.56
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
2,935.89	108.74	0.00	(235.89)	2,935.89
10,489.42	42.38	0.00	14,260.58	10,489.42
8,515.24	99.99	0.00	0.76	8,515.24
5,656.70	92.73	0.00	443.30	5,656.70
10,370.46	87.22	0.00	1,519.54	10,370.46
467.75	93.55	0.00	32.25	467.75
0.00	109.27	0.00	6,121.00	0.00
214.63	30.66	0.00	485.37	214.63
544.43	72.59	0.00	205.57	544.43
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
200.00	25.00	0.00	600.00	200.00
13,252.44	100.00	0.00	0.56	13,252.44
0.00	0.00	0.00	0.00	0.00
1,763.89	63.00	0.00	1,036.11	1,763.89
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
2,154.09	71.80	0.00	845.91	2,154.09
0.00	0.00	0.00	0.00	0.00
169,324.75	121.87	50,036.79	(39,361.54)	219,361.54
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	500.00	0.00
0.00	0.00	0.00	0.00	0.00
4,648.50	103.30	0.00	(148.50)	4,648.50
14,893.00	32.45	0.00	31,007.00	14,893.00
249,545.93	96.92	50,036.79	16,412.28	299,582.72

503,651.74	103.15	0.00	(15,357.74)	503,651.74
1,474.38	474.38	0.00	(1,374.38)	1,474.38
864.00	100.00	0.00	0.00	864.00
0.00	0.00	0.00	0.00	0.00

540.00	100.00	0.00	0.00	540.00
946.76	74.84	0.00	318.24	946.76
32,280.90	86.17	0.00	5,179.10	32,280.90
1,409.91	135.57	0.00	(369.91)	1,409.91
27.00	5.56	0.00	459.00	27.00
66,040.64	103.58	0.00	(2,283.64)	66,040.64
0.00	0.00	0.00	0.00	0.00
22,715.64	99.98	0.00	4.36	22,715.64
839.16	92.72	0.00	65.84	839.16
938.40	70.03	0.00	401.60	938.40
130.68	87.12	0.00	19.32	130.68
196.96	65.65	0.00	103.04	196.96
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
3,789.38	157.89	0.00	(1,389.38)	3,789.38
0.00	0.00	0.00	0.00	0.00
14,654.56	164.66	0.00	(5,754.56)	14,654.56
4,652.50	452.58	0.00	(3,624.50)	4,652.50
1,095.00	95.63	0.00	50.00	1,095.00
0.00	0.00	0.00	0.00	0.00
1,142.62	79.07	0.00	302.38	1,142.62
535.89	62.40	0.00	1,880.13	535.89
469.73	55.26	0.00	380.27	469.73
2,348.22	108.01	0.00	(174.22)	2,348.22
811.91	56.86	0.00	616.09	811.91
325.55	46.51	0.00	374.45	325.55
4,992.66	99.85	0.00	7.34	4,992.66
0.00	0.00	0.00	0.00	0.00
6,619.10	98.79	0.00	80.90	6,619.10
58.23	11.65	0.00	441.77	58.23
4,119.25	137.31	0.00	(1,119.25)	4,119.25
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	10.00	0.00
1,893.46	78.89	0.00	506.54	1,893.46
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,045.00	69.67	0.00	455.00	1,045.00
52,600.00	103.74	0.00	(3,000.00)	52,600.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
4,221.78	99.99	0.00	0.22	4,221.78
1,108.00	153.25	0.00	(385.00)	1,108.00

0.00	0.00	0.00	0.00	0.00
377.76	107.01	0.00	(24.76)	377.76
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
738,916.77	103.10	0.00	(23,201.75)	738,916.77

61,189.79	101.18	0.00	(714.79)	61,189.79
0.00	0.00	0.00	0.00	0.00
144.00	100.00	0.00	0.00	144.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
160.89	94.64	0.00	9.11	160.89
4,670.66	100.66	0.00	(30.66)	4,670.66
216.92	135.58	0.00	(56.92)	216.92
9.00	5.56	0.00	153.00	9.00
8,000.15	101.40	0.00	(110.15)	8,000.15
7,571.88	99.96	0.00	3.12	7,571.88
279.72	91.71	0.00	25.28	279.72
189.67	107.16	0.00	(12.67)	189.67
43.56	90.75	0.00	4.44	43.56
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
370.00	97.37	0.00	10.00	370.00
350.00	100.00	0.00	0.00	350.00
214.90	153.50	0.00	(74.90)	214.90
0.00	0.00	0.00	0.00	0.00
466.88	83.37	0.00	93.12	466.88
0.00	0.00	0.00	0.00	0.00
650.66	50.83	0.00	629.34	650.66
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	150.00	0.00
0.00	0.00	0.00	250.00	0.00
2,395.52	94.50	0.00	139.48	2,395.52
1,279.82	52.24	0.00	1,170.18	1,279.82
582.69	64.74	0.00	317.31	582.69
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,246.95	83.13	0.00	253.05	1,246.95
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	10.00	0.00

773.64	64.47	0.00	426.36	773.64
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	1,200.00	0.00
304.35	19.45	0.00	1,260.65	304.35
0.00	0.00	0.00	0.00	0.00
2,112.50	45.92	0.00	2,487.50	2,112.50
3,614.98	67.02	0.00	1,779.02	3,614.98
157,488.23	101.19	1,344.00	(1,872.23)	158,832.23
0.00	0.00	0.00	0.00	0.00
254,327.36	97.15	1,344.00	7,498.64	255,671.36

166,619.15	103.17	0.00	(5,119.15)	166,619.15
38.86	0.00	0.00	(38.86)	38.86
768.00	100.00	0.00	0.00	768.00
0.00	0.00	0.00	0.00	0.00
1,199.90	99.99	0.00	0.10	1,199.90
180.00	100.00	0.00	0.00	180.00
440.81	97.96	0.00	9.19	440.81
12,264.65	97.96	0.00	255.35	12,264.65
501.60	135.57	0.00	(131.60)	501.60
18.00	5.56	0.00	306.00	18.00
22,027.96	103.39	0.00	(722.96)	22,027.96
7,281.29	96.12	0.00	293.71	7,281.29
559.44	92.47	0.00	45.56	559.44
515.18	108.46	0.00	(40.18)	515.18
87.12	90.75	0.00	8.88	87.12
0.00	0.00	0.00	0.00	0.00
54.02	67.53	0.00	25.98	54.02
0.00	0.00	0.00	50.00	0.00
1,230.00	144.71	0.00	(380.00)	1,230.00
421.00	84.20	0.00	79.00	421.00
150.00	60.00	0.00	100.00	150.00
4,498.52	44.99	0.00	5,501.48	4,498.52
884.21	98.25	0.00	15.79	884.21
2,397.17	99.97	0.00	0.83	2,397.17
313.00	73.65	0.00	112.00	313.00
678.24	60.83	0.00	436.76	678.24
268.30	89.43	0.00	31.70	268.30
151.08	50.36	0.00	148.92	151.08
84.67	169.34	0.00	(34.67)	84.67
8,577.23	95.33	0.00	419.77	8,577.23
1,284.64	99.97	0.00	0.36	1,284.64
0.00	0.00	0.00	200.00	0.00
419.20	99.81	0.00	0.80	419.20

0.00	0.00	0.00	232.00	0.00
123.71	41.24	0.00	176.29	123.71
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1.28	12.80	0.00	8.72	1.28
530.55	88.43	0.00	69.45	530.55
0.00	0.00	0.00	0.00	0.00
982.55	98.26	0.00	17.45	982.55
4,922.50	109.39	0.00	(422.50)	4,922.50
0.00	0.00	0.00	0.00	0.00
1,150.00	100.00	0.00	0.00	1,150.00
41.25	8.25	0.00	458.75	41.25
3,802.00	41.33	0.00	5,398.00	3,802.00
1,657.00	82.85	0.00	343.00	1,657.00
148.00	6.54	0.00	2,114.00	148.00
26,873.35	96.65	0.00	931.65	26,873.35
0.00	0.00	0.00	0.00	0.00
274,145.43	96.18	0.00	10,901.57	274,145.43

121,170.18	93.45	0.00	8,499.82	121,170.18
380.47	76.09	0.00	119.53	380.47
192.00	100.00	0.00	0.00	192.00
0.00	0.00	0.00	0.00	0.00
210.00	58.33	0.00	150.00	210.00
333.94	92.76	0.00	26.06	333.94
8,766.31	87.97	0.00	1,198.69	8,766.31
406.71	135.57	0.00	(106.71)	406.71
27.00	8.33	0.00	297.00	27.00
15,523.17	91.56	0.00	1,431.83	15,523.17
14,512.77	95.83	0.00	632.23	14,512.77
536.13	88.62	0.00	68.87	536.13
389.52	102.51	0.00	(9.52)	389.52
79.20	83.37	0.00	15.80	79.20
108.36	72.24	0.00	41.64	108.36
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	400.00	0.00
330.00	100.00	0.00	0.00	330.00
0.00	0.00	0.00	130.00	0.00
0.00	0.00	0.00	0.00	0.00
102.05	30.92	0.00	227.95	102.05
0.00	0.00	0.00	1,500.00	0.00

0.00	0.00	0.00	400.00	0.00
1,228.96	97.15	0.00	36.04	1,228.96
459.46	78.54	0.00	125.54	459.46
110.42	36.81	0.00	189.58	110.42
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
7,365.31	98.20	0.00	134.69	7,365.31
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	10.00	0.00
386.82	64.47	0.00	213.18	386.82
0.00	0.00	0.00	0.00	0.00
1,441.26	0.00	0.00	(1,441.26)	1,441.26
7,129.89	89.12	0.00	870.11	7,129.89
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
74.00	0.00	0.00	(74.00)	74.00
181,263.93	92.32	0.00	15,087.07	181,263.93

524,555.31	105.42	0.00	(26,950.31)	524,555.31
1,494.24	104.06	0.00	(58.24)	1,494.24
528.00	110.00	0.00	(48.00)	528.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,199.90	99.99	0.00	0.10	1,199.90
0.00	0.00	0.00	0.00	0.00
1,276.54	91.84	0.00	113.46	1,276.54
39,503.00	103.42	0.00	(1,305.00)	39,503.00
1,545.45	135.57	0.00	(405.45)	1,545.45
63.00	7.08	0.00	827.00	63.00
68,819.43	105.88	0.00	(3,824.43)	68,819.43
32,253.43	94.65	0.00	1,821.57	32,253.43
1,911.42	115.15	0.00	(251.42)	1,911.42
1,383.83	94.46	0.00	81.17	1,383.83
229.68	86.67	0.00	35.32	229.68
28.99	14.50	0.00	171.01	28.99
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
265.00	53.00	0.00	235.00	265.00
1,560.00	78.00	0.00	440.00	1,560.00
1,440.00	92.90	0.00	110.00	1,440.00
50.00	8.33	0.00	550.00	50.00
0.00	0.00	0.00	0.00	0.00
291.73	45.58	0.00	348.27	291.73

479.55	129.88	0.00	884.45	479.55
118.40	29.75	0.00	279.60	118.40
1,721.04	67.49	0.00	828.96	1,721.04
509.52	84.92	0.00	90.48	509.52
1,673.84	83.69	0.00	326.16	1,673.84
20.00	0.00	0.00	(20.00)	20.00
0.00	0.00	0.00	0.00	0.00
201.08	99.54	0.00	0.92	201.08
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	10.00	0.00
917.37	76.45	0.00	282.63	917.37
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
2,382.18	123.43	0.00	(452.18)	2,382.18
33,099.65	88.05	0.00	8,400.35	33,099.65
4,500.00	93.24	0.00	326.00	4,500.00
0.00	0.00	0.00	0.00	0.00
980.53	98.05	0.00	19.47	980.53
0.00	0.00	0.00	200.00	0.00
1,416.00	141.60	0.00	(416.00)	1,416.00
63,023.97	111.75	0.00	(6,627.97)	63,023.97
68,219.00	98.58	0.00	981.00	68,219.00
0.00	0.00	0.00	0.00	0.00
55.00	0.80	0.00	6,834.00	55.00
2,573.17	99.97	0.00	0.83	2,573.17
31,450.00	89.86	0.00	3,550.00	31,450.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
891,739.25	101.97	0.00	(12,611.25)	891,739.25

134,416.76	99.85	0.00	203.24	134,416.76
1,528.21	0.00	0.00	(1,528.21)	1,528.21
1,344.00	107.69	0.00	(96.00)	1,344.00
51,111.17	99.83	0.00	88.83	51,111.17
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
540.00	771.43	0.00	(470.00)	540.00
357.25	58.57	0.00	252.75	357.25

14,429.36	101.79	0.00	(253.36)	14,429.36
677.84	135.57	0.00	(177.84)	677.84
40.42	4.99	0.00	769.58	40.42
17,852.83	103.06	0.00	(529.83)	17,852.83
22,715.64	99.99	0.00	3.36	22,715.64
839.16	69.07	0.00	375.84	839.16
425.15	65.91	0.00	219.85	425.15
130.68	68.78	0.00	59.32	130.68
389.98	83.87	0.00	75.02	389.98
0.00	0.00	0.00	0.00	0.00
1,800.00	67.92	0.00	850.00	1,800.00
0.00	0.00	0.00	540.00	0.00
430.00	61.87	0.00	265.00	430.00
0.00	0.00	0.00	250.00	0.00
872.94	42.23	0.00	1,194.06	872.94
600.00	37.71	0.00	991.00	600.00
160.98	20.12	0.00	639.02	160.98
1,509.12	73.26	0.00	550.88	1,509.12
0.00	0.00	0.00	0.00	0.00
1,435.11	46.29	0.00	1,664.89	1,435.11
1,900.57	49.87	0.00	1,910.43	1,900.57
2,002.16	107.35	0.00	(137.16)	2,002.16
1,140.45	170.22	0.00	(470.45)	1,140.45
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,983.20	99.16	0.00	16.80	1,983.20
978.18	102.97	0.00	(28.18)	978.18
2,699.65	103.83	0.00	(99.65)	2,699.65
497.38	38.26	0.00	802.62	497.38
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,528.23	164.86	0.00	(601.23)	1,528.23
1,271.60	56.12	0.00	994.40	1,271.60
24,132.50	106.25	23,680.00	(2,812.50)	47,812.50
342.78	8.57	0.00	3,657.22	342.78
0.00	0.00	0.00	0.00	0.00
137.50	5.72	0.00	2,266.50	137.50
75.00	50.00	0.00	75.00	75.00
0.00	0.00	0.00	1,236.00	0.00
174.00	87.00	0.00	26.00	174.00

26,194.84	93.72	0.00	1,755.16	26,194.84
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
9,053.94	95.30	0.00	446.06	9,053.94
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
327,718.58	95.91	23,680.00	14,974.42	351,398.58

732,264.54	102.37	0.00	(16,956.54)	732,264.54
4,711.10	471.11	0.00	(3,711.10)	4,711.10
1,440.00	78.95	0.00	384.00	1,440.00
0.00	0.00	0.00	0.00	0.00
1,707.55	142.30	0.00	(507.55)	1,707.55
1,380.00	191.67	0.00	(660.00)	1,380.00
1,760.49	91.93	0.00	154.51	1,760.49
54,861.79	101.10	0.00	(596.79)	54,861.79
2,135.17	135.57	0.00	(560.17)	2,135.17
108.00	7.40	0.00	1,352.00	108.00
97,819.62	104.54	0.00	(4,249.62)	97,819.62
62,624.25	94.52	0.00	3,629.75	62,624.25
2,843.82	104.74	0.00	(128.82)	2,843.82
2,014.68	99.74	0.00	5.32	2,014.68
399.96	93.01	0.00	30.04	399.96
1,036.31	47.11	0.00	1,163.69	1,036.31
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
3,412.41	97.50	0.00	87.59	3,412.41
12,402.56	53.46	0.00	10,797.44	12,402.56
4,113.57	69.54	0.00	1,801.43	4,113.57
1,795.76	65.54	0.00	944.24	1,795.76
0.00	0.00	0.00	0.00	0.00
3,752.66	93.35	0.00	267.34	3,752.66
4,590.95	58.83	0.00	5,409.05	4,590.95
2,715.95	73.80	0.00	964.05	2,715.95
7,058.28	108.92	0.00	(578.28)	7,058.28
0.00	0.00	0.00	0.00	0.00
4,123.62	128.86	0.00	(923.62)	4,123.62
5,437.75	77.22	0.00	4,562.25	5,437.75
1,106.88	138.36	0.00	(306.88)	1,106.88
625.00	25.00	0.00	1,875.00	625.00
0.00	0.00	0.00	2,832.00	0.00
0.00	0.00	0.00	500.00	0.00
0.00	0.00	0.00	0.00	0.00
2,774.45	101.67	0.00	(45.45)	2,774.45

0.00	0.00	0.00	0.00	0.00
1,285.98	25.72	0.00	3,714.02	1,285.98
5,365.17	100.00	0.00	(0.17)	5,365.17
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	10.00	0.00
4,225.80	75.73	0.00	1,354.20	4,225.80
0.00	0.00	0.00	0.00	0.00
9,180.00	100.00	0.00	0.00	9,180.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,997.23	135.50	0.00	(523.23)	1,997.23
0.00	0.00	0.00	0.00	0.00
2,000.00	100.00	0.00	0.00	2,000.00
0.00	0.00	0.00	0.00	0.00
1,202.46	60.12	0.00	797.54	1,202.46
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
5,070.25	133.43	0.00	(1,270.25)	5,070.25
24,515.65	97.57	0.00	5,582.35	24,515.65
988,303.00	123.67	0.00	156,997.00	988,303.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
2,064,162.66	111.72	0.00	174,196.34	2,064,162.66

78,790.38	113.82	0.00	(9,565.38)	78,790.38
0.00	0.00	0.00	0.00	0.00
144.00	100.00	0.00	0.00	144.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
223.67	117.72	0.00	(33.67)	223.67
5,893.18	109.13	0.00	(493.18)	5,893.18
216.92	135.58	0.00	(56.92)	216.92
18.00	11.11	0.00	144.00	18.00
10,299.80	114.06	0.00	(1,269.80)	10,299.80
8,202.87	108.29	0.00	(627.87)	8,202.87
326.34	108.78	0.00	(26.34)	326.34
214.62	104.69	0.00	(9.62)	214.62
51.48	102.96	0.00	(1.48)	51.48

0.00	0.00	0.00	0.00	0.00
1,058.59	105.86	0.00	(58.59)	1,058.59
355.00	28.40	0.00	895.00	355.00
450.00	28.13	0.00	1,150.00	450.00
1,260.00	95.09	0.00	65.00	1,260.00
3,002.05	101.80	0.00	(53.05)	3,002.05
67.93	6.18	0.00	1,032.07	67.93
1,053.66	51.40	0.00	996.34	1,053.66
216.96	25.52	0.00	633.04	216.96
1,725.97	158.64	0.00	(637.97)	1,725.97
0.00	0.00	0.00	0.00	0.00
305.52	99.84	0.00	0.48	305.52
4.02	4.02	0.00	95.98	4.02
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	1,288.00	0.00
0.00	0.00	0.00	0.00	0.00
1,905.58	0.00	0.00	(1,905.58)	1,905.58
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	10.00	0.00
672.10	112.02	0.00	(72.10)	672.10
0.00	0.00	0.00	0.00	0.00
1,630.78	102.89	0.00	(45.78)	1,630.78
0.00	0.00	0.00	806.00	0.00
0.00	0.00	0.00	600.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
255.69	26.09	0.00	724.31	255.69
0.00	0.00	0.00	200.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

118,345.11	105.54	0.00	(6,217.11)	118,345.11
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0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	100.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,497.16	124.76	0.00	(297.16)	1,497.16
0.00	0.00	0.00	350.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
3,157.33	90.21	0.00	342.67	3,157.33

1,006.86	111.87	0.00	(106.86)	1,006.86
743.88	92.99	0.00	56.12	743.88
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
21,730.00	91.57	0.00	2,000.00	21,730.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,200.00	100.00	0.00	0.00	1,200.00
29,335.23	92.31	0.00	2,444.77	29,335.23

320,425.42	97.23	0.00	9,114.58	320,425.42
1,926.43	0.00	0.00	(1,926.43)	1,926.43
1,824.00	97.44	0.00	48.00	1,824.00
16,804.45	100.18	0.00	(29.45)	16,804.45
0.00	0.00	0.00	1,752.00	0.00
3,968.90	165.37	0.00	(1,568.90)	3,968.90
450.00	62.50	0.00	270.00	450.00
878.89	103.40	0.00	(28.89)	878.89
26,411.58	97.82	0.00	588.42	26,411.58
1,050.65	135.57	0.00	(275.65)	1,050.65
93.38	6.40	0.00	1,366.62	93.38
44,373.55	101.91	0.00	(833.55)	44,373.55
23,346.63	51.52	0.00	21,973.37	23,346.63
1,118.89	46.33	0.00	1,296.11	1,118.89
990.65	95.25	0.00	49.35	990.65
134.64	35.43	0.00	245.36	134.64
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
360.00	54.96	0.00	295.00	360.00
1,623.00	103.18	0.00	(50.00)	1,623.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	325.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	408.00	0.00
11,143.98	99.50	0.00	56.02	11,143.98
0.00	0.00	0.00	0.00	0.00
3,892.86	96.67	0.00	134.14	3,892.86

1,542.48	77.12	0.00	457.52	1,542.48
1,070.28	93.07	0.00	79.72	1,070.28
20.00	0.00	0.00	(20.00)	20.00
0.00	0.00	0.00	0.00	0.00
2,267.75	87.22	0.00	332.25	2,267.75
434.61	96.58	0.00	15.39	434.61
0.00	0.00	0.00	0.00	0.00
19,679.88	102.50	0.00	(479.88)	19,679.88
0.00	0.00	0.00	2,098.00	0.00
0.00	0.00	0.00	0.00	0.00
12,479.00	73.41	0.00	4,521.00	12,479.00
1,506.33	68.47	0.00	693.67	1,506.33
4,566.59	107.45	0.00	(316.59)	4,566.59
386.82	64.47	0.00	213.18	386.82
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	510.00	0.00
0.00	0.00	0.00	0.00	0.00
453.75	45.38	0.00	546.25	453.75
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
6,554.16	79.44	0.00	1,695.84	6,554.16
1,995.45	99.77	0.00	4.55	1,995.45
7,271.49	96.29	0.00	280.51	7,271.49
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
40,854.86	104.02	0.00	4,260.14	40,854.86
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

561,901.35	93.11	0.00	48,100.65	561,901.35
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2,014,439.62	103.53	0.00	(68,689.62)	2,014,439.62
0.00	0.00	0.00	0.00	0.00
276,704.54	104.42	0.00	(11,704.54)	276,704.54
9,744.00	100.97	0.00	(94.00)	9,744.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,199.90	99.99	0.00	0.10	1,199.90
15,060.00	179.29	0.00	(6,660.00)	15,060.00
4,156.85	76.98	0.00	1,243.15	4,156.85
171,314.97	105.96	0.00	(9,634.97)	171,314.97
37,958.73	135.57	0.00	(9,958.73)	37,958.73
228.51	5.88	0.00	3,659.49	228.51
302,126.04	109.51	0.00	(26,246.04)	302,126.04

175,277.77	100.64	0.00	(1,122.77)	175,277.77
6,698.53	92.39	0.00	551.47	6,698.53
4,709.30	82.62	0.00	990.70	4,709.30
1,037.52	86.46	0.00	162.48	1,037.52
15,880.25	47.83	(7,988.09)	8,607.84	7,892.16
15.00	3.75	0.00	385.00	15.00
671.58	95.94	0.00	28.42	671.58
10,448.60	97.02	0.00	320.40	10,448.60
1,585.00	105.67	0.00	(85.00)	1,585.00
1,115.00	74.33	0.00	385.00	1,115.00
1,628.92	67.17	0.00	796.08	1,628.92
0.00	0.00	0.00	0.00	0.00
75.00	9.38	0.00	725.00	75.00
2,151.33	43.03	0.00	2,848.67	2,151.33
1,414.95	83.23	0.00	285.05	1,414.95
994.03	99.40	0.00	5.97	994.03
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
130.93	43.64	0.00	169.07	130.93
0.00	0.00	0.00	0.00	0.00
292.55	97.52	0.00	7.45	292.55
1,227.82	81.85	0.00	272.18	1,227.82
791.23	98.90	0.00	8.77	791.23
23,074.32	96.70	0.00	787.68	23,074.32
272.07	90.69	0.00	27.93	272.07
1,680.79	93.38	0.00	119.21	1,680.79
4,965.60	66.03	(1,664.00)	1,698.40	3,301.60
1,948.12	81.17	0.00	451.88	1,948.12
0.00	0.00	0.00	0.00	0.00
17,465.81	95.96	0.00	735.19	17,465.81
400.00	100.00	0.00	0.00	400.00
4,924.26	98.49	0.00	75.74	4,924.26
0.00	0.00	(5,992.00)	5,992.00	(5,992.00)
3,958.67	42.72	(2,250.00)	2,291.33	1,708.67
0.00	0.00	0.00	0.00	0.00
235.21	78.40	0.00	64.79	235.21
32,422.97	102.67	0.00	(842.97)	32,422.97
0.00	0.00	0.00	0.00	0.00
8,499.50	98.83	0.00	100.50	8,499.50
3,814.51	76.29	0.00	1,185.49	3,814.51
0.00	0.00	0.00	0.00	0.00
607.82	46.76	0.00	692.18	607.82
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
10,079.50	72.00	0.00	3,920.50	10,079.50
3,381.71	105.68	0.00	(181.71)	3,381.71
4,574.70	108.92	0.00	(374.70)	4,574.70

3,918.70	93.30	0.00	281.30	3,918.70
0.00	0.00	0.00	0.00	0.00
6,822.34	87.47	0.00	977.66	6,822.34
879.64	6.77	0.00	12,120.36	879.64
547.79	91.30	0.00	52.21	547.79
0.00	0.00	0.00	0.00	0.00
5,102.00	100.00	0.00	0.00	5,102.00
33,155.00	100.00	0.00	0.00	33,155.00
238,686.00	87.85	0.00	33,008.00	238,686.00
453,000.00	98.67	0.00	6,117.00	453,000.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,500.00	100.00	0.00	0.00	1,500.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
644.90	92.13	0.00	55.10	644.90
14,000.00	100.00	0.00	0.00	14,000.00
1,113.86	92.82	0.00	86.14	1,113.86
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
14,243.48	75.52	(1,500.00)	3,206.52	12,743.48
262.02	43.67	0.00	337.98	262.02
22,403.78	95.34	0.00	1,096.22	22,403.78
0.00	0.00	0.00	0.00	0.00
52,300.23	107.61	0.00	(3,700.23)	52,300.23
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
4,029,963.77	101.07	(19,394.09)	(42,361.68)	4,010,569.68

2,818,507.27	98.31	0.00	48,492.73	2,818,507.27
0.00	0.00	0.00	0.00	0.00
227,437.68	129.96	0.00	(52,437.68)	227,437.68
15,792.00	97.90	0.00	338.00	15,792.00
1,846.00	153.83	0.00	(646.00)	1,846.00
25,910.00	289.50	0.00	(16,960.00)	25,910.00
6,975.21	87.74	0.00	974.79	6,975.21
227,875.10	95.09	0.00	11,774.90	227,875.10
61,005.10	135.57	0.00	(16,005.10)	61,005.10
406.77	6.21	0.00	6,143.23	406.77
402,822.02	100.95	0.00	(3,772.02)	402,822.02
272,933.19	92.42	0.00	22,376.81	272,933.19
10,305.77	85.17	0.00	1,794.23	10,305.77
8,314.06	98.98	0.00	85.94	8,314.06
1,612.12	84.40	0.00	297.88	1,612.12
23,479.02	99.58	0.00	680.98	23,479.02
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
8,823.42	96.96	0.00	276.58	8,823.42
3,478.00	85.06	0.00	611.00	3,478.00
951.00	79.25	0.00	249.00	951.00
1,462.86	66.49	0.00	737.14	1,462.86
77.95	11.46	0.00	602.05	77.95
2,981.10	59.62	0.00	2,018.90	2,981.10
782.00	56.75	0.00	596.00	782.00
4,700.00	24.87	0.00	14,200.00	4,700.00
7,931.86	98.75	0.00	228.14	7,931.86
72.32	14.46	0.00	427.68	72.32
2,745.51	105.60	0.00	(145.51)	2,745.51
1,267.96	99.45	0.00	7.04	1,267.96
1,655.27	91.96	0.00	144.73	1,655.27
4,465.30	223.27	0.00	(2,465.30)	4,465.30
0.00	0.00	0.00	0.00	0.00
162.38	0.00	0.00	(162.38)	162.38
32,572.62	120.83	0.00	(5,615.62)	32,572.62
2,539.32	101.57	0.00	(39.32)	2,539.32
4,463.62	152.39	0.00	(1,534.62)	4,463.62
6,059.21	96.18	0.00	240.79	6,059.21
8,413.05	99.73	0.00	22.95	8,413.05
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,041.21	83.30	0.00	208.79	1,041.21
47,246.98	100.00	0.00	0.02	47,246.98
1,200.96	112.24	0.00	(130.96)	1,200.96
0.00	0.00	0.00	0.00	0.00

10,795.04	77.11	0.00	3,204.96	10,795.04
2,733.11	39.04	0.00	4,266.89	2,733.11
9,219.71	106.59	0.00	(569.71)	9,219.71
0.00	0.00	0.00	0.00	0.00
6,664.90	86.56	0.00	1,035.10	6,664.90
22,095.00	100.00	0.00	0.00	22,095.00
209,479.00	100.00	0.00	0.00	209,479.00
107,926.00	75.51	0.00	35,000.00	107,926.00
4,890.68	74.10	0.00	1,709.32	4,890.68
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
2,516.38	111.84	0.00	(266.38)	2,516.38
0.00	0.00	0.00	0.00	0.00
83,452.72	94.27	0.00	30,957.28	83,452.72
220,205.41	95.56	0.00	79,899.59	220,205.41
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
20,000.00	100.00	0.00	0.00	20,000.00
4,950,293.16	98.01	0.00	168,852.84	4,950,293.16

117,635.85	93.04	0.00	8,799.15	117,635.85
19,828.31	220.31	0.00	(10,828.31)	19,828.31
480.00	100.00	0.00	0.00	480.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
646.10	53.84	0.00	553.90	646.10
0.00	0.00	0.00	0.00	0.00
320.38	88.99	0.00	39.62	320.38
10,616.63	101.11	0.00	(116.63)	10,616.63
406.71	135.57	0.00	(106.71)	406.71
36.68	7.49	0.00	453.32	36.68
18,080.83	103.32	0.00	(580.83)	18,080.83
16,405.74	108.32	0.00	(1,260.74)	16,405.74
606.06	66.97	0.00	298.94	606.06
366.47	96.44	0.00	13.53	366.47
122.76	87.69	0.00	17.24	122.76
1,518.24	50.61	0.00	1,481.76	1,518.24
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
650.00	26.00	0.00	1,850.00	650.00
0.00	0.00	0.00	0.00	0.00

0.00	0.00	0.00	200.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
180.00	36.00	0.00	320.00	180.00
2,110.03	81.16	0.00	489.97	2,110.03
540.92	63.64	0.00	309.08	540.92
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	500.00	0.00
0.00	0.00	0.00	400.00	0.00
783.94	71.27	0.00	316.06	783.94
687.05	85.88	0.00	112.95	687.05
1,813.00	0.00	0.00	(1,813.00)	1,813.00
5,934.65	98.91	0.00	65.35	5,934.65
0.00	0.00	0.00	0.00	0.00
2,104.25	116.90	0.00	(304.25)	2,104.25
1,284.22	71.35	0.00	515.78	1,284.22
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	1,000.00	0.00
2,979.26	102.73	0.00	(79.26)	2,979.26
0.00	0.00	0.00	0.00	0.00
18,215.00	100.00	0.00	0.00	18,215.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,248.98	61.22	0.00	791.02	1,248.98
0.00	0.00	0.00	0.00	0.00
15,612.22	103.96	0.00	8,387.78	15,612.22
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	600.00	0.00
53,307.50	119.36	0.00	(8,647.50)	53,307.50
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
294,521.78	101.86	0.00	3,778.22	294,521.78

873,726.79	96.22	0.00	34,321.21	873,726.79
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54,931.56	274.66	0.00	(34,931.56)	54,931.56
6,144.00	87.65	0.00	866.00	6,144.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,061.45	88.45	0.00	138.55	1,061.45
1,365.00	94.79	0.00	75.00	1,365.00
2,560.70	104.95	0.00	(120.70)	2,560.70
70,579.44	103.98	0.00	(2,704.44)	70,579.44
38,665.45	128.88	0.00	(8,665.45)	38,665.45
174.30	6.72	0.00	2,417.70	174.30
119,263.41	103.27	0.00	(3,773.41)	119,263.41
107,315.89	94.48	0.00	6,264.11	107,315.89
4,270.81	88.42	0.00	559.19	4,270.81
3,037.65	117.97	0.00	(462.65)	3,037.65
674.28	88.72	0.00	85.72	674.28
7,979.98	99.70	0.00	24.02	7,979.98
13,461.84	104.97	0.00	(636.84)	13,461.84
2,759.00	99.93	0.00	2.00	2,759.00
1,605.00	7.43	0.00	20,000.00	1,605.00
958.00	90.55	0.00	100.00	958.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
93.14	80.99	0.00	21.86	93.14
2,191.57	98.54	0.00	1,343.43	2,191.57
274.00	42.81	0.00	366.00	274.00
3,885.58	99.05	0.00	37.42	3,885.58
0.00	0.00	0.00	52.00	0.00
1,982.59	133.69	0.00	(499.59)	1,982.59
34,223.51	99.50	0.00	4,283.49	34,223.51
59,932.70	96.50	0.00	2,174.30	59,932.70
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	246.00	0.00
249.81	60.20	0.00	165.19	249.81
2,143.44	78.95	0.00	571.56	2,143.44
596.66	93.81	0.00	39.34	596.66
2,925.23	59.66	0.00	1,977.77	2,925.23
7,334.43	87.92	0.00	1,007.57	7,334.43
0.00	0.00	0.00	236.00	0.00
2,188.50	79.55	0.00	562.50	2,188.50
1,208.81	99.25	0.00	9.19	1,208.81
253.57	11.25	0.00	2,000.43	253.57
2,054.68	32.87	0.00	4,195.32	2,054.68
0.00	0.00	0.00	0.00	0.00
417.55	87.17	0.00	61.45	417.55
0.00	0.00	0.00	0.00	0.00
3,148.47	99.98	0.00	0.53	3,148.47
796.00	99.50	0.00	4.00	796.00

[illegible]

0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
7,000.00	0.00	0.00	(7,000.00)	7,000.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	7,000.00	0.00
2,775,906.52	82.32	0.00	610,960.48	2,775,906.52

411,986.60	93.68	0.00	27,783.40	411,986.60
33,805.96	134.20	0.00	(8,614.96)	33,805.96
912.00	70.15	0.00	388.00	912.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
92.30	0.00	0.00	(92.30)	92.30
420.00	233.33	0.00	(240.00)	420.00
1,027.15	85.60	0.00	172.85	1,027.15
32,930.78	92.28	0.00	2,754.22	32,930.78
10,845.36	135.57	0.00	(2,845.36)	10,845.36
107.97	8.33	0.00	1,188.03	107.97
58,200.63	95.81	0.00	2,545.37	58,200.63
56,794.12	84.91	0.00	10,089.88	56,794.12
1,913.98	74.76	0.00	646.02	1,913.98
1,284.30	101.13	0.00	(14.30)	1,284.30
348.48	86.04	0.00	56.52	348.48
3,654.61	64.49	0.00	2,012.39	3,654.61
516.28	99.86	0.00	0.72	516.28
1,023.00	104.92	0.00	(48.00)	1,023.00
2,210.31	99.97	0.00	0.69	2,210.31
942.00	123.62	0.00	(180.00)	942.00
0.00	0.00	0.00	0.00	0.00
25.00	100.00	0.00	0.00	25.00
1,611.54	98.83	0.00	1,326.46	1,611.54
517.39	99.88	0.00	0.61	517.39
2,525.65	94.59	0.00	144.35	2,525.65
0.00	0.00	0.00	0.00	0.00
2,748.99	86.99	0.00	411.01	2,748.99
6,615.00	107.04	0.00	(435.00)	6,615.00
4,197.05	95.91	0.00	178.95	4,197.05
524.00	99.81	0.00	1.00	524.00
685.87	111.52	0.00	(70.87)	685.87
11,411.08	96.61	0.00	400.92	11,411.08

10,560.50	52.80	0.00	9,439.50	10,560.50
263.65	99.87	0.00	0.35	263.65
47,743.38	109.14	0.00	(3,998.38)	47,743.38
9,596.00	106.57	0.00	(592.00)	9,596.00
0.00	0.00	0.00	0.00	0.00
1,073.24	105.43	0.00	(55.24)	1,073.24
6,648.78	116.20	0.00	(926.78)	6,648.78
2,720.99	101.38	0.00	(36.99)	2,720.99
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
657.65	108.70	0.00	(52.65)	657.65
1,493.24	99.95	0.00	0.76	1,493.24
914.27	99.92	0.00	0.73	914.27
0.00	0.00	0.00	0.00	0.00
12,462.25	99.63	0.00	45.75	12,462.25
7,435.30	53.62	0.00	6,431.70	7,435.30
5,522.02	98.08	0.00	107.98	5,522.02
1,224.00	83.21	0.00	247.00	1,224.00
930.05	99.90	0.00	0.95	930.05
49,180.71	86.28	0.00	7,819.29	49,180.71
2,144.03	93.22	0.00	155.97	2,144.03
614.82	94.59	0.00	35.18	614.82
2,400.26	88.90	0.00	299.74	2,400.26
0.00	0.00	0.00	0.00	0.00
417.89	45.82	0.00	494.11	417.89
69,284.57	109.06	0.00	21,640.43	69,284.57
12,272.04	99.99	0.00	0.96	12,272.04
13,662.00	100.00	0.00	0.00	13,662.00
31,877.00	100.00	0.00	0.00	31,877.00
84,180.00	77.31	0.00	24,701.00	84,180.00
0.00	0.00	0.00	50,000.00	0.00
1,258.59	75.23	0.00	414.41	1,258.59
0.00	0.00	0.00	5,592.00	0.00
350.00	102.34	0.00	(8.00)	350.00
9,325.68	95.88	0.00	400.32	9,325.68
168,326.17	35.43	0.00	306,719.83	168,326.17
0.00	0.00	0.00	0.00	0.00
32,783.98	129.79	0.00	(7,524.98)	32,783.98
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
18,734.75	379.88	0.00	143,302.25	18,734.75
1,255,935.21	101.39	0.00	602,215.79	\$1,255,935.21

236,861.50	96.95	0.00	7,443.50	236,861.50
2,120.71	106.04	0.00	(120.71)	2,120.71

1,488.00	100.00	0.00	0.00	1,488.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
538.66	79.21	0.00	141.34	538.66
18,029.28	95.90	0.00	770.72	18,029.28
5,422.66	135.57	0.00	(1,422.66)	5,422.66
36.00	5.54	0.00	614.00	36.00
31,364.36	98.01	0.00	635.64	31,364.36
29,025.54	95.83	0.00	1,264.46	29,025.54
1,072.26	88.62	0.00	137.74	1,072.26
751.16	105.06	0.00	(36.16)	751.16
174.24	91.71	0.00	15.76	174.24
628.56	48.76	0.00	660.44	628.56
0.00	0.00	0.00	0.00	0.00
24.00	0.00	0.00	(24.00)	24.00
500.00	100.00	0.00	0.00	500.00
100.00	100.00	0.00	0.00	100.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
719.24	142.71	0.00	(215.24)	719.24
1,143.04	189.79	0.00	139.96	1,143.04
400.00	138.89	0.00	(112.00)	400.00
3,245.22	108.17	0.00	(245.22)	3,245.22
0.53	0.00	0.00	(0.53)	0.53
743.99	78.31	0.00	206.01	743.99
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,023.09	68.21	0.00	476.91	1,023.09
1,371.68	68.58	0.00	628.32	1,371.68
101.95	67.97	0.00	48.05	101.95
2,983.50	99.98	0.00	0.50	2,983.50
3,034.89	83.38	0.00	605.11	3,034.89
340.56	54.49	0.00	284.44	340.56
1,069.29	99.47	0.00	5.71	1,069.29
11,519.63	100.17	0.00	(19.63)	11,519.63
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
2,160.78	99.99	0.00	0.22	2,160.78
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
14,538.78	90.87	0.00	1,461.22	14,538.78
2,023.76	84.32	0.00	376.24	2,023.76
7,415.40	61.80	0.00	4,584.60	7,415.40
1,564.23	99.63	0.00	5.77	1,564.23
0.00	0.00	0.00	0.00	0.00

0.00	0.00	0.00	356.00	0.00
24,449.63	56.50	0.00	18,825.37	24,449.63
12,055.26	71.12	0.00	4,894.74	12,055.26
24,100.75	121.41	0.00	(4,250.75)	24,100.75
6,755.30	79.47	0.00	1,744.70	6,755.30
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
61,480.16	43.57	0.00	79,635.84	61,480.16
25,326.75	110.12	0.00	(2,326.75)	25,326.75
12,248.34	106.51	0.00	(748.34)	12,248.34
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
9,108.00	100.00	0.00	0.00	9,108.00
9,816.00	21.90	0.00	35,000.00	9,816.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
2,009.25	74.42	0.00	690.75	2,009.25
106.09	0.00	0.00	(106.09)	106.09
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	186.00	0.00
186.00	0.00	0.00	(186.00)	186.00
0.00	0.00	0.00	0.00	0.00
21,685.80	90.52	0.00	2,270.20	21,685.80
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,173.40	0.34	0.00	348,826.60	1,173.40
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
594,037.22	54.26	0.00	503,122.78	594,037.22

0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

[illegible]

0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
952,603.58	286.45	49,988.25	(652,591.83)	\$1,002,591.83

[illegible]

0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
1,984.96	99.25	0.00	15.04	1,984.96
0.00	0.00	0.00	0.00	0.00
30,634.37	99.85	0.00	45.63	30,634.37
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
10,950.61	63.40	0.00	8,294.39	10,950.61
0.00	0.00	0.00	0.00	0.00
206,552.06	106.57	0.00	(12,730.06)	206,552.06
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
251,738.20	102.95	0.00	(5,991.20)	\$251,738.20

0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
5,556,176.03	0.00	33,900.00	(5,590,076.03)	5,590,076.03
0.00	0.00	0.00	0.00	0.00
45,914.09	0.00	0.00	(45,914.09)	45,914.09
125,409.96	92.12	19,500.00	12,390.04	144,909.96
16,607.32	166.07	0.00	(6,607.32)	16,607.32
75,121.14	85.36	0.00	12,878.86	75,121.14
0.00	0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
107,091.25	92.66	0.00	8,481.75	107,091.25
2,532.74	0.00	0.00	(2,532.74)	2,532.74
46,284.51	71.21	0.00	18,715.49	46,284.51
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
64,163.00	91.60	0.00	5,882.00	64,163.00
0.00	0.00	0.00	1,441,807.00	0.00
253,718.00	29.79	0.00	597,882.00	253,718.00
809,151.06	348.59	0.00	(749,151.06)	809,151.06
27,904.98	47.10	0.00	31,345.02	27,904.98
20,000.00	9.50	0.00	190,625.00	20,000.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
35,994.82	11.42	0.00	279,258.18	35,994.82
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
7,186,068.90	210.18	53,400.00	(3,795,015.90)	\$7,239,468.90
27,982,469.94	113.68	159,054.95	(2,359,444.87)	\$28,141,524.89

**FY23 ENDING
BUDGET BALANCE**

(6,526,395.68)
(769,904.62)
(378,441.73)
(184,651.31)
39,470.27
5,123.01
(993,677.77)
(167,695.52)
(369,856.81)
(5,924.02)
0.00

(9,351,954.18)

\$ - \$ -

16,412.28
20,212.97
7,498.64
10,901.57
15,087.07
(12,611.25)
14,974.42
174,196.34
(6,217.11)
2,444.77
48,100.65
(42,361.68)
168,852.84
3,778.22
610,960.48
602,215.79
503,122.78
(652,591.83)
(5,991.20)

(3,778,305.72)

(2,299,319.97)

\$ - \$ -



ADJUST AMT

203,073.53

(41,055.77)

(19,379.31)

(6,589,878.77)

1,198.79

(36,497.60)

(2,639.65)

(53,692.99)

4,585.47

7,890.62

0.00

0.00

(6,526,395.68)

(2,500.00)

(2,410.00)

(109,996.15)

(11,230.00)

670.00

920.00

765.00

(627,860.48)

0.00

(3,000.00)

(1,275.00)

(145.00)

150.00

(13,992.99)

(769,904.62)

0.00

0.00

(2,035.00)

418.03

(124,775.77)

(100,900.00)

0.00

0.00

(82,006.99)

1,000.00

(6,207.91)

4,427.70

(68,361.79)

(378,441.73)

1,810.00

(6,146.00)

0.00

(6,863.00)

(528.19)

(158,601.03)

20,100.03

(2,675.00)

423.38

3,279.80

1,990.15

(2,737.50)

8,341.55

420.00

(43,465.50)

(184,651.31)

0.00

4,257.80

525.00

60.00

0.00

552.87

25,707.07

(389.30)

541.45

9,081.82

596.08

1,068.04

(1,342.41)

(1,188.15)

0.00

39,470.27

0.00

(351.28)

0.00

0.00

4,417.39

0.00

1,056.90

5,123.01

(935,781.42)

(30,593.79)

(30,031.67)

(20,500.89)

23,230.00

0.00

(993,677.77)

0.00

0.00

2,500.00

0.00

(3,840.35)

(500.00)

0.00

0.00

(165,855.17)

(167,695.52)

0.00

0.00

0.00

0.00

0.00

(349,573.53)

0.00

0.00

0.00

(349,573.53)

0.00

0.00

(5,924.02)

(5,924.02)

0.00

0.00

0.00

(9,331,670.90)	\$	(20,283.28)	\$20,283.28

0.00
 0.00
 0.25
 (497.93)
 (1.50)
 (400.56)
 0.00
 0.00
 (235.89)
 14,260.58
 0.76
 443.30
 1,519.54
 32.25
 6,121.00
 485.37
 205.57
 0.00
 0.00
 600.00
 0.56
 0.00
 1,036.11
 0.00
 0.00
 0.00
 845.91
 0.00
 (39,361.54)
 0.00
 500.00
 0.00
 (148.50)
 31,007.00

16,412.28	TOTAL FOR DEPT 500 - CITY COUNCIL
-----------	-----------------------------------

(15,357.74)
 (1,374.38)
 0.00
 0.00

0.00
318.24
5,179.10
(369.91)
459.00
(2,283.64)
0.00
4.36
65.84
401.60
19.32
103.04
0.00
0.00
(1,389.38)
0.00
(5,754.56)
(3,624.50)
50.00
0.00
302.38
4,464.11
380.27
(174.22)
616.09
374.45
7.34
0.00
80.90
441.77
(1,119.25)
0.00
0.00
0.00
0.00
0.00
0.00
10.00
506.54
0.00
0.00
455.00
27,600.00
0.00
0.00
0.22
(385.00)

0.00
(24.76)
0.00
0.00
0.00
0.00
0.00

9,982.23

TOTAL FOR DEPT 501 - CITY MANAGEMENT

(714.79)
0.00
0.00
0.00
0.00
9.11
(30.66)
(56.92)
153.00
(110.15)
3.12
25.28
(12.67)
4.44
0.00
0.00
0.00
10.00
0.00
(74.90)
0.00
93.12
0.00
629.34
0.00
150.00
250.00
139.48
1,170.18
317.31
0.00
0.00
253.05
0.00
0.00
10.00

426.36
0.00
0.00
1,200.00
1,260.65
0.00
2,487.50
1,779.02
(1,872.23)
0.00

7,498.64

TOTAL FOR DEPT 503 - PUBLIC INFORMATON

(5,119.15)
(38.86)
0.00
0.00
0.10
0.00
9.19
255.35
(131.60)
306.00
(722.96)
293.71
45.56
(40.18)
8.88
0.00
25.98
50.00
(380.00)
79.00
100.00
5,501.48
15.79
0.83
112.00
436.76
31.70
148.92
(34.67)
419.77
0.36
200.00
0.80

232.00
176.29
0.00
0.00
0.00
8.72
69.45
0.00
17.45
(422.50)
0.00
0.00
458.75
5,398.00
343.00
2,114.00
931.65
0.00

10,901.57

TOTAL FOR DEPT 504 - HUMAN RESOURCES

8,499.82
119.53
0.00
0.00
150.00
26.06
1,198.69
(106.71)
297.00
1,431.83
632.23
68.87
(9.52)
15.80
41.64
0.00
0.00
0.00
0.00
400.00
0.00
130.00
0.00
227.95
1,500.00

400.00
36.04
125.54
189.58
0.00
0.00
0.00
0.00
134.69
0.00
10.00
213.18
0.00
(1,441.26)
870.11
0.00
0.00
(74.00)

15,087.07

TOTAL FOR DEPT 505 - CITY CLERK

(26,950.31)
(58.24)
(48.00)
0.00
0.00
0.10
0.00
113.46
(1,305.00)
(405.45)
827.00
(3,824.43)
1,821.57
(251.42)
81.17
35.32
171.01
0.00
0.00
235.00
440.00
110.00
550.00
0.00
348.27

884.45
279.60
828.96
90.48
326.16
(20.00)
0.00
0.92
0.00
0.00
0.00
0.00
10.00
282.63
0.00
0.00
(452.18)
8,400.35
326.00
0.00
19.47
200.00
(416.00)
(6,627.97)
981.00
0.00
6,834.00
0.83
3,550.00
0.00
0.00
0.00
0.00
0.00
0.00

(12,611.25)

TOTAL FOR DEPT 512 - FINANCE

203.24
(1,528.21)
(96.00)
88.83
0.00
0.00
(470.00)
252.75

(253.36)
(177.84)
769.58
(529.83)
3.36
375.84
219.85
59.32
75.02
0.00
850.00
540.00
265.00
250.00
1,194.06
991.00
639.02
550.88
0.00
1,664.89
1,910.43
(137.16)
(470.45)
0.00
0.00
0.00
0.00
0.00
0.00
0.00
16.80
(28.18)
(99.65)
802.62
0.00
0.00
0.00
0.00
(601.23)
994.40
(2,812.50)
3,657.22
0.00
2,266.50
75.00
1,236.00
26.00

1,755.16
0.00
0.00
446.06
0.00
0.00
0.00

14,974.42

TOTAL FOR DEPT 516 MUNICIPAL COURT

(16,956.54)
(3,711.10)
384.00
0.00
(507.55)
(660.00)
154.51
(596.79)
(560.17)
1,352.00
(4,249.62)
3,629.75
(128.82)
5.32
30.04
1,163.69
0.00
0.00
87.59
10,797.44
1,801.43
944.24
0.00
267.34
5,409.05
964.05
(578.28)
0.00
(923.62)
4,562.25
(306.88)
1,875.00
2,832.00
500.00
0.00
(45.45)

0.00
3,714.02
(0.17)
0.00
10.00
1,354.20
0.00
0.00
0.00
0.00
0.00
0.00
(523.23)
0.00
0.00
0.00
797.54
0.00
0.00
(1,270.25)
5,582.35
156,997.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

174,196.34

TOTAL FOR DEPT 522 - DEVELOPMENT SERVICES

(9,565.38)
0.00
0.00
0.00
0.00
(33.67)
(493.18)
(56.92)
144.00
(1,269.80)
(627.87)
(26.34)
(9.62)
(1.48)

0.00
(58.59)
895.00
1,150.00
65.00
(53.05)
1,032.07
996.34
633.04
(637.97)
0.00
0.48
95.98
0.00
0.00
1,288.00
0.00
(1,905.58)
0.00
10.00
(72.10)
0.00
(45.78)
806.00
600.00
0.00
0.00
724.31
200.00
0.00
0.00

(6,217.11)

TOTAL FOR DEPT 524 - MAIN STREET PROGRAM

0.00
0.00
0.00
0.00
100.00
0.00
0.00
(297.16)
350.00
0.00
0.00
342.67

(106.86)

56.12

0.00

0.00

0.00

2,000.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

2,444.77

TOTAL FOR DEPT 527 - DS MOOD MUSEUM

9,114.58

(1,926.43)

48.00

(29.45)

1,752.00

(1,568.90)

270.00

(28.89)

588.42

(275.65)

1,366.62

(833.55)

21,973.37

1,296.11

49.35

245.36

0.00

0.00

0.00

0.00

295.00

(50.00)

0.00

325.00

0.00

408.00

56.02

0.00

134.14

457.52
79.72
(20.00)
0.00
332.25
15.39
0.00
(479.88)
2,098.00
0.00
4,521.00
693.67
(316.59)
213.18
0.00
510.00
0.00
546.25
0.00
0.00
0.00
1,695.84
4.55
280.51
0.00
0.00
0.00
4,260.14
0.00
0.00

48,100.65

TOTAL FOR DEPT 532 - PUBLIC LIBRARY

(68,689.62)
0.00
(11,704.54)
(94.00)
0.00
0.00
0.10
(6,660.00)
1,243.15
(9,634.97)
(9,958.73)
3,659.49
(26,246.04)

(1,122.77)

551.47

990.70

162.48

8,607.84

385.00

28.42

320.40

(85.00)

385.00

796.08

0.00

725.00

2,848.67

285.05

5.97

0.00

0.00

169.07

0.00

7.45

272.18

8.77

787.68

27.93

119.21

1,698.40

451.88

0.00

735.19

0.00

75.74

5,992.00

2,291.33

0.00

64.79

(842.97)

0.00

100.50

1,185.49

0.00

692.18

0.00

0.00

3,920.50

(181.71)

(374.70)

281.30
0.00
977.66
12,120.36
52.21
0.00
0.00
0.00
33,008.00
6,117.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
55.10
0.00
86.14
0.00
0.00
3,206.52
337.98
1,096.22
0.00
(3,700.23)
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

(42,361.68)

TOTAL FOR DEPT 542 - FIRE

48,492.73
0.00
(52,437.68)
338.00
(646.00)
(16,960.00)
974.79
11,774.90
(16,005.10)
6,143.23
(3,772.02)
22,376.81
1,794.23
85.94
297.88
680.98
0.00
0.00
276.58
611.00
249.00
737.14
602.05
2,018.90
596.00
14,200.00
228.14
427.68
(145.51)
7.04
144.73
(2,465.30)
0.00
(162.38)
(5,615.62)
(39.32)
(1,534.62)
240.79
22.95
0.00
0.00
208.79
0.02
(130.96)
0.00

3,204.96
4,266.89
(569.71)
0.00
1,035.10
0.00
0.00
35,000.00
1,709.32
0.00
0.00
0.00
(266.38)
0.00
30,957.28
79,899.59
0.00
0.00
0.00
0.00
0.00
0.00

168,852.84

TOTAL FOR DEPT 552 - POLICE

8,799.15
(10,828.31)
0.00
0.00
0.00
553.90
0.00
39.62
(116.63)
(106.71)
453.32
(580.83)
(1,260.74)
298.94
13.53
17.24
1,481.76
0.00
0.00
1,850.00
0.00

200.00
0.00
0.00
0.00
0.00
0.00
0.00
320.00
489.97
309.08
0.00
500.00
400.00
316.06
112.95
(1,813.00)
65.35
0.00
(304.25)
515.78
0.00
1,000.00
(79.26)
0.00
0.00
0.00
0.00
0.00
0.00
0.00
791.02
0.00
8,387.78
0.00
0.00
0.00
600.00
(8,647.50)
0.00
0.00
0.00
0.00

3,778.22

TOTAL FOR DEPT 558 - ANIMAL CONTROL

34,321.21

(34,931.56)

866.00

0.00

0.00

138.55

75.00

(120.70)

(2,704.44)

(8,665.45)

2,417.70

(3,773.41)

6,264.11

559.19

(462.65)

85.72

24.02

(636.84)

2.00

20,000.00

100.00

0.00

0.00

21.86

1,343.43

366.00

37.42

52.00

(499.59)

4,283.49

2,174.30

0.00

246.00

165.19

571.56

39.34

1,977.77

1,007.57

236.00

562.50

9.19

2,000.43

4,195.32

0.00

61.45

0.00

0.53

4.00

2,500.00
486.95
1,544.00
134,203.21
0.00
0.00
1,040.00
(12,033.09)
406.79
(310.77)
(319.00)
0.00
0.00
19,710.39
0.00
0.00
0.00
0.00
2,585.84
18,026.82
357,735.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
1,000.00
0.00
620.00
0.00
8,626.92
1,178.00
0.00
41,545.21
0.00

0.00
0.00
0.00
0.00
0.00
0.00
(7,000.00)
0.00
0.00
7,000.00

610,960.48

TOTAL FOR DEPT 563 - STREET & GROUNDS MAINTENANCE

27,783.40
(8,614.96)
388.00
0.00
0.00
(92.30)
(240.00)
172.85
2,754.22
(2,845.36)
1,188.03
2,545.37
10,089.88
646.02
(14.30)
56.52
2,012.39
0.72
(48.00)
0.69
(180.00)
0.00
0.00
1,326.46
0.61
144.35
0.00
411.01
(435.00)
178.95
1.00
(70.87)
400.92

9,439.50
0.35
(3,998.38)
(592.00)
0.00
(55.24)
(926.78)
(36.99)
0.00
0.00
(52.65)
0.76
0.73
0.00
45.75
6,431.70
107.98
247.00
0.95
7,819.29
155.97
35.18
299.74
0.00
494.11
21,640.43
0.96
0.00
0.00
24,701.00
50,000.00
414.41
5,592.00
(8.00)
400.32
306,719.83
0.00
(7,524.98)
0.00
0.00
143,302.25

\$602,215.79

TOTAL FOR DEPT 565 - PARKS & RECREATION

7,443.50
(120.71)

0.00
0.00
0.00
0.00
0.00
141.34
770.72
(1,422.66)
614.00
635.64
1,264.46
137.74
(36.16)
15.76
660.44
0.00
(24.00)
0.00
0.00
0.00
0.00
(215.24)
139.96
(112.00)
(245.22)
(0.53)
206.01
0.00
0.00
476.91
628.32
48.05
0.50
605.11
284.44
5.71
(19.63)
0.00
0.00
0.22
0.00
0.00
1,461.22
376.24
4,584.60
5.77
0.00

356.00
18,825.37
4,894.74
(4,250.75)
1,744.70
0.00
0.00
79,635.84
(2,326.75)
(748.34)
0.00
0.00
0.00
0.00
35,000.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
690.75
(106.09)
0.00
0.00
0.00
186.00
(186.00)
0.00
2,270.20
0.00
0.00
348,826.60
0.00
0.00
0.00

503,122.78

TOTAL FOR DEPT 566 - IS BUILDING MAINTENANCE

0.00
0.00

[illegible]

(640,491.83)

(12,100.00)

0.00
0.00
0.00

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

(\$652,591.83)

TOTAL FOR DEPT 573 - ENGINEERING & INSPECTION

(1,280.00)

(11.76)

0.00

0.00

0.00

(46.15)

0.00

0.00

(102.35)

0.00

(1.34)

(174.60)

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00
0.00
0.00
0.00
0.00
0.00
15.04
0.00
45.63
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
8,294.39
0.00
(12,730.06)
0.00
0.00
0.00
0.00
0.00
0.00
0.00

(\$5,991.20)

TOTAL FOR DEPT 575 - INFORMATION TECHNOLOGY (IT)

0.00
0.00
0.00
0.00
0.00
(5,590,076.03)
0.00
(45,914.09)
12,390.04
(6,607.32)
12,878.86
0.00

0.00
0.00
0.00
0.00
8,481.75
(2,532.74)
18,715.49
0.00
0.00
0.00
0.00
0.00
0.00
0.00
5,882.00
1,441,807.00
597,882.00
(749,151.06)
31,345.02
190,625.00
0.00
0.00
0.00
279,258.18
0.00
0.00

(\$3,795,015.90)

(\$2,326,260.89)

TOTAL FOR DEPT 592 - NON DEPARTMENTAL

118-TIF #2
FINANCIAL SUMMARY

119-TIF #2 (TAX INCREMENT FUND)		ANNUAL	CURRENT
ACCT #	ACCOUNT NAME	BUDGET	PERIOD
310-TAXES			
310-111	CURRENT PROPERTY TAXES	219,000.00	0.00
** REVENUE CATEGORY TOTAL **		219,000.00	0.00
520-TIF EXPENSES			
520-815	INTERFUND TRANSFER OUT	0.00	0.00
520-817	PROPERTY TAX REBATE	217,000.00	0.00
520-818	DRRA REFUND	0.00	0.00
*** TIF TOTAL ***		217,000.00	0.00
*** TOTAL PROFIT / (LOSS) ***			
		2,000.00	0.00

119-TIF (TAX INCREMENT FUND)		ANNUAL	CURRENT
ACCT #	ACCOUNT NAME	BUDGET	PERIOD
REVENUES			
310-111	CURRENT PROPERTY TAXES	425,000.00	0.00
330-242	TIF-WILLIAMSON COUNTY	200,000.00	0.00
430-331	INTEREST INCOME	500.00	2,608.73
*** TOTAL REVENUES ***		625,500.00	2,608.73

520-TIF EXPENSES			
520-111	REGULAR FULL TIME	5,703.86	0.00
520-115	LONGEVITY PAY	0.00	0.00
520-118	INSURANCE ALLOWANCE	0.00	0.00
520-121	FICA SOCIAL SECURITY	0.00	0.00
520-122	WORKERS COMPENSATION	0.00	0.00
520-124	RETIREMENT-TMRS	0.00	0.00
520-128	LONG TERM DISABILITY	0.00	0.00
520-519	OTHER PROFESSIONAL SERVICES	13,896.14	41.27
520-539	OTHER CONTRACT SERVICES	0.00	0.00
520-719	OTHER CAPITAL OUTLAY	0.00	0.00
520-742	CONSTRUCTION	0.00	0.00
520-814	TRANSFER TO CIP	0.00	0.00
520-815	INTERFUND TRANSFER OUT	394,782.00	0.00
520-819	OTHER CONTRIBUTIONS	25,000.00	0.00
*** DEPARTMENT TOTAL ***		439,382.00	41.27
*** TOTAL PROFIT / (LOSS) ***			
		186,118.00	2,567.46

120-HOTEL/MOTEL FUND

REVENUES	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
310-143 HOTEL OCCUPANCY TAX	245,000.00	32,551.26
310-274 LATE PAYMENT FEE	0.00	19.59
420-326 OTHER SPECIAL ASSESSMENTS	0.00	0.00
430-331 INTEREST INCOME	0.00	0.00
430-335 REFUND OF PY EXPENSE	0.00	0.00
*** TOTAL REVENUES ***	245,000.00	32,570.85

EXPENSES	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
612-511 LEGAL SERVICES	0.00	0.00
612-512 ENGINEERING SERVICES	0.00	0.00
612-528 ADVERTISING	0.00	0.00
612-532 SOFTWARE MAINT/LICENSING	0.00	0.00
612-539 OTHER CONTRACT SERVICES	33,250.00	4,781.70
612-812 PASS THROUGH- AGENCY	50,000.00	0.00
612-815 INTERFUND TRANSFER OUT	5,000.00	0.00
612-818 380-AGREEMENT PAYOUT	155,000.00	0.00
*** DEPARTMENT TOTAL ***	243,250.00	4,781.70

*** TOTAL PROFIT / (LOSS) ***	1,750.00	27,789.15
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123-MAIN STREET REVENUE FUND

330-234 TEDC CONTRIBUTIONS	0.00	0.00
330-235 GENERAL CONTRIBUTIONS	60,625.00	0.00
330-236 OTHER CONTRIBUTIONS	0.00	0.00
430-331 INTEREST INCOME	0.00	0.00
430-335 REFUNDS AND REIMBURSEMENTS	0.00	0.00
440-351 TAYLOR PRIDE	0.00	0.00
440-352 FARMERS' MARKET RENTAL FEES	7,000.00	0.00
440-353 MAIN STREET CAR SHOW	22,000.00	100.00
440-354 WINE SWIRL	0.00	0.00
440-355 HERITAGE SQ CHRISTMAS LIGHTS	0.00	0.00
440-356 CHRISTMAS BAZAAR	1,600.00	0.00
440-357 SALES AND OTHER FUNDRAISINGS	0.00	0.00
440-358 TAYLOR BLACKLAND PRAIRIE DAYS	16,000.00	0.00
440-359 SPOOKTACULAR	0.00	34.00
450-361 TRANSFER FROM TIF	30,000.00	0.00
450-362 TRANSFER FROM H.O.T.	5,000.00	0.00
450-365 TRANSFER FROM GENERAL FUND	14,600.00	0.00
*** TOTAL REVENUES ***	156,825.00	134.00

ACCT # ACCOUNT NAME		
615-111 REGULAR FULL TIME	0.00	0.00
615-231 TAYLOR PRIDE	14,500.00	0.00

615-232 FARMERS' MARKET	2,000.00	300.00
615-233 CITY SPONSORED EVENTS	5,225.00	0.00
615-235 MAIN ST CAR SHOW	25,000.00	1,000.00
615-236 TAYLOR BLACKLAND PRAIRIE DAYS	25,000.00	0.00
615-237 WINE SWIRL	5,000.00	0.00
615-238 CHRISTMAS BAZAAR	1,000.00	0.00
615-239 SPOOKTACULAR	1,500.00	0.00
615-240 CITY PARADES	25,000.00	0.00
615-259 MISC. SUPPLIES	3,000.00	0.00
615-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
615-523 OUTSIDE PRINTING	0.00	0.00
615-528 ADVERTISING	5,000.00	1,782.18
615-719 OTHER CAPITAL OUTLAY	0.00	0.00
615-811 RENTAL ASSISTANCE	14,600.00	0.00
615-813 FACADE GRANT	30,000.00	1,125.00
615-819 OTHER CONTRIBUTIONS	0.00	0.00
*** DEPARTMENT TOTAL ***	156,825.00	4,207.18

*** TOTAL PROFIT / (LOSS) ***	0.00	(4,073.18)
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124-CEMETERY LAND & TRUST FD

ACCT # ACCOUNT NAME		
430-331 INTEREST INCOME	0.00	258.37
450-370 INTERFUND TRANSFER IN	0.00	0.00
460-373 CEMETERY LOT SALES	0.00	0.00
613-741 LAND & REAL PROPERTY	0.00	0.00
613-815 INTERFUND TRANSFERS OUT	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	258.37

*** TOTAL PROFIT / (LOSS) ***	0.00	258.37
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125-MUNICIPAL CRT SPECIAL FEE

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
410-309 JUDICIAL FEE-CITY	500.00	3.43
410-320 TRUANCY PREVENTION/DIVERSION	3,000.00	523.16
410-321 JURY SERVICES FEE	50.00	10.47
410-412 BUILDING SECURITY FEES	5,000.00	517.69
410-413 TECHNOLOGY FEES	4,000.00	425.16
450-370 INTERFUND TRANSFER IN	0.00	0.00
*** TOTAL REVENUES ***	12,550.00	1,479.91

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
625-111 REGULAR FULL TIME	8,000.00	342.70
625-121 FICA SOCIAL SECURITY	612.00	26.22

625-124 RETIREMENT - TMRS	1,030.00	44.72
625-217 OFFICE SECURITY	0.00	0.00
625-226 MISC. HARDWARE	0.00	0.00
625-264 COMPUTER ACCESSORIES	0.00	0.00
625-267 COMPUTERS	0.00	0.00
625-279 OTHER OPERATIONAL EQUIPMENT	0.00	0.00
625-323 TRUNK TELEPHONE SYSTEM	0.00	0.00
625-539 OTHER CONTRACT SERVICES	0.00	0.00
625-717 INSTRUMENTS/APPARATUS	0.00	0.00
625-719 OTHER CAPITAL OUTLAY	0.00	0.00
*** DEPARTMENT TOTAL ***	9,642.00	413.64

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
626-141 WORKSHOP TRAINING	0.00	0.00
626-142 PROFESSIONAL CONFERENCES	0.00	0.00
626-146 TRAINING- TRANSPORTATION	0.00	0.00
626-147 TRAINING- LODGING	0.00	0.00
626-148 TRAINING- MEALS	0.00	0.00
626-267 COMPUTERS	2,300.00	0.00
626-269 OTHER OFFICE EQUIPMENT	0.00	0.00
626-532 SOFTWARE MAINT/LICENSING	0.00	0.00
626-539 OTHER CONTRACT SERVICES	0.00	0.00
626-712 COMMUNICATION EQUIPMENT	0.00	0.00
626-714 COMPUTER EQUIPMENT	0.00	0.00
626-719 OTHER CAPITAL OUTLAY	0.00	0.00
*** DEPARTMENT TOTAL ***	2,300.00	0.00

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
627-539 OTHER CONTRACT SERVICES	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00

*** TOTAL PROFIT / (LOSS) ***	608.00	1,066.27
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129-LIBRARY GRANT/DONATION

REVENUE	ANNUAL BUDGET	CURRENT PERIOD
ACCT # ACCOUNT NAME		
330-227 GRANTS	0.00	1,216.25
330-229 OTHER STATE GRANTS	0.00	0.00
330-239 OTHER LOCAL CONTRIBUTIONS	0.00	0.00
430-331 INTEREST INCOME	400.00	1,294.84
430-334 MISCELLANEOUS REVENUE	0.00	0.00
440-354 NOBLE TRUST BEQUEST	0.00	0.00
440-355 LOUIS NED BEQUEST	0.00	0.00
440-359 MISCELLANEOUS DONATIONS	200.00	0.00

***** TOTAL REVENUES *****

600.00

2,511.09

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
624-144	SUBSCRIPTIONS AND BOOKS	0.00	0.00
624-211	GENERAL OFFICE SUPPLIES	0.00	0.00
624-215	POSTAGE	0.00	0.00
624-226	MISC. HARDWARE	0.00	0.00
624-259	MISC. SUPPLIES	0.00	0.00
624-261	OFFICE FURNITURE	0.00	0.00
624-267	COMPUTERS	0.00	0.00
624-268	APPLIANCES	0.00	0.00
624-269	OTHER OFFICE EQUIPMENT	0.00	0.00
624-349	MISC. REPAIRS/MAINT.	0.00	0.00
624-532	SOFTWARE MAINT/LICENSING	0.00	0.00
624-539	OTHER CONTRACT SERVICES	0.00	0.00
624-711	OFFICE FURNITURE	0.00	0.00
624-715	GRANT EQUIPMENT	0.00	0.00
624-718	LIBRARY BOOKS	0.00	0.00
624-815	INTERFUND TRANSFERS OUT	0.00	0.00
*** DEPARTMENT TOTAL ***		0.00	0.00

***** TOTAL PROFIT / (LOSS) *****

600.00

2,511.09

140-I & S FOR G O BONDS**REVENUES**

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
310-111	CURRENT PROPERTY TAXES	3,867,361.00	3,184.18
330-241	PAY IN LIEU OF TAXES	0.00	0.00
430-331	INTEREST INCOME	3,500.00	1,436.58
430-335	REIMBURSEMENTS/REFUNDS	0.00	0.00
450-365	TRANSFER FROM GENERAL FUND	0.00	0.00
450-370	INTERFUND TRANSFER IN	341,700.00	0.00
470-381	9.615M CO SERIES 08 (2.945M)	0.00	0.00
470-382	4.595M GO REF SER 15 (1.695M)	0.00	0.00
470-383	3.02M GO REF 2017 (1.435M)	0.00	0.00
470-388	BOND PROCEEDS	0.00	0.00
470-391	BOND PREMIUM	0.00	0.00
*** TOTAL REVENUES ***		4,212,561.00	4,620.76

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
620-537	BANK/PAYING AGENT FEES	4,000.00	0.00
620-815	INTERFUND TRANSFER OUT	0.00	0.00
620-921	PRINCIPAL RETIREMENT	2,580,000.00	0.00
620-922	I & S INTEREST	1,629,061.00	0.00

*** DEPARTMENT TOTAL ***	4,213,061.00	0.00
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*** TOTAL PROFIT / (LOSS) ***	(500.00)	4,620.76
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143-MDUS I&S	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
430-331 INTEREST INCOME	0.00	0.00
450-370 INTERFUND TRANSFER IN	0.00	0.00
*** TOTAL REVENUES ***	0.00	0.00

	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
629-537 BANK FEES	0.00	0.00
629-815 INTERFUND TRANSFER OUT	0.00	0.00
629-921 PRINCIPAL RETIREMENT	0.00	0.00
629-922 I & S INTEREST	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00

*** TOTAL PROFIT / (LOSS) ***	0.00	0.00
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144-I&S UTILITY CO'S & BONDS		
REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
430-331 INTEREST INCOME	0.00	0.00
450-368 FROM PUBLIC UTILITIES FUND	3,361,891.00	0.00
*** TOTAL REVENUES ***	3,361,891.00	0.00

	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
622-537 BANK FEES	0.00	0.00
622-815 INTERFUND TRANSFER OUT	0.00	0.00
622-921 I & S PRINCIPAL	2,090,000.00	0.00
622-922 I & S INTEREST	1,271,891.00	0.00
*** DEPARTMENT TOTAL ***	3,361,891.00	0.00

*** TOTAL PROFIT / (LOSS) ***	0.00	0.00
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146-I & S FOR AIRPORT CO'S		
REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
430-331 INTEREST INCOME	0.00	0.00
450-366 FROM AIRPORT OPERATING FUND	107,488.00	0.00
*** TOTAL REVENUES ***	107,488.00	0.00

	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD

628-537 BANK/PAYING AGENT FEES	0.00	0.00
628-921 I & S PRINCIPAL	70,000.00	0.00
628-922 I&S INTEREST	37,488.00	0.00
*** DEPARTMENT TOTAL ***	107,488.00	0.00

*** TOTAL PROFIT / (LOSS) ***	0.00	0.00
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147-TUF(STREETS) I&S FUND

REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
450-371 INTERFUND TRANSFER IN	0.00	0.00
*** TOTAL REVENUES ***	0.00	0.00

	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
627-537 BANK/PAYING AGENT FEES	0.00	0.00
627-815 INTERFUND TRANSFERS OUT	0.00	0.00
627-921 I & S PRINCIPAL	0.00	0.00
627-922 I & S INTEREST	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00

*** TOTAL PROFIT / (LOSS) ***	0.00	0.00
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162-GENERAL CAPITAL IMPROVEME

REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
330-215 TDHCA- AYBR GRANT	0.00	0.00
330-216 FEMA REIMBURSEMENT	0.00	0.00
330-219 OTHER FEDERAL GRANTS	0.00	0.00
330-224 HOUSING DEVELOPMENT GRANT	0.00	0.00
330-226 TX DOT GRANT	0.00	0.00
330-228 TDHCA HOME GRANT	0.00	586,417.90
330-229 OTHER STATE GRANTS	0.00	0.00
330-230 CONTRIBUTIONS FROM DEVELOPERS	0.00	0.00
330-236 COUNTY GRANTS	0.00	0.00
330-237 FOUNDATION GRANTS	0.00	0.00
330-238 LOCAL REIMBURSEMENTS/REFUNDS	0.00	0.00
330-242 ADVANCE FUNDING	0.00	0.00
420-329 PAYMENT OF CLAIMS	0.00	0.00
430-331 INTEREST INCOME	0.00	27,898.79
430-335 REIMBURSEMENTS/REFUNDS	0.00	0.00
440-353 DONATIONS-PARKS	0.00	0.00
450-361 TRANSFER IN FROM FUND 340 PU	0.00	0.00
450-362 TRANSFER IN FROM TUF	0.00	0.00
450-363 FROM CEMETERY SPECIAL REVENUE	0.00	0.00
450-365 TRANSFER FROM GENERAL FUND	0.00	0.00

450-367 TRANSFER IN FUND164 MDUS	0.00	0.00
450-370 TRANSFER IN FROM FUND 165	0.00	0.00
450-374 TRANSFER FROM TIF/TIRZ	0.00	0.00
460-372 BOND PREMIUM	0.00	0.00
470-381 BOND PROCEEDS	0.00	0.00
470-389 12.590M 2019 COs (1.805M)	0.00	0.00
*** TOTAL REVENUES ***	0.00	614,316.69

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
500-512 ENGINEERING	0.00	2,709.90
500-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
500-528 ADVERTISING	0.00	99.99
*** DEPARTMENT TOTAL ***	0.00	2,809.89

DEPARTMENT EXPENSES ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
561-512 FY2017 CDBG-W.3RD STREET	0.00	0.00
561-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
561-528 ADVERTISING	0.00	0.00
561-742 CONSTRUCTION	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
566-512 ENGINEERING SERVICES	0.00	0.00
566-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
566-526 TESTING CERFICIATION/PERMITS	0.00	0.00
566-528 ADVERTISING	0.00	0.00
566-539 OTHER CONTRACT SERVICES	0.00	0.00
566-742 CONSTRUCTION	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
576-217 OFFICE SECURITY	0.00	0.00
576-512 ENGINEERING SERVICES	0.00	0.00
576-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
576-528 ADVERTISING	0.00	0.00
576-711 OFFICE FURNITURE	0.00	0.00
576-813 CONTRIBUTIONS	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
577-226 MISC. HARDWARE	0.00	0.00

577-512 ENGINEERING SERVICES	0.00	0.00
577-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
577-742 CONSTRUCTION	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
637-512 ENGINEERING	0.00	0.00
637-528 ADVERTISING	0.00	0.00
637-539 OTHER CONTRACT SERVICES	0.00	0.00
637-742 CONSTRUCTION	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
653-512 ENGINEERING SERVICES	0.00	0.00
653-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
653-528 ADVERTISING	0.00	0.00
653-539 OTHER CONTRACT SERVICES	0.00	0.00
653-727 SPORTS FIELD EQUIPMENT	0.00	0.00
653-742 CONSTRUCTION	0.00	0.00
653-743 CONSTRUCTION	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
657-511 LEGAL SERVICES	0.00	0.00
657-512 ENGINEERING SERVICES	0.00	0.00
657-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
657-528 ADVERTISING	0.00	0.00
657-539 OTHER CONTRACT SERVICES	0.00	0.00
657-719 OTHER CAPITAL OUTLAY	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
661-815 INTERFUND TRANSFERS OUT	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
679-528 ADVERTISING	0.00	0.00
679-742 CONSTRUCTION	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00

ANNUAL CURRENT

ACCT #	ACCOUNT NAME	BUDGET	PERIOD
685-512	ENGINEERING SERVICES	0.00	0.00
685-519	OTHER PROFESSIONAL SERVICES	0.00	0.00
685-539	OTHER CONTRACT SERVICES	0.00	0.00
685-742	CONSTRUCTION	0.00	0.00
*** DEPARTMENT TOTAL ***		0.00	0.00

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
694-512	ENGINEERING SERVICES	0.00	0.00
694-519	OTHER PROFESSIONAL SERVICES	0.00	700.00
694-521	COUNTY RECORDING FEES	0.00	0.00
694-539	OTHER CONTRACT SERVICES	0.00	670.00
694-742	CONSTRUCTION	0.00	0.00
*** DEPARTMENT TOTAL ***		0.00	1,370.00

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
802-512	ENGINEERING SERVICES	0.00	0.00
802-519	OTHER PROFESSIONAL SERVICES	0.00	0.00
802-539	OTHER CONTRACT SERVICES	0.00	0.00
802-719	OTHER CAPITAL OUTLAY	0.00	0.00
802-725	OTHER EQUIPMENT	0.00	0.00
802-742	CONSTRUCTION	0.00	0.00
*** DEPARTMENT TOTAL ***		0.00	0.00

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
901-415	HEAVY EQUIPMENT RENTAL	0.00	0.00
901-511	LEGAL SERVICES	0.00	6,089.25
901-512	ENGINEERING SERVICES	0.00	0.00
901-519	OTHER PROFESSIONAL SERVICES	0.00	0.00
901-528	ADVERTISING	0.00	0.00
901-539	OTHER CONTRACT SERVICES	0.00	0.00
901-741	PURCHASE LAND	0.00	0.00
901-742	CONSTRUCTION	0.00	0.00
*** DEPARTMENT TOTAL ***		0.00	6,089.25

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
902-511	LEGAL SERVICES	0.00	0.00
902-512	ENGINEERING SERVICES	0.00	0.00
902-519	OTHER PROFESSIONAL SERVICES	0.00	0.00
902-528	ADVERTISING	0.00	0.00
902-539	OTHER CONTRACT SERVICES	0.00	0.00
902-742	CONSTRUCTION	0.00	0.00

*** DEPARTMENT TOTAL ***	0.00	0.00
*** TOTAL PROFIT / (LOSS) ***	0.00	624,585.83

164-MDUS IMPROVEMENT PROJECTS

REVENUE	ANNUAL BUDGET	CURRENT PERIOD
ACCT # ACCOUNT NAME		
330-229 OTHER STATE GRANTS	0.00	29,375.26
330-230 CONTRIBUTION FROM DEVELOPERS	0.00	0.00
430-331 INTEREST INCOME	0.00	1,315.19
450-361 TRANSFER FROM 300 MDUS	0.00	0.00
450-371 TRANSFER IN-UTILITY FUND	0.00	0.00
450-372 TRANSFER IN - TUF	0.00	0.00
470-383 12.590M 2019 COs (2.3750M)	0.00	0.00
470-391 BOND PREMIUM	0.00	0.00
*** TOTAL REVENUES ***	0.00	30,690.45

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
509-512 ENGINEERING SERVICES	0.00	0.00
509-528 ADVERTISING	0.00	0.00
509-539 OTHER CONTRACT SERVICES	0.00	0.00
509-745 CONTRIBUTION BY DEVELOPERS	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
510-511 LEGAL SERVICES	0.00	0.00
510-512 ENGINEERING SERVICES	0.00	0.00
510-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
510-528 ADVERTISING	0.00	0.00
510-539 OTHER CONTRACT SERVICES	0.00	0.00
510-742 CONSTRUCTION	0.00	0.00
510-814 TRANSFER TO FUND 162	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
515-512 ENGINEERING SERVICES	0.00	0.00
515-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
515-528 ADVERTISING	0.00	0.00
515-742 CONSTRUCTION	0.00	0.00
515-743 PAYMENT OF EASEMENTS	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00

ANNUAL CURRENT

ACCT #	ACCOUNT NAME	BUDGET	PERIOD
565-512	ENGINEERING SERVICES	0.00	0.00
565-519	OTHER PROFESSIONAL SERVICES	0.00	0.00
565-528	ADVERTISING	0.00	0.00
565-539	OTHER CONTRACT SERVICES	0.00	0.00
565-742	CONSTRUCTION	0.00	0.00
565-815	INTERFUND TRANSFERS OUT	0.00	0.00
*** DEPARTMENT TOTAL ***		0.00	0.00

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
814-512	ENGINEERING SERVICES	0.00	0.00
814-519	OTHER PROFESSIONAL SERVICES	0.00	0.00
814-528	ADVERTISING	0.00	0.00
814-539	OTHER CONTRACT SERVICES	0.00	0.00
814-742	CONSTRUCTION	0.00	0.00
*** DEPARTMENT TOTAL ***		0.00	0.00

*** TOTAL PROFIT / (LOSS) ***	0.00	30,690.45
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165-2013 COMBINATION CO

REVENUE	ANNUAL BUDGET	CURRENT PERIOD
ACCT # ACCOUNT NAME		
430-331 INTEREST INCOME	0.00	2,349.62
430-335 REIMBURSEMENTS/REFUNDS	0.00	0.00
450-365 TRANSFER FROM GENERAL FUND	0.00	0.00
470-388 CO BOND PROCEEDS 2013	0.00	0.00
470-391 BOND PREMIUM	0.00	0.00
*** TOTAL REVENUES ***	0.00	2,349.62

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
661-511	LEGAL SERVICES	0.00	0.00
661-522	INSURANCE AND BONDS	0.00	0.00
661-539	OTHER CONTRACT SERVICES	0.00	0.00
661-815	INTERFUND TRANSFERS OUT	0.00	0.00
*** DEPARTMENT TOTAL ***		0.00	0.00

*** TOTAL PROFIT / (LOSS) ***	0.00	2,349.62
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166-2017 PERFORMANCE CONTRACT

REVENUE	ANNUAL BUDGET	CURRENT PERIOD
ACCT # ACCOUNT NAME		
430-331 INTEREST INCOME	0.00	1,337.22
460-372 SERIES 2017 BOND PROCEEDS	0.00	0.00
*** TOTAL REVENUES ***	0.00	1,337.22

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
665-512 ENGINEERING SERVICES	0.00	0.00
665-539 OTHER CONTRACT SERVICES	0.00	0.00
665-815 INTERFUND TRANSFERS OUT	0.00	1,173.40
*** DEPARTMENT TOTAL ***	0.00	1,173.40
*** TOTAL PROFIT / (LOSS) ***	0.00	163.82

200-ROADWAY IMPACT FEE FUND

REVENUE	ANNUAL BUDGET	CURRENT PERIOD
ACCT # ACCOUNT NAME		
420-328 ROADWAY IMPACT FEES	80,000.00	51,181.95
*** TOTAL REVENUES ***	80,000.00	51,181.95

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
631-512 ENGINEERING SERVICES	0.00	0.00
631-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
631-528 ADVERTISING	0.00	0.00
631-539 OTHER CONTRACT SERVICES	0.00	0.00
631-742 CONSTRUCTION	0.00	0.00
631-746 CONSTRUCTION IMPROVE-GRANTS	0.00	0.00
631-833 PAYMENT OF REFUNDS	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00
*** TOTAL PROFIT / (LOSS) ***	80,000.00	51,181.95

210-TRANSPORTATION FUND

REVENUE	ANNUAL BUDGET	CURRENT PERIOD
ACCT # ACCOUNT NAME		
330-234 INTERGOVERNMENTAL REVENUE	0.00	0.00
340-274 LATE PAYMENT FEE	0.00	0.00
340-289 CREDIT CARD PROCESSING FEE	0.00	0.00
340-296 TRANSPORTATION USER FEE	850,000.00	72,485.48
430-331 INTEREST INCOME	500.00	0.00
450-367 TRNSF IN FROM MDUS	0.00	0.00
450-371 TRNSF IN FROM UTILITY FUND	0.00	0.00
470-383 12.590M 2019 COs (3.985M)	0.00	0.00
470-391 BOND PREMIUM	0.00	0.00
*** TOTAL REVENUES ***	850,500.00	72,485.48

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
632-111 REGULAR FULL TIME	124,800.00	9,238.88

632-114 OVERTIME	5,000.00	1,328.34
632-115 LONGEVITY PAY	0.00	0.00
632-116 REGULAR PART TIME	0.00	0.00
632-119 CERTIFICATION PAY	0.00	0.00
632-120 UNUM LIFE	130.00	0.94
632-121 FICA SOCIAL SECURITY	9,576.00	769.30
632-122 WORKERS COMPENSATION	300.00	0.00
632-123 STATE UNEMPLOYMENT TAXES	490.00	0.00
632-124 RETIREMENT-TMRS	16,765.00	2,223.98
632-126 HEALTH INSURANCE	22,665.00	0.00
632-127 DENTAL INSURANCE	900.00	0.00
632-128 LONG TERM DISABILITY	375.00	0.00
632-129 VISION INSURANCE	150.00	11.88
632-131 UNIFORMS (BUY)	0.00	0.00
632-221 STREET REPAIR MATERIALS	521,000.00	0.00
632-222 STRIPING AND STREET SIGNS	0.00	0.00
632-415 TRUCKS, HEAVY EQUIP RENTAL	0.00	0.00
632-419 REPLACEMENT FUND CONTRIBUTION	0.00	0.00
632-512 ENGINEERING SERVICES	45,000.00	0.00
632-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
632-528 ADVERTISING	0.00	0.00
632-532 SOFTWARE MAINT/LICENSING	0.00	0.00
632-539 OTHER CONTRACT SERVICES	0.00	0.00
632-541 ANNUAL STREET MAINTENANCE	0.00	0.00
632-543 CREDIT CARD FEES	0.00	0.00
632-651 BAD DEBT	200.00	(64.90)
632-814 TRANSFER TO CIP	0.00	0.00
632-815 INTERFUND TRANSFERS OUT	100,000.00	0.00
632-921 I & S PRINCIPAL	0.00	0.00
632-922 I & S INTEREST	0.00	0.00
632-925 BOND ISSUANCE COSTS	0.00	0.00
*** 210-TRANSPORTATION FUND TOTAL ***	847,351.00	13,508.42
*** TOTAL PROFIT / (LOSS) ***	3,149.00	58,977.06

300-MUNICIPAL DRAINAGE UTILIT

REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
330-219 OTHER FEDERAL GRANTS	0.00	0.00
330-229 OTHER STATE GRANTS	0.00	0.00
330-238 LOCAL REIMBURSEMENTS/REFUNDS	0.00	0.00
330-239 OTHER LOCAL CONTRIBUTIONS	0.00	0.00
340-260 DRAINAGE FEES	520,000.00	45,371.67
340-274 LATE PAYMENT FEE	3,500.00	397.82
340-289 CREDIT CARD PROCESSING FEE	0.00	0.00
430-331 INTEREST INCOME	0.00	0.00

430-334 MISCELLANEOUS REVENUE	0.00	0.00
430-335 REIMBURSEMENTS/REFUNDS	0.00	0.00
460-365 TRANSFER FROM GENERAL FUND	0.00	0.00
470-382 BOND PROCEEDS 2012	0.00	0.00
*** TOTAL REVENUES ***	523,500.00	45,769.49

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
750-111 REGULAR FULL TIME	172,640.00	11,256.34
750-114 OVERTIME	5,000.00	139.36
750-115 LONGEVITY PAY	0.00	0.00
750-116 REGULAR PART TIME	0.00	0.00
750-119 CERTIFICATION PAY	0.00	30.00
750-120 UNUM LIFE	0.00	18.41
750-121 FICA SOCIAL SECURITY	13,250.00	871.32
750-122 WORKERS COMPENSATION	410.00	0.00
750-123 STATE UNEMPLOYMENT TAXES	650.00	0.00
750-124 RETIREMENT-TMRS	23,190.00	2,478.55
750-126 HEALTH INSURANCE	30,215.00	0.00
750-127 DENTAL INSURANCE	1,200.00	46.62
750-128 LONG TERM DISABILITY	520.00	0.00
750-129 VISION INSURANCE	200.00	7.92
750-131 UNIFORMS (BUY)	0.00	0.00
750-225 SAND AND GRAVEL	15,000.00	0.00
750-259 MISC SUPPLIES	9,000.00	0.00
750-349 MISC REPAIRS/MAINT	10,000.00	0.00
750-414 MOTOR VEHICLE RENTAL	0.00	0.00
750-419 REPLACEMENT FUND CONTRIBUTION	0.00	0.00
750-511 LEGAL SERVICES	0.00	0.00
750-512 ENGINEERING SERVICES	100,000.00	0.00
750-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
750-528 ADVERTISING	0.00	0.00
750-537 BANK FEES	0.00	0.00
750-539 OTHER CONTRACT SERVICES	36,000.00	0.00
750-543 CREDIT CARD FEES	0.00	0.00
750-601 DEPRECIATION EXPENSE	0.00	0.00
750-651 BAD DEBT	300.00	(4.99)
750-719 OTHER CAPITAL OUTLAY	0.00	0.00
750-814 TRANSFER TO OTHER FUND	0.00	0.00
750-815 INTERFUND TRANSFERS OUT	100,000.00	0.00
750-921 TRANSFER TO I&S PRINCIPAL	0.00	0.00
750-922 TRANSFER TO I&S INTEREST	0.00	0.00
*** 300- MUNICIPAL DRAINAGE UTIL TOTAL ***	517,575.00	14,843.53
*** TOTAL PROFIT / (LOSS) ***	5,925.00	30,925.96

320-SANITATION FUND

REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
310-136 SOLID WASTE FRANCHISE FEE	180,000.00	15,835.28
340-251 REFUSE COLLECTION CHARGES	1,640,000.00	140,255.48
340-252 RECYCLING CHARGES	235,000.00	20,939.31
340-274 LATE PAYMENT FEE	0.00	0.00
340-289 CREDIT CARD PROCESSING FEE	0.00	0.00
*** TOTAL REVENUES ***	2,055,000.00	177,030.07
721-531 TRASH COLLECTION SERVICE	1,875,000.00	0.00
721-543 CREDIT CARD FEES	0.00	0.00
721-651 BAD DEBT	6,000.00	(120.01)
721-815 INTERFUND TRANSFERS OUT	164,200.00	0.00
*** 320 - SANITATION FUND TOTAL ***	2,045,200.00	(120.01)
*** TOTAL PROFIT / (LOSS) ***	9,800.00	177,150.08

340-PUBLIC UTILITIES FUND

REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
320-157 HAULED WASTE PERMIT	500.00	100.00
330-216 FEMA REIMBURSEMENT	0.00	0.00
330-229 OTHER STATE GRANTS	0.00	0.00
330-230 CONTRIBUTIONS FROM DEVELOPERS	0.00	0.00
330-234 TEDC CONTRIBUTIONS	0.00	0.00
330-238 LOCAL REIMBURSEMENTS/REFUNDS	0.00	0.00
340-271 WATER SERVICE CHARGES	5,774,000.00	684,096.78
340-272 CONNECT FEES	17,000.00	1,984.00
340-273 TRANSFER FEES	1,500.00	66.00
340-274 LATE PAYMENT FEE	175,000.00	20,610.33
340-275 SEWER SERVICE CHARGES	6,276,000.00	466,441.38
340-276 WHOLESALE WATER CHARGES	520,000.00	149,067.15
340-277 ADMIN FEE	20,000.00	2,387.00
340-279 BULK SEWER DISPOSAL FEE	45,000.00	1,270.00
340-280 MISC. WATER SERVICE FEES	12,000.00	892.00
340-289 CREDIT CARD PROCESSING FEE	65,000.00	9,024.00
420-321 WATER TAP FEES	15,000.00	0.00
420-322 SEWER TAP FEES	12,000.00	2,947.64
420-325 METER FEES	80,000.00	2,215.00
420-326 OTHER SPECIAL ASSESSMENTS	0.00	0.00
420-327 CONTRIBUTIONS FROM DEVELOPERS	0.00	0.00
420-329 PAYMENT OF CLAIMS	0.00	0.00
430-331 INTEREST INCOME	10,000.00	10,967.12
430-333 RENTAL INCOME (LEASES)	85,000.00	22,203.81
430-334 MISCELLANEOUS REVENUE	1,500.00	4,121.90

430-335 REIMBURSEMENTS/REFUNDS	2,000.00	0.00
430-336 PARTICIPATION FEE	0.00	0.00
430-337 UNREALIZED GAIN/LOSS INVESTMNT	0.00	0.00
440-330 TOWER LEASE REVENUE	0.00	0.00
440-331 INTEREST INCOME - TOWER LEASE	0.00	0.00
450-365 TRANSFER FROM GENERAL FUND	202,653.00	0.00
460-372 PROCEEDS OF CERT. SALE	0.00	0.00
460-374 SALES OF SURPLUS PROPERTY	0.00	0.00
460-376 BULK WATER SALES	2,000.00	888.53
460-379 SALE OF MISC. ASSETS	0.00	0.00
470-389 CO BOND PROCEEDS	0.00	0.00
*** TOTAL REVENUES ***	13,316,153.00	1,379,282.64

EXPENSES	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
701-111 REGULAR FULL TIME	291,350.00	26,849.80
701-114 OVERTIME	4,000.00	722.00
701-115 LONGEVITY PAY	2,400.00	0.00
701-116 REGULAR PART TIME	0.00	0.00
701-117 TEMPORARY/SEASONAL	0.00	0.00
701-118 INSURANCE ALLOWANCE	0.00	0.00
701-119 CERTIFICATION PAY	720.00	30.00
701-120 UNUM LIFE	705.00	59.99
701-121 FICA SOCIAL SECURITY	23,025.00	2,041.43
701-122 WORKERS COMPENSATION	2,670.00	0.00
701-123 STATE UNEMPLOYMENT TAXES	972.00	2.10
701-124 RETIREMENT-TMRS	38,075.00	6,114.47
701-126 HEALTH INSURANCE	56,790.00	0.00
701-127 DENTAL INSURANCE	1,810.00	116.55
701-128 LONG TERM DISABILITY	745.00	0.00
701-129 VISION INSURANCE	285.00	51.48
701-131 UNIFORMS (BUY)	1,700.00	0.00
701-132 UNIFORM RENTAL	0.00	0.00
701-141 WORKSHOP TRAINING	600.00	75.00
701-142 PROFESSIONAL CONFERENCES	0.00	0.00
701-143 MEMBERSHIPS AND DUES	20.00	0.00
701-144 SUBSCRIPTIONS AND BOOKS	0.00	0.00
701-145 TUITION	0.00	0.00
701-146 TRAINING- TRANSPORTATION	250.00	0.00
701-147 TRAINING- LODGING	0.00	0.00
701-148 TRAINING- MEALS	75.00	0.00
701-211 GENERAL OFFICE SUPPLIES	3,650.00	796.48
701-213 PHOTOGRAPHIC SUPPLIES	0.00	0.00
701-214 COMPUTER SUPPLIES	2,100.00	285.84
701-215 POSTAGE	44,400.00	4,203.65
701-217 OFFICE SECURITY	0.00	0.00

701-226	MISC. HARDWARE	0.00	0.00
701-232	FOOD/MEALS	130.00	46.13
701-252	MEDICAL SUPPLIES	0.00	0.00
701-256	MINOR TOOLS/INSTRUMENTS	285.00	0.00
701-258	TREATED WATER	0.00	0.00
701-259	MISC. SUPPLIES	850.00	8.99
701-261	OFFICE FURNITURE	1,555.00	0.00
701-264	COMPUTER ACCESSORIES	0.00	0.00
701-267	COMPUTERS	1,045.00	0.00
701-269	OTHER OFFICE EQUIPMENT	1,485.00	0.00
701-321	LIGHT & POWER	0.00	0.00
701-322	NATURAL GAS, PROPANE	0.00	0.00
701-323	TRUNK TELEPHONE SYSTEM	25.00	0.00
701-324	CELL PHONES	1,800.00	118.54
701-325	PAGERS	0.00	0.00
701-326	WIRELESS DATA SERVICES	968.00	37.99
701-349	MISC. REPAIRS/MAINT	420.00	0.00
701-352	CLEANING SUPPLIES	0.00	0.00
701-411	OFFICE EQUIPMENT RENTAL	0.00	0.00
701-414	MOTOR VEHICLE RENTAL	9,108.00	0.00
701-419	REPLACEMENT FUND CONTRIBUTION	0.00	0.00
701-421	FUEL, OIL, AND LUBRICANTS	0.00	0.00
701-462	OFFICE EQUIPMENT MAINT/REPAIR	1,110.00	0.00
701-512	ENGINEERING SERVICES	0.00	0.00
701-519	OTHER PROFESSIONAL SERVICES	0.00	0.00
701-523	OUTSIDE PRINTING	600.00	0.00
701-526	TESTING/CERT. PERMITS	0.00	0.00
701-528	ADVERTISING	0.00	0.00
701-532	SOFTWARE MAINT/LICENSING	48,970.00	270.00
701-536	EXTENDED MAINTENANCE WARRANTY	0.00	0.00
701-537	BANK FEES	0.00	0.00
701-539	OTHER CONTRACT SERVICES	42,000.00	6,583.38
701-601	DEPRECIATION FIXED ASSETS	0.00	0.00
701-714	COMPUTER EQUIPMENT	0.00	0.00
701-723	MOTOR VEHICLES	0.00	0.00
701-725	OTHER EQUIPMENT	0.00	0.00
*** DEPARTMENT TOTAL ***		586,693.00	48,413.82

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
706-111	REGULAR FULL TIME	256,000.00	34,503.95
706-114	OVERTIME	35,000.00	6,154.55
706-115	LONGEVITY PAY	528.00	0.00
706-116	REGULAR PART TIME	0.00	0.00
706-117	TEMPORARY/SEASONAL	0.00	0.00
706-118	INSURANCE ALLOWANCE	0.00	0.00

706-119	CERTIFICATION PAY	0.00	45.00
706-120	UNUM LIFE	710.00	72.30
706-121	FICA SOCIAL SECURITY	21,950.00	3,069.58
706-122	WORKERS COMPENSATION	3,100.00	0.00
706-123	STATE UNEMPLOYMENT TAXES	810.00	0.00
706-124	RETIREMENT- TMRS	37,295.00	9,007.66
706-126	HEALTH INSURANCE	37,860.00	0.00
706-127	DENTAL INSURANCE	1,510.00	116.55
706-128	LONG TERM DISABILITY	750.00	0.00
706-129	VISION INSURANCE	240.00	39.60
706-131	UNIFORMS (BUY)	2,354.00	269.50
706-132	UNIFORM RENTAL	0.00	0.00
706-133	BUSINESS- TRANSPORTATION	0.00	0.00
706-141	WORKSHOP TRAINING	4,500.00	40.00
706-143	MEMBERSHIPS AND DUES	375.00	0.00
706-144	SUBSCRIPTIONS AND BOOKS	0.00	0.00
706-145	TUITION	0.00	0.00
706-146	TRAINING- TRANSPORTATION	0.00	0.00
706-147	TRAINING- LODGING	3,500.00	0.00
706-148	TRAINING- MEALS	1,680.00	0.00
706-211	GENERAL OFFICE SUPPLIES	600.00	0.00
706-214	COMPUTER SUPPLIES	0.00	0.00
706-215	POSTAGE	500.00	0.00
706-223	BUILDING MATERIALS	0.00	0.00
706-226	MISC. HARDWARE	1,030.00	83.50
706-227	ELECTRICAL, PLUMBING SUPPLIES	5,150.00	0.00
706-228	MACHINE FABRICATED PARTS	824.00	0.00
706-232	FOOD/MEALS	0.00	0.00
706-251	LABORATORY SUPPLIES	18,000.00	1,992.17
706-252	MEDICAL SUPPLIES	206.00	0.00
706-253	CHEMICALS	43,159.00	4,757.49
706-254	BOTANICAL/LANDSCAPE	515.00	0.00
706-256	MINOR TOOLS/INSTRUMENTS	1,500.00	0.00
706-261	OFFICE FURNITURE	1,200.00	0.00
706-262	COMMUNICATION EQUIPMENT	0.00	0.00
706-265	INSTRUMENTS/APPARATUS	0.00	0.00
706-267	COMPUTERS	2,541.00	0.00
706-271	GROUPS KEEPING EQUIPMENT	0.00	0.00
706-321	LIGHT & POWER	205,000.00	13,061.72
706-323	TRUNK TELEPHONE SYSTEM	900.00	89.46
706-324	CELL PHONES	1,200.00	131.60
706-325	PAGERS	0.00	0.00
706-342	ELECTRICAL REPAIRS	6,120.00	2,633.65
706-343	HEATING/COOLING REPAIRS	1,030.00	0.00
706-344	PLUMBING REPAIRS	350.00	0.00
706-346	CONCRETE MASONARY	0.00	0.00
706-347	PUMP & ELECTRIC MOTOR REPAIR	0.00	0.00

706-349 MISC. REPAIRS/MAINT	22,800.00	0.00
706-352 CLEANING SUPPLIES	258.00	0.00
706-411 OFFICE EQUIPMENT RENTAL	0.00	0.00
706-412 LIGHT EQUIPMENT RENTAL	3,551.00	0.00
706-414 MOTOR VEHICLE RENTAL	11,204.00	0.00
706-415 TRUCKS,HEAVY EQUIP RENTAL	12,569.00	0.00
706-416 LIGHT EQUIP RENTAL-EXTERNAL	0.00	0.00
706-419 REPLACEMENT FUND CONTRIBUTION	0.00	0.00
706-421 FUEL, OIL AND LUBRICANTS	0.00	0.00
706-431 OFFICE EQUIP MAINT/REPAIR	0.00	0.00
706-432 MACHINE TOOLS MAINT/REPAIR	3,000.00	0.00
706-433 LIGHT EQUIPMENT MAINT & REPAIR	0.00	0.00
706-435 TRUCK & HEAVY EQUIPMENT REPAIR	0.00	0.00
706-436 OTHER EQUIP MAINT/REPAIR	0.00	0.00
706-437 PUMPS, MAINTENANCE/REPAIR	120,645.00	49,335.90
706-438 ELECTRIC MOTOR MAINT/REPAIR	21,450.00	0.00
706-439 OTHER EQUIPMENT MAINT/REPAIR	146,927.00	92,265.92
706-445 FUEL,OIL & LUBRICANTS	2,060.00	0.00
706-462 OFFICE EQUIPMENT MAINT/REPAIR	0.00	0.00
706-512 ENGINEERING SERVICES	0.00	0.00
706-514 MEDICAL SERVICES	0.00	0.00
706-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
706-523 OUTSIDE PRINTING	721.00	0.00
706-525 LANDFILL FEES	72,000.00	8,245.85
706-526 TESTING/CERT. PERMITS	61,759.00	2,015.00
706-528 ADVERTISING	0.00	0.00
706-532 SOFTWARE MAINT/LICENSING	25,500.00	0.00
706-535 COMPUTER MAINT/SERVICE	0.00	0.00
706-539 OTHER CONTRACT SERVICES	34,708.00	131.78
706-601 DEPRECIATION FIXED ASSETS	0.00	0.00
706-711 OFFICE FURNITURE	0.00	0.00
706-712 COMMUNICATION EQUIPMENT	0.00	0.00
706-714 COMPUTER EQUIPMENT	0.00	0.00
706-717 INSTRUMENTS/APPARATUS	0.00	0.00
706-721 MACHINE TOOLS/APPARATUS	0.00	0.00
706-722 LIGHT EQUIPMENT	0.00	0.00
706-723 MOTOR VEHICLES	0.00	0.00
706-724 HEAVY EQUIPMENT	88,660.00	0.00
706-725 OTHER EQUIPMENT	0.00	0.00
706-742 CONSTRUCTION	0.00	167,847.00
*** DEPARTMENT TOTAL ***	1,325,799.00	395,909.73

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
708-111 REGULAR FULL TIME	739,705.00	83,837.14
708-114 OVERTIME	100,000.00	35,159.03

708-115	LONGEVITY PAY	2,112.00	0.00
708-116	REGULAR PART TIME	0.00	0.00
708-117	TEMPORARY/SEASONAL	0.00	0.00
708-118	INSURANCE ALLOWANCE	0.00	0.00
708-119	CERTIFICATION PAY	900.00	85.00
708-120	UNUM LIFE	2,105.00	159.31
708-121	FICA SOCIAL SECURITY	69,500.00	9,014.31
708-122	WORKERS COMPENSATION	16,500.00	0.00
708-123	STATE UNEMPLOYMENT TAXES	2,430.00	5.87
708-124	RETIREMENT- TMRS	111,590.00	26,102.40
708-126	HEALTH INSURANCE	113,580.00	0.00
708-127	DENTAL INSURANCE	4,525.00	303.03
708-128	LONG TERM DISABILITY	2,220.00	0.00
708-129	VISION INSURANCE	715.00	114.84
708-131	UNIFORMS (BUY)	6,244.00	32.22
708-132	UNIFORM RENTAL	11,000.00	694.45
708-133	BUSINESS- TRANSPORTATION	0.00	0.00
708-141	WORKSHOP TRAINING	4,950.00	384.00
708-142	PROFESSIONAL CONFERENCES	0.00	0.00
708-143	MEMBERSHIPS AND DUES	825.00	0.00
708-144	SUBSCRIPTIONS AND BOOKS	0.00	0.00
708-145	TUITION	0.00	0.00
708-146	TRAINING- TRANSPORTATION	0.00	0.00
708-147	TRAINING- LODGING	2,700.00	0.00
708-148	TRAINING- MEALS	1,578.00	0.00
708-211	GENERAL OFFICE SUPPLIES	2,200.00	39.96
708-213	PHOTOGRAPHIC SUPPLIES	0.00	0.00
708-214	COMPUTER SUPPLIES	1,390.00	133.02
708-215	POSTAGE	1,000.00	28.75
708-217	OFFICE SECURITY	1,220.00	0.00
708-221	STREET REPAIR MATERIALS	54,000.00	1,953.00
708-222	STRIPING AND STREET SIGNS	0.00	0.00
708-223	BUILDING MATERIALS	2,060.00	47.92
708-224	CLAMPS	32,000.00	2,629.74
708-225	SAND AND GRAVEL	25,750.00	4,437.36
708-226	MISC. HARDWARE	61,800.00	4,460.29
708-227	ELECTRICAL, PLUMBING SUPPLIES	412.00	0.00
708-228	MACHINE FABRICATED PARTS	361.00	0.00
708-232	FOOD/MEALS	815.00	0.00
708-236	MISC OCCASIONS	0.00	0.00
708-252	MEDICAL SUPPLIES	721.00	0.00
708-253	CHEMICALS	34,980.00	2,104.79
708-254	BOTANICAL/LANDSCAPE	515.00	0.00
708-256	MINOR TOOLS/INSTRUMENTS	2,765.00	0.00
708-259	MISC. SUPPLIES	0.00	0.00
708-261	OFFICE FURNITURE	0.00	0.00
708-262	COMMUNICATION EQUIPMENT	0.00	0.00

708-264	COMPUTER ACCESSORIES	0.00	0.00
708-265	INSTRUMENTS/APPARATUS	1,287.00	0.00
708-266	GENERAL ELECTRONIC EQUIPMENT	0.00	0.00
708-267	COMPUTERS	2,120.00	0.00
708-268	APPLIANCES	0.00	0.00
708-273	FIRE HYDRANTS	13,596.00	0.00
708-274	WATER VALVES	10,815.00	0.00
708-275	WATER METERS	349,398.00	1,276.52
708-279	OTHER OPERATIONAL EQUIPMENT	20,626.00	20,873.70
708-321	LIGHT & POWER	50,000.00	10,841.65
708-322	NATURAL GAS, PROPANE	3,000.00	0.00
708-323	TRUNK TELEPHONE SYSTEM	2,800.00	241.55
708-324	CELL PHONES	4,500.00	407.86
708-325	PAGERS	0.00	0.00
708-326	WIRELESS DATA SERVICES	912.00	60.99
708-341	ROOFING REPAIRS	0.00	0.00
708-342	ELECTRICAL REPAIRS	1,545.00	0.00
708-343	HEATING/COOLING REPAIRS	1,030.00	0.00
708-344	PLUMBING REPAIRS	515.00	0.00
708-346	CONCRETE MASONARY	0.00	0.00
708-347	PUMP & ELECTRIC MOTOR REPAIR	0.00	0.00
708-349	MISC. REPAIRS/MAINT	1,030.00	0.00
708-352	CLEANING SUPPLIES	515.00	66.86
708-411	OFFICE EQUIPMENT RENTAL	0.00	0.00
708-412	LIGHT EQUIPMENT RENTAL	4,374.00	0.00
708-414	MOTOR VEHICLE RENTAL	59,747.00	0.00
708-415	TRUCKS, HEAVY EQUIP RENTAL	81,607.00	0.00
708-416	LIGHT EQUIP RENTAL-EXTERNAL	20,000.00	0.00
708-418	TRUCKS,HEAVY EQUIP RENTAL-EXT	0.00	0.00
708-419	REPLACEMENT FUND CONTRIBUTION	107,149.00	0.00
708-421	FUEL, OIL AND LUBRICANTS	309.00	0.00
708-432	MACHINE TOOLS MAINT/REPAIR	0.00	0.00
708-433	LIGHT EQUIPMENT MAINT & REPAIR	1,030.00	260.00
708-435	TRUCK & HEAVY EQUIPMENT REPAIR	0.00	0.00
708-436	OTHER EQUIPMENT MAINT/REPAIR	0.00	0.00
708-437	PUMPS, MAINTENANCE/REPAIR	19,320.00	19,714.39
708-438	ELECTRIC MOTOR MAINT/REPAIR	2,500.00	0.00
708-439	OTHER EQUIPMENT MAINT/REPAIR	2,000.00	0.00
708-462	OTHER EQUIPMENT MAINT/REPAIR	3,200.00	245.70
708-512	ENGINEERING SERVICES	0.00	0.00
708-514	MEDICAL SERVICES	0.00	0.00
708-519	OTHER PROFESSIONAL SERVICES	0.00	0.00
708-523	OUTSIDE PRINTING	1,030.00	0.00
708-526	TESTING/CERT. PERMITS	41,406.00	2,565.34
708-532	SOFTWARE MAINT/LICENSING	10,000.00	0.00
708-535	COMPUTER MAINT/SERVICE	0.00	0.00
708-539	OTHER CONTRACT SERVICES	110,602.00	9,109.36

708-601 DEPRECIATION- FIXED ASSETS	0.00	0.00
708-712 COMMUNICATION EQUIPMENT	0.00	0.00
708-714 COMPUTER EQUIPMENT	0.00	0.00
708-721 MACHINE TOOLS/APPARATUS	0.00	0.00
708-722 LIGHT EQUIPMENT	0.00	0.00
708-723 MOTOR VEHICLES	0.00	0.00
708-724 HEAVY EQUIPMENT	113,993.00	0.00
708-725 OTHER EQUIPMENT	0.00	0.00
708-732 WATER MAINS/SEWER LINES	0.00	0.00
708-734 FIRE HYDRANTS	0.00	0.00
708-735 WATER METERS	0.00	0.00
708-736 VALVES, CLAMPS, DRESSERS, ETC.	0.00	0.00
*** DEPARTMENT TOTAL ***	2,457,124.00	237,390.35

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD
709-126 HEALTH INSURANCE	0.00	0.00
709-258 TREATED WATER	2,702,000.00	303,699.89
709-259 MISC SUPPLIES COVID-19	0.00	0.00
709-264 COMPUTER ACCESSORIES	0.00	0.00
709-267 COMPUTERS	0.00	0.00
709-312 ANNUAL LEASE	0.00	0.00
709-321 LIGHT & POWER	0.00	0.00
709-322 NATURAL GAS, PROPANE	0.00	0.00
709-323 TRUNK TELEPHONE SYSTEM	0.00	0.00
709-511 LEGAL SERVICES	7,500.00	752.00
709-512 ENGINEERING SERVICES	300,000.00	10,683.58
709-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
709-521 COUNTY RECORDING FEES	0.00	0.00
709-522 INSURANCE AND BONDS	44,000.00	0.00
709-523 OUTSIDE PRINTING	0.00	0.00
709-528 ADVERTISING	0.00	0.00
709-532 SOFTWARE MAINT/LICENSING	0.00	0.00
709-536 EXTENDED MAINTENANCE WARRANTY	0.00	0.00
709-537 BANK FEES	1,200.00	0.00
709-539 OTHER CONTRACT SERVICES	24,435.00	0.00
709-542 MISC EXPENSE	0.00	247.23
709-543 CREDIT CARD FEES	75,000.00	0.00
709-601 DEPRECIATION FIXED ASSETS	0.00	0.00
709-651 BAD DEBT	60,000.00	(573.77)
709-719 OTHER CAPITAL OUTLAY	0.00	0.00
709-725 OTHER EQUIPMENT	0.00	0.00
709-741 PURCHASE LAND	0.00	0.00
709-743 PAYMENT OF EASEMENTS	0.00	0.00
709-814 TRANSFER TO CIP	550,000.00	0.00
709-815 INTERFUND TRANSFERS OUT	1,600,000.00	0.00

709-821 FINANCIAL/ADMIN SERVICES	0.00	0.00
709-831 CONTINGENCY RESERVES	0.00	0.00
709-832 PAYMENT OF CLAIMS	0.00	1,000.00
709-833 PAYMENT OF REFUNDS	0.00	0.00
709-835 RESERVE FOR PERSONNEL	7,465.00	0.00
709-836 RESERVE FOR WORKING CAPITAL	31,413.00	0.00
709-837 RESERVE FOR RATE STABILIZATION	150,000.00	0.00
709-912 INTEREST (SHORT TERM)	0.00	0.00
709-913 CAPITAL LEASE SHORT TERM	0.00	0.00
709-921 TRANSFER TO I&S PRINCIPAL	2,090,000.00	0.00
709-922 TRANSFER TO I&S INTEREST	1,271,891.00	0.00
709-925 WTTB	0.00	0.00
*** DEPARTMENT TOTAL ***	8,914,904.00	315,808.93
*** TOTAL PROFIT / (LOSS) ***	31,633.00	381,759.81

345-UTILITY IMPACT FEE FUND

REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
340-323 WATER CAP. IMPACT FEE	275,000.00	14,160.00
340-324 SEWER CAP. IMPACT FEE	200,000.00	11,070.00
420-329 PAYMENT OF CLAIMS	0.00	0.00
430-331 ACCRUED EARNINGS	0.00	0.00
*** TOTAL REVENUES ***	475,000.00	25,230.00

EXPENSES	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
592-512 ENGINEERING SERVICES	20,000.00	0.00
592-537 FRAUD EXPENSE	0.00	0.00
592-539 OTHER CONTRACT SERVICES	0.00	0.00
592-746 CONSTRUCTION IMPROVE-GRANTS	225,000.00	0.00
592-815 INTERFUND TRANSFERS OUT	0.00	0.00
592-833 PAYMENT OF REFUNDS	0.00	0.00
*** DEPARTMENT TOTAL ***	245,000.00	0.00
*** TOTAL PROFIT / (LOSS) ***	230,000.00	25,230.00

350-AIRPORT FUND

REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
330-229 OTHER STATE GRANTS	10,000.00	0.00
330-234 TEDC CONTRIBUTIONS	0.00	0.00
330-239 OTHER LOCAL CONTRIBUTIONS	0.00	0.00
340-281 T-HANGER RENT	273,000.00	24,152.50
340-282 FACILITY LEASE	0.00	1,950.00
340-283 GROUND LEASES	3,000.00	0.00

340-284 SALE OF AV GAS	262,500.00	8,333.58
340-285 SALE OF JET A FUEL	55,000.00	0.00
340-374 LATE PAYMENT FEES	500.00	186.70
420-329 PAYMENT OF CLAIMS	0.00	0.00
430-331 INTEREST INCOME	1,200.00	4,305.06
430-334 MISCELLANEOUS REVENUE	0.00	0.00
430-335 REIMBURSEMENTS/REFUNDS	0.00	0.00
440-356 SALES AND OTHER FUND RAISERS	0.00	0.00
440-357 CONTRIBUTED CAPITAL	0.00	0.00
450-370 INTERFUND TRANSFER IN	0.00	0.00
*** TOTAL REVENUES ***	605,200.00	38,927.84

EXPENSES	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
732-111 REGULAR FULL TIME	63,910.00	11,276.49
732-114 OVERTIME	600.00	1,603.31
732-115 LONGEVITY PAY	96.00	0.00
732-116 REGULAR PART TIME	21,840.00	1,050.00
732-117 TEMPORARY/SEASONAL	0.00	0.00
732-118 INSURANCE ALLOWANCE	0.00	230.75
732-119 CERTIFICATION PAY	0.00	0.00
732-120 UNUM LIFE	185.00	16.36
732-121 FICA SOCIAL SECURITY	6,570.00	1,084.58
732-122 WORKERS COMPENSATION	250.00	0.00
732-123 STATE UNEMPLOYMENT TAXES	324.00	3.62
732-124 RETIREMENT-TMRS	11,175.00	2,918.68
732-126 HEALTH INSURANCE	7,575.00	0.00
732-127 DENTAL INSURANCE	302.00	0.00
732-128 LONG TERM DISABILITY	192.00	0.00
732-129 VISION INSURANCE	48.00	0.00
732-131 UNIFORMS (BUY)	1,109.00	0.00
732-142 PROFESSIONAL CONFERENCES	350.00	0.00
732-143 Memberships and Dues	0.00	0.00
732-144 SUBSCRIPTIONS AND BOOKS	225.00	0.00
732-146 TRAINING- TRANSPORTATION	285.00	0.00
732-147 TRAINING- LODGING	396.00	0.00
732-148 TRAINING- MEALS	150.00	0.00
732-211 GENERAL OFFICE SUPPLIES	2,737.00	670.47
732-214 COMPUTER SUPPLIES	0.00	0.00
732-215 POSTAGE	0.00	0.00
732-217 OFFICE SECURITY	4,090.00	187.41
732-226 MISC. HARDWARE	0.00	0.00
732-232 FOOD/MEALS	0.00	0.00
732-233 CITY SPONSORED EVENTS	721.00	0.00
732-252 MEDICAL SUPPLIES	0.00	0.00
732-256 MINOR TOOLS/INSTRUMENTS	3,206.00	776.57

732-259 MISC SUPPLIES	0.00	0.00
732-261 OFFICE FURNITURE	0.00	0.00
732-264 COMPUTER ACCESSORIES	0.00	0.00
732-267 COMPUTERS	0.00	0.00
732-269 OTHER OFFICE EQUIPMENT	0.00	0.00
732-271 GROUNDS KEEPING EQUIPMENT	0.00	0.00
732-321 LIGHT & POWER	7,000.00	836.31
732-323 TRUNK TELEPHONE SYSTEM	1,400.00	139.44
732-324 CELL PHONES	600.00	35.16
732-325 PAGERS	0.00	0.00
732-341 ROOFING REPAIRS	0.00	0.00
732-342 ELECTRICAL REPAIRS	0.00	0.00
732-343 HEATING/COOLING REPAIRS	0.00	0.00
732-344 PLUMBING REPAIRS	0.00	0.00
732-345 CARPENTRY/PAINTING	0.00	0.00
732-346 CONCRETE MASONARY	0.00	0.00
732-349 MISC. REPAIRS/MAINT	112,000.00	11,157.62
732-352 CLEANING SUPPLIES	103.00	0.00
732-353 CLEANING- PAPER PRODUCTS	103.00	0.00
732-414 MOTOR VEHICLE RENTAL	19,908.00	0.00
732-419 REPLACEMENT FUND CONTRIBUTION	3,938.00	0.00
732-421 OIL, FUEL AND LUBRICANTS	0.00	0.00
732-422 AV GAS FUEL PURCHASES	159,200.00	0.00
732-423 JET A FUEL PURCHASES	29,000.00	0.00
732-436 OTHER EQUIP MAINT/REPAIR	0.00	0.00
732-512 ENGINEERING SERVICES	0.00	0.00
732-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
732-522 INSURANCE AND BONDS	8,300.00	0.00
732-523 OUTSIDE PRINTING	0.00	0.00
732-526 TESTING/CERT. PERMITS	1,503.00	0.00
732-528 ADVERTISING	268.00	0.00
732-532 SOFTWARE MAINT/LICENSING	2,730.00	0.00
732-536 EXTENDED MAINTENANCE WARRANTY	0.00	0.00
732-537 BANK FEES	0.00	0.00
732-539 OTHER CONTRACT SERVICES	9,250.00	222.01
732-543 CREDIT CARD FEES	0.00	0.00
732-601 DEPRECIATION- FIXED ASSETS	0.00	0.00
732-651 BAD DEBT	0.00	(96.00)
732-712 COMMUNICATION EQUIPMENT	335.00	0.00
732-714 COMPUTER EQUIPMENT	0.00	0.00
732-719 OTHER CAPITAL OUTLAY	0.00	0.00
732-725 OTHER EQUIPMENT	0.00	0.00
732-815 INTERFUND TRANSFERS OUT	15,000.00	0.00
732-821 FINANCIAL/ADMIN SERVICES	0.00	0.00
732-831 CONTINGENCY RESERVES	0.00	0.00
732-833 PAYMENT OF REFUNDS	0.00	0.00
732-835 RESERVE FOR PERSONNEL	0.00	0.00

732-901	REPAY LOAN FROM GENERAL FUND	0.00	0.00
732-902	INTEREST EXPENSE	0.00	0.00
732-911	PRINCIPAL - SHORT TERM	0.00	0.00
732-921	TRANSFER TO I&S PRINCIPAL	70,000.00	0.00
732-922	TRANSFER TO I&S INTEREST	37,488.00	0.00
732-925	BOND ISSUANCE COSTS	0.00	0.00

***	DEPARTMENT TOTAL	***	604,462.00	32,112.78
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***	TOTAL PROFIT / (LOSS)	***	738.00	6,815.06
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370-CEMETERY OPERATING FUND

REVENUE		ANNUAL	CURRENT
ACCT #	ACCOUNT NAME	BUDGET	PERIOD
330-216	FEMA REIMBURSEMENT	0.00	0.00
340-286	GRAVE DIGGING SERVICES	180,000.00	33,090.00
340-287	GRAVESITE MARKING/LOCATING FEE	1,500.00	128.00
340-288	MONUMENT LEVELING FEE	0.00	0.00
340-289	CREDIT CARD PROCESSING FEE	0.00	0.00
420-329	PAYMENT OF CLAIMS	0.00	0.00
430-331	INTEREST INCOME	0.00	0.00
430-333	RENTAL INCOME (LEASES)	0.00	0.00
430-334	MISCELLANEOUS REVENUE	1,500.00	318.00
430-335	REIMBURSEMENTS/REFUNDS	0.00	0.00
440-359	CEMETERY MISC DONATIONS	0.00	0.00
450-363	TRNSF IN FROM CEMETERY PERM FD	5,500.00	0.00
450-370	INTERFUND TRANSFER IN	72,821.00	0.00
460-372	CEMETERY LOT SALE-UNRESTRICTED	85,000.00	11,083.50
*** TOTAL REVENUES ***		346,321.00	44,619.50

EXPENSES		ANNUAL	CURRENT
ACCT #	ACCOUNT NAME	BUDGET	PERIOD
761-111	REGULAR FULL TIME	98,010.00	12,805.26
761-114	OVERTIME	2,625.00	653.66
761-115	LONGEVITY PAY	576.00	0.00
761-116	REGULAR PART TIME	0.00	0.00
761-117	TEMPORARY/SEASONAL	0.00	0.00
761-118	INSURANCE ALLOWANCE	0.00	0.00
761-119	CERTIFICATION PAY	0.00	0.00
761-120	UNUM LIFE	275.00	26.09
761-121	FICA SOCIAL SECURITY	7,745.00	1,023.09
761-122	WORKERS COMPENSATION	225.00	0.00
761-123	STATE UNEMPLOYMENT TAXES	325.00	0.00
761-124	RETIREMENT- TMRS	13,175.00	2,900.77
761-126	HEALTH INSURANCE	15,145.00	0.00
761-127	DENTAL INSURANCE	605.00	46.62
761-128	LONG TERM DISABILITY	290.00	0.00

761-129 VISION INSURANCE	95.00	15.84
761-131 UNIFORMS (BUY)	675.00	0.00
761-132 UNIFORM RENTAL	780.00	63.80
761-141 WORKSHOP TRAINING	500.00	0.00
761-143 MEMBERSHIPS & DUES	275.00	0.00
761-146 TRAINING - TRANSPORTATION	0.00	0.00
761-147 TRAINING - LODGING	650.00	0.00
761-148 TRAINING-MEALS	184.00	0.00
761-211 GENERAL OFFICE SUPPLIES	768.00	0.00
761-217 OFFICE SECURITY	865.00	0.00
761-221 STREET REPAIR MATERIALS	0.00	0.00
761-222 STRIPING AND STREET SIGNS	2,356.00	0.00
761-225 SAND AND GRAVEL	4,490.00	0.00
761-232 FOOD/MEALS	250.00	0.00
761-236 MISC OCCASIONS	0.00	0.00
761-252 MEDICAL SUPPLIES	0.00	0.00
761-253 CHEMICALS	1,117.00	0.00
761-256 MINOR TOOLS/INSTRUMENTS	260.00	0.00
761-259 MISC SUPPLIES-COVID-19	0.00	0.00
761-261 OFFICE FURNITURE	0.00	0.00
761-264 COMPUTER ACCESSORIES	0.00	0.00
761-267 COMPUTERS	0.00	0.00
761-271 GROUNDS KEEPING EQUIPMENT	515.00	0.00
761-272 STREET MAINTENANCE EQUIPMENT	0.00	0.00
761-279 OTHER OPERATIONAL EQUIPMENT	360.00	0.00
761-321 LIGHT & POWER	1,400.00	159.52
761-322 NATURAL GAS, PROPANE	0.00	0.00
761-323 TRUNK TELEPHONE SYSTEM	700.00	59.09
761-324 CELL PHONES	600.00	48.22
761-325 PAGERS	0.00	0.00
761-326 WIRELESS DATA SERVICES	456.00	37.99
761-349 MISC REPAIRS/MAINT	515.00	0.00
761-353 CLEANING- PAPER PRODUCTS	75.00	0.00
761-412 LIGHT EQUIPMENT RENTAL	2,641.00	0.00
761-414 MOTOR VEHICLE RENTAL	6,467.00	0.00
761-418 TRUCKS,HEAVY EQUIP RENTAL-EXT	0.00	0.00
761-419 REPLACEMENT FUND CONTRIBUTION	0.00	0.00
761-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
761-521 COUNTY RECORDING FEES	1,400.00	0.00
761-522 INSURANCE AND BONDS	0.00	0.00
761-523 OUTSIDE PRINTING	250.00	0.00
761-526 TESTING/CERTIFICATIONS PERMITS	0.00	0.00
761-528 ADVERTISING	0.00	0.00
761-532 SOFTWARE MAINT/LICENSING	34,000.00	0.00
761-534 GRAVE DIGGING SERVICES	89,000.00	13,850.00
761-539 OTHER CONTRACT SERVICES	27,360.00	80.00
761-601 DEPRECIATION - FIXED ASSETS	0.00	0.00

761-719 OTHER CAPITAL OUTLAY	36,465.00	0.00
761-815 INTERFUND TRANSFERS OUT	150,606.00	0.00
761-821 FINANCIAL/ADMIN SERVICES	0.00	0.00
761-823 GROUNDSKEEPING SERVICES	0.00	0.00
761-831 CONTINGENCY RESERVES	0.00	0.00
761-835 RESERVE FOR PERSONNEL	0.00	0.00

*** DEPARTMENT TOTAL ***	505,071.00	31,769.95
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*** TOTAL PROFIT / (LOSS) ***	(158,750.00)	12,849.55
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382-FLEET SERVICES OPERATING

REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
340-277 EQUIPMENT RENTAL FEE	976,514.00	0.00
340-278 EQUIPMENT REPLACEMENT FEE	0.00	0.00
420-329 PAYMENT OF CLAIMS	12,797.00	5,146.01
430-331 INTEREST INCOME	0.00	0.00
430-334 MISCELLANEOUS REVENUE	0.00	0.00
430-335 REIMBURSEMENTS/REFUNDS	0.00	0.00
450-365 TRANSFER FROM GENERAL FUND	0.00	0.00
*** TOTAL REVENUES ***	989,311.00	5,146.01

	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
517-111 REGULAR FULL-TIME	141,775.00	9,516.30
517-114 OVERTIME	0.00	980.23
517-115 LONGEVITY PAY	1,392.00	0.00
517-118 INSURANCE ALLOWANCE	0.00	0.00
517-119 CERTIFICATION PAY	1,800.00	75.00
517-120 UNUM LIFE	395.00	(18.49)
517-121 FICA SOCIAL SECURITY	11,090.00	769.49
517-122 WORKERS COMPENSATION	325.00	0.00
517-123 STATE UNEMPLOYMENT TAXES	324.00	0.79
517-124 RETIREMENT-TMRS	18,730.00	2,197.01
517-126 HEALTH INSURANCE	15,145.00	0.00
517-127 DENTAL INSURANCE	605.00	23.31
517-128 LONG TERM DISABILITY	415.00	0.00
517-129 VISION INSURANCE	98.00	7.92
517-131 UNIFORMS (BUY)	600.00	0.00
517-132 UNIFORM RENTAL	1,500.00	34.32
517-135 BUSINESS MEALS	0.00	0.00
517-141 WORKSHOP TRAINING	2,000.00	407.00
517-143 MEMBERSHIPS AND DUES	400.00	0.00
517-144 SUBSCRIPTIONS AND BOOKS	150.00	0.00
517-146 TRAINING- TRANSPORTATION	0.00	0.00
517-147 TRAINING- LODGING	0.00	0.00

517-148	TRAINING- MEALS	100.00	0.00
517-211	GENERAL OFFICE SUPPLIES	350.00	368.05
517-215	POSTAGE	171.00	16.61
517-226	MISC. HARDWARE	3,500.00	0.00
517-249	FIRE PREVENTION SUPPLIES	500.00	265.76
517-252	MEDICAL SUPPLIES	1,179.00	64.11
517-253	CHEMICALS	3,650.00	687.64
517-256	MINOR TOOLS/INSTRUMENTS	2,575.00	561.64
517-259	MISC. SUPPLIES	8,027.00	643.01
517-261	OFFICE FURNITURE	0.00	0.00
517-262	COMMUNICATION EQUIPMENT	0.00	0.00
517-264	COMPUTER ACCESSORIES	100.00	0.00
517-267	COMPUTERS	0.00	0.00
517-279	OTHER OPERATIONAL EQUIPMENT	0.00	0.00
517-323	TRUNK TELEPHONE SYSTEM	25.00	0.00
517-324	CELL PHONES	1,200.00	19.61
517-325	PAGERS	0.00	0.00
517-326	WIRELESS DATA SERVICES	9,879.00	1,617.45
517-341	ROOFING REPAIRS	0.00	0.00
517-414	MOTOR VEHICLE RENTAL	0.00	0.00
517-415	TRUCKS,HEAVY EQUIP RENTAL	10,800.00	0.00
517-416	LIGHT EQUIP RENTAL-EXTERNAL	6,500.00	0.00
517-418	TRUCKS,HEAVY EQUIP RENTAL-EXT	6,000.00	0.00
517-419	REPLACEMENT FUND CONTRIBUTION	5,093.00	0.00
517-421	FUEL LINE AND PUMP REPAIRS	3,605.00	0.00
517-422	CARBURETOR REPAIRS	3,000.00	0.00
517-423	TRANSMISSION SYSTEM	14,000.00	62.04
517-424	BRAKE SYSTEM	34,250.00	0.00
517-425	SUSPENSION SYSTEM	15,450.00	0.00
517-426	HYDRAULIC SYSTEM PARTS	26,300.00	1,036.90
517-427	COOLING SYSTEM PARTS	12,727.00	668.32
517-428	ENGINES/MOTOR PARTS	34,249.00	459.43
517-429	BODY SHOP PARTS	38,797.00	419.00
517-441	FUEL (GAS, DIESEL)	200,000.00	23,383.49
517-442	OIL,LUBRICANTS,OIL FILTERS	30,305.00	1,896.49
517-445	TIRES	34,000.00	773.86
517-446	BATTERIES	11,500.00	1,609.26
517-447	ELECTRICAL	22,000.00	502.85
517-448	EXHAUST SYSTEMS	3,000.00	0.00
517-449	MISCELLANEOUS PARTS	32,000.00	1,908.23
517-519	OTHER PROFESSIONAL SERVICES	0.00	0.00
517-522	INSURANCE AND BONDS	77,600.00	0.00
517-523	OUTSIDE PRINTING	0.00	0.00
517-526	TESTING/CERT. PERMITS	2,275.00	50.50
517-532	SOFTWARE LICENSE/MAINTENANCE	3,408.00	0.00
517-536	EXTENDED MAINTENANCE WARRANTY	1,950.00	0.00
517-539	OTHER CONTRACT SERVICES	38,817.00	22,509.00

517-601 DEPRECIATION-FIXED ASSETS	0.00	0.00
517-722 LIGHT EQUIPMENT	0.00	0.00
517-723 MOTOR VEHICLES	0.00	0.00
517-724 HEAVY EQUIPMENT	0.00	0.00
517-725 OTHER EQUIPMENT	0.00	0.00
517-831 CONTINGENCY RESERVES	0.00	0.00
517-835 RESERVE FOR PERSONNEL	0.00	0.00
517-913 CAPITAL LEASE SHORT TERM	0.00	0.00
*** DEPARTMENT TOTAL ***	895,626.00	73,516.13
*** TOTAL PROFIT / (LOSS) ***	93,685.00	(68,370.12)

384-FLEET REPLACEMENT FUND

REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
340-278 EQUIPMENT REPLACEMENT FEE	1,451,014.00	0.00
420-329 PAYMENT OF CLAIMS	0.00	0.00
430-331 INTEREST INCOME	0.00	997.86
430-335 REIMBURSEMENTS/ REFUNDS	0.00	0.00
450-365 Interfund Transfer In	0.00	0.00
450-370 INTERFUND TRANSFER IN	0.00	0.00
460-374 SALE OF SURPLUS EQUIPMENT	0.00	0.00
460-379 SALE OF MISC. ASSETS	0.00	0.00
470-382 CAPITAL EQUIP LOAN PROCEEDS	0.00	0.00
470-388 BOND PROCEEDS-SERIES 2018	0.00	0.00
470-392 BANK ESCROW	0.00	0.00
*** TOTAL REVENUES ***	1,451,014.00	997.86

EXPENSES	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
518-263 PHOTOGRAPHIC EQUIPMENT	0.00	0.00
518-416 LIGHT EQUIP RENTAL-EXTERNAL	0.00	0.00
518-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
518-601 DEPRECIATION EXPENSE	0.00	0.00
518-712 COMMUNICATION EQUIPMENT	0.00	0.00
518-714 COMPUTER EQUIPMENT	0.00	0.00
518-722 LIGHT EQUIPMENT	0.00	0.00
518-723 MOTOR VEHICLES	456,523.00	99,802.00
518-724 HEAVY EQUIPMENT	669,214.00	465,440.51
518-725 OTHER EQUIPMENT	17,351.00	0.00
518-832 PAYMENT OF CLAIMS	0.00	0.00
518-910 NOTE PAYABLE INTEREST	0.00	0.00
518-911 CAP LEASE PRINCIPAL	270,205.00	0.00
518-912 CAP LEASE INTEREST	36,627.00	0.00
518-913 CAPITAL LEASE SHORT TERM	1,085.00	0.00
518-915 Cert of Obligation Interest	0.00	0.00

518-922 LONG-TERM INTEREST	0.00	0.00
518-923 BOND DISCOUNT AMORTIZATION	0.00	0.00
*** DEPARTMENT TOTAL ***	1,451,005.00	565,242.51

*** TOTAL PROFIT / (LOSS) *** 9.00 (564,244.65)

410-CEMETERY PERMANENT FUND

REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
430-331 INTEREST INCOME	5,500.00	5.95
430-337 UNREALIZED GAIN/LOSS INVESTMNT	0.00	0.00
450-363 TRNSF IN CEMETERY OPERATING	0.00	0.00
460-371 CEMETERY LOT SALES -RESTRICTED	8,500.00	1,231.50
*** DEPARTMENT TOTAL ***	14,000.00	1,237.45

REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
812-537 BANK FEES	0.00	0.00
812-539 OTHER CONTRACT SERVICES	0.00	0.00
812-812 BANK FINANCE/SERVICE FEES	0.00	0.00
812-813 TRNSF INT OUT TO CEM OPERATING	5,500.00	0.00
*** DEPARTMENT TOTAL ***	5,500.00	0.00

*** TOTAL PROFIT / (LOSS) *** 8,500.00 1,237.45

500-2022 BOND

REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
430-331 INTEREST INCOME	0.00	43,235.95
430-335 REIMBURSEMENTS	0.00	0.00
450-370 INTERFUND TRANSFERS IN	0.00	0.00
460-372 BOND PREMIUM	0.00	0.00
470-381 BOND PROCEEDS	0.00	0.00
*** TOTAL REVENUES ***	0.00	43,235.95

EXPENSES	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
500-215 POSTAGE	0.00	0.00
500-261 OFFICE FURNITURE	0.00	0.00
500-279 OTHER OPERATIONAL EQUIPMENT	0.00	1,957.94
500-511 LEGAL SERVICES	0.00	0.00
500-512 ENGINEERING SERVICES	0.00	3,249.10
500-519 OTHER PROFESSIONAL SERVICES	0.00	6,566.25
500-521 BANK FINANCE FEES	0.00	0.00
500-528 ADVERTISING	0.00	0.00
500-539 OTHER CONTRACTED SERVICES	0.00	0.00

500-722 LIGHT EQUIPMENT	0.00	0.00
500-723 MOTOR VEHICLES	0.00	0.00
500-724 HEAVY EQUIPMENT	0.00	0.00
500-725 OTHER EQUIPMENT	0.00	0.00
500-741 LAND PURCHASE	0.00	0.00
500-742 CONSTRUCTION	0.00	310,042.37
500-743 BUILDINGS	0.00	7,396.20
*** DEPARTMENT TOTAL ***	0.00	329,211.86
*** TOTAL PROFIT / (LOSS) ***	0.00	(285,975.91)

501-SAMSUNG INFRASTRUCTURE

REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
330-242 ADVANCED FUNDING	0.00	0.00
430-331 INTEREST INCOME	0.00	32,528.02
470-381 SAMSUNG DEBT PROCEEDS	0.00	0.00
*** TOTAL REVENUES ***	0.00	32,528.02

EXPENSES	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
002-511 LEGAL SERVICES	0.00	5,931.24
002-512 ENGINEERING SERVICES	0.00	7,459.12
002-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
002-521 BANK FINANCE FEES	0.00	0.00
002-528 ADVERTISING	0.00	0.00
002-539 OTHER CONTRACTED SERVICES	0.00	20,547.28
002-719 OTHER CAPITAL OUTLAY	0.00	0.00
002-741 LAND PURCHASE	0.00	0.00
002-742 CONSTRUCTION	0.00	50,714.64
*** DEPARTMENT TOTAL ***	0.00	84,652.28
*** TOTAL PROFIT / (LOSS) ***	0.00	(52,124.26)

502-SAMSUNG DRRA ESCROW

REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
330-242 ADVANCED FUNDING	0.00	0.00
430-331 INTEREST INCOME	0.00	0.00
430-335 REIMBURSEMENTS	0.00	0.00
*** TOTAL REVENUES ***	0.00	0.00

EXPENSES	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
003-211 GENERAL OFFICE SUPPLIES	0.00	0.00
003-259 MISC. SUPPLIES	0.00	0.00

003-261 OFFICE FURNITURE	0.00	0.00
003-267 COMPUTERS	0.00	0.00
003-277 ADMIN FEE	0.00	32,452.56
003-323 TRUNK TELEPHONE SYSTEM	0.00	0.00
003-324 CELL PHONES	0.00	48.22
003-326 WIRELESS DATA SERVICES	0.00	0.00
003-462 OFFICE EQUIPMENT MAINT/REPAIR	0.00	0.00
003-511 LEGAL SERVICES	0.00	0.00
003-512 ENGINEERING SERVICES	0.00	0.00
003-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
003-521 BANK FINANCE FEES	0.00	0.00
003-528 ADVERTISING	0.00	0.00
003-532 SOFTWARE MAINT/LICENSING	0.00	0.00
003-539 OTHER CONTRACTED SERVICES	0.00	30.00
003-711 OFFICE FURNITURE	0.00	0.00
003-719 OTHER CAPITAL OUTLAY	0.00	0.00
003-742 CONSTRUCTION	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	32,530.78
*** TOTAL PROFIT / (LOSS) ***	0.00	(32,530.78)

503-SAMSUNG 3RD PARTY DRRA

REVENUES		ANNUAL	CURRENT
ACCT #	ACCOUNT NAME	BUDGET	PERIOD
330-242	ADVANCED FUNDING	0.00	0.00
430-331	INTEREST INCOME	0.00	0.00
430-335	REIMBURSEMENTS	0.00	0.00
***	TOTAL REVENUES ***	0.00	0.00

503-SAMSUNG 3RD PARTY DRRA

DEPARTMENT EXPENSES		ANNUAL	CURRENT
ACCT #	ACCOUNT NAME	BUDGET	PERIOD
003-211	GENERAL OFFICE SUPPLIES	0.00	0.00
003-261	OFFICE FURNITURE	0.00	0.00
003-267	COMPUTERS	0.00	0.00
003-323	TRUNK TELEPHONE SYSTEM	0.00	0.00
003-324	CELL PHONES	0.00	0.00
003-326	WIRELESS DATA SERVICES	0.00	0.00
003-511	LEGAL SERVICES	0.00	0.00
003-512	ENGINEERING SERVICES	0.00	0.00
003-519	OTHER PROFESSIONAL SERVICES	0.00	0.00
003-521	BANK FINANCE FEES	0.00	0.00
003-528	ADVERTISING	0.00	0.00
003-532	SOFTWARE MAINT/LICENSING	0.00	0.00
003-539	OTHER CONTRACTED SERVICES	0.00	0.00

003-711 OFFICE FURNITURE	0.00	0.00
003-719 OTHER CAPITAL OUTLAY	0.00	0.00
003-742 CONSTRUCTION	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00
*** TOTAL PROFIT / (LOSS) ***	0.00	0.00

504-2023A BOND

REVENUES	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
430-331 INTEREST INCOME	0.00	241,485.86
430-335 REIMBURSEMENTS	0.00	0.00
450-370 INTERFUND TRANSFERS IN	0.00	0.00
460-372 BOND PREMIUM	0.00	0.00
470-381 BOND PROCEEDS	0.00	0.00
*** TOTAL REVENUES ***	0.00	241,485.86

EXPENSES	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
500-215 POSTAGE	0.00	0.00
500-261 OFFICE FURNITURE	0.00	0.00
500-279 OTHER OPERATIONAL EQUIPMENT	0.00	0.00
500-511 LEGAL SERVICES	0.00	0.00
500-512 ENGINEERING SERVICES	0.00	0.00
500-519 OTHER PROFESSIONAL SERVICES	0.00	0.00
500-528 ADVERTISING	0.00	0.00
500-539 OTHER CONTRACTED SERVICES	0.00	0.00
500-722 LIGHT EQUIPMENT	0.00	0.00
500-723 MOTOR VEHICLES	0.00	0.00
500-724 HEAVY EQUIPMENT	0.00	0.00
500-725 OTHER EQUIPMENT	0.00	0.00
500-741 LAND PURCHASE	0.00	0.00
500-742 CONSTRUCTION	0.00	0.00
500-743 BUILDINGS	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	0.00
*** TOTAL PROFIT / (LOSS) ***	0.00	241,485.86

600-UTILITY CAPITAL PROJECTS

REVENUE	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
330-219 OTHER FEDERAL GRANTS	0.00	324,089.23
430-331 INTEREST INCOME	0.00	31,665.17
430-335 REIMBURSEMENTS	0.00	0.00
*** TOTAL REVENUES ***	0.00	355,754.40

EXPENSES	ANNUAL	CURRENT
ACCT # ACCOUNT NAME	BUDGET	PERIOD
500-511 LEGAL SERVICES	0.00	0.00
500-512 ENGINEERING SERVICES	0.00	4,150.95
500-519 OTHER PROFESSIONAL SERVICES	0.00	1,443.20
500-521 BANK FINANCE FEES	0.00	0.00
500-528 ADVERTISING	0.00	0.00
500-532 SOFTWARE MAINT/LICENSES	0.00	0.00
500-539 OTHER CONTRACTED SERVICES	0.00	0.00
500-721 MACHINE TOOLS/APPARATUS	0.00	0.00
500-724 HEAVY EQUIPMENT	0.00	0.00
500-725 OTHER EQUIPMENT	0.00	0.00
500-741 LAND PURCHASE	0.00	0.00
500-742 CONSTRUCTION	0.00	489,024.87
500-815 INTERFUND TRANSFERS OUT	0.00	0.00
*** DEPARTMENT TOTAL ***	0.00	494,619.02
*** TOTAL PROFIT / (LOSS) ***	0.00	(138,864.62)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
159,479.25	72.82	0.00	59,520.75
159,479.25	72.82	0.00	59,520.75

13,420.00	0.00	0.00	(13,420.00)
0.00	0.00	0.00	217,000.00
0.00	0.00	0.00	0.00
13,420.00	6.18	0.00	203,580.00

146,059.25	302.96	0.00	(144,059.25)
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
442,574.79	104.14	0.00	(17,574.79)
237,322.68	118.66	0.00	(37,322.68)
14,531.43	906.29	0.00	(14,031.43)
694,428.90	111.02	0.00	(68,928.90)

0.00	0.00	0.00	5,703.86
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
13,937.41	100.30	0.00	(41.27)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
394,782.00	100.00	0.00	0.00
0.00	0.00	0.00	25,000.00
408,719.41	93.02	0.00	30,662.59

285,709.49	153.51	0.00	(99,591.49)
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
333,813.59	136.25	0.00	(88,813.59)
81.70	0.00	0.00	(81.70)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
333,895.29	136.28	0.00	(88,895.29)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
37,606.59	113.10	2,587.22	(6,943.81)
42,595.41	85.19	0.00	7,404.59
5,000.00	100.00	0.00	0.00
149,401.90	96.39	0.00	5,598.10
234,603.90	96.53	2,587.22	6,058.88

99,291.39	662.74	(2,587.22)	(94,954.17)
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0.00	0.00	0.00	0.00
0.00	0.00	0.00	60,625.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
5,050.00	72.14	0.00	1,950.00
29,406.00	133.66	0.00	(7,406.00)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	1,600.00
0.00	0.00	0.00	0.00
8,925.00	55.78	0.00	7,075.00
34.00	0.00	0.00	(34.00)
30,000.00	100.00	0.00	0.00
5,000.00	100.00	0.00	0.00
14,600.00	100.00	0.00	0.00
93,015.00	59.31	0.00	63,810.00

0.00	0.00	0.00	0.00
18,651.32	128.63	0.00	(4,151.32)

3,143.93	157.20	0.00	(1,143.93)
5,236.14	100.21	0.00	(11.14)
34,941.40	139.77	0.00	(9,941.40)
20,096.18	80.38	0.00	4,903.82
0.00	0.00	0.00	5,000.00
0.00	0.00	0.00	1,000.00
1,139.79	75.99	0.00	360.21
11,684.54	46.74	0.00	13,315.46
2,494.78	83.16	1,967.18	(1,461.96)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
2,002.12	40.04	0.00	2,997.88
0.00	0.00	0.00	0.00
802.12	5.49	0.00	13,797.88
29,512.50	98.38	0.00	487.50
0.00	0.00	0.00	0.00

129,704.82	82.71	1,967.18	25,153.00
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(36,689.82)	0.00	(1,967.18)	38,657.00
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2,629.53	0.00	0.00	(2,629.53)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

2,629.53	0.00	0.00	(2,629.53)
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2,629.53	0.00	0.00	2,629.53
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
100.53	20.11	0.00	399.47
4,478.19	149.27	0.00	(1,478.19)
89.54	179.08	0.00	(39.54)
4,568.77	91.38	0.00	431.23
1,746.59	43.66	0.00	2,253.41
0.00	0.00	0.00	0.00
10,983.62	87.52	0.00	1,566.38

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
1,749.90	21.87	0.00	6,250.10
133.87	21.87	0.00	478.13

227.30	22.07	0.00	802.70
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
2,111.07	21.89	0.00	7,530.93

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	2,300.00
0.00	0.00	0.00	0.00
2,426.60	0.00	0.00	(2,426.60)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
2,426.60	105.50	0.00	(126.60)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

6,445.95	60.19	0.00	5,837.95
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
26,216.25	0.00	0.00	(26,216.25)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
13,177.24	3,294.31	0.00	(12,777.24)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
1,502.18	751.09	0.00	(1,302.18)

[illegible]

Y-T-D	% OF	Y-T-D	BUDGET
ACTUAL	BUDGET	ENCUMB.	BALANCE
3,790,991.67	98.03	0.00	76,369.33
0.00	0.00	0.00	0.00
87,066.01	2,487.60	0.00	(83,566.01)
507.56	0.00	0.00	(507.56)
0.00	0.00	0.00	0.00
341,700.00	100.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
4,220,265.24	100.18	0.00	(7,704.24)

Y-T-D	% OF	Y-T-D	BUDGET
ACTUAL	BUDGET	ENCUMB.	BALANCE
5,550.00	138.75	0.00	(1,550.00)
0.00	0.00	0.00	0.00
2,580,000.00	100.00	0.00	0.00
1,624,338.19	99.71	0.00	4,722.81

4,209,888.19	99.92	0.00	3,172.81
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10,377.05	75.41	0.00	10,877.05
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
3,361,891.00	100.00	0.00	0.00
3,361,891.00	100.00	0.00	0.00

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
2,090,000.00	100.00	0.00	0.00
1,276,727.98	100.38	0.00	(4,836.98)
3,366,727.98	100.14	0.00	(4,836.98)

(4,836.98)	0.00	0.00	4,836.98
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
107,488.00	100.00	0.00	0.00
107,488.00	100.00	0.00	0.00

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
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0.00	0.00	0.00	0.00
70,000.00	100.00	0.00	0.00
37,373.04	99.69	0.00	114.96
107,373.04	99.89	0.00	114.96

114.96	0.00	0.00	114.96
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

Y-T-D	% OF	Y-T-D	BUDGET
ACTUAL	BUDGET	ENCUMB.	BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00
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[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
880,202.74	0.00	0.00	(880,202.74)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
19,048.22	0.00	0.00	(19,048.22)
26,237.50	0.00	0.00	(26,237.50)
813.99	0.00	0.00	(813.99)
46,099.71	0.00	0.00	(46,099.71)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
26,905.85	0.00	0.00	(26,905.85)
0.00	0.00	0.00	0.00
46,199.21	0.00	0.00	(46,199.21)
0.00	0.00	0.00	0.00
73,105.06	0.00	0.00	(73,105.06)

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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

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Y-T-D	% OF	Y-T-D	BUDGET
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0.00	0.00	0.00	0.00
1,285,202.44	0.00	13,790.67	(1,298,993.11)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
114,416.53	0.00	0.00	(114,416.53)
0.00	0.00	0.00	0.00
13,443.49	0.00	0.00	(13,443.49)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
127,860.02	0.00	0.00	(127,860.02)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

Y-T-D	% OF	Y-T-D	BUDGET
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ACTUAL	BUDGET	ENCUMB.	BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

127,860.02	0.00	0.00	(127,860.02)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
38,041.20	0.00	0.00	(38,041.20)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
38,041.20	0.00	0.00	(38,041.20)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

38,041.20	0.00	0.00	38,041.20
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
13,851.05	0.00	0.00	(13,851.05)
0.00	0.00	0.00	0.00
13,851.05	0.00	0.00	(13,851.05)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
2,295.30	0.00	15,504.60	(17,799.90)
7,325.00	0.00	0.00	(7,325.00)
105,372.27	0.00	0.00	(105,372.27)
114,992.57	0.00	15,504.60	(130,497.17)

(101,141.52)	0.00	15,504.60	116,646.12
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
257,263.15	321.58	0.00	177,263.15
257,263.15	321.58	0.00	177,263.15

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
20,534.32	0.00	0.00	(20,534.32)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
20,534.32	0.00	0.00	(20,534.32)

236,728.83	295.91	0.00	156,728.83
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
33,650.00	0.00	0.00	(33,650.00)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
859,304.66	101.09	0.00	(9,304.66)
0.00	0.00	0.00	500.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
892,954.66	104.99	0.00	(42,454.66)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
75,386.46	60.41	0.00	49,413.54

10,824.00	216.48	0.00	(5,824.00)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
108.35	83.35	0.00	21.65
6,238.79	65.15	0.00	3,337.21
191.88	63.96	0.00	108.12
19.56	3.99	0.00	470.44
11,840.36	70.63	0.00	4,924.64
13,008.19	57.39	0.00	9,656.81
457.27	50.81	0.00	442.73
120.34	32.09	0.00	254.66
39.30	26.20	0.00	110.70
0.00	0.00	0.00	0.00
511,412.08	98.16	0.00	9,587.92
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	45,000.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
2,620.19	1,310.10	0.00	(2,420.19)
0.00	0.00	0.00	0.00
100,000.00	100.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
732,266.77	86.42	0.00	115,084.23

160,687.89	5,102.82	0.00	157,538.89
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
592,415.95	113.93	0.00	(72,415.95)
4,302.16	122.92	0.00	(802.16)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
596,718.11	113.99	0.00	(73,218.11)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
150,288.02	87.05	0.00	22,351.98
11,312.29	226.25	0.00	(6,312.29)
864.00	0.00	0.00	(864.00)
0.00	0.00	0.00	0.00
495.00	0.00	0.00	(495.00)
130.91	0.00	0.00	(130.91)
12,489.37	94.26	0.00	760.63
1,812.75	442.13	0.00	(1,402.75)
40.45	6.22	0.00	609.55
21,207.76	91.45	0.00	1,982.24
23,201.24	76.79	0.00	7,013.76
833.87	69.49	0.00	366.13
110.93	21.33	0.00	409.07
141.78	70.89	0.00	58.22
0.00	0.00	0.00	0.00
0.00	0.00	0.00	15,000.00
411.91	4.58	0.00	8,588.09
8,308.34	83.08	0.00	1,691.66
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
80,208.06	80.21	19,199.45	19,791.94
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
17,534.40	48.71	9,441.60	18,465.60
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
10,835.85	361.20	0.00	(10,535.85)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
100,000.00	100.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
440,226.93	85.06	28,641.05	77,348.07
156,491.18	2,641.20	(28,641.05)	(150,566.18)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
340,981.12	189.43	0.00	(160,981.12)
1,670,822.40	101.88	0.00	(30,822.40)
245,595.17	104.51	0.00	(10,595.17)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
2,257,398.69	109.85	0.00	(202,398.69)
1,759,909.94	93.86	0.00	115,090.06
0.00	0.00	0.00	0.00
28,854.78	480.91	0.00	(22,854.78)
164,200.00	100.00	0.00	0.00
1,952,964.72	95.49	0.00	92,235.28
304,433.97	106.47	0.00	(294,633.97)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
650.00	130.00	0.00	(150.00)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
6,638,221.97	114.97	0.00	(864,221.97)
25,141.00	147.89	0.00	(8,141.00)
1,034.00	68.93	0.00	466.00
211,687.15	120.96	0.00	(36,687.15)
5,426,954.80	86.47	0.00	849,045.20
819,092.50	157.52	0.00	(299,092.50)
24,011.21	120.06	0.00	(4,011.21)
17,350.00	38.56	0.00	27,650.00
12,827.00	106.89	0.00	(827.00)
105,789.00	162.75	0.00	(40,789.00)
534.00	3.56	0.00	14,466.00
8,811.35	73.43	0.00	3,188.65
28,594.88	35.74	0.00	51,405.12
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
110,991.11	109.91	0.00	(100,991.11)
92,400.61	108.71	0.00	(7,400.61)
5,201.90	346.79	0.00	(3,701.90)

0.00	0.00	0.00	2,000.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
202,653.00	100.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
6,667.65	333.38	0.00	(4,667.65)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
13,738,613.13	103.17	0.00	(422,460.13)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
277,974.95	95.41	0.00	13,375.05
5,474.46	136.86	0.00	(1,474.46)
2,544.00	106.00	0.00	(144.00)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
630.00	87.50	0.00	90.00
684.23	97.05	0.00	20.77
21,351.27	92.73	0.00	1,673.73
3,619.62	135.57	0.00	(949.62)
79.02	8.13	0.00	892.98
37,383.02	98.18	0.00	691.98
54,265.14	95.55	0.00	2,524.86
1,678.32	92.72	0.00	131.68
844.11	113.30	0.00	(99.11)
308.88	108.38	0.00	(23.88)
1,252.61	73.68	0.00	447.39
0.00	0.00	0.00	0.00
75.00	12.50	0.00	525.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	20.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	250.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	75.00
3,910.30	107.13	0.00	(260.30)
0.00	0.00	0.00	0.00
2,238.97	106.62	0.00	(138.97)
48,580.43	109.42	0.00	(4,180.43)
0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00
125.71	96.70	0.00	4.29
0.00	0.00	0.00	0.00
219.90	77.16	0.00	65.10
0.00	0.00	0.00	0.00
641.43	75.46	0.00	208.57
1,554.92	99.99	0.00	0.08
0.00	0.00	0.00	0.00
1,045.16	100.02	0.00	(0.16)
1,484.60	99.97	0.00	0.40
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	25.00
1,304.19	72.46	0.00	495.81
0.00	0.00	0.00	0.00
557.59	57.60	0.00	410.41
420.00	100.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
9,108.00	100.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
1,109.45	99.95	0.00	0.55
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
533.97	89.00	0.00	66.03
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
33,022.17	67.43	0.00	15,947.83
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
40,462.97	96.34	0.00	1,537.03
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
554,484.39	94.51	0.00	32,208.61

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
266,875.88	104.25	0.00	(10,875.88)
51,038.56	145.82	0.00	(16,038.56)
576.00	109.09	0.00	(48.00)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

230.00	0.00	0.00	(230.00)
700.42	98.65	0.00	9.58
24,070.86	109.66	0.00	(2,120.86)
4,202.57	135.57	0.00	(1,102.57)
45.00	5.56	0.00	765.00
41,566.23	111.45	0.00	(4,271.23)
37,859.40	100.00	0.00	0.60
1,398.60	92.62	0.00	111.40
809.54	107.94	0.00	(59.54)
217.80	90.75	0.00	22.20
2,014.99	85.60	0.00	339.01
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
4,666.00	103.69	0.00	(166.00)
0.00	0.00	0.00	375.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	3,500.00
0.00	0.00	0.00	1,680.00
426.64	71.11	0.00	173.36
0.00	0.00	0.00	0.00
0.00	0.00	0.00	500.00
0.00	0.00	0.00	0.00
789.13	76.61	0.00	240.87
1,280.36	24.86	0.00	3,869.64
684.00	83.01	0.00	140.00
0.00	0.00	0.00	0.00
14,179.69	78.78	0.00	3,820.31
0.00	0.00	0.00	206.00
21,150.08	49.01	0.00	22,008.92
220.78	42.87	0.00	294.22
1,401.73	93.45	0.00	98.27
939.56	78.30	0.00	260.44
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
1,118.76	96.78	1,340.40	81.84
0.00	0.00	0.00	0.00
165,403.99	80.68	0.00	39,596.01
1,083.29	120.37	0.00	(183.29)
1,448.18	120.68	0.00	(248.18)
0.00	0.00	0.00	0.00
6,699.03	109.46	0.00	(579.03)
0.00	0.00	0.00	1,030.00
359.21	102.63	0.00	(9.21)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

23,454.54	102.87	0.00	(654.54)
0.00	0.00	0.00	258.00
0.00	0.00	0.00	0.00
3,551.00	100.00	0.00	0.00
11,204.00	100.00	0.00	0.00
12,569.00	100.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
529.00	17.63	0.00	2,471.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
108,892.25	139.99	60,000.96	(48,248.21)
20,876.51	97.33	0.00	573.49
97,006.54	99.02	48,479.84	1,440.62
4,010.04	194.66	0.00	(1,950.04)
0.00	0.00	0.00	0.00
150,000.00	0.00	441,550.00	(591,550.00)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
47.99	6.66	0.00	673.01
46,953.26	65.21	0.00	25,046.74
45,208.34	73.20	0.00	16,550.66
144.00	0.00	0.00	(144.00)
1,316.75	11.39	1,588.00	22,595.25
0.00	0.00	0.00	0.00
30,225.37	87.08	0.00	4,482.63
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	88,660.00
0.00	0.00	0.00	0.00
355,058.81	0.00	204,431.19	(559,490.00)
1,564,503.68	175.13	757,390.39	(996,095.07)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
668,778.35	90.41	0.00	70,926.65
222,433.73	222.43	0.00	(122,433.73)

3,408.00	161.36	0.00	(1,296.00)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
1,290.00	143.33	0.00	(390.00)
1,812.25	86.09	0.00	292.75
67,982.66	97.82	0.00	1,517.34
22,368.56	135.57	0.00	(5,868.56)
157.85	6.50	0.00	2,272.15
119,207.94	106.83	0.00	(7,617.94)
101,918.78	89.73	0.00	11,661.22
3,578.13	79.07	0.00	946.87
1,996.74	89.94	0.00	223.26
582.12	81.42	0.00	132.88
5,678.60	90.94	0.00	565.40
9,125.08	82.96	0.00	1,874.92
0.00	0.00	0.00	0.00
5,019.00	101.39	0.00	(69.00)
0.00	0.00	0.00	0.00
221.00	26.79	0.00	604.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	2,700.00
0.00	0.00	0.00	1,578.00
1,137.25	51.69	0.00	1,062.75
0.00	0.00	0.00	0.00
181.48	13.06	0.00	1,208.52
203.57	20.36	0.00	796.43
1,218.60	99.89	0.00	1.40
32,688.35	61.84	703.00	21,311.65
0.00	0.00	0.00	0.00
625.33	30.36	0.00	1,434.67
20,704.16	99.03	10,984.02	11,295.84
26,242.55	103.01	281.68	(492.55)
58,909.52	95.32	0.00	2,890.48
0.00	0.00	0.00	412.00
142.00	39.34	0.00	219.00
992.35	121.76	0.00	(177.35)
0.00	0.00	0.00	0.00
506.88	70.30	0.00	214.12
17,374.27	59.75	3,527.23	17,605.73
336.31	65.30	0.00	178.69
2,165.99	78.34	0.00	599.01
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00
0.00	0.00	0.00	1,287.00
0.00	0.00	0.00	0.00
2,117.04	99.86	0.00	2.96
0.00	0.00	0.00	0.00
7,000.00	51.49	0.00	6,596.00
1,906.49	28.83	1,211.75	8,908.51
181,372.74	53.67	6,137.23	168,025.26
21,383.57	103.67	0.00	(757.57)
55,272.56	110.55	0.00	(5,272.56)
2,137.22	71.24	0.00	862.78
2,893.49	103.34	0.00	(93.49)
4,168.61	92.64	0.00	331.39
0.00	0.00	0.00	0.00
670.89	73.56	0.00	241.11
0.00	0.00	0.00	0.00
1,795.00	116.18	0.00	(250.00)
300.00	29.13	0.00	730.00
0.00	0.00	0.00	515.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
915.38	88.87	0.00	114.62
572.79	111.22	0.00	(57.79)
0.00	0.00	0.00	0.00
4,374.00	100.00	0.00	0.00
59,747.00	100.00	0.00	0.00
81,607.00	100.00	0.00	0.00
4,591.46	22.96	0.00	15,408.54
0.00	0.00	0.00	0.00
106,156.00	99.07	0.00	993.00
707.66	229.02	0.00	(398.66)
0.00	0.00	0.00	0.00
260.00	25.24	0.00	770.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
63,509.81	328.73	0.00	(44,189.81)
548.11	21.92	0.00	1,951.89
1,856.00	92.80	0.00	144.00
3,147.41	98.36	0.00	52.59
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
190.13	18.46	0.00	839.87
35,366.85	85.41	0.00	6,039.15
6,895.00	68.95	0.00	3,105.00
0.00	0.00	0.00	0.00
98,958.03	104.92	17,087.86	11,643.97

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	113,993.00
7,325.00	0.00	0.00	(7,325.00)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
2,156,732.64	89.40	39,932.77	300,391.36

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
2,827,893.28	104.66	0.00	(125,893.28)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
8,800.00	400.00	21,200.00	(22,500.00)
235,276.97	107.03	85,806.00	(21,082.97)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
41,178.80	93.59	0.00	2,821.20
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	1,200.00
21,991.50	100.00	2,443.50	0.00
247.41	0.00	0.00	(247.41)
128,149.43	170.87	0.00	(53,149.43)
0.00	0.00	0.00	0.00
154,423.98	257.37	0.00	(94,423.98)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	550,000.00
1,600,000.00	100.00	0.00	0.00

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
4,250.00	0.00	0.00	(4,250.00)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	7,465.00
0.00	0.00	0.00	31,413.00
0.00	0.00	0.00	150,000.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
2,090,000.00	100.00	0.00	0.00
1,271,891.00	100.00	0.00	0.00
0.00	0.00	0.00	0.00
8,384,102.37	95.27	109,449.50	421,352.13
1,078,790.05	543.79	906,772.66	140,384.39

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
421,847.88	153.40	0.00	(146,847.88)
136,489.35	68.24	0.00	63,510.65
0.00	0.00	0.00	0.00
2,145.00	0.00	0.00	(2,145.00)
560,482.23	118.00	0.00	(85,482.23)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	20,000.00
0.00	0.00	0.00	0.00
11,988.50	0.00	9,360.50	(11,988.50)
56,250.00	25.00	43,250.00	168,750.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
68,238.50	49.33	52,610.50	176,761.50
492,243.73	191.14	(52,610.50)	(262,243.73)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
24,260.93	242.61	0.00	(14,260.93)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
289,472.50	106.03	0.00	(16,472.50)
8,806.45	0.00	0.00	(8,806.45)
0.00	0.00	0.00	3,000.00

128,125.74	48.81	0.00	134,374.26
33,190.63	60.35	0.00	21,809.37
1,493.00	298.60	0.00	(993.00)
0.00	0.00	0.00	0.00
43,784.00	3,648.67	0.00	(42,584.00)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
529,133.25	87.43	0.00	76,066.75

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
75,053.54	117.44	0.00	(11,143.54)
8,404.85	1,400.81	0.00	(7,804.85)
48.00	50.00	0.00	48.00
16,228.15	74.30	0.00	5,611.85
0.00	0.00	0.00	0.00
923.00	0.00	0.00	(923.00)
0.00	0.00	0.00	0.00
197.73	106.88	0.00	(12.73)
7,710.98	117.37	0.00	(1,140.98)
338.91	135.56	0.00	(88.91)
34.69	10.71	0.00	289.31
13,127.28	117.47	0.00	(1,952.28)
3,154.95	41.65	0.00	4,420.05
116.55	38.59	0.00	185.45
228.16	118.83	0.00	(36.16)
15.84	33.00	0.00	32.16
606.28	54.67	0.00	502.72
350.00	100.00	0.00	0.00
0.00	0.00	0.00	0.00
164.00	72.89	0.00	61.00
257.50	90.35	0.00	27.50
395.60	99.90	0.00	0.40
112.00	74.67	0.00	38.00
3,164.87	115.63	0.00	(427.87)
44.90	0.00	0.00	(44.90)
0.00	0.00	0.00	0.00
3,593.93	87.87	0.00	496.07
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
427.67	59.32	0.00	293.33
0.00	0.00	0.00	0.00
1,376.62	42.94	0.00	1,829.38

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
9,676.38	138.23	0.00	(2,676.38)
1,674.65	119.62	0.00	(274.65)
386.82	64.47	0.00	213.18
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
82,881.54	74.00	5,006.03	29,118.46
169.24	164.31	0.00	(66.24)
152.36	147.92	0.00	(49.36)
19,908.00	100.00	0.00	0.00
0.00	0.00	0.00	3,938.00
0.00	0.00	0.00	0.00
109,529.28	68.80	0.00	49,670.72
21,785.46	75.12	0.00	7,214.54
0.00	0.00	0.00	0.00
45,553.29	0.00	61,348.50	(45,553.29)
0.00	0.00	0.00	0.00
9,489.28	114.33	0.00	(1,189.28)
245.00	0.00	0.00	(245.00)
204.76	13.62	0.00	1,298.24
241.99	90.29	0.00	26.01
1,715.80	62.85	0.00	1,014.20
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
3,693.59	39.93	0.00	5,556.41
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
696.00	0.00	0.00	(696.00)
0.00	0.00	0.00	335.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
15,000.00	100.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
70,000.00	100.00	0.00	0.00
37,488.00	100.00	0.00	0.00
0.00	0.00	0.00	0.00
566,567.44	93.73	66,354.53	37,894.56
(37,434.19)	0.00	(66,354.53)	38,172.19

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
200,530.00	111.41	0.00	(20,530.00)
2,592.00	172.80	0.00	(1,092.00)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
2,616.00	174.40	0.00	(1,116.00)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
2,544.99	46.27	0.00	2,955.01
36,465.00	50.07	0.00	36,356.00
92,470.00	108.79	0.00	(7,470.00)
337,217.99	97.37	0.00	9,103.01

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
107,831.46	110.02	0.00	(9,821.46)
3,755.36	143.06	0.00	(1,130.36)
432.00	75.00	0.00	144.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
283.99	103.27	0.00	(8.99)
8,547.13	110.36	0.00	(802.13)
305.04	135.57	0.00	(80.04)
18.00	5.54	0.00	307.00
14,610.55	110.90	0.00	(1,435.55)
15,143.76	99.99	0.00	1.24
559.44	92.47	0.00	45.56
323.88	111.68	0.00	(33.88)

87.12	91.71	0.00	7.88
618.46	91.62	0.00	56.54
574.20	73.62	0.00	205.80
490.00	98.00	0.00	10.00
185.00	67.27	0.00	90.00
0.00	0.00	0.00	0.00
636.58	97.94	0.00	13.42
184.00	100.00	0.00	0.00
754.94	98.30	0.00	13.06
928.89	107.39	0.00	(63.89)
0.00	0.00	0.00	0.00
2,355.96	100.00	0.00	0.04
2,005.00	44.65	0.00	2,485.00
62.80	25.12	0.00	187.20
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
822.30	73.62	0.00	294.70
260.57	100.22	0.00	(0.57)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	515.00
0.00	0.00	0.00	0.00
280.58	77.94	0.00	79.42
763.73	54.55	0.00	636.27
0.00	0.00	0.00	0.00
710.40	101.49	0.00	(10.40)
530.55	88.43	0.00	69.45
0.00	0.00	0.00	0.00
417.89	91.64	0.00	38.11
0.00	0.00	0.00	515.00
62.96	83.95	0.00	12.04
2,641.00	100.00	0.00	0.00
6,467.00	100.00	0.00	0.00
10,016.40	0.00	0.00	(10,016.40)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
1,352.00	96.57	0.00	48.00
851.32	0.00	0.00	(851.32)
0.00	0.00	0.00	250.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
15,148.50	99.44	18,662.50	18,851.50
72,300.00	89.89	7,700.00	16,700.00
13,815.00	50.49	0.00	13,545.00
0.00	0.00	0.00	0.00

36,464.95	100.00	0.00	0.05
0.00	0.00	0.00	150,606.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
323,598.71	69.29	26,362.50	181,472.29

13,619.28	8.03	(26,362.50)	(172,369.28)
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
943,580.00	96.63	0.00	32,934.00
0.00	0.00	0.00	0.00
20,975.86	163.91	0.00	(8,178.86)
0.00	0.00	0.00	0.00
147.38	0.00	0.00	(147.38)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
964,703.24	97.51	0.00	24,607.76

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
132,348.63	93.35	0.00	9,426.37
2,297.58	0.00	0.00	(2,297.58)
1,392.00	100.00	0.00	0.00
0.00	0.00	0.00	0.00
1,575.00	87.50	0.00	225.00
204.97	51.89	0.00	190.03
10,155.85	91.58	0.00	934.15
440.60	135.57	0.00	(115.60)
18.79	5.80	0.00	305.21
17,942.83	95.80	0.00	787.17
15,456.24	102.06	0.00	(311.24)
489.51	80.91	0.00	115.49
369.55	89.05	0.00	45.45
75.24	76.78	0.00	22.76
389.98	65.00	0.00	210.02
826.83	55.12	0.00	673.17
0.00	0.00	0.00	0.00
607.00	30.35	0.00	1,393.00
433.36	108.34	0.00	(33.36)
0.00	0.00	0.00	150.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

0.00	0.00	0.00	100.00
541.42	154.69	0.00	(191.42)
186.87	109.28	0.00	(15.87)
1,417.03	40.49	0.00	2,082.97
265.76	53.15	0.00	234.24
702.45	59.58	0.00	476.55
1,837.24	50.34	0.00	1,812.76
2,105.72	81.78	0.00	469.28
7,170.06	89.32	0.00	856.94
(7.24)	0.00	0.00	7.24
0.00	0.00	0.00	0.00
90.48	90.48	0.00	9.52
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
17.16	68.64	0.00	7.84
853.60	71.13	0.00	346.40
0.00	0.00	0.00	0.00
5,876.86	97.68	3,772.72	229.42
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
2,229.75	120.65	10,800.00	(2,229.75)
0.00	0.00	0.00	6,500.00
0.00	0.00	0.00	6,000.00
6,086.00	119.50	0.00	(993.00)
2,178.79	60.44	0.00	1,426.21
1,012.93	33.76	0.00	1,987.07
6,056.00	43.26	0.00	7,944.00
27,327.58	79.79	0.00	6,922.42
11,427.61	73.97	0.00	4,022.39
16,319.65	62.05	0.00	9,980.35
12,332.97	96.90	0.00	394.03
22,842.36	66.69	0.00	11,406.64
32,012.29	82.51	0.00	6,784.71
265,921.84	132.96	0.00	(65,921.84)
31,791.13	104.90	0.00	(1,486.13)
33,125.47	97.43	0.00	874.53
12,561.31	109.23	0.00	(1,061.31)
15,114.30	68.70	0.00	6,885.70
1,508.94	50.30	0.00	1,491.06
27,832.67	86.98	0.00	4,167.33
0.00	0.00	0.00	0.00
70,650.20	91.04	0.00	6,949.80
0.00	0.00	0.00	0.00
1,275.88	56.08	0.00	999.12
3,408.00	100.00	0.00	0.00
1,827.00	93.69	0.00	123.00
107,767.70	284.09	2,508.50	(71,459.20)

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
918,691.74	102.58	17,081.22	(40,146.96)
46,011.50	49.11	(17,081.22)	64,754.72

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
1,451,012.00	100.00	0.00	2.00
0.00	0.00	0.00	0.00
10,154.78	0.00	0.00	(10,154.78)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
3,654.65	0.00	0.00	(3,654.65)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
1,464,821.43	100.95	0.00	(13,807.43)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
245,606.89	106.53	240,718.09	(29,801.98)
528,360.93	116.77	253,069.50	(112,216.43)
17,350.28	100.00	0.00	0.72
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
269,081.39	99.58	0.00	1,123.61
36,766.73	100.38	0.00	(139.73)
13,031.20	201.03	0.00	(11,946.20)
0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
1,110,197.42	110.54	493,787.59	(152,980.01)

354,624.01	-62.85%	(493,787.59)	139,172.58
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
2,559.85	46.54	0.00	2,940.15
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
10,500.00	123.53	0.00	(2,000.00)
13,059.85		0.00	940.15

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
2,544.99	46.27	0.00	2,955.01
2,544.99	46.27	0.00	2,955.01

10,514.86	123.70	0.00	(2,014.86)
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
498,454.06	0.00	0.00	(498,454.06)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
498,454.06	0.00	0.00	(498,454.06)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
2,375.62	0.00	0.00	(2,375.62)
26,428.29	0.00	0.00	(26,428.29)
5,519.54	0.00	0.00	(5,519.54)
0.00	0.00	0.00	0.00
222,118.82	0.00	0.00	(222,118.82)
329,893.40	0.00	177,600.95	(507,494.35)
0.00	0.00	0.00	0.00
558.00	0.00	0.00	(558.00)
10,673.50	0.00	4,600.00	(15,273.50)

0.00	0.00	0.00	0.00
302,115.21	0.00	0.00	(302,115.21)
56,561.14	0.00	798,570.85	(855,131.99)
91,043.88	0.00	0.00	(91,043.88)
0.00	0.00	0.00	0.00
1,282,159.87	0.00	4,494,200.28	(5,776,360.15)
330,647.20	0.00	0.00	(330,647.20)
2,660,094.47	0.00	5,474,972.08	(8,135,066.55)
(2,161,640.41)	0.00	(5,474,972.08)	7,636,612.49

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
470,223.77	0.00	0.00	(470,223.77)
0.00	0.00	0.00	0.00
470,223.77	0.00	0.00	(470,223.77)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
32,678.49	0.00	6,698.76	(39,377.25)
255,808.32	0.00	14,435.35	(270,243.67)
27,053.30	0.00	34,097.05	(61,150.35)
150.00	0.00	0.00	(150.00)
0.00	0.00	0.00	0.00
646,351.20	0.00	70,632.34	(716,983.54)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
4,369,398.68	0.00	3,206,084.48	(7,575,483.16)
5,331,439.99	0.00	3,331,947.98	(8,663,387.97)
(4,861,216.22)	0.00	(3,331,947.98)	8,193,164.20

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
1,804,023.00	0.00	0.00	(1,804,023.00)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
1,804,023.00	0.00	0.00	(1,804,023.00)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
230,781.26	0.00	0.00	(230,781.26)
0.00	0.00	0.00	0.00
530.55	0.00	0.00	(530.55)
0.00	0.00	0.00	0.00
5.19	0.00	0.00	(5.19)
0.00	0.00	0.00	0.00
1,919,954.37	0.00	1,226,315.49	(3,146,269.86)
12,293.78	0.00	3,071.58	(15,365.36)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
1,287.99	0.00	0.00	(1,287.99)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
2,164,853.14	0.00	1,229,387.07	(3,394,240.21)
(360,830.14)	0.00	(1,229,387.07)	1,590,217.21

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
451,313.65	0.00	498,686.35	(950,000.00)
15,471.28	0.00	0.00	(15,471.28)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
466,784.93	0.00	498,686.35	(965,471.28)

(466,784.93)	0.00	(498,686.35)	965,471.28
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
360,983.18	0.00	0.00	(360,983.18)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
1,801,634.15	0.00	0.00	(1,801,634.15)
52,155,000.00	0.00	0.00	(52,155,000.00)
54,317,617.33	0.00	0.00	(54,317,617.33)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
(9,500.00)	0.00	0.00	9,500.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
(9,500.00)	0.00	0.00	9,500.00

54,327,117.33	0.00	0.00	(54,327,117.33)
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Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
363,459.23	0.00	0.00	(363,459.23)
406,741.91	0.00	0.00	(406,741.91)
0.00	0.00	0.00	0.00
770,201.14	0.00	0.00	(770,201.14)

Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
0.00	0.00	0.00	0.00
139,217.22	0.00	1,326,782.78	(1,466,000.00)
18,490.90	0.00	1,535.50	(20,026.40)
0.00	0.00	0.00	0.00
241.00	0.00	0.00	(241.00)
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
3,747,351.59	0.00	964,143.23	(4,711,494.82)
0.00	0.00	0.00	0.00
3,905,300.71	0.00	2,292,461.51	(6,197,762.22)
(3,135,099.57)	0.00	(2,292,461.51)	5,427,561.08



5292771.13
-5492183.63





EXHIBIT A ORDINANCE 2023-57

FY 2022-23 YTD
AMENDED BUDGET

FY 2022-23 YEAR -
END ACTUALS

FY 2022-23 YEAR -
END AMENDMENTS

100 - GENERAL FUND

REVENUES

310-TAXES	21,144,000	27,670,396	6,526,396
320-PERMITS AND LICENSES	932,800	1,702,705	769,905
330-INTERGOVERNMENTAL REV	594,000	972,442	378,442
340-CHARGES FOR SERVICES	643,800	828,451	184,651
410-FINES AND FORFEITURES	184,500	145,030	(39,470)
420-ASSESSMENTS	15,000	9,877	(5,123)
430-USE OF MONEY AND PROP	169,183	1,162,861	993,678
440-DONATIONS FROM PRIVAT	25,430	193,126	167,696
450-INTERFUND OPERATING T	2,002,282	2,372,139	369,857
460-PROCEEDS GEN FIXED AS	0	5,924	5,924
470-PROCEEDS GEN LONG TER	0	0	0

100 - GENERAL FUND TOTAL REVENUES	\$25,710,995	\$35,062,949	\$9,351,954
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500 - CITY COUNCIL

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200 - OPERATIONAL SUPPLIES	17,603	15,761	(1,842)
300 - FACILITIES OPERATIONS	3,000	2,154	(846)
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500 - CITY COUNCIL TOTAL	\$315,995	\$299,583	(\$16,412)
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500 - CONTRACT SERVICE AND FEES	85,498	58,308	(27,190)
700 - CAPITAL OUTLAY	0	0	0
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500 - CONTRACT SERVICE AND FEES	169,719	164,864	(4,855)
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503 - PUBLIC INFORMATION TOTAL	\$263,170	\$255,671	(\$7,499)
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400 - EQUIPMENT OPERATIONS/MAINTENANCE	0	1,441	1,441

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505 - TOTAL	\$196,351	\$181,264	(\$15,087)
512 - FINANCE			
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400 - EQUIPMENT OPERATIONS/MAINTENANCE	1,930	2,382	452
500 - CONTRACT SERVICE AND FEES	218,585	205,317	(13,268)
700 - CAPITAL OUTLAY	0	0	0
800 - CONTRIBUTION	0	0	0
512 - FINANCE TOTAL	\$879,128	\$891,739	\$12,611
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200 - OPERATIONAL SUPPLIES	11,506	7,987	(3,519)
300 - FACILITIES OPERATIONS	6,850	6,158	(692)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	3,193	2,800	(393)
500 - CONTRACT SERVICE AND FEES	90,440	83,791	(6,649)
700 - CAPITAL OUTLAY	0	0	0
516 - MUNICIPAL COURT TOTAL	\$366,373	\$351,399	(\$14,974)
522 - DEVELOPMENT SERVICES			
100 - EMPLOYEE SERVICES	999,511	999,891	380
200 - OPERATIONAL SUPPLIES	39,406	27,777	(11,629)
300 - FACILITIES OPERATIONS	5,590	4,226	(1,364)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	10,654	11,177	523
500 - CONTRACT SERVICE AND FEES	1,183,198	1,021,091	(162,107)
700 - CAPITAL OUTLAY	0	0	0
800 - CONTRIBUTION	0	0	0
522 - DEVELOPMENT SERVICES TOTAL	\$2,238,359	\$2,064,163	(\$174,196)
524 - MAIN STREET PROGRAM			
100 - EMPLOYEE SERVICES	104,565	111,845	7,280
200 - OPERATIONAL SUPPLIES	2,782	2,036	(746)
300 - FACILITIES OPERATIONS	610	2,578	1,968
400 - EQUIPMENT OPERATIONS/MAINTENANCE	1,585	1,631	46
500 - CONTRACT SERVICE AND FEES	2,586	256	(2,330)
700 - CAPITAL OUTLAY	0	0	0
800 - CONTRIBUTION	0	0	0
524 - MAIN STREET PROGRAM TOTAL	\$112,128	\$118,345	\$6,217
527 - MOODY THEATER			
100 - EMPLOYEE SERVICES	0	0	0
200 - OPERATIONAL SUPPLIES	1,650	1,497	(153)
300 - FACILITIES OPERATIONS	28,930	26,638	(2,292)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	0	0	0
500 - CONTRACT SERVICE AND FEES	1,200	1,200	0
700 - CAPITAL OUTLAY	0	0	0
527 - MOODY THEATER TOTAL	\$31,780	\$29,335	(\$2,445)
527 - PUBLIC LIBRARY			
100 - EMPLOYEE SERVICES	478,800	445,781	(33,019)
200 - OPERATIONAL SUPPLIES	42,725	40,052	(2,673)
300 - FACILITIES OPERATIONS	24,050	18,939	(5,111)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	1,510	454	(1,056)
500 - CONTRACT SERVICE AND FEES	17,802	15,821	(1,981)
700 - CAPITAL OUTLAY	45,115	40,855	(4,260)
800 - CONTRIBUTION			
532 - PUBLIC LIBRARY TOTAL	\$610,002	\$561,901	(\$48,101)
542 - FIRE			
100 - EMPLOYEE SERVICES	2,934,447	3,047,654	113,207
200 - OPERATIONAL SUPPLIES	111,643	97,800	(13,843)

300 - FACILITIES OPERATIONS	47,000	30,204	(16,796)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	771,268	732,088	(39,180)
500 - CONTRACT SERVICE AND FEES	103,850	102,823	(1,027)
700 - CAPITAL OUTLAY	0	0	0
800 - CONTRIBUTION	0	0	0
542 - FIRE TOTAL	\$3,968,208	\$4,010,570	\$42,362
552 - POLICE			
100 - EMPLOYEE SERVICES	4,150,907	4,128,478	(22,429)
200 - OPERATIONAL SUPPLIES	113,024	121,838	8,814
300 - FACILITIES OPERATIONS	59,445	51,508	(7,937)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	359,005	322,296	(36,709)
500 - CONTRACT SERVICE AND FEES	416,765	306,175	(110,590)
700 - CAPITAL OUTLAY	0	0	0
800 - CONTRIBUTION	20,000	20,000	0
552 - POLICE TOTAL	\$5,119,146	\$4,950,293	(\$168,853)
558 - ANIMAL CONTROL			
100 - EMPLOYEE SERVICES	188,535	187,721	(814)
200 - OPERATIONAL SUPPLIES	6,750	4,302	(2,448)
300 - FACILITIES OPERATIONS	13,500	14,115	615
400 - EQUIPMENT OPERATIONS/MAINTENANCE	20,255	19,464	(791)
500 - CONTRACT SERVICE AND FEES	69,260	68,920	(340)
700 - CAPITAL OUTLAY	0	0	0
558 - ANIMAL CONTROL TOTAL	\$298,300	\$294,522	(\$3,778)
563 - STREET & GROUND MAINTENANCE			
100 - EMPLOYEE SERVICES	1,328,383	1,313,093	(15,290)
200 - OPERATIONAL SUPPLIES	294,021	138,162	(155,859)
300 - FACILITIES OPERATIONS	114,915	106,421	(8,494)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	1,237,453	859,105	(378,348)
500 - CONTRACT SERVICE AND FEES	405,095	352,125	(52,970)
700 - CAPITAL OUTLAY	7,000	7,000	0
563 - STREET & GROUND MAINTENANCE TOTAL	\$3,386,867	\$2,775,907	(\$610,960)
565 - PARKS & RECREATION			
100 - EMPLOYEE SERVICES	658,100	621,170	(36,930)
200 - OPERATIONAL SUPPLIES	146,794	135,799	(10,995)
300 - FACILITIES OPERATIONS	169,162	138,468	(30,694)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	154,420	129,719	(24,701)
500 - CONTRACT SERVICE AND FEES	542,379	179,260	(363,119)
700 - CAPITAL OUTLAY	187,296	51,519	(135,777)
565 - PARKS & RECREATION TOTAL	\$1,858,151	\$1,255,935	(\$602,216)
566 - INTERNAL SVCS/BLDG			
100 - EMPLOYEE SERVICES	340,292	330,399	(9,893)
200 - OPERATIONAL SUPPLIES	29,585	27,595	(1,990)
300 - FACILITIES OPERATIONS	296,517	191,958	(104,559)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	56,624	21,039	(35,585)
500 - CONTRACT SERVICE AND FEES	24,142	21,872	(2,270)
700 - CAPITAL OUTLAY	350,000	1,173	(348,827)
566 - INTERNAL SVCS/BLDG TOTAL	\$1,097,160	\$594,037	(\$503,123)
573-ENGINEERING & INSPECT			
100 - EMPLOYEE SERVICES	0	0	0
200 - OPERATIONAL SUPPLIES	0	0	0
300 - FACILITIES OPERATIONS	0	0	0
400 - EQUIPMENT OPERATIONS/MAINTENANCE	0	0	0
500 - CONTRACT SERVICE AND FEES	350,000	1,002,592	652,592
700 - CAPITAL OUTLAY	0	0	0

573 - ENGINEERING & INSPECT TOTAL	\$350,000	\$1,002,592	\$652,592
575 - INFORMATION TECHNOLOGY (IT)			
100 - EMPLOYEE SERVICES	0	1,616	1,616
200 - OPERATIONAL SUPPLIES	2,000	1,985	(15)
300 - FACILITIES OPERATIONS	30,680	30,634	(46)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	0	0	0
500 - CONTRACT SERVICE AND FEES	213,067	217,503	4,436
700 - CAPITAL OUTLAY	0	0	0
575 - INFORMATION TECHNOLOGY (IT) TOTAL	\$245,747	\$251,738	\$5,991
592 - NON DEPARTMENTAL			
100 - EMPLOYEE SERVICES	0	0	0
200 - OPERATIONAL SUPPLIES	0	5,590,076	5,590,076
300 - FACILITIES OPERATIONS	0	0	0
400 - EQUIPMENT OPERATIONS/MAINTENANCE	0	0	0
500 - CONTRACT SERVICE AND FEES	435,873	438,461	2,588
600 - DEPRECIATION/BAD DEBT	0	0	0
700 - CAPITAL OUTLAY	0	0	0
800 - CONTRIBUTION	3,008,580	1,210,932	(1,797,648)
900 - DEBT SERVICE	0	0	0
592 - NON DEPARTMENTAL TOTAL	\$3,444,453	\$7,239,469	\$3,795,016
TOTAL GENERAL FUND EXPENDITURES	\$25,815,264	\$28,141,525	\$2,326,261
NET GENERAL FUND SURPLUS/(DEFICIT)	(\$104,269)	\$6,921,424	
118 - TAX INCREMENT FINANCING FUND #2 (TIF#2)			
REVENUE			
TOTAL TIF REVENUE	219,000	159,479	(59,521)
EXPENDITURE			
TOTAL TIF EXPENDITURES	217,000	13,420	(203,580)
119 - TAX INCREMENT FINANCING FUND (TIF)			
REVENUE			
TOTAL TIF REVENUE	625,500	694,429	68,929
EXPENDITURE			
TOTAL TIF EXPENDITURES	439,382	408,719	(30,663)
120 - HOTEL MOTEL TAX FUND			
REVENUE			
TOTAL HOTEL MOTEL REVENUE	245,000	333,895	88,895
EXPENDITURE			
TOTAL HOTEL MOTEL EXPENDITURES	243,250	294,604	51,354
123 - MAIN STREET REVENUE FUND			
REVENUE			
TOTAL MAIN STREET REVENUE	156,825	129,705	(27,120)
EXPENDITURE			
TOTAL MAIN STREET EXPENDITURES	156,825	129,705	(27,120)
124-CEMETERY LAND & TRUST FD			
REVENUE			
TOTAL CEMETERY LAND & TRUST FD REVENUE	0	2,630	2,630

EXPENDITURE

TOTAL CEMETERY LAND & TRUST FD EXPENDITURES	0	0	0
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125-MUNICIPAL CRT SPECIAL FEE**REVENUE**

TOTAL MUNICIPAL CRT SPECIAL FEE REVENUE	12,550	10,984	(1,566)
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EXPENDITURE

625 - MUNICIPAL COURT BLDG	9,642	2,111	(7,531)
626 - MUNICIPAL COURT TECHNOLOGY	2,300	2,427	127
627 - MUN COURT JUDICIAL	0	0	0

129-LIBRARY GRANT/DONATION**REVENUE**

TOTAL LIBRARY GRANT/DONATION REVENUE	600	40,896	40,296
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EXPENDITURE

TOTAL LIBRARY GRANT/DONATION EXPENDITURES	0	0	0
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140-I & S FOR G O BONDS**REVENUE**

TOTAL I & S FOR G O BONDS REVENUE	4,212,561	4,220,265	7,704
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EXPENDITURE

TOTAL I & S FOR G O BONDS EXPENDITURES	4,213,061	4,209,888	(3,173)
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143-MDUS I&S**REVENUE**

TOTAL MDUS I&S REVENUE	0	0	0
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EXPENDITURE

TOTAL MDUS I&S EXPENDITURES	0	0	0
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144-I&S UTILITY CO'S & BONDS**REVENUE**

TOTAL I&S UTILITY CO'S & BONDS REVENUE	3,361,891	3,361,891	0
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EXPENDITURE

TOTAL I&S UTILITY CO'S & BONDS EXPENDITURES	3,361,891	3,366,728	4,837
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146-I & S FOR AIRPORT CO'S**REVENUE**

TOTAL I&S FOR AIRPORT CO'S REVENUE	107,488	107,488	0
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EXPENDITURE

TOTAL I&S FOR AIRPORT CO'S EXPENDITURES	107,488	107,373	(115)
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147-TUF(STREETS) I&S FUND**REVENUE**

TOTAL TUF STREETS I&S FUND REVENUE	0	0	0
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EXPENDITURE

TOTAL TUF STREETS I&S FUND EXPENDITURES	0	0	0
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162-GENERAL CAPITAL IMPROVEME**REVENUE**

TOTAL GENERAL CAPITAL IMPROVEMENT REVENUE	0	880,203	880,203
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EXPENDITURE

TOTAL GENERAL CAPITAL IMPROVEMENT EXPENDITURES			
500	0	47,815	47,815
561	0	0	0

566	0	0	0
576	0	0	0
577	0	0	0
637	0	74,429	74,429
653	0	0	0
657	0	0	0
661	0	0	0
679	0	0	0
685	0	75,616	75,616
694	0	662,798	662,798
802	0	23,344	23,344
901	0	86,928	86,928
902	0	0	0

164-MDUS IMPROVEMENT PROJECTS

REVENUE

TOTAL MDUS IMPROVEMENT PROJECTS REVENUE	0	127,860	127,860
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EXPENDITURE

TOTAL MDUS IMPROVEMENT PROJECTS EXPENDITURES

509 - MISC DRAINAGE	0	0	0
510 - MUSTANG CK TRIBUTORY	0	0	0
515 - MDUS 8 PROJ DESIGN	0	0	0
565 - EDMOND ST PH 1 MDUS	0	0	0
814 - HOLLY SPRINGS	0	0	0

165-2013 COMBINATION CO

REVENUE

TOTAL 2013 COMBINATION CO REVENUE	0	38,041	38,041
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EXPENDITURE

TOTAL 2013 COMBINATION CO EXPENDITURES	0	0	0
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166-2017 PERFORMANCE CONTRACT

REVENUE

TOTAL 2017 PERFORMANCE CONTRACT REVENUES	0	13,851	13,851
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EXPENDITURE

TOTAL 2017 PERFORMANCE CONTRACT EXPENDITURES	0	114,993	114,993
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200-ROADWAY IMPACT FEE FUND

REVENUE

TOTAL ROADWAY IMPACT FEE FUND REVENUES	80,000	257,263	177,263
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EXPENDITURE

TOTAL ROADWAY IMPACT FEE FUND EXPENDITURES	0	20,534	20,534
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210-TRANSPORTATION FUND

REVENUE

TOTAL TRANSPORTATION FUND REVENUES	850,500	892,955	42,455
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EXPENDITURE

TOTAL TRANSPORTATION FUND EXPENSES	847,351	732,267	(115,084)
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300-MUNICIPAL DRAINAGE UTILIT

REVENUE

TOTAL MUNICIPAL DRAINAGE UTILITY REVENUES	523,500	596,718	73,218
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EXPENDITURE

TOTAL MUNICIPAL DRAINAGE UTILITY EXPENDITURES	517,575	459,426	(58,149)
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320-SANITATION FUND

REVENUE

TOTAL SANITATION FUND REVENUES	2,055,000	2,257,399	202,399
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EXPENDITURE			
TOTAL SANITATION FUND EXPENDITURES	2,045,200	2,122,965	77,765
340-PUBLIC UTILITIES FUND			
REVENUE			
TOTAL PUBLIC UTILITIES FUND REVENUES	13,316,153	13,738,613	422,460
EXPENDITURE			
701	586,693	554,484	(32,209)
706	1,325,799	1,574,229	248,430
708	2,457,124	2,200,360	(256,764)
709	8,914,904	8,565,515	(349,389)
340-PUBLIC UTILITIES FUND TOTAL	13,284,520	12,894,588	(389,932)
345-UTILITY IMPACT FEE FUND			
REVENUE			
TOTAL UTILITY IMPACT FEE FUND REVENUES	475,000	560,482	85,482
EXPENDITURE			
TOTAL UTILITY IMPACT FEE FUND EXPENDITURES	245,000	68,239	(176,762)
350-AIRPORT FUND			
REVENUE			
TOTAL AIRPORT FUND REVENUES	605,200	529,133	(76,067)
EXPENDITURE			
TOTAL AIRPORT FUND EXPENDITURES	604,462	566,588	(37,875)
370-CEMETERY OPERATING FUND			
REVENUE			
TOTAL CEMETERY OPERATING FUND REVENUES	346,321	343,882	(2,439)
EXPENDITURE			
TOTAL CEMETERY OPERATING FUND EXPENDITURES	505,071	343,882	(161,189)
382-FLEET SERVICES OPERATING			
REVENUE			
TOTAL FLEET SERVICES OPERATING REVENUES	989,311	964,703	(24,608)
EXPENDITURE			
TOTAL FLEET SERVICES OPERATING EXPENDITURES	895,626	919,193	23,567
384-FLEET REPLACEMENT FUND			
REVENUE			
TOTAL FLEET REPLACEMENT FUND REVENUES	1,451,014	1,464,821	13,807
EXPENDITURE			
TOTAL FLEET SERVICES OPERATING EXPENDITURES	1,451,005	1,110,197	(340,808)
410-CEMETERY PERMANENT FUND			
REVENUE			
TOTAL CEMETERY PERMANENT FUND REVENUES	14,000	13,060	(940)
EXPENDITURE			
TOTAL CEMETERY PERMANENT FUND EXPENDITURES	5,500	2,545	(2,955)

FY2023 Q4 BUDGET AMENDMENTS



EXHIBIT A ORDINANCE 2023-57

FY 2022-23 YTD
AMENDED BUDGET

FY 2022-23 YEAR -
END ACTUALS

FY 2022-23 YEAR -
END AMENDMENTS

100 - GENERAL FUND

REVENUES

310-TAXES	21,144,000	27,670,396	6,526,396
320-PERMITS AND LICENSES	932,800	1,702,705	769,905
330-INTERGOVERNMENTAL REV	594,000	972,442	378,442
340-CHARGES FOR SERVICES	643,800	828,451	184,651
410-FINES AND FORFEITURES	184,500	145,030	(39,470)
420-ASSESSMENTS	15,000	9,877	(5,123)
430-USE OF MONEY AND PROP	169,183	1,162,861	993,678
440-DONATIONS FROM PRIVAT	25,430	193,126	167,696
450-INTERFUND OPERATING T	2,002,282	2,372,139	369,857
460-PROCEEDS GEN FIXED AS	0	5,924	5,924
470-PROCEEDS GEN LONG TER	0	0	0

100 - GENERAL FUND TOTAL REVENUES	\$25,710,995	\$35,062,949	\$9,351,954
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500 - CITY COUNCIL

100 - EMPLOYEE SERVICES	64,492	42,765	(21,727)
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300 - FACILITIES OPERATIONS	3,000	2,154	(846)
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800 - CONTRIBUTION	45,900	14,893	(31,007)

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501 - CITY MANAGEMENT TOTAL	\$748,899	\$738,917	(\$9,982)
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500 - CONTRACT SERVICE AND FEES	47,417	38,594	(8,823)
700 - CAPITAL OUTLAY	0	0	0

504 - HUMAN RESOURCES TOTAL	\$285,047	\$274,145	(\$10,902)
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800 - CONTRIBUTION	0	0	0
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200 - OPERATIONAL SUPPLIES	11,506	7,987	(3,519)
300 - FACILITIES OPERATIONS	6,850	6,158	(692)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	3,193	2,800	(393)
500 - CONTRACT SERVICE AND FEES	90,440	83,791	(6,649)
700 - CAPITAL OUTLAY	0	0	0
516 - MUNICIPAL COURT TOTAL	\$366,373	\$351,399	(\$14,974)
522 - DEVELOPMENT SERVICES			
100 - EMPLOYEE SERVICES	999,511	999,891	380
200 - OPERATIONAL SUPPLIES	39,406	27,777	(11,629)
300 - FACILITIES OPERATIONS	5,590	4,226	(1,364)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	10,654	11,177	523
500 - CONTRACT SERVICE AND FEES	1,183,198	1,021,091	(162,107)
700 - CAPITAL OUTLAY	0	0	0
800 - CONTRIBUTION	0	0	0
522 - DEVELOPMENT SERVICES TOTAL	\$2,238,359	\$2,064,163	(\$174,196)
524 - MAIN STREET PROGRAM			
100 - EMPLOYEE SERVICES	104,565	111,845	7,280
200 - OPERATIONAL SUPPLIES	2,782	2,036	(746)
300 - FACILITIES OPERATIONS	610	2,578	1,968
400 - EQUIPMENT OPERATIONS/MAINTENANCE	1,585	1,631	46
500 - CONTRACT SERVICE AND FEES	2,586	256	(2,330)
700 - CAPITAL OUTLAY	0	0	0
800 - CONTRIBUTION	0	0	0
524 - MAIN STREET PROGRAM TOTAL	\$112,128	\$118,345	\$6,217
527 - MOODY THEATER			
100 - EMPLOYEE SERVICES	0	0	0
200 - OPERATIONAL SUPPLIES	1,650	1,497	(153)
300 - FACILITIES OPERATIONS	28,930	26,638	(2,292)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	0	0	0
500 - CONTRACT SERVICE AND FEES	1,200	1,200	0
700 - CAPITAL OUTLAY	0	0	0
527 - MOODY THEATER TOTAL	\$31,780	\$29,335	(\$2,445)
527 - PUBLIC LIBRARY			
100 - EMPLOYEE SERVICES	478,800	445,781	(33,019)
200 - OPERATIONAL SUPPLIES	42,725	40,052	(2,673)
300 - FACILITIES OPERATIONS	24,050	18,939	(5,111)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	1,510	454	(1,056)
500 - CONTRACT SERVICE AND FEES	17,802	15,821	(1,981)
700 - CAPITAL OUTLAY	45,115	40,855	(4,260)
800 - CONTRIBUTION			
532 - PUBLIC LIBRARY TOTAL	\$610,002	\$561,901	(\$48,101)
542 - FIRE			
100 - EMPLOYEE SERVICES	2,934,447	3,047,654	113,207
200 - OPERATIONAL SUPPLIES	111,643	97,800	(13,843)
300 - FACILITIES OPERATIONS	47,000	30,204	(16,796)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	771,268	732,088	(39,180)

500 - CONTRACT SERVICE AND FEES	103,850	102,823	(1,027)
700 - CAPITAL OUTLAY	0	0	0
800 - CONTRIBUTION	0	0	0
542 - FIRE TOTAL	\$3,968,208	\$4,010,570	\$42,362
552 - POLICE			
100 - EMPLOYEE SERVICES	4,150,907	4,128,478	(22,429)
200 - OPERATIONAL SUPPLIES	113,024	121,838	8,814
300 - FACILITIES OPERATIONS	59,445	51,508	(7,937)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	359,005	322,296	(36,709)
500 - CONTRACT SERVICE AND FEES	416,765	306,175	(110,590)
700 - CAPITAL OUTLAY	0	0	0
800 - CONTRIBUTION	20,000	20,000	0
552 - POLICE TOTAL	\$5,119,146	\$4,950,293	(\$168,853)
558 - ANIMAL CONTROL			
100 - EMPLOYEE SERVICES	188,535	187,721	(814)
200 - OPERATIONAL SUPPLIES	6,750	4,302	(2,448)
300 - FACILITIES OPERATIONS	13,500	14,115	615
400 - EQUIPMENT OPERATIONS/MAINTENANCE	20,255	19,464	(791)
500 - CONTRACT SERVICE AND FEES	69,260	68,920	(340)
700 - CAPITAL OUTLAY	0	0	0
558 - ANIMAL CONTROL TOTAL	\$298,300	\$294,522	(\$3,778)
563 - STREET & GROUND MAINTENANCE			
100 - EMPLOYEE SERVICES	1,328,383	1,313,093	(15,290)
200 - OPERATIONAL SUPPLIES	294,021	138,162	(155,859)
300 - FACILITIES OPERATIONS	114,915	106,421	(8,494)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	1,237,453	859,105	(378,348)
500 - CONTRACT SERVICE AND FEES	405,095	352,125	(52,970)
700 - CAPITAL OUTLAY	7,000	7,000	0
563 - STREET & GROUND MAINTENANCE TOTAL	\$3,386,867	\$2,775,907	(\$610,960)
565 - PARKS & RECREATION			
100 - EMPLOYEE SERVICES	658,100	621,170	(36,930)
200 - OPERATIONAL SUPPLIES	146,794	135,799	(10,995)
300 - FACILITIES OPERATIONS	169,162	138,468	(30,694)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	154,420	129,719	(24,701)
500 - CONTRACT SERVICE AND FEES	542,379	179,260	(363,119)
700 - CAPITAL OUTLAY	187,296	51,519	(135,777)
565 - PARKS & RECREATION TOTAL	\$1,858,151	\$1,255,935	(\$602,216)
566 - INTERNAL SVCS/BLDG			
100 - EMPLOYEE SERVICES	340,292	330,399	(9,893)
200 - OPERATIONAL SUPPLIES	29,585	27,595	(1,990)
300 - FACILITIES OPERATIONS	296,517	191,958	(104,559)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	56,624	21,039	(35,585)
500 - CONTRACT SERVICE AND FEES	24,142	21,872	(2,270)
700 - CAPITAL OUTLAY	350,000	1,173	(348,827)
566 - INTERNAL SVCS/BLDG TOTAL	\$1,097,160	\$594,037	(\$503,123)
573-ENGINEERING & INSPECT			
100 - EMPLOYEE SERVICES	0	0	0
200 - OPERATIONAL SUPPLIES	0	0	0
300 - FACILITIES OPERATIONS	0	0	0
400 - EQUIPMENT OPERATIONS/MAINTENANCE	0	0	0
500 - CONTRACT SERVICE AND FEES	350,000	1,002,592	652,592
700 - CAPITAL OUTLAY	0	0	0
573 - ENGINEERING & INSPECT TOTAL	\$350,000	\$1,002,592	\$652,592

575 - INFORMATION TECHNOLOGY (IT)

100 - EMPLOYEE SERVICES	0	1,616	1,616
200 - OPERATIONAL SUPPLIES	2,000	1,985	(15)
300 - FACILITIES OPERATIONS	30,680	30,634	(46)
400 - EQUIPMENT OPERATIONS/MAINTENANCE	0	0	0
500 - CONTRACT SERVICE AND FEES	213,067	217,503	4,436
700 - CAPITAL OUTLAY	0	0	0

575 - INFORMATION TECHNOLOGY (IT) TOTAL	\$245,747	\$251,738	\$5,991
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592 - NON DEPARTMENTAL

100 - EMPLOYEE SERVICES	0	0	0
200 - OPERATIONAL SUPPLIES	0	5,590,076	5,590,076
300 - FACILITIES OPERATIONS	0	0	0
400 - EQUIPMENT OPERATIONS/MAINTENANCE	0	0	0
500 - CONTRACT SERVICE AND FEES	435,873	438,461	2,588
600 - DEPRECIATION/BAD DEBT	0	0	0
700 - CAPITAL OUTLAY	0	0	0
800 - CONTRIBUTION	3,008,580	1,210,932	(1,797,648)
900 - DEBT SERVICE	0	0	0

592 - NON DEPARTMENTAL TOTAL	\$3,444,453	\$7,239,469	\$3,795,016
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TOTAL GENERAL FUND EXPENDITURES	\$25,815,264	\$28,141,525	\$2,326,261
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118 - TAX INCREMENT FINANCING FUND #2 (TIF#2)**REVENUE**

TOTAL TIF REVENUE	219,000	159,479	(59,521)
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EXPENDITURE

TOTAL TIF EXPENDITURES	217,000	13,420	(203,580)
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119 - TAX INCREMENT FINANCING FUND (TIF)**REVENUE**

TOTAL TIF REVENUE	625,500	694,429	68,929
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EXPENDITURE

TOTAL TIF EXPENDITURES	439,382	408,719	(30,663)
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120 - HOTEL MOTEL TAX FUND**REVENUE**

TOTAL HOTEL MOTEL REVENUE	245,000	333,895	88,895
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EXPENDITURE

TOTAL HOTEL MOTEL EXPENDITURES	243,250	294,604	51,354
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123 - MAIN STREET REVENUE FUND**REVENUE**

TOTAL MAIN STREET REVENUE	156,825	129,705	(27,120)
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EXPENDITURE

TOTAL MAIN STREET EXPENDITURES	156,825	129,705	(27,120)
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124-CEMETERY LAND & TRUST FD**REVENUE**

TOTAL CEMETERY LAND & TRUST FD REVENUE	0	2,630	2,630
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EXPENDITURE

TOTAL CEMETERY LAND & TRUST FD EXPENDITURES	0	0	0
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125-MUNICIPAL CRT SPECIAL FEE			
REVENUE			
TOTAL MUNICIPAL CRT SPECIAL FEE REVENUE	12,550	10,984	(1,566)
EXPENDITURE			
625 - MUNICIPAL COURT BLDG	9,642	2,111	(7,531)
626 - MUNICIPAL COURT TECHNOLOGY	2,300	2,427	127
627 - MUN COURT JUDICIAL	0	0	0
129-LIBRARY GRANT/DONATION			
REVENUE			
TOTAL LIBRARY GRANT/DONATION REVENUE	600	40,896	40,296
EXPENDITURE			
TOTAL LIBRARY GRANT/DONATION EXPENDITURES	0	0	0
140-I & S FOR G O BONDS			
REVENUE			
TOTAL I & S FOR G O BONDS REVENUE	4,212,561	4,220,265	7,704
EXPENDITURE			
TOTAL I & S FOR G O BONDS EXPENDITURES	4,213,061	4,209,888	(3,173)
143-MDUS I&S			
REVENUE			
TOTAL MDUS I&S REVENUE	0	0	0
EXPENDITURE			
TOTAL MDUS I&S EXPENDITURES	0	0	0
144-I&S UTILITY CO'S & BONDS			
REVENUE			
TOTAL I&S UTILITY CO'S & BONDS REVENUE	3,361,891	3,361,891	0
EXPENDITURE			
TOTAL I&S UTILITY CO'S & BONDS EXPENDITURES	3,361,891	3,366,728	4,837
146-I & S FOR AIRPORT CO'S			
REVENUE			
TOTAL I&S FOR AIRPORT CO'S REVENUE	107,488	107,488	0
EXPENDITURE			
TOTAL I&S FOR AIRPORT CO'S EXPENDITURES	107,488	107,373	(115)
147-TUF(STREETS) I&S FUND			
REVENUE			
TOTAL TUF STREETS I&S FUND REVENUE	0	0	0
EXPENDITURE			
TOTAL TUF STREETS I&S FUND EXPENDITURES	0	0	0
162-GENERAL CAPITAL IMPROVEME			
REVENUE			
TOTAL GENERAL CAPITAL IMPROVEMENT REVENUE	0	880,203	880,203
EXPENDITURE			
TOTAL GENERAL CAPITAL IMPROVEMENT EXPENDITURES			
500	0	47,815	47,815
561	0	0	0
566	0	0	0
576	0	0	0
577	0	0	0

637	0	74,429	74,429
653	0	0	0
657	0	0	0
661	0	0	0
679	0	0	0
685	0	75,616	75,616
694	0	662,798	662,798
802	0	23,344	23,344
901	0	86,928	86,928
902	0	0	0

164-MDUS IMPROVEMENT PROJECTS

REVENUE

TOTAL MDUS IMPROVEMENT PROJECTS REVENUE	0	127,860	127,860
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EXPENDITURE

TOTAL MDUS IMPROVEMENT PROJECTS EXPENDITURES

509 - MISC DRAINAGE	0	0	0
510 - MUSTANG CK TRIBUTORY	0	0	0
515 - MDUS 8 PROJ DESIGN	0	0	0
565 - EDMOND ST PH 1 MDUS	0	0	0
814 - HOLLY SPRINGS	0	0	0

165-2013 COMBINATION CO

REVENUE

TOTAL 2013 COMBINATION CO REVENUE	0	38,041	38,041
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EXPENDITURE

TOTAL 2013 COMBINATION CO EXPENDITURES	0	0	0
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166-2017 PERFORMANCE CONTRACT

REVENUE

TOTAL 2017 PERFORMANCE CONTRACT REVENUES	0	13,851	13,851
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EXPENDITURE

TOTAL 2017 PERFORMANCE CONTRACT EXPENDITURES	0	114,993	114,993
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200-ROADWAY IMPACT FEE FUND

REVENUE

TOTAL ROADWAY IMPACT FEE FUND REVENUES	80,000	257,263	177,263
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EXPENDITURE

TOTAL ROADWAY IMPACT FEE FUND EXPENDITURES	0	20,534	20,534
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210-TRANSPORTATION FUND

REVENUE

TOTAL TRANSPORTATION FUND REVENUES	850,500	892,955	42,455
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EXPENDITURE

TOTAL TRANSPORTATION FUND EXPENSES	847,351	732,267	(115,084)
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300-MUNICIPAL DRAINAGE UTILIT

REVENUE

TOTAL MUNICIPAL DRAINAGE UTILITY REVENUES	523,500	596,718	73,218
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EXPENDITURE

TOTAL MUNICIPAL DRAINAGE UTILITY EXPENDITURES	517,575	459,426	(58,149)
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320-SANITATION FUND

REVENUE

TOTAL SANITATION FUND REVENUES	2,055,000	2,257,399	202,399
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EXPENDITURE

TOTAL SANITATION FUND EXPENDITURES	2,045,200	2,122,965	77,765
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340-PUBLIC UTILITIES FUND**REVENUE**

TOTAL PUBLIC UTILITIES FUND REVENUES	13,316,153	13,738,613	422,460
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EXPENDITURE

701	586,693	554,484	(32,209)
706	1,325,799	1,574,229	248,430
708	2,457,124	2,200,360	(256,764)
709	8,914,904	8,565,515	(349,389)

340-PUBLIC UTILITIES FUND TOTAL	13,284,520	12,894,588	(389,932)
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345-UTILITY IMPACT FEE FUND**REVENUE**

TOTAL UTILITY IMPACT FEE FUND REVENUES	475,000	560,482	85,482
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EXPENDITURE

TOTAL UTILITY IMPACT FEE FUND EXPENDITURES	245,000	68,239	(176,762)
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350-AIRPORT FUND**REVENUE**

TOTAL AIRPORT FUND REVENUES	605,200	529,133	(76,067)
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EXPENDITURE

TOTAL AIRPORT FUND EXPENDITURES	604,462	566,588	(37,875)
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370-CEMETERY OPERATING FUND**REVENUE**

TOTAL CEMETERY OPERATING FUND REVENUES	346,321	343,882	(2,439)
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EXPENDITURE

TOTAL CEMETERY OPERATING FUND EXPENDITURES	505,071	343,882	(161,189)
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382-FLEET SERVICES OPERATING**REVENUE**

TOTAL FLEET SERVICES OPERATING REVENUES	989,311	964,703	(24,608)
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EXPENDITURE

TOTAL FLEET SERVICES OPERATING EXPENDITURES	895,626	919,193	23,567
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384-FLEET REPLACEMENT FUND**REVENUE**

TOTAL FLEET REPLACEMENT FUND REVENUES	1,451,014	1,464,821	13,807
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EXPENDITURE

TOTAL FLEET SERVICES OPERATING EXPENDITURES	1,451,005	1,110,197	(340,808)
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410-CEMETERY PERMANENT FUND**REVENUE**

TOTAL CEMETERY PERMANENT FUND REVENUES	14,000	13,060	(940)
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EXPENDITURE

TOTAL CEMETERY PERMANENT FUND EXPENDITURES	5,500	2,545	(2,955)
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City Council Meeting November 9, 2023 Transmittal Letter

STRATEGIC PILLAR

☒ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: 12

Agenda Title: **Introduce Ordinance 2023-58 granting to ONCOR Electric Delivery Company, LLC, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways and public property of the City of Taylor**

Council Action to be taken: Introduce ordinance

Department Submitted: City Manager

Staff Contact: Brian LaBorde, City Manager

1. PURPOSE/DESCRIPTION

Introduction of an ordinance to renew franchise agreement (FA) between Oncor electric delivery company and City of Taylor.

2. BACKGROUND / PRIOR COUNCIL ACTIONS TAKEN

The current FA is expiring and does not reflect the City's current right of way (ROW) management ordinance.

3. STAFF ANALYSIS

Oncor is the primary electricity delivery provider for City of Taylor and has extensive inventory in Taylors' ROWs. Oncor and Taylor have had a great working relationship and will continue for years. Thus, its incumbent for both parties to continue to have such which its paramount a FA is agreed upon to protect the interests of both entities. The FA acts as a working permit within the City's ROWs and the maintenance and operations of Oncor's inventory and capital projects. Key areas that are new to the FA from the existing are incorporated in the presentation attached herein.

4. RECOMMENDATION

Staff recommends approval of ordinance. Armando Perez, Taylor Representative for Oncor, will be attending to answer any Council questions.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

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

8. ATTACHMENTS

12a. [Ordinance 2023-58](#)

12b. [PowerPoint Presentation](#)

ORDINANCE NO. 2023-58

AN ORDINANCE GRANTING TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, AN ELECTRIC POWER FRANCHISE TO USE THE PRESENT AND FUTURE STREETS, ALLEYS, HIGHWAYS, PUBLIC UTILITY EASEMENTS, PUBLIC WAYS AND PUBLIC PROPERTY OF THE CITY OF TAYLOR, TEXAS, PROVIDING FOR COMPENSATION THEREFOR, PROVIDING FOR AN EFFECTIVE DATE AND A TERM OF SAID FRANCHISE, PROVIDING FOR WRITTEN ACCEPTANCE OF THIS FRANCHISE, PROVIDING FOR THE REPEAL OF ALL EXISTING FRANCHISE ORDINANCES TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS PREDECESSORS AND ASSIGNS, AND FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC.

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

SECTION 1. GRANT OF AUTHORITY: That there is hereby granted to Oncor Electric Delivery Company LLC, its successors and assigns (herein called "Company"), the right, privilege and franchise to construct, extend, maintain and operate in, along, under and across the present and future streets, alleys, highways, and easements held by the City to which the City holds the property rights in regard to use for utilities, public ways and other public property ("Public Rights-of-Way" or "Rights-of-Way") of the City of Taylor, Texas (herein called "City") electric power lines, with all necessary or desirable appurtenances (including underground conduits, poles, towers, wires, transmission lines, telephone and communication lines, and other structures for Company's own use), (herein called "Facilities") for the purpose of delivering electricity to the City, the inhabitants thereof, and persons, firms and corporations beyond the corporate limits thereof, for the term set out in Section 11.

SECTION 2. PURPOSE: The provisions set forth in this ordinance represent the terms and conditions under which Company shall construct, operate, and maintain the Facilities within the Public Rights-of-Way of the City. In granting this Franchise, the City does not in any manner surrender or waive its regulatory or other rights and powers under and by virtue of the Constitution and statutes of the State of Texas as the same may be amended, nor any of its rights and powers under or by virtue of present or future ordinances of the City, except as may be expressly set out herein. Company also retains all of its lawful authority and rights under the Public Utility Regulatory Act ("PURA") and any other applicable federal, state, and local laws, rules, and regulations. Not included in this Franchise are any facilities, including any equipment attached in any way to Company's facilities, whether owned by the Company or not, that provide data delivery, cable service, telephone service, or any other service or product not required by Company for, or necessary for the support of, the transmittal and delivery of electricity.

SECTION 3. OPERATIONS, PERMITS, CONSTRUCTION AND MAINTENANCE.

A. Company's operations and activities within the Public Rights-of-Way in the City shall be subject to all City ordinances of general applicability, including the City's Right-of-Way Management ordinance, unless otherwise in conflict with any federal or state laws, rules, or regulations, or this franchise.

B. Company's property and operations within the Public Rights-of-Way of the City shall be subject to such reasonable laws, rules, and regulations of the City as may be authorized by applicable law from time to time for the protection of the general public, including the City's Right-of-Way Management ordinance. The City shall endeavor to provide Company with reasonable notice and opportunity to review and comment upon any new or revised City laws, rules, or regulations that impact Company's use of the Public Rights-of-Way, but the failure to do so shall not affect the applicability of such laws, rules, or regulations to Company. This Franchise shall in no way affect or impair the rights, obligations or remedies of the parties under PURA, or other state or federal laws, rules, or regulations. Nothing herein shall be deemed a waiver, release or relinquishment of either party's right to contest, appeal, or file suit. Company acknowledges that by this Franchise it obtains no rights to, or further use of, the Public Rights-of-Way other than those expressly granted herein.

C. Company shall obtain a permit as required by the City's Right-of-Way Management Ordinance prior to performing work in the Public Rights-of-Way, except in cases of (i) emergency conditions or (ii) routine maintenance and repair of facilities that do not involve any of the following: (a) cutting or breaking of pavement; (b) closure of traffic lane for longer than 24 hours; (c) boring; (d) excavation greater than 100 cubic feet; (e) connection of real property to a utility service on the same side of the Public Rights-of-Way if connection does not require a pavement cut in the Public Rights-of-Way; (f) replacement of a single damaged pole and associated work within a ten (10) foot radius of the damaged pole; or (g) installation of aerial lines on less than 11 existing poles or installation of aerial lines on less than 11 new poles. Company shall, in emergency conditions, notify City of such emergency and any work performed incidental to that emergency, as soon as reasonably practicable. In no instance shall Company be required to pay fees or bonds related to its use of the Public Rights-of-Way, despite the City's enactment of any ordinance providing the contrary. City shall not unreasonably deny any applicable permit to company. If

City denies a permit, Company shall have the right to request review of the denial by City Council. Company may appeal the decision rendered by City Council to any court or regulatory agency having jurisdiction.

D. The location of Company's facilities in the Public Rights-of-Way shall be subject to approval by the City Manager or the City Manager's designated representative (the "Manager") prior to construction; provided however, said approval shall not be unreasonably withheld. This approval will be obtained through the City's permitting process, as provided in the City's Right-of-Way Management ordinance. In the event of a conflict between the location of the proposed facilities of Company and the locations of the facilities of City or other Public Rights-of-Way users which exist or have been authorized by the City, the Manager shall resolve the conflict and determine the location of the respective facilities within the City's Public Rights-of-Way, subject to Company's right to request review of the matter by any court or regulatory agency having jurisdiction. To avoid a facilities location conflict, the Manager will designate a reasonable alternate location within the City's Public Rights-of-Way for Company's facilities if a reasonable alternate location exists. In determining the location of Company's facilities within the City, Company shall not interfere with then existing or planned (assuming City notifies Company in writing of the planned structures prior to Company installing its facilities in the applicable area) above-ground and underground structures, equipment and facilities of the City, other utility franchisees (which have received a franchise from the City) and other persons (whether a natural person or business entity of any kind) who have received the City's consent to place and locate equipment or facilities within the Public Rights-of-Way.

E. City shall have the ability at any time to require Company to repair, remove or abate any distribution pole, wire, cable, or other distribution structure that is determined to be unnecessarily dangerous to life or property. After receipt of notice, Company shall either cure said dangerous condition within a reasonable time or provide City with a written explanation of why said condition is not unnecessarily dangerous to life or property.

F. Company shall construct its facilities in conformance with the applicable provisions of the National Electrical Safety Code. Company's Facilities shall be erected so as not to unreasonably interfere with: 1) existing streets, alleys, highways, and sidewalks or with the existing vehicular and pedestrian traffic thereon; 2) existing gas, electric, or telephone fixtures; or 3) existing water

hydrants or mains, drainage facilities or sanitary sewer facilities. When Company makes, or causes to be made, excavations, or places, or causes to be placed, obstructions in any Public Rights-of-Way, Company shall place, erect, and maintain barriers and lights to identify the location of such excavations or obstructions, all in accordance with the most recent edition of the Manual on Uniform Traffic Control Devices and/or any applicable city, state or federal laws, rules, or regulations that impact Company's use of the Public Rights-of-Way.

G. Company shall provide complete information regarding the location of current and future overhead and underground wires and poles within the Public Rights-of-Way of the City. Reproducible copies of available maps showing the location of all overhead and underground wires and poles within the Public Rights-of-Way shall be furnished to the Director of Public Works upon request. The maps shall be provided in electronic/digital format, if available, when requested by the City.

H. Company must comply with its most up-to-date Vegetation Management Program and shall provide City with a current copy of same, upon request. If the City requests a current copy of Company's Vegetation Management Guidelines, release of said guidelines shall be pursuant to the same confidential protection process identified in Section 12.E. of this Franchise. Company will endeavor to conduct its tree trimming activities in accordance with its Vegetation Management Guidelines and will promptly address concerns or complaints by City with regard to its tree trimming activities upon request. Except in emergency situations or in response to outages, Company shall notify impacted property owners and the City prior to beginning planned Distribution tree trimming activities.

I. Upon reasonable request by the City, Company shall provide information to the City and discuss Company's performance of its obligations and responsibilities under this franchise.

J. Any third-party plans used for the Company's work in the City Public Rights-of-Way must be approved by a Company engineer and Company assumes all responsibilities and accepts third-party plans as if designed by the Company subject to Section 5 regarding indemnity. Prior to beginning work involving cut to pavement in the Public Rights-of-Way, Company shall provide detailed drawings, including plan/profiles, pursuant to its standard utility practice.

K. In erecting, maintaining, repairing, inspecting and using signs and Facilities in City Public Rights-of-Way, Company will adhere to the City's Right-of-Way Management Ordinance, unless otherwise provided herein. In addition, Company will follow TX DOT's Utility Accommodation Rules or other applicable laws, rules, regulations or practices when erecting or placing signage at construction sites in City Public Rights-of-Way. City must approve any signage that deviates from the City's Right-of-Way Management Ordinance prior to installation of such signage. If City identifies any issue with Company's existing structures and communicates such issue to Company, Company agrees to provide documentation that the structure(s) is structurally sound. If City requests Company removal of abandoned poles, Company agrees to respond timely and provide a solution for removal of such poles. Oncor will also utilize its normal utility practice when constructing, erecting, maintaining, repairing, inspecting, and using its Facilities in City Public Rights-of-Way; for example, but not limited to, Oncor's use of tone or color for its Facilities, Oncor's treatment and repair of leaning poles, or when Company locates or maintains its Facilities in City Public Rights-of-Way.

SECTION 4. CITY RIGHTS TO CONSTRUCT; RELOCATION OF FACILITIES; ABANDONMENT.

A. The City reserves the right to lay, and permit to be laid, storm, sewer, gas, water, wastewater and other pipe lines, cables, and conduits, or other improvements and to do and permit to be done any underground or overhead work that may be necessary or proper in, across, along, over, or under Public Rights-of-Way occupied by Company. The City also reserves the right to change in any manner any curb, sidewalk, highway, alley, public way, street, utility lines (or in the case of utility line owned by Company, to require that change by Company), storm sewers, drainage basins, drainage ditches, and the like.

B. City shall provide Company with at least thirty (30) days' notice when requesting Company to relocate facilities and shall specify a new location for such facilities along the Public Rights-of-Way. City-requested relocations of Company facilities in the Public Rights-of-Way shall be at the Company's expense; provided however, if the City is the end use Retail Customer (customer who purchases electric power or energy and ultimately consumes it) requesting the removal or relocation of Company Facilities for its own benefit, or the project requiring the relocation is solely aesthetic/beautification in nature, the relocation will be at the total expense of the City. Provided

further, if the relocation request includes, or is for, the Company to relocate above-ground facilities to an underground location, City shall be fully responsible for the additional cost of placing the facilities underground.

C. Company shall comply with the City's reasonable requirements for restoration of any excavated or disturbed area. Company shall restore at the Company's sole expense all disturbed areas within the Public Rights-of-Way to a condition equally as good as existed immediately prior to being disturbed by Company's construction, excavation, repair or removal or to a condition agreed upon by City and Company. If City or Company believes that there are extenuating circumstances that do not allow for restoration of all disturbed areas within the Public Rights-of-Way to a condition equally as good as existed immediately prior to being disturbed by Company, City and Company will negotiate an alternative restoration plan in writing to remedy the situation.

D. If any other corporation or person (other than City) requests Company to relocate Company facilities located in City Rights-of-Ways, the Company shall not be bound to make such changes until such other corporation or person shall have undertaken, with good and sufficient bond, to reimburse the Company for any costs, loss, or expense which will be caused by, or arises out of such change, alteration, or relocation of Company's Facilities. City may not request the Company to pay for any relocation which has already been requested, and paid for, by any entity other than City.

E. If City abandons any Public Rights-of-Way in which Company has facilities, such abandonment shall be conditioned on Company's right to maintain its use of the former Public Rights-of-Way and on the obligation of the party to whom the Public Rights-of-Way is abandoned to reimburse Company for all removal or relocation expenses if Company agrees to the removal or relocation of its facilities following abandonment of the Public Rights-of-Way. If the party to whom the Public Rights-of-Way is abandoned requests the Company to remove or relocate its facilities and Company agrees to such removal or relocation, such removal or relocation shall be done within a reasonable time at the expense of the party requesting the removal or relocation. If relocation cannot practically be made to another Public Rights-of-Way, the expense of any right-of-way acquisition shall be considered a relocation expense to be reimbursed by the party requesting the relocation.

SECTION 5. INDEMNITY.

A. In consideration of the granting of this Franchise, Company shall, at its sole cost and expense, indemnify and hold the City, and its past and present officers, agents and employees harmless against any and all liability arising from suits, actions or claims regarding injury or death to any person or persons, or damages to any property arising out of or occasioned by the intentional and/or negligent acts or omissions of Company or any of its officers, agents, or employees in connection with Company's construction, maintenance and operation of Company's Facilities in the City Public Rights-of-Way, including any court costs, reasonable expenses and reasonable defenses thereof.

B. This indemnity shall only apply to the extent that the loss, damage, death or injury is attributable to the negligence or wrongful act or omission of the Company or its officers, agents or employees, and does not apply to the extent such loss, damage, death or injury is attributable to the negligence or wrongful act or omission of the City or the City's officers, agents, or employees or any other person or entity. This provision is not intended to create a cause of action or liability for the benefit of third parties but is solely for the benefit of Company and the City.

C. In the event of joint and concurrent negligence or fault of both Company and the City, responsibility and indemnity, if any, shall be apportioned comparatively between the City and Company in accordance with the laws of the state of Texas without, however, waiving any governmental immunity available to the City under Texas law and without waiving any of the defenses of the parties under Texas law. Further, in the event of joint and concurrent negligence or fault of both Company and the City, responsibility for all costs of defense shall be apportioned between the City and Company based upon the comparative fault of each.

D. In fulfilling its obligation to defend and indemnify City, Company shall have the right to select defense counsel, subject to City's approval, which will not be unreasonably withheld. Company shall retain defense counsel within seven (7) business days of City's written notice that City is invoking its right to indemnification under this franchise. If Company fails to retain counsel within such time period, City shall have the right to retain defense counsel on its own behalf, and Company shall be liable for all reasonable defense costs incurred by City, except as otherwise provided in section 5.B. and 5.C.

SECTION 6. LIABILITY INSURANCE.

Company shall, at its sole cost and expense, obtain, maintain, or cause to be maintained, and

provide, throughout the term of this Franchise, insurance in the amounts, types and coverages in accordance with the following requirements. Such insurance may be in the form of self-insurance to the extent permitted by applicable law or by obtaining insurance, as follows:

- A. Commercial general or excess liability on an occurrence or claims made form with minimum limits of five million dollars (\$5,000,000) per occurrence and ten million dollars (\$10,000,000) aggregate. This coverage shall include the following:
 - (1) Products/completed operations to be maintained for the warranty period.
 - (2) Personal and advertising injury.
 - (3) Contractual liability.
 - (4) Explosion, collapse, or underground (XCU) hazards.
- B. Automobile liability coverage with a minimum policy limit of one million dollars (\$1,000,000) combined single limit each accident. This coverage shall include all owned, hired and non-owned automobiles.
- C. Workers compensation and employers liability coverage. Statutory coverage limits for Coverage A and five hundred thousand dollars (\$500,000) bodily injury each accident, five hundred thousand dollars (\$500,000) each employee bodily injury by disease, and five hundred thousand dollars (\$500,000) policy limit bodily injury by disease Coverage B employers' liability are required. Company must provide the City with a waiver of subrogation for worker's compensation claims.
- D. Company must name the City, which includes all authorities, commissions, divisions and departments, as well as elected and appointed officials, agents, and volunteers, as additional insureds under the coverage required herein, except Worker's Compensation Coverage. The certificate of insurance must state that the City is an additional insured.
- E. Company will require its contractors and subcontractors to maintain, at their sole cost and expense, a minimum of three million dollars (\$3,000,000) each occurrence or each accident general liability and automobile liability throughout the course of work performed. Also, contractors and subcontractors will be required

to maintain statutory workers' compensation benefits in accordance with the regulations of the State of Texas or state of jurisdiction as applicable. The minimum limits for employers' liability insurance will be five hundred thousand dollars (\$500,000) bodily injury each accident, five hundred thousand dollars (\$500,000) each employee bodily injury by disease, five hundred thousand dollars (\$500,000) policy limit bodily injury by disease. In the event a claim exceeds the contractors' or subcontractors' insurance coverage, Company shall be responsible for covering any deficiencies between its contractors' or subcontractors' compliance with these insurance requirements.

The Company will provide proof of its insurance in accordance with this Franchise within 30 days of the effective date of the Franchise and annually thereafter. Company will not be required to furnish separate proof when applying for permits.

SECTION 7. NON-EXCLUSIVE FRANCHISE. This franchise is not exclusive, and nothing herein contained shall be construed so as to prevent the City from granting other like or similar rights, privileges and franchises to any other person, firm, or corporation. Any Franchise granted by the City to any other person, firm, or corporation shall not unreasonably interfere with this Franchise.

SECTION 8. AREAS OF THE CITY AFFECTED. This Franchise shall extend to and include any and all territory that is within the corporate limits of the City that have been certificated to Company by the PUC. Additionally, this Franchise shall extend to any and all territory that is annexed by the City during the term of this Franchise and certificated to Company by the PUC. In the event of disannexation, this Franchise shall be reduced to the territory that continues to be in the City.

SECTION 9. COMPENSATION TO CITY. In consideration of the grant of said right, privilege and franchise by the City and as full payment for the right, privilege and franchise of using and occupying the said Public Rights-of-Way, and in lieu of any and all occupation taxes, assessments, municipal charges, fees, easement taxes, franchise taxes, license, permit and inspection fees or charges, street taxes, bonds, street or alley rentals, and all other taxes, charges, levies, fees and rentals of whatsoever kind and character which the City may impose or hereafter be authorized or empowered to levy and collect, excepting only the usual general or special ad valorem taxes which the City is authorized to levy and impose upon real and personal

property, sales and use taxes, and special assessments for public improvements, Company shall pay to the City the following:

- A. A final quarterly payment was made on or before August 1, 2023 for the basis and privilege period of April 1, 2023 through June 30, 2023 in accordance with the provisions in the previous franchise.
- B. As authorized by Section 33.008(b) of PURA, the original franchise fee factor calculated for the City in 2002 was 0.003030 (the "Base Factor"), multiplied by each kilowatt hour of electricity delivered by Company to each retail customer whose consuming facility's point of delivery is located within the City's municipal boundaries for determining franchise payments going forward.

Due to a 2006 agreement between Company and City the franchise fee factor was increased to a franchise fee factor of 0.003182 (the "Current Factor"), multiplied by each kilowatt hour of electricity delivered by Company to each retail customer whose consuming facility's point of delivery is located within the City's municipal boundaries on a quarterly basis.

However, consistent with the 2006 agreement, should the Public Utility Commission of Texas at any time disallow Company's recovery through rates of the higher franchise payments made under the Current Factor as compared to the Base Factor, then the franchise fee factor shall immediately revert to the Base Factor of 0.003030 and all future payments, irrespective of the time period that is covered by the payment, will be made using the Base Factor.

Company shall make quarterly payments as follows:

<u>Payment Due Date</u>	<u>Basis Period</u>	<u>Privilege Period</u>
November 1	Jul. 1 - Sep. 30	Jul. 1 - Sept. 30
February 1	Oct. 1 - Dec. 31	Oct. 1 – Dec. 31
May 1	Jan. 1 - Mar. 31	Jan. 1 - Mar. 31

August 1

Apr. 1 - Jun. 30

Apr. 1 - Jun. 30

1. The first quarterly payment hereunder shall be due and payable on or before November 1, 2023 and will cover the basis period of July 1, 2023 through September 30, 2023 and the privilege period of July 1, 2023 through September 30, 2023. If this franchise is not effective prior to the first quarterly payment date, Company will pay any payments due within 30 days of the effective date of this agreement. The final payment under this franchise is due on or before November 1, 2033 and covers the basis period of July 1, 2033 through September 30, 2033 and the privilege period of July 1, 2033 through September 30, 2033; and
 2. After the final payment date of November 1, 2033, Company may continue to make additional quarterly payments in accordance with the above schedule. City acknowledges that such continued payments will correspond to privilege periods that extend beyond the term of this Franchise and that such continued payments will be recognized in any subsequent franchise as full payment for the relevant quarterly periods.
- C. A sum equal to four percent (4%) of gross revenues received by Company from services identified as DD1 through DD24 in Section 6.1.2 "Discretionary Service Charges," in Oncor's Tariff for Retail Delivery Service (Tariff), effective 1/1/2002, that are for the account and benefit of an end-use retail electric consumer. Company will, upon request by City, provide a cross reference to Discretionary Service Charge numbering changes that are contained in Company's current approved Tariff.
1. The franchise fee amounts based on "Discretionary Service Charges" shall be calculated on an annual calendar year basis, i.e. from January 1 through December 31 of each calendar year.
 2. The franchise fee amounts that are due based on "Discretionary Service Charges" shall be paid at least once annually on or before April 30 each year based on the total "Discretionary Service Charges", as set out in Section 9.C., received during the preceding calendar year. The initial Discretionary Service Charge franchise fee amount will be paid on or before April 30, 2024 and will be based on the calendar year January 1 through December 31, 2023. The final Discretionary Service Charge

franchise fee amount will be paid on or before April 30, 2034 and will be based on the calendar months of January 1, 2033 through September 30, 2033.

3. Company may file a tariff or tariff amendment(s) to provide for the recovery of the franchise fee on Discretionary Service Charges.
 4. City agrees (i) to the extent the City acts as regulatory authority, to adopt and approve that portion of any tariff which provides for 100% recovery of the franchise fee on Discretionary Service Charges; (ii) in the event the City intervenes in any regulatory proceeding before a federal or state agency in which the recovery of the franchise fees on such Discretionary Service Charges is an issue, the City will take an affirmative position supporting the 100% recovery of such franchise fees by Company and; (iii) in the event of an appeal of any such regulatory proceeding in which the City has intervened, the City will take an affirmative position in any such appeals in support of the 100% recovery of such franchise fees by Company.
 5. City agrees that it will take no action, nor cause any other person or entity to take any action, to prohibit the recovery of such franchise fees by Company.
 6. In the event of a regulatory disallowance of the recovery of the franchise fees on the Discretionary Service Charges, Company will not be required to continue payment of such franchise fees.
- D. With each payment of compensation required by Section 9.B., Company shall furnish to the City a statement, executed by an authorized officer of Company or designee, providing the total kWh delivered by Company to each retail customer's point of delivery within the City and the amount of payment for the period covered by the payment.
- E. With each payment of compensation required by Section 9.C., Company shall furnish to the City a statement, executed by an authorized officer of Company or designee, reflecting the total amount of gross revenues received by Company from services identified in its "Tariff for Retail Delivery Service," Section 6.1.2, "Discretionary Service Charges," Items DD1 through DD24.
- F. If either party discovers that Company has failed to pay the entire or correct amount of compensation due, the correct amount shall be determined by mutual written agreement between the City and Company and the City shall be paid by Company within thirty (30)

calendar days of such determination. Any overpayment to the City through error or otherwise will, at the sole option of the City, either be refunded to Company by City within thirty (30) days of such determination or offset against the next payment due from Company. Acceptance by either party of any payment due under this section shall not be deemed to be a waiver by the other party of any claim of breach of this Franchise, nor shall the acceptance by either party of any such payments preclude the other party from later establishing that a larger amount was actually due or from collecting any balance due. Nothing in this section shall be deemed a waiver by either party of its rights under law or equity.

- G. Any late or delinquent payments due to the City by Company under this Franchise shall accrue interest. Interest on late or delinquent payments shall be calculated in accordance with the interest rate for customer deposits established by the Public Utility Commission of Texas in accordance with Texas Utilities Code Section 183.003, as amended for the time period involved.
- H. The franchise fee payable to the City pursuant to Section 9.B. hereunder, except as agreed to by Company and City in Section 9.F., shall not be offset by any payment by Company to the City relating to ad valorem taxes.

SECTION 10. IMPACT OF OTHER MUNICIPAL FRANCHISE AGREEMENTS.

A. This section applies only if, after the effective date of this franchise agreement, Company enters into a new municipal franchise agreement or renews an existing municipal franchise agreement with another municipality that provides for a different method of calculation of franchise fees for use of the Public Rights-of-Way than the calculation under PURA, Section 33.008(b), which, if applied to the City, would result in a greater amount of franchise fees owed the City than under this franchise agreement. In the event of an occurrence as described in this section, City shall have the option to:

1. Have Company select, within 30 days of the City's request, any or all portions of the franchise agreement with the other municipality or comparable provisions that, at Company's sole discretion, must be considered in conjunction with the different method of the calculation of franchise fees included in that other franchise agreement; and

2. Modify this franchise agreement to include both the different method of calculation of franchise fee found in the franchise agreement with the other municipality and all of the other provisions identified by Company pursuant to subsection 10.A.1. above. In no event shall City be able to modify the franchise to include the different method of calculation of franchise fee found in the franchise agreement with the other municipality without this franchise also being modified to include all of the other provisions identified by Company pursuant to subsection 10.A.1.

B. City may not exercise the option provided in subsection 10.A.1. if any of the provisions that would be included in this franchise are, in Company's sole opinion, inconsistent with or in any manner contrary to any then-current rule, regulation, ordinance, law, Code, or City Charter. In the event of a regulatory disallowance of the increase in franchise fees paid pursuant to City's exercise of its option pursuant to this section, then at any time after the regulatory authority's entry of an order disallowing recovery of the additional franchise fee expense in rates, Company shall have the right to cancel the modification of the franchise made pursuant to this section, and the terms of the Franchise shall immediately revert to those in place prior to City's exercise of its option under this section.

C. Notwithstanding any other provision of this franchise, should the City exercise the option provided in section 10.A.1., and then adopt any rule, regulation, ordinance, law, Code, or Charter that, in Company's sole opinion, is inconsistent with or in any manner contrary to the provisions included in this franchise pursuant to section 10.A.1., then Company shall have the right to cancel all of the modifications to this franchise made pursuant to section 10.A.1., and, effective as of the date of the City's adoption of the inconsistent provision, the terms of the franchise shall revert to those in place prior to the City's exercise of its option under section 10.A.1. The provisions of this section shall apply only to the amount of the franchise fee to be paid and do not apply to other franchise fee payment provisions, such as the timing of such payments. The provisions of this section do not apply to differences in the franchise fee factor that result from the application of the methodology set out in PURA Section 33.008(b) or any successor methodology.

SECTION 11. EFFECTIVE DATE; TERM. This Ordinance shall become effective upon Company's written acceptance hereof, said written acceptance to be filed by Company with the City within sixty (60) days after final passage and approval hereof by City ("effective date"). The right, privilege and franchise granted hereby shall expire on September 30, 2033; provided that,

unless written notice of cancelation is given by either party hereto to the other not less than (6) months before the expiration of this franchise agreement, it shall be renewed under the same terms and conditions for up to two (2) five (5) year terms from such expiration date and shall be automatically renewed thereafter for like periods until canceled by written notice given not less than (6) months before the expiration of any such renewal period.

SECTION 12. ACCOUNTING MATTERS.

A. Company shall keep accurate books of account at its principal office for the purpose of determining the amount due to the City under this Franchise.

B. Pursuant to Section 33.008(e) of the Texas Utilities Code, the City may conduct an audit or other inquiry in relation to a payment made by Company less than two (2) years before the commencement of such audit or inquiry. The City may, if it sees fit, and upon reasonable notice to the Company, have the books and records of the Company examined by a representative of the City to ascertain the correctness of the reports agreed to be filed herein.

C. The Company shall make available to the auditor during the Company's regular business hours and upon reasonable notice, such personnel and records as the City may, in its reasonable discretion, request in order to complete such audit, and shall make no charge to the City therefore.

1. If as the result of any City audit, Company is refunded/credited for an overpayment, or pays the City for an underpayment, of the Franchise Fee, such refund/credit or payment shall be made pursuant to the terms established in Section 9.

2. If as a result of a subsequent audit, initiated within two years of an audit which resulted in Company making a payment to the City due to an underpayment of the franchise fee of more than 5%, Company makes another payment to the City due to an underpayment of the franchise fee of more than 5%, the City may immediately treat this underpayment as an Uncured Event of Default and exercise the remedies provided for in Section 15.C.

D. The Company shall assist the City in its review by responding to all requests for information no later than thirty (30) days after receipt of a request.

E. If the Company provides confidential or proprietary information to the City, the Company shall be solely responsible for identifying such information with markings calculated to bring the City's attention to the proprietary or confidential nature of the information. The City agrees to maintain the confidentiality of any non-public information obtained from Company to the extent allowed by law. City shall not be liable to Company for the release of any information the City is required by law to release. City shall provide notice to Company of any request for release of non-public information prior to releasing the information so as to allow Company adequate time to pursue available remedies for protection. If the City receives a request under the Texas Public Information Act that includes Company's proprietary information, City will notify the Texas Attorney General of the proprietary nature of the document(s). The City also will provide Company with a copy of this notification, and thereafter Company is responsible for establishing that an exception under the Act allows the City to withhold the information.

SECTION 13. RIGHT OF RENEGOTIATION.

A. Should either Company or the City have cause to believe that a change in circumstances relating to the terms of this Franchise may exist, it may request that the other party provide it with a reasonable amount of information to assist in determining whether a change in circumstances has taken place.

B. Should either party hereto determine that based on a change in circumstances, it is in the best interest to renegotiate all or some of the provisions of this Franchise, then the other party agrees to enter into good faith negotiations. Said negotiations shall involve reasonable, diligent, and timely discussions about the pertinent issues and a resolute attempt to settle those issues. The obligation to engage in such negotiations does not obligate either party to agree to an amendment of the Franchise as a result of such negotiations. A failure to agree does not show a lack of good faith. If, as a result of renegotiation, the City and Company agree to a change in a provision of this Ordinance, the change shall become effective upon passage of an ordinance by the City in accordance with the City Charter and written acceptance of the amendment by Company.

SECTION 14. TRANSFER AND ASSIGNMENT.

The rights granted by this Franchise Agreement inure to the benefit of the Company and any parent, subsidiary, affiliate or successor entity now or hereafter existing. The rights shall not be

assignable without the express written consent, by Ordinance, of the City Council of the City, unless otherwise superseded by state laws, rules, or regulations or Public Utility Commission of Texas action, and such consent by City shall not be unreasonably withheld or delayed, except the Company may assign its rights under this Franchise Agreement to a parent, subsidiary, affiliate or successor entity without consent, so long as such parent, subsidiary, affiliate or successor entity assumes all obligations of Company hereunder, and is bound to the same extent as Company hereunder. The Company shall give the City written notice within ninety (90) days of any such assignment to a parent, subsidiary, affiliate or successor entity.

SECTION 15. DEFAULT, REMEDIES AND TERMINATION.

A. Events of Default. The occurrence, at any time during the term of the Franchise Agreement, of any one or more of the following events, shall constitute an Event of Default by Company under this Franchise:

1. The failure of Company to pay the franchise fee on or before the due dates specified herein.
2. Company's material breach or material violation of any material terms, covenants, representations or warranties contained herein.

B. Uncured Events of Default.

1. Upon the occurrence of an Event of Default which can be cured by the immediate payment of money to City, Company shall have thirty (30) calendar days from receipt of written notice from City of an occurrence of such Event of Default to cure same before City may exercise any of its rights or remedies provided for in Section 15.C.
2. Upon the occurrence of an Event of Default by Company which cannot be cured by the immediate payment of money to City, Company shall have sixty (60) calendar days (or such additional time as may be agreed to by the City) from receipt of written notice from City of an occurrence of such Event of Default to cure same before City may exercise any of its rights or remedies provided for in Section 15.C.
3. If the Event of Default is not cured within the time period allowed for curing the Event of Default as provided for herein, such Event of Default shall, without additional notice, become an Uncured Event of Default, which shall entitle City to exercise the remedies provided for in Section 15.C.

C. Remedies. The City shall notify the Company in writing of an alleged Uncured Event of Default as described in Section 15.B, which notice shall specify the alleged failure with reasonable particularity. The Company shall, within thirty (30) business days after receipt of such notice or such longer period of time as the City may specify in such notice, either cure such alleged failure or in a written response to the City either present facts and arguments in refuting or defending such alleged failure or state that such alleged failure will be cured and set forth the method and time schedule for accomplishing such cure. In the event that such cure is not forthcoming, City shall be entitled to exercise any and all of the following cumulative remedies:

1. The commencement of an action against Company at law for monetary damages.
2. The commencement of an action in equity seeking injunctive relief or the specific performance of any of the provisions that as a matter of equity, are specifically enforceable.
3. The commencement of proceedings to seek revocation of Company's certificate of convenience and necessity to serve any or all of Company's service area located within the City.
4. The termination of this Franchise.

D. The rights and remedies of City and Company set forth in this Franchise Agreement shall be in addition to, and not in limitation of, any other rights and remedies provided by law or in equity. City and Company understand and intend that such remedies shall be cumulative to the maximum extent permitted by law and the exercise by City of any one or more of such remedies shall not preclude the exercise by City, at the same or different times, of any other such remedies for the same failure to cure. However, City shall not recover both liquidated damages and actual damages for the same violation, breach, or noncompliance.

E. Termination. In accordance with the provisions of Section 15.C, this Franchise may be terminated upon thirty (30) business days' prior written notice to Company by City. City shall notify Company in writing at least fifteen (15) business days in advance of the City Council meeting at which the question of forfeiture or termination shall be considered, and Company shall have the right to appear before the City Council in person or by counsel and raise any objections or defenses Company may have that are relevant to the proposed forfeiture or termination. The final decision of the City Council may be appealed to any court or regulatory

authority having jurisdiction. Upon timely appeal by Company of the City Council's decision terminating the Franchise, the effective date of such termination shall be either when such appeal is withdrawn or an order upholding the termination becomes final and unappealable. Until the termination becomes effective the provisions of this Franchise shall remain in effect for all purposes. The City recognizes Company's right and obligation to provide service in accordance with the Certificate of Convenience and Necessity authorized by the Public Utility Commission of Texas in accordance with the Texas Utilities Code.

F. The failure of either party to insist in any one or more instances upon the strict performance of any one or more of the terms or provisions of this Franchise shall not be construed as a waiver or relinquishment for the future of any such term or provision, and the same shall continue in full force and effect, subject to applicable statute of limitations. No waiver or relinquishment shall be deemed to have been made by either party unless said waiver or relinquishment is in writing and signed by that party.

SECTION 16. REPEAL. This Ordinance shall supersede any and all other franchises granted by the City to Company, its predecessors and assigns.

SECTION 17. SEVERABILITY. The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable. If any portion of this Ordinance is declared illegal or unconstitutional by the valid final non-appealable judgment or decree of any court of competent jurisdiction, such illegality or unconstitutionality shall not affect the legality and enforceability of any of the remaining portions of this Ordinance.

SECTION 18. COMPANY ACCEPTANCE. In order to accept this franchise, Company must file with the City Secretary its written acceptance of this franchise ordinance within sixty (60) days after its final passage and approval by City.

SECTION 19. NOTICE.

Any notices required or desired to be given from one party to the other party to this ordinance shall be in writing and shall be given and shall be deemed to have been served and received if: (i) delivered in person to the address set forth below; (ii) deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of

the United States of America and sent by certified mail, return receipt requested, and addressed to such party at the address hereinafter specified; or (iii) delivered to such party by courier receipted delivery. Either party may designate another address within the confines of the continental United States of America for notice, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

CITY

City Manager

City of Taylor

400 Porter Street

Taylor, TX 76574

COMPANY

Municipal Relations

Oncor Electric Delivery Company LLC

1616 Woodall Rodgers Fwy, 6th Floor

Dallas, TX 75202-1234

SECTION 20. PASSAGE AT PUBLIC MEETING. It is hereby officially found that the meeting at which this Ordinance is passed is open to the public and that due notice of this meeting was posted by City, all as required by law.

PASSED AND APPROVED at a regular meeting of the City Council of Taylor, Texas, on this the _____ day of _____, 2023.

Brandt Rydell, Mayor

The City of Taylor

ATTEST:

Dianna McLean, City Clerk

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



Agenda item

Introduce Ordinance 2023-58 granting to ONCOR Electric Delivery Company, LLC, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways and public property of the City of Taylor



Background

- City's current Franchise Agreement (FA) with Oncor expired on June 30, 2022.
- Original FA was entered into June, 1941, and has continued with amendments thereafter mostly on term extensions and rate adjustments.
- The premise of the FA does not reflect the City's new Right of Way Management Ordinance.



Proposed FA- key areas

- Section 3 (A): Compliance with City's ROW Management Ordinance is explicitly required throughout unless otherwise denoted specifically in the FA.
- Section 3 (C): Oncor is not required to obtain a permit in emergency conditions or for routine maintenance and repair of facilities. However, Oncor is required to obtain a permit if the work entails any of these enumerated circumstances:
 - (a) cutting or breaking of pavement;
 - (b) closure of traffic lane for longer than 24 hours;
 - (c) boring;
 - (d) excavation greater than 100 cubic feet;
 - (e) connection of real property to a utility service on the same side of the Public Rights-of-Way if connection does not require a pavement cut in the Public Rights-of-Way;
 - (f) replacement of a single damaged pole and associated work within a ten (10) foot radius of the damaged pole; or
 - (g)) installation of aerial lines on less than 11 existing poles or installation of aerial lines on less than 11 new poles.



Proposed FA- key areas

- Section 3 (C): Franchise fee is the exclusive fee Oncor pays City in lieu of permit fees.
- Section 3 (E): When City identifies an existing structure as dangerous and notifies Oncor, Company must cure or, if they do not cure, they must provide City with a written explanation of the condition of the structure.
- Section 3 (H): City's Tree Advisory Board approved Oncor's Veg Management Program and this requires Oncor to comply with its own program. Unless it is an emergency, Oncor is required to notify the City and impacted property owners of tree trimming activities.

Proposed FA- key areas



- Section 3 (J): Oncor takes responsibility for the plans and responsibilities of third parties involved in their work in the ROW, such as engineers.
- Section 3 (K): Explicit requirement that Oncor signage must comply with City's ROW Mgmt Ord., and any signage that does not follow the ROW Mgmt Ord. must be approved by City. Oncor commits to providing information on why soundness of structures when prompted by City.
- Section 3 (K): If City identifies any issue with Company's existing structures and communicates such issue to Company, Company agrees to provide documentation that the structure(s) is structurally sound. If City requests Company removal of abandoned poles, Company agrees to respond timely and provide a solution for removal of such poles.

Proposed FA- key areas



- Section 4 (B): City must give 30 days' notice and a specified new location when requesting relocation of Oncor facilities; if City is end-use customer or requesting relocation for beautification, City must cover relocation costs such as overhead to underground.
- Section 4 (C): Oncor is required to restore disturbed areas to same condition as before the disruption; if not possible, Oncor must work with City on a written alternative plan.
- Section 9. Compensation to City. Payment to the City is based on a pre-determined factor. In addition, City receives 4% of gross revenues Oncor receives for certain services. Payments will be made quarterly.
- Section 11. Term. Once approved by Council, Oncor will submit written acceptance within 60 days and then agreement becomes effective; 10-year term; if both parties are satisfied, may be automatically renewed for no more than two (2) 5-year terms. If City does not want the agreement to automatically renew, must give 6 months notice

Questions?



City Council Meeting November 9, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 13
Agenda Title: Introduce Ordinance 2023-59, Strength of Force, number of positions in Police Department

Council Action to be taken: Consider Ordinance 2023-59

Department Submitted: Human Resources

Staff Contact: LaShon Gros, Human Resources Director

1. PURPOSE/DESCRIPTION

This agenda item is to consider Ordinance 2023-59 requesting an increase in the number of positions in the police department.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Texas Local Government Code (TLGC), Chapter 143.021 states City Council must establish the classifications of all police officer and fire fighter positions and set the maximum number of positions in each classification.

The City of Taylor Police Department is requesting to increase the number of positions in the classification of police officer from eighteen (18) positions to twenty-one (21) positions. Adding these positions assist with keeping timely responses as the city continues to grow.

During the budget presentation, two options for adding police officers was presented:

- Option 1 – Five officers would be added if the police department received the COPS grant.
- Option 2 – Three officers would be added if the police department did not receive the COPS grant.

The police department did not receive the grant; therefore, requests 3 police officer positions be added to the department. Staff recommend adding the additional positions to the police officer classification.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
Assists with timely responses	Additional costs for pay and benefits

4. RECOMMENDATION

5. FUNDING SOURCE

General Fund

6. TIMELINE

Effective immediately.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 13a. [Presentation](#)
- 13b. [Ordinance 2023-59](#)
- 13c. [Ordinance 2023-52 \(old\)](#)

Strength of Force

Ordinance for Civil Service Positions

BACKGROUND

- During the budget presentation, two options for adding police officers was presented:
 - Option 1 – Five officers would be added if the police department received the COPS grant.
 - Option 2 – Three officers would be added if the police department did not receive the COPS grant.

STAFFING REQUEST

- Police Department requests adding three additional positions to the classification of police officer due to growth of City
- The additional police officer positions assist with timely responses as the City grows

RECOMMENDATION

- Staff recommends increasing the classification of police officer from 18 to 21 positions.
- The number of positions in all other police classifications will remain the same.

QUESTIONS?

ORDINANCE NO. 2023-59

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS PRESCRIBING THE CLASSIFICATIONS FOR POLICE OFFICER AND FIREFIGHTER POSITIONS AND THE MAXIMUM NUMBER OF POSITIONS IN EACH CLASSIFICATION.

WHEREAS, pursuant to Section 143.021 of the Local Government Code, Civil Service, the City Council must establish the classifications of all police officer and fire fighter positions; and

WHEREAS, the City Council must also prescribe the maximum number of positions in each classification for police officer and firefighter positions.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Taylor, Texas, that the following police officer and firefighter classifications and maximum number of positions be established as follows as of the effective date of this Ordinance:

Police Department Classifications

Police Department Positions

Police Commander	2
Police Sergeant	5
Police Corporal	4
Police Officer/ Police Recruit	21

Fire Department Classifications

Fire Department Positions

Assistant Fire Chief	1
Lieutenant	7
Driver/Operator	6
Firefighter	12

This ordinance was presented at the stated meeting of the City Council of the City of Taylor and upon reading was passed and adopted by the City Council, this the ____ day of November 2023, by a vote of ____ ayes and ____ nays.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder, City Attorney

ORDINANCE NO. 2023-52

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS PRESCRIBING THE CLASSIFICATIONS FOR POLICE OFFICER AND FIREFIGHTER POSITIONS AND THE MAXIMUM NUMBER OF POSITIONS IN EACH CLASSIFICATION.

WHEREAS, pursuant to Section 143.021 of the Local Government Code, Civil Service, the City Council must establish the classifications of all police officer and fire fighter positions; and

WHEREAS, the City Council must also prescribe the maximum number of positions in each classification for police officer and firefighter positions.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Taylor, Texas, that the following police officer and firefighter classifications and maximum number of positions be established as follows as of the effective date of this Ordinance:

Police Department Classifications

Police Department Positions

Police Commander	2
Police Sergeant	5
Police Corporal	4
Police Officer/ Police Recruit	18

Fire Department Classifications

Fire Department Positions

Assistant Fire Chief	1
Lieutenant	7
Driver/Operator	6
Firefighter	12

This ordinance was presented at the stated meeting of the City Council of the City of Taylor and upon reading was passed and adopted by the City Council, this the 26th day of October 2023, by a vote of 4 ayes and 0 nays.


Brandt Rydell, Mayor

ATTEST:


Rocío Lopez, Executive Asst.
Dianna McLean, City Clerk

APPROVED AS TO FORM:


Mark Schroeder, City Attorney



City Council Meeting

November 9, 2023

Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #:

14

Agenda Title:

Consider Ordinance 2023-55, adopting the new Taylor Made Land Development Code including zoning, subdivision and sign regulations and adopting a new zoning map which rezones all properties in the city limits, repealing the existing zoning, subdivision and sign ordinances, and amending Chapters 2 and 21 of the Code of Ordinances.

Council Action to be taken: Consider approving ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

The adoption of the new Land Development Code is the culmination of a process that began in January 2022 immediately following the adoption of the Envision Taylor Comprehensive Plan. The Land Development Code is the vehicle to implement the Envision Taylor Comprehensive Plan which was unanimously approved in November 2021.

Please refer to the attached staff report for additional background information.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The proposed Taylor Made Land Development Code provides development standards that re-legalize the traditional development pattern of Taylor to create walkable, mixed-use neighborhoods organized around a network of streets that create small blocks that provide for a variety of lot sizes and building types.

The new Land Development Code specifically implements the following policy statements in the Envision Taylor Comprehensive Plan:

LU1 – New development should resemble the form and scale of traditional development patterns in Taylor.

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

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

LU10 – New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.

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

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

T3 – The transportation network should encourage all modes of travel including support for a future transit network.

T5 – Improve access management policies along major corridors to encourage fiscally sustainable land use patterns.

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

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

H4 – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single-family development.

Staff has incorporated the Place Type changes that were recommended by P&Z and accepted by City Council. In addition, staff has corrected errors in the draft and those changes are summarized in the attached corrections summary.

See staff report for additional information.

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. • Introduces flexibility, predictability and creativity to the development standards and process.	• Will take time for the community and staff to acclimate to the new code.

4. RECOMMENDATION

At their October 10, 2023, meeting the Planning and Zoning Commission unanimously recommended approval to the City Council for the proposed Land Development Code with the following recommended amendment:

1. The pockets of place type P4 (Mix) at various intersections along West Lake Drive be changed to place type P3 (Neighborhood).
2. The P&Z also made recommendations on the individual Place Type change requests and the Council also took action on those requests at their October 26th meeting and those changes have been incorporated into the zoning map.

5. FUNDING SOURCE

N/A

6. TIMELINE

At their October 10, 2023, meeting the Planning and Zoning Commission unanimously recommended approval to the City Council for the proposed Land Development Code with the following recommended amendment:

1. The pockets of place type P4 (Mix) at various intersections along West Lake Drive be changed to place type P3 (Neighborhood).

At the October 26, 2023 City Council meeting the Council held a public hearing and accepted the P&Z recommendation regarding the change to the zoning along Lake Drive and the individual Place Type change requests.

City Council consideration of ordinance approval – November 9, 2023

For previous meetings related to the project, please see the staff report.

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

8. ATTACHMENTS

- 14a. [Staff Report](#)
- 14b. [Ordinance 2023-55](#)
- 14c. [Ordinance Exhibit 1](#)
- 14d. [Ordinance Exhibit 2](#)
- 14e. [Summary of changes to September 13, 2023 draft](#)

City of Taylor
Land Development Code (Zoning, Subdivision, Signs)
Staff Report

Item Details

- Case History:**
- Contract awarded to Simplicity Design – January 13, 2022
 - First public meeting (DNA Roundup) – April 19, 2022
 - Second public meeting (Design Rodeo) – May 3, 2022
 - Bike ride and festival booth at Blackland Prairie Days – May 7, 2022
 - City Council update – June 9, 2022
 - Third public meeting (Code Rodeo) – July 13, 2022
 - City Council and P&Z joint workshop – August 18, 2022
 - Draft zoning districts open house – November 2, 2022
 - Contract with HDR to update Engineering Manual – December 8, 2022
 - Drafts of LDC and Engineering Manual produced – Spring/Summer 2023
 - LDC adoption workshop with P&Z – September 12, 2023

Background

The Planning and Zoning Commission unanimously recommended, and the City Council unanimously approved the Envision Taylor Comprehensive Plan in 2021. The plan calls for a return to Taylor’s historic development pattern of walkable, mixed-use neighborhoods arranged along a connected network of small blocks with varying lot sizes to accommodate a variety of residential and commercial building types. The plan includes policies (see below) to achieve the goals that are summarized in the five big ideas:

BIG IDEAS

Big Ideas and Policies about how Taylor should accommodate the projected growth were developed through an extensive public outreach process. Policy statements are categorized by Land Use, Transportation, and Housing and are further related to the Big Ideas in each chapter.



Fiscal Sustainability and Infrastructure

Make smart investments that maximize use of existing infrastructure and provide sufficient resources for long-term maintenance, repairs, and replacement.



Community Character

Maintain Taylor’s uniqueness and small-town atmosphere where people feel connected.



Diverse Housing

Ensure that housing accommodates all ages, abilities, household types, and income levels.



Inclusive Growth

Be intentional and thoughtful about ensuring that all people and communities benefit from growth.



Economic Resilience

Support and promote unique and local businesses.

POLICIES

LAND USE

LU1 New development should resemble the form and scale of traditional development patterns in Taylor.

LU2 Create, preserve, and enhance special destinations and experiences that celebrate and build on Taylor's history.

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.

LU4 New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.

LU5 New buildings and developments should be constructed in a way that they can be repurposed over time and as market conditions change.

LU6 Continue to leverage existing Downtown assets to support more small businesses.

LU7 Economic development incentives should support the Downtown and future mixed-use centers.

LU8 A jobs-housing balance that supports people living and working in Taylor should be encouraged.

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

LU10 New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.

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

TRANSPORTATION

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

T2 Investments in streets and other infrastructure should be prioritized for maintenance or replacement in existing neighborhoods before extensions to new areas.

T3 The transportation network should encourage all modes of travel including support for a future transit network.

T4 Utilize durable materials and construction techniques to lengthen the life of major infrastructure and improve safety.

T5 Improve access management policies along major corridors to encourage fiscally sustainable land use patterns.

T6 Improve the utilization of roadways that have available capacity and evaluate existing roadways for opportunities to expand or enhance alternative modes of transportation.

T7 Link investments in infrastructure to revenue generated from adjacent development.

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

HOUSING

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

H2 Programs and policies should be developed to assist existing residents so that they can stay in their neighborhoods.

H3 Housing policies and development regulations should consider the need to reduce the gap between median income and rental rates or sales price of housing.

H4 Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single-family development.

11

To achieve the big ideas and to implement the policies, implementation actions were adopted. Many of the implementation actions call for updating the city's development ordinances to achieve the goals in the plan.

Immediately after adoption of the Envision Taylor Comprehensive Plan, the City Council authorized a complete update to the City's development ordinances to implement the goals and policies in the plan.

Over the course of 2022 and 2023, our consultant team along with city staff, the Planning and Zoning Commission and City Council have been engaging the community in conversations about the need to update the development standards and have presented the draft standards in various meetings and public engagement sessions (see case history above).

The final draft of the Land Development Code was presented to the Planning and Zoning Commission in a workshop on September 12, 2023, and notice was sent to all property owners notifying them of the public hearing being held in conjunction with this agenda item and the subsequent public hearing to be held by City Council on October 26, 2023.

Public Notification

Notice postcards were mailed to all property owners within the city limits and newspaper notice was published in the Taylor Press in accordance with Resolution R23-28 approved by the City Council on August 24, 2023.

Staff Analysis

The proposed Taylor Made Land Development Code provides development standards that re-legalize the traditional development pattern of Taylor to create walkable, mixed-use neighborhoods organized around a network of streets that create small blocks that provide for a variety of lot sizes and building types.

The new Land Development Code specifically implements the following policy statements in the Envision Taylor Comprehensive Plan:

LU1 – New development should resemble the form and scale of traditional development patterns in Taylor.

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

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

LU10 – New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.

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

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

T3 – The transportation network should encourage all modes of travel including support for a future transit network.

T5 – Improve access management policies along major corridors to encourage fiscally sustainable land use patterns.

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

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

H4 – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single-family development.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the Taylor Made Land Development Code and the rezoning of all properties in the city limits as shown on the proposed zoning map.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with making a final recommendation to the City Council on the adoption of the new Land Development Code including new zoning districts, the rezoning of all property in the city limits and the adoption of new subdivision, sign and development standards.

In accordance with Section 211.004 of the Texas Local Government Code, the Planning and Zoning Commission in its recommendation should find that the zoning regulations and zoning district boundaries are in compliance with the comprehensive plan.

Sec. 211.004. COMPLIANCE WITH COMPREHENSIVE PLAN. (a) Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:

- (1) lessen congestion in the streets;
- (2) secure safety from fire, panic, and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population; or
- (7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

Attachments:

1. Draft Land Development Code
2. Proposed Zoning Map
3. Staff Presentation

ORDINANCE NO. 2023-55

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, ADOPTING A NEW LAND DEVELOPMENT CODE KNOWN AS “TAYLOR MADE LAND DEVELOPMENT CODE”; REPEALING CHAPTER 24 – SIGNS; REPEALING APPENDIX B – ZONING ORDINANCE; REPEALING APPENDIX C – SUBDIVISION ORDINANCE; REPEALING AND REPLACING CHAPTER 21 – PLANNING AND DEVELOPMENT; AMENDING CHAPTER 2 – ADMINISTRATION, ARTICLE IV – “BOARDS AND COMMISSIONS; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE;

Whereas, the City Council of the City of Taylor adopted the Envision Taylor Comprehensive Plan by ordinance 2021-35; and

Whereas, the Envision Taylor Comprehensive Plan recognizes that walkable, mixed use neighborhoods with a connected street network, small blocks, and a variety of lot sizes and building types are the most financially resilient development pattern and can lead to long-term fiscal sustainability for the City; and

Whereas, the Envision Taylor Comprehensive Plan establishes goals and policies to facilitate the development of compact, walkable neighborhoods and the redevelopment of vacant and underutilized properties; and

Whereas, the Envision Taylor Comprehensive Plan includes implementation action items that call for the update of the City’s development regulations in order to achieve the goals and policies of the plan; and

Whereas, the City Council authorized the update to the City’s development regulations including zoning, subdivision and signs by allocating funds in the fiscal years 2021-22 and 2022-23 budgets; and

Whereas, the City entered into contracts with Simplecity Design and HDR Inc. to assist the City in updating its development regulations; and

Whereas, numerous public meetings were held in 2022 and 2023 to engage the citizens and property owners of Taylor regarding the proposed updates to the City’s development regulations; and

Whereas, the outcome of the public engagement meetings resulted in the Taylor Made Land Development Code which provides new zoning, subdivision and sign regulations to facilitate the development of walkable, mixed use neighborhoods that resemble the historic development pattern of Taylor and encourage redevelopment and infill development in Taylor's existing neighborhoods; and

Whereas, Chapters 211, 212, 213, 216, and 242 of the Texas Local Government Code authorize the City to adopt and update zoning, subdivision and sign regulations and to apply those regulations in the city limits and extraterritorial jurisdiction; and

Whereas, the City Council adopted Resolution R23-28 prescribing the type and process for notifying the citizens, property owners and tenants of all property in the city limits of the public hearings that were held by the Planning and Zoning Commission on October 10, 2023 and the City Council on October 26, 2023 regarding the adoption of the Taylor Made Land Development Code; and

Whereas, the Planning and Zoning Commission held a public hearing on October 10, 2023 to receive input from all citizens, property owners and tenants and unanimously recommended that the City Council adopt the Taylor Made Land Development Code including new zoning districts and the rezoning of all properties within the city limits of Taylor; and

Whereas, the City Council held a public hearing on October 26, 2023 to receive input from all citizens, property owners and tenants and introduced Ordinance 2023-55 adopting the Taylor Made Land Development Code and make other necessary revisions to the City Code of Ordinance to implement the new development code;

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

Section 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Chapter 24 – “Signs” of the City of Taylor Code of Ordinances is hereby repealed in its entirety.

Section 3. Appendix B –Zoning Ordinance of the City of Taylor Code of Ordinances is hereby repealed in its entirety.

Section 4. Appendix C – Subdivision Ordinance of the City of Taylor Code of Ordinances is hereby repealed in its entirety.

Section 5. Chapter 21 – Planning and Development of the City of Taylor Code of Ordinances is hereby repealed in its entirety and replaced with the following:

CHAPTER 21 – PLANNING AND DEVELOPMENT

Article I. Land Development Code

Section 21-1. – Land Development Code Adopted

The Taylor Made Land Development Code, attached hereto as Exhibit “1”, is hereby adopted. The Taylor Made Land Development Code shall serve as the City of Taylor’s zoning, subdivision, and sign regulations.

Section 21-2. – Zoning Map Adopted

The City of Taylor zoning map, attached hereto as Exhibit “2”, is hereby adopted and all properties within the City of Taylor are zoned in accordance with the zoning map. The official Zoning Map, properly attested, is on file in the office of the City Clerk.

Sections 21-3 – 21-9. - Reserved

Article II. Engineering Manual

Section 21-10. – Engineering Manual Adoption and Amendment

The City Manager, on the advice of the City Engineer and the Development Review Committee, shall publish an Engineering Manual that includes engineering details, construction standards, and minimum requirements necessary to implement the policies in the comprehensive plan and land development code. The City Manager may make amendments to the Engineering Manual after posting the proposed amendment on the City’s internet web site for thirty days prior to the effective date of the amendment. Amendments to correct errors or to address an immediate public safety issue may be made without the need for posting the

amendment for thirty (30) days. The Engineering Manual shall be publicly available on the City's internet web site and in the office of the City Clerk.

Sections 21-11 – 21-19. - Reserved

Article III – Development Manual

Section 21-20. Development Manual Adoption and Amendment

The City Manager, on the advice of the Director of the Development Services and the Development Review Committee, shall publish a Development Manual that includes application materials and instructions for all application types within the land development code. Each application shall include a checklist of all materials required to prepare a complete application. The City Manager may make amendments to the Development Manual from time to time after posting the proposed amendment on the City's internet web site for thirty (30) days prior to the effective date of the amendment. Amendments to correct errors may be made without the need for posting the amendment for thirty days. The Development Manual shall be publicly available on the City's internet web site and in the office of the City Clerk.

Section 6. Chapter 2 – Administration, Article IV – “Boards and Commissions” of the City of Taylor Code of Ordinances is amended as follows:

Division 5. – Buildings and Standards Commission is hereby repealed.

Division 7. – Comprehensive Plan Implementation Committee is hereby repealed.

Division 9. Planning and Zoning Commission

Section 2-110.30 – Establishment; purpose

There is hereby established a Planning and Zoning Commission the purpose of which is to carry out the duties prescribed to it in State law and the charter and ordinances of the City of Taylor.

Section 2-110.31 – Members and Terms of Appointment

The Planning and Zoning Commission shall consist of nine resident members of the city appointed by the city council for staggered terms of three years each.

Section 2-110.32 – Powers and Duties

The Planning and Zoning Commission shall have all the powers and duties authorized by State law, city charter and city ordinances. The Planning and Zoning Commission shall have the duty to advise the City Council on the adoption and amendment of a comprehensive plan.

Section 2-110.33 – Officers

The Planning and Zoning Commission shall elect from its membership annually a chair, a vice-chair and a secretary.

Sections 2-110.34 – 2-110.39. - Reserved

Division 10 – Zoning Board of Adjustment

Section 2-110.40 – Establishment; purpose

There is hereby established a Zoning Board of Adjustment the purpose of which is to carry out the duties prescribed to it in State law and the charter and ordinances of the City of Taylor.

Section 2-110.41 – Members and Terms of Appointment

The Zoning Board of Adjustment shall consist of five resident members of the city appointed by the city council for staggered terms of two years each. The Zoning Board of Adjustment shall also include three alternate members who may serve in the absence of a regular member. Regular and alternate members may be selected from the members of the Planning and Zoning Commission. It shall be the duty of the chair or vice-chair to select and notify alternate members of the need for their service prior to the meeting during which they are required to serve.

Appointments to the Zoning Board of Adjustment shall be made by majority vote of the city council.

Each member of the Board shall be removable for just cause by the city council upon written charges and after a public hearing. Vacancies shall be filled by the city council for the unexpired term of any member whose term becomes vacant.

Section 2-110.42 – Powers and Duties

The Zoning Board of Adjustment shall have all the powers and duties authorized by State law, city charter and city ordinances. The Zoning Board of Adjustment is authorized to make special exceptions to the terms of the zoning ordinance as provided for in the zoning ordinance.

In compliance with Chapter 211 of the Texas Local Government Code, each case before the Zoning Board of Adjustment must be heard by at least seventy-five (75) percent of the members.

Section 2-110.43 – Officers

The Zoning Board of Adjustment shall elect from its membership annually a chair, and a vice-chair.

Sections 2-110.44 – 2-110.49. - Reserved

Division 11 – Historic Preservation Commission

Section 2-110.50 – Establishment; purpose

There is hereby established a Historic Preservation Commission the purpose of which is to carry out the duties prescribed to it in State law and the charter and ordinances of the City of Taylor.

Section 2-110.51 – Members and Terms of Appointment

The Historic Preservation Commission shall consist of five resident members of the city appointed by the city council for staggered terms of three years each.

In making appointments to the Commission, the Council shall attempt to maintain a balance of interest and skills on the Commission by assessing the individual qualifications of the candidates, including, but not limited to, their knowledge and demonstrated interest in preservation-related fields such as architecture, history, archaeology, planning, or urban or community design. All members shall have a knowledge of and demonstrated interest in historic preservation. All members shall participate in appropriate historic preservation training at least annually.

All members of the Commission shall serve at the pleasure of the city council and may be removed with or without cause upon a majority vote of the city council.

Section 2-110.52 – Powers and Duties

The Historic Preservation Commission shall have all the powers and duties authorized by State law, city charter and city ordinances.

The Historic Preservation Commission shall have exclusive authority to approve the designations of properties as local historic landmarks and the inclusion of properties in a local historic district pursuant to Section 211.0165 of the Texas Local Government Code.

The Commission shall be empowered to:

1. Adopt criteria for the evaluation of significance of historic landmarks and rules for the delineation of historic district boundaries, subject to approval by the city council.
2. Review and act on the designation of historic landmarks and the delineation of historic districts, subject to approval by the city council.
3. Recommend and confer recognition upon the owners of historic landmarks or properties within historic districts by means of certificates, plaques, or markers.
4. Review and recommend to city council and other applicable City boards and commissions all proposed changes to the zoning ordinance, building code, comprehensive plan or other adopted policies of the City that may affect historic preservation.
5. Implement and maintain a system of survey or inventory of significant historic, architectural, and cultural properties or resources and all properties located within designated historic districts located in the City.
6. Monitor and report to the Texas Historical Commission all actions affecting any Recorded Texas Historic Landmark, State Archaeological Landmark, National Register property, and any locally designated property, as deemed necessary.
7. Create sub-committees from among its membership and delegate to these committees such responsibilities as necessary to carry out the duties of the commission.
8. Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.
9. Review and act on all certificate of appropriateness applications.

10. Review and act on all appeals on action taken by the historic preservation officer regarding the administrative review of certificate of appropriateness applications.
11. Develop, prepare, and adopt specific design guidelines, subject to approval by the city council, for use in the review of all certificates of appropriateness applications.
12. Recommend to city council the acquisition of historic properties endangered by demolition where their preservation is essential to the purpose of this ordinance and where private preservation is not feasible.
13. Propose incentive program(s) to city council for the owners of historic properties.

Section 2-110.53 – Officers

The Historic Preservation Commission shall elect from its membership annually a chair, and a vice-chair.

Section 7. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

Section 8. All rights and remedies of the City of Taylor are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning, platting, signs or the comprehensive plan within the City's jurisdiction which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 9. 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 10. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 11. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the

Open Meetings Act, *Chapt. 551, Tex. Gov't. Code.*

PASSED, APPROVED, AND ADOPTED on the ____ day of _____, 2023.

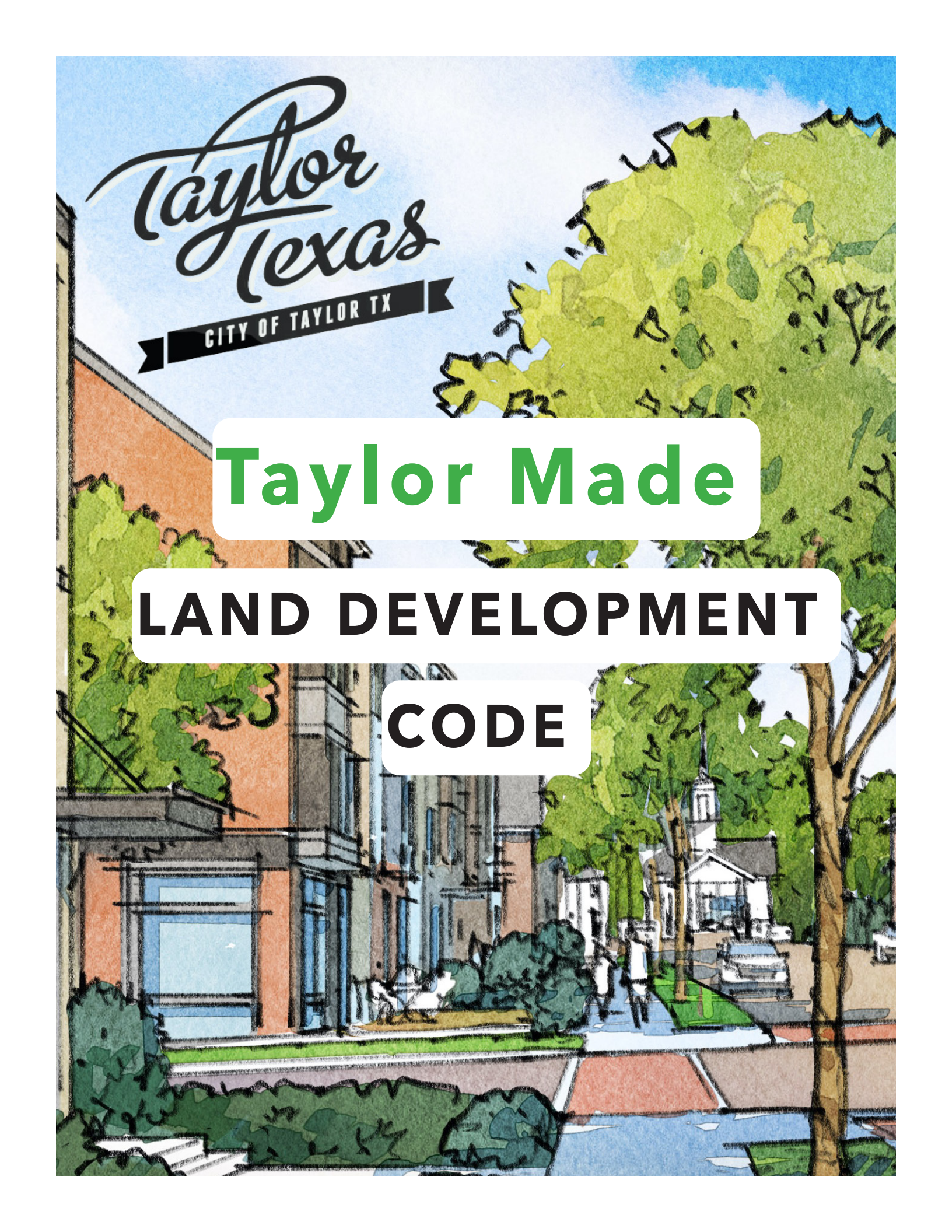
Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark J. Schroeder,
City Attorney



Taylor
Texas

CITY OF TAYLOR TX

Taylor Made

LAND DEVELOPMENT

CODE

CITY COUNCIL

Gerald Anderson - Mayor Pro Tem/District 1
Mitchell Drummond - District 2
Brandt Rydell - Mayor/District 3
Robert Garcia - District 4
Dwayne Ariola - At Large

PROJECT STAFF

Tom Yantis, AICP - Assistant City Manager
Colin Harrison - Director of Development Services
Courtney Peres, CNU-A - Planning Manager

CODE ADVISORY TEAM

Brian LaBorde - City Manager
Brenda Joyas, CNU-A - Senior City Planner
Jacob Walker, P.E. - City Engineer
Jan Harris, CMSM - Main Street Manager
Daniel Baum - Fire Chief
Robert Copeland - Assistant Fire Chief/Fire Marshal
Jeffery Lagrone - Police Department, Field Services
Commander
Tyler Bybee - Parks & Recreation Director

PLANNING & ZONING COMMISSION MEMBERS

Amy Everhart - Chair
Nora Roy - Vice Chair
Donna Frazier - Secretary
Alex Allrich
Steve Darden
Mike Eaton
Annette Maruska
Jim Newman
Kellie Billings-Ray

CONSULTANT TEAM

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EXECUTIVE SUMMARY

The Taylor-Made Land Development Code (LDC) is created from patterns of the past built environment to inform the community of the future. Taylor is a series of neighborhoods, and the City intends to continue building using this pattern. New development will be built as neighborhoods, not subdivisions.

The DNA Analysis and extensive public engagement led to the decision to build types of places rather than regulate the uses in the spaces. The Taylor-Made LDC standards aim to create attainable homes within walkable places connected to a mixture of services.

Focus on the relationship between public and private spaces becomes more significant as the place becomes more intense; using Place Types to categorize places, the intensity of P5 is more intense than P4. Our standards are not conventional zoning criteria found in other communities. The tools within the LDC are written with flexibility and clear intent. Providing creativity and allowances for different sites and development types through the use of the standards in the LDC will ensure Taylor retains its character.

Flexibility and predictability take priority. This approach allows the removal of over-regulating zoning controls found in typical development ordinances, such as lot widths, parking standards, and stringent land use rules. It encourages accessory dwellings and missing middle housing to provide attainable housing allowing people to age in place in Taylor. Ultimately, the standards lead to a mixture of uses in a walkable city.

Taylor's potential is accomplished when, at build-out, a range of lifestyle choices, from rural living to downtown urban dwelling, is attainable. A responsibly built range of patterns is most organically accomplished by locals and small-scale builders partaking in restoring, reusing, rebuilding, and maintaining buildings, lots, and lands in Taylor.

The standards established in this LDC provide flexibility and adjustability to accommodate modern construction while maintaining the qualities essential to the community fabric.

FIGURE 1: TAYLOR PLACE TYPE ZONING TRANSECT.



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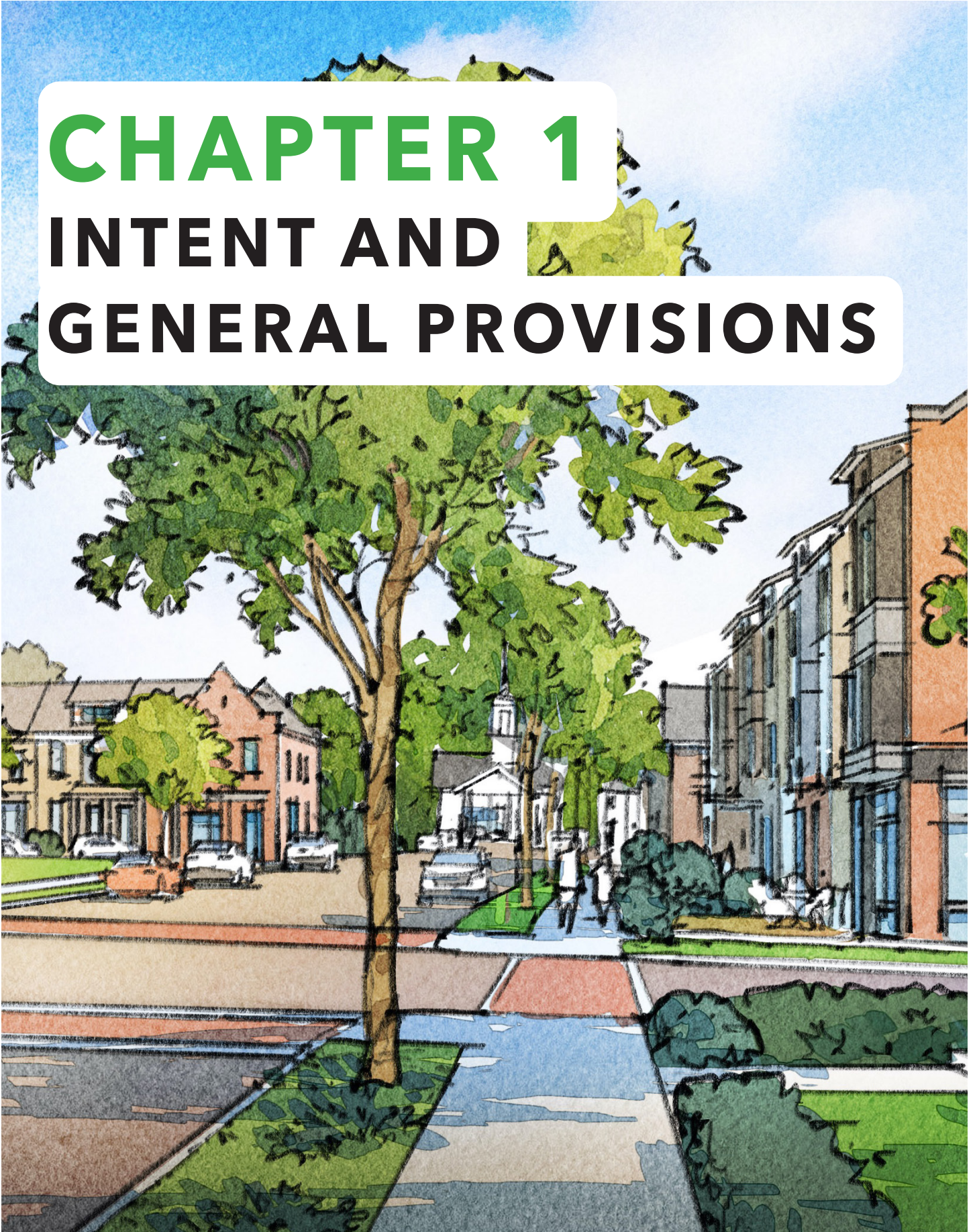
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CHAPTER 1

INTENT AND GENERAL PROVISIONS



1.1 TITLE.

This Ordinance shall be known and may be cited as the “Land Development Code” or the “LDC” of the City of Taylor, Texas. (Originally adopted by Ordinance on 11/9/23).

1.2 PURPOSE.

1.2.1 The purpose of this LDC is to align the land development policies, including subdivision, zoning, and signs, to the Envision Taylor Comprehensive Plan, including the following goals identified as the five Big Ideas:

► **FISCAL SUSTAINABILITY AND INFRASTRUCTURE:**

Make smart investments that maximize the use of existing infrastructure and provide sufficient resources for long-term maintenance, repairs, and replacement.

► **COMMUNITY CHARACTER:**

Maintain Taylor's uniqueness and small-town atmosphere where people feel connected.

► **INCLUSIVE GROWTH:**

Be intentional and thoughtful about ensuring that all people and communities benefit from growth.

► **DIVERSE HOUSING:**

Ensure that housing accommodates all ages, abilities, household types, and income levels.

► **ECONOMIC RESILIENCE:**

Support and promote unique, local businesses.

1.2.2 The land development policies are adopted to promote the public health, safety, and general welfare and protect and preserve places and areas of historical, cultural, or architectural importance and significance and promote the safe, orderly, and healthful development of the City and extraterritorial jurisdiction (ETJ). Further, these policies are designed to lessen the congestion in the streets; secure safety from fire and other dangers; ensure adequate light and air; prevent the overcrowding of land, to avoid undue concentration of population; and facilitate the adequate provision of transportation, water, wastewater treatment, schools, parks, and other public requirements.

1.3 INTENT.

The intent section of this LDC is organized at three scales:

- ① The City.
- ② The Neighborhood.
- ③ The Block, Street, Lot, and Building.

1.3.1 THE CITY.

- (1) The City is a finite place with geographic boundaries derived from topography, watersheds, parks and open spaces, and other natural and man-made features. Within the City, a collection of neighborhoods are seamlessly connected to and integrated with each other through a well-planned and interconnected street network.
- (2) The City shall grow in a logical progression from the center outward and new neighborhoods will be designed as additions to the existing urban fabric.
- (3) Wherever possible, natural features including streams, creeks, rivers, trees, and wildlife habitat shall be preserved and natural drainage systems shall be enhanced.
- (4) Historic buildings and sites are valuable pieces of the City's heritage and shall be preserved and protected whenever possible.
- (5) Infill development shall be prioritized as it is the most fiscally sustainable form of development and takes advantage of existing and planned infrastructure systems and helps to complete or enhance existing neighborhoods.
- (6) The City is intended to be a self-sustaining economic unit with ties to the surrounding region. Toward that end, the City shall strive to maintain a balance between the creation of jobs and housing units for its residents and avoid becoming a bedroom community.

1.3.2 THE NEIGHBORHOOD.

- (1) The neighborhood is the primary organizing unit of the City. The formation of neighborhoods encourages residents to know their neighbors, to help maintain the neighborhood and to be responsible for guiding the evolution of the neighborhood over time.
- (2) Neighborhoods are compact, walkable, and connected with a mixture of uses and parks where activities of daily living occur within a close distance.
- (3) Within neighborhoods, a broad range of housing types, sizes, and price levels allows a diversity of people and households to interact with and get to know each other which strengthens civic bonds and helps maintain Taylor's small-town character.
- (4) The intensity of buildings within the neighborhood is related to the infrastructure systems that support the neighborhood so that sufficient tax revenues will be generated to pay for the long-term maintenance of those systems.
- (5) Concentrations of civic, institutional and commercial uses shall be integrated into neighborhoods so that most residents of the neighborhood may comfortably walk to them.
- (6) School sites should be planned so that children within the surrounding neighborhoods may safely walk or bicycle to and from school.
- (7) A variety of parks and open spaces are integrated into the design of neighborhoods and parks and trails connect neighborhoods to each other.

1.3.3 THE BLOCK, STREET, LOT, AND BUILDING.

- (1) Taylor's urban DNA is comprised of a network of streets that form small, walkable blocks. This form shall be extended as the City grows.
- (2) Streets define the character of neighborhoods and provide the framework for private development to occur.
- (3) Streets are designed at the scale of humans and provide a means to walk, bicycle, drive and take transit within the neighborhood and between neighborhoods.
- (4) Streets provide areas for public landscaping and street trees to occur which provide shade and character for the neighborhood. Public landscaping shall be informed by native and adaptive plants that can thrive with minimal irrigation.
- (5) Lots are where private development occurs. Lots should be sized to accommodate the desired development and to make the most efficient use of public infrastructure.
- (6) Buildings help frame public spaces including streets, parks, plazas and paths. Buildings should be placed on lots with this goal in mind. The parking of vehicles on private lots shall not detract from the streetscape and should generally be located to the side or rear of the buildings.
- (7) Alleys are part of Taylor's urban DNA and allow vehicles to access private lots from the rear. Alleys also provide places for utilities, garbage collection, and deliveries to occur without interfering with the streetscape and pedestrian experience. Alleys should be considered in new neighborhoods.
- (8) Civic buildings are places for people to gather and should be located on important and prominent sites within neighborhoods. Civic buildings should be distinctive and designed to last for generations.

1.4 AUTHORITY.

- 1.4.1 The Taylor LDC is adopted pursuant to the charter of the City of Taylor and the powers granted to the City including any limitations imposed by the Constitution and laws of the State of Texas, particularly Texas Local Government Code Chapters 211, 212, 213, 216 and 242.
- 1.4.2 Zoning regulations are adopted and administered by the City pursuant to the Local Government Code, Chapter 211 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City authority to promote public health, safety, morals, or the general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.
- 1.4.3 Subdivision regulations are adopted and administered by the City pursuant to Local Government Code, Chapters 212 and 242 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City to adopt rules governing plats and subdivisions of land within city limits and extraterritorial jurisdiction to promote the health, safety, morals, or general welfare of the City and the safe, orderly, and healthful development of the City.
- 1.4.4 Sign regulations are adopted and administered by the City pursuant to Local Government Code, Chapter 216 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City to adopt rules governing signs.

1.5 APPLICABILITY.

The provision of this LDC, including its Appendices, including the "City of Taylor Development Manual," and the "City of Taylor Engineering Manual," shall apply to the subdivision and development of all land within the City of Taylor, Texas, and, where applicable, the extraterritorial jurisdiction unless specifically provided otherwise in the LDC.

1.6 JURISDICTION.

- 1.6.1 Within the city limits all provisions of this LDC shall apply.
- 1.6.2 Within the extraterritorial jurisdiction, the applicable provisions related to the subdivision of land and sign regulations shall apply, but standards related to the following shall not apply:
- ▶ The use of any building or property for business, industrial, residential, or other purposes;
 - ▶ The bulk, height, or number of buildings constructed on a particular tract of land;
 - ▶ The size of a building that can be constructed on a particular tract of land, including without limitation any restriction on the ratio of the building floor space to the land square footage; and
 - ▶ The number of residential units that can be built per acre of land.

1.7 MINIMUM STANDARDS AND CONFLICTING PROVISIONS.

The provisions of this LDC, including its Appendices, are the minimum standards necessary to accomplish its stated purposes. It is not the intent of this LDC to interfere with, abrogate or annul any private easement, covenant, deed restriction or other agreement between private parties. When the provisions of this LDC impose a greater restriction than imposed by such private agreements, the provisions of this LDC shall control. When private agreements impose a greater restriction than imposed by this LDC, such private agreements shall control.

1.8 RULES OF CONSTRUCTION.

1.8.1 MEANING AND INTENT.

All provisions, terms, phrases, and expressions contained in this LDC shall be construed in accordance with its stated purpose.

1.8.2 TEXT.

In case of any difference of meaning or implication between the text of this LDC and any drawing or figure, the text shall control.

1.8.3 COMPUTATION OF TIME.

The time within which an act is to be completed shall be computed by excluding the first day and including the last day; if the last day is a Saturday, Sunday or legal holiday, that day shall be excluded. In the computation of time for public hearing notice, both the first day (day of the advertisement) and the last day (day of the hearing) shall be excluded.

1.8.4 DELEGATION OF AUTHORITY.

Whenever a provision requires the City Manager or their designee to do some act or perform some duty, it is to be construed to authorize the head of the department or other officer to designate, delegate, and authorize subordinates to perform the required act or duty unless the terms of the provision specify otherwise.

1.8.5 NON-TECHNICAL AND TECHNICAL WORDS.

Words and phrases shall be construed according to this LDC, including the "City of Taylor Engineering Manual" and all appendices to this LDC, and then according to the common and approved usage of the language, but technical words and phrases and such others as may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

1.8.6 PUBLIC OFFICIALS, BODIES, AND AGENCIES.

All public officials, bodies, and agencies to which references are made are those of the City of Taylor unless otherwise indicated.

1.8.7 MANDATORY AND DISCRETIONARY TERMS.

The words "shall" and "must" are always mandatory. The words "may" and "should" are permissive.

1.8.8 CONJUNCTIONS.

Unless the context clearly indicates the contrary, conjunctions shall be interpreted as follows:

- ▶ "And" indicates that all connected items, conditions, provisions or events shall apply; and
- ▶ "Or" indicates that one or more of the connected items, conditions, provisions or events shall apply.

1.8.9 TENSES AND NUMBERS.

Words used in the past or present tense include the future as well as the past or present, unless the context clearly indicates the contrary. The singular shall include the plural and the plural shall include the singular, as the context and application of this LDC may reasonably suggest.

1.9 TRANSITIONAL PROVISIONS.

The following transitional provisions shall apply to various matters pending or occurring prior to the effective date of this LDC.

1.9.1 ZONING UPON ANNEXATION.

1.9.1.1 Any land which comes under the zoning jurisdiction of the City of Taylor by reason of its annexation to the City shall be classified as "P2" Rural Place Type zoning district unless otherwise stipulated in the annexation ordinance annexing the property. The procedure for establishing Zoning other than "P2" on annexed territory shall conform to the procedure set forth in Chapter 2 of this LDC. Following annexation, the Director of Development Services shall schedule public hearings to allocate the Place Type Zoning classification of the recently annexed land.

1.9.1.2 In an area classified as "P2" Rural:

- (A) No permit for the Construction of a Building or use of land shall be issued by the Building Official other than a permit that will allow the Construction of a Building permitted in the "P2" District, unless and until such territory has been classified in a Place Type Zoning District other than the "P2" District.
- (B) An Application for a building permit for any proposed use other than those specified in the "P2" District must be made to the Director of Development Services. If the Applicant shows that plans and other preparation for developing the property commenced prior to annexation by the City, as established by the Texas Local Government Code Chapter 43, City Council shall authorize the Construction of the Project by a majority vote.

1.9.2 ZONING DISTRICT NAME AND STANDARDS CHANGES.

1.9.2.1 All zoning districts in the City of Taylor are renamed as shown in Table 1.9.2(A) Zoning Translation. The development standards associated with the renamed districts shall apply to all properties in the city limits except as provided for in legal conforming planned developments approved prior to the effective date of this LDC and which are still active.

TABLE 1.9.2(A): ZONING TRANSLATION.

① COMPREHENSIVE PLAN GROWTH SECTOR	② COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION	③ EXISTING ZONING AND CONTEXT DETERMINING TRANSLATION	④ PLACE TYPE ZONING DISTRICTS
FUTURE GROWTH			P2 - RURAL
CONTROLLED GROWTH TIER I TIER II	AREA OF MINIMAL CHANGE	R/A R-1 R-2 R-3 D MF-1 MF-2 MH	P2 - RURAL
	NEIGHBORHOOD GREENFIELD	B-1 B-2 M-1 M-2 BP-1 BP-2	P2C - RURAL COMMERCIAL
	EMPLOYMENT CENTER: REGIONAL		EC - EMPLOYMENT CENTER
	EMPLOYMENT CENTER: COMMUNITY		EC - EMPLOYMENT CENTER
	SPECIAL EMPLOYMENT DISTRICT		EC - EMPLOYMENT CENTER
INFILL NEIGHBORHOOD INFILL GROWTH INTENDED GROWTH	NEIGHBORHOOD GREENFIELD		P2 - RURAL
	NEIGHBORHOOD INFILL	R-1 R-2 D	
		<1 ACRE	P3 - NEIGHBORHOOD
		≥1 ACRE	P2.5 - LARGE LOT
		EXISTING MANUFACTURED HOME	P3M - MH
		MH	P3M - MH
		MF-1 MF-2 B-1 B-2 B-3 M-1 M-2 BP-1 BP-2	P4 - NEIGHBORHOOD MIX
		P I	CS-CIVIC SPACE
		ALL ZONES IN NEIGHBORHOOD INFILL	
		AT MAJOR INTERSECTION	P4 - MIX
		EXISTING LAND USE NON-RESIDENTIAL	P4 - MIX
	CIVIC CENTER: NEIGHBORHOOD		CS-CIVIC SPACE
	CIVIC CENTER: COMMUNITY		CS-CIVIC SPACE
	MARKET CENTER: REGIONAL		P5 - URBAN CENTER
	MARKET CENTER: COMMUNITY		P5 - URBAN CENTER
	MARKET CENTER: NEIGHBORHOOD		P4 - NEIGHBORHOOD MIX
	EMPLOYMENT CENTER: NEIGHBORHOOD		P4 - NEIGHBORHOOD MIX
	EMPLOYMENT CENTER: REGIONAL		EC - EMPLOYMENT CENTER
	EMPLOYMENT CENTER: COMMUNITY		EC - EMPLOYMENT CENTER
	SPECIAL EMPLOYMENT DISTRICT		EC - EMPLOYMENT CENTER
PRESERVED OPEN			CS - CIVIC SPACE
RESERVED OPEN			P1- NATURE
ALL SECTORS	PLACES OF WORSHIP		CS - CIVIC SPACE
	CITY OF TAYLOR PROPERTY		CS - CIVIC SPACE

1.9.3 VIOLATIONS CONTINUE.

Any violation of the previous Zoning Ordinance of the City of Taylor shall continue to be a violation under this LDC and shall be subject to prosecution pursuant to Chapter 10, unless the use, development, construction, or other activity is clearly consistent with the express terms of this LDC.

1.9.4 COMPLETION OF DEVELOPMENT PLANS.

1.9.4.1 UNEXPIRED BUILDING PERMITS.

Building permits issued or completed building permit applications submitted prior to the effective date of this LDC may proceed without any changes required because of new regulations in this LDC.

1.9.4.2 UNEXPIRED PRELIMINARY PLATS.

All preliminary plats or complete preliminary plat applications submitted prior to the effective date of this LDC which have not expired may proceed without any changes required to the preliminary plat because of new regulations in this LDC. However, new standards in this LDC for subdivision infrastructure shall apply if the subdivision improvement plans have not yet been approved or a complete application submitted.

1.9.4.3 EXISTING PLANNED DEVELOPMENT ZONING ORDINANCES.

Planned Development zoning ordinances approved prior to the adoption of this LDC shall continue in effect unless a Preliminary Plat application has not been filed within two (2) years after the approval date of the Planned Development zoning ordinance in which case the Planned Development zoning ordinance is expired and the property shall revert to P2 - Rural Place Type. The base zoning district for all Planned Development zoning ordinances shall follow the translation table for the Infill Growth Sector.

1.10 EFFECT ON EXISTING CONDITIONS (NONCONFORMITIES).

1.10.1 INTENT.

Within the city limits and extraterritorial jurisdiction, exist lots, sites, structures, signs, uses of land, and characteristics of use that were lawful before this LDC was enacted, amended or otherwise made applicable to such lots, sites, structures, signs or uses, but that do not now conform to the standards of this LDC. It is the intent of this LDC to permit such nonconforming lots, sites, structures, signs or uses to continue, if the conditions within this section and other applicable sections are met.

1.10.2 DETERMINATION OF NONCONFORMING STATUS.

Determination of nonconforming status shall be made by the Director of Development Services or their designee or successor, subject to appeal to the ZBA.

1.10.3 LEGAL NONCONFORMING STATUS.

Any lots, sites, structures, signs, or uses of land which do not conform with the regulations of this LDC shall be deemed legal nonconforming when:

- (1) Such lots, sites, structures, signs, or uses of land were in existence and lawfully operating as of the effective date of this LDC, and have since been in regular and continuous use; or
- (2) Such lots, sites, structures, signs, or uses of land were in existence and lawfully operating as of the effective date of any amendment to this LDC, but by such amendment are no longer in conformance with this LDC, and have since been in regular and continuous use; or
- (3) Such lots, sites, structures, signs, or uses of land were in existence and lawfully operating on the date that annexation proceedings were instituted and have since been in regular and continuous use.

1.10.4 ILLEGAL NONCONFORMING STATUS.

Any lots, sites, structures, signs, or uses of land that are in violation of the requirements of this LDC and were constructed or established since its adoption or amendment without the necessary approvals, permits, or authorizations from the City are considered illegal nonconforming. The owner and/or operator of an illegal nonconforming lot, site, structure, sign, or use of land shall be subject to actions and penalties allowed by this LDC and all other applicable City ordinances and shall be required to correct the nonconforming situation to come into conformance with all applicable standards and regulations of this LDC.

1.10.5 ABANDONMENT OF LEGAL NONCONFORMING STATUS.

1.10.5.1 Abandonment of legal nonconforming status shall be determined as follows:

- (1) A legal nonconforming lot shall be considered abandoned after an application to amend or replat the lot has been approved.
- (2) A legal nonconforming site shall be considered abandoned after the site has been vacated and all legal uses of the site have been discontinued for a period of twelve (12) months.
- (3) A legal nonconforming structure shall be considered abandoned after the structure has been vacant and/or no certificate of occupancy has been in place for a period of eighteen (18) months.
- (4) A legal nonconforming sign shall be considered abandoned after the entity that the sign advertised has ceased operating or the premises on which the sign is located have been vacated for a period of ninety (90) days.

1.10.5.2 Occurrence of a combination of one or more of the following situations shall be a sign of vacancy or lack of occupancy for the purposes of determining abandonment:

- (1) The building, structure, activity, or land has been unoccupied or out of use;
- (2) The intention of the owner to discontinue the use is apparent;
- (3) One or more utility accounts have been discontinued;

- (4) Utility meters are removed;
- (5) The occupant or owner has allowed any taxes to not be paid thereon;
- (6) The site or structure has not been maintained;
- (7) The unit has not been made available for occupancy;
- (8) The characteristic equipment and furnishings of a nonconforming use have been removed from the premises; or
- (9) A nonconforming use has been replaced by a conforming use.

1.10.6 NONCONFORMING LOTS.

Legal nonconforming lots may continue to be used for all legal purposes under this LDC until the nonconforming status has been abandoned. No additional division of a legal nonconforming lot shall occur that will increase the level of nonconformity of the lot.

1.10.7 NONCONFORMING SITES.

Legal nonconforming sites are legally occupied properties whose site improvements do not meet one or more provisions of this LDC such as parking location, landscaping, lighting, stormwater drainage, etc.

1.10.7.1 Prior to reoccupying a legal nonconforming site that has been abandoned pursuant to Section 1.10.5, the owner of the site must prepare a plan for the proposed reoccupation of the site that demonstrates how the site may be brought into substantial compliance with this LDC. The Development Review Committee (DRC) shall have review and approval authority for the reoccupation of abandoned nonconforming sites. The ZBA shall hear appeals of DRC decisions regarding the reoccupation of abandoned nonconforming sites.

1.10.7.2 Legal nonconforming sites may not be expanded or modified in a way that increases or adds to the nonconformities of the site.

1.10.8 NONCONFORMING STRUCTURES.

Legal nonconforming structures are those that do not meet one or more of the standards of this LDC such as build-to line, height limitations, design standards, performance standards, etc.

1.10.8.1 MAINTENANCE AND REPAIRS.

Legal nonconforming structures may be maintained in accordance with the applicable building codes. Maintenance shall not increase the structure's nonconformities.

Repairs to legal nonconforming structures shall be allowed if the value of the repair does not exceed fifty percent (50%) of the market value of the structure. Repairs shall not increase the structure's nonconformities.

1.10.8.2 Reoccupation of abandoned nonconforming structures.

Prior to reoccupying a legal nonconforming structure that has been abandoned pursuant to Section 1.10.5, the owner of the structure must prepare a plan for the proposed reoccupation of the structure that demonstrates how the structure may be brought into substantial compliance with this LDC. The DRC shall have review and approval authority for the reoccupation of abandoned nonconforming structures. The ZBA shall hear appeals of DRC decisions regarding the reoccupation of abandoned nonconforming structures.

1.10.9 NONCONFORMING SIGNS.

Permitted signs erected before the adoption of the LDC that do not meet the current standards of this LDC are considered to be legal nonconforming signs.

1.10.9.1 MAINTENANCE, UPDATES AND REPAIR.

- (1) A legal nonconforming signs may be maintained in accordance with the applicable building codes. Maintenance shall not increase the sign's nonconformities.
- (2) Legal nonconforming signs may be updated with new lettering, logos, etc. so long as the update does not exceed fifty percent (50%) of the sign's replacement value. Updates may not increase the sign's nonconformities.
- (3) Repairs to legal nonconforming signs shall be allowed if the value of the repair does not exceed fifty percent (50%) of the sign's replacement value. Repairs shall not increase the sign's nonconformities.

1.10.10 NONCONFORMING USES OF LAND.

Permitted uses in existence before the adoption of the LDC that do not meet the current standards of this LDC are considered to be nonconforming uses.

1.10.10.1 A nonconforming use may be replaced by the same specific use as long as the nonconforming use has not been abandoned.

1.10.10.2 The Development Services Director may approve the replacement of a nonconforming use with a different nonconforming use if it is determined that the new nonconforming use will have a lesser impact on the surrounding neighborhood than the existing nonconforming use.

1.11 WRITTEN INTERPRETATIONS.

The Development Services Director shall have the authority to issue interpretations concerning the provisions of this LDC. Interpretations may be initiated by the Development Services Director or may be issued upon request through an application for a written interpretation. Appeals of written interpretations relating to zoning regulations shall be heard by the ZBA and appeals of interpretations relating to subdivision regulations shall be heard by the Planning & Zoning Commission.

1.12 FEES.

Applications under this LDC shall be deemed incomplete until all applicable fees associated with the application have been paid in full. Refer to the City's adopted fee schedule for all fees associated with applications or permits governed by this LDC.

1.13 ADOPTION.

In accordance with Article VIII, Section 1 of the City Charter, this LDC was originally adopted by the City Council on the _____ day of _____ 2023.

1.14 ENFORCEMENT.

1.14.1 ENFORCEMENT RESPONSIBILITY.

This LDC shall be administered and enforced by the City Manager or their designee.

1.14.2 COMPLIANCE REQUIRED.

No person may use, occupy, or develop land, buildings or other structures, or authorize or permit the use, occupancy or development of land, buildings or other structures except in accordance with all provisions of this LDC.

1.14.3 REMEDIES AND ENFORCEMENT POWERS.

1.14.3.1 VIOLATIONS.

Any person, firm or corporation violating the provision of this LDC shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the city of Taylor, Texas, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, except however, where a different penalty has been established by state law for such offense the penalty shall be that fixed by state law, and for any offense which is a violation of any provision of law that governs fire safety, zoning, or public health and sanitation, including dumping of refuse, the penalty shall be a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day said violation is continued shall constitute a separate offense.

1.14.3.2 STOP WORK.

Whenever any construction work is being done contrary to the provisions of this LDC, the Development Services Director, or their designee, may order the work stopped by notice in writing served on the owner or contractor doing or causing such work to be done, and such person shall forthwith stop such work until authorized by the Development Services Director, or their designee, to proceed with the work.

1.14.3.3 INSPECTIONS.

The Development Services Director, or their designee, shall have the right to enter upon any premises at any reasonable time for the purpose of making inspections of buildings or premises necessary to carry out his duties in the enforcement of this LDC.

1.14.4 ENFORCEMENT PROCEDURES.

1.14.4.1 NOTICE.

The Development Services Director, or their designee, shall give written notice as required by law to the owner of land on which a violation exists. The notice shall state the nature of the violation.

1.14.4.2 NOTICE OF CRIMINAL PENALTY.

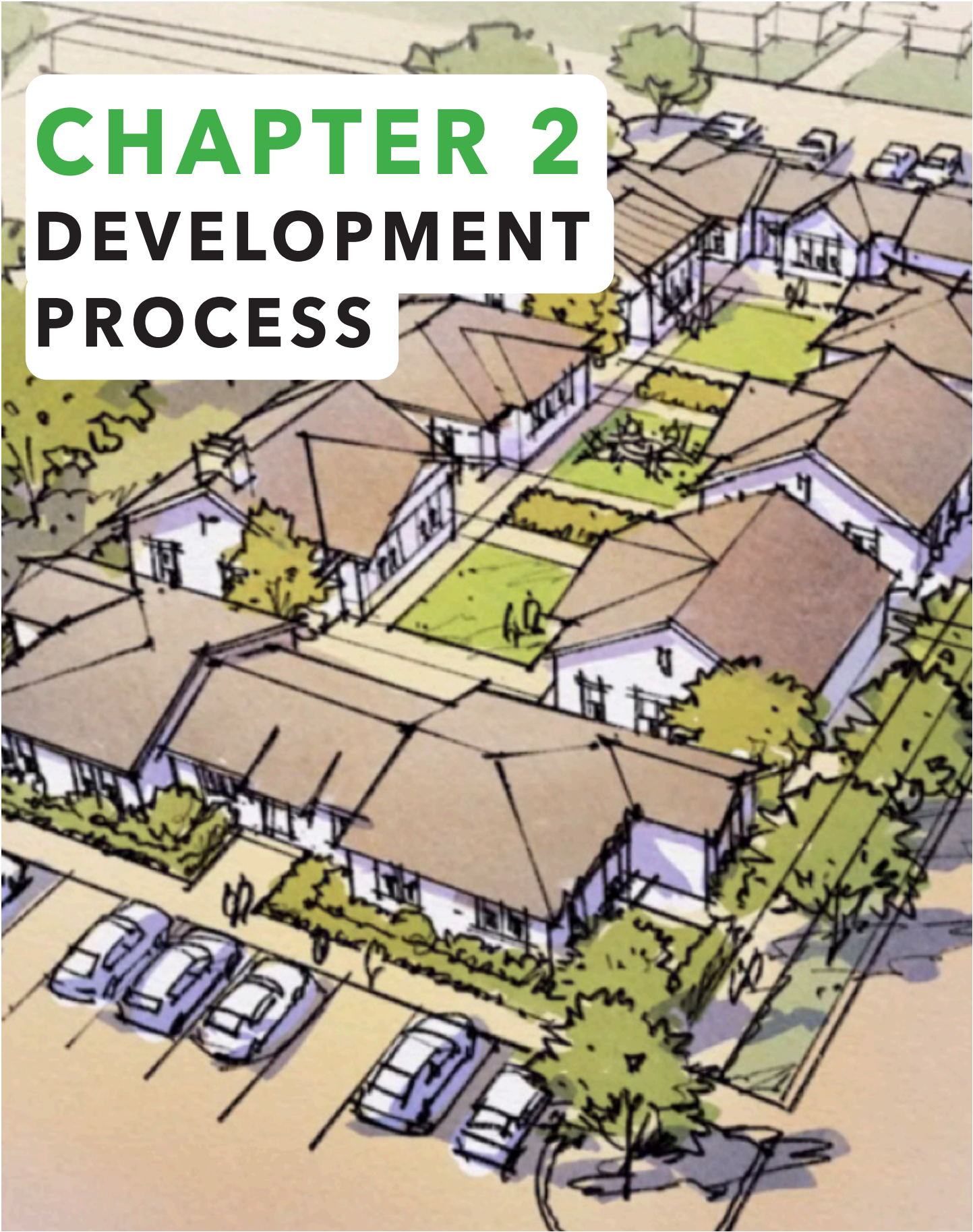
In no case shall any person acting on behalf of the City seek a criminal penalty for violation of this LDC without giving thirty (30) days prior notice of the violation, specifying the action necessary to correct the violation and avoid criminal prosecution.

1.14.5 OTHER ENFORCEMENT POWERS.

In addition to the enforcement powers specified in this LDC, the City may exercise any and all enforcement powers granted to it by Texas law, as it may be amended from time to time.

1.14.5.1 CONTINUATION.

Nothing in this LDC shall prohibit the continuation of previous enforcement actions, undertaken pursuant to previous, valid resolutions, ordinances and laws.



CHAPTER 2

DEVELOPMENT PROCESS

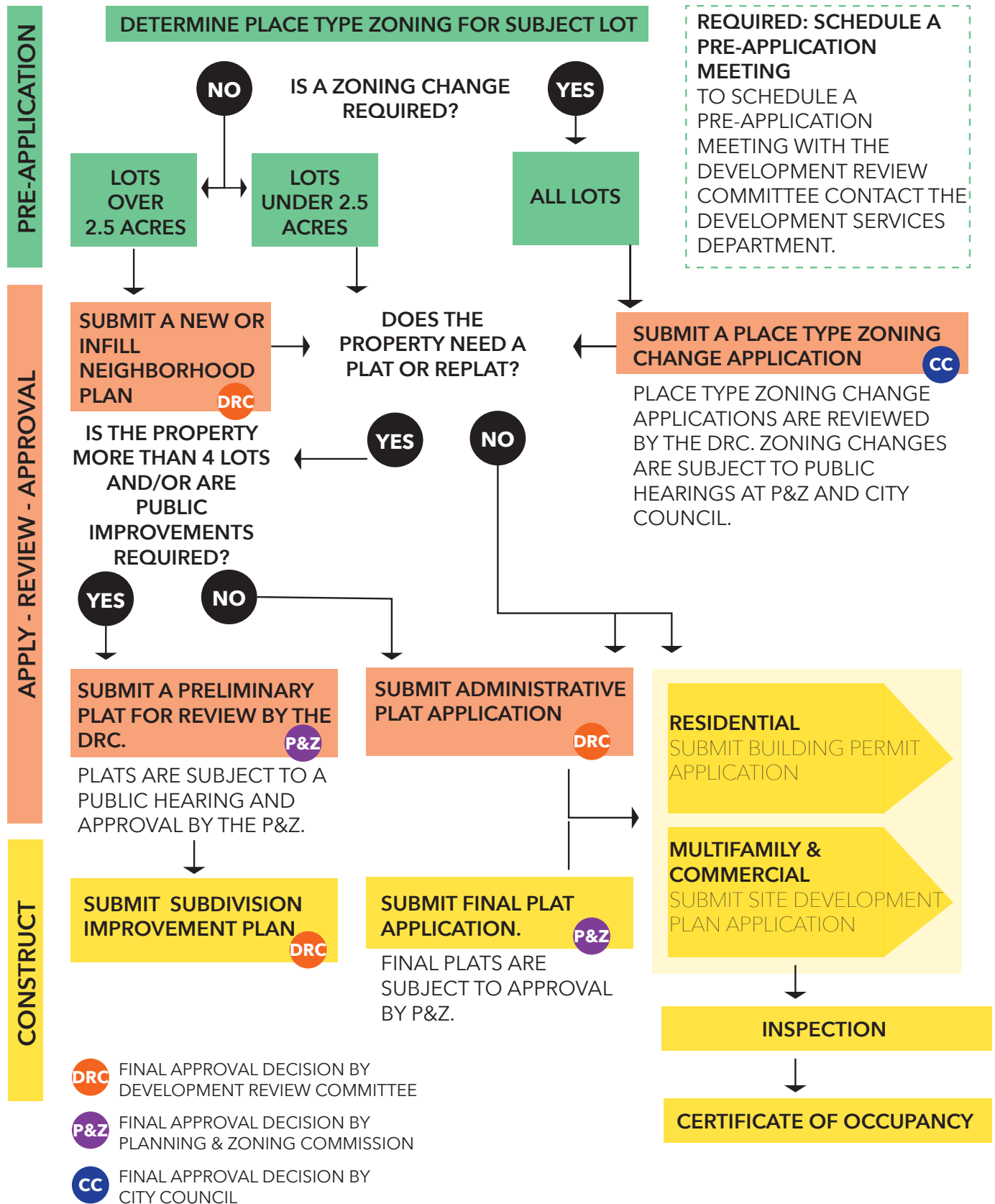
2.1 **PROCESS OVERVIEW.**

The development process typically begins with a pre-application meeting with City staff to determine what application(s) is necessary, the review process for the required application(s), and to answer the applicant's questions about the process and the required content of the application(s).

The steps in the process will vary depending upon the location of the property, whether it has been platted or needs to be platted, and whether the applicant seeks to modify the property's current zoning or comprehensive plan designations.

The following sections describe the various application types, the review process and how to submit an application.

TABLE 2.1.A GENERAL DEVELOPMENT PROCESS STEPS.



2.2 APPLICATION.

2.2.1 GENERAL REQUIREMENTS.

2.2.1.1 APPLICATION MATERIALS.

The applicant shall submit all the information required in the Development Manual as specified on the corresponding application checklist. Applications will not be accepted for review until all items required to be submitted with the application have been received by the City.

2.2.1.2 APPLICATION SUBMITTAL PROCEDURES.

The City may establish and modify the procedures for submitting applications including the date that applications are received, the format for submitting the application, and the process for dissemination of staff review comments. Those procedures are included in the Development Manual.

2.2.1.3 APPLICATION EXPIRATION

All applications shall expire on the forty-fifth (45th) day after the date the application was submitted if:

- (1) The applicant fails to provide documents or other information necessary to comply with the technical requirements relating to the form and content of the application;
- (2) The City provides to the applicant not later than the tenth (10th) business day after the date the application is submitted written notice of the failure that specifies the necessary documents or other information and the date the application will expire if the documents or other information is not provided; and
- (3) The applicant fails to provide the specified documents or other information within the time provided in the notice.

2.2.1.4 FILING DATE DETERMINATION

For the purposes of compliance with the deadlines for action on applications governed by Chapter 212 of the Texas Local Government Code, the filing date of the application is the date that the City determines that the applicant provided a complete application including all documents or other information necessary to comply with the technical requirements related to the form and content of the application as stipulated in the Development Manual and this LDC.

2.2.2 PRE-APPLICATION MEETING.

Development activities begin with a pre-application meeting request to the City. The primary purpose of the pre-application meeting is for staff to help identify the scope of the development proposal, so that the City can determine the appropriate submittal requirements and process(es), including whether the development will require administrative or public approval. The specific information required to request a pre-application meeting may be found in the City of Taylor Development Manual.

2.2.3 ANNEXATIONS.

1 APPLICABILITY.

Annexation applications are used by property owners who would like to request that their property be annexed into the city limits of Taylor.

2 APPROVAL CRITERIA.

Prior to considering an annexation application, the applicant must schedule a pre-application meeting with the City to discuss the proposed annexation. Requests for annexation shall be reviewed by staff to determine whether they are in keeping with the policies and goals of the Comprehensive Plan and authorized by applicable State laws.

3 APPROVAL PROCEDURE.

The procedure for processing an annexation application shall follow the requirements established in Chapter 43 of the Texas Local Government Code. City staff will prepare a report for consideration by City Council regarding the advisability of the annexation. The City Council is the final approval authority for annexation applications. Annexations are completed through the adoption of an annexation ordinance by the City Council.

2.2.4 COMPREHENSIVE PLAN AMENDMENT.

1 APPLICABILITY.

The City Council may approve amendments to the Comprehensive Plan for unique or extraordinary situations that were not anticipated when the Plan was adopted so long as the proposed amendment is clearly in the public interest and meets the spirit and intent of the goals and policies of the Plan.

2 APPROVAL CRITERIA.

In determining whether an amendment to the Comprehensive Plan should be adopted, the following criteria shall be applied:

- ✓ The need for the proposed amendment.
- ✓ The effect of the proposed amendment on the need for City services and facilities.
- ✓ Whether the proposed amendment is consistent with the intent of the goals and policies of the Plan.
- ✓ The implications, if any, that the amendment may have for other parts of the Plan.
- ✓ Whether unforeseen circumstances or new information has emerged (such as a significant economic development opportunity).

3 APPROVAL PROCEDURE.

The procedure for approval of a Comprehensive Plan Amendment shall follow the requirements of Chapter 213 of the Texas Local Government Code and the following process.

- (1) Prior to submitting an application for a Comprehensive Plan Amendment, the applicant shall schedule a pre-application meeting with the City.
- (2) Once a complete application is received, City staff will prepare a staff report and submit it to the Planning & Zoning Commission for consideration.
- (3) Public notice of the proposed amendment will be completed in accordance with State law and City ordinance.
- (4) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the requested amendment and make a recommendation to the City Council.
- (5) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the amendment, they will adopt it by ordinance in accordance with State law and the City Charter.

2.2.5 ZONING APPLICATIONS.

2.2.5.1 GENERAL REQUIREMENTS.

- (A) As authorized by Chapter 211 of the Texas Local Government Code, the Place Type Zoning Standards and Districts, as herein established, have been made in accordance with an adopted Comprehensive Plan to promote the public health, safety, morals and general welfare, and protecting and preserving places and areas of historical, cultural or architectural importance and significance in the City.
- (B) Standards have been designed to lessen the congestion in the Streets; to secure safety from fire, and other dangers; to ensure adequate light and air; to prevent the overcrowding of land, to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, wastewater treatment, schools, parks, and other public requirements.
- (C) The standards for building neighborhoods require the distribution of Place Types to provide lifestyle and living variation that define distinct physical environments of varying degrees of urbanity and development intensity. The "P" designation represents each Place Type's relative place on a continuum of low-intensity to high-intensity development, from rural to urban, with the character and associated Standards of "P5" being more urban than those of "P4".
- (D) Where a property over 2.5 acres without an adopted Neighborhood Plan has a Place Type designation, that designation indicates the most intense Place Type that may be allocated to the property during the neighborhood planning process and does not entitle the entire property to be designated with that Place Type.

2.2.6 NEIGHBORHOOD PLAN.

1 APPLICABILITY.

Neighborhood Plans are for development projects over 2.5 acres (one or more standard city blocks) on previously undeveloped and/or unplatted land. Neighborhood Plan applications are used to layout new neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocated Place Type zoning districts within the new neighborhood. Neighborhood Plans include a general subdivision layout which shall serve as the guide for the preliminary plat(s) that will be submitted after the Neighborhood Plan is adopted.

2 APPROVAL CRITERIA.

Neighborhood Plans are reviewed for compliance with the Comprehensive Plan and the requirements of this LDC.

3 APPROVAL PROCEDURE.

The procedure for approval of a Neighborhood Plan shall follow the requirements of Chapters 211 and 212 of the Texas Local Government Code and the following process.

- (1) Prior to submitting an application for a Neighborhood Plan, the applicant shall schedule a pre-application meeting with the City.
- (2) Once a complete application is received, City staff will schedule a Neighborhood Plan design charette or urban design consultation depending upon the scale and complexity of the development proposal.
- (3) Upon completion of the design charette or urban design consultation, City staff will prepare a staff report and submit it along with the Neighborhood Plan to the Planning & Zoning Commission for consideration.
- (4) Public notice of the application will be completed in accordance with State law and City ordinance.
- (5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Neighborhood Plan and make a recommendation to the City Council.
- (6) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Neighborhood Plan, they will adopt it by ordinance in accordance with State law and the City Charter.

4 EXPIRATION.

Neighborhood Plans will expire twenty-four (24) months after approval if a complete Preliminary Plat application has not been accepted by the City. Upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Neighborhood Plan.

2.2.7 INFILL NEIGHBORHOOD PLAN (REZONING REQUIRED).

1 APPLICABILITY.

Infill Neighborhood Plans are for development projects over 2.5 acres (one or more standard city blocks) in an infill location. Infill Neighborhood Plan applications are used to layout infill neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocated Place Type zoning districts within the infill neighborhood. The Infill Neighborhood Plan may include amending, re-platting or vacating of existing platted lots and/or the adoption of a new preliminary plat. This process is intended to be expedited in order to encourage infill development.

2 APPROVAL CRITERIA.

Infill Neighborhood Plans are reviewed for compliance with the Comprehensive Plan, the requirements of this LDC, and the context of the infill location.

3 APPROVAL PROCEDURE.

The procedure for approval of an Infill Neighborhood Plan shall follow the requirements of Chapters 211 and 212 of the Texas Local Government Code and the following process:

- (1) Prior to submitting an application for an Infill Neighborhood Plan, the applicant shall schedule a pre-application meeting with the City.
- (2) Once a complete application is received, City staff will schedule an Infill Neighborhood Plan design charrette or urban design consultation depending upon the scale and complexity of the development proposal.
- (3) Upon completion of the design charrette or urban design consultation, City staff will prepare a staff report and submit it along with the Infill Neighborhood Plan to the Planning & Zoning Commission for consideration.
- (4) Public notice of the application will be completed in accordance with State law and City ordinance.
- (5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Neighborhood Plan and make a recommendation to the City Council.

City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Infill Neighborhood Plan, they will adopt it by ordinance in accordance with State law and the City Charter.

4 EXPIRATION.

Infill Neighborhood Plans will expire twenty-four (24) months after approval if a complete plat, site development plan or building permit application has not been accepted by the City. Upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Infill Neighborhood Plan.

2.2.8 EMPLOYMENT CENTER PLAN.

1 APPLICABILITY.

All areas designated as EC - Employment Center Place Type require an Employment Center Plan to be approved prior to any development or redevelopment activity on the property. Employment Center Plans are intended to allow for the customization of development standards for sites that are intended to provide locations for job centers that may require deviations from the development standards of the other Place Type zoning districts.

2 APPROVAL CRITERIA.

Employment Center Plans are reviewed for compliance with the Comprehensive Plan, the requirements of this LDC, the special needs of proposed employment land uses, and the context of the Employment Center's location.

3 APPROVAL PROCEDURE.

The procedure for approval of an Employment Center Plan shall follow the requirements of Chapters 211 and 212 of the Texas Local Government Code and the following process:

- (1) Prior to submitting an application for an Employment Center Plan, the applicant shall schedule a pre-application meeting with the City.
- (2) Once a completed application is received, City staff will schedule an Employment Center Plan design charrette or urban design consultation depending upon the scale and complexity of the development proposal.
- (3) Upon completion of the design charrette or urban design consultation, City staff will prepare a staff report and submit it along with the Employment Center Plan to the Planning & Zoning Commission for consideration.
- (4) Public notice of the application will be completed in accordance with State law and City ordinance.
- (5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Employment Center Plan and make a recommendation to the City Council.

City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Employment Center Plan, they will adopt it by ordinance in accordance with State law and the City Charter.

4 EXPIRATION.

Employment Center Plans will expire twenty-four (24) months after approval if a complete Preliminary Plat application has not been accepted by the City. Upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Employment Center Plan.

2.2.9 PLACE TYPE ZONING MAP AMENDMENT.

1 APPLICABILITY.

Place Type Zoning Map Amendment applications are used by property owners to request a change to the Place Type zoning district of their property. If the property meets the criteria for a New or Infill Neighborhood Plan, that application type shall be used and not a Place Type Zoning Map Amendment application.

2 APPROVAL CRITERIA.

Place Type Zoning Map Amendment applications are reviewed for compliance with the Comprehensive Plan and the requirements of this LDC.

3 APPROVAL PROCEDURE.

The procedure for approval of a Place Type Zoning Map Amendment application shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

- (1) Prior to submitting a Place Type Zoning Map Amendment application, the applicant shall schedule a pre-application meeting with the City.
- (2) Once a complete application is received, City staff will prepare a staff report and submit it to the Planning & Zoning Commission for consideration.
- (3) Public notice of the application will be completed in accordance with State law and City ordinance.
- (4) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Place Type Zoning Map Amendment application and make a recommendation to the City Council.
- (5) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Place Type Zoning Map Amendment application, they will adopt it by ordinance in accordance with State law and the City Charter.

2.2.10 SPECIAL USE PERMIT (SUP).

1 APPLICABILITY.

Special Use Permits allow for the approval of land uses with characteristics or operating conditions that do not meet one or more of the criteria of this LDC, but which are in keeping with the intent of the LDC and the Comprehensive Plan.

2 APPROVAL CRITERIA.

Special Use Permit applications are reviewed for compliance with the Comprehensive Plan, the intent statements of this LDC and for overall compatibility with the surrounding neighborhood in which the property is located.

3 APPROVAL PROCEDURE.

The procedure for approval of a Special Use Permit application shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

- (1) Prior to submitting a Special Use Permit application, the applicant shall schedule a pre-application meeting with the City.
- (2) Once a complete application is received, City staff will prepare a staff report and submit it to the Planning & Zoning Commission for consideration.
- (3) Public notice of the application will be completed in accordance with State law and City ordinance.
- (4) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Special Use Permit and make a recommendation to the City Council.
- (5) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Special Use Permit application, they will adopt it by ordinance in accordance with State law and the City Charter.

4 EXPIRATION.

The City Council may establish an expiration date and/or renewal criteria for the Special Use Permit in the adopting ordinance.

2.2.11 PLACE TYPE ZONING VERIFICATION LETTER.

1 APPLICABILITY.

Zoning verification letters allow a property owner to receive a formal determination from the City as to whether a proposed use of land is permitted within the property's zoning district. The letter does not authorize the property owner to commence any development activity on the property.

2 APPROVAL PROCEDURE.

Upon receipt of a complete zoning verification letter application, City staff will research the proposal and the Director of Development Services will issue a letter determining whether the proposed use is permitted within the property's zoning district.

3 EXPIRATION.

Zoning verification letters expire the earlier of six (6) months after issuance or when an amendment to this LDC is adopted that would change the determination in the letter.

2.2.12 PLACE TYPE ZONING ORDINANCE TEXT AMMENDMENT.

1 APPLICABILITY.

Amendments to this LDC may be made to correct errors in the text or because of changed conditions or better practices having been developed. All amendments shall be consistent with the Comprehensive Plan. City staff will periodically identify necessary amendments to the LDC and present them for consideration to the Planning & Zoning Commission. Property owners or citizens of Taylor may also propose text amendments.

2 APPROVAL CRITERIA.

Text amendments are reviewed for compliance with the Comprehensive Plan and other provisions of this LDC.

3 APPROVAL PROCEDURE.

The procedure for approval of a text amendment shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

- (1) If the text amendment is proposed by a property owner or citizen, the applicant shall schedule a pre-application meeting with the City.
- (2) Whether city-initiated or applicant-initiated, City staff will prepare a staff report on the proposed text amendment and submit it to the Planning & Zoning Commission for consideration.
- (3) Public notice of the text amendment will be completed in accordance with State law and City ordinance.
- (4) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the text amendment and make a recommendation to the City Council.
- (5) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the text amendment, they will adopt it by ordinance in accordance with State law and the City Charter.

2.2.13 APPEAL OF A PLACE TYPE RELATED ADMINISTRATIVE DECISION.

1 APPLICABILITY.

Pursuant to the provisions of Chapter 211 of the Texas Local Government Code, a person may appeal an order, requirement, decision, or determination made by an administrative official in the enforcement of zoning regulations adopted under Chapter 211.

The following persons are authorized to file an appeal of an administrative decision that is not specific to an application, address or project:

- (1) a person aggrieved by the decision; or
- (2) any officer, department, board, or bureau of the municipality affected by the decision.

The following persons are authorized to file an appeal of an administrative decision that is related to a specific application, address, or project:

- (a) a person who filed the application that is the subject of the decision;
- (b) a person who is the owner or representative of the owner of the property that is the subject of the decision; or is aggrieved by the decision and is the owner of real property within 200 feet of the property that is the subject of the decision; or
- (c) a person who is aggrieved by the decision and is the owner of real property within 200 feet of the property that is the subject of the decision; or
- (d) any officer, department, board, or bureau of the municipality affected by the decision.

2 APPROVAL CRITERIA.

The ZBA may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the ZBA has the same authority as the administrative official.

The ZBA shall consider the following in rendering its decision:

- (1) The administrative official's action is presumed to be valid. The applicant shall present sufficient evidence and have the burden to justify a reversal of the action being appealed. The administrative official may present evidence and argument to the contrary.
- (2) All findings and conclusions necessary to the appeal shall be based upon reliable evidence.

APPEAL OF A PLACE TYPE RELATED ADMINISTRATIVE DECISION.**3 APPROVAL PROCEDURE.**

- (1) A person wishing to file an appeal shall submit a complete appeal application to the City not later than the twentieth (20th) day after the date the administrative decision is made.
- (2) Pursuant to Section 211.010 of the Texas Local Government Code, an appeal stays all proceedings in furtherance of the action that is appealed unless the official from whom the appeal is taken certifies in writing to the ZBA facts supporting the official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may be stayed only by a restraining order granted by the ZBA or a court of record on application, after notice to the official, if due cause is shown.
- (3) The administrative official shall submit to the ZBA all the documents constituting the record of the action taken by the official.
- (4) The ZBA shall set a reasonable time for the appeal hearing and shall give public notice of the hearing and due notice to the parties in interest. A party may appear at the appeal hearing in person or by agent or attorney. The ZBA shall decide the appeal at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the date the appeal is filed.
- (5) At least seventy-five percent (75%) of the members of the ZBA must be present to hear the appeal.
- (6) The concurring vote of seventy-five percent (75%) of the members of the ZBA is required to reverse an order, requirement, decision, or determination of an administrative official.
- (7) Judicial review of a decision of the ZBA shall follow the procedures in Chapter 211.011 of the Texas Local Government Code.

2.2.14 PLACE TYPE ZONING VARIANCE

1 APPLICABILITY.

In specific cases a variance from the terms of this LDC may be authorized by the ZBA if the variance is not contrary to the public interest and due to special conditions, a literal enforcement of the LDC would result in unnecessary hardship, and so that the spirit of the LDC is observed and substantial justice is done.

2 APPROVAL CRITERIA.

No variance shall be granted or imposed unless the ZBA finds:

- (1) That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this LDC would deprive the applicant of the reasonable use of their property; and
- (2) That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
- (3) That the granting or imposition of the variance will not be detrimental to the public health, safety and welfare; and
- (4) That the granting or imposition of the variance will not have the effect of preventing the orderly development of other property in the area in accordance with the provisions of this LDC.

Such findings of the ZBA together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the meeting at which such variance is granted or imposed. Variances may be granted or imposed only when in harmony with the general purpose and intent of this LDC and the Comprehensive Plan so that the public health, safety, and welfare may be secured. Financial hardship to the applicant, standing alone, except as provided for below, shall not be deemed to constitute undue hardship. All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedent for subsequent variances.

The ZBA may consider the following as grounds to determine whether compliance with the LDC as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

- (1) the financial cost of compliance is greater than fifty percent (50%) of the appraised value of the structure as shown on the most recent appraisal roll certified by the assessor for the municipality under Section 26.01, Tax Code;
- (2) compliance would result in a loss to the lot on which the structure is located of at least twenty-five percent (25%) of the area on which development may physically occur;
- (3) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
- (4) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (5) the municipality considers the structure to be a nonconforming structure.

PLACE TYPE ZONING VARIANCE.

3 APPROVAL PROCEDURE.

The procedure for approval of a Zoning Variance shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

- (1) Prior to submitting a Zoning Variance application, the applicant shall schedule a pre-application meeting with the City.
- (2) Once a complete application is received, City staff will prepare a staff report and submit it to the ZBA for consideration.
- (3) Public notice of the application will be completed in accordance with State law and City ordinance.
- (4) Following public notice, the ZBA will hold a public hearing and consider the Zoning Variance.
- (5) Record of the ZBA's action regarding the Zoning Variance Application shall be recorded in the official meeting minutes.
- (6) Judicial review of a decision of the ZBA shall follow the procedures in Chapter 211.011 of the Texas Local Government Code.

4 EXPIRATION.

Zoning Variances expire twenty-four (24) months after approval if a building permit, site development permit or certificate of occupancy has not been issued for the property that incorporates the provisions of the variance.

2.2.15 PLACE TYPE SPECIAL EXCEPTION.

1 APPLICABILITY.

The ZBA may hear and decide Special Exceptions to the following terms of the zoning provisions of this LDC.

- (1) Time extensions for abandoned non-conforming structures, sites and uses.
- (2) Expansions of non-conforming structures, sites and uses.
- (3) Setback exceptions that are not eligible for a Zoning Warrant

2 APPROVAL CRITERIA.

The ZBA may approve a Special Exception if it determines that it is not contrary to the public interest, is in keeping with the intent of the Comprehensive Plan and this LDC, and so that the spirit of this LDC is observed and substantial justice is done.

APPROVAL PROCEDURE.

3

The procedure for approval of a Special Exception shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

- (1) Prior to submitting a Special Exception application, the applicant shall schedule a pre-application meeting with the City.
- (2) Once a complete application is received, City staff will prepare a staff report and submit it to the ZBA for consideration.
- (3) Public notice of the application will be completed in accordance with State law and this LDC.
- (4) Following public notice, the ZBA will hold a public hearing and consider the Special Exception.
- (5) Record of the ZBA's action regarding the Special Exception Application shall be recorded in the official meeting minutes.
- (6) Judicial review of a decision of the ZBA shall follow the procedures in Chapter 211.011 of the Texas Local Government Code.

EXPIRATION.

4

Special Exceptions expire twenty-four (24) months after approval if a building permit, site development permit or certificate of occupancy has not been issued for the property that incorporates the provisions of the Special Exception.

2.2.16 PLACE TYPE WARRANT.

1 APPLICABILITY.

Warrants are deviations from a specific provision of this LDC that is in keeping with the intent of the LDC and which may be administratively approved by the Development Review Committee without public notice and hearing.

2 APPROVAL CRITERIA.

The DRC shall consider the following criteria when evaluating a request for a Warrant:

- (1) Is the requested Warrant in keeping with the intent of this LDC?
- (2) Is the Warrant consistent with the characteristics of the surrounding neighborhood?

3 APPROVAL PROCEDURE.

The following procedure shall be followed for Warrant applications:

- (1) Prior to submitting a Warrant application, the applicant shall schedule a pre-application meeting with the City.
- (2) Once a complete application is received, DRC staff will review and provide an analysis of the application.
- (3) The DRC shall meet to discuss and take action on the application at a regularly scheduled or specially called meeting of the DRC at which the applicant may be present to answer questions or provide additional information regarding the application.
- (4) Record of the DRC action shall be provided in writing to the applicant.
- (5) If a Warrant application is denied by the DRC, the applicant may seek a Variance from the ZBA.

4 EXPIRATION.

Warrants expire twenty-four (24) months after approval if a building permit, site development permit or certificate of occupancy has not been issued for the property that incorporates the provisions of the Warrant.

2.2.17 SUBDIVISION APPLICATIONS.

2.2.17.1 GENERAL REQUIREMENTS.

Subdivision applications are not considered filed for the purposes of Texas Local Government Code Section 212.009 until the City determines that the application meets all applicable requirements of this LDC and is accepted for consideration and acknowledges such by notifying the applicant of such acceptance and either placing the application on the next available Planning & Zoning Commission agenda for their consideration, or, in the case of administratively approved subdivision applications, proceeding to final action.

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2.2.18 NEIGHBORHOOD PLAN.

1 APPLICABILITY.

Neighborhood Plans are for development projects over 2.5 acres (one or more standard city blocks) on previously undeveloped and/or unplatted land. Neighborhood Plan applications are used to layout new neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocated Place Type zoning districts within the new neighborhood if the new neighborhood is inside the city limits. Neighborhood Plans include a general subdivision layout which shall serve as the guide for the preliminary plat(s) that will be submitted after the Neighborhood Plan is adopted.

2 APPROVAL CRITERIA.

Neighborhood Plans are reviewed for compliance with the Comprehensive Plan and the requirements of this LDC.

3 APPROVAL PROCEDURE.

The procedure for approval of a Neighborhood Plan shall follow the requirements of Chapters 211 (if the neighborhood is inside the city limits) and 212 of the Texas Local Government Code and the following process:

- (1) Prior to submitting an application for a Neighborhood Plan, the applicant shall schedule a pre-application meeting with the City.
- (2) Once a complete application is received, City staff will schedule a Neighborhood Plan design charette or urban design consultation depending upon the scale and complexity of the development proposal.
- (3) Upon completion of the design charette or urban design consultation, City staff will prepare a staff report and submit it along with the Neighborhood Plan to the Planning & Zoning Commission for consideration.
- (4) Public notice of the application will be completed in accordance with State law and City ordinance.
- (5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Neighborhood Plan and either approve, approve with conditions, or disapprove the Neighborhood Plan if the new neighborhood is not in the city limits or make a recommendation to the City Council if the new neighborhood is in the city limits.
- (6) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Neighborhood Plan, they will adopt it by ordinance in accordance with State law and the City Charter.

NEIGHBORHOOD PLAN.

4 EXPIRATION.

Neighborhood Plans expire twenty-four (24) months after approval if a complete Preliminary Plat application has not been accepted by the City. If the property is in the city limits, upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Neighborhood Plan.

2.2.19 INFILL NEIGHBORHOOD PLAN.

1 APPLICABILITY.

Infill Neighborhood Plans are for development projects over 2.5 acres (one or more standard city blocks) in an infill location. Infill Neighborhood Plan applications are used to layout infill neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocate Place Type zoning districts within the infill neighborhood if the property is in the city limits. The Infill Neighborhood Plan may include amending, re-platting or vacating of existing platted lots and/or the adoption of a new preliminary plat. This process is intended to be expedited in order to encourage infill development.

2 APPROVAL CRITERIA.

Infill Neighborhood Plans are reviewed for compliance with the Comprehensive Plan and the requirements of this LDC.

3 APPROVAL PROCEDURE.

The procedure for approval of an Infill Neighborhood Plan shall follow the requirements of Chapters 211 (if the neighborhood is inside the city limits) and 212 of the Texas Local Government Code and the following process:

- (1) Prior to submitting an application for an Infill Neighborhood Plan, the applicant shall schedule a pre-application meeting with the City.
- (2) Once a complete application is received, City staff will schedule an Infill Neighborhood Plan design charrette or urban design consultation depending upon the scale and complexity of the development proposal.
- (3) Upon completion of the design charrette or urban design consultation, City staff will prepare a staff report and submit it along with the Infill Neighborhood Plan to the Planning & Zoning Commission for consideration.
- (4) Public notice of the application will be completed in accordance with State law and City ordinance.
- (5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Infill Neighborhood Plan and either approve, approve with conditions or disapprove. Deficient plat submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.
- (6) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Infill Neighborhood Plan, they will adopt it by ordinance in accordance with State law and the City Charter.

4 EXPIRATION.

Infill Neighborhood Plans expire twenty-four (24) months after approval if a complete Preliminary Plat, Amending Plat, or Re-Plat application has not been accepted by the City. If the property is in the city limits, upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Infill Neighborhood Plan.

2.2.20 PRELIMINARY PLAT.

1 APPLICABILITY.

A Preliminary Plat, showing the proposed layout of the neighborhood that complies with the approved Neighborhood Plan, Infill Neighborhood Plan, or Employment Center Plan, if applicable, shall be required before approval of any division of land or platting activity that requires or proposes the extension of public infrastructure, including, but not limited to, water, sewer, drainage, streets, sidewalks, paths, trails, civic spaces, fire water systems, right-of-way, etc.

2 APPROVAL CRITERIA.

Preliminary Plats are reviewed for compliance with the approved Neighborhood or Employment Center Plan, if applicable, the Comprehensive Plan, the requirements of this LDC, the Engineering Manual and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Preliminary Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process:

- (1) Prior to submitting an application for a Preliminary Plat, the applicant shall schedule a pre-application meeting with the City.
- (2) Subdivision applications are only received by the City on the dates shown on the application calendar.
- (3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.
- (4) All deficiencies in the plat submittal shall be listed in a plan review comment letter that shall be provided to the applicant and to the Planning & Zoning Commission.
- (5) Deficient plat submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.
- (6) The Planning & Zoning Commission shall consider all plat applications referred to them and take action to approve, approve with conditions, or disapprove.
- (7) If a plat submittal is disapproved or approved with conditions, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.
- (8) Upon resubmittal, the application shall follow steps 3 through 6 above.

PRELIMINARY PLAT.

- (9) Approval of the preliminary plat does not constitute acceptance of the subdivision, but only constitutes authority to proceed with the preparation of Subdivision Improvement Plans.
- (10) Preliminary Plats shall not be recorded in the real property records of Williamson County.

4 EXPIRATION.

Preliminary Plats expire twelve (12) months after approval if a complete Subdivision Improvement Plans application for one or more phases of the Preliminary Plat has not been accepted by the City.

2.2.21 SUBDIVISION IMPROVEMENT PLANS.

1 APPLICABILITY.

Subdivision Improvement Plans conforming to the Engineering Manual and this LDC must be submitted for the construction, improvement, modification or reconstruction of all existing or proposed streets, public lighting, sidewalks, paths, trails, civic spaces, drainage, water, and sewer utilities and any other infrastructure or public improvements that are required or proposed to be constructed, reconstructed, improved or modified. Subdivision Improvement Plans may be standalone plans for a specific improvement but are more typically associated with a phase(s) of an approved Preliminary Plat. Subdivision Improvement Plans are intended to provide detailed engineering drawings for all improvements required to serve the development.

2 APPROVAL CRITERIA.

Subdivision Improvement Plans are reviewed for compliance with the approved Preliminary Plat, the Comprehensive Plan, the requirements of this LDC, the Engineering Manual and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Subdivision Improvement Plans applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process.

- (1) Prior to submitting an application for Subdivision Improvement Plans, the applicant shall schedule a pre-application meeting with the City.
- (2) Subdivision applications are only received by the City on the dates shown on the application calendar.
- (3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.
- (4) All deficiencies in the improvement plans submittal shall be listed in a plan review comment letter that shall be provided to the applicant and to the Planning & Zoning Commission.
- (5) Deficient improvement plans submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.
- (6) The Planning & Zoning Commission shall consider all improvement plans applications referred to them for disapproval.
- (7) If an improvement plans submittal is disapproved the applicant shall resubmit the improvement plans to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

SUBDIVISION IMPROVEMENT PLANS.

- (8) Upon resubmittal, the application shall follow steps 3 through 6 above if the resubmitted plans are still deficient. If the resubmitted plans meet all applicable approval criteria, the plans shall be administratively approved.
- (9) Approval of the subdivision improvement plans does not constitute acceptance of the subdivision, but only constitutes authority to proceed with the scheduling of a pre-construction meeting.
- (10) Upon approval of the Subdivision Improvement Plans, the applicant shall schedule a pre-construction meeting with the City prior to commencing any construction activity.
- (11) Following the pre-construction meeting, the applicant may begin construction of the scope of work contained in the approved Subdivision Improvement Plans and shall schedule all necessary City inspections throughout the construction process.
- (12) Upon completion of all work and passage of all required City inspections and after the Final Plat has been approved for recording (if applicable), the applicant may request City acceptance of the Subdivision Improvements for operations and maintenance. Prior to scheduling the Subdivision Improvements for acceptance by the City Council, the applicant must provide the following to the City:
 - (a) A two (2) year, ten percent (10%) maintenance bond of the contract price of the public improvements being accepted, if the improvements value is greater than five thousand (5,000) dollars, issued by a corporate surety licensed to do business in the State of Texas, conditioned that the improvements are free from defects in materials and workmanship.
 - (b) One electronic copy of record drawings, "as-builts", of the improvements that meet the criteria for electronic files in the Engineering Manual.
 - (c) An affidavit from the owner of the property stating that, to the best of their knowledge, the contractor who constructed the improvements has complied with the regulations and standards of this LDC.
 - (d) A sealed letter of concurrence from the design engineer stating that all the subdivision improvements were constructed in accordance with the approved engineered plans.
- (13) Once the City has determined that all required documentation has been provided, the City Engineer shall prepare a letter of recommendation to the City Council for acceptance of the public improvements and schedule the acceptance on the next available City Council meeting agenda.

SUBDIVISION IMPROVEMENT PLANS.

4 EXPIRATION.

Subdivision Improvement Plans expire twenty-four (24) months after approval if all improvements have not been constructed and passed all required City inspections. Upon request of the applicant, the Planning & Zoning Commission may consider an extension of the expiration date due to unforeseen or unusual circumstances.

2.2.22 FINAL PLAT.

1 APPLICABILITY.

Final Plats are complete, recordable versions of an already approved Preliminary Plat. Except as otherwise noted within this section, no Final Plat may be considered or approved unless the Preliminary Plat for the same land has been approved and has not expired and the Final Plat is consistent with such Preliminary Plat or revision thereof. The Final Plat must incorporate all approved changes from the Preliminary Plat.

A Final Plat may be approved without approval of a Preliminary Plat if the division of land would otherwise qualify as a Minor Plat, but proposes more than four lots. A Final Plat under this provision may not include the dedication of land or require or propose the extension of any public infrastructure, including, but not limited to, public utilities or roadways.

2 APPROVAL CRITERIA.

Final Plats are reviewed for compliance with the approved Preliminary Plat, the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this LDC, the Engineering Manual and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Final Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process:

- (1) Prior to submitting an application for a Final Plat, the applicant shall schedule a pre-application meeting with the City.
- (2) Subdivision applications are only received by the City on the dates shown on the application calendar.
- (3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.
- (4) All deficiencies in the plat submittal shall be listed in a plan review comment letter that shall be provided to the applicant and to the Planning & Zoning Commission.
- (5) Deficient plat submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.
- (6) The Planning & Zoning Commission shall consider all plat applications referred to them and take action to approve, approve with conditions or disapprove.
- (7) If a plat submittal is disapproved or approved with conditions, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

FINAL PLAT.

- (8) Upon resubmittal, the application shall follow steps 3 through 6 above.
- (9) Approval of the final plat does not constitute acceptance of the subdivision.
- (10) Final plats may not be recorded until the associated subdivision improvements have been constructed and accepted by the City Council or a performance bond executed by a corporate surety licensed to do business in the State of Texas, has been issued to the City in an amount equal to the cost, as certified by the design engineer and approved by the City Engineer, of the uncompleted and unaccepted improvements conditioned that the improvements will be completed within two (2) years from the date of final plat approval.

4 EXPIRATION.

Final Plats expire twenty-four (24) months after approval if they have not been recorded in the real property records of Williamson County.

2.2.23 MINOR PLAT.

1 APPLICABILITY.

A Minor Plat is a plat involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities.

2 APPROVAL CRITERIA.

Minor Plats are reviewed for compliance with the approved Preliminary Plat (if applicable), the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this LDC, the Engineering Manual and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Minor Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process.

- (1) Prior to submitting an application for a Minor Plat, the applicant shall schedule a pre-application meeting with the City.
- (2) Subdivision applications are only received by the City on the dates shown on the application calendar.
- (3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.
- (4) All deficiencies in the plat submittal shall be listed in a plan review comment letter that shall be provided to the applicant by staff.
- (5) Deficient plat submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.
- (6) The Planning & Zoning Commission shall consider all plat applications referred to them for disapproval.
- (7) If the plat submittal is disapproved, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.
- (8) Upon resubmittal, the application shall follow steps 3 through 6 above if the resubmitted plat is still deficient. If the resubmitted plat meets all applicable approval criteria, the plat shall be administratively approved.

4 EXPIRATION.

Minor Plats expire twenty-four (24) months after approval if they have not been recorded in the real property records of Williamson County.

2.2.24 AMENDING PLAT.

1 APPLICABILITY.

Amending plats are changes to an already recorded plat that meet the requirements of Section 212.016 of the Texas Local Government Code.

For the purposes of Section 212.016(10)(C), all plats within the Neighborhood Infill Future Land Use category qualify as residential improvement areas.

2 APPROVAL CRITERIA.

Amending Plats are reviewed for compliance with the approved and recorded Final Plat, the approved Preliminary Plat (if applicable), the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this LDC, the Engineering Manual and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Amending Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process:

- (1) Prior to submitting an application for an Amending Plat, the applicant shall schedule a pre-application meeting with the City.
- (2) Subdivision applications are only received by the City on the dates shown on the application calendar.
- (3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.
- (4) All deficiencies in the plat submittal shall be listed in a plan review comment letter that shall be provided to the applicant by staff.
- (5) Deficient plat submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.
- (6) The Planning & Zoning Commission shall consider all plat applications referred to them for disapproval.
- (7) If the plat submittal is disapproved, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.
- (8) Upon resubmittal, the application shall follow steps 3 through 6 above if the resubmitted plat is still deficient. If the resubmitted plat meets all applicable approval criteria, the plat shall be administratively approved.

4 EXPIRATION.

Amending Plats expire twenty-four (24) months after approval if they have not been recorded in the real property records of Williamson County.

2.2.25 REPLAT.

1 APPLICABILITY.

Replats are changes to or further divisions of already recorded plats without vacating the preceding plat.

2 APPROVAL CRITERIA.

Replats are reviewed for compliance with the approved and recorded Final Plat, the Preliminary Plat (if applicable), the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this LDC, the Engineering Manual, and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Replat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process.

- (1) Prior to submitting an application for a Replat, the applicant shall schedule a pre-application meeting with the City.
- (2) Subdivision applications are only received by the City on the dates shown on the application calendar.
- (3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.
- (4) All deficiencies in the plat submittal shall be listed in a plan review comment letter that shall be provided to the applicant and to the Planning & Zoning Commission.
- (5) Deficient plat submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.
- (6) The Planning & Zoning Commission shall consider all plat applications referred to them and take action to approve, approve with conditions or disapprove.
 - (A) Certain Replats described in Section 212.015 of the Texas Local Government Code require notice and a public hearing and may trigger the affirmative vote of three-fourths of the members present.
- (7) If a plat submittal is disapproved or approved with conditions, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.
- (8) Upon resubmittal, the application shall follow steps 3 through 6 above. If the Replat meets the requirements of Section 212.0145 of the Texas Local Government Code, it may be administratively approved.

2.2.25 REPLAT.

4 EXPIRATION.

Replats expire twenty-four (24) months after approval if they have not been recorded in the real property records of Williamson County.

2.2.26 VACATING PLAT.

1 APPLICABILITY.

A previously recorded plat may be vacated in accordance with Section 212.013 of the Texas Local Government Code. If no lots have been sold within the plat, the owner of the property covered by the plat may file the Vacating Plat application. If lots have been sold, all owners of lots in the plat must sign the application for the Vacating Plat.

2 APPROVAL CRITERIA.

Vacating Plat applications are reviewed for compliance with applicable State law and this LDC.

3 APPROVAL PROCEDURE.

The procedure for approving a Vacating Plat is the same as the procedure for approving the original plat.

4 EXPIRATION.

A plat vacation expires six (6) months after approval if the vacating instrument has not been recorded in the real property records of Williamson County.

2.2.27 PLAT CERTIFICATION LETTER.

1 APPLICABILITY.

Pursuant to Section 212.0115 of the Texas Local Government Code, an owner of land, a purchaser of real property under contract for deed, executory contract, or other executory conveyance, an entity that provides utility service, or the governing body of the municipality may make written application for a Plat Certification Letter to determine compliance with plat requirements.

2 APPROVAL CRITERIA.

Plat Certification Letters are issued based upon the requirements of Chapter 212 of the Texas Local Government Code and the requirements of this LDC. The determination of whether a property has been properly platted or is exempt from platting will depend upon the specific circumstances and configuration of the subject property.

3 APPROVAL PROCEDURE.

The City Council of the City of Taylor, by adoption of this LDC, has delegated the ability to perform all responsibilities under Section 212.0115 to the Director of Development Services or their successor or assignee. The approval procedure for Plat Certification Letter applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process:

- (1) The applicant shall file an application for a Plat Certification Letter identifying the land that is the subject of the request.
- (2) Once a complete application is received, City staff shall research the land for which the Plat Certification Letter is being requested to determine whether it has been platted, requires platting for the proposed development activity, or is exempt from platting and shall make a determination within twenty (20) days after receipt of the complete application.
- (3) If applicable, the City shall issue, within ten (10) days of the City's determination, a certificate stating that a plat for the land in question has been reviewed and approved by the City or that the land and/or proposed development activity is exempt from platting.
- (4) If a plat has not been reviewed and approved by the City and is determined to be required, the City shall issue a letter to the applicant stating such.
- (5) An applicant may appeal to the Planning & Zoning Commission the decision of the City staff member who issues the determination.

4 EXPIRATION.

A Plat Certification Letter shall expire upon the sooner to occur of sixty (60) days or a change in the configuration or platting status of the land from that described in the original application.

2.2.28 APPEAL OF A SUBDIVISION-RELATED ADMINISTRATIVE DECISION.

1 APPLICABILITY.

An applicant for a subdivision application may appeal to the Planning & Zoning Commission the decision of an administrative official related to the subdivision-related standards of this LDC as applied to their application if the applicant believes that the administrative decision has been made in error.

2 APPROVAL CRITERIA.

The Commission may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the Commission has the same authority as the administrative official.

The Commission shall consider the following in rendering its decision:

- (1) The administrative official's action is presumed to be valid. The applicant shall present sufficient evidence and have the burden to justify a reversal of the action being appealed. The administrative official may present evidence and argument to the contrary.
- (2) All findings and conclusions necessary to the appeal shall be based upon reliable evidence.

3 APPROVAL PROCEDURE.

- (1) A person wishing to file an appeal shall submit a complete appeal application to the City not later than the twentieth (20th) day after the date the administrative decision is made.
- (2) The administrative official shall schedule the appeal hearing before the Commission at the next regularly scheduled meeting for which there is sufficient time to meet all required posting and notice timelines. The administrative official shall submit to the Commission all the documents constituting the record of the action taken by the official.
- (3) The Commission shall decide the appeal at the next meeting for which notice can be provided following the hearing and not later than the sixtieth (60th) day after the date the appeal is filed.
- (4) At least seventy-five percent (75%) of the members of the Commission must be present to hear the appeal.
- (5) The concurring vote of seventy-five percent (75%) of the members of the Commission is required to reverse an order, requirement, decision, or determination of an administrative official.

2.2.29 SUBDIVISION WARRANT.

1 APPLICABILITY.

Warrants are deviations from a specific provision of this LDC that are in keeping with the intent of the ordinance and which may be administratively approved by the Development Review Committee without public notice and hearing.

2 APPROVAL CRITERIA.

The DRC shall consider the following criteria when evaluating a request for a Warrant:

- (1) Is the requested Warrant in keeping with the intent of this LDC?
- (2) Is the Warrant consistent with the characteristics of the surrounding neighborhood?

3 APPROVAL PROCEDURE.

The following procedure shall be followed for Warrant applications:

- (1) Prior to submitting a Warrant application, the applicant shall schedule a pre-application meeting with the City.
- (2) Once a complete application is received, DRC staff will review and provide an analysis of the application.
- (3) The DRC shall meet to discuss and take action on the application at a regularly scheduled or specially called meeting of the DRC at which the applicant may be present to answer questions or provide additional information regarding the application.
- (4) Record of the DRC action shall be provided in writing to the applicant.
- (5) If a Warrant application is denied by the DRC, the applicant may seek a Variance from the Planning & Zoning Commission.

4 EXPIRATION.

Warrants expire twenty-four (24) months after approval if a building permit, site development permit or certificate of occupancy has not been issued for the property that incorporates the provisions of the Warrant.

2.2.30 SUBDIVISION VARIANCE.

1 APPLICABILITY.

A variance of certain subdivision standards of this LDC, as provided for within this LDC, may be considered concurrently with a Preliminary Plat, Subdivision Improvement Plans, Final Plat, Minor Plat, or Replat to address unforeseen circumstances or other difficulties in developing a property under the specific provisions of this LDC. A Subdivision Variance application may be filed without a companion plat application in limited circumstances if the granting of the variance would eliminate the requirement of the plat.

2 APPROVAL CRITERIA.

A Subdivision Variance may be approved, conditionally approved, or disapproved. The P&Z must find that the following factors are applicable in order to approve the variance:

- (1) That the granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City in administering this LDC.
- (2) That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this LDC.
- (3) That the conditions that create the need for the variance do not generally apply to other property in the vicinity.
- (4) That application of a provision of this LDC will render subdivision of the land impossible.
- (5) Where the literal enforcement of these regulations would result in an unnecessary hardship.

3 APPROVAL PROCEDURE.

- (1) Prior to submitting an application for a Subdivision Variance, the applicant shall schedule a pre-application meeting with the City.
- (2) Subdivision applications are only received by the City on the dates shown on the application calendar.
- (3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.
- (4) All deficiencies in the submittal shall be listed in a plan review comment letter that shall be provided to the applicant and to the Planning & Zoning Commission.
- (5) Deficient submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.
- (6) The Planning & Zoning Commission shall consider all applications referred to them and take action to approve, approve with conditions or disapprove.

SUBDIVISION VARIANCE.

- 3** (7) If a submittal is disapproved or approved with conditions, the applicant shall resubmit the application to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.
- (8) Upon resubmittal, the application shall follow steps 3 through 6 above.

4 EXPIRATION.

Subdivision Variances expire if the plat that they are associated with expires or six (6) months after approval if a complete application for a plat which incorporates the approved variance has not been received by the City.

2.2.31 SITE DEVELOPMENT APPLICATIONS.

2.2.31.1 GENERAL REQUIREMENTS.

A Site Development Application submittal shall include all of the required information from the Development Manual checklist in order to be considered a complete submittal. All submittals shall be delivered to the Development Services Department in accordance with the approved submittal schedule. Incomplete submittals will not be accepted by the Development Services Department.

2.2.32 SITE DEVELOPMENT PLAN.

1 APPLICABILITY.

An approved Site Development Plan is required prior to construction of any improvements on a site including but not limited to buildings, driveways, sidewalks, parking, outdoor storage areas, trash and recycling enclosures, stormwater facilities, utilities, site lighting, landscaping, walls and fences, etc. An approved Site Development Plan is required prior to submittal of a Building Permit application.

2 APPROVAL CRITERIA.

Site Development Plans shall be reviewed for compliance with the Comprehensive Plan, the standards of this LDC, the Engineering Manual, and all other applicable City, County, State and Federal laws.

3 APPROVAL PROCEDURE.

The following procedure shall be followed for Site Development Plan applications:

- (1) Prior to submitting a Site Development Plan application, the applicant shall schedule a pre-application meeting with the City.
- (2) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.
- (3) All deficiencies in the submittal shall be listed in a plan review comment letter that shall be provided to the applicant.
- (4) Upon resubmittal, the application shall follow steps 2 and 3 above if the resubmitted plan is still deficient. If the resubmitted plan meets all applicable approval criteria, the plan shall be administratively approved.
- (5) Once the Site Development Plan has been approved, applications for Building Permits on the site may be submitted.

4 EXPIRATION.

Site Development Plans expire twelve (12) months after approval if a pre-construction meeting has not been completed and construction activities associated with the approved Site Development Plan have not commenced.

2.2.33 STREAMLINED SITE DEVELOPMENT PLAN.

1

APPLICABILITY.

Streamlined Site Development Plan applications may be considered for priority economic development projects, infill locations, or other projects as determined by the City Manager or their designee. The streamlined process allows the Site Development Plan to be submitted with the Building Permit application and the two reviewed as part of a single application.

2

APPROVAL CRITERIA.

Streamlined Site Development Plans shall be reviewed for compliance with the Comprehensive Plan, the standards of this LDC, the Engineering Manual, and all other applicable City, County, State and Federal laws.

3

APPROVAL PROCEDURE.

The following procedure shall be followed for Streamlined Site Development Plan applications.

- (1) Prior to submitting a Streamlined Site Development Plan application, the applicant shall be approved for the Streamlined process by the Director of Development Services.
- (2) Once approved for the Streamlined process, the applicant shall submit the Site Development Plan with the Building Permit application following the procedures established for Building Permit applications.
- (3) The Streamlined Site Development Plan will be reviewed by staff concurrently with the Building Permit application and all deficiencies in the Plan shall be listed in a plan review comment letter that shall be provided to the applicant.
- (4) Upon resubmittal, the application shall follow steps 2 and 3 above if the resubmitted plan is still deficient. If the resubmitted plan meets all applicable approval criteria, the plan shall be administratively approved.

4

EXPIRATION.

Site Development Plans expire twelve (12) months after approval if a pre-construction meeting has not been completed and construction activities associated with the approved Site Development Plan have not commenced.

2.2.34 SIGN APPLICATIONS.

2.2.34.1 GENERAL REQUIREMENTS.

This Section is authorized by Article XI § 5 of the Texas Constitution, Home Rule Authority inherent under the City Charter, and the Texas Local Government Code including, but not limited to Chapter 211, Municipal Zoning Authority, and Chapter 216, Regulation of Signs by Municipalities.

2.2.35 SIGN PERMIT.

1 APPLICABILITY.

- (1) After a complete application is filed, the Development Services Director or their designee shall approve, approve with conditions as needed to ensure compliance with Chapter 5.10 of this LDC, or deny the sign permit.
- (2) No person may install a sign or structurally alter an existing sign except in conformity with this Chapter and all other applicable City ordinances.

2 APPROVAL CRITERIA.

The applicant shall submit all the information required in the Development Manual as specified on the sign permit checklist. Applications will not be accepted for review until all the items required to be submitted with the sign permit have been received by the City.

3 APPROVAL PROCEDURE.

- (1) After a complete application is filed, the Development Services Director or their designee shall approve, approve with conditions as needed to ensure compliance with Chapter 5.10 of this LDC or deny the sign permit.
- (2) If the sign permit is denied the reasons for the denial will be provided in writing. The variance process for signs is detailed in Section 2.2.37 below.

4 INSPECTIONS.

After the sign permit has been issued and the sign is being constructed or erected, the sign contractor performing the work or service shall request that the Development Services Director or their designee conducts necessary inspection such as, but not limited to, foundation inspection, electrical inspection and final inspection.

5 EXPIRATION.

If the approved sign(s) are not completely installed within six (6) months following the issuance of a sign permit, the sign permit shall expire.

2.2.36 MASTER SIGN PLAN.

1 APPLICABILITY.

- (1) The purpose of the master sign plan program is to allow a property owner or developer, subject to approval, the option of creating a sign management program for multi-tenant or mixed- use developments. The Master Sign Plan will ensure that the proposed signage meets certain standards and are consistent with the character and quality of development in the City of Taylor. Once the Master Sign Plan has been approved it, would enable individual sign permits which fully comply with the Master Sign Plan to be promptly approved and displayed.
- (2) The benefits of a master sign program include the following:
 - i. Allows for a unified presentation of signage throughout parcels proposed for development;
 - ii. Allows creativity and flexibility to provide for unique environments;
 - iii. The uniformity, creativity and flexibility is in exchange for a cumulative reduction in sign area, sign height or the total number of signs; and
 - iv. Gives pre-approval of designs and design elements that will make subsequent applications for sign permits more efficient.
 - v. To this end, a master sign program alternative is created.
- (3) The minimum requirements to qualify for a master sign plan must include:
 - i. One whole parcel or two or more contiguous parcels that are not included in any other master sign plans and
 - ii. The property owner(s), or authorized representatives of the owner(s) of all parcels within the proposed master plan sign area must sign the application for the master sign plan.

2 APPLICATION MATERIALS.

The applicant shall submit all the information required in the Development Manual as specified on the master sign checklist. Applications will not be accepted for review until all the items required to be submitted with the sign permit have been received by the City.

3 APPROVAL CRITERIA.

- (1) A master sign program for a multi-tenant or mixed use development may be approved, as proposed, if it will result in a substantially improved, comprehensive and unified proposal which would enhance the character and visual amenities of the City of Taylor. This will be determined by a comparison exercise undertaken by the Development Services Director or their designee.

MASTER SIGN PLAN.

The comparison exercise will assess the combined impacts of the proposed Master Sign submission by considering all the factors listed (i) through (viii) below and comparing them to what is allowed through strict compliance with all other provisions of this LDC in Chapter 5.10. The standards being considered in the comparison exercise include, but not are limited, to:

- i. Consistent materials, sizes, styles, and colors across the development;
 - ii. Use of landscaping around the sign base;
 - iii. Use of channel lettering;
 - iv. Fewer incidental signs;
 - v. Greater spacing between signs along street frontages;
 - vi. Fewer total number of signs;
 - vii. Signs of reduced heights and area; and
 - viii. Impact from any proposed prohibited signs or sign elements or illumination.
- (2) The Development Services Director or their designee shall review all sign types (e.g., attached, freestanding, or illumination etc.) for the parcel or parcels proposed for development, to determine the degree of compliance with this article as a supplement to, or in lieu of, the sign standards otherwise applicable. Any deviations to the number, dimensions, locations, or design characteristics of attached or freestanding signs that are sought by an applicant shall be justified in writing, and shall clearly demonstrate a standard of design and quality that exceeds those provided in Chapter 5.10.

4 APPROVAL PROCEDURE.

- (1) The Development Services Director or their designee may administratively deny or approve a master sign plan, with or without conditions. If the master sign permit is denied, the reasons for the denial will be provided in writing.
- (2) The Development Services Director or their designee may impose reasonable conditions on the master sign program relating to the design, locations, placements, or orientations, and sign specifications that are not related to the content of the signs or the viewpoints of the sign users, in order, to ensure continuing compliance with the standards of this LDC and the approved master sign program.
- (3) If the master sign permit is denied the reasons for the denial will be provided in writing. The variance process for a master sign permit is detailed in Section 2.2.37.

5 EXPIRATION.

An approved Master Sign plan shall expire one (1) year from the date of such approval if no progress has been made towards completion of the project.

2.2.37 SIGN VARIANCE.

1 APPLICABILITY.

The applicant who is seeking a variance from this LDC, including a Master Sign Plan, must file a request for a variance with the Development Services Director or their designee along with a variance application fee, as stated in the City's most recent fee schedule.

2 APPLICATION MATERIALS.

The Development Services Director or their designee will indicate what documentation the responsible party must provide in support of the variance request.

3 APPROVAL CRITERIA

- (1) In determining the sign variance request the ZBA shall consider:
 - i. Special or unique hardship because of the size or shape of the property on which the sign is to be located, or the visibility of the property from public roads.
 - ii. Hardship claim based on the exceptional topographic conditions or physical features uniquely affecting the property on which a sign is to be located.
 - iii. Proposed sign location, configuration, design, materials, and colors are harmonious.
 - iv. The sign and its supporting structure are in architectural harmony with the surrounding structures.
 - v. Mitigation measures related to the sign in question or other signs on the same premises.
 - vi. Demonstrated and documented correlation between the variance and protecting public health and safety.
- (2) The ZBA may decide, based on the evidence presented, that strict compliance with the requirements of this LDC will result in:
 - i. A substantial undue hardship (not for financial gain) to the applicant, or
 - ii. The applicant providing sufficient mitigation, or
 - iii. An inequity to the applicant without sufficient corresponding benefit to the City and its citizens in accomplishing the objectives of the this LDC.

When the ZBA is satisfied that a granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty the variance can be granted with or without conditions. Alternatively, the ZBA can deny the variance request.

- (3) All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedence for subsequent variances to this LDC.

SIGN VARIANCE.

4 APPROVAL PROCEDURE.

The procedure for approval of a sign variance shall follow the requirements of Chapters 211 and 216 of the Texas Local Government Code and the following process:

- (1) Once a complete variance submission is received, the Development Services Director or their designee will prepare a staff report and submit to the ZBA for consideration.
- (2) Public notice of the variance request will be completed in accordance with State law and this LDC.
- (3) Following public notice, the ZBA will hold a public hearing and determine the variance request after the public hearing has closed.
- (4) The reasoning for each and every decision taken by the ZBA shall be clearly expressed and referenced to approval criteria above and the relevant sections of this LDC before a vote is taken by the ZBA. Such findings shall be incorporated into the official minutes of the ZBA.

2.2.38 HISTORIC PRESERVATION APPLICATIONS.

- 2.2.38.1. General Requirements. A Certificate of Appropriateness application submittal shall include all of the requirements from the Development Manual checklist in order to be considered a complete submittal. All submittals shall be delivered to the Development Services Department in accordance with the approved submittal schedule. Incomplete submittals will not be accepted by the Development Review Authority.

2.2.39 CERTIFICATE OF APPROPRIATENESS.

1 APPLICABILITY.

A certificate of appropriateness is required for portions of buildings and sites visible from adjacent public rights-of-way, streets or alleys prior to undertaking any of the following activities in a local Historic District or at a local Historic Landmark:

- (1) Construction and reconstruction, including fences and walls;
- (2) Alteration, additions, restoration and rehabilitation;
- (3) Relocation;
- (4) Signage;
- (5) Construction or reconstruction of a parking lot;
- (6) Demolition.

2 APPROVAL CRITERIA.

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) Compliance with the Historic District or Historic Landmark regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued; and
- (4) The construction and repair standards or guidelines.

3 APPROVAL PROCEDURE.

Historic Preservation Officer Action

- (1) The Historic Preservation Officer (HPO) shall review the application for a certificate of appropriateness in accordance with the criteria and provide a report and a commendation to the Historic Preservation Commission.
- (2) The HPO shall schedule a public hearing and prepare a posted notice before the public hearing in accordance with this LDC.

Historic Preservation Commission Action

- (1) The Historic Preservation Commission shall conduct a public hearing concerning the application in accordance with this LDC.

CERTIFICATE OF APPROPRIATENESS.

- (2) The Historic Preservation Commission shall approve, approve with conditions or deny the application for a certificate of appropriateness after consideration of the request during the public hearing.
- (3) If the Historic Preservation Commission determines that a certificate of appropriateness should not be issued, or should be issued subject to conditions, it shall place upon its records the reasons for its determination.
- (4) The Historic Preservation Commission shall render its decision on the request within forty-five (45) days of the date the application is deemed complete and adequate for review, subject to the supplemental options available.
- (5) If a submittal is disapproved or approved with conditions the applicant shall resubmit the application to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.
- (6) Applications denied by the Historic Preservation Commission are appealable to the City Council.

Upon resubmittal, the application shall follow steps 3 through 6 above.

4**EXPIRATION.**

- (1) Time of Expiration. A certificate of appropriateness shall expire one year from the date it is issued if the proposed activity has not commenced, or two years from the date the certificate is issued, if the proposed activity has not been completed.
- (2) Extension. A certificate of appropriateness may be extended by the Historic Preservation Commission for a period not to exceed one year from the date required for commencement and two years from the date required for completion of the activity authorized by the certificate.

2.3 REVIEW AUTHORITY.

2.3.1 OVERVIEW.

The process overview defines the application type and review and approval authority for each application. *Properties in the ETJ receive final approval by the P&Z

APPLICATION TYPE	REVIEWING PARTY				
	CITY STAFF	ZONING BOARD OF ADJUSTMENTS	PLANNING & ZONING COMMISSION	HISTORIC PRESERVATION COMMISSION	CITY COUNCIL
Annexation	R				[D]
Comprehensive Plan Amendment	R		[R]		[D]
Neighborhood Plan*	R		[R]		[D]
Employment Center Plan*	R		[R]		[D]
Place Type Zoning Map Amendment	R		[R]		[D]
Special Use Permit	R		[R]		[D]
Place Type Zoning Verification Letter	D				
Place Type Zoning Ordinance Text Amendment	R		[R]		[D]
Place Type Zoning Variance	R	[D]			
Place Type Zoning Special Exception	R	[D]			
Place Type Zoning Warrant	D	A			
Administrative Decision Appeal - Place Type Zoning		[D]			
Preliminary Plat Approval/Disapproval	R		D		

R = Recommendation - D = Decision Maker - A = Appeal - [] = Public Hearing Required

APPLICATION TYPE	REVIEWING PARTY				
	CITY STAFF	ZONING BOARD OF ADJUSTMENTS	PLANNING & ZONING COMMISSION	HISTORIC PRESERVATION COMMISSION	CITY COUNCIL
Subdivision Improvement Plans Disapproval	R		D		
Subdivision Improvement Plans Approval	D				
Final Plat Approval/ Disapproval	R		D		
Minor Plat/Replat Disapproval	R		D		
Minor Plat/Replat Approval	D				
Amending Plat Disapproval	R		D		
Amending Plat Approval	D				
Replat Approval/ Disapproval	R		[D]		
Plat Vacation	R		D		
Plat Certification	D		A		
Subdivision Variance	R		D		
Subdivision Warrant	D		A		
Administrative Decision Appeal - Subdivision			D		
Site Development Plan	D		A		
Sign Permit	D	A			
Certificate of Appropriateness	R			[D]	A

R = Recommendation - D = Decision Maker - A = Appeal - [] = Public Hearing Required

2.3.2 PLANNING & ZONING COMMISSION.

2.3.2.1 ESTABLISHMENT AND MEMBERSHIP.

The Planning & Zoning (P&Z) Commission is established in Chapter 2, Article IV of the City of Taylor Code of Ordinances.

2.3.2.2 AUTHORITY.

The Planning & Zoning Commission has the authority granted to it by State Law and City ordinance. Its authority related to the applications, processes and procedures of this LDC is summarized below.

The Planning & Zoning Commission has final decision-making authority over the following processes and applications:

- (1) Disapproval of all subdivision applications
- (2) Approval of Preliminary Plats
- (3) Approval of Final Plats
- (4) Approval of Vacating Plats
- (5) Approval of Subdivision Variances
- (6) Review and approval or disapproval of appeals of the following:
- (7) Administrative decisions on Subdivision-related applications
 - (a) Administrative decisions on Site Development Plan applications

The Planning & Zoning Commission makes recommendations to the City Council on the following processes and applications:

- (1) Comprehensive Plan adoption or amendment
- (2) Re-Zoning applications
- (3) Special Use Permits
- (4) Neighborhood Plans
- (5) Infill Neighborhood Plans
- (6) Employment Center Plans
- (7) Zoning Ordinance adoption and text amendments

2.3.2.3 MEETINGS.

The Planning & Zoning Commission shall meet as necessary to conduct its business, comply with State law mandates and City LDC requirements.

2.3.3 ZONING BOARD OF ADJUSTMENT.

2.3.3.1 ESTABLISHMENT AND MEMBERSHIP.

The Zoning Board of Adjustment (ZBA) is established in Chapter 2, Article IV of the City of Taylor Code of Ordinances.

2.3.3.2 AUTHORITY.

The Zoning Board of Adjustment has the authority granted to it by State Law and City ordinance. Its authority related to the applications, processes and procedures of this LDC is summarized below.

The ZBA has final decision-making authority over the following processes and applications:

- (1) Zoning Variances
- (2) Zoning Special Exceptions
- (3) Review and approval or disapproval of appeals of the following:
- (4) Zoning-related Administrative Decisions
- (5) Administrative decisions on Sign Permit applications
- (6) Administrative decisions on Zoning Warrant applications

2.3.3.3 MEETINGS.

The ZBA shall meet as necessary to conduct its business, comply with State law mandates and City ordinance requirements.

2.3.4 HISTORIC PRESERVATION COMMISSION.

2.3.4.1 ESTABLISHMENT AND MEMBERSHIP.

The Historic Preservation Commission (HPC) is established in Chapter 2, Article IV of the City of Taylor Code of Ordinances.

2.3.4.2 AUTHORITY.

The Historic Preservation Commission has the authority granted to it by State Law and City ordinance. Its authority related to the applications, processes and procedures of this LDC is summarized below.

The Historic Preservation Commission has final decision-making authority over the following processes and applications:

- (1) Certificate of Appropriateness
- (2) Signs in the Historic District

2.3.4.3 MEETINGS.

The Historic Preservation Commission shall meet as necessary to conduct its business, comply with State law mandates and City ordinance requirements.

2.3.5 DEVELOPMENT REVIEW COMMITTEE.

The Development Review Committee (DRC) shall be organized to generally ensure compliance by the applicant with all applicable codes, regulations, laws, ordinances, and plans associated with applications within this LDC and to coordinate the examination of development proposals to ensure that all City requirements, established by ordinance, resolution or policy, have been met without conflict. The Development Review Committee shall have all the power and duties specifically provided for herein.

2.3.5.1 ESTABLISHMENT AND MEMBERSHIP.

Membership of the DRC shall be comprised of the following:

- (1) Development Services or Planning Department.
- (2) Building Permitting / Inspections Department.
- (3) Engineering Department.
- (4) Public Works Department (Water/Sewer/Drainage).
- (5) Parks and Recreation Department.
- (6) Fire Marshal or Public Safety.
- (7) Other designees as determined by the City Manager.

2.3.5.2 AUTHORITY.

- (1) Provide a series of technical reviews and analyses of each project in a holistic manner to provide quick turnaround reviews, reduce comment conflicts, provide consistent feedback to each applicant and project, and ensure all recommendations for disapproval have clear and convincing evidence to meet the requirements of state law and this LDC.
- (2) Approve applications that meet the intent, development standards, and LDC requirements, if Administrative Approval is allowed, is required by state law, or by the City's Charter.
- (3) Recommend approval or disapproval of exceptions or waivers to Planning & Zoning Commission in accordance with the City's Code of Ordinances, the Engineering Manual, or other standards.
- (4) Conduct an annual review of all technical manuals and provide a consolidated list of recommendations for City Council considerations, if needed.
- (5) Approve Warrants that meet the intent of the LDC.

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CHAPTER 3

NEIGHBORHOODS, ADDITIONS, AND SUBDIVISIONS

3.1 GENERAL PROVISIONS

3.2 PURPOSE

The purpose of this Chapter is to provide standards and guidance for the creation of neighborhoods, and divisions of land through the preparation of neighborhood plans, employment center plans, engineer plans, and plats. The standards in this Chapter are intended to promote the health, safety, and general welfare of the City and the safe, orderly, and healthful development of the City.

3.3 AUTHORITY.

Subdivision regulations are adopted and administered by the City pursuant to Local Government Code, Chapters 212 and 242 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City to adopt rules governing plats and subdivisions of land within city limits and extraterritorial jurisdiction to promote the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City.

- (1) The process for land division shall follow the requirements of Chapter 212 of the Texas Local Government Code.
- (2) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the City or within the extraterritorial jurisdiction without the approval of the Planning & Zoning Commission. The City shall withhold all City improvements, including the maintenance of streets and furnishing of sewage and water service from all additions and subdivisions, the platting of which has not been approved by the Planning & Zoning Commission.
- (3) It shall also be unlawful for any such owner or agent to offer for sale or sell property therein or thereby, which has not been laid out, subdivided, platted or replatted with the approval of the Planning & Zoning Commission
- (4) No street number and no building permit shall be issued for the erection of any building in the City on any piece of property, other than an original or a resubdivided lot in a duly approved and recorded subdivision, without the written approval of a plat or subdivision by the Planning & Zoning Commission, the approval of construction plans, the acceptance of the public improvements, and a duly approved and recorded subdivision or plat recorded with the Williamson County Clerks Office, except as otherwise provided for in this LDC.
- (5) This chapter shall apply to any land within the corporate limits and extraterritorial jurisdiction (ETJ) of the City of Taylor, unless specifically exempted by this article.

3.4 ENGINEER REQUIRED.

The applicant shall retain the services of a professional engineer, licensed in the State of Texas, whose seal shall be placed on each sheet of the drawings, and who shall be responsible for the design and inspection of the drainage, roads, and streets, and sewer, and water facilities within the subdivision.

3.5 APPLICABILITY.

3.5.1 PLAT REQUIRED

Prior to the subdivision, resubdivision, assembly or development of any land within the City or its extraterritorial jurisdiction (ETJ), a subdivision plat and, where public improvements are proposed, subdivision improvement plans must be approved in accordance with all relevant City requirements.

The owner of a tract of land located within the city limits or the ETJ who divides the tract into two or more parts to lay out a subdivision of the tract or to lay out streets, parks, or other parts of the tract intended to be dedicated to public use shall submit a plat of the subdivision in accordance with this LDC.

A division of a tract under this section includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract for sale or other executory contract to convey or by using any other method.

No permit or certificate of occupancy may be issued, or utility services established for any parcel or tract of land unless such property has been platted or determined to be exempt from platting in conformity with the provisions of this LDC.

The division of any lot or any parcel of land by the use of a metes and bounds description for the purpose of development is prohibited.

3.5.2 EXCEPTIONS FROM REQUIRED PLAT.

Exceptions to the requirement for a recorded plat prior to the issuance of a development permit may be approved as follows:

- (1) Assertion of a statutory exemption from platting pursuant to Chapter 212 of the Local Government Code shall be made and reviewed pursuant to a Plat Certification application.
- (2) A request for a warrant from the requirement for platting prior to the issuance of a development permit may be submitted to the DRC for review and may be approved if the request is in keeping with the intent of the LDC and the Comprehensive Plan.
- (3) A request for a variance from the requirement for platting prior to the issuance of a development permit may be submitted to the Planning and Zoning Commission for consideration.

3.6 NEIGHBORHOOD AND EMPLOYMENT CENTER PLANS.

Additions or new neighborhoods add to the fabric of the community. It is intended that new neighborhoods be built based on key standards from the existing neighborhoods. Taylor's neighborhoods offer a variety of residential buildings, house-form office or commercial buildings, to downtown commercial buildings. The standards within the Neighborhood Plan and Pedestrian Shed Allocation sections of this LDC support fiscally productive and flexible neighborhoods for Taylor's future. Employment Centers are areas of the community designated for job creation and industrial development. Employment Center plans allow for flexible design standards that recognize the unique characteristics of major employment and industrial buildings and sites.

3.6.1 DEVELOPMENT PATTERNS.

3.6.1.1 DESCRIPTION.

Development Patterns are used for projects with acreage amounts of a Pedestrian Shed (approximately 80 acres) or greater. The physical landscape in Taylor lends itself to supporting a range of development pattern. Neighborhood Plans may opt to extend the city grid or select an alternative development pattern.

Projects greater than 2.5 acres but less than a pedestrian shed shall use the TND development pattern or the development pattern of the adjacent and surrounding neighborhood. Alternative Development Patterns may be requested by Warrant from the DRC.

3.6.1.2 INTENT.

Development Patterns are the manner in which a neighborhood is configured. Different geographies accept different Development Patterns. To accommodate Taylor's range of natural landscapes, three (3) Development Patterns provide adequate facilitation of development. The Development Pattern type will guide the creation of the Neighborhood Plan configurations suitable for different geographies.

3.6.1.3 NEIGHBORHOOD PLAN PLACE TYPE ZONING ALLOCATION PER DEVELOPMENT PATTERN.

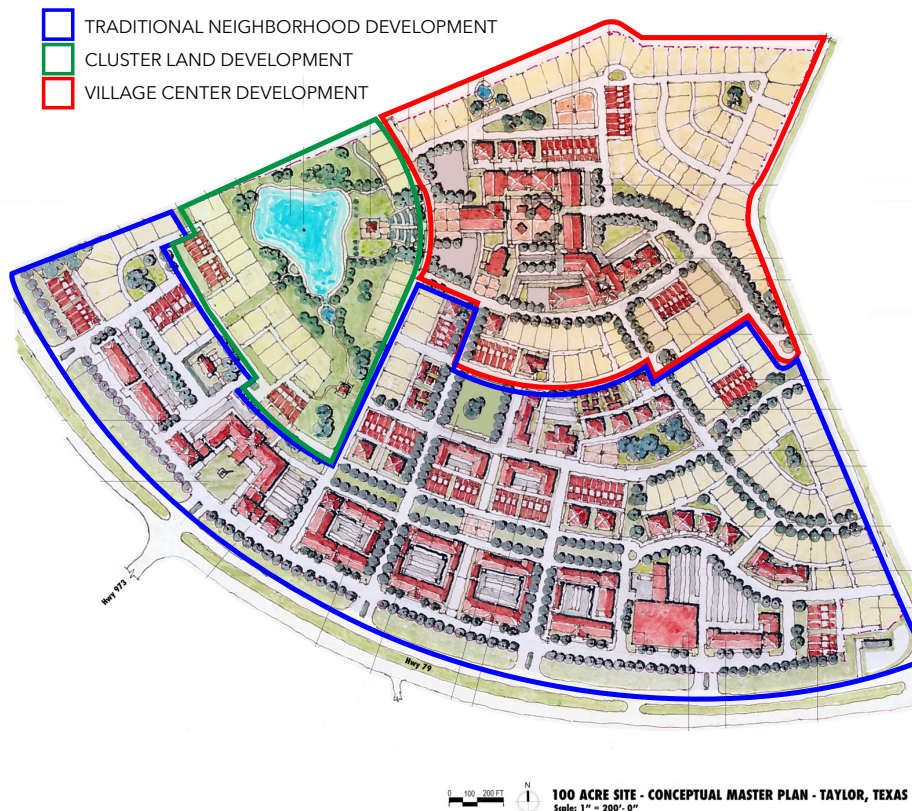
Projects with eighty (80) acres or a pedestrian shed or greater shall allocate a variety of Place Types on a Neighborhood Plan (see Table 3.6.1(A)): Place Type Allocation Per Development Pattern. If subdividing and/or a Place Type zoning change is required, a Neighborhood Plan can be submitted simultaneously with a plat and Place Type Zoning change submission.

For properties within the city limits, Place Types shall be allocated within neighborhoods based upon the Development Pattern of the neighborhood and the percentages in Table 3.6.1(A). The Planning and Zoning Commission and City Council may approve modifications to the Place Type allocation percentages through the Neighborhood Plan adoption process. Neighborhood Plans less than a full pedestrian shed shall consider the existing and planned Place Type allocation within the pedestrian shed that the new neighborhood is a part of in determining the Place Type allocation percentages for the new neighborhood.

TABLE 3.6.1(A): PLACE TYPE ALLOCATION PER DEVELOPMENT PATTERN.

DEVELOPMENT PATTERNS	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
TRADITIONAL NEIGHBORHOOD DEVELOPMENT	5%	0%	0%	0%	10-30%	0%	40-60%	10-30%	10%	0%
CLUSTER LAND DEVELOPMENT	5%	50%	0%	0%	10-30%	0%	20-40%	0-15%	10%	0%
VILLAGE CENTER DEVELOPMENT	5%	5%	0%	0%	10-30%	0%	10-30%	40-60%	10%	0%
EMPLOYMENT CENTER	TBD	0%	0%	0%	0%	0%	0-20%	0-20%	10%	50% MIN.

FIGURE 3.6.1(B): EXAMPLE OF DEVELOPMENT PATTERNS.



3.6.1.4 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND).

- (1) Intent: Traditional Neighborhood Development is the historic development pattern of Taylor. TND characteristics include: small, walkable blocks; the continuation of the street grid as new neighborhoods are planned; a variety of lot sizes that accommodate a variety of building types; a range of housing types; well-defined public spaces; a definable neighborhood center; and they contain amenities such as stores, schools, and places to meet and linger within a comfortable walking distance of residences. TND is the primary and default development pattern in the City of Taylor.
- (2) Standards:
 - (a) Location: The TND is located within an area that allows for the development pattern.
 - (b) Place Types: The TND shall include an allocation of Place Types as shown in Table 3.6.1(A) or as approved in the Neighborhood Plan.
 - (c) Size: A TND shall be organized around one pedestrian shed as described in Section 3.6.1.7. TNDs larger than one pedestrian shed shall be organized as multiple pedestrian sheds, each with a definable center.
- (3) Example: The 100-acre concept plan in Taylor, Texas depicts how a mix of development patterns can be incorporated within one development project. The image in Figure 3.6.1(B) has an example of Traditional Neighborhood Development with small blocks, walkable streets, a variety of buildings types and alternative block patterns with pedestrian breaks.

3.6.1.5 CLUSTER LAND DEVELOPMENT (CLD).

- (1) Intent: Cluster Land Development offers an alternative to TND for the purpose of:
 - (a) Assuring the permanent preservation of open space, agricultural lands, and other natural resources through land reservations or conservation easements;
 - (b) Encouraging the use of land in accordance with its character and adaptability;
 - (c) Allowing innovation and greater flexibility in the design of residential developments to ensure the same overall amount of development normally permitted with the conventional home lot size;
 - (d) Facilitating the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner—increasing affordability and reducing the cost of building and maintaining infrastructure;
 - (e) Ensuring compatibility of design and use between neighboring properties; and,
 - (f) Encouraging a less sprawling form of development, thus preserving open space as undeveloped land.

- (2) Standards:
 - (a) A minimum of fifty percent (50%) of the Neighborhood Plan shall be permanently allocated to P1 Nature and/or P2 Rural Place Types.
 - (b) The dedicated P1 lands shall be deemed civic or open space and will be set aside by the applicant through an irrevocable conservation easement or similarly determined method, as approved by the City Council.
 - (c) Areas not considered civic or open space:
 - i. The area of any street right-of-way proposed to be dedicated to the public.
 - ii. Any submerged land area.
- (3) Example: The 100-acre concept plan in Taylor, Texas depicts how a mix of development patterns can be incorporated within one development project. The image in Figure 3.6.1(B) has an example of Cluster Land Development where lots are clustered to protect the natural landscape.

3.6.1.6 VILLAGE CENTER DEVELOPMENT (VCD).

- (1) Intent: A Village Center Development is a series of small streets lined with buildings at the street edge, creating a unique village-style community. VCD consists of a small dense grouping of predominately P4 and P5 buildings serving as residential, live/work, commercial, and office buildings organized in a vernacular, curvilinear grid, or grid network of blocks and streets. The streets are small and serve as shared streets. Vehicles are kept on the exterior of the developments. Buildings are located at or very close to the street edge.
- (2) Standards:
 - (a) Location: VCDs may be located in any new neighborhood to create an area or an entire neighborhood that is intended to be mostly free of motorized vehicles within the main pedestrian streets.
 - (b) Place Types: The VCD shall include an allocation of Place Types as shown in Table 3.6.1(A) or as approved in the Neighborhood Plan.
 - (c) Size: A VCD may be organized around one pedestrian shed as described in Section 3.6.1.7 or may be its own, smaller pedestrian shed within a standard pedestrian shed.
 - (d) Special Requirements: Buildings are located at or very close to the street edge at the frontage line and occupy eighty percent (80%) to one hundred percent (100%) of the lot frontage. Vehicle access is kept in the rear of the property, served by alleys or the rear lanes.
- (3) Example: The 100-acre concept plan in Taylor, Texas depicts how a mix of development patterns can be incorporated within one development project. The image in Figure 3.6.1(B) has an example of a Village Center Development with a tight, pedestrian-friendly core that has a mix of building types and shared walkable streets.

3.6.1.7 PEDESTRIAN SHED.

- (1) Description: A pedestrian shed is the basic building block of walkable neighborhoods. A pedestrian shed is the area encompassed by the walking distance from a town center, neighborhood center, or the main civic space. Pedestrian sheds are often defined by a 5-minute walk, about 1,320 feet. They may be drawn as perfect circles, but in practice, pedestrian sheds have irregular shapes because they cover the actual distance walked, not the straight-line distance.
- (2) Applicability:
 - (a) In TND developments, every 1/4 mile radius or "Pedestrian Shed," i.e. approx. 80 acres, is to contain a mix/allocation of Place Type zoning districts as shown in Table 3.6.1(A). Measuring development by the pedestrian shed will ensure walkable neighborhoods are created.
 - (b) The pedestrian shed is the area encompassed by the walking distance from a town or neighborhood center or main civic space. They are often defined as the area covered by a 5-minute walk (about 1/4 mile or 1,320 feet) from the center.
 - (c) Pedestrian Sheds in VCD or CLD Development Patterns vary in size.

3.6.1.8 EMPLOYMENT CENTER.

- (1) Intent: 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.
- (2) Standards.
 - (a) Location: Employment Centers are located in areas designated on the City's Future Land Use Plan as Employment Center.
 - (b) Place Types: The Employment Center shall include an allocation of Place Types as shown in Table 3.6.1(A) or as approved in the Employment Center Plan. The area within an Employment Center Plan Allocated too the EC Place Type should be sufficient to preserve areas within the plan for major employment and industrial uses that have unique characteristics that do not meet the standards of a traditional neighborhood. The remaining area within an Employmet Center Plan should be allocated to traditional Place Types such as CS, P4 and P5 to create walkable, mixed use neighborhoods within the Employment Center that provide areas for housing, retail, and service uses to support the needs of those working in the Employment Center.

3.6.2 ALLOCATION AND SEQUENCE OF PLACE TYPE DETERMINATION

- (1) Determination of Place Type designations shall be made based on the following factors considered in the following sequence:
 - (a) Development Patterns and intensities compliant with the Comprehensive Plan;
 - (b) The existing streets and Master Thoroughfare Plan;
 - (c) Proximity to existing Place Types (built or planned);
 - (d) Size of new development; and
 - (e) Pedestrian Shed distribution.
- (2) The Place Type designation on the Taylor Place Type zoning map for undeveloped properties or properties proposing redevelopment determines the maximum allowed intensity of a development and does not entitle the entire property to be allocated with that Place Type.
- (3) Before preparing a Neighborhood Plan, the Applicant must review permitted Development Patterns, the associated standards, and Place Type percentage allocation per Pedestrian Shed.

3.6.3 NEIGHBORHOOD PLAN EXEMPTIONS

Properties within the city limits of 2.5 acres or less on already platted lots are not required to complete a Neighborhood Plan.

3.6.4 IN-CITY NEIGHBORHOOD AND EMPLOYMENT CENTER PLANS.

The City of Taylor is made up of a collection of complete neighborhoods. Each neighborhood has a variety of building types, lot sizes, shops and services, civic spaces, and more. New neighborhoods will continue this pattern through standards developed through the Neighborhood or Employment Center Plan process.

Creating a Neighborhood Plan is a three-step process and may require an urban design consultation or charrette to be accomplished. Specific development requirements and standards are located in the Engineering Manual. Additional requirements may be determined at pre-application meeting and site visit.

The specific requirements for an application will be determined at the pre-submittal meeting. The following steps apply to all new neighborhoods and employment centers within the city limits.

3.6.4.1 NEW NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN

A new Neighborhood or Employment Center Plan is the first step in designing a new neighborhood or employment center. The plan begins with a master plan that lays out the street network, open spaces, and civic spaces, and allocates Place Types. A master plan may be developed by the property owner or authorized applicant following the standards in this LDC and reviewed for compliance by the City or it may be developed collaboratively through a design charette process. The applicant shall choose the method of developing the master plan when they submit the Neighborhood Plan application.

The Planning and Zoning Commission and City Council may approve deviations from the standards

in the LDC that are in keeping with the intent of the Comprehensive Plan and LDC. Any deviations shall be recorded in the approved Neighborhood or Employment Center Plan.

The Neighborhood Plan application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

3.6.4.2 PRELIMINARY PLAT

Following approval of the Neighborhood or Employment Center Plan, the applicant shall submit a Preliminary Plat that provides the preliminary engineering of streets, paths, trails, transportation improvements, blocks, lots, civic spaces, utilities and drainage for the new neighborhood or employment center.

The Preliminary Plat application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

3.6.4.3 SUBDIVISION IMPROVEMENT PLANS

Following approval of the Preliminary Plat, the applicant shall submit the Subdivision Improvement Plans that provide the detailed engineering consistent with the requirements in the Engineering Manual for all public infrastructure within the new neighborhood or employment center.

The Subdivision Improvement Plans application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

3.6.4.4 FINAL PLAT

Upon completion of construction of the improvements within the approved Subdivision Improvement Plans, the applicant shall submit the Final Plat which provides the final, recordable copy of the subdivision. The applicant may choose to submit the Final Plat prior to the completion of construction of the improvements within the approved Subdivision Improvement Plans, in which case, the applicant shall post a performance bond equal to 110% of the cost of all the uncompleted improvements within the approved Subdivision Improvement Plans at the time of submitting the Final Plat application. The City Engineer shall be responsible for reviewing and approving the applicant's estimate of the cost of the uncompleted improvements.

The Final Plat application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

3.6.4.5 SITE DEVELOPMENT PLANS AND BUILDING PERMIT

After the Final Plat is recorded with the Williamson County Clerk, the owner of lots within the plat may submit applications for Site Development Plans and Building Permits.

The Site Development Plans application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

The Build Permit application follows the requirements of the adopted building codes and the application materials published by the Director of Development Services.

3.6.5 ETJ NEIGHBORHOOD AND EMPLOYMENT CENTER PLANS.

All new neighborhoods and employment centers within the ETJ of the City of Taylor shall follow the procedures outlined in Section 3.6.4 with the following exceptions:

- (1) During the Neighborhood or Employment Center Plan process, no Place Type zoning districts are allocated on the plan.
- (2) Upon approval of the Final Plat, no Site Development Plans or Building Permits are required to be submitted to the City.

3.7 INFILL PLANS.

Infill development is the process of reconstructing within or increasing the development intensity of an already developed area or neighborhood. Infill is an important strategy in the City's comprehensive plan because it provides a more fiscally sustainable development alternative to the creation of new neighborhoods using new infrastructure.

There are two scales of infill development. First, is development using existing lots that may require minor changes or divisions. Second, is development that proposes to significantly reconfigure existing lots, blocks or streets and proposes to change the allocation of Place Types within the infill development.

3.7.1 APPLICABILITY.

Infill development proposed on existing platted lots that do not require any modifications to the existing plat and are not proposing a change to the Place Type may proceed directly to site development plan or building permit.

Infill development that proposes modifications to existing platted lots but does not trigger the requirement of an Infill Neighborhood Plan may submit the required plat applications, Place Type zoning change, and any necessary engineered plans for street, sidewalk, water, sewer or drainage improvements concurrently. Pursuant to Texas Local Government Code Section 212.016(10), up to six lots may be created from a previously platted lot using the Amending Plat application process in a residential improvement area.

Existing platted lots may be amended to create additional lots as long as the following conditions are met:

- (1) All lots are required to have individual water and sewer taps unless a warrant is approved by the DRC.
- (2) New lots may have frontage on any public right-of-way type including street, path, alley or civic space.
- (3) Lots that do not have frontage on a street must have the following:
 - (a) A dedicated ten (10) feet wide pedestrian access easement from the street to the lot;
 - (b) An address sign at the street
- (4) Lots without street frontage may be granted a warrant from compliance with the frontage build-out requirement.

3.7.2 INFILL NEIGHBORHOOD PLANS.

Infill Neighborhood Plans are required for properties greater than 2.5 acres and that are proposing to modify the Place Type allocation or change the street, lot or block configuration in a way that is not permitted by the Infill Lot-Scale Plan process.

Infill Neighborhood Plans shall follow the procedures in Section 3.6.4 for new Neighborhood Plans with the following exceptions:

- (1) The property owner may process any necessary vacating, amending or re-plat applications with the initial Neighborhood Plan application.
- (2) The DRC may authorize the use of the Infill Neighborhood Plan as the Preliminary Plat instead of requiring a separate Preliminary Plat application.

The Infill Neighborhood Plan application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

3.8 NEIGHBORHOOD DESIGN STANDARDS.

3.8.1 STREETS, PATHS, TRAILS, AND ALLEYS.

The street pattern of a neighborhood shall follow the traditional grid pattern of Taylor, providing walkable blocks and an interconnected network of streets that extend to and from adjacent neighborhoods and undeveloped properties. The applicant shall be responsible for the construction of all interior street improvements.

The applicant shall be responsible for the construction of the adjacent half of all perimeter streets surrounding the subdivision that are not improved to city standards. Perimeter street subdivision requirements include any residential subdivision with greater than four (4) lots. In lieu of constructing perimeter streets, the Development Services Director may approve an escrow of one-half (½) of the cost. The cost must be approved by the City Engineer.

3.8.1.1 INTENT.

- (1) Streets serve as the key public spaces that connect people to places. Taylor's street grid is core to its success and is a pattern that represents the past and will guide its future. The Public Frontage is the space where public investments and land is used to connect people to places.
- (2) Pedestrian comfort shall be the primary consideration for the design of streets. Design conflicts between vehicular and pedestrian movement shall be decided in favor of the Pedestrian.
- (3) A diversity of street tree and plant species should be planted throughout the City of Taylor to promote resistance to disease and insect blight. Street Trees and/or landscaping should be planted to create a visually unified streetscape.

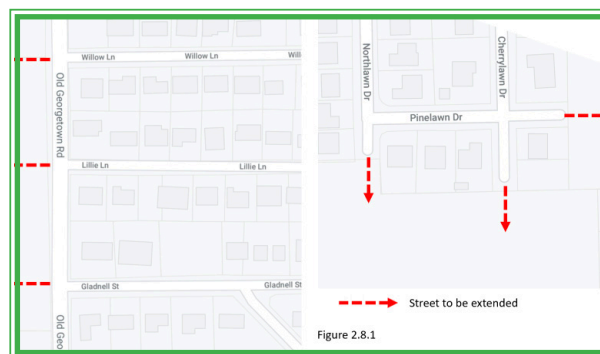
3.8.1.2 GENERAL.

- (1) Development located within the city limits shall be subject to the requirements of this section. Development in the ETJ shall comply with the rules of this LDC and all environmental regulations as allowed by State law and the rules established by the Inter-local Agreement with Williamson County.
- (2) Streets are intended for use by vehicular and pedestrian traffic and to provide access to lots and civic spaces. New streets shall be required when block lengths exceed the maximum length allowed in the Place Type.

3.8.1.3 STREET ARRANGEMENT.

The original grid pattern within Taylor establishes the foundation for the street network. Unless otherwise approved by the City Council, provision shall be made for the extension of streets through any new neighborhood. Off-center street intersections with streets in adjacent neighborhoods shall be avoided. All streets shall be continuous or in alignment with existing streets unless variations are deemed advisable by the Council due to topography and requirements of traffic circulation.

FIGURE 3.8.1(A): STREET EXTENSIONS.



3.8.1.4 STREET DESIGN.

- (1) Street design details are located in the Engineering Manual included as Appendix A.
- (2) Streets shall be designed by a registered engineer meeting the specifications of this LDC and the Engineering Manual.

3.8.1.5 STREET WIDTHS.

- (1) Street types shall be determined during the Neighborhood Plan process. Below are general standards for street width:
 - (a) Boulevards serving P5 - Core Place Type shall have a minimum dedicated right-of-way of eighty (80) feet and a minimum paving width curb to curb of thirty-two (32) feet.

- (b) Neighborhood Streets used to primarily serve neighborhoods and serving P2.5 - Large Lot, P3 - Neighborhood, P4 - Neighborhood Mix, or P5 - Core place types shall have a minimum dedicated right-of-way of sixty (60) feet and a minimum (paving) width curb to curb of twenty-four (24) feet.
- (c) Rural Streets in P2 - Rural, P2C - Rural Commercial, or P2.5 - Large Lot place types and the ETJ shall generally be constructed with concrete ribbon curbs, and the right-of-way may vary.

3.8.1.6 INTERSECTION.

- (1) Typically, streets are to intersect at a ninety (90) degree angle. Variations may be approved by the City Engineer.
- (2) Acute angle intersections approved by the City Engineer are to have twenty-five (25) foot radius at acute corners.
- (3) Street intersections with or extending to meet an existing street will be tied to the existing street on centerline with dimensions and bearings to show relationship.

3.8.1.7 PARTIAL OR HALF-STREETS.

Partial or half-streets may be provided where the City Council believes that a street should be located on a property line.

3.8.1.8 STREET NAMES.

Street names shall be continuations of existing street names adjacent to or in-line, if they are not duplications. Proposed new names shall be submitted to the Development Services Director, or their designee, for approval prior to the submittal of a final plat.

3.8.1.9 RIGHT-OF-WAY (ROW) WIDTHS.

All street and road rights-of-way within new subdivisions shall be subject to the minimum right-of-way and street widths as determined by the City Engineer and the Engineering Manual.

3.8.1.10 CUL-DE-SACS.

Cul-de-sacs may be approved when a street cannot be extended due to unique circumstances such as topography, other natural features or existing development. Cul-de-sacs shall not be longer than three hundred and thirty (330) feet and shall meet the standards in the Engineering Manual. Where a cul-de-sac dead ends to parkland, open space, trails, school sites or other similar features, a dedicated, public pedestrian access way of no less than twenty (20) feet wide shall connect the end of the cul-de-sac to the adjacent feature.

Temporary turnarounds shall be used at the end of a street that is more than three hundred and thirty (330) feet in length and will be extended in the future. Note for temporary turnaround: "Cross-hatched area is temporary easement for turnaround until street is extended (direction) in a recorded plat."

3.8.1.11 STREET BUFFERS.

A one (1) foot reserve shall be dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts. When the adjacent property is subdivided in a recorded plat, the one (1) foot reserve shall become vested in the public for street right-of-way purposes (and the fee title thereto shall revert to and re-vest in the dedicator, their heirs, assigns, or successors).

3.8.1.12 STREET LIGHTING.

The developer is responsible for furnishing and erecting street lighting as required by the Outdoor Lighting Requirements in the Engineering Manual included as Appendix A.

3.8.1.13 EMERGENCY ACCESS AND FIRE LANES

Emergency Access Provisions:

- (1) The Development Services Director and the Fire Marshal will review all proposed developments for safe and appropriate fire and other emergency access items.
- (2) Fire access shall meet the standards of the International Fire Code (IFC) as adopted by the City.

3.8.1.14 STREET TYPES.

The following street types were developed using the Envision Taylor Comprehensive Plan street sections. Street types for new neighborhoods are to be determined during the Neighborhood Plan process.

(1) RURAL STREET.

A rural street has open swales and drains by percolation. The street has wide shoulder or bicycle trails, and no on-street parking. The landscaping consists of the natural condition or multiple species arranged in naturalistic clusters.

(2) SIDE STREET (NO ON-STREET PARKING)

A side street is intended to be less formal in nature than the other street types. It is used to facilitate the connection between key streets and shall provide the ability for less stringent street requirements. Side streets contain no on-street parking lanes. Side streets are appropriate in low or high-density areas when serving as a secondary point of access.

(3) YIELD STREET.

A neighborhood yield street is a low-capacity and low-speed street. The street width is limited in order to encourage slower traffic. On-street parking is permitted on both sides but is not continuous or designated by striping. Bicyclists can travel in the street with vehicular traffic due to the low speeds. Sidewalks are separated from the street by a continuous tree zone.

(4) NEIGHBORHOOD STREET.

A neighborhood street is a low-capacity and low-speed street that provides more space for continuously parked vehicles. Bicyclists can travel in the street with vehicular traffic due to low speeds and sidewalks are separated from the street by a continuous tree zone. These streets are appropriate where there are higher-density building types adjacent to the street or in commercial and mixed-use areas.

(5) NEIGHBORHOOD AVENUE.

A neighborhood avenue is a street with moderate vehicular capacity and low speeds. Neighborhood avenues are typically used as cross-town streets and are used to travel between different centers throughout the city. Neighborhood avenues should accommodate all modes of transportation including transit. Neighborhood avenues are appropriate for areas with high-density housing adjacent to the street or in areas of more intense mixed-use and commercial land uses. Vehicular access to the lots is from alleys and side streets.

(6) 2-LANE COMMUNITY BOULEVARD.

A two-lane community boulevard is a long distance street that is designed for the most intense mixed-use and commercial areas with moderate to high traffic volumes. Turning movements should be limited on community boulevards when possible and vehicular access to private lots shall be from secondary streets or alleys. Bicyclists and pedestrians are typically separated from vehicular traffic and transit should be prioritized along community boulevards.

(7) 4-LANE COMMUNITY BOULEVARD.

A four lane community boulevard is a long distance street that is designed for the most intense mixed-use and commercial areas with high traffic volumes. Turning movements should be limited on community boulevards when possible, and vehicular access to private lots should be from secondary street or alleys. Bicyclists and pedestrians are typically separated from vehicular traffic and transit should be prioritized along community boulevards.

3.8.1.15 PATHS AND TRAILS.

(1) PATH

A path is a non-vehicular right-of-way type that provides pedestrian access to lots. Paths are typically located within civic spaces but may also be located mid-block as a non-vehicular connection between streets. Paths are permitted in all Place Types and may be considered block breaks for the purpose of complying with maximum block length standards. Paths may be considered legal frontage for the purpose of lot configuration.

The minimum right-of-way width for a path is ten (10) feet and the minimum travel surface is six (6) feet.

(2) TRAIL

A trail is a shared-use right-of-way for pedestrians and bicycles located within civic space and open space or in locations designated on the Transportation Plan. The minimum right-of-way width for a trail is twenty (20) feet and the minimum travel surface width is ten (10) feet.

Integrating trails in a neighborhood can provide various benefits, such as promoting physical activity, enhancing community connectivity, and improving property values.

The applicant is responsible to note the location of trails on the plat.

- (1) During the Neighborhood Plan planning process, trails shall be integral to the overall design and be compliant with the Transportation Plan.
- (2) First, identify potential trail locations in the neighborhood.
- (3) Integrate trips plan in the Neighborhood Plan. Develop a plan for the trail that includes the route, trail width, materials, and any additional amenities like benches, trash cans, and signs.
- (4) Check for compliance with the Parks Masterplan.
- (5) The construction standards for building the path or trail are located in the Engineering Manual.
- (6) Regular maintenance ensures paths and trails longevity and continued use. This can be done through volunteer efforts or contracted services.

3.8.1.16 ALLEYS.

(1) RESIDENTIAL ALLEY.

The primary role of alleys, is to hide the more unsightly functions of our communities: the garages, garbage cans, overhead electric, transformers, electric meters, and telephone equipment. They also serve to provide narrower lots, as garages, are now accessed from the rear, enhancing safety as sidewalks, and pedestrians become separated from the access requirements of vehicles, providing additional building access for firefighters, and providing access for accessory dwelling units.

(2) COMMERCIAL ALLEY.

Commercial alleys, though often thought of as dirty or unsafe, can be designed to play an integral role in an urban street network and improve the pedestrian realm in and around commercial areas. The design of commercial alleys should strive to balance their necessary utilitarian features with their placemaking potential.

- (a) Where access for vehicles is prohibited or minimal, commercial alleys may be constructed using low-impact pavement materials, such as pervious or modular paving.
- (b) Bicycle traffic may use commercial alleys. Similar regulations to those of shared space should apply.
- (c) Commercial alleys can be restricted for traffic during non-delivery hours for outdoor seating or other uses.

(3) ALLEY CONSTRUCTION.

Alleys serve developments to distribute services and vehicles to the rear of the lots. Limiting the interruptions into the public realm adds to the cohesive walkable environment throughout the community. Alley developments are preferred; therefore, construction standards provided in the various cross-sections are flexible to encourage the inclusion of alleys.

- (a) Alleys surface types will vary by Place Type zoning district. Detailed standards are located in the Engineering Manual.
- (b) Alleys shall be designed by a registered engineer meeting the specifications of this LDC and other City of Taylor construction standards.

(4) WIDTH.

A minimum driving surface width of twelve (12) feet and a minimum right-of-way of sixteen (16) feet shall be required for all alleys.

3.8.1.17 SIDEWALKS.

The applicant is responsible for noting the location of sidewalks on the plat. The homebuilder shall be responsible for constructing sidewalks adjacent to individual house lots in all residential districts and the developer shall be responsible for the construction of all other sidewalks, including all required ADA-compliant designs. All sidewalks must comply with specifications provided in the Engineering Manual. The width, design, and location of sidewalks shall be in accordance with the appropriate street standards within this LDC and the Engineering Manual.

3.8.1.18 STREET, PATH, AND TRAIL STANDARDS.

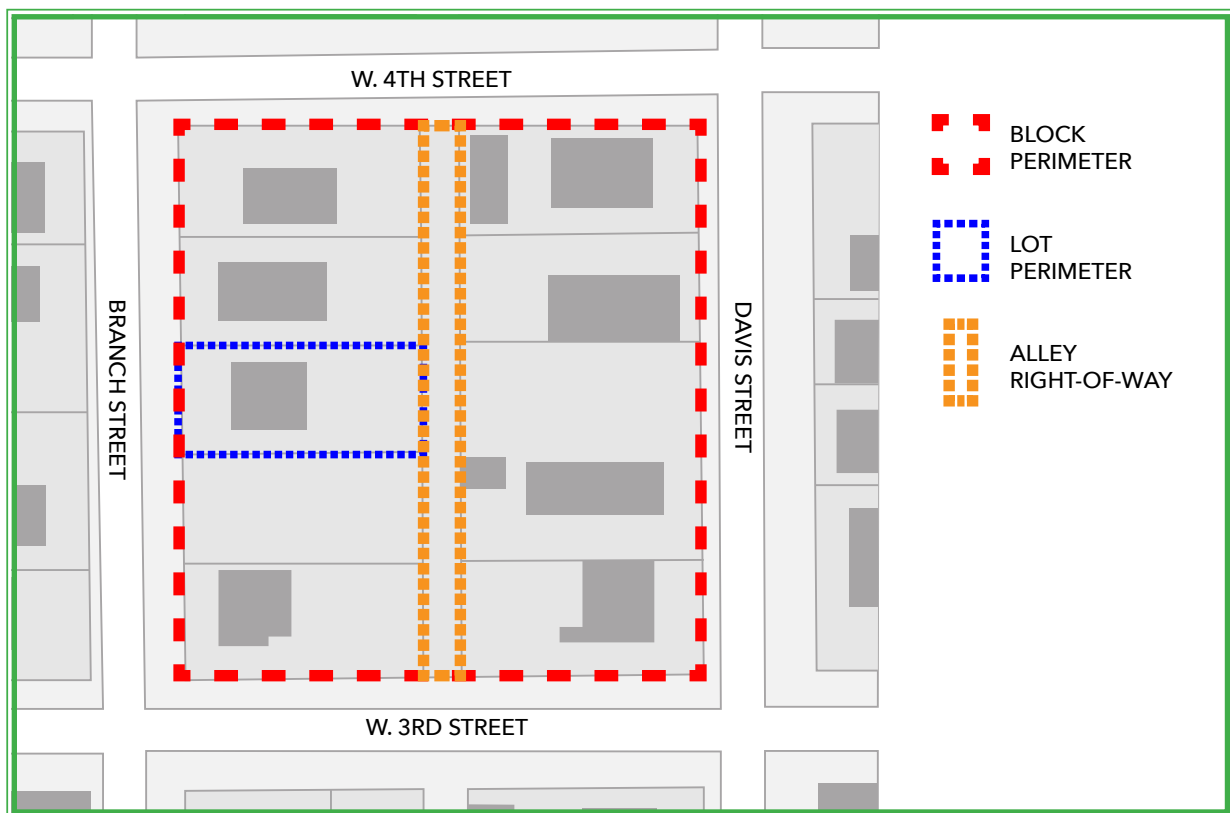
TABLE 3.8.1(B): STREET, PATH, AND TRAIL STANDARDS BY PLACE TYPE ZONING DISTRICT.

STREET STANDARDS		PLACE TYPES									
PUBLIC FRONTAGE		P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PUBLIC FRONTAGE SHALL BE DETERMINED BY STREET TYPE											
STREET TYPES		P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
RURAL STREET		P	P	P	NP	NP	NP	NP	NP	P	NP
RESIDENTIAL ALLEY		NP	P	P	P	P	P	P	NP	NP	NP
COMMERCIAL ALLEY		NP	NP	NP	NP	NP	NP	NP	P	NP	P
YIELD STREET		P	P	P	P	P	P	NP	NP	P	NP
NEIGHBORHOOD STREET		P	P	P	P	P	P	P	P	P	P
NEIGHBORHOOD AVENUE		NP	NP	NP	P	P	P	P	P	NP	P
SIDE STREET		NP	NP	NP	NP	P	P	P	P	P	P
2 LANE COMMUNITY BOULEVARD		NP	NP	NP	NP	P	P	P	P	NP	P
4 LANE COMMUNITY BOULEVARD		NP	NP	NP	NP	NP	NP	P	P	NP	P
PATHS		P	P	P	P	P	P	P	P	P	P
TRAILS		P	P	P	P	P	P	P	P	P	P
P = PERMITTED NP = NOT PERMITTED TBD="TO BE DECIDED" DURING DEVELOPMENT PROCESS											

3.8.2 BLOCKS.

- 3.8.2.1 A block is an arrangement of lots, and in some cases alleys, bounded on all sides by streets (see Figure 3.8.2(A): Block Perimeter). A neighborhood consists of lots within blocks that are surrounded by streets. Blocks are flexible, allowing incremental change and a gradual increase in density over time.
- 3.8.2.2 In Figures 3.8.2(B) - (F) there are different types of block configurations that can be requested to be used in Neighborhood Plans.

FIGURE 3.8.2(A): BLOCK PERIMETER.



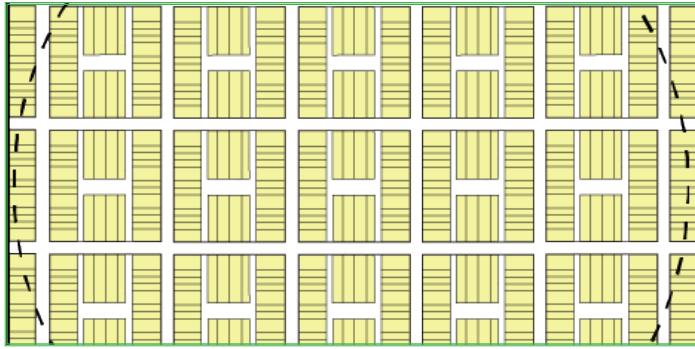


FIGURE 3.8.2(B): SQUARE.

A tight, repetitive square street grid can be found in Downtown, Taylor. The grid pattern produces a consistent module of lot width and depth. The pattern is extremely conducive for walkability and efficient vehicle traffic dispersal.

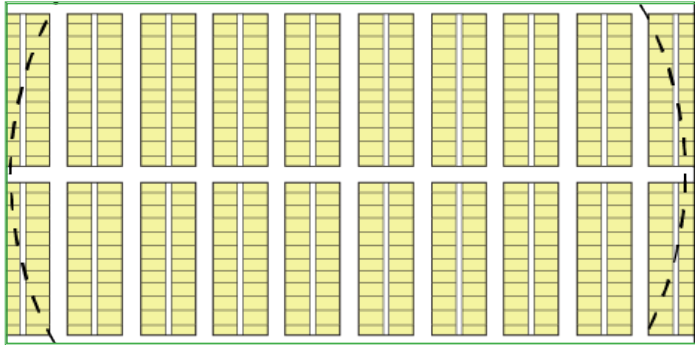


FIGURE 3.8.2(C): ELONGATED.

The elongated block pattern, found in Downtown Taylor, provides equal exposure to both sides of the north-south streets. The blocks provide light to both the front and rear of the lot and limits exposure to western sun. Civic spaces allow for a variation in the repetitive grid pattern.



FIGURE 3.8.2(D): IRREGULAR.

Irregular blocks were used in Medieval cities, like Paris, and in isolated examples in the US, like Boston. The blocks allow for the dispersal of traffic through the street network, flexibility with topography, and terminated vistas.

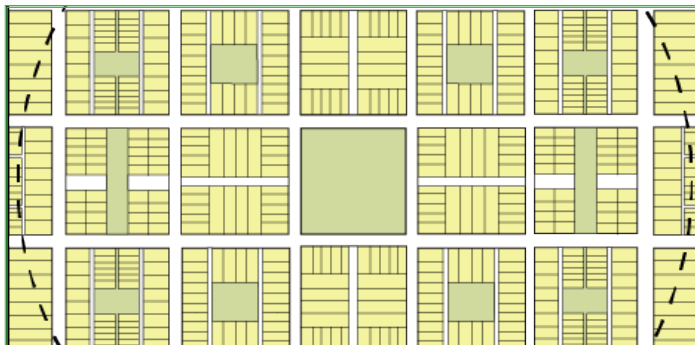


FIGURE 3.8.2(E): RADIAL GEOMETRIC.

Produces terminated vistas that can be used for civic buildings. There is a clear hierarchy of streets with diagonals carrying the through traffic. It may be disorienting and difficult to navigate and remember. Similar to the organic block structure, the resulting block and lot shapes are diverse and challenging to resolve architecturally.

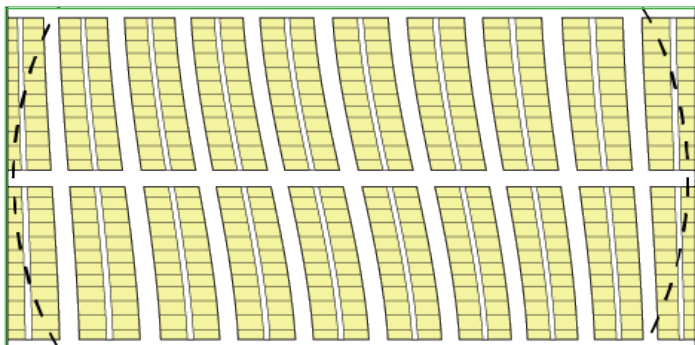
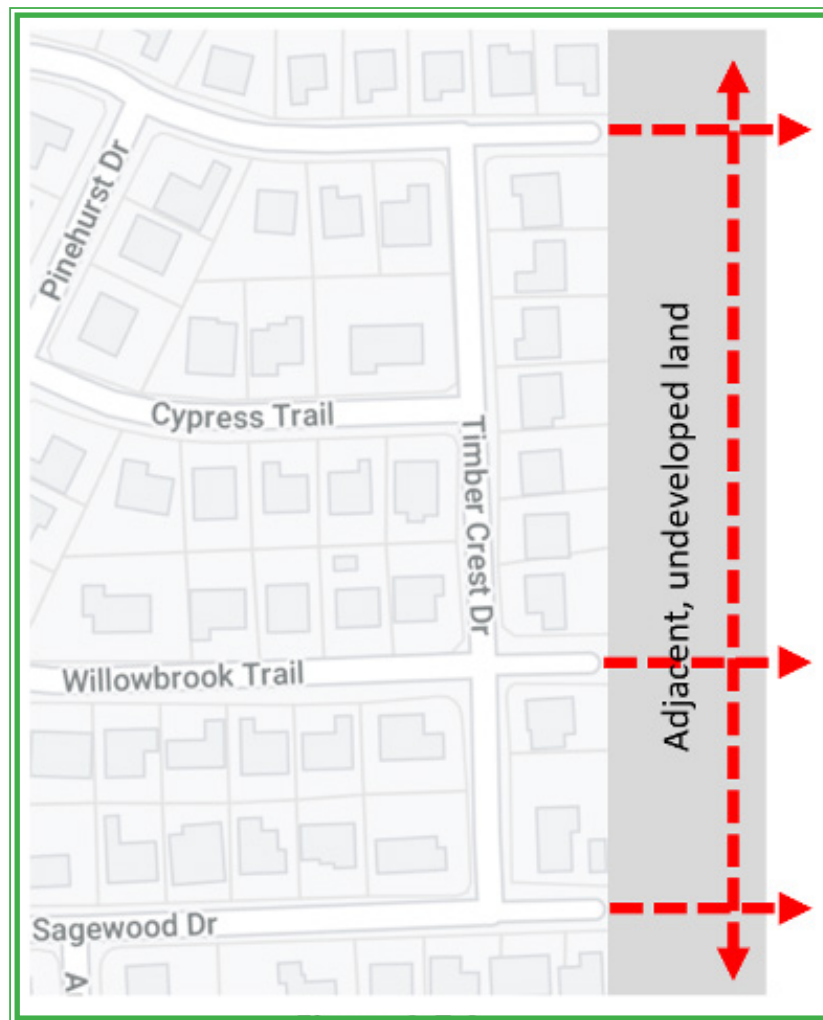


FIGURE 3.8.2(F): CURVILINEAR ORGANIC.

Consists of curved roads that create an abundance of deflected vistas. The pattern is responsive to topography, mediates environmental interruptions, and can disperse traffic through its network. The structure may be extremely difficult to navigate. In addition, lot sizes vary and consistency is hard to achieve.

- 3.8.2.3 Exceptions to the requirement for a block to be bounded on all sides by streets may be approved by the Planning & Zoning Commission at the Preliminary Plat stage and may be considered when the provision of a street is not feasible due to natural or man-made features.
- 3.8.2.4 A applicant may propose to create a portion of a block along the boundary of the property being subdivided if the applicant can demonstrate that the remainder of the block can feasibly be completed on the adjacent property and, that upon completion, the block will comply with the maximum dimensions of this LDC (see Figure 3.8.2(G) Block Adjacency.)

FIGURE 3.8.2(G): BLOCK ADJACENCY.



- 3.8.2.5 An exception to the requirement for new subdivisions to create complete blocks may be approved for minor plats of four (4) or fewer lots if the exception will not adversely impact the existing or future street network or the development of adjacent properties.

- 3.8.2.6 Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded. All lots are to be numbered consecutively within each block. Lot numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.
- 3.8.2.7 Block length is measured along the front of lots within a block face between intersecting streets. A cul-de-sac does not create a break in the block for the purposes of measuring block length.

FIGURE 3.8.2(H): BLOCK LENGTH.

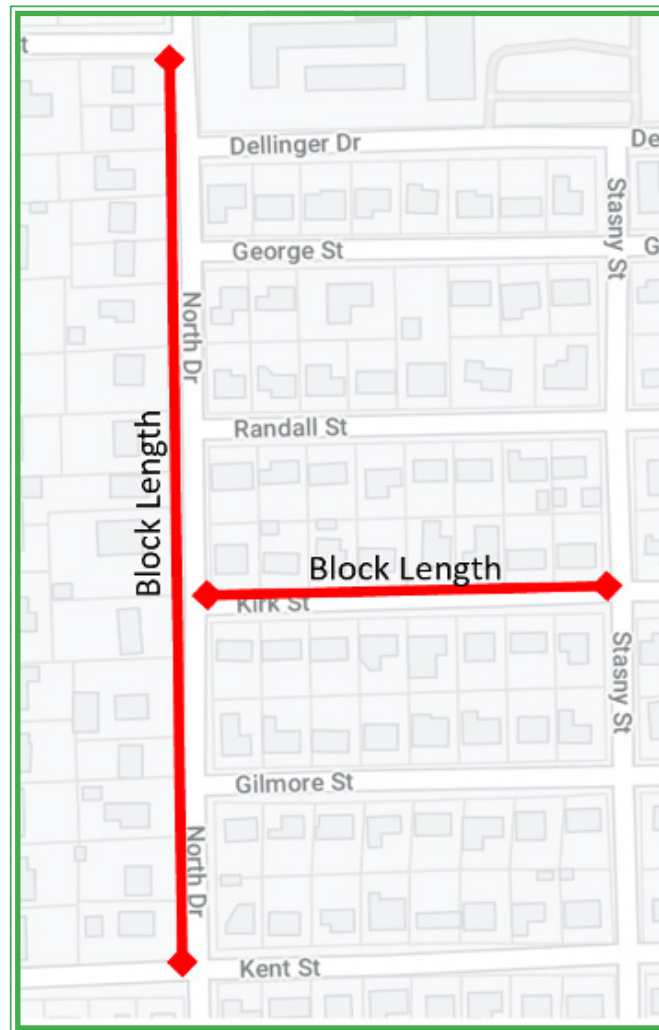
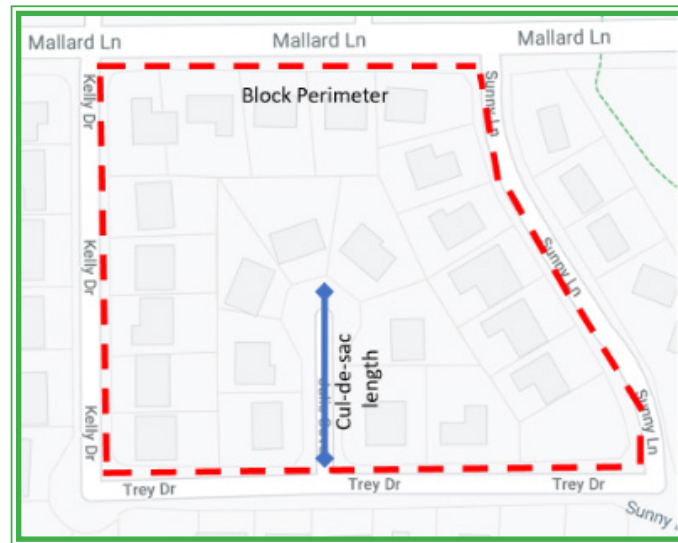


FIGURE 3.8.2 (I): CUL-DE-SAC BLOCK LENGTH.



- 3.8.2.8 The internal street network shall be structured to define blocks with the following maximum block lengths and block perimeters (not including exterior ROW dedication).

TABLE 3.8.2(J). BLOCK LENGTH AND PERIMETER.

	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
BLOCK LENGTH	N/A	720 FT	720 FT	720 FT	330 FT	330 FT	330 FT	330 FT	720 FT	720 FT
BLOCK PERIMETER	N/A	2,880 FT	2,880 FT	2,880 FT	1,320 FT	1,320 FT	1,320 FT	1,320 FT	2,880 FT	2,880 FT

- 3.8.2.9 Maximum block length: In the city limits the maximum block length shall follow the standards in Table 3.8.2(J). In the ETJ the maximum block length is three hundred and thirty (330) feet and the minimum block length is two hundred (200) feet, except upon approval of a Warrant by unless a longer block length is approved by warrant or variance.
- 3.8.2.10 Maximum block length for P2, P2C, P2.5, CS and EC: Seven hundred and twenty (720) feet with a reservation of block breaks of three hundred and thirty (330) feet, and the minimum block length is three hundred and thirty (330) feet, except upon approval of a warrant by the DRC.

- 3.8.2.11 Block faces within P3, P3M, P4, and P5, exceeding three hundred and thirty (330) feet shall be equipped with a twenty (20) foot, mid-block pedestrian path.
- 3.8.2.12 Blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete blocks may be exempt from block face length and block perimeter requirements by warrant.
- 3.8.2.13 Blocks with more than one Place Type zoning designation shall use the most intense designation to inform the block face length and block perimeter.
- 3.8.2.14 Alternative block configurations, meeting the intent of this LDC, may be designed and submitted for approval through the Neighborhood Plan process.

3.8.2.15 TRANSITION SETBACKS.

Transition building lines having a minimum angle of forty five (45) degrees are to be provided where an offset in building lines is greater than five (5) feet.

3.8.3 LOTS.

- 3.8.3.1 The lot design of a neighborhood should provide for lots of adequate width and depth to provide open area and to eliminate overcrowding. Lots should be rectangular so far as practicable and should have the side lot lines at right angles to the streets on which the lot faces or radial to curved street lines.
- 3.8.3.2 All lots must front on a public street, path or trail right-of-way or a civic space as determined in the Neighborhood Plan.
- 3.8.3.3 Double frontage lots are prohibited.
- 3.8.3.4 Unless approved by the DRC by warrant, no lots shall take vehicular access from a Neighborhood Avenue. Unless approved by the Planning & Zoning Commission by variance, no lots shall take vehicular access from a 2 or 4 lane Community Boulevard.
- 3.8.3.5 All lots shown must conform to the minimum requirements of the Place Type zoning district in which it is located.
- 3.8.3.6 An individual sewer tap and water tap, as required, shall be installed for each lot.
- 3.8.3.7 Lots shall not be consolidated if the resulting consolidation yields less housing units or development intensity than the pre-consolidation configuration would permit.
- 3.8.3.8 Lots shall be sized to provide the least amount of frontage necessary to accommodate the building type proposed for the lot. This will ensure the most efficient use of public infrastructure to support private development.

3.8.4 UTILITIES.

3.8.4.1 WATER AND WASTEWATER.

The applicant is responsible for extending utilities to and through the development site and shall make the necessary arrangements therefore with the applicable private utility companies and the City. The City may participate in the oversizing of utilities if desired to serve further development.

(1) Utilities Furnished or Supplied by City.

- (a) Sewer. Sanitary sewers shall be installed to serve each lot. All sewer systems shall be extended across lots to the adjacent property lines.
- (b) Water. Water lines shall be installed to serve each subdivided or platted lots within the corporate limits of the City and within the extraterritorial jurisdiction. All water systems shall be extended across lots to the adjacent property lines.
- (c) All public improvements shall be the responsibility of the developer. Upon approval and acceptance of the water and sewer utilities by the City, the systems become the property of the City.

(2) Private Utilities.

Within new subdivisions, all private utilities, except for distribution mains, shall be placed underground by the developer. There shall be no overhead power lines for street lights. Gas meters shall be placed underground in an appropriate box located in the parkway as approved by the City, or placed adjacent to the residential structure. If adjacent to the residential structure, the backside of the meter and pressure reducing valve shall be at least one (1) foot from the finished edge of the residence, but not more than two (2) feet.

(3) Fire Flow Requirement.

No building permit shall be issued by the City for construction, if that proposed construction does not meet the fire flow requirements. Minimum acceptable flow for fire protection is five hundred (500) gallons per minute (gpm) for a duration of not less than two (2) hours. This flow must be met with the water supply system remaining at or above a pressure of twenty (20) pounds per square inch (psi). All water mains must be a minimum of eight inches (8") diameter. Water mains shall be Polyvinyl Chloride Pipe (PVC) and shall be designed, manufactured, and tested in accordance with the applicable requirements of AWWA C-900 and AWWA M-23. Eight inch (8") through twelve inch (12") pipe shall be pressure class 150, DR18. Pressure class requirements for larger diameter pipes shall be subject to the approval of the City Engineer. These requirements apply to all new development. Any variation in these requirements is subject to the approval of the City Engineer.

3.8.4.2 DRAINAGE.

Adequate drainage shall be provided within the limits of the subdivision. The protection of adjoining property will be considered in the review of plans submitted. The applicant shall be responsible for constructing all drainage improvements.

(1) Design.

Design of all drainage facilities, including but not limited to streets, inlets, storm sewers, outfalls, culverts, ditches and channels shall conform to normally accepted engineering standards as determined by the City Engineer. Under no circumstances will drainage be allowed to result in a negative effect upstream or downstream.

(2) Maintenance agreement required for drainage facilities.

If the City requires that the developer (or landowner, PID, HOA, or other entity or person specifically approved by the City) shall be responsible for the maintenance of the drainage facilities, a maintenance agreement, as both are hereinafter defined, will be written and approved by the City that shall include terms and provisions deemed necessary by the City to provide maintenance of the drainage facilities.

(3) Maintenance agreement noted on final plat.

If a developer requests, and the City approves, that a Public Improvement District (PID), Home Owners Association (HOA), or other entity be responsible for the maintenance of the drainage facilities, the maintenance agreement shall be included as part of the platting process and must be approved by the City prior to final plat approval. The plat shall include the information that a maintenance agreement is required for the drainage facility in the development and any term and provisions of the maintenance agreement the City deems necessary shall be noted on the final plat, which may include all terms of the maintenance agreement.

(4) Maintenance agreement if preliminary plat not required.

The maintenance agreement must be negotiated during the preliminary platting process, or earlier in the planning process if required by the City, when a preliminary plat is not required.

(5) City maintenance of drainage facilities.

If the City determines it will maintain the drainage facilities, it shall be noted on the final plat. The real and personal property included as the drainage facility shall be deeded and conveyed to the City as part of the platting process using instruments deemed reasonable and necessary to the City prior to final plat approval. The deed or other conveyance documents to the City must be free and clear of all liens, debts or other encumbrances, and the City may require evidence and title assurances of that requirement, including without limitation an owner's title insurance policy.

(6) Role of the Home Owners Association (HOA), Public Improvement District (PID), or special financing district.

Ongoing role of the HOA/PID: The Development Services Department shall be the City liaison to a HOA and/or PID maintaining drainage facilities. Requirements concerning the

HOA or PID operation to assure continued operation of drainage facilities shall be required by the City, including without limitation, financial reports filed with the City at least annually, a limitation against dissolution without City consent, and an assessment deemed adequate by the City to operate the maintenance facilities, allowing the City to collect dues directly and to assess liens against the subdivision for maintenance of the drainage facilities.

- (7) City council approval of land restrictions.

All deed restrictions, covenants running with the land, and easements needed to operate the drainage facility must be approved by the City, filed of record, and contain provisions necessary to operate the drainage facilities and preventing amendment or dissolution without prior written consent from the City in the books and records of the entity.

3.8.5 CIVIC SPACES.

3.8.5.1 INTENT.

Civic Spaces are public or semi-public places that provide opportunities to gather and celebrate together. They are places for people to exercise, relax or recreate. Civic Space functions as parkland for new neighborhoods. Dedication of Civic Space shall be required per the standards of the LDC for all Neighborhood Plans. (1) CS requirements will be provided for each Neighborhood Plan as Civic Space (CS). Developments where Civic Space is provided less than 600 ft away may be exempted from this requirement as determined during the Neighborhood Plan process.

- (1) Civic Space requirements will be provided for each Neighborhood Plan as Civic Space (CS). Developments where Civic Space is provided less than six hundred (600) feet away may be exempted from this requirement as determined during the Neighborhood Plan process.
- (2) The DRC will review surrounding existing and/or entitled developments to determine if civic space dedication is necessary to fulfill the intent of a Pedestrian Shed.
 - (a) Civic space sites are permanently dedicated to public activities.
 - (b) Parking for civic spaces shall be approved by the DRC. Civic parking lots may remain unpaved if graded, compacted, and landscaped.
 - (c) Civic Space shall conform with specifications on 4.2.3.10 Civic Space Table.
 - (d) Where the DRC determines it to be feasible, land along floodplains, tributaries, and creeks, or where identified in the Neighborhood Plan shall be dedicated as Civic Space.

3.8.5.2 CRITERIA.

- (1) Each Pedestrian Shed (see 3.7.17 Pedestrian Shed) shall have an assignment of at least ten percent (10%) of its land area dedicated to civic space.
- (2) Civic spaces shall be designed as generally described in 4.2.3.10 Place Type CS: Civic Space Table, and distributed throughout the Place Types and is subject to approval by DRC.

- (3) Those portions of P1 that occur within a development shall be part of the civic space allocation and should conform to the civic space standards.
 - (a) The Neighborhood Plan shall designate at least one Main Civic Space per pedestrian shed. The Main Civic Space shall be within six hundred and sixty (660) feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing street alignments or other circumstances prevent such location, and shall be developed as a Green, Square, Park, and/or Plaza.
 - (b) Within one thousand three hundred and twenty (1,320) feet of every lot in residential use, a civic space designed and equipped with amenities shall be provided.
- (4) Storm and drainage facilities, if equipped to provide civic space, may be counted toward the ten percent (10%) Civic Space Place Type allocation requirement by warrant.
- (5) The Neighborhood Plan shall designate Civic Space (CS) Place Types dedicated for public use within six hundred and sixty (660) feet of every lot with a residential use. The civic space must be active with a playground, fountains, benches, tables, and/or other public furniture to spur the gathering of people.

3.8.5.3 CIVIC SPACES INCLUDING PLAYGROUNDS.

Properties within the city limits shall refer to Chapter 4 Place Type Zoning Districts in this LDC for criteria and standards. For a residential subdivision in the ETJ going through a Neighborhood Plan process, the applicant is required to dedicate five percent (5%) of the total area of the subdivision that is not in the floodplain for park purposes or pay an escrow, with terms established by the City, in lieu of the parkland dedication. All dedication of land is subject to the approval of the City.

- (1) Park and playground sites shall be reserved as indicated on the Future Land Use Plan. Size shall be in accordance with the City's Comprehensive Plan for the park system.
- (2) Parkland improvements are critical to ensure the use of the civic spaces are inviting to the public. A parkland or civic space improvements shall be provided to the DRC. Parkland improvements may include items such as trails, playgrounds, benches, lighting, fountains, or other civic space activities appropriate for the neighborhood.
 - (a) Proposed parkland or civic space improvements shall be provided to the DRC with the submittal of a Neighborhood Plan.

3.8.5.4 SCHOOL SITES.

Neighborhood schools are part of Taylor's neighborhoods. Schools are discouraged from being disconnected and isolated from the neighborhoods. Location and size of school sites to be in accordance with the requirements of the school district and approved by the City of Taylor. All other conditions of this LDC shall also apply.

3.8.5.5 CIVIC BUILDINGS

- (1) The owner shall covenant to construct a Meeting Hall or a Third Place in proximity to the Main Civic Space of each Pedestrian Shed. Its corresponding Public Frontage shall be equipped with a shelter and bench for a transit stop.

- (2) One Civic Building Lot shall be reserved for an elementary school. Its area shall be one (1) acre for each increment of one hundred (100) dwelling units provided by the Neighborhood Plan, with a minimum of three (3) acres for the school. The school site may be within any Place Type other than P1 or EC.
- (3) One Civic Building Lot suitable for a childcare building shall be reserved within each Pedestrian Shed. The owner or an HOA or other community group may organize, fund and construct an appropriate building as the need arises.
- (4) Civic Building Sites shall not occupy more than twenty percent (20%) of the area of each Pedestrian Shed.
- (5) Civic Building Sites should be located within or adjacent to a Civic Space, or at the axial termination of a significant thoroughfare.
- (6) Civic Buildings may be permitted within Employment Center (EC) Place Types by Warrant.

3.8.6 EASEMENTS.

The applicant platting property shall dedicate easements as follows:

- (1) All easements created prior to the subdividing of any tract of land must be shown on the preliminary plat. The applicant shall plat lots and dedicate easements for utilities and drainage ways in the following manner:

Easements for utilities, drainage ways, or transmission lines shall be retained on the front, side, and/or rear lot lines as required by the City and utility companies. Easements across parts of a lot other than as described above shall be required as deemed necessary and most appropriate by the City. The Development Services Director shall require access for ease of maintenance of all easements.

- (2) Off-site easements:

Easements in areas adjoining a proposed development necessary to provide adequate drainage thereof or to serve such development with utilities shall be obtained by the applicant prior to final plat approval.

- (3) Privately-owned easements:

See Engineering Manual for standards for privately owned easements.

3.8.7 ACCEPTANCE OF PUBLIC IMPROVEMENTS

Prior to final acceptance by the City Council of maintenance and operation of the completed improvements in an approved set of Subdivision Improvement Plans, the subdivider shall file with the City following:

- (1) A two (2) year, ten percent (10%) maintenance bond of the contract price of the public improvements executed by a corporate surety licensed to do business in the State of Texas, conditioned that the improvements are free from defects in materials and workmanship.
- (2) One (1) electronic copy of as built record drawings for each project, which further contain or have attached certification from a professional engineer that all improvements comply with this LDC.

- (3) An affidavit from the subdivider stating that, to the best of their information and belief, the contractor has complied with the regulations contained in this LDC.
- (4) A waiver of liens from all contractors and subcontractors for the subdivision infrastructure.
- (5) A sealed letter of concurrence from the design engineer stating that all subdivision improvements were constructed in accordance with the approved engineered plans.
- (6) Exemption: No maintenance or performance bond is required when the cost of the public improvements are expected to be less than five thousand (\$5,000) dollars.

3.8.8 BUILDING PERMITS AND FEES

Plans submitted for building permits shall not be approved and no permits shall be issued until the public improvements are accepted by the City, all appropriate fees are paid, and the plat is filed for record with the Williamson County Clerk's Office except as otherwise provided below:

- (1) A plat is not required for any modification to an existing structure if said modification is within the existing footprint of said structure.
- (2) A plat is not required for expansion to existing structures or site modifications, unless said expansion or site modification triggers a traffic impact analysis, requires the extension of public utilities or roadways, or encroaches upon the one hundred (100) year floodplain as set forth by this LDC.
- (3) A plat is not required for approval of a sign permit.
- (4) A building permit may be issued prior to acceptance of the public improvements if the project is designated by the city manager under an expedited permitting process.

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CHAPTER 4

PLACE TYPE ZONING DISTRICTS.



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4.1 ZONING CLASSIFICATION

4.1.1 PLACE TYPE ZONING MAP PLACEMENT.

The boundaries of Place Type zoning districts set out herein are delineated upon a Place Type Zoning Map of the City, adopted as part of this LDC as fully as if the same were set forth herein in detail.

The Place Type designation on the Taylor Place Type zoning map for undeveloped properties or properties proposing redevelopment determines the maximum allowed intensity of a development and does not entitle the entire property to be allocated with that Place Type. The final allocation of Place Types shall be determined through the adoption of a Neighborhood or Employment Center Plan.

4.1.2 ZONING MAP DESIGNATIONS.

The boundary lines shown on the Place Type Zoning Map are usually along streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the boundaries of Place Types as shown on the official Place Type Zoning Map:

- (1) Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerline.
- (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- (3) Boundaries indicated as approximately following city limits shall be construed as following the city limits.
- (4) Boundaries indicated as approximately following the centerline of all creeks, streams, or drainage ways shall be construed to follow such centerline and, in the event of a change in the centerline, shall be construed to move with such centerline.
- (5) Boundaries indicated as parallel to or extensions of features indicated in 1-4 above shall be so construed. Distances not specifically indicated on the official zoning maps shall be determined by the scale of the map.
- (6) Whenever any street, alley, or other public way is vacated by official action of the City Council or whenever such area is franchised for building purposes, the Place Type Zoning line adjoining each side of such street, alley, or other public way shall be automatically extended to the centerline of such vacated street, alley, or way and all areas so involved shall then and henceforth be subject to all standards of the extended Place Type zoning districts.
- (7) The Place Type zoning classification applied to a tract of land adjacent to a street shall extend to the centerline of the street unless, as a condition of zoning approval, it is stated that the Place Type zoning classification shall not apply to the street.
- (8) Where physical features on the ground are at variance with information shown on the official Place Type Zoning Map or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of this list 1-8, the property shall be considered as classified P2 Rural, in the same manner as provided for newly annexed territory.

4.1.3 PLACE TYPE ZONING MAP.

Ten (10) distinct Place Types presented themselves in Taylor. The Place Type map is shown below. The zoning standards reflect the Place Type and were inspired by the DNA of the Taylor community.

4.2 PLACE TYPE ZONING DISTRICTS.

4.2.1 GENERAL

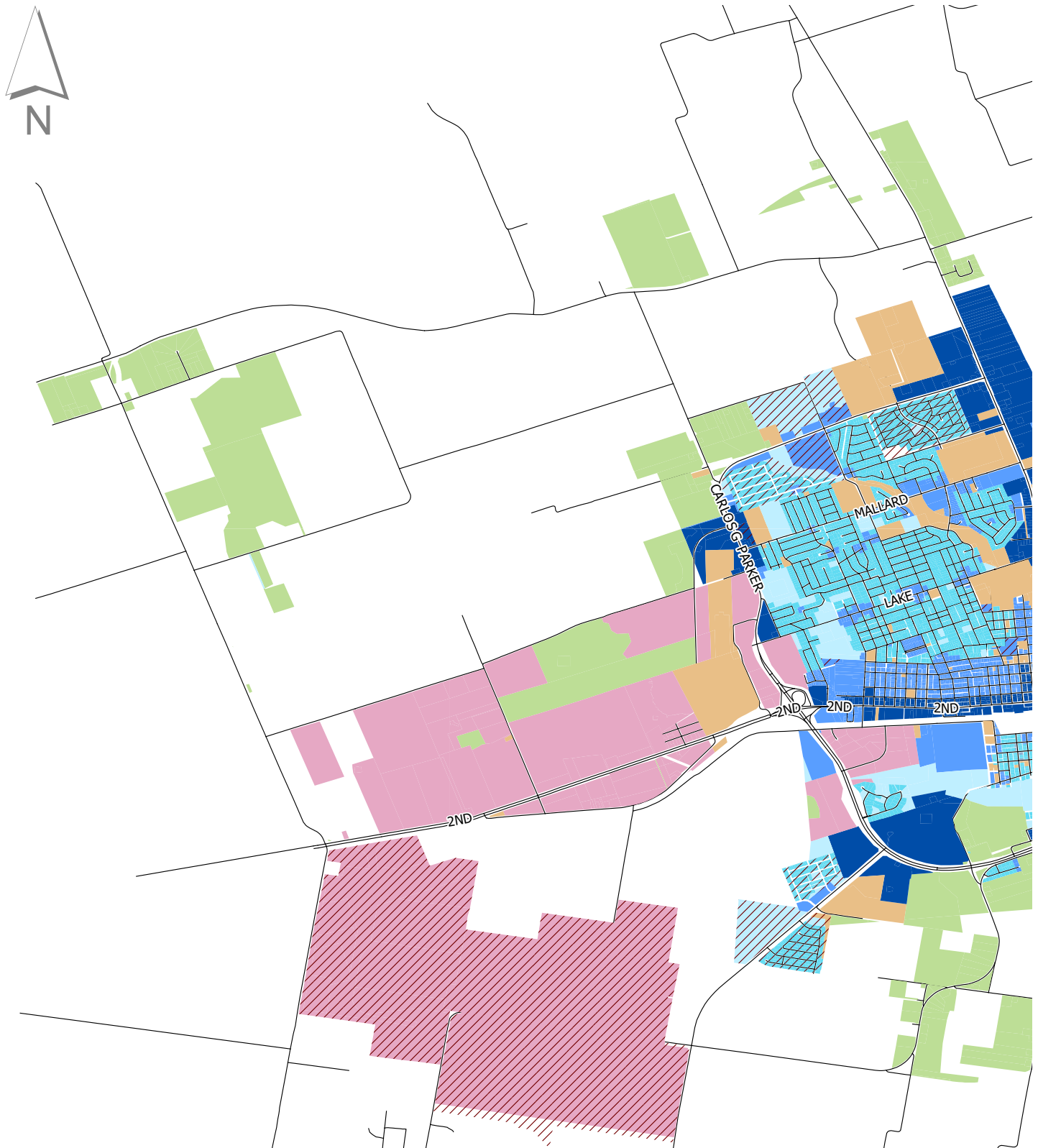
The establishment of Place Types in the City of Taylor, Texas, are intended to promote compatible patterns of land and site development consistent with the City's adopted Comprehensive Plan.

4.2.2 DESCRIPTION.

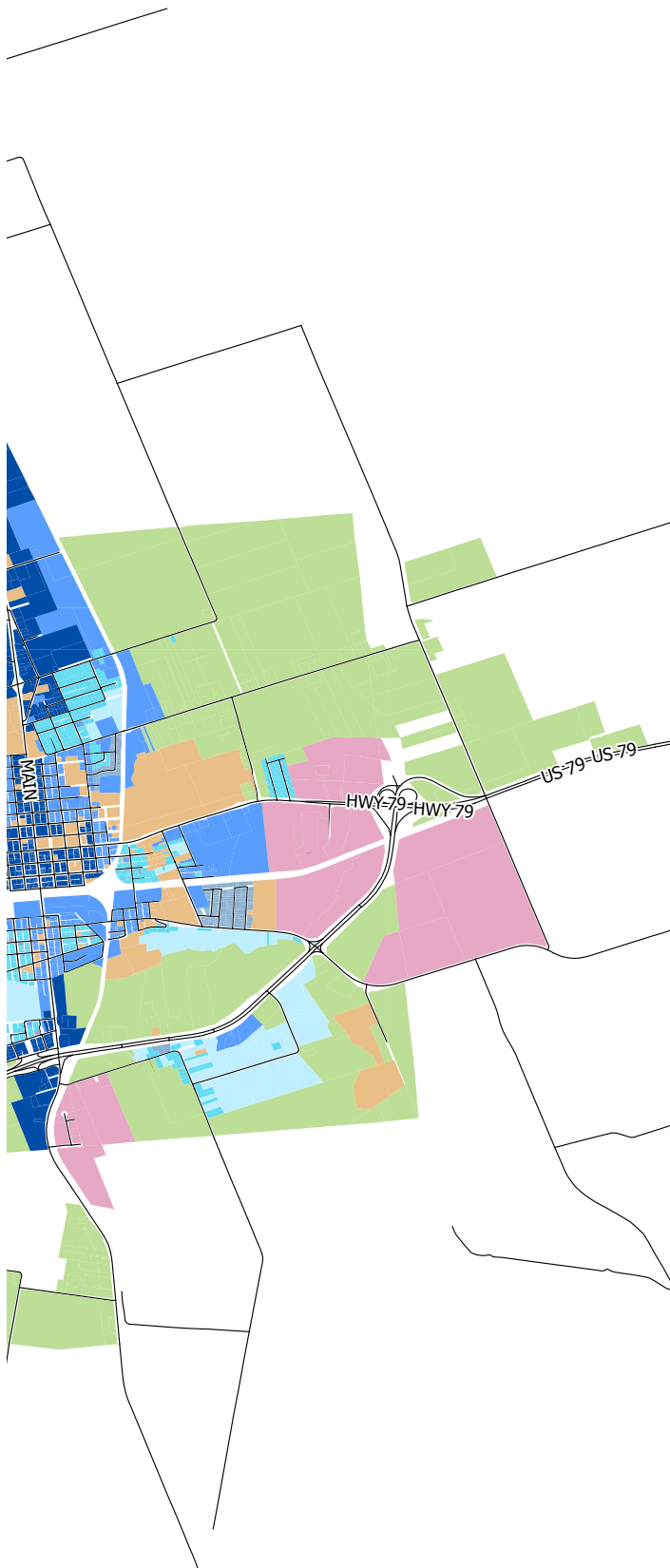
Place Types are the transition of places from natural to urban through the use of specific standards. Place Types replace conventional zoning districts with identifiable characteristics that represent the arrangements of places. They are intended to promote compatible patterns of land use and site development consistent with the City's adopted Comprehensive Plan. The DNA of the Taylor community inspired the Place Types zoning district standards.

4.2.3 ESTABLISHMENT OF DISTRICTS.

Pursuant to Section 211.005 of the Texas Local Government Code, the City of Taylor is hereby divided into ten (10) Place Types Zoning Districts. The Place Types zoning districts follow identifiable transitions in land development, establishing a hierarchy of places from the most natural to the most urban using specific localized standards. The areas are primarily classified by development intensity and building types, the relationship between nature and the built environment, and the mix of uses. All land within the city limits shall be classified into one of the following ten (10) Place Types:



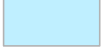
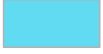
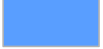
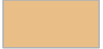
The Place Type designation on the Taylor Place Type zoning map for undeveloped properties or properties proposing redevelopment determines the maximum allowed intensity of a development and does not entitle the entire property to be allocated with that Place Type. The final allocation of Place Types shall be determined through the adoption of a Neighborhood or Employment Center Plan.



simplecitydesign

Place Type Zoning

Place Type

 P1 P2 P2.5 P2C P3 P3M P4 P5 CS EC Planned
Development
(PD Overlay)



4.2.3.1 P1: NATURE

The P1 Nature Place Type are lands in a natural state or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. P1 is intended to preserve areas that contain sensitive habitats, active or passive open spaces, parks and limited agriculture uses. Nature includes floodplains, creeks tributaries and other waterways.



4.2.3.2 P2: RURAL

The P2 Rural Place Type regulates mainly large, sparsely settled land used for agricultural purposes and food production. This Place Type helps preserve Taylor's natural beauty and agricultural history. Rural living and sparsely settled lands are to be located in a manner that does not cause a nuisance to more intensely inhabited areas. The Rural Place Type is a holding zone for newly annexed areas and new neighborhoods that have not yet had Place Type allocation.



4.2.3.3 P2C: RURAL COMMERCIAL

The P2C Rural Commercial Place Type is applied to properties that include a standalone building on an individual lot. They have large setbacks and are typically surrounded by parking lots with rear service lanes. It may contain outdoor displays, lay-down yards or similar rural characteristics. Sites are generally located along rural roads.



4.2.3.4 P2.5: LARGE LOT

The P2.5 Large Lot Place Type includes properties that are one (1) acre or greater. Generally, the lots contain one (1) or more structures with large setbacks from the street. Properties may be entirely fenced but can be seen from the street edge. Generally, the properties are residential in nature.



4.2.3.5 P3: NEIGHBORHOOD

The P3 Neighborhood Place Type generally includes low-density residential areas. P3 is adjacent to higher density Place Types that have some mixed-use buildings. Setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions.



4.2.3.6 P3M: MANUFACTURED HOUSING

The P3M Manufactured Housing Place Type consists of lots that currently have a manufactured building as the primary structure. Generally, P3M includes low-density residential areas. P3M is adjacent to higher density Place Types that have some mixed-use buildings. Planting is naturalistic, and setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions.



4.2.3.7 P4: MIX

The P4 Mix Place Type functions as a smooth transition from commercial-oriented P5 Urban Center Place Type outward to the established residential P3 Neighborhood Place Type. P4 Mix regulates a variety of building types ranging from smaller commercial buildings to intermixed house-form commercial and attached and detached residential. It provides flexibility for this area to easily transition between low-intensity commercial and residential building types, allowing for the neighboring P5 Urban Center zoning to expand and contract over time, increasing Taylor's economic resiliency.



4.2.3.8 P5: URBAN CENTER

The P5 Urban Center Place Type regulates a higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential. Buildings are set close to the sidewalk with high pedestrian and vehicle traffic. P5 promotes a continuous line of buildings and wide sidewalks critical to defining the public frontage.



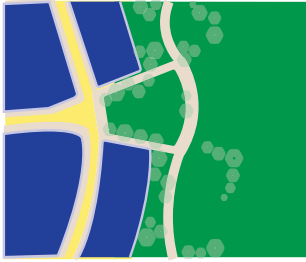
4.2.3.9 EC: EMPLOYMENT CENTER

The EC Employment Center Place Type function, disposition, or configuration cannot, or should not conform to one or more of the Place Types. EC shall be used for job creation centers and building forms that do not fit within the character of the other Place Types. At time of application for an Employment Center Plan, development standards will be determined to fit the needs of the proposed use.



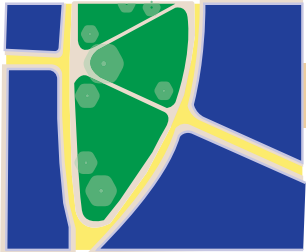
4.2.3.10 CS: CIVIC SPACE TABLE

Civic Spaces and/or Civic Buildings serve as community features appropriate to their Place Types. Civic Spaces provide relief from the urban environment inside each neighborhood. See Civic Space Types below:



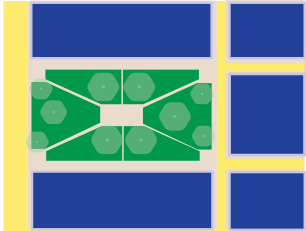
(1) PARK

A park is a natural preserve available for unstructured recreation. It is standalone from building frontages. Its landscape shall consist of paths and trails, meadows, water bodies, woodlands and open shelters, all naturalistically disposed. Parks may be linear, following the trajectories of natural corridors.



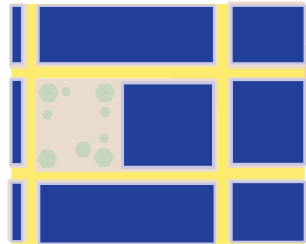
(2) GREEN

A green is a civic space, available for structured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed.



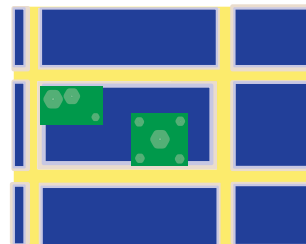
(3) SQUARE

A square is a civic space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important streets.



(4) PLAZA

A plaza is a civic space available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape should consist of pavement-related materials. Trees are optional. Plazas should be located at the intersection of important streets.



(5) POCKET PARK

A pocket park is a civic space available for civic purposes, playgrounds, and commercial activities. A pocket park shall be spatially defined by building frontages, landscaping, or residential lots. Pocket parks may be located in neighborhood infill areas or in higher density commercial places. Pocket parks provide relief to busy environments.

4.3 PLACE TYPE ZONING DISTRICT DEVELOPMENT STANDARDS.

The following table contain the details necessary to develop using this LDC to create complete neighborhoods in a variety of forms and patterns.

STANDARDS	PLACE TYPES									
BLOCKS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
BLOCK LENGTH (MAXIMUM)	N/A	720'	720'	720'	330'	330'	330'	330'	TBD	720'
BLOCK PERIMETER (MAXIMUM)	N/A	2,880'	2,880'	2,880'	1,320'	1,320'	1,320'	1,320'	2,880'	2,880'

PUBLIC FRONTAGE	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PUBLIC FRONTAGE SHALL BE DETERMINED BY STREET TYPE										

STREET TYPES	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
RURAL STREET	P	P	P	NP	NP	NP	NP	NP	P	NP
RESIDENTIAL ALLEY	NP	P	P	P	P	P	P	NP	NP	NP
COMMERCIAL ALLEY	NP	NP	NP	NP	NP	NP	NP	P	NP	P
YIELD STREET	P	P	P	P	P	P	NP	NP	P	NP
NEIGHBORHOOD STREET	P	P	P	P	P	P	P	P	P	P
NEIGHBORHOOD AVENUE	NP	NP	NP	P	P	P	P	P	NP	P
SIDE STREET	NP	NP	NP	NP	P	P	P	P	P	P
2 LANE COMMUNITY BLVD.	NP	NP	NP	NP	P	P	P	P	NP	P
4 LANE COMMUNITY BLVD.	NP	NP	NP	NP	NP	NP	P	P	NP	P
PATH	P	P	P	P	P	P	P	P	P	P
TRAIL	P	P	P	P	P	P	P	P	P	P

LOTS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
WIDTH (MINIMUM)	None	None	None	None	None	None	None	None	TBD	None
AREA (MINIMUM)	None	2 acre	1 acre	1 acre	None	None	None	None	TBD	None
LOT COVERAGE (MAXIMUM)	N/A	40%	40%	40%	60%	60%	90%	100%	TBD	TBD
BUILD-TO-LINE (RANGE)	N/A	10'-125'	10'-125'	10'-125'	5'-20'	5'-20'	5'-15'	0'-15'	TBD	TBD
FACADE BUILDOUT (MINIMUM)*	N/A	N/A	N/A	40%	50%	50%	60%	80%	TBD	TBD

*CARPORTS AND GARAGES SHALL NOT COUNT TOWARD THE FACADE BUILDOUT PERCENTAGE

BUILDING DISPOSITIONS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
EDGEYARD	NP	P	P	P	P	P	P	NP	N/A	P
SIDEYARD	NP	NP	NP	NP	P	P	P	P	N/A	P

P = PERMITTED NP = NOT PERMITTED N/A = NOT APPLICABLE TBD = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS

STANDARDS	PLACE TYPES									
COURTYARD	NP	NP	NP	NP	P	NP	P	P	N/A	P
REARYARD	NP	NP	NP	NP	NP	NP	P	P	N/A	P

RESIDENTIAL BUILDINGS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
DETACHED DWELLING	NP	P	NP	P	P	NP	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	P	NP	P	P	NP	P	NP	NP	TBD
DUPLEX	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENT	NP	NP	NP	NP	NP	NP	P	P	NP	TBD
LARGE APARTMENT	NP	NP	NP	NP	NP	NP	NP	P	NP	TBD
MANUFACTURED HOME	NP	P	NP	P	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	P	NP	P	P	P	P	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	P	NP	NP	NP	NP	NP	NP	NP	TBD
RESIDENTIAL ACCESSORY	NP	P	NP	P	P	P	P	NP	NP	TBD

COMMERCIAL BUILDINGS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
SMALL COMMERCIAL	NP	NP	P	NP	NP	NP	P	P	P	P
LIVE/WORK	NP	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
LARGE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
HIGHWAY COMMERCIAL	NP	NP	P	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	P	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	P	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	P	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC BUILDINGS	P	P	P	P	P	P	P	P	P	P

PRIVATE FRONTAGE	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
COMMON YARD	NP	P	NP	P	P	P	P	NP	P	P

P = PERMITTED **NP** = NOT PERMITTED **N/A** = NOT APPLICABLE **TBD** = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS

STANDARDS	PLACE TYPES									
PORCH WITH OPTIONAL FENCE	NP	P	P	P	P	P	P	NP	P	P
STOOP	NP	P	NP	P	P	NP	P	P	NP	P
GALLERY	NP	NP	P	NP	NP	NP	P	P	P	P
ARCADE	NP	NP	P	NP	NP	NP	P	P	P	P
SHOPFRONT	NP	NP	P	NP	NP	NP	P	P	P	P
FORECOURT	NP	P	NP	P	P	NP	P	P	P	P
TERRACE	NP	P	NP	P	P	NP	P	P	P	P

BUILDING STORIES LIMIT	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PRINCIPAL BUILDING	NP	3 max	3 max	3 max	3 max	2 max	3 max	5 max	TBD	TBD
ACCESSORY DWELLING UNIT	NP	2 max	2 max	2 max	2 max	2 max	2 max	2 max	NP	TBD

CIVIC SPACE TYPES	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PARK	P	P	NP	P	P	P	NP	NP	P	P
GREEN	P	P	NP	P	P	P	NP	NP	P	P
SQUARE	NP	NP	P	NP	P	P	P	P	P	P
PLAZA	NP	NP	P	NP	P	P	P	P	P	P
POCKET PARK	NP	P	P	P	P	P	P	P	P	P

NEIGHBORHOOD PLAN	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
TRADITIONAL NEIGHBORHOOD DEVELOPMENT	5%	0%	0%	0%	10-30%	0%	40-60%	10-30%	10%	0%
CLUSTER LAND DEVELOPMENT	50%		0%	0%	10-30%	0%	20-40%	0-15%	10%	0%
VILLAGE CENTER DEVELOPMENT	5%	5%	0%	0%	10-30%	0%	10-30%	40-60%	10%	0%
EMPLOYMENT CENTER	TBD	0%	0%	0%	0%	0%	0-20%	0-20%	10%	50% MIN.

SIGNAGE TYPES	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
ADDRESS	P	P	P	P	P	P	P	P	P	P
NAMEPLATE	NP	NP	P	NP	NP	NP	NP	P	P	P
OUTDOOR DISPLAY CASE	NP	NP	P	NP	NP	NP	NP	P	P	P
AWNING	NP	NP	P	NP	NP	NP	NP	P	P	P

P = PERMITTED **NP** = NOT PERMITTED **N/A** = NOT APPLICABLE **TBD** = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS

STANDARDS	PLACE TYPES									
WINDOW	NP	NP	P	NP	NP	NP	P	P	P	P
BAND	NP	NP	P	NP	NP	NP	NP	P	P	P
BLADE/HANGING	NP	NP	P	NP	NP	NP	P	P	P	P
MARQUEE	NP	NP	NP	NP	NP	NP	NP	P	NP	P
SIDEWALK	NP	NP	NP	NP	NP	NP	P	P	P	P
YARD	NP	NP	NP	NP	NP	NP	NP	P	NP	P
ROOF	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
BANNERS	NP	NP	NP	NP	NP	NP	NP	P	P	P
MONUMENT	NP	NP	P	NP	NP	NP	NP	NP	P	P
POLE	NP	NP	P	NP	NP	NP	NP	NP	NP	P

PARKING LOCATION	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
FIRST LAYER	NP	P	P	NP	NP	NP	NP	NP	P	P
SECOND LAYER	NP	P	P	P	P	P	P	NP	P	P
THIRD LAYER	NP	P	P	P	P	P	P	P	P	P
ON-STREET	P	NP	NP	NP	P	P	P	P	P	P
RV STORAGE (IN THIRD LAYER)	NP	P	NP	P	P	P	P	NP	NP	NP

P = PERMITTED **NP** = NOT PERMITTED **N/A** = NOT APPLICABLE **TBD** = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS

4.3.1 PLACE TYPE ZONING DISTRICT DETAILS.

4.3.1.1 P1- NATURE

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	N/A
BUILD-TO-LINE (RANGE)	N/A
FACADE BUILDOUT (MINIMUM)	N/A
STORIES (MAXIMUM)	N/A

BUILDING TYPES

DETACHED DWELLING	☐
ATTACHED DWELLING	☐
COTTAGE COURT	☐
DUPLEX	☐
TRIPLEX	☐
QUADRAPLEX	☐
SMALL APARTMENT	☐
LARGE APARTMENT	☐
MANUFACTURED HOME/PARK	☐
ACCESSORY DWELLING UNIT	☐
RECREATIONAL VEHICLE PARK	☐
RESIDENTIAL ACCESSORY	☐
SMALL COMMERCIAL	☐
LIVE/WORK	☐
MIXED-USE COMMERCIAL	☐
LARGE COMMERCIAL	☐
HIGHWAY COMMERCIAL	☐
INDUSTRIAL	☐
CARTS, KIOSKS, FOOD TRAILERS	☒
TEMPORARY COMMERCIAL	☒
CIVIC BUILDINGS	☒
COMMERCIAL ACCESSORY	☐

PRIVATE FRONTAGE TYPES

COMMON YARD	☐
PORCH WITH OPTIONAL FENCE	☐
STOOP	☐
GALLERY	☐
ARCADE	☐
SHOPFRONT	☐
FORECOURT	☐
TERRACE	☐

BUILDING DISPOSITION

EDGEYARD	☐
SIDEYARD	☐
COURTYARD	☐
REARYARD	☐

PERMITTED ☒

NOT PERMITTED ☐

BLOCKS

BLOCK LENGTH (MAXIMUM) N/A

BLOCK PERIMETER MAXIMUM N/A

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH N/A

LANDSCAPE ZONE N/A

VEHICULAR PARKING ZONE WIDTH 0' / 10'

VEHICULAR TRAVEL ZONE WIDTH 20'-24'

STREET TYPES

RURAL STREET	☒
RESIDENTIAL ALLEY	☐
COMMERCIAL ALLEY	☐
YIELD STREET	☒
NEIGHBORHOOD STREET	☒
NEIGHBORHOOD AVENUE	☐
SIDE STREET	☐
2 LANE COMMUNITY BOULEVARD	☐
4 LANE COMMUNITY BOULEVARD	☐
PATH	☒
TRAIL	☒

PARKING LOCATION

FIRST LAYER	☐
SECOND LAYER	☐
THIRD LAYER	☐
ON-STREET	☒
RV STORAGE	☐

4.3.1.2 P2-RURAL

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	2 ACRE MINIMUM
LOT COVERAGE (MAXIMUM)	40%
BUILD-TO-LINE (RANGE)	10'- 150'
FACADE BUILDOUT (MINIMUM)	N/A
STORIES (MAXIMUM)	3 STORIES

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	○
COTTAGE COURT	●
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	●
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	●
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

BLOCKS

BLOCK LENGTH (MAXIMUM)	720'
BLOCK PERIMETER (MAXIMUM)	2,880'
PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	5'
LANDSCAPE ZONE	NOT PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	20'-24'

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	●
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	○
SIDE STREET	○
2 LANE COMMUNITY BOULEVARD	○
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	●
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	○
RV STORAGE	●

4.3.1.3 P2C RURAL COMMERCIAL

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	1 ACRE MINIMUM
LOT COVERAGE (MAXIMUM)	40%
BUILD-TO-LINE (RANGE)	10'-150'
FACADE BUILDOUT (MINIMUM)	N/A
STORIES (MAXIMUM)	3 STORIES

BUILDING TYPES

DETACHED DWELLING	☐
ATTACHED DWELLING	☐
COTTAGE COURT	☐
DUPLEX	☐
TRIPLEX	☐
QUADRAPLEX	☐
SMALL APARTMENT	☐
LARGE APARTMENT	☐
MANUFACTURED HOME/PARK	☐
ACCESSORY DWELLING UNIT	☐
RECREATIONAL VEHICLE PARK	☐
RESIDENTIAL ACCESSORY	☐
SMALL COMMERCIAL	☒
LIVE/WORK	☐
MIXED-USE COMMERCIAL	☐
LARGE COMMERCIAL	☐
HIGHWAY COMMERCIAL	☒
INDUSTRIAL	☐
CARTS, KIOSKS, FOOD TRAILERS	☒
TEMPORARY COMMERCIAL	☒
COMMERCIAL ACCESSORY	☒
CIVIC BUILDINGS	☒

PRIVATE FRONTAGE TYPES

COMMON YARD	☐
PORCH WITH OPTIONAL FENCE	☒
STOOP	☐
GALLERY	☒
ARCADE	☒
SHOPFRONT	☒
FORECOURT	☐
TERRACE	☐

BUILDING DISPOSITION

EDGEYARD	☒
SIDEYARD	☐
COURTYARD	☐
REARYARD	☐

PERMITTED	☒
NOT PERMITTED	☐

BLOCKS

BLOCK LENGTH (MAXIMUM)	720'
BLOCK PERIMETER (MAXIMUM)	2,880'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'
LANDSCAPE ZONE	NOT PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	16'-24'

STREET TYPES

RURAL STREET	☒
RESIDENTIAL ALLEY	☒
COMMERCIAL ALLEY	☐
YIELD STREET	☒
NEIGHBORHOOD STREET	☒
NEIGHBORHOOD AVENUE	☐
SIDE STREET	☐
2 LANE COMMUNITY BOULEVARD	☐
4 LANE COMMUNITY BOULEVARD	☐
PATH	☒
TRAIL	☒

PARKING LOCATION

FIRST LAYER	☒
SECOND LAYER	☒
THIRD LAYER	☒
ON-STREET	☐
RV STORAGE	☐

4.3.1.4 P2.5 LARGE LOT

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	1 ACRE MINIMUM
LOT COVERAGE (MAXIMUM)	40%
BUILD-TO-LINE (RANGE)	10'-150'
FACADE BUILDOUT (MINIMUM)	40%
STORIES (MAXIMUM)	3 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	720'
BLOCK PERIMETER (MAXIMUM)	2,880'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'-15'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'
VEHICULAR TRAVEL ZONE WIDTH	16'-24'

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	○
COTTAGE COURT	●
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	●
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	○
2 LANE COMMUNITY BOULEVARD	○
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	○
RV STORAGE	●

4.3.1.5 P3 - NEIGHBORHOOD

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	60%
BUILD-TO-LINE (RANGE)	5'-20'
FACADE BUILDOUT (MINIMUM)	50%
STORIES (MAXIMUM)	3 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'-15'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'
VEHICULAR TRAVEL ZONE WIDTH	16'-24'

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	●
COTTAGE COURT	●
DUPLEX	●
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE	●

4.3.1.6 P3M - MANUFACTURED HOUSING

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	60%
BUILD-TO-LINE (RANGE)	5'-20'
FACADE BUILDOUT (MINIMUM)	50%
STORIES (MAXIMUM)	2 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'-15'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'
VEHICULAR TRAVEL ZONE WIDTH	16'-24'

BUILDING TYPES

DETACHED DWELLING	☐
ATTACHED DWELLING	☐
COTTAGE COURT	☐
DUPLEX	☐
TRIPLEX	☐
QUADRAPLEX	☐
SMALL APARTMENT	☐
LARGE APARTMENT	☐
MANUFACTURED HOME/PARK	☒
ACCESSORY DWELLING UNIT	☒
RECREATIONAL VEHICLE PARK	☐
RESIDENTIAL ACCESSORY	☒
SMALL COMMERCIAL	☐
LIVE/WORK	☐
MIXED-USE COMMERCIAL	☐
LARGE COMMERCIAL	☐
HIGHWAY COMMERCIAL	☐
INDUSTRIAL	☐
CARTS, KIOSKS, FOOD TRAILERS	☐
TEMPORARY COMMERCIAL	☐
COMMERCIAL ACCESSORY	☐
CIVIC BUILDINGS	☒

PRIVATE FRONTAGE TYPES

COMMON YARD	☒
PORCH WITH OPTIONAL FENCE	☒
STOOP	☐
GALLERY	☐
ARCADE	☐
SHOPFRONT	☐
FORE COURT	☐
TERRACE	☐

BUILDING DISPOSITION

EDGEYARD	☒
SIDEYARD	☒
COURTYARD	☐
REARYARD	☐

PERMITTED ☒NOT PERMITTED ☐**STREET TYPES**

RURAL STREET	☐
RESIDENTIAL ALLEY	☒
COMMERCIAL ALLEY	☐
YIELD STREET	☒
NEIGHBORHOOD STREET	☒
NEIGHBORHOOD AVENUE	☒
SIDE STREET	☒
2 LANE COMMUNITY BOULEVARD	☒
4 LANE COMMUNITY BOULEVARD	☐
PATH	☒
TRAIL	☒

PARKING LOCATION

FIRST LAYER	☐
SECOND LAYER	☒
THIRD LAYER	☒
ON-STREET	☒
RV STORAGE	☒

4.3.1.7 P4 - MIX

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	90%
BUILD-TO-LINE (RANGE)	5'-15'
FACADE BUILDOUT (MINIMUM)	60%
STORIES (MAXIMUM)	3 STORIES

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	●
COTTAGE COURT	●
DUPLEX	●
TRIPLEX	●
QUADRAPLEX	●
SMALL APARTMENT	●
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	●
LIVE/WORK	●
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUILDINGS	●

BLOCKS

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'-18'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	16' - 40'

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	●

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	○
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE (THIRD LAYER)	●

4.3.1.8 P5 - URBAN CENTER

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	100%
BUILD-TO-LINE (RANGE)	0'- 15'
FACADE BUILDOUT (MINIMUM)	80%
STORIES (MAXIMUM)	5 STORIES

BUILDING TYPES

DETACHED DWELLING	☐
ATTACHED DWELLING	☐
COTTAGE COURT	☐
DUPLEX	☐
TRIPLEX	☐
QUADRAPLEX	☐
SMALL APARTMENT	☒
LARGE APARTMENT	☒
MANUFACTURED HOME/PARK	☐
ACCESSORY DWELLING UNIT	☐
RECREATIONAL VEHICLE PARK	☐
RESIDENTIAL ACCESSORY	☐
SMALL COMMERCIAL	☒
LIVE/WORK	☒
MIXED-USE COMMERCIAL	☒
LARGE COMMERCIAL	☒
HIGHWAY COMMERCIAL	☐
INDUSTRIAL	☐
CARTS, KIOSKS, FOOD TRAILERS	☒
TEMPORARY COMMERCIAL	☒
COMMERCIAL ACCESSORY	☒
CIVIC BUILDINGS	☒

PRIVATE FRONTAGE TYPES

COMMON YARD	☐
PORCH WITH OPTIONAL FENCE	☐
STOOP	☒
GALLERY	☒
ARCADE	☒
SHOPFRONT	☒
FORECOURT	☒
TERRACE	☒

BUILDING DISPOSITION

EDGEYARD	☐
SIDEYARD	☒
COURTYARD	☒
REARYARD	☒

PERMITTED ☒NOT PERMITTED ☐

BLOCKS

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'
PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	12'-18'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'-12' ANGLED - 17'-22'
VEHICULAR TRAVEL ZONE WIDTH	16' - 40'

STREET TYPES

RURAL STREET	☐
RESIDENTIAL ALLEY	☐
COMMERCIAL ALLEY	☒
YIELD STREET	☐
NEIGHBORHOOD STREET	☒
NEIGHBORHOOD AVENUE	☒
SIDE STREET	☒
2 LANE COMMUNITY BOULEVARD	☒
4 LANE COMMUNITY BOULEVARD	☒
PATH	☒
TRAIL	☒

PARKING LOCATION

FIRST LAYER	☐
SECOND LAYER	☐
THIRD LAYER	☒
ON-STREET	☒
RV STORAGE (THIRD LAYER)	☐

4.3.1.9 EC - EMPLOYMENT CENTER

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	TBD
BUILD-TO-LINE (RANGE)	TBD
FACADE BUILDOUT (MINIMUM)	TBD
STORIES (MAXIMUM)	TBD

BUILDING TYPES

DETACHED DWELLING	☐
ATTACHED DWELLING	☐
COTTAGE COURT	☐
DUPLEX	☐
TRIPLEX	☐
QUADRAPLEX	☐
SMALL APARTMENT	☐
LARGE APARTMENT	☐
MANUFACTURED HOME/PARK	☐
ACCESSORY DWELLING UNIT	☐
RECREATIONAL VEHICLE PARK	☐
RESIDENTIAL ACCESSORY	☐
SMALL COMMERCIAL	☒
LIVE/WORK	☒
MIXED-USE COMMERCIAL	☒
LARGE COMMERCIAL	☒
HIGHWAY COMMERCIAL	☒
INDUSTRIAL	☒
CARTS, KIOSKS, FOOD TRAILERS	☒
TEMPORARY COMMERCIAL	☒
COMMERCIAL ACCESSORY	☒
CIVIC BUILDINGS	☒

PRIVATE FRONTAGE TYPES

COMMON YARD	☒
PORCH WITH OPTIONAL FENCE	☒
STOOP	☒
GALLERY	☒
ARCADE	☒
SHOPFRONT	☒
FORECOURT	☒
TERRACE	☒

BUILDING DISPOSITION

EDGEYARD	☒
SIDEYARD	☒
COURTYARD	☒
REARYARD	☒

PERMITTED ☒NOT PERMITTED ☐TBD = TO BE DECIDED BY
DURING DEVELOPMENT
PROCESS

BLOCKS

BLOCK LENGTH (MAXIMUM)	720'
BLOCK PERIMETER (MAXIMUM)	2,880'

*PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	8'-24'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'-12' ANGLED - 17'-22'
VEHICULAR TRAVEL ZONE WIDTH	16'-40'

STREET TYPES

RURAL STREET	☐
RESIDENTIAL ALLEY	☐
COMMERCIAL ALLEY	☒
YIELD STREET	☐
NEIGHBORHOOD STREET	☒
NEIGHBORHOOD AVENUE	☒
SIDE STREET	☒
2 LANE COMMUNITY BOULEVARD	☒
4 LANE COMMUNITY BOULEVARD	☒
PATH	☒
TRAIL	☒

PARKING LOCATION

FIRST LAYER	☒
SECOND LAYER	☒
THIRD LAYER	☒
ON-STREET	☒
RV STORAGE	☐

*Already developed properties with Place Type EC zoning shall follow the development standards of Place Type 5 until an Employment Center Plan has been adopted for the property.

4.3.1.10 CS - CIVIC SPACE

LOTS

WIDTH	TBD
AREA	TBD
LOT COVERAGE (MAXIMUM)	TBD
BUILD-TO-LINE (RANGE)	TBD
FACADE BUILDOUT (MINIMUM)	TBD
STORIES (MAXIMUM)	TBD

BUILDING TYPES

DETACHED DWELLING	☐
ATTACHED DWELLING	☐
COTTAGE COURT	☐
DUPLEX	☐
TRIPLEX	☐
QUADRAPLEX	☐
SMALL APARTMENT	☐
LARGE APARTMENT	☐
MANUFACTURED HOME/PARK	☐
ACCESSORY DWELLING UNIT	☐
RECREATIONAL VEHICLE PARK	☐
RESIDENTIAL ACCESSORY	☐
SMALL COMMERCIAL	☐
LIVE/WORK	☐
MIXED-USE COMMERCIAL	☐
LARGE COMMERCIAL	☐
HIGHWAY COMMERCIAL	☐
INDUSTRIAL	☐
CARTS, KIOSKS, FOOD TRAILERS	☒
TEMPORARY COMMERCIAL	☒
COMMERCIAL ACCESSORY	☐
CIVIC BUILDINGS	☒

PRIVATE FRONTAGE TYPES

COMMON YARD	☐
PORCH WITH OPTIONAL FENCE	☐
STOOP	☐
GALLERY	☐
ARCADE	☐
SHOPFRONT	☐
FORECOURT	☐
TERRACE	☐

BUILDING DISPOSITION

EDGEYARD	☐
SIDEYARD	☐
COURTYARD	☐
REARYARD	☐

PERMITTED	☒
NOT PERMITTED	☐

STREETS

BLOCK PERIMETER (MAXIMUM)	TBD
BLOCK LENGTH (MAXIMUM)	TBD

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE	TBD
LANDSCAPE ZONE	TBD
VEHICULAR PARKING ZONE	TBD
VEHICULAR TRAVEL ZONE	TBD

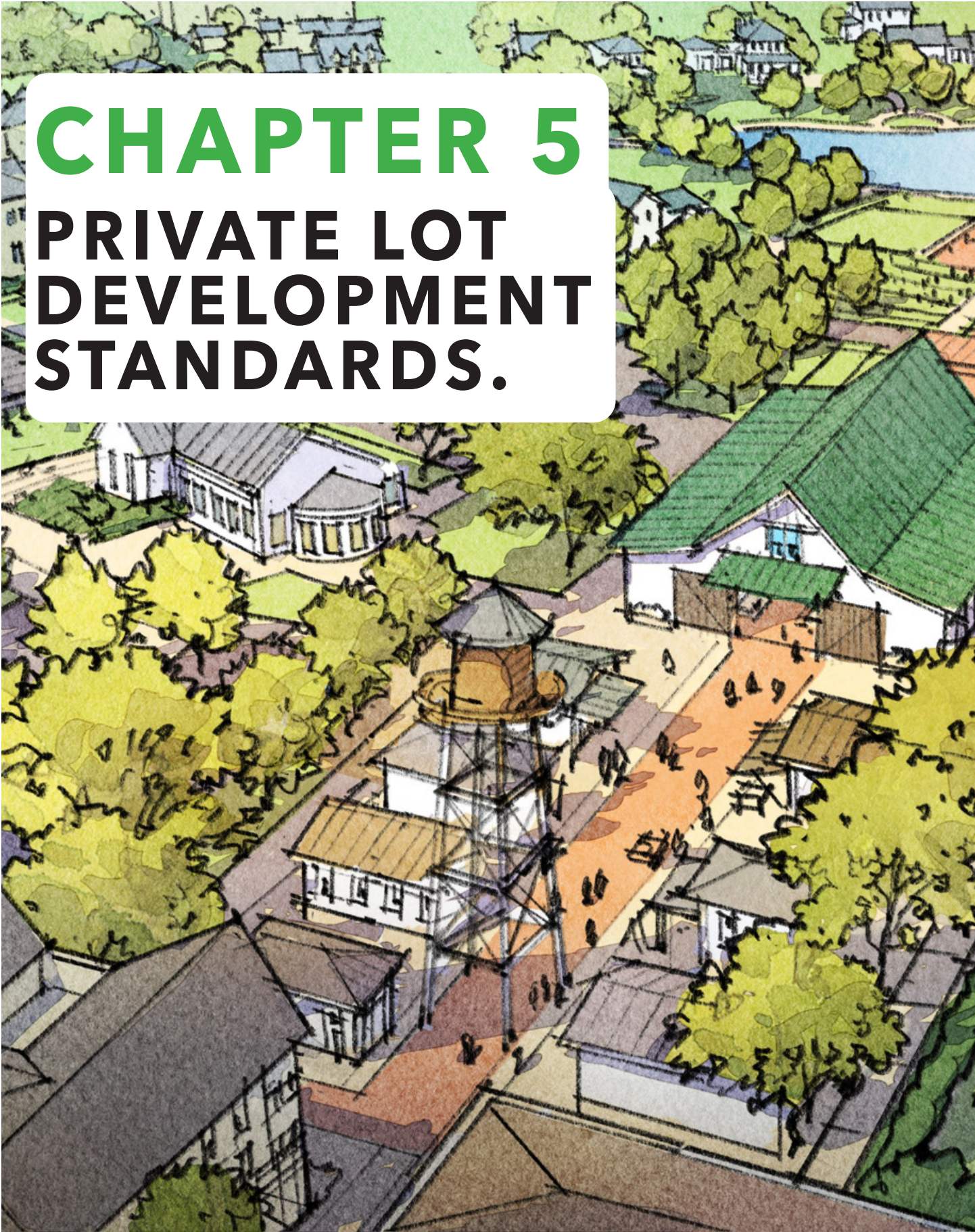
STREET TYPES

RURAL STREET	☒
RESIDENTIAL ALLEY	☒
COMMERCIAL ALLEY	☒
YIELD STREET	☒
NEIGHBORHOOD STREET	☒
NEIGHBORHOOD AVENUE	☒
SIDE STREET	☒
2 LANE COMMUNITY BOULEVARD	☒
4 LANE COMMUNITY BOULEVARD	☒
PATH	☒

PARKING LOCATION

FIRST LAYER	TBD
SECOND LAYER	TBD
THIRD LAYER	TBD
ON-STREET	TBD
RV STORAGE	TBD

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An aerial, hand-drawn style illustration of a town. In the center, a tall wooden water tower with a brown tank stands on a metal lattice. Surrounding it are various houses with different roof colors (green, brown, grey) and styles. There are many green trees scattered throughout the landscape. In the background, a blue river or lake is visible. The overall style is colorful and sketchy.

CHAPTER 5

PRIVATE LOT DEVELOPMENT STANDARDS.

5.1 LOT STRUCTURE.

5.1.1 GENERAL.

Lots and buildings located within the City of Taylor shall be subject to the requirements of this Chapter. Regulatory terminology related to lots used in this section is diagrammed for illustrative purposes only. Building types diagrammed are provided for illustrative purposes only.

5.1.2 ELEMENTS OF A LOT.

The diagram below represents a general lot within the City of Taylor. The lot elements are described in Table 5.1.2(B): Lot Structure Diagram Descriptions.

FIGURE 5.1.2(A): ELEMENTS OF A LOT.

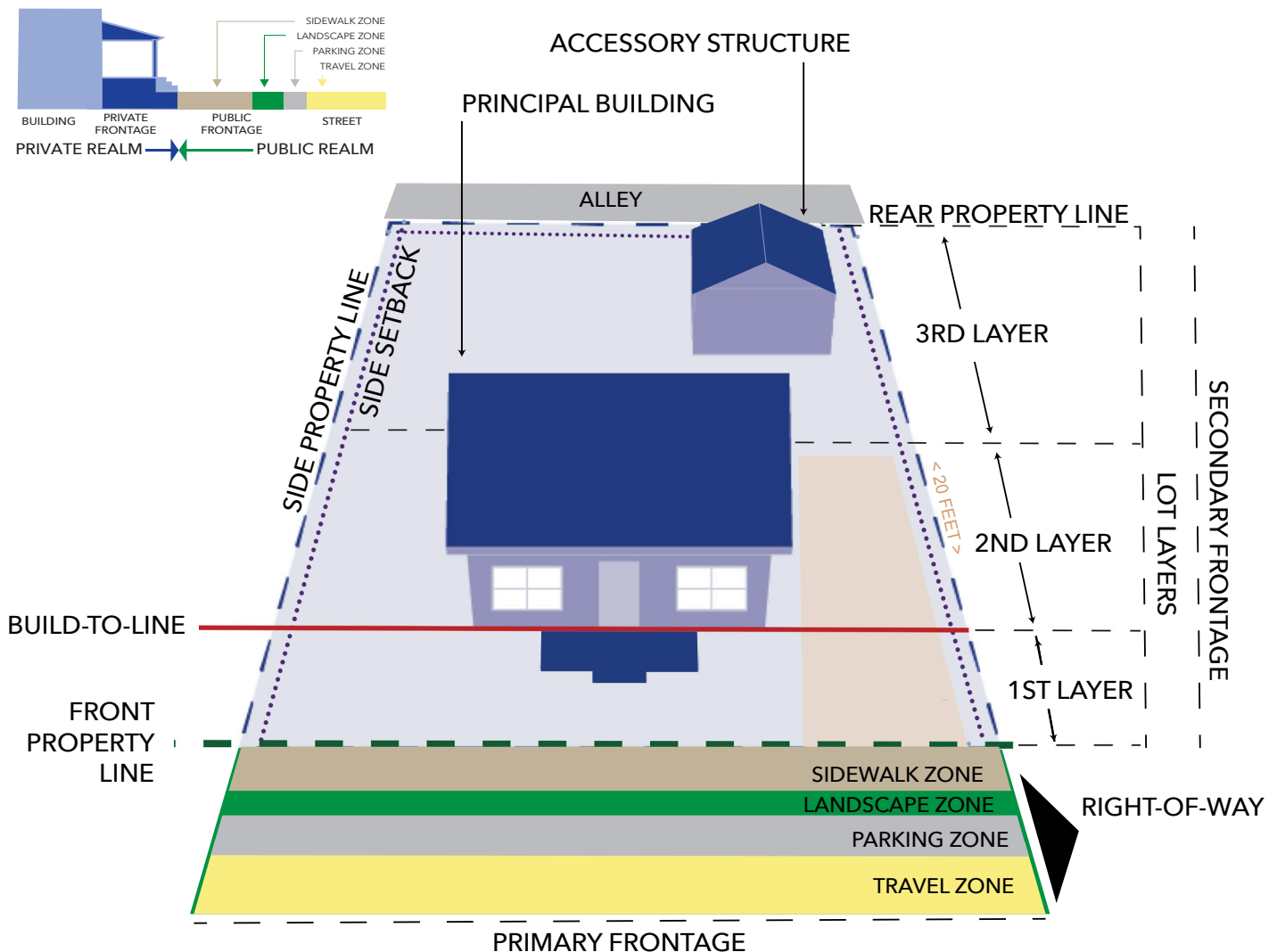


TABLE 5.1.2(B): LOT STRUCTURE DIAGRAM DESCRIPTIONS.**BUILDINGS**

PRINCIPAL BUILDING	The main building on a lot.
ACCESSORY STRUCTURES	A secondary building located toward the rear of the same lot as a principal building may include a dwelling unit called an Accessory Dwelling Unit (ADU).

LOT LAYERS

Lots shall be divided into regulatory layers as illustrated in the Lot Structure Diagram and frontage lines below. Standards for the second and third layers pertain only to the primary frontage. Standards for the first layer pertain to both frontages.

FIRST LAYER	The first layer is the area of a lot from the front property line to the facade of the principal building. It is the private frontage of a lot.
SECOND LAYER	The second layer is the area of the lot set behind the first layer to a depth of 20 feet in all Place Types.
THIRD LAYER	The third layer is the area of a lot set behind the second layer and extending to the rear lot line.

LOT

BUILD-TO-LINE	The build-to-line is the location where the principal front facade will be located. The location of the build-to-line, is established per Place Type, and for new neighborhoods, on the Neighborhood Plan.
REAR PROPERTY LINE	Where the property line meets alley R.O.W. or an adjoining side/rear property line. All buildings and structures must be located at or behind the side or rear property line in compliance with the building separation requirements of the adopted building code.
LOT WIDTH	The length of the principal frontage line of a lot. Lot width is measured between the side lot lines at the build-to-line.
FRONT PROPERTY LINE	Where private property align with publicly controlled right-of-way. Lots may have multiple frontages. On lots with multiple frontages, such as corner lots, one property line is designated as the primary frontage.
SIDE SETBACK	The separation between any building on the lot and the side property boundary.

DEVELOPMENT REALMS

PRIVATE REALM	Privately owned areas in large part developed with buildings and associated improvements. It is more limited in its accessibility to the public.
PUBLIC REALM	The streets, parks, squares, green spaces, and other interconnected outdoor places that require no key to access them and are available without charge for everyone to use.

FRONTAGE TYPES

PUBLIC FRONTAGE	This area consists primarily of the right-of-way between the street and the front property line where the sidewalk, public landscaping, public lighting, and the furniture zone are on a lot. It also includes other publicly accessible civic spaces such as parks, squares, plazas, courtyards, and alleys. It plays a critical role in an area's character and function.
PRIVATE FRONTAGE	This area consists of the portion of the private lot within the first layer. These areas are in large part developed with buildings and associated improvements, and is more limited in its accessibility to the public.

PUBLIC FRONTAGE ZONE

SIDEWALK ZONE	The sidewalk zone includes a sidewalk that is usually clear of all obstructions. The purpose is to allow for pedestrian movement in parallel with the street.
LANDSCAPE ZONE	The landscape zone refers to all areas where plants and trees are used in the public realm including tree wells, garden beds and planter pots serving a variety of purposes including buffering, water quality, aesthetic enhancement, shade and habitat.
PARKING ZONE	On-street parking should be accommodated on most public streets. On-street parking provides the opportunity for easy access and connectivity to the street-scape and the adjacent land uses.
TRAVEL ZONE	The travel zone is the space within the right-of-way where multiple types of vehicles travel.
RIGHT-OF-WAY	The land within which the travel zone, parking zone, landscape zone, sidewalk zone and, in most cases, city utilities are located. The right-of-way is accessible to the public.

5.2 BUILDING TYPES.

5.2.1 INTENT.

- 5.2.1.1 Focusing on appropriate building types within Place Types instead of focusing on the uses within the buildings, ensures the City develops properties that reflect the walkable character within Taylor's core and protect the surrounding open space and agricultural lands. A mix of residential and commercial building types provides options for development that support a variety of people with different lifestyles, income levels, and age groups.
- 5.2.1.2 The Envision Taylor Comprehensive Plan calls for a variety of residential building types that support all types of households, including missing middle housing. Missing middle housing refers to a range of house-scale buildings with multiple units, compatible in scale and form with detached homes, located in a walkable neighborhood.
- 5.2.1.3 Building types diagrammed are provided for illustrative purposes only (see 5.2.3 Residential Building Type Descriptions and 5.2.4 Commercial Building Type Descriptions).

TABLE 5.2(A): BUILDING TYPES PERMITTED BY PLACE TYPE ZONING DISTRICTS.

BUILDING TYPES	PLACE TYPES									
RESIDENTIAL	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
DETACHED DWELLING	NP	P	NP	P	P	NP	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	P	NP	P	P	P	P	NP	NP	TBD
DUPLEX	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENTS	NP	NP	NP	NP	NP	NP	P	P	NP	TBD
LARGE APARTMENTS	NP	NP	NP	NP	NP	NP	NP	P	NP	TBD
MANUFACTURED HOME	NP	P	NP	P	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	P	NP	P	P	P	P	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	P	NP	NP	NP	NP	NP	NP	NP	TBD
RESIDENTIAL ACCESSORY	NP	P	NP	P	P	P	P	NP	NP	TBD
COMMERCIAL	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
SMALL COMMERCIAL	NP	NP	P	NP	NP	NP	P	P	P	P
LARGE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
LIVE/WORK	NP	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
HIGHWAY COMMERCIAL	NP	NP	P	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	P	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	P	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	P	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC	P	P	P	P	P	P	P	P	P	P
P = PERMITTED NP = NOT PERMITTED TBD="TO BE DECIDED" DURING DEVELOPMENT PROCESS										

5.2.2 BUILDING FUNCTION BY BUILDING TYPES.

Building Types are intended to establish the anticipated intensity within each Place Type. This section establishes allowable uses within the Building Types by Place Type. Section 5.9.3 Neighborhood Compatibility will apply to all uses and buildings in the City.

5.2.2.1 RESIDENTIAL BUILDING TYPES.

Within residential buildings the following uses are permitted with the stated limitations.

- (1) P2, P2.5, P3, P3M.
 - (a) Dwelling
 - (b) Home Occupation
 - (c) Lodging with a full time, on-site operator. Special Use Permit without a full time, on-site operator
 - (d) Accessory Commercial Use with Special Use Permit
- (2) P4, P5
 - (a) Dwelling
 - (b) Home Occupation
 - (c) Lodging
 - (d) Accessory Commercial Use
- (3) EC- as determined in Employment Center Plan

5.2.2.2 COMMERCIAL BUILDING TYPES.

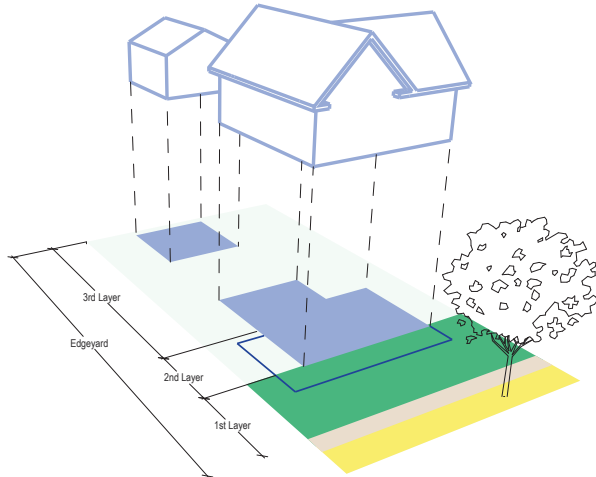
Uses within commercial buildings are governed by the adopted building and health and safety codes and must comply with the Performance Standards of this chapter.

Within commercial buildings the following uses are permitted with the stated limitations.

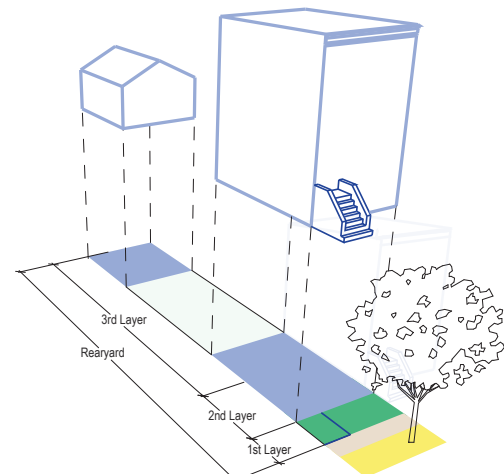
- (1) P1
 - (a) Temporary retail with Special Use Permit
- (2) P2C
 - (a) Retail including drive-through services, vehicle services and outdoor activities
 - (b) Office
 - (c) Commercial including outdoor storage

- (3) P4
 - (a) Retail excluding drive-through services and vehicle services. Outdoor retail activities with Special Use Permit
 - (b) Office
- (4) P5
 - (a) Retail excluding vehicle services. Drive-through services in the third layer with Special Use Permit
 - (b) Office
 - (c) Commercial, outdoor storage in the third layer with Special Use Permit
- (5) CS
 - (a) Temporary retail
 - (b) Retail with Special Use Permit
- (6) EC - as determined in Employment Center Plan including:
 - (a) Retail including drive-through services, vehicle services and outdoor activities
 - (b) Office
 - (c) Commercial including outdoor storage
 - (d) Industrial

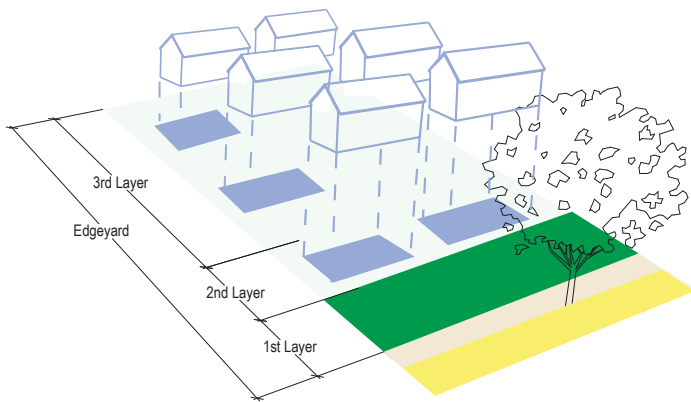
5.2.3: RESIDENTIAL BUILDING TYPES

**DETACHED DWELLING**

An individual dwelling unit on its own lot. The detached dwelling is the most prevalent dwelling type in Taylor. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has a front door facing the street or path from which it takes primary access. A HUD code manufactured house is a detached dwelling that is only permitted in certain Place Types.

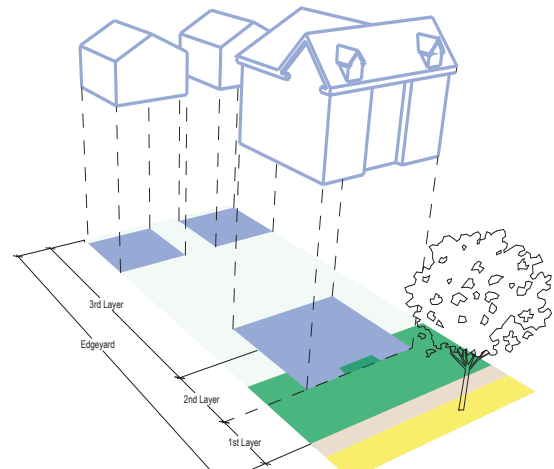
**ATTACHED DWELLINGS**

An individual dwelling unit on its own lot that shares a common wall with a unit on one or more adjacent lots. This building type is often referred to as a townhouse. This building type is typically disposed on the lot with a side yard or rear yard. This building type should be set close to or at the front property line to encourage interaction with pedestrians. This building type has a front door facing the street or path from which it takes primary access.



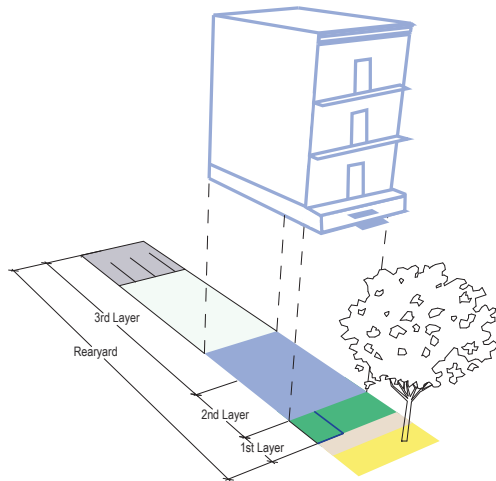
COTTAGE COURT

A group of individual, small dwelling units on a single lot or on individual lots that share a central courtyard. The cottages adjacent to the street have front doors facing the street and the cottages whose primary access is from the courtyard have front doors facing the courtyard. For the purposes of platting, cottage lots may have legal frontage onto a courtyard with a public access easement from the street.



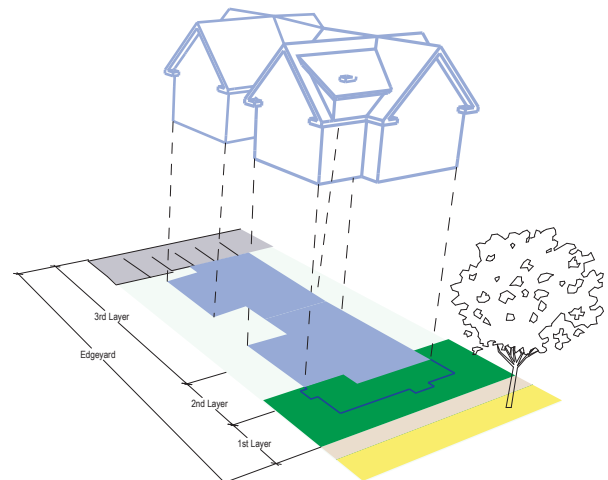
DUPLEX

Two dwelling units on a single lot. The dwelling units are typically in a single building arranged side by side or stacked, or they may be in separate buildings by warrant. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has at least one front door facing the street or path from which it takes primary access.



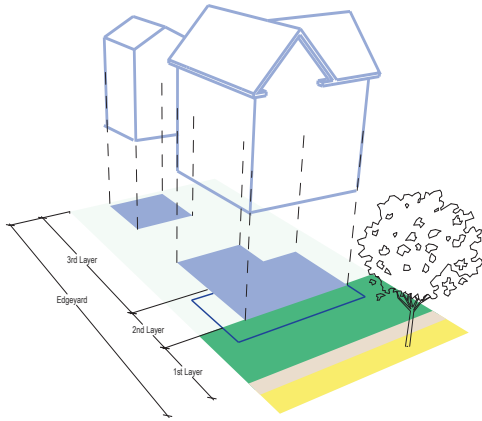
TRIPLEX

Three dwelling units on a single lot. The dwelling units are typically in a single building arranged side by side or stacked, or they may be in separate buildings by warrant. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has at least one front door facing the street or path from which it takes primary access.



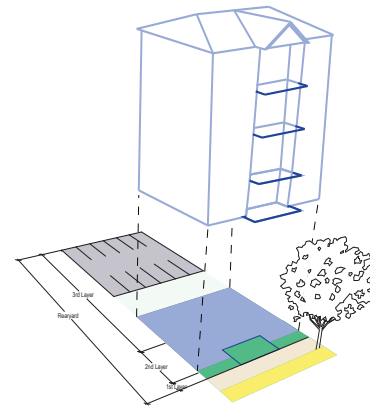
QUADRAPLEX

Four dwelling units on a single lot. The dwelling units are typically in a single building and share a central entry but may have individual entries. The dwelling units may be in separate buildings by warrant. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has at least one front door facing the street or path from which it takes primary access.



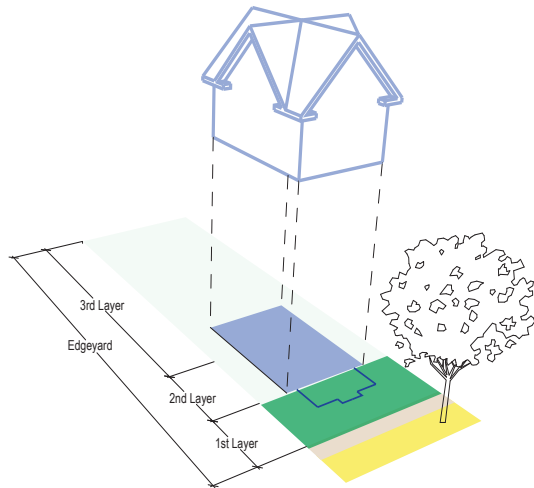
SMALL APARTMENTS

A detached building on a single lot that includes multiple dwelling units. The building typically has a shared entrance facing the street. This building type may be disposed on the lot with edge yards, side yard, courtyard, or rear yard. This building type should be set close to the front property line to encourage interaction with pedestrians. This building type is ideally situated on corner lots to allow access from the primary and secondary streets and to provide more on-street parking for the building occupants and visitors. This building type appears like a large, detached dwelling and seamlessly fits within the neighborhood.



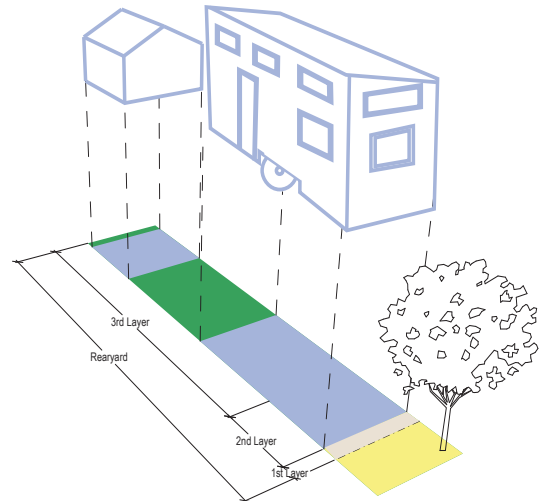
LARGE APARTMENTS

A block-scale building that includes multiple dwelling units. This building type is disposed on the lot(s) with a rear yard or courtyard. This building type should be set at or near the front property line and provide a continuous building frontage along the street. Ground floor dwelling units may have individual entries from the sidewalk or a shared entry. Active ground floor uses such as live/work units, fitness centers, retail, leasing offices, etc. are encouraged.



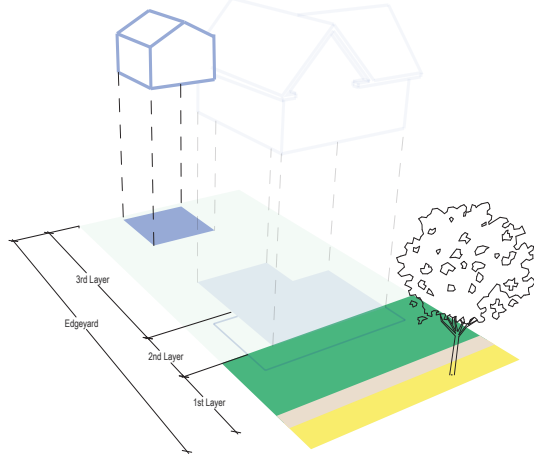
MANUFACTURED HOME PARK

A neighborhood of HUD code manufactured homes intended for long-term residency. Manufactured home parks shall follow the requirements in this LDC and Chapter 16, Article III of the City of Taylor Code of Ordinances. Manufactured Home Parks are permitted in P2 and P3M. Individual Manufactured Homes are permitted as a principal dwelling unit building in P2, P2.5 and P3M and as an accessory dwelling unit in P2, P2.5, P3, and P3M.



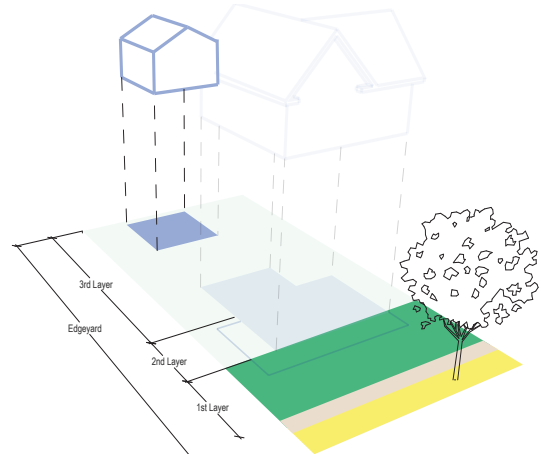
RECREATIONAL VEHICLE PARK

A neighborhood of recreational vehicles intended for short-term residency. Recreational vehicle parks shall follow the requirements of this LDC and Chapter 16, Article III of the City of Taylor Code of Ordinances.



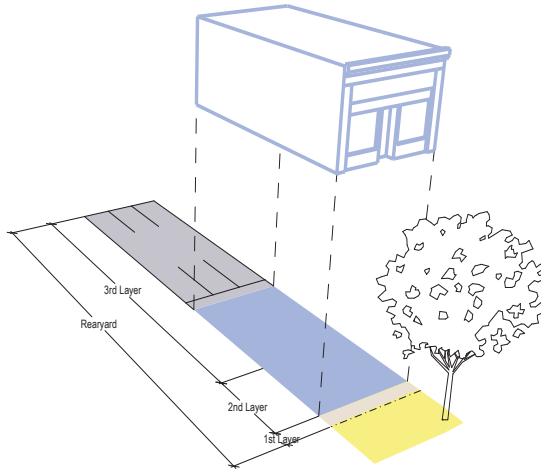
ACCESSORY DWELLING UNIT

A secondary dwelling unit on the same lot as a principal dwelling unit building. ADUs may be individual detached structures, apartments within or above a garage or integrated into the primary dwelling unit with a separate entrance. ADUs are smaller than and subordinate to the principal building and are typically located in the third layer of the lot. ADUs may be allowed by warrant to be constructed and occupied prior to the principal dwelling unit building.

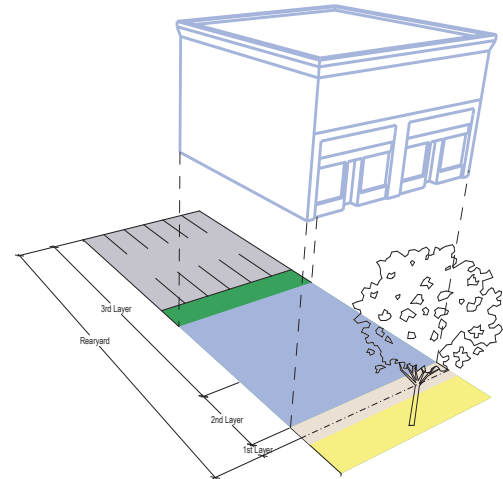


RESIDENTIAL ACCESSORY BUILDING

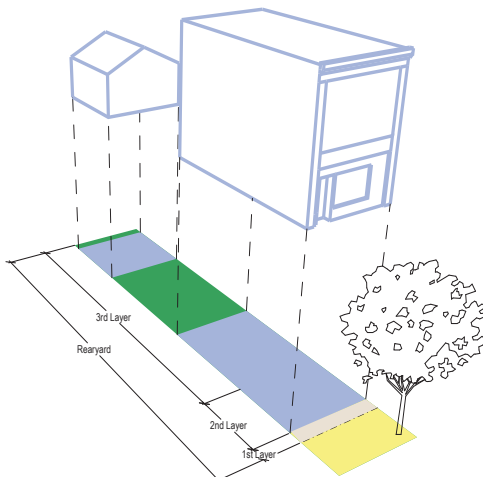
A detached structure located on the same lot as a principal dwelling unit building and not used as a dwelling. An accessory building may be used as a detached garage, a storage building, a workshop, a pool house, or other accessory use to the principal dwelling unit building. Residential accessory buildings are smaller than and subordinate to the principal building and are typically located in the third layer of the lot.

5.2.4: COMMERCIAL BUILDING TYPES**SMALL COMMERCIAL**

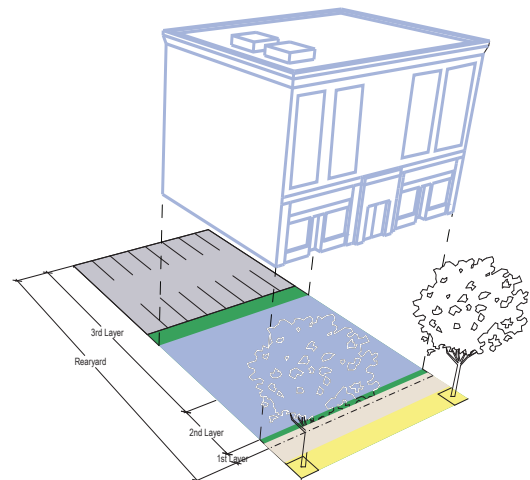
An individual commercial building on its own lot. Small commercial buildings are the primary building type for small to medium sized businesses in Taylor. They are typically sized to fit on a single commercial lot within a typical City block. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.

**LARGE COMMERCIAL**

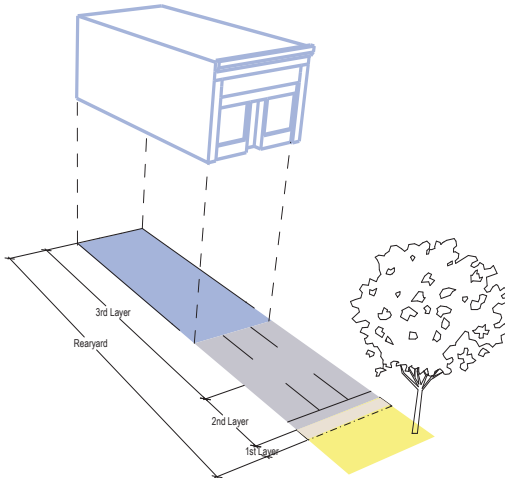
An individual building that may occupy multiple lots or a significant portion of a block. Large commercial buildings are typically occupied by a single tenant and may be one or more stories in height. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.

**LIVE/WORK**

An individual building on its own lot that includes a commercial use(s) on the ground floor and a dwelling unit(s) on the upper floor(s). They are typically sized to fit on a single commercial lot within a typical City block. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.

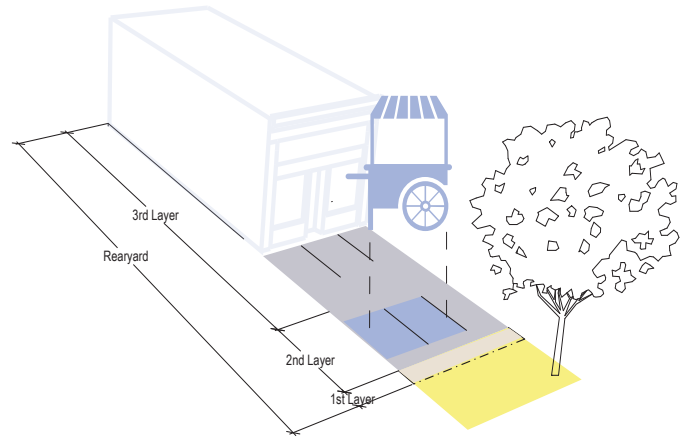
**MIXED-USE**

An individual building that may occupy multiple lots or a significant portion of a block. Mixed use buildings are occupied by multiple tenants are typically multi-story and often include dwelling units on upper stories. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.



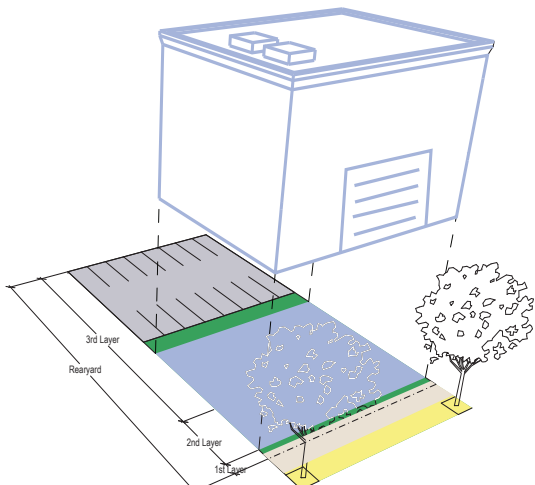
HIGHWAY COMMERCIAL

An individual building on its own lot along a highway or regional road. The building may be occupied by one or more businesses. The building is typically disposed on the lot with edge yards and often includes surface parking lots, outdoor storage or display, drive-through services and other auto-oriented features.



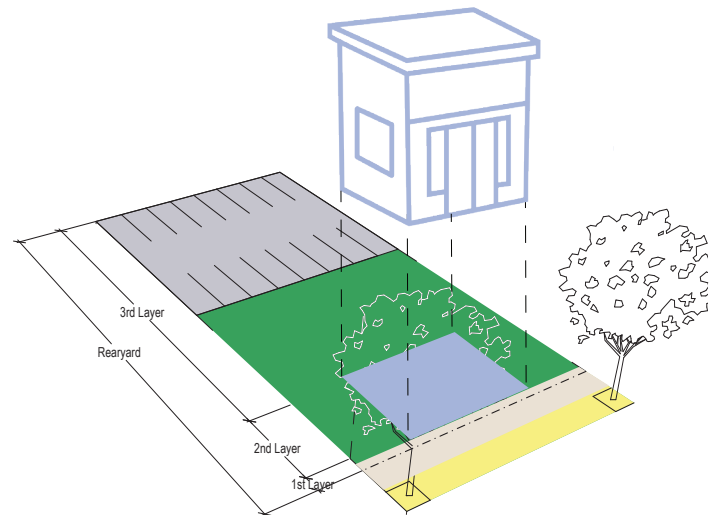
CART, KIOSKS, FOOD TRAILERS

Freestanding, mobile structures that occupy a lot on a temporary basis. Typically, these structures are associated with an existing principal building on a lot. They may also occupy civic space or public right-of-way through a separately granted permit or license agreement.



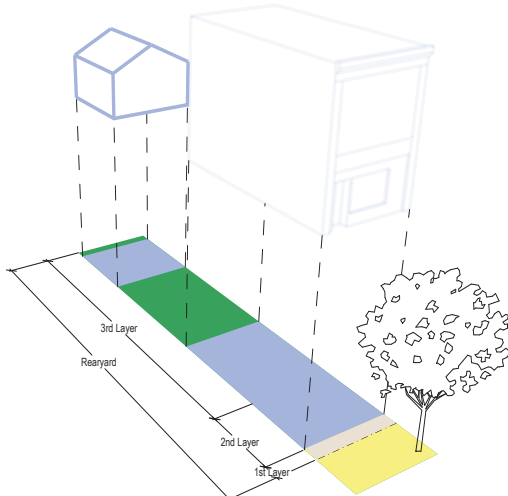
INDUSTRIAL

An individual building on its own lot within an industrial park or employment center. The building may be occupied by one or more businesses. The building is typically disposed on the lot with edge yards and often includes large, paved areas around the building used for parking, loading/unloading, truck bays, and outdoor storage or display.



TEMPORARY COMMERCIAL

Small individual buildings intended to provide commercial space on a temporary basis in new or existing neighborhoods. These buildings may be used as incubation space for businesses before they move into permanent buildings or in new neighborhoods before there is sufficient market demand to justify the construction of permanent commercial buildings in a neighborhood center.



COMMERCIAL ACCESSORY

A detached structure located on the same lot as the principal commercial building. An accessory building may be used as a storage building, or other accessory use to the principal commercial building. Commercial accessory buildings are smaller than and subordinate to the principal building and are typically located in the third layer of the lot.

5.3 BUILDING PLACEMENT ON THE LOT.

5.3.1 GENERAL.

Lots and buildings located within the City of Taylor shall be subject to the requirements of this section. Regulatory terminology related to lots used in this section is diagrammed for illustrative purposes only. Building types diagrammed are provided for illustrative purposes only.

5.3.2 LOT OCCUPATION

5.3.2.1 Stories may not exceed fourteen (14) feet in height from the finished floor to the finished ceiling, except for a first-floor commercial building, which shall be a minimum of eleven (11) feet with a maximum of twenty-five (25) feet.

5.3.2.2 In the 100-year floodplain, a first-level residential or lodging shall be raised a minimum of 2 feet from the base flood elevation.

5.3.3 DEVELOPMENT STANDARDS.

The development standards for each Place Type zoning district are consolidated in 4.3 Place Type Zoning District Development Standards within this LDC.

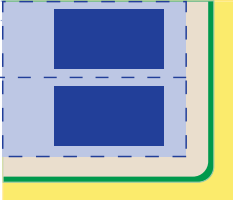
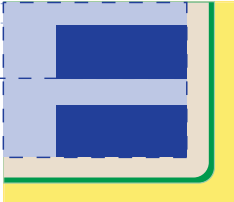
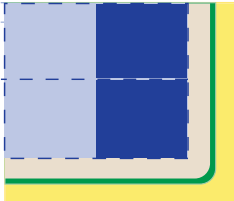
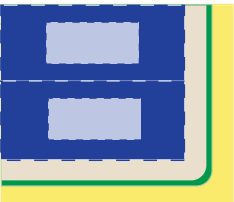
5.3.4 BUILDING SEPARATION

All Place Type zoning districts require separation between building/structure and side property boundary in accordance with the adopted building code. A warrant or variance application is required for encroachment into the required building separation. Fences and screening walls may extend into the setback.

5.3.5 BUILDING DISPOSITION.

Principal buildings shall be positioned on a lot in accordance with the building standards per Place Type. There are four (4) types of building dispositions permitted in Taylor. See Table 5.3.5(A): Building Disposition by Place Type Zoning District for descriptions of each and the Place Type zoning districts where the building dispositions are permitted.

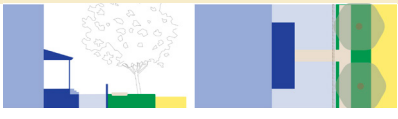
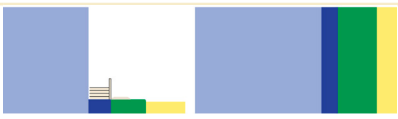
TABLE 5.3.5(A): BUILDING DISPOSITION BY PLACE TYPE ZONING DISTRICT.

BUILDING DISPOSITION		PLACE TYPES									
		P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
EDGEYARD											
	A building that occupies the center of its lot with setbacks on all sides from the lot lines. The front yard is intended to be visually continuous with the yards of adjacent buildings.	NP	P	P	P	P	P	P	NP	P	P
SIDEYARD											
	A building that occupies one side of the lot with the setback to the other side.	NP	NP	NP	NP	P	P	P	P	P	P
REARYARD											
	The placement of a building within the boundaries of its lot to create a rearyard, leaving the rear of the lot as private space or available for dedicated parking in its commercial form. The frontage line is a continuous line of frontages that define the public realm.	NP	NP	NP	NP	NP	NP	P	P	P	P
COURTYARD											
	A building placed within the boundaries of its lot to create a private courtyard, while internally defining one or more private patios. Common walls shared with adjacent buildings create a continuous façade along the frontage line that steadily defines the public frontage.	NP	NP	NP	NP	P	NP	P	P	P	P
P = PERMITTED NP = NOT PERMITTED											

5.3.6 PRIVATE FRONTAGE TYPES.

The private frontage consists of privately-owned areas in large part developed with buildings and associated improvements. It is more limited in its accessibility to the public. It is the area within the first layer of a lot between the front building facade, or the build-to-line, and the front property line. The private frontage types in the chart below are built on the front facades of buildings at the build-to-line. Private frontages may encroach into the right-of-way with an approved encroachment permit.

TABLE 5.3.6(A):PRIVATE FRONTAGE PERMITTED BY PLACE TYPE ZONING DISTRICT.

PRIVATE FRONTAGE TYPES		PLACE TYPES									
		P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
COMMON YARD  Residential buildings are set back from the front property line with an unfenced front yard that is visually continuous with neighboring yards supporting a common landscape.		NP	P	NP	P	P	P	P	NP	P	P
PORCH WITH OPTIONAL FENCE  Many residential buildings in Taylor have front porches. The build-to-line is setback from the front property line to create room for a wide porch and a fenced-in yard. The optional fence helps maintain a strong street edge and allows the homeowner extra fenced-in yard space. Fence height within first layer may be no more than 4 feet in height above grade/ground level.		NP	P	P	P	P	P	P	NP	P	P
STOOP  The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.		NP	P	NP	P	P	NP	P	P	NP	P
GALLERY  A frontage seen on historic storefronts in Taylor, the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This frontage type provides shade for pedestrians on the sidewalk.		NP	NP	P	NP	NP	NP	P	P	P	P

PRIVATE FRONTAGE TYPES		PLACE TYPES									
		P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
ARCADE  A colonnade supporting habitable space that overlaps the sidewalk, while the facade at sidewalk level remains at or behind the frontage line. This type is conventional for retail use.		NP	NP	P	NP	NP	NP	P	P	P	P
SHOPFRONT  A popular retail frontage in Taylor, commercial shopfront build-to-lines are aligned close to the frontage line with the building entrance at sidewalk grade. Shopfronts have substantial glazing on the sidewalk level and an awning that may overlap the sidewalk.		NP	NP	P	NP	NP	NP	P	P	P	P
FORECOURT  A portion of the facade is close to the frontage line and the central portion is setback. Forecourts are suitable for vehicle drop-offs and courtyards.		NP	P	NP	P	P	NP	P	P	P	P
TERRACE  The facade is setback from the frontage line by an elevated terrace. This frontage type buffers residential use from urban sidewalks and removes the private yard from the public encroachment. Terraces are suitable for conversions into outdoor cafe patios.		NP	P	NP	P	P	NP	P	P	P	P
P = PERMITTED NP = NOT PERMITTED											

5.3.7 PRIVATE FRONTAGE DEVELOPMENT STANDARDS.

- 5.3.7.1 The facade of the Principal Building shall be built parallel to the front property line or to the tangent of a curved frontage line of a lot.
- 5.3.7.2 All facades shall be glazed with clear glass, not less than twenty percent (20%) of the first story. Glazing shall be calculated as the total combined area of window glazing (lights or panes within each window's casing) divided by the total area of the facade for the target story of a building.

- 5.3.7.3 Buildings in P5 shall be glazed with clear glass, no less than seventy percent (70%) of the first story.
- 5.3.7.4 Openings above the first story shall not exceed fifty percent (50%) of the total building wall area, with each facade being calculated independently.
- 5.3.7.5 All openings, including porches, galleries, arcades, and windows, with the exception of shopfronts, shall be square or vertical in proportion.

5.3.8 PRIVATE FRONTAGE DEVELOPMENT STANDARDS TABLE.

TABLE 5.3.8(A):PRIVATE FRONTAGE ENCROACHMENT DEVELOPMENT STANDARDS BY PLACE TYPE ZONING DISTRICT.

ENCROACHMENT TYPE	PLACE TYPES								
FIRST LAYER	P1	P2	P2C	P2.5	P3	P3M	P4	P5	EC
OPEN PORCH	----	50% MAX.	50% MAX.	50% MAX.	50% MAX.	50% MAX.	50% MAX.	50% MAX.	TBD
RIGHT -OF-WAY									
GALLERY	NP	NP	NP	NP	NP	NP	Within 2 feet of the curb.	Within 2 feet of the curb.	TBD
ARCADE	NP	NP	NP	NP	NP	NP	Within 2 feet of the curb.	Within 2 feet of the curb.	TBD
FIRST LAYER DEPTHS									
PORCH	---	5 FEET MIN.	8 FEET MIN.	8 FEET MIN.	8 FEET MIN.	8 FEET MIN.	10 FEET MIN.	NP	TBD
GALLERY	NP	NP	NP	NP	NP	NP	10 FEET MIN.	10 FEET MIN.	TBD
ARCADE	NP	NP	NP	NP	NP	NP	NP	12 FEET MIN.	TBD

P = PERMITTED NP = NOT PERMITTED TBD = "TO BE DETERMINED" DURING DEVELOPMENT REVIEW

Place Types not included in this chart do not permit encroachments by right. Employment Center frontage encroachments will be evaluated during project submission.

5.4 PARKING AND VEHICLE CIRCULATION ON THE LOT.

5.4.1 INTENT.

Parking shall not be the driver of site planning. The standards in this LDC support this notion by eliminating minimum parking requirements. The intent of building a walkable, bikeable, and easily navigable City means all modes of transportation are available to reduce the reliance on the vehicle. Circulation and parking standards are further defined in the Engineering Manual.

The location of the parking shall be established and shown on the Neighborhood Plan, and/or site plan:

- (1) Parking requirements will be market driven. Lot coverage shall not exceed the standards within 4.3 Place Type Zoning District Development Standards.
- (2) In P4, P5, and EC the parking area can not be larger than one and a half (1.5) the size of the building.
- (3) On-site surface parking must be located in the second layer or third layer of each lot as defined by the Place Type zoning district standards.
- (4) Residential garage access is permitted from the public street or from an alley but must be taken from the alley if present. Garage access from the street on a property with alley access may be granted by warrant. Access shall be taken from the side street on corner lots, in which case the garage doors may face the side street.
- (5) Residential garage front facades must begin twenty (20) feet or greater from the front property line and may not be replaced forward of the front facade of the principal building.
- (6) Carports are allowed in the second layer but do not count toward the facade buildout percentage.
- (7) Open parking areas, garages and carports shall be screened from the property line by building, fencing or landscaping and will be regulated in size by lot cover requirements of the Place Type zoning district.
- (8) Parking spaces provided internal to a lot shall be located entirely within the third layer of lot as specified within 4.3 Place Type Zoning District Development Standards.

5.4.2 PARKING LOCATION.

5.4.2.1 Vehicle Parking.

Designated parking spaces and drive aisle locations shall be placed in the second or third layer of the lot, except in P2C, P2, P5, and EC, as stated in Section 4.3.1 Place Type Zoning District Details and in accordance with this LDC.

5.4.2.2 Bike Parking.

- (1) This section applies to civic buildings and Place Types P4, P5, and EC.
- (2) Short-term bicycle parking must be located within 100 feet of the main public entrance of the building or facility.
- (3) Long-term bicycle parking must be located within 500 feet of the main public entrance of the building or facility.
- (4) Bicycle parking facilities shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act, as amended.
- (5) When a rack is placed within a sidewalk or pedestrian right-of-way, a minimum of four (4) feet from the required rack dimension shall be provided for pedestrian clearance.

- (6) Bicycle racks shall be located in highly visible and well-lit areas to minimize theft and vandalism.
- (7) When automobile parking spaces are provided in a structured parking garage, all required long-term and short-term bicycle spaces shall be located inside the garage on the ground level. Alternative layout and design of racks to maximize space may be approved by the DRC.
- (8) Alternative Locations: In the event that compliance may not be feasible because of demonstrable hardship, the DRC may approve an alternative location.

5.4.3 PARKING LOT DESIGN.

5.4.3.1 Parking Stall and Drive Aisle Design Standards.

- (1) Use asphaltic pavement, concrete, or a similar material approved by the City Engineer for all parking areas in P5.
- (2) At a minimum, use dust palliative or other surfacing materials that minimize the generation of fine dust particulates for P2.5, P2C, P3, P3M and P4.
- (3) At a minimum, use a stable dust-free material on drive aisles of civic spaces and other recreational facilities. The Development Review Committee or City Engineer may require an alternative surface, such as concrete or asphalt, in some circumstances.
- (4) The parking stalls may be improved with a soil mix treated with a dust palliative.

5.4.3.2 Bicycle Parking Design Standards.

- (1) The number of bicycle parking racks shall be based on the amount of automobile parking spaces and shall be provided in accordance with the following. Where fractional bicycle parking spaces result, the spaces required shall be rounded up to the nearest whole number.

- (2) Layout and Design

Each bicycle rack shall be designed to accommodate two (2) bicycle parking spaces (two (2) bicycle spaces per rack) while using the allowed bike rack designs below:

- (a) Racks shall be designed to accommodate "U"-shaped locking devices and support the bicycle horizontally in two places.
 - (b) The racks shall be constructed of durable materials to withstand permanent exposure to the elements, such as powder-coated metal or stainless steel.
 - (c) All bicycle parking spaces must be hard-surfaced or at minimum a compact gravel base.
 - (d) All bicycle racks shall be securely anchored to the ground using a concrete footing and tamper-proof anchors.
 - (e) Decorative bicycle racks that enhance the sense of place and contribute to the character of the development are encouraged, but are subject to approval by the DRC.
- (3) Bicycle Parking Space Size, Access Aisles, and Vertical Clearance

- (a) Bicycle racks shall provide clearance from other objects by using a standard footprint that is at least four (4) feet wide by six (6) feet long, as depicted below, and shall hold at least two (2) bicycles.
- (b) In cases where bicycle parking spaces are not visible from the primary drive aisle approaching the building, signage shall be used to direct cyclists safely to bicycle parking areas (Manual for Uniform Traffic Devices Sign D4-3). These signs shall not be placed in the public right-of-way.

5.4.3.3 Parking Lot Traffic Control.

When traffic control devices are utilized in on-site parking lots, it is recommended that the general principles and standard traffic control device designs be used to regulate the flow of traffic.

5.4.3.4 Parking Lot Cross Access Connections.

- (1) Cross-access easements and connections to adjoining properties shall be required to connect driveways and parking lots where no alley is present.
- (2) Internal vehicular circulation areas shall be designed and installed to allow for cross-access between abutting lots;
- (3) In the event, these conditions cannot be met without undue hardship or if such connections would create undesirable traffic flow, the Development Review Committee or City Engineer may waive the connection requirement.
- (4) Where a parking lot connection is required, an easement for ingress and egress to adjacent lots shall be recorded on the plat or by separate instrument as appropriate.

5.4.3.5 Parking Lot Landscaping.

- (1) Incorporate parking lot landscaped areas and medians into parking lots every twelve (12) spaces.
- (2) Use landscape plant materials that are drought tolerant, have minimal dropping of pods and sap, and have canopies that can have a canopy bottom at least ten (10) feet above the ground.
- (3) Use single-trunk trees in parking lot landscape areas in accordance with the approved tree list by the City of Taylor.

5.4.4 VEHICLE CIRCULATION.

- 5.4.4.1 Vehicle Queuing. Adequate depth on site must be provided to prevent vehicle queuing in the public right away. The adequate vehicle queuing depth will be determined during the siter plan process.

5.4.5 DRIVE-THROUGH FACILITIES

Drive-throughs are required to be located in the second or third layer layer of the lot or located from an alley. Where allowed, drive-through or gas station facilities shall follow the following criteria:

- 5.4.5.1 Do not locate drive-through or gas station facilities adjacent to residential uses.
- 5.4.5.2 Screen vehicular areas for drive-through facilities or gas stations placed on the street side of a building or any other location that is directly visible from adjacent properties with screen walls, mounding, and/or dense landscaping at least three (3) feet in height at the time of planting.

5.4.6 DRIVEWAYS

- 5.4.6.1 Driveways curbcuts are prohibited on Community Boulevards and discouraged on Neighborhood Avenues. These street types are intended to retain a block of buildings lining the street to protect a more intact pedestrian environment. Vehicular access shall be taken from the rear of the property or from the alley.
- 5.4.6.2 For corner lots, all driveways shall be located at the secondary frontage. Driveways shall be located as far from the adjacent public street intersection as practical to achieve maximum available corner clearance, with consideration of property limits, adjacent curb cuts, topography, and existing drainage facilities.
- 5.4.6.3 Non-Alley loaded driveways may intersect a street no closer than twenty (20) feet from the intersection of two (2) street rights-of-ways in P1, P2, P2.5, P3, and P3M, and forty (40) feet in P2C, P4, and P5.
- 5.4.6.4 Driveways in mid-block lots greater than forty (40) feet in width at the frontage are allowed one (1) driveway with a maximum width of twenty-four (24) feet for two-way and twelve (12) feet for one-way driveways. In P4 and P5, driveways accessing up to eighty (80) feet wide of street right-of-way must be spaced two hundred (200) feet apart centerline to centerline, and driveways accessing more than an eighty (80) feet wide street right-of-way must be spaced three hundred (300) feet apart centerline to centerline. Nothing in this section shall prevent all site access to any property.

5.4.7 PARKING SPACE REQUIREMENTS.

- 5.4.7.1 Minimum and Maximum Parking Space Requirements.

(1) Minimum Parking Requirements.

- (a) Accessible Spaces.

Adequately designed accessible parking spaces shall be provided as required by the Texas Accessibility Standards (TAS) and designed in accordance with the parking area landscaping.

- (b) Bicycle Spaces.

TABLE 5.4.7(A): MINIMUM BIKE PARKING REQUIREMENTS

AMOUNT OF PARKING SPACES	MINIMUM BIKE PARKING REQUIRED
0-40	2 short-term bicycle parking spaces minimum
41-60	4 short-term bicycle parking spaces minimum
61-80	6 short-term bicycle parking spaces minimum
81-100	8 short-term bicycle parking spaces minimum
101+	minimum 10 short-term bicycle parking spaces or two and one-half percent (2.5%) of required automobile spaces, whichever is greater, will be provided as short-term bicycle parking spaces.

MULTIFAMILY

The minimum number of long-term bicycle parking spaces shall be equal to ten percent (10%) of the auto spaces.

ALL P5 AND P4 PLACE TYPE ZONING DISTRICTS WITH NON-RESIDENTIAL USES.

- i. Bicycle parking for residential uses is only required with multifamily building types.
- ii. The number of provided automobile parking spaces and bicycle parking spaces shall be shown in a chart format on the site plan. The location and footprints of bicycle rack corrals shall be shown on the site, as well as the location of any bicycle parking signage.
- iii. In all cases where bicycle parking is required, no fewer than 2 spaces (one rack) shall be required.
- iv. Up to half of the required short-term bicycle parking spaces may be substituted with long-term bicycle parking spaces.

(2) Maximum Parking Requirements.

- (a) Maximum percentage of lot occupied by parking. Maximum percentage of lot occupied by parking in P4 and P5 can not exceed one and a half times (1.5) the size of the building footprint.

5.5 OUTDOOR STORAGE AND ACTIVITIES.

The two (2) types of outdoor storage shall be allowed in the Place Type zoning district designated in the Table below.

OUTDOOR STORAGE TYPE	PLACE TYPES								
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	EC
OUTDOOR DISPLAY, TEMPORARY*	NP	P	P	NP	NP	P	P	P	P
OUTDOOR DISPLAY, GENERAL*	NP	P	P	NP	NP	P	P	P	P
*See 5.2.2 for additional outdoor standards						P = PERMITTED NP = NOT PERMITTED			

5.5.1 OUTDOOR DISPLAY, TEMPORARY

- 5.5.1.1 Temporary outdoor sale of produce goods, holiday goods, outdoor-related goods, and general merchandise shall be permitted for a period not to exceed three (3) days, four (4) times per year.
- 5.5.1.2 All other outdoor display, storage, and sale of goods are prohibited. A temporary outdoor display not listed may request a Special Use Permit from the Development Services Department to be established.
- 5.5.1.3 Limited outdoor display of general merchandise on covered porches and deck areas immediately adjacent to established retail businesses shall be permitted.

5.5.2 OUTDOOR DISPLAY, GENERAL

- 5.5.2.1 Permanent outdoor display, storage, and sale of outdoor-related goods and general merchandise shall include, but are not limited to, goods that are customarily used outside, including outdoor furniture, sporting goods for outdoor sports activities, mannequins, plants, flowers, fertilizers, mulch, sod, gardening tools, lawn equipment, storage sheds, grills, wheelbarrows, and firewood, as determined by the Development Services Director.
- 5.5.2.2 Outdoor display of general merchandise on covered porches and deck areas immediately adjacent to established retail businesses shall be permitted

5.5.3 OUTDOOR DISPLAY LIMITATIONS

- 5.5.3.1 The proposed display, storage and/or sale area shall not impede pedestrian or vehicular traffic.
- 5.5.3.2 If applicable, building, electrical, fire-prevention code, and hazardous use permits shall be obtained.
- 5.5.3.3 Outdoor storage in crates, trailers, and similar storage units for the purpose of storing supplies or excess inventory to be sold in connection with an established business is not permitted.
- 5.5.3.4 Off-site storage of vehicles must submit a site layout with a Special Use Permit request to the Director of Development Services.
- 5.5.3.5 Indoor vehicle sales are preferred. Vehicle sales shall not occur in the first layer of the lot. Vehicle sales lot must be located in the second layer or third layer of the lot.

5.6 LANDSCAPING STANDARDS.

5.6.1 LANDSCAPE DESIGN IN THE PRIVATE REALM.

- 5.6.1.1 Landscape design in the private realm must comply with the standards of this section and Chapter 28 of the Taylor Code of Ordinances. The maximum height of any shrubs, ornamental plants, boulders, walls, or other such materials within designated sight distances and traffic safety triangles is eighteen (18) inches. For plants, this shall be the natural mature height of the plant. Any trees that are to be placed in the sight distance and traffic safety triangles shall have a canopy that is kept 8 feet above the ground height and a maximum mature trunk diameter of eight (8) inches. If the tree canopy overhangs the roadway, then the canopy shall be a minimum of fourteen and a half (14.5) feet above the street pavement.
- 5.6.1.2 All landscape materials shall be selected from a palette of native, adaptive and drought tolerant species that require the least amount of supplemental irrigation possible. Plant and tree placement shall consider the natural culture of that type of plant or tree. Trees (or shrubs) shall not be placed in a Public Utility Easement (PUE), emergency vehicle access easement, or their equivalent, without the approval of the owner of the easement. Landscape and tree placement in proximity to utilities shall follow the requirements in the Engineering Manual.

5.6.2 LANDSCAPING IN ALL PLACE TYPES.

The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance.

5.6.3 SPECIFIC TO PLACE TYPES P1, P2, P2.5, P3, P3M, & P4:

Private frontages may choose from various landscapes; naturalistic, lawn, garden, etc. All lots with sufficient yard area require the planting of at least two native trees. One tree is required in the front yard and one tree is required in the rear yard. A street tree may be counted toward the requirement of a front yard tree if the front yard is of insufficient size to accommodate a tree. Modifications to the tree planting requirement may be considered by warrant.

5.6.4 PLACE TYPE P5.

- 5.6.4.1 The introduced landscape shall consist primarily of durable species tolerant of soil compaction.
- 5.6.4.2 Landscape plans shall be prepared by a landscape architect or professional and submittals shall include submittals shall include all of the required information found in the Development Manual checklist and follow all of the landscape standards found in the Engineering Manual:

5.6.5 PLACE TYPE CS

Civic spaces within new Neighborhood and Employment Center Plans shall require the preparation of a landscape plan prepared by a landscape architect or professional and submittals shall include all of the required information in the Development Manual checklist and follow all of the landscape standards found in the Engineering Manual. Civic space landscape plans shall be submitted with the Subdivision Improvement Plans.

5.7 LIGHTING STANDARDS.

Public lighting is intended to illuminate the public realm with the appropriate lumen per Place Type. The standards of this section are intended to provide adequate lumen output to safely light sidewalks, streets, and civic spaces or other public realm features. Dark skies are a key part of Taylor's charm. The lighting standards preserve Taylor's dark skies and promote a future dark sky community.

5.7.1 SCOPE.

- 5.7.1.1 This section applies within the city limits for public and private lighting and within the ETJ for lighting required as part of a subdivision application.
- 5.7.1.2 Nothing herein shall be construed as preventing or limiting the City from applying this article to private lighting in the ETJ through agreements with property owners or as a term affixed to a conditional approval (such as a variance).

5.7.2 EXEMPTION.

The following are exempt from the application of the Standards of this article:

- (1) Lighting equipment required by law to be installed on motor vehicles; and
- (2) Lighting required for the safe take-off and landing of aircrafts.

5.7.3 PROHIBITION.

A person commits an offense by doing the following:

- (1) Installs outdoor lighting contrary to this article.
- (2) Fails to comply with any terms or conditions set forth in a permit issued under this article.
- (3) Installs outdoor lighting without obtaining a permit when the total number of the lumen outputs for all lights installed within any ninety (90)-day period is greater than 2,500 lumens.

5.7.4 NONCONFORMING EXISTING LIGHTING.

- 5.7.4.1 All existing outdoor lighting that was legally installed before the enactment of this article which does not conform with the Standards specified imposed by this article shall be considered nonconforming. Nonconforming outdoor lighting is allowed to remain until required to be replaced pursuant to the terms of this article.
- 5.7.4.2 If more than fifty percent (50%) of the total appraised value of a structure (as determined from the records of the county's appraisal district), has been destroyed, the nonconforming status expires and the structure's previously nonconforming outdoor lighting must be removed and may only be replaced in conformity with the standards of this article.
- 5.7.4.3 Nonconforming outdoor lighting shall be brought into conformance with this article as follows:

- (1) Nonresidential application. All existing outdoor lighting located on a subject property that is part of an application for a rezoning application, subdivision approval, or a building permit for a major addition is required to be brought into conformance with this article before final inspection, issuance of a certificate of occupancy, or final plat recordation, when applicable. For the following permits issued by the City, the applicant shall have a maximum of ninety (90) days from date of permit issuance to bring the lighting into conformance: Site development permit, sign permit for an externally or internally illuminated outdoor sign, initial alcoholic beverage permit, initial food establishment permit, and on-site sewage facility permit.
- (2) Residential addition or remodel. Nothing herein shall be construed to terminate a residential property's nonconforming status as a result of an addition or remodel.
- (3) Abandonment of nonconforming. A nonconforming structure shall be deemed abandoned if the structure remains vacant for a continuous period of six (6) months. In that instance, the nonconforming status expires and the structure's previously nonconforming outdoor lighting must be removed and may only be replaced in conformity with the standards of this article.

5.7.4.4 It is unlawful to expand, repair or replace outdoor lighting that was previously nonconforming, but for which the prior nonconforming status has expired, been forfeited, or otherwise abandoned.

5.7.4.5 Outdoor lighting on property used for commercial purposes that is not in conformance with this article shall be brought into conformance with this article within ten (10) years from the date of adoption of this article. For property annexed into the city limits after the date of the adoption of this LDC, the ten (10) year period established by this subsection shall commence upon the effective date of the annexation. Nothing in this subsection may be construed to allow light trespass or any other form of nuisance from outdoor lighting. A new purchaser of property may request a three-year extension to come into compliance if property is purchased within ten (10) years of the enactment of this article.

5.7.5 NEW LIGHTING.

5.7.5.1 All new Neighborhood and Employment Center plans shall require a public lighting plan in compliance with this section and the standards in the Engineering Manual. All new lighting on private lots shall comply with the dark sky standards in the Engineering Manual.

TABLE 5.7.13(A): PUBLIC LIGHTING TYPES.

PUBLIC LIGHTING TYPES	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
COBRA HEAD	P	NP	NP	NP	NP	NP	NP	NP	NP	P
PIPE	P	P	P	P	P	P	NP	NP	P	NP
POST	NP	P	P	P	P	P	P	NP	P	NP
COLUMN	NP	NP	NP	P	P	P	P	P	P	P
DOUBLE COLUMN	NP	NP	NP	NP	NP	NP	NP	P	P	P

P = PERMITTED NP = NOT PERMITTED

5.8 FENCING STANDARDS.

- 5.8.5.1 Fences may be made of wood, stone, rock, concrete block, masonry brick, brick, decorative wrought iron, chain link, welded wire, or other similar material. Prohibited materials include plywood, paper, plastic, fiberglass panels, chicken wire, fabric, or sheet, roll or corrugated metals. The finished "face" side of the fence (opposite the structural supports) must face all public streets and public parkland.
- (1) Fences within the front yard must be fifty percent (50%) see through (i.e. wrought iron or picket fence).
 - (2) For residential uses, barbed wire fences are not allowed on lots of less than two (2) acres.
 - (3) For apartment complexes, only wrought iron or similar material is allowed in the front and side setbacks when abutting a local or collector street; wood fences may be allowed within the setbacks that abut another property.
 - (4) Swimming pools require a fence/barrier surrounding the pool with a self-latching gate in accordance with the 2018 International Swimming Pool and Spa Code 2018 for swimming pool standards.
- 5.8.5.2 All fences must be constructed to perpetually maintain structural integrity against natural forces such as wind, rain and temperature variations. Fences constructed of chain link, welded wire, picket or similar materials shall require a minimum of two (2) support rails spaced at least one half (½) of the total height of the fence apart.
- 5.8.5.3 Fences are required to meet the site triangle standards in Section 5.6 Landscaping Standards.
- 5.8.5.4 Fence heights are regulated as by layer as follows. A four (4) foot max height in the 1st layer. A six (6) foot max height in the 2nd Layer and an eight (8) foot max height in the 3rd layer.

5.9 PERFORMANCE AND COMPATIBILITY STANDARDS.

5.9.1 INTENT.

- 5.9.1.1 The performance standards protect the public health, safety, and welfare by regulating potential nuisance features associated with certain land uses. Uses that generate nuisances as defined by this section or as defined by the Texas Health and Safety Code and Section 28 of The City of Taylor's Code of Ordinances shall be constructed to mitigate negative effects and separated from P3 Neighborhood zoning district.
- 5.9.1.2 The performance standards of this section shall apply to all uses, buildings, and structures within the City unless otherwise specifically exempted.

5.9.2 EXEMPTIONS.

The following are exempt from the performance standards of this section.

- (1) Temporary Construction. Temporary construction, excavation, and grading associated with the development and the installation of streets or utilities for which applicable permits or authorization have been issued.

- (2) Demolition Activities. Demolition activities that are necessary and incidental to permitted development on the same lot, on another of several lots being developed at the same time or in the public right-of-way or easement.

5.9.3 NEIGHBORHOOD COMPATIBILITY.

5.9.3.1 APPLICABILITY

Neighborhood compatibility standards apply to all infill development that does not require the approval of a Neighborhood Plan.

5.9.3.2 BUILDING DISPOSITION

Building disposition shall follow the predominant building disposition within the block face of the infill site. Alternative building disposition may be approved by warrant.

5.9.3.3 BUILDING SETBACKS

Front building setbacks shall be within twenty-five percent (25%) of the median front setback of the buildings within the same block as the infill site. Alternative building setbacks may be approved by warrant.

5.9.3.4 PARKING ACCESS AND LOCATION

Parking access and location shall be in keeping with the Place Type standards for the infill site. If the predominant parking access and location within the same block as the infill site is different than the Place Type standards, an alternative parking access and location standard to match the neighborhood standard may be approved by warrant.

5.9.3.5 BUILDING HEIGHT AND MASS

Building shall be constructed in concert with building massing of the buildings surrounding the property to prevent overshadowing of adjacent properties.

5.9.3.6 ARCHITECTURAL CHARACTER

All buildings shall be constructed to be harmonious with and architecturally integrated within the existing neighborhood.

5.9.4 PERFORMANCE STANDARDS.

5.9.4.1 ADAPTABILITY.

All buildings and sites shall be architecturally integrated within the existing neighborhood and designed to adapt over time to house different uses and avoid vacancy due to obsolescence.

5.9.4.2 NOISE.

Sites shall be laid out and uses shall be operated to prevent noise from becoming a nuisance to adjacent properties.

5.9.4.3 VIBRATION.

All uses shall be operated so that ground vibration is not perceptible outside the lot lines of the site on which the use is located.

5.9.4.4 FIRE AND EXPLOSIVE HAZARDS.

Underground storage tanks for flammable liquids and gases shall be located at least fifty (50) feet from the lot line of lots zoned P2, P2C, P3, P3M, and P4; above-ground tanks shall be setback at least one hundred (100) feet from such lot lines, unless the Zoning Board of Adjustment determines, based on information provided by the applicant, that a fifty (50) foot setback will ensure compliance with all applicable state standards. This shall not apply to Liquid Petroleum Gas tanks that are accessory to residential building types.

5.9.4.5 LIGHT AND GLARE.

The following standards shall apply in all business and manufacturing districts with exception of the airport:

- (1) All exterior lighting shall be hooded or otherwise shielded so that the light source is not directly visible from outside the property.
- (2) All lighting shall be shielded so that substantially all emitted light falls within the property line of the property from which the light emanates.
- (3) All exterior-building floodlights shall be shielded so that all emitted light falls upon the property from which the light emanates.
- (4) No illumination shall produce direct, incident, or reflected light that interferes with the safe movement of motor vehicles on public streets. The types of lighting that shall be prohibited by this provision shall include, but not be limited to: any light that may be confused with or construed as a traffic control device; and any animated, flashing or changing intensity lights, except for temporary holiday displays.

5.9.4.6 ELECTROMAGNETIC INTERFERENCE.

No operations or activities shall be conducted that cause electrical disturbances to be transmitted across lot lines.

5.9.4.7 ODORS, SMOKE, FUMES, DUST, PARTICULATE MATTER.

Uses that create odors, smoke, fumes, dust, particulate matter or other noxious related nuisances shall require a special use permit.

5.9.5 VIOLATIONS OF PERFORMANCE STANDARDS.

Any use existing prior to the effective date of this LDC, that does not comply with one or more of the standards of this section shall not be deemed nonconforming uses for the purposes of this LDC.

5.9.6 WARRANTS AND VARIANCES.

- 5.9.6.1 The Development Review Committee (DRC) has the discretion to approve any Administrative Plat, Site Development permit, and/or building permit that deviates less than five percent (5%) from any specific standard prescribed in the LDC. If not approved or the deviation is greater than five percent (5%), the Applicant may request a Warrant or a Variance to the ZBA. The five percent (5%) deviation allowance is based on the cumulative amount of the specific standard being varied. An appeal of a warrant denial by the DRC shall be heard by the ZBA for action. The DRC does not have the authority to determine variances. Variances shall be heard by the ZBA.

5.10 SIGN STANDARDS.

5.10.1 SCOPE AND PURPOSE.

Signs perform an important function by identifying businesses, services and events. Signs also direct vehicular and pedestrian traffic and warn people of dangers. The purpose of this Chapter is to regulate the size, illumination, movement, location, height, and condition of all signs placed on private property for exterior observation and provide uniform sign standards that:

- (1) Promote community pride and a positive image of the City;
- (2) Protect the rights of persons and businesses to freedom of speech under State of Texas [Texas Constitution Article I, Section 8] and Federal [United States Constitution, First Amendment] law;
- (3) Ensure consistency with State statutes relating to sign regulation;
- (4) Facilitate economic development;
- (5) Reduce the confusion and traffic hazards that result from excessive and prolific use of sign displays;
- (6) Promote public safety and protect persons and property by ensuring that signs do not create a hazard by:
 - (a) Collapsing, catching fire, or otherwise deteriorating or decaying;
 - (b) Confusing or distracting motorists;
 - (c) Impairing drivers' ability by obstructing the awareness or visibility of pedestrians, obstacles, or other vehicles, or to read traffic-control devices or signs; or
 - (d) Obstructing sidewalks and intersections which would hinder pedestrian safety;
- (7) Control the number, size, height, location, lighting, and design characteristics of signs to avoid visual clutter which leads to decline in the community's appearance and property values, and reduces the effectiveness of the signs;
- (8) Clearly identify various sign types by their physical and structural characteristics in order to:
 - (a) Make the regulations easy to use;
 - (b) Ensure proper dimensioning and placement with respect to existing and planned architectural features; and
 - (c) To maintain or improve the aesthetic character of the context where the sign(s) are located;
 - (d) Protect the residential amenities of people living in any adjoining residential units;
 - (e) Implement the Envision Taylor Comprehensive Plan and other related plans; and,

- (f) Coordinate the City's sign regulations with the applicable Place Type zoning districts, in order to protect and promote the purpose and character of the Place Type zoning districts.

5.10.1.1 AUTHORITY:

- (1) Authority to regulate signs. This section is authorized by Article XI § 5 of the Texas Constitution, Home Rule Authority inherent under the City Charter, and the Texas Local Government Code including, but not limited to Chapter 211, Municipal Zoning Authority, and Chapter 216, Regulation of Signs by Municipalities.
- (2) Authority of sign administration. The Development Services Director or their designee shall administer and enforce the provisions of this section, including without limitation:
 - (a) Permits and fees. Issuing permits and collecting the fees required by this Chapter;
 - (b) Inspections. Conducting appropriate inspections to insure compliance with this Chapter;
 - (c) Appeals. Receiving and processing variances to the Zoning Board of Adjustment;
 - (d) Requiring compliance. Instituting legal proceedings, including suits for injunctive relief when necessary, to ensure compliance with this Chapter; and
 - (e) Violations. Investigating complaints of alleged violations of this Chapter.

5.10.1.2 APPLICABILITY:

- (1) As of the effective date of this LDC, all erection, construction, modification, relocation, repair, maintenance, or conversion of signs within the City and its ETJ shall conform to the standards and requirements of this LDC, all State and Federal regulations concerning signs and advertising, and all applicable Building Codes.
- (2) Signs are approved by issuance of a sign permit, as provided in Section 5.10.5 Sign Administration.
- (3) There are some signs that do not require a permit, which are provided in Section 5.10.4 Signs Exempt from Requiring a Sign Permit. No sign permit is required for an exempt sign.
- (4) Signs not expressly permitted as being allowed by right or by permit under this LDC, by specific requirements in another portion of this LDC, by master plan, or otherwise expressly allowed by the City Council or the Zoning Board of Adjustment are not allowed with the city limits or the ETJ. Prohibited Signs are discussed further in Section 5.10.11 Prohibited Signs.
- (5) No restriction on content. No provision of this LDC shall be construed to regulate or restrict sign content or message. This LDC shall not be interpreted in a manner inconsistent with the United States Constitution's First Amendment guarantee of free speech.
- (6) If any provision of this LDC is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this LDC that can be given effect without the invalid provision.

- (7) These regulations are not intended to eliminate all the harms that may be created by the installation and display of signs. Rather, they seek to strike an appropriate balance that preserves alternative means of visual display while reducing and mitigating the extent of the harms caused by signs.
- (8) It is unlawful for any person to erect, construct, modify, relocate, repair, or convert any sign within the City or its ETJ without first obtaining a sign permit from, and paying a permit fee to, the Development Services Director or their designee unless specifically noted otherwise in this Chapter.
- (9) No person may install a sign or structurally alter an existing sign in conformity with this Chapter and other applicable City ordinances.
- (10) A sign described in this Chapter shall comply with the restrictions provided in the sign standards and all applicable restrictions of this Chapter, other requirements of the City of Taylor Code of Ordinances, and applicable State or Federal law. In the case of any conflicts between this and other sign regulations, the most restrictive regulation applies unless the City's authority is preempted by a higher order of government.

5.10.2 TYPES OF SIGNS PERMITTED WITHIN EACH PLACE TYPE ZONING DISTRICT.

TABLE 5.10.2(A): PERMITTED SIGNS BY PLACE TYPE

SIGN TYPES	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
ADDRESS	P	P	P	P	P	P	P	P	P	P
NAMEPLATE	NP	NP	P	NP	NP	NP	NP	P	P	P
OUTDOOR DISPLAY CASE	NP	NP	P	NP	NP	NP	NP	P	P	P
AWNING	NP	NP	P	NP	NP	NP	NP	P	P	P
WINDOW	NP	NP	P	NP	NP	NP	P	P	P	P
BAND	NP	NP	P	NP	NP	NP	NP	P	P	P
BLADE / HANGING	NP	NP	P	NP	NP	NP	P	P	P	P
MARQUEE	NP	NP	NP	NP	NP	NP	NP	P	NP	P
SIDEWALK	NP	NP	NP	NP	NP	NP	P	P	P	P
YARD	NP	NP	NP	NP	NP	NP	NP	P	NP	P
ROOF	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
BANNERS	NP	NP	NP	NP	NP	NP	NP	P	P	P
MONUMENT	NP	NP	P	NP	NP	NP	NP	NP	P	P
POLE	NP	NP	P	NP	NP	NP	NP	NP	NP	P

P = PERMITTED NP = NOT PERMITTED

5.10.3.1 ILLUMINATION OF SIGNS.

- (1) The standards for individual sign types in this LDC, indicate whether illumination is allowed, and the type of illumination allowed (external illumination, neon, faux neon or halo lit).
- (2) The following illumination requirements apply to all new signs:
 - (a) Illuminated signs shall comply with all applicable provisions of the Electrical Code of the City. All electrical connections to the sign shall be placed underground. Electrical transformer boxes and raceways shall be concealed from public view. If a raceway cannot be mounted internally behind the finished exterior wall, the exposed metal surfaces of the raceway shall be finished to match the background wall or integrated into the overall sign design. If raceways are necessary, they shall never extend in width or height beyond the area of the sign's lettering or graphics.
 - (b) Artificial light used in conjunction with the lighting of any sign shall not be directed or reflected onto any structure or constitute a hazard to the safe and efficient operation of vehicles upon a street or highway.
 - (c) No rotating beam or flashing beacon light shall be used on any sign or sign structure.
 - (d) The light source, shall be shielded from view or directed so that the light intensity or brightness is directed away from the public right-of-way or any residentially used property. Ground-mounted external flood lighting shall be shielded and properly placed and directed to avoid direct visibility of the directed light to passing motorists.
 - (e) No sign or associated luminaire shall create light spillover of more than 0.1 footcandles at any property line within or bounding a residential use.
 - (f) Illumination by a projected light shall be an indirect spotlight or gooseneck down light. External lighting fixtures shall not cast light or glare in any direction other than on the elements of the sign. Such lighting shall be placed so as to provide even illumination to the signage and to avoid hot spots or dark areas on the signage.
 - (g) Illuminated signs adjacent to residentially used property shall shut off between the hours of 11:00 p.m. and 6:00 a.m. The sign shall include an automatic shut-off mechanism to ensure that the signs are not illuminated during the time provided above.
 - (h) Illuminated signs shall not operate at brightness levels of more than 0.3 footcandles above ambient light conditions at the property line, as measured using a footcandle meter. Illumination levels shall be measured in footcandles with a meter sensor in a horizontal position at an approximate height of three (3) feet above grade. Maximum illumination readings are to be taken directly beneath the luminaire. The point at which readings shall be taken is dependent upon the area classification and fixture arrangements.

- (i) An illuminated sign shall not:
 - i. Be illuminated by flashing, intermittent, or moving lights;
 - ii. Include audio, pyrotechnic, or bluecasting (bluetooth advertising) components; or
 - iii. Consist of static image projected upon a stationary object.
 - iv. Animated or changeable electronic variable messages.

5.10.3.2 CONSTRUCTION STANDARDS.

General regulations.

- (1) All signs and their locations shall comply with the provisions of the City's adopted Building and Electrical Codes as applicable and any additional standards stated in this section and other ordinances of the City.
- (2) Supports and braces shall be an integral part of the sign design. Angle irons, chains, or wires used for supports or braces shall be hidden from public view to the extent technically feasible.
- (3) Freestanding signs shall be self-supporting structures and be permanently attached to sufficient foundations.
- (4) Attached signs must derive their principle and total support from the building to which they are attached.
- (5) Electrical service to illuminated signs shall be concealed to the maximum extent practicable.

5.10.3.3 SIGN MAINTENANCE.

All signs in the City and ETJ shall be maintained in good repair, be safe, in clean condition and in working order at all times. The Development Services Director or their designee may order the painting, repair, or removal of a sign and accompanying landscaping which constitute a hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.

5.10.4 SIGNS EXEMPT FROM REQUIRING A SIGN PERMIT.

The following signs authorized under this section are authorized in every Place Type zoning district or property in the ETJ without a permit unless specifically required below:

- 5.10.4.1 Government signs including signs placed by the City, State, or Federal government governing in their official capacity.
- 5.10.4.2 Traffic control devices that are erected and maintained to comply with the Texas Manual on Uniform Traffic Control Devices.
- 5.10.4.3 Signs required by other law, including Federal, State, or local law, including a sign that a property owner is required to post on the owner's property to warn of a danger or to prohibit access to the property either generally or specifically; the owner must comply with the Federal, State, or local law to post a sign on the property.

- 5.10.4.4 Official governmental notices and notices posted by governmental officers in the performance of their duties for regulatory purposes such as neighborhood crime watch areas, to identify streets, or to warn of danger including those placed by the City, County, Federal, or State.
- 5.10.4.5 Signs displayed on trucks, buses, trailers, mobile food vendors, or other vehicles that are less than thirty-two (32) square feet and are being operated as motor vehicles, provided that the primary purpose of the vehicles is not for the display of signs and provided that they are parked in areas appropriate to their use as vehicles, are in operable condition and carry a current and valid license plate and state inspection tag. Vehicle signs shall conform to the following restrictions:
- (1) Vehicular signs shall contain no flashing or moving elements;
 - (2) Vehicular signs shall not be attached to a vehicle so that the driver's vision is obstructed from any angle; and,
 - (3) Signs, lights, and signals used by authorized emergency vehicles shall not be restricted.
- 5.10.4.6 Vending machine signs where the sign face is not larger than the normal dimensions of the machine to which the sign is attached.
- 5.10.4.7 Memorial signs or tablets when cut into any masonry surface or attached to a building when constructed of bronze or other metal up to six (6) square feet as part of a building.
- 5.10.4.8 Real estate signs.
- (1) Signs containing the message that the real estate where the sign is located is for sale, lease, or rent together with information identifying the owner or agent.
 - (2) A real estate sign may not exceed four (4) square feet in size for residential properties or sixteen (16) square feet in size for nonresidential properties.
- 5.10.4.9 Any sign wholly within the confines of a building and oriented to be out of view from outside the building more than three (3) feet from the shop window.
- 5.10.4.10 Any sign that is wholly within the confines of a sports field or court and oriented to be out of view from outside the field or court. No sign under this section may be larger than thirty-two (32) square feet. The maximum height for a field sign shall not exceed six (6) feet.
- 5.10.4.11 A non-commercial sign that is carried by a person or is a bumper sticker on a vehicle.
- 5.10.4.12 Business-related signs on or visible through doors or windows indicating: store hours, security systems, trade organization memberships, credit cards accepted, no solicitation, and open/closed. These signs will not count towards the cumulative sign area limits so long as their total cumulative sign area does not exceed five (5) square feet.
- 5.10.4.13 Signs at a residential property within Place Type zoning districts P2, P2.5, P3, P3M, and P4 and comply with the following conditions:
- (1) A property owner may place no more than three (3) signs on the residential property at any one time.
 - (2) The maximum surface area of the sign shall not exceed three (3) square feet.
 - (3) No external or internal illumination is permitted on the sign.

- (4) The sign shall not be located in, on, or over a right-of-way or utility easement.
- (5) If ground mounted, the maximum height of the sign shall not exceed three (3) feet above grade.
- (6) If attached to a building or structure, the maximum height of the sign shall not exceed six (6) feet above grade.
- (7) The sign must be a freestanding frame or building, wall, or fence securely attached to a securely fastened to a and be well-maintained.

5.10.4.14 Flags used as political symbols being the United States and the state flags only.

5.10.4.15 One freestanding corporate flag per premise, not to exceed thirty-five (35) feet in height or one hundred (100) square feet in area is allowed in multi-family, commercial, and industrial zones or developments. Flag poles exceeding eight (8) feet in height still require a building permit.

5.10.5 SIGN ADMINISTRATION

5.10.5.1 SIGN PERMIT REQUIREMENTS.

- (1) Application for permit. An application for a sign permit must be filed with the Development Services Director or their designee.

An application shall include:

- (a) Authorization letter (signed and dated) from the property owner giving landowners permission for the sign placement on the property;
- (b) Name and address of the property where the sign(s) are to be placed;
- (c) Name, address, email address and telephone number of the owner of the property;
- (d) Name, address, email address and telephone number of the applicant;
- (e) Name, address, email address and telephone number of the contractor, if any, installing the sign;
- (f) Name, address, email address and telephone number of the electrician, if any, doing electrical work on the proposed sign;
- (g) Written description of the proposed signage;
- (h) Date when the sign(s) are to be installed;
- (i) Site plan or location plan to clearly identify the property and the position of the proposed sign(s);
- (j) An accurate (scaled or clearly dimensioned) illustration including but not limited to, height, width, appearance of the proposed sign(s);
- (k) For attached signs, an accurate (scaled or clearly dimensioned) illustration of the building façade the signs will be attached to showing the height, width, window areas, and design features of the building;

- (l) For freestanding signs, an accurate site plan (scaled or clearly dimensioned) to show the position of the freestanding sign and the set back from the curb/pavement. Set back distances are listed in Table 5.10.6.2 (A).
 - (m) Electrical plan, if applicable, showing all lighting details and shut-off switch;
 - (n) Details of the foundation for freestanding signs, if applicable;
 - (o) Details of any angle irons, chains or wires to be used as supports or braces for the proposed signs;
 - (p) Any warrant (or variance) that will be requested or has been approved and;
 - (q) The fee;
- (2) Review and decision. After a complete application is filed, the Development Services Director or their designee shall approve, approve with conditions as needed to ensure compliance with this Chapter, or deny the sign permit. If the sign permit is denied the reasons for the denial will be provided in writing.
- (3) Final inspection. After the sign permit has been issued and the sign is being constructed or erected, the sign contractor performing the work or service shall request that the Development Services Director or their designee conducts necessary inspection such as, but not limited to, foundation inspection, electrical inspection, and final inspection.
- (4) Fees. Fees for sign permits shall be as specified in City of Taylor Fee Schedule for City Services – Planning and Development Services section. The sign permit fees shall be paid prior to plan review of the sign permit.
- (5) Expiration of sign permits. If the approved sign(s) are not completely installed within six (6) months following the issuance of a sign permit, the permit shall be voided.

5.10.6 SIGNS REQUIRING A SIGN PERMIT.

5.10.6.1 ATTACHED OR BUILDING SIGNS.

An attached or building sign is an on-premises sign that is directly attached to, erected on, or supported by a building or other structure having a principal function other than the support of such sign.

Building signs types:

- (1) Address Sign
- (2) Nameplate Sign
- (3) Outdoor Display Sign
- (4) Awning Sign
- (5) Window Sign
- (6) Band Sign
- (7) Blade Sign
- (8) Marquee Signs

General Requirements:

- (1) Size. The total maximum size of all the building signs combined may not exceed fifteen percent (15%) of the facade area of the tallest floor of the building to which the signs are attached are attached.
- (2) Number. More than one building sign may be erected, provided the total surface area allowed, fifteen percent (15%) of the facade area of the tallest floor, is not exceeded.
- (3) Height. No building sign may extend above the parapet wall or roof line of the building.
- (4) Projection/Clearance. With the exception of a blade and marquee signs, no building sign may project more than six (6) inches from the building wall. The blade and marquee signs that project more than six (6) inches from the wall must maintain a clear height of at least eight (8) feet above the ground.
- (5) Illumination. Building signs may only be externally illuminated. No sign may be illuminated except during operating hours of the use with which it is associated. Lighting shall be directed down toward the sign and shielded so that it does not shine directly into a public right-of-way and does not interfere with the safe vision of motorists or people passing by. An exception is made for neon-lit or faux neon-lit signs, which are internally illuminated. All standards must meet lighting standards within this LDC and the Outdoor Lighting Section of the Engineering Manual.
- (6) No internally illuminated signs are permitted in the Historic District of Downtown Taylor except for neon or faux neon lit signs.

5.10.6.2 FREESTANDING SIGNS.

A freestanding sign is an on-premises sign not directly attached to, erected on, or supported by a building or other structure having a principal function other than the support of such sign, but instead attached to, erected on, or supported by some structure such as a pole, frame, or other structure that is not a part of the building.

Freestanding Signs Types:

- (1) Sidewalk Sign
- (2) Yard Sign
- (3) Monument and Pole Signs

General Requirements:

- (1) Size. Allocation of sign area is based on the linear frontage of the project site. A maximum sign area of one (1) square foot for each two (2) linear feet of frontage, provided that the maximum surface area does not exceed fifty (50) square feet.
- (2) Number. One freestanding sign is allowed on any lot with a single frontage. On corner lots, two (2) freestanding signs are permitted but the combined surface area of both freestanding signs cannot exceed fifty (50) square feet.
- (3) Illumination. Freestanding signs may only be externally illuminated. Lighting shall be directed down toward the sign and shielded so that it does not shine directly into a public right-of-way and does not interfere with the safe vision of motorists or people passing by. An exception is made for neon and faux neon-lit signs, which are internally illuminated. All standards must meet the City's Code of Ordinances.
- (4) Distance from curb/pavement:
 - (a) Distance from the curb/pavement shall mean the distance in feet from the curb or pavement edge to the nearest part of the sign.
 - (b) Height shall mean the sign measured from the ground level at the curb or pavement edge.

TABLE 5.10.6.2 (A): DISTANCE FROM CURB/PAVEMENT

HEIGHT OF SIGN (FEET)	DISTANCE FROM CURB/PAVEMENT (FEET)
4.5	10-15
8.0	15-20
11.0	20-25
14.0	25-30
16.0	30-35
19.0	35-40
21.0	40-45
23.0	45-50
26.0	50-55
29.0	55+

- (5) Any requests for a pole sign higher than twenty-nine (29) feet above ground level and/or increase in maximum sign surface area of fifty (50) square feet require a sign variance unless a master sign proposal has been approved.

5.10.6.3 TEMPORARY SIGN(S) OR BANNER(S).

- (1) Temporary signs of all types may be approved for 30 consecutive days only. An applicant may request a warrant from the DRC for
- A longer time period to display a temporary sign;
 - Permitted materials;
 - A larger temporary sign. A larger temporary sign may be approved by warrant if the location the sign is being placed is of sufficient size to warrant the larger temporary sign. An appeal of a warrant denial by the DRC shall be heard by the ZBA for action.
- (2) Temporary sign(s) or banner(s) to advertise special events within the city limits and the ETJ are permitted providing:
- A sign permit is submitted prior to the display of any temporary sign(s) or banner(s) for the special event being advertised; and

- (b) All of the following conditions are met:
 - i. No more than three (3) temporary special event signs shall be displayed, at any one time, per non-residential property;
 - ii. Maximum of ten (10) different non-residential locations within the city limits and ETJ for each special event;
 - iii. No external or internal illuminations are permitted;
 - iv. The temporary sign shall not be located in, on, or over a right-of-way or utility easement or on public property, unless the event is sponsored by the public entity whose property the temporary sign is located;
 - v. The maximum surface area of each temporary sign shall not exceed thirty-two (32) square feet;
 - vi. The maximum height of each temporary sign above grade shall not exceed five (5) feet;
 - vii. The maximum duration for each temporary sign would be thirty (30) days prior to the special event and shall be removed within forty-eight (48) hours of the end of the special event;
 - viii. Each temporary sign or banner shall be securely attached and fastened to a building, wall, fence, or freestanding frame; and
 - ix. The event organizer obtained prior authorization from each landowner and identified the position and size of each sign at each location before submitting one (1) sign permit for up to ten (10) different locations.
- (c) Banners are allowed only in non-residentially used locations. Applicants must apply for a banner sign permit prior to displaying the sign. Approved banner signs shall be displayed for thirty (30) consecutive days and for a maximum of ninety (90) days per calendar year. The following organizations shall be exempt from paying the banner permit fee:
 - i. Government/public agencies.
 - ii. Faith-based organizations.
 - iii. Non-profit organizations.
 - iv. Service clubs.

- (d) Real Estate/Finance/Construction Signs.
- i. One (1) real estate, finance, or construction sign not exceeding sixteen (16) square feet in total area for non-residential use or mixed-use use in P4, P5, and EC may be erected at any time while a building is under construction with a valid building permit, offered for sale or lease to the public.
 - ii. Properties with a minimum frontage of at least one hundred and fifty (150) feet shall be allowed one real estate sign, finance, or construction sign not exceeding thirty-two (32) square feet in total area while a building is under construction with a valid building permit, offers for sale or lease to the public.
 - iii. All such signs shall be maintained by the persons in control of the premises so as to remain erect and in good repair. Such signs shall be removed by the property owner or other person in control of the premises if they are damaged, broken or incapable of remaining erect.
 - iv. Such signs must be removed by the owner or person in control of the premises when either the property has sold or been leased and/or when performance under the construction contract or subcontract (in the case of construction signs) has been completed. In all cases, financing and construction signs shall be removed prior to issuance of a certificate of occupancy.

5.10.7 SIGN STANDARDS.

5.10.7.1 ADDRESS SIGN

DESCRIPTION: A sign, generally applied to a building wall, that displays a building's address.



ADDRESS SIGN SPECIFIC STANDARDS

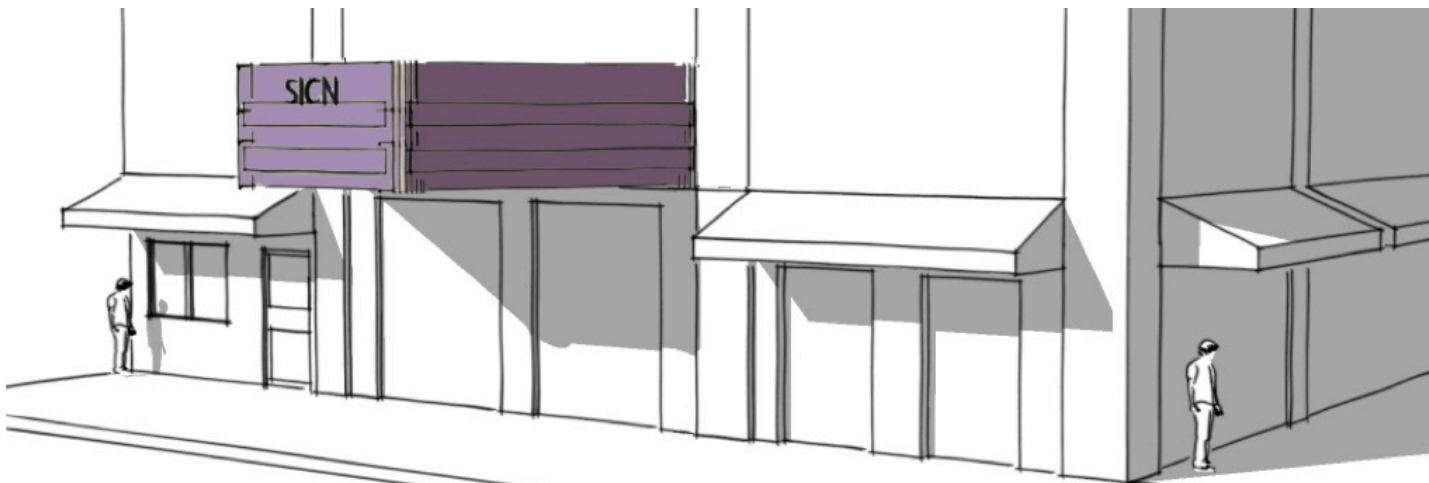
- (1) Address sign numerals applied to a house-form residential, commercial, or office buildings shall be between four (4) and six (6) inches tall. Address sign numerals applied to individual dwelling units in apartment buildings shall be at least two (2) inches tall.
- (2) Address signs shall be easily visible by using colors or materials that contrast with their background.
- (3) Address signs shall be constructed of durable materials.
- (4) The address sign shall be attached to the front of the building in proximity to the principal entrance or at a mailbox.
- (5) Address signs shall not be internally illuminated.

SPECIFICATIONS

QUANTITY	1 per address maximum.	DEPTH	3 inch maximum.
AREA	2 square feet maximum.	CLEARANCE	4.5 feet maximum.
WIDTH	24 inch maximum.	LETTER HEIGHT	6 inch maximum.
HEIGHT	12 inch maximum.	ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.2 MARQUEE SIGN

DESCRIPTION: A structural feature of a building that provides shelter and sign space.



MARQUEE SIGN SPECIFIC STANDARDS

- (1) Marquees shall be located only above the principal entrance of a building.
- (2) Marquees may encroach the public frontage to within two (2) feet of the curb.
- (3) Marquees shall be located only above the principal entrance of a building.
- (4) No marquee shall be wider than the entrance it serves, plus two (2) feet on each side thereof.
- (5) Marquee signs that encroach into the public frontage shall clear the sidewalk by at least ten (10) feet measured vertically.
- (6) Columns or posts may be used as supports for marquees eight (8) feet deep or deeper if approved by the Development Review Committee.
- (7) All marquees, including anchors, bolts, supporting rods, and braces, shall be constructed of non-combustible materials and shall be designed by a structural engineer and submitted for approval to the building official.
- (8) Marquee components and materials may vary. Anchors, bolts, and supporting rods should be limited to the interior of the marquee.
- (9) Non-illuminated and static message boards shall be permitted as part of marquees.
- (10) A band sign shall be permitted above a marquee.
- (11) Marquee signs shall not be internally illuminated.

SPECIFICATIONS

QUANTITY	1 per business maximum.	PROJECTION	4 feet - 10 feet.
AREA	N/A	CLEARANCE	10 feet minimum.
WIDTH	Entrance plus 2 feet each side.	LETTER HEIGHT	N/A
HEIGHT	50% story height maximum.	DISTANCE FROM CURB	2 feet minimum.
		ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.3 WINDOW SIGN

DESCRIPTION: A sign affixed to the interior or exterior of a window or placed within three (3) feet of a window for the purpose of being visible from the exterior of the window.



WINDOW SIGN SPECIFIC STANDARDS

- (1) Window signs shall not interfere with the primary function of windows, that is to enable passersby and public safety personnel to see through windows into premises and view product displays.
- (2) Only the following window sign types shall be permitted:
 - (a) Vinyl applique letters applied to the window. Appliques shall consist of individual letters or graphics with no visible background.
 - (b) Letters painted directly on the window.
 - (c) Hanging signs that hang from behind the window.
 - (d) Neon or faux neon signs.
 - (e) Door signs applied to or hanging inside the glass portion of an entrance doorway.
- (3) Window signs shall not cover more than thirty percent (30%) of the total area of the window space onto which they are applied. Sign area shall be measured using smallest rectangle that fully encompasses the entire extent of letters, logo and background.
- (4) Window signs may list services and/or products sold on the premises, or provide phone numbers, operating hours or other messages, provided that the total aggregate area of these messages not exceed the limit provided above.

SPECIFICATIONS

QUANTITY	1 per window maximum.	DEPTH	N/A
AREA	30% coverage per window.	CLEARANCE	4 feet minimum.
WIDTH	N/A	LETTER HEIGHT	8 inch maximum.
HEIGHT	N/A	ADDITIONAL	5.10.7 & 5.10.4

5.10.7.4 NAMEPLATE SIGN

DESCRIPTION: A sign consisting of either a panel or individual letters applied to a building, listing the names of businesses or building tenants.



NAMEPLATE SIGN SPECIFIC STANDARDS

- (1) One (1) nameplate per address.
- (2) Nameplates shall consist of either a panel or individual letters applied to a building wall within ten (10) feet of an entrance to the building.
- (3) One (1) nameplate shall be permitted per address.
- (4) Nameplates shall not exceed three (3) square feet.
- (5) Nameplates shall be constructed of durable materials.
- (6) Alley signs follow nameplate sign standards. Nameplate signs in alleys may be further than ten (10) feet from the entrance of the building if building does not have a public entrance from the alley.

SPECIFICATIONS

QUANTITY	1 maximum. 1 maximum alley sign in addition.	DEPTH	3 inches maximum.
AREA	3 square feet maximum. 6 square feet maximum for alley signs.	CLEARANCE	4 feet maximum.
WIDTH	18 inches maximum. 24 inches for alley signs.	LETTER HEIGHT	N/A
HEIGHT	2 feet maximum. 3 feet for alley signs.	APEX	7 feet maximum.
		ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.5 OUTDOOR DISPLAY CASE SIGN

DESCRIPTION: A sign consisting of a lockable metal or wood framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support. It allows the contents, such as menus or maps, to be maintained and kept current.



OUTDOOR DISPLAY CASE SIGN SPECIFIC STANDARDS

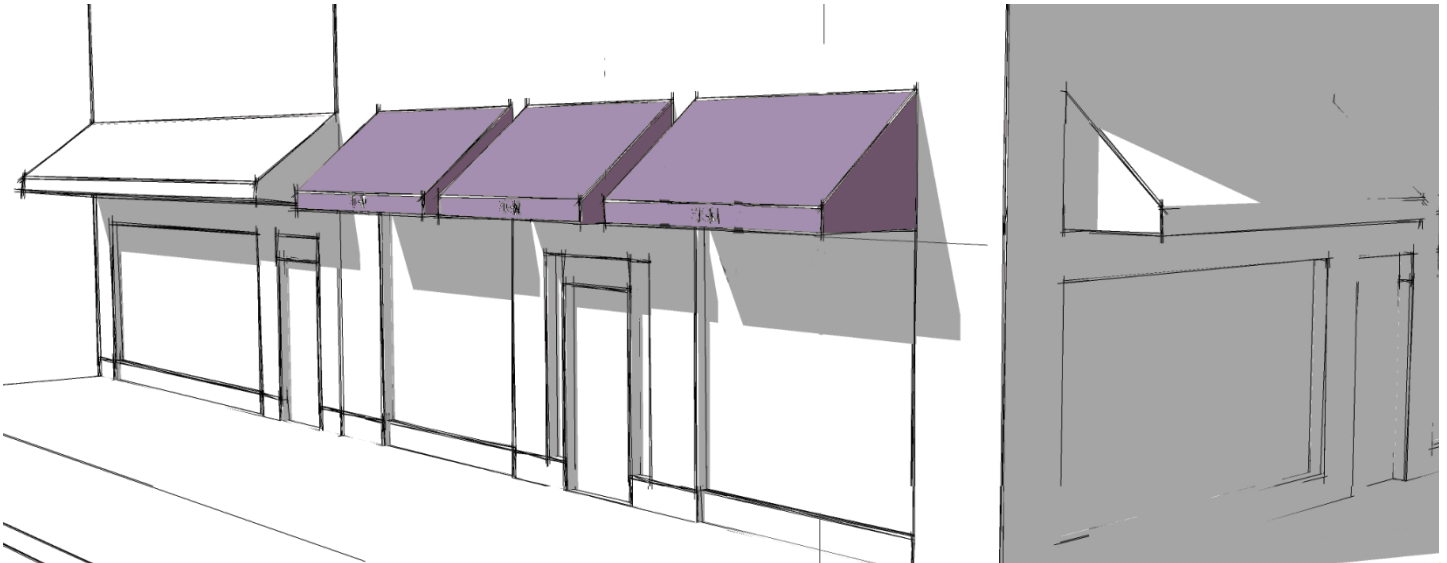
- (1) Outdoor display case shall not exceed six (6) square feet measured externally.
- (2) Outdoor display cases may be externally or internally illuminated.
- (3) Theaters may be permit larger outdoor display cases by variance.
- (4) Outdoor display cases shall not be attached to shopfront windows.

SPECIFICATIONS

QUANTITY	1 maximum.	DEPTH	5 inches maximum.
AREA	6 square feet maximum.	CLEARANCE	4 feet minimum.
WIDTH	3.5 feet maximum.	LETTER HEIGHT	N/A
HEIGHT	3.5 feet maximum.	ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.6 AWNING SIGN

DESCRIPTION: Lettering applied directly on the valance or other vertical portion of an awning.



AWNING SIGN SPECIFIC STANDARDS

- (1) Awning signage shall be limited to no more than seventy percent (70%) of valance of the awning or the vertical portion of a dome awning.
- (2) The height of the valance shall not exceed twelve (12) inches.
- (3) Awning signs shall contain only the business name, logo, and/or street address.
- (4) The following variations of awnings, with or without sign bands, are permitted: (a) fixed or retractable; awnings; (b) shed awnings; (c) dome awnings.
- (5) Other awning types may be permitted by variance.
- (6) Signage shall be limited to the valance of the awning or the vertical portion of a dome awning.
- (7) No portion of an awning shall be lower than eight (8) feet clearance.
- (8) Awnings shall be a minimum of four (4) feet in depth.
- (9) Awnings shall not extend beyond the width of the building or tenant space, nor encroach above the roof line or the story above.
- (10) Letters, numbers, and graphics shall cover no more than seventy percent (70%) of the valance area.
- (11) Awning signs shall not be internally illuminated or backlit.

SPECIFICATIONS

QUANTITY	1 per window maximum.	DEPTH/PROJECTION	4 feet minimum.
AREA	N/A	CLEARANCE	8 feet minimum.
WIDTH	70% of the width of face maximum.	LETTER HEIGHT	5 - 12 inches.
HEIGHT	N/A	DISTANCE FROM CURB	2 feet minimum.
VALANCE HEIGHT	12 inch maximum.	ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.7 BAND SIGN

DESCRIPTION: A sign that is attached flat on the exterior front, rear, or side wall of any building or other structure.



BAND SIGN SPECIFIC STANDARDS

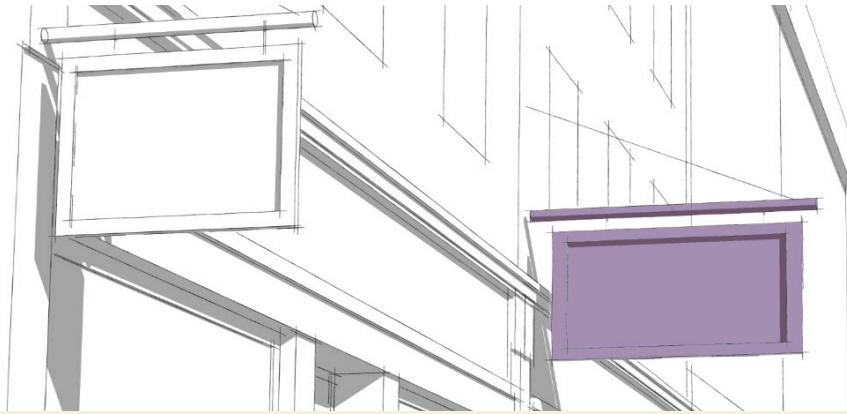
- (1) Band sign limited to ninety percent (90%) of the width of the building facade shall be permitted for each building with a commercial use and a valid certificate of occupancy.
- (2) One (1) band sign is permitted on each first story facade of the building.
- (3) Band signs shall include only letters, background, lighting, and an optional logo. Information shall consist only of the name and/or logo of the business. Band signs shall not list products, sales, or other promotional messages, or contact information.
- (4) The following band sign construction types are permitted except for the Historic District of Downtown Taylor (See 5.10.3):
 - (a) Cut-out letters. Letters shall be individually attached to the wall or on a separate background panel, and shall be externally illuminated.
 - (b) Flat Panel. Letters shall be printed or etched on same surface as the background, that is then affixed to the wall and externally illuminated.
 - (c) Channel letters by variance. Each letter shall have its own internal lighting element, individually attached to the wall or onto a separate background panel. The letter shall be translucent, or solid to create a backlit halo effect.

SPECIFICATIONS

QUANTITY	1 maximum. 2 maximum for corner buildings.	DEPTH/PROJECTION	7 inch maximum.
AREA	1.5 square feet per linear feet of facade.	CLEARANCE	7 feet minimum.
WIDTH	90% maximum width of facade.	LETTER HEIGHT	18 inch maximum.
HEIGHT	3 feet maximum.	CLEARANCE	7 feet minimum.
ILLUMINATION	External permitted, internal requires variance	ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.8 BLADE SIGN

DESCRIPTION: A sign mounted on the building facade, projecting at a 90-degree angle.



BLADE SIGN SPECIFIC STANDARDS

- (1) Blade signs shall be permitted only for businesses that have a principal entrance on the first story and have a valid certificate of occupancy.
- (2) One (1) blade sign shall be permitted for each unit if the facade is no more than five (5) feet from the front property line.
- (3) Businesses that have a secondary property line that is no more than two (2) feet from the facade shall be permitted one (1) additional blade sign on the secondary facade.
- (4) Blade signs may encroach into the public frontage up to four (4) feet and shall clear the sidewalk by at least eight (8) feet measured vertically.
- (5) Blade signs shall be limited to the name and/or logo of the business.
- (6) Slogans, address labels, operating hours and contact information shall not be permitted on a blade sign.
- (7) Blade signs may be double-sided.
- (8) Blade signs shall not encroach above the roof line nor above the bottom of the second story window.
- (9) Mounting hardware, such as supports and brackets, may be simple and unobtrusive or highly decorative, but shall complement the design of the sign, the building, or both.
- (10) For buildings with multiple signs, mounting hardware or sign shapes, sizes and colors shall be coordinated.
- (11) Blade signs shall be internally illuminated.

SPECIFICATIONS

QUANTITY	1 per facade maximum. 2 maximum for corner buildings.	DEPTH/PROJECTION	4 feet maximum.
AREA	6 square feet maximum.	CLEARANCE	8 feet minimum.
WIDTH	4 feet maximum.	LETTER HEIGHT	8 inches maximum.
HEIGHT	4 feet maximum.	ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.9 SIDEWALK SIGN

DESCRIPTION: A movable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians.



SIDEWALK SIGN SPECIFIC STANDARDS

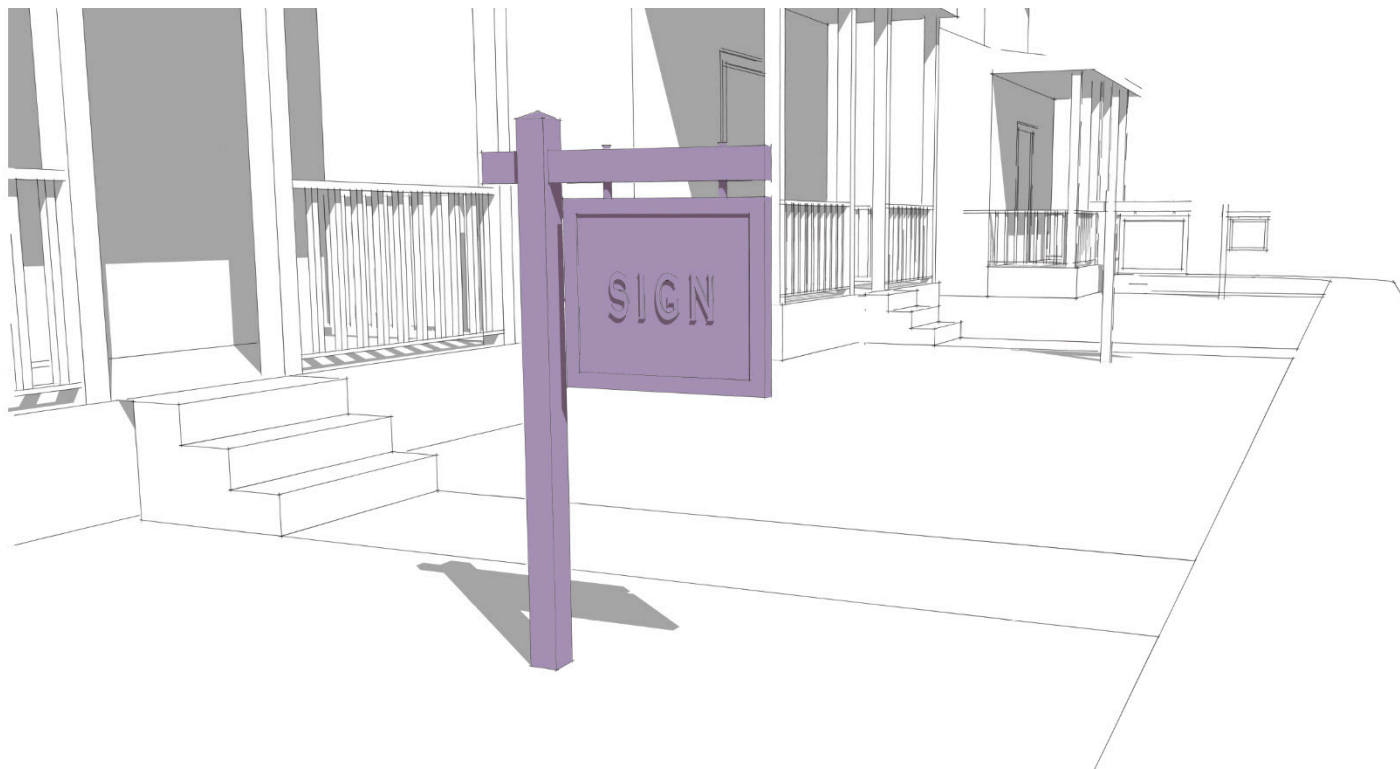
- (1) Sidewalk signs shall consist of freestanding, double-sided temporary signs placed at the entrance to a business in a primarily pedestrian environment.
- (2) Sidewalk signs shall be removed at the close of business each day.
- (3) One (1) sidewalk sign shall be permitted per business with a valid certificate of occupancy at that location.
- (4) Sidewalk signs shall not exceed four (4) feet in height or three (3) feet in width.
- (5) Sidewalk signs shall be moved inside during high winds or other weather conditions that might pose a hazard to public safety.
- (6) Sidewalk signs must be weighed down to prevent tipping, collapsing or being blown away.
- (7) Sidewalk signs shall not be left out on the sidewalk overnight.

SPECIFICATIONS

QUANTITY	1 per building maximum.	PROJECTION	3 feet maximum.
AREA	12 square feet maximum.	CLEARANCE	4 feet maximum.
WIDTH	3 feet maximum.	LETTER HEIGHT	N/A
HEIGHT	4 feet maximum.	APEX	4 feet maximum.
		ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.10 YARD SIGN

DESCRIPTION: A permanent freestanding sign in the Private Frontage, including a supporting post or posts.



YARD SIGN SPECIFIC STANDARDS

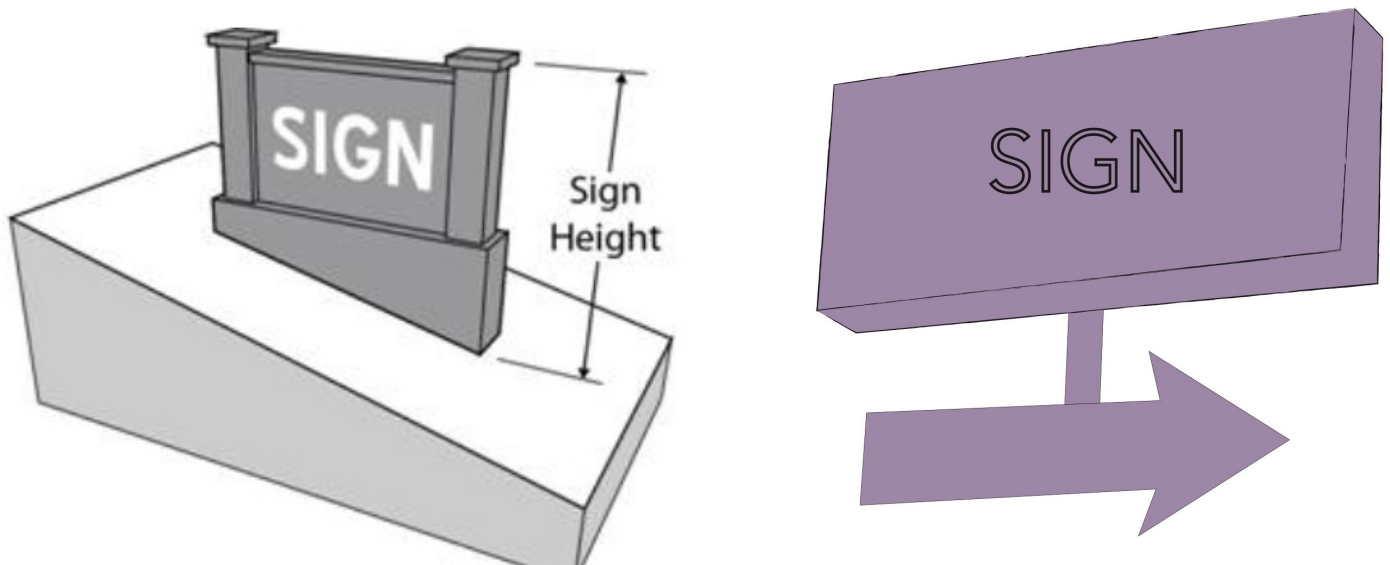
- (1) One (1) single or double-post yard sign may be placed within the private frontage and first layer of a lot.
- (2) One (1) single or double-post yard sign for each business may be permitted by variance.
- (3) The yard sign must be set back at least six (6) feet from the front property line, does not exceed six (6) square feet in area excluding posts, and does not exceed six (6) feet high including posts, measured from the ground at the post location.

SPECIFICATIONS

QUANTITY	1 per lot maximum.	DEPTH	N/A.
AREA	6 square feet maximum.	CLEARANCE	Minimum 3 feet above ground level.
WIDTH	3 feet maximum (not counting post.)	LETTER HEIGHT	8 inch maximum.
HEIGHT	2 feet maximum (not counting post.)	APEX	Maximum 6 feet to top of post from ground level.
		ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.11 MONUMENT AND POLE SIGN

DESCRIPTION: A sign permanently affixed to the ground at its base or by poles that are enclosed by natural stone, stucco, brick, or wood and not mounted to any part of a building. Pole(s) may be used to construct a monument sign so long as the poles are not visible below the sign.



MONUMENT AND POLE SIGN SPECIFIC STANDARDS

- (1) A monument sign can be defined as a ground sign generally having a low profile with little or no open space between the ground and the sign and having a structure constructed of masonry, wood, or materials similar in appearance.
- (2) One (1) monument or pole sign permitted on each lot with a valid certificate of occupancy.
- (3) See setback requirements in Section 5.10.6.2 Freestanding Signs.
- (4) How to measure:
 - (a) Maximum total height is measured from the finished grade at the center of the sign. If the finished grade at the center of the sign is higher than the finished grade of the closest paved surface, then the height shall be measured from the finished grade of the closest paved surface.
 - (b) The monument base shall be a maximum of two (2) feet in height and shall be included in the calculation of maximum total height.
 - (c) A monument sign width cannot exceed four (4) times the allowable sign height.

SPECIFICATIONS

QUANTITY	1 maximum per frontage.	HEIGHT TO WIDTH RATIO	4:1 minimum.
AREA	16 square feet maximum for monument sign. 50 square feet maximum for pole sign.	HEIGHT	See table 5.10.6.2
		ADDITIONAL	See 5.10.7 & 5.10.4

5.10.8 TAYLOR MUNICIPAL AIRPORT

No sign shall be constructed to a height that violates any maximum height restrictions established by the State Department of Transportation and/or the Federal Aviation Administration.

5.10.9 POLITICAL SIGNS.

Except as provided in subsection 5.10.9.1 below, it shall be unlawful for any person to post a political campaign sign on or over any public property in the City.

5.10.9.1 A temporary political campaign sign or literature may be placed on public property that serves as an early voting location or an election day voting location. Only signs and literature that refer to a candidate or issue that is on the ballot at a particular voting location may be placed at that voting location. A maximum of ten (10) signs per candidate or issue may be placed at each polling location. Each temporary political sign or literature placed on public property being used as a polling location may not:

- (1) Have an effective area greater than three (3) square feet;
- (2) Be more than four (4) feet high;
- (3) Be illuminated or have any moving elements;
- (4) Be within one hundred (100) feet of an outside door through which a voter may enter the public building;
- (5) Be on driveways, parking areas, or medians within parking areas on the premises, with the exception of political campaign signs attached to vehicles lawfully parked at the premises;
- (6) Be attached, placed or otherwise affixed in any area designated as a planting or landscaped area or to any tree, shrub, building, pole or other improvement;
- (7) Be placed within ten (10) feet of the public roadway adjacent to the premises;
- (8) Be placed on the premises earlier than twenty-four (24) hours before the commencement of early voting if being placed at an early voting location or the commencement of election day voting if being placed at an election day voting location; and
- (9) Remain on the premises more than twenty-four (24) hours after early voting has ended if placed at an early voting location or after election day voting has ended if being placed at an election day voting location.

5.10.9.2 In a campaign for political office, the candidate for such office shall be deemed the person responsible for the posting of political campaign signs, unless he first notifies the City Clerk of another person who is responsible. In such cases, the candidate shall provide the name, address, telephone number, and signed consent of such other responsible person. In a campaign regarding a ballot measure, the president of the committee supporting or opposing such ballot measure shall be deemed responsible, unless he first notifies the City Clerk of another person responsible, in the manner described above. Such candidate, committee president, or other designated person shall be subject to prosecution for any violation of this section.

- 5.10.9.3 Members of the City staff are hereby authorized and directed to remove any political campaign sign found posted within the corporate limits of the City when such sign is in violation of the provisions of this section.
- 5.10.9.4 All political campaign signs posted on public property in violation of this section are hereby declared to be public nuisances and may be abated as such by the City. All political campaign signs posted on public property shall be deemed to be abandoned and shall become the property of the City and may be disposed of at the discretion of the City.

5.10.10 SIGN ADMINISTRATION - PERMITTING.

- 5.10.10.1 The City shall promptly process the sign permit application and approve the application, reject the application, or notify the applicant of deficiencies in the application within twenty-one (21) calendar days after full payment for the sign permit. Any application that complies with all provisions of this LDC, the Building Code, and other applicable laws, standards, and ordinances shall be approved after a plan review of the sign document.
- (1) If the application is rejected, the City shall provide, in writing, a list of the reasons for the rejection. An application shall be rejected for non-compliance with the terms of this LDC, Building Code, Engineering Manual, or other applicable laws, standards, or ordinance. If the permit application does not comply with the City ordinances after one resubmission and review by City and no variances have been applied for, the applicant must pay a reapplication fee for each and every subsequent resubmission before the City will review each application again.
 - (2) If the City have not determined the sign permit within twenty-one (21) calendar days after full payment of the sign permit, the applicant can request a determination by the ZBA. This does not apply to Master Sign Plans.
- 5.10.10.2 If a sign is not completely installed within six (6) months following the issuance of a sign permit, the permit shall be void. The City may revoke a sign permit under any of the following circumstances:
- (1) The City determines that information in the application was materially false or misleading;
 - (2) The sign as installed does not conform to the sign permit application;
 - (3) The sign violates this LDC, Building Code, Engineering Manual, or other applicable law, standard, or ordinance; or
 - (4) The City determines that the sign is not being properly maintained or has been abandoned.
- 5.10.10.3 If the City denies a permit, the applicant may appeal through a variance to the ZBA
- 5.10.10.4 All applications for permits shall include a drawing to scale of the proposed sign and all existing signs maintained on the premises and visible from the right-of-way, a drawing of the lot plan or building facade indicating the proposed location of the sign, and specifications for its construction, lighting, motion, and wiring, if any. All drawings shall be of sufficient clarity to show the extent of the work.

- 5.10.10.5 Only those individuals who properly obtained a permit from the City, the City's designee, or other statutorily required permit or approval shall receive a permit to erect or alter any sign. Permits for the installation, erection, or alteration of any electrical components on a sign shall be issued only to those individuals who hold a commercial sign operator's license and master electrician's license. It is an offense for any person licensed under the provisions of this LDC to obtain a permit on behalf of, or for the benefit of, any unlicensed person whose business activities are such that such unlicensed person would need a license to obtain a permit.
- 5.10.10.6 No permit for the erection or alteration of any sign over any sidewalk, alley, or other public property, or on or over any roof or building shall be issued to any person except upon the condition that the permit may be withdrawn at any time, at which time the sign shall be immediately removed by the responsible party, who will also be liable under the penalties provided for in this LDC.
- 5.10.10.7 A new permit shall not be issued when:
- (1) An existing billboard (off-premises) sign is in a deteriorated, unsafe, or unsightly condition.
 - (2) A sign on the premises is not in compliance with this LDC.
 - (3) Written authorization of the property owner where the sign is to be placed has not been obtained.
 - (4) No inspections have been scheduled or there are failed inspections on a previous site permit issued at the property.
 - (5) No permit shall be issued until all applicable fees have been paid to the City. Fees may be subject to change without prior notification. The sign permit fee schedule shall be in accordance with the fee schedule enacted by the City Council.
 - (6) Before any permit may be issued for a new sign under this Chapter, the responsible party shall modify or remove any of its own nonconforming signs on the same property which they are responsible for to conform to the provisions of this Chapter. This provision does not apply to real estate signs, banners, temporary signs, or sidewalk signs. This provision does not apply to nonconforming signs with a variance.

5.10.11 PROHIBITED SIGNS.

- 5.10.11.1 All signs are prohibited in the city limits and the ETJ unless:
- (1) Constructed, maintained, structurally altered, or improved pursuant to a valid permit when required under this LDC; and,
 - (2) Expressly authorized under this LDC.
- 5.10.11.2 Signs that cannot be expressly authorized include:
- (1) All Internally illuminated signs except for
 - (a) Neon signage and faux neon signage in the Historic District of the City of Taylor, and
 - (b) Neon signage, faux neon signage, halo backlighting and channel cut letters where only the letters or business symbols are illuminated outside the Historic District.
 - (2) Animated or changeable electronic variable message signs.

- (3) Signs located in or projected over any public right-of-way or across the public right-of-way extended across a railroad right-of-way, except when attached to and projecting no more than eighteen (18) inches from a building wall legally located at or near the right-of-way line in the city limits or in the ETJ.
- (4) Portable signs.
- (5) Off-premise signs (including billboards) containing commercial advertising for the sale, rent, or lease of goods, real property, or services.
- (6) Signs with lights that blink, fluctuate, flash, or move. Light rays must shine only upon the sign and upon the property within the premises where the sign is located.
- (7) Signs that emit sound, odor, pyrotechnic, blue casting (bluetooth advertisements) or visible matter components.
- (8) Signs of size, location, movement, coloring, or manner of illuminating that may be confused with or construed as a traffic control device.
- (9) Signs that are attached to any utility pole or wire, traffic sign, or public easement, trees, shrubs, mailboxes, benches, tires, pallets, or similar structures, or are placed on a government-owned property unless placed by written permission of the governmental entity.
- (10) Signs that obstruct any fire escape, required exit, window, or door opening intended as a means of egress.
- (11) Feather banners.
- (12) Commercial signs or advertising materials that are worn, held, or attached to a person's body advertising the sale of goods, real property, or services.
- (13) Balloon signs.
- (14) Banners in Place Type zoning districts: P1, P2, P2.5, P3, P3M.
- (15) Inflatable signs.
- (16) Pennants.
- (17) Pole signs other than along Highway 79 and North Main Street.
- (18) Roof signs (including signs that are otherwise authorized but are placed on a roof or on a mobile food vendor or vehicle).
- (19) Signs on vacant lots or undeveloped property without a building permit except for a valid real estate sign.
- (20) Signs painted on rooftops.
- (21) Signs placed or attached to trees, bushes, planters, benches, or other pedestrian elements.
- (22) Flags with a commercial message.
- (23) Signs with prohibited illumination.

(24) Off-premises signs (billboard)

- (a) No permit for alteration or relocation may be issued for an off-premises sign.
- (b) An off-premises sign may not be altered regarding the amount of surface area, shape, orientation, height, illumination, or location without the prior issuance of a sign alteration or relocation permit. Ordinary and routine necessary repairs that do not change the size, shape, orientation, height, illumination, or location of an inventoried off-premises sign do not require an alteration permit. A sign alteration permit expires if the approved modifications are not completed within ninety (90) days of permit issuance.
- (c) If the City finds that any off-premises sign is not maintained in good repair, the City will notify and order the owner to repair the sign within thirty (30) calendar days. If the City finds that the sign structure or sign area of an off-premises sign has deteriorated more than sixty percent (60%) of its replacement value or is not repaired within thirty (30) calendar days, the City shall notify the owner of the off-premises sign and the owner of the real property where the off-premises sign is located to remove the off-premises sign or poster panel from the property within a specified time. Replacement of more than sixty percent (60%) of an off-premises sign during one calendar year shall void the legal nonconforming status of the sign and require immediate removal or conformance with current standards. All off-premises signs ordered to be removed shall be stricken from the authorized list.
- (d) No existing billboard shall exceed forty (40) feet in height from the ground level. No existing billboard shall interfere with the visibility of pedestrians or drivers of motor vehicles at street intersections or otherwise obstruct traffic or create a traffic hazard.

5.10.12 NONCONFORMING SIGNS.

- 5.10.12.1 Signs in existence prior to this LDC. A sign existing on the effective date of this LDC that violates this LDC or any other ordinance, and a sign that comes under the jurisdiction of this LDC due to the expansion of the City, is a legal nonconforming sign and may be continued, repaired, and maintained in good condition, but may not be otherwise altered, enlarged upon, or expanded. However, the content of the sign can be changed.
- 5.10.12.2 Voluntary removal of a nonconforming sign for purposes other than maintenance shall terminate its status as a legal nonconforming sign. Replacing a sign cabinet is not considered maintenance.

5.11 ENFORCEMENT

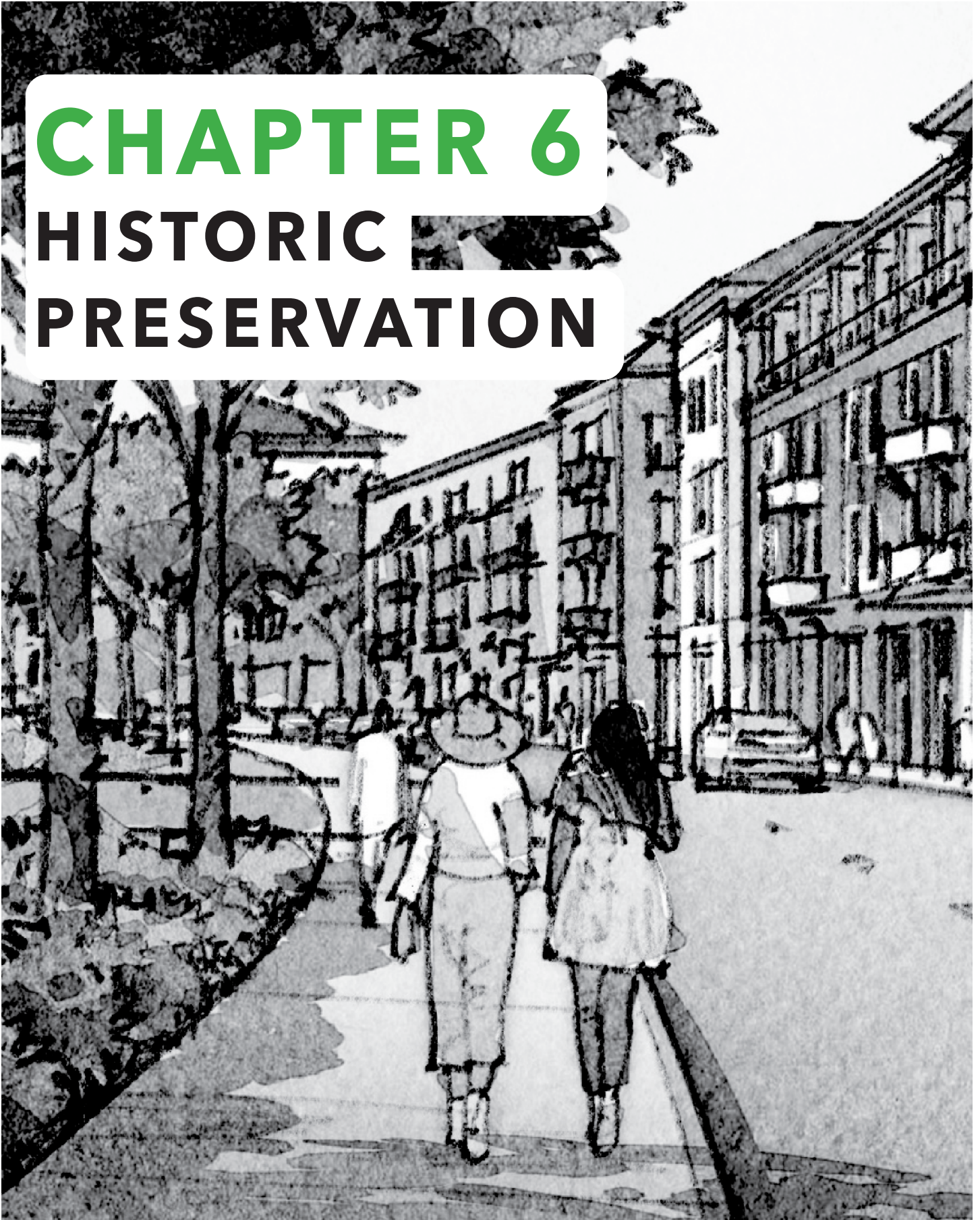
5.11.1 BENEFICIARY PRESUMED.

- 5.11.1.1 The primary beneficiary of any sign installed, used, or maintained in violation of this sign Ordinance, as amended, is presumed to have authorized or caused, either directly or indirectly, the installation, use or maintenance of the sign in violation of this Ordinance.
- 5.11.1.2 If the Sign Administrator determines that any sign is installed, used, or maintained in violation of this Sign Ordinance, as amended, the Sign Administrator shall provide written notice to the owner or primary beneficiary of such sign. A reasonable period of time will be given to remove the sign, or, to remedy all nonconforming or nuisance elements of the sign and bring it into compliance with the Sign Ordinance. This notice shall be provided to the owner or primary beneficiary of the sign by certified and first class mail or by personal delivery.
- 5.11.1.3 The owner or primary beneficiary who violates or causes, allows or permits a violation of this sign Ordinance shall be deemed guilty of a misdemeanor and upon conviction in the Municipal Court of the City shall be subject to a fine in accordance with the general penalty for violations of the City of Taylor Land Development Code and City of Taylor Code of Ordinances, as amended.
- 5.11.1.4 In addition, and without prejudice to, the penalties and remedies stated herein, the City may also enforce these provisions and pursue any and all available legal remedies, including but not limited to injunctive relief and recovery of damages and/or civil penalties under chapter 54 of the Texas Local Government Code, as amended.
- 5.11.1.5 If the person fails to alter or remove the sign or comply with this sign Ordinance within the period of time prescribed by the notice of violation or, the Municipal Court ruling, the Sign Administrator may enter the property and cause the sign to be altered or removed to effect the compliance with this sign Ordinance, as amended, at the expense of the primary beneficiary. A sign removed under this provision shall be held for a period of no less than 30 days after its removal and before disposal of the removed sign. The Sign Administrator shall return the sign to its owner upon payment of the incurred removal expenses and storage fees.
- 5.11.1.6 The Sign Administrator shall notify the owner or person entitled to possession of the sign or property of the total actual expenses incurred for the alteration or removal of the sign. If that person fails within 30 days after the date of notification to pay the entire expenses of the repair, alteration, removal or storage costs, then the expenses may be recorded as a lien against the property. These expenses shall include:
- (A) The actual cost of repair or removal of the sign plus storage costs and administrative costs;
 - (B) An amount representing penalty and interest at the prevailing judgement rate for the cost of collection; and
 - (C) Reasonable attorney's fees.
- 5.11.1.7 If expenses are incurred for the alteration or removal of a sign pursuant to this subsection, no permit shall be renewed or issued for the property upon which any such sign exists or existed unless and until such expenses authorized by this subsection are paid in full.

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CHAPTER 6

HISTORIC PRESERVATION



6.1 HISTORIC PRESERVATION

6.1.1 PURPOSE

The City Council of Taylor, Texas, hereby declares that as a matter of public policy the protection, enhancement, and perpetuation of landmarks and districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. This ordinance is intended to:

- (1) Protect and enhance the landmarks and districts which represent distinctive elements of Taylor's historic, architectural, and cultural heritage;
- (2) Foster civic pride in the accomplishments of the past;
- (3) Protect and enhance Taylor's attractiveness to visitors and the support and stimulus to the economy thereby provided;
- (4) Insure the harmonious, orderly, and efficient growth and development of the City that is sensitive to its historic resources;
- (5) Promote economic prosperity and welfare of the community by encouraging the most appropriate use of historic properties within the City;
- (6) Encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation.

6.1.2 HISTORIC PRESERVATION OFFICER

The City Manager or their designee shall appoint a qualified City official or staff person to serve as Historic Preservation Officer (HPO). The City may utilize in-house staff or contract using those individuals whose expertise are required to deliberate on specific, related matters. In addition, the planning department will be responsible for coordinating the City's preservation activities with those of state and federal agencies and with local state, and national preservation organizations.

Responsibilities. The HPO shall be empowered to:

- (1) Administer this LDC and advise the HPC on matters submitted to it.
- (2) Maintain and hold open for public inspection all documents and records pertaining to the provisions of this LDC.
- (3) Receive and review all applications pursuant to this LDC to ensure their completeness.
- (4) Review and take action on all certificates of appropriateness applications subject to administrative review pursuant to this LDC.
- (5) Review and forward with any recommendations all applications for certificates of appropriateness subject to review by the HPC pursuant to this LDC.
- (6) Ensure proper posting and noticing of all Commission meetings, schedule applications for Commission review, provide information packets to its members prior to the meetings, record meeting minutes, and facilitate all Commission meetings.

- (7) Review and help coordinate the City's preservation and urban design activities with those of local, state, and federal agencies and with local, state, and national preservation organizations in the private sector.

6.1.3 CRITERIA FOR DESIGNATION OF HISTORIC PROPERTIES OR DISTRICTS

The HPC shall use criteria for evaluation of significance of an historic landmark or historic district as established by the National Park Service for use in the administration of the National Register of Historic Places. The HPC shall refer to the National Register Bulletin No. 15, How to Apply the National Register Criteria for Evaluation, published by the National Park Service, for further guidance in the application of these criteria.

- 6.1.3.1 The following criteria shall be considered in determining whether historic overlay zoning should be applied to an individual property or historic district:

- (1) Association with events that have made a significant contribution to the broad patterns of our history.
- (2) Association with the lives of persons significant in our past.
- (3) Embodiment of the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- (4) Archaeological value, in the sense that the property has yielded, or may be likely to yield, information important in prehistory or history.

- 6.1.3.2 Where the designation is made based on the general character of the proposed historic district, these findings may include, but shall not necessarily be limited to:

- (1) Scale of buildings and structures typical of the area.
- (2) Architectural style typical of the area.
- (3) Architectural period typical of the area.
- (4) Building materials typical of the area.
- (5) Colors used in buildings typical of the area.
- (6) Signage and street furniture typical of the area.
- (7) Landscapes typical of the area.
- (8) Typical relationships of buildings to the landscapes in the area.
- (9) Typical relationships of buildings in the area to the street.
- (10) Setbacks and other physical patterns of buildings in the area.
- (11) Typical patterns of rooflines of buildings in the area.
- (12) Typical patterns of porch and entrance treatments of buildings in the area.

Where the designation is made based on the character of a limited number of specific buildings in the proposed historic district, the findings may include, but shall not necessarily be limited to:

- (1) Architectural style of the buildings.
- (2) Architectural period of the buildings.
- (3) Textures of materials used in the buildings.
- (4) Colors of the materials used in the buildings.
- (5) Rooflines of the buildings.
- (6) Porch and entrance treatments of the buildings.
- (7) Height and mass of the buildings.
- (8) Relative proportions of the buildings (width to height, width to depth).

6.1.3.3 Already listed properties. Properties that, as of the date of the adoption of this LDC, are listed as a Recorded Texas Historic Landmark (RTHL) or State Archaeological Landmark (SAL), or that are listed individually or within an historic district on the National Register of Historic Places (NR) shall be considered eligible for designation as historic landmarks pursuant to this LDC. The HPO shall compile a list of such properties and shall initiate an application for historic overlay zoning for each property so identified, pursuant to this LDC. The HPC may establish a process by which it identifies additional properties that are so recognized on the National Register or by the State, either on an annual basis or as such properties are listed and that information becomes known to the HPC and may direct the HPO to initiate applications for historic overlay zoning for those properties, pursuant to this LDC.

6.1.4 DESIGNATION PROCESS FOR LOCAL HISTORIC LANDMARKS AND DISTRICTS

6.1.4.1 These provisions pertaining to the designation of historic properties constitute a part of the comprehensive zoning plan of the City. Owners of proposed historic properties shall be notified prior to the HPC hearing on the recommended designation. At the HPC's public hearing, owners, interested parties, and technical experts may present testimony or documentary evidence, which will become part of a record regarding the historic, architectural, or cultural importance of the proposed historic property. The City may designate a historic landmark without the property owner's approval.

6.1.4.2 The procedure for designating a historic landmark or to establish or amend a historic district may be initiated by the City, or by the individual property owner(s), or by at least twenty percent (20%) of the residents of the potential district. An application for designation shall be made on forms as prescribed by the City and shall be filed with the HPO along with any fees in accordance with the municipal fee schedule. Buildings, structures, sites or areas located within the City which substantially comply with the criteria found in this LDC may be recommended by the HPC to the City Council as historic landmarks or historic districts.

The application shall contain:

- (1) For a proposed historic landmark, the name, address, telephone number of applicant, and physical address of the property.
- (2) For a proposed historic district, the name, address, telephone number of applicant, and no more than ten percent (10%) negative responses from owners of properties in the proposed district; where a poll has been taken, each property is counted separately, and no response is considered an affirmative response.
- (3) Site plan of the proposed landmark property, or map indicating the geographic boundaries of the proposed district, showing all affected buildings and/or structures.
- (4) Detailed historic description and background on the proposed landmark or proposed district.
- (5) Current photographs of the overall property or area, along with any historical photographs, if available.
- (6) Any other information which the HPO or Commission may deem necessary.

6.1.4.3 Upon receipt of a completed designation application, the HPO shall schedule a hearing at the next available regularly scheduled Commission meeting. Notice of the application shall be mailed to the property owner(s) and advertised in the official newspaper and/or posted on the property as provided for a Place Type zoning change.

6.1.4.4 A proposed historic landmark or district for which an application for designation has been received shall be protected by and subject to all the provisions of this LDC governing demolition, minimum maintenance standards, and penalties until a final decision by the City Council becomes effective, but not to exceed one hundred and eighty (180) days.

6.1.4.5 At the hearing, the applicant shall have an opportunity to present testimony and evidence to demonstrate the historical significance or insignificance of the subject property or district. Other interested parties and technical experts may also present testimony or documentary evidence, which will become part of a record. The burden of proof shall be upon the applicant. The HPC may take action to approve, postpone requesting additional information, or deny the application. The HPO shall forward any final recommendation to the Planning & Zoning Commission within thirty (30) days of the hearing. Denials may be appealed directly to City Council.

6.1.4.6 The P&Z shall give notice and conduct its hearing upon receipt of the recommendation from the HPC. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as specifically provided in the general zoning ordinance of the City. The P&Z shall review the application to ensure that the recommended designation will not pose a conflict with the underlying Place Type zoning and shall forward its recommendation to the City Council within thirty (30) days after taking action on the application.

6.1.4.7 Upon receipt of the joint recommendation on the application from the Historic Preservation Commission and the Planning & Zoning Commission, the City Council shall schedule a hearing on the application within thirty (30) days. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as specifically provided in the general zoning ordinance of the City. Significance shall be considered only on the record made before the Historic Preservation Commission and the Planning & Zoning Commission.

- 6.1.4.8 Upon designation of a historic landmark or historic district by the City Council, the designation shall be recorded by legal description on the City's official Place Type zoning maps, in the records of real property of Williamson County, and with the tax appraisal office.
- 6.1.4.9 The applicant or any persons adversely affected by any determination of the HPC may appeal the decision to City Council. Appeal requests shall be on forms as prescribed by the City and shall be filed with the HPO within seven (7) days of the HPC's decision and scheduled for the next available regularly scheduled City Council meeting. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as specifically provided in this LDC.
- 6.1.4.10 Appeals to the City Council shall be considered only on the record made before the HPC and may only allege that the Historic Preservation Commission's decision was arbitrary, capricious, or illegal.

6.1.5 ORDINARY MAINTENANCE

Nothing in this LDC shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of an historic landmark or a property within an historic district which does not involve a change in design, material, or outward appearance that require the issuance of a building permit.

In-kind repair/replacement and repainting is included in this definition of ordinary maintenance unless painting involves an exterior masonry surface that was not previously painted. The HPO shall determine what is "ordinary maintenance."

6.1.6 MINIMUM MAINTENANCE STANDARDS

No owner or person with an interest in real property designated as an historic landmark or a property located within an historic district shall permit the property to fall into a serious state of disrepair so as to result in the significant deterioration of any exterior architectural feature which would, in the judgment of the HPC, create a detrimental effect upon the historic character of the landmark or district.

- 6.1.6.1 Examples of serious disrepair or significant deterioration include:
- (1) Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling.
 - (2) Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling.
 - (3) Deterioration or crumbling of exterior plaster finishes, surfaces or mortars.
 - (4) Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.
 - (5) Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering.
 - (6) Rotting, holes, and other forms of material decay.
 - (7) Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes de-lamination, instability, loss of shape and form, or crumbling.

- (8) Deterioration that has a detrimental effect upon the special character of the district as a whole or the unique attributes and character of the contributing structure.
- (9) Deterioration of any exterior feature so as to create or permit the creation of any hazardous or unsafe conditions to life, health, or other property.

6.1.7 PROCEDURE TO MITIGATE DEMOLITION BY NEGLECT

Demolition by Neglect refers to the gradual deterioration of a property when routine or minimum maintenance is not performed. The HPO and the Development Services Department staff shall work together to reduce Demolition by Neglect involving landmarks or properties located within districts within the City. A Demolition by Neglect citation as determined by the HPC may be issued against the owner of the property for failure to comply with the minimum maintenance standards by permitting the subject property to exhibit serious disrepair or significant deterioration as outlined.

- 6.1.7.1 Due to the time-consuming nature of pursuing enforcement under this Section, no more than one property will be under consideration during each of the following quarters (January-March, April-June, July-September, and October-December).
- 6.1.7.2 While the HPO will act as the point of contact, the Development Services Department staff shall, when needed, assist with inspections. If there is a dispute between the HPO and Development Services Department staff, the City Manager may be consulted as a mitigating party.
- 6.1.7.3 Furthermore, while the HPO will act as the point of contact, the Planning Department staff shall, when needed, assist with inspections. If there is a dispute between the HPO and Planning Department staff, the City Manager shall make the final determination.
- 6.1.7.4 The procedure for citing a property owner for Demolition by Neglect shall be as follows:
 - (1) Initial identification is made by visual inspection of the area by the HPO or a Commission member or by referral from someone in the area. All referrals shall be made in writing and shall be submitted to the HPO.
 - (2) Once the initial identification is made, followed by preliminary determination by the HPO, the property owner shall be notified by U.S. mail of the defects of the building and informed of any incentive programs that may be available for repair. The owner shall be given thirty (30) days in which to respond to the preliminary determination by submitting a stabilization proposal to the HPO. The stabilization proposal will be presented to the HPC at the next available meeting. If the HPC approves the proposal, a certificate of appropriateness (if necessary) may be issued administratively by the HPO. The approval will detail the specific work that is necessary to correct the Demolition by Neglect conditions, as well as specify a time period to begin and to complete the work. The HPO shall update the HPC on the status of the property every thirty (30) days, once work begins on the property.
 - (3) If the property owner receives the letter regarding the preliminary determination, but fails to respond, a second notice shall be sent in the same manner as described above.
 - (4) If the property owner fails to receive and/or respond to the letter regarding the preliminary determination after two (2) attempts, the matter returns to the HPC for a citation hearing. The HPO shall send a third notice via certified mail informing the owner of the hearing, the property shall be posted with a notice of the violation in accordance with the provisions of this LDC, and a public hearing on the citation shall be scheduled.

- (5) At the public hearing, the owner will be invited to address the HPC's concerns and to show cause why a citation should not be issued. The HPC may take action to approve any proposed work, defer the matter to give the owner more time either to correct the deficiencies or make a proposal for stabilization, or issue a citation to the owner of the property for failure to correct the Demolition by Neglect conditions.
- (6) If the owner is cited for the condition of Demolition by Neglect of the property, they shall be given fourteen (14) days to submit a stabilization proposal to the HPO, and at the discretion of the HPC, up to one (1) year to correct the defects. The HPO shall update the HPC on the status of the property every thirty (30) days once work begins on the property.
- (7) If the owner does not respond with a stabilization proposal, the matter shall be turned over to the City Attorney's office for recommendation to the City Council for legal action.

6.1.7.5 The City may create programs, or enter into partnerships with local non-profit organizations, to assist low-income and/or elderly homeowners with maintenance.

6.1.8 CERTIFICATES OF APPROPRIATENESS FOR ALTERATIONS OR NEW CONSTRUCTION AFFECTING LANDMARKS OR HISTORIC DISTRICTS

No person shall carry out any construction, reconstruction, alteration, restoration, rehabilitation, or relocation of any Landmark or any property within a District, nor shall any person make any material change in the light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any Landmark or any property within a District without a Certificate of Appropriateness application. The application must be reviewed and approved by the HPO or the HPC prior to the issuance of any building permit involving any Landmark or property located within a District. The application shall be required in addition to, and not in lieu of, any required building permit.

6.1.9 REVIEW CRITERIA FOR CERTIFICATES OF APPROPRIATENESS FOR ALTERATIONS OR NEW CONSTRUCTION AFFECTING LANDMARKS OR HISTORIC DISTRICTS

In considering an application for a Certificate of Appropriateness, the HPO and the HPC shall review it for compliance with the Secretary of the Interior's Standards for Rehabilitation and any applicable adopted Design Guidelines previously ratified by the City Council.

All review criteria shall be made available to the applicant, property owners of Landmarks and properties located within Districts. The HPC shall promulgate and make recommendations to update the adopted Design Guidelines as necessary, provided that the changes do not pose a conflict with underlying land-use zoning and the changes do not take effect until ratified by the City Council.

6.1.9.1 Applicability. A certificate of appropriateness shall be required in the following circumstances before the commencement of development within or work upon any property with historic overlay zoning:

- (1) Whenever such work or development requires a building permit or certificate of zoning compliance issued by the City;

- (2) Whenever such work includes the erection, moving, demolition, reconstruction, restoration, or alteration of the exterior of a property with historic overlay zoning, except when such work satisfies all the requirements of ordinary maintenance and repair as defined in Chapter 7, Definitions, of this LDC

6.1.9.2 Certificate of appropriateness required. No building permit shall be issued by the building official for any property with historic overlay zoning until the application for such permit has been reviewed and a certificate of appropriateness has been approved by the HPO or the HPC.

6.1.9.3 Procedures. The procedure for obtaining a Certificate of Appropriateness may be initiated by the City for all Landmarks or proposed work within a District, or by the individual property owner(s) of the subject Landmark or for a property located within a District. The application must be submitted for review and approved by the HPO or the HPC prior to the commencement of any work. An application for Certificate of Appropriateness shall be made on forms as prescribed by the City and shall be filed with the HPO along with fees in accordance with the municipal fee schedule.

6.1.10 ADMINISTRATIVE DESIGN REVIEW AFFECTING LANDMARKS AND PROPERTIES LOCATED IN DISTRICTS:

6.1.10.1 Upon receipt of a completed Certificate of Appropriateness application as determined by the HPO, the HPO shall review the application for a preliminary determination of compliance with the Secretary of the Interior's Standards for Rehabilitation and the adopted Design Guidelines. The applicant is encouraged to schedule a meeting with the HPO prior to the submittal of an application to discuss the proposed work and get initial design direction. The HPO reserves the right to forward any Certificate of Appropriateness application to the HPC for review and approval when direction on design policy is needed or if unable to determine compliance with the Secretary of the Interior's Standards for Rehabilitation or the Design Guidelines. Proposed work to all Landmarks, all proposed work within a District, and for all City preservation-related incentive programs or federal projects must be reviewed by the HPC.

6.1.10.2 An application shall be eligible for administrative review by the HPO for the following:

- (1) The placement and screening, if necessary, of roof-mounted equipment and other mechanical equipment of various types;
- (2) The placement and design of screening treatments for trash and recycling receptacles;
- (3) Fences to be installed in the rear and/or side yard, unless an historic precedence exists for fences in the front yards;
- (4) Replacing roofing materials or color on a flat roof that will not be visible from the ground or from immediately adjacent taller buildings;
- (5) Gutters and downspouts;
- (6) Installation or removal of landscaping, including trees;
- (7) Accessibility ramps;
- (8) Changes to awning material, shape, and size;
- (9) Landscape elements, including but not limited to walks, paving, benches, outdoor furniture, planters, pools, trellises, arbors and gazebos;

- (10) Installation of any elements required by other codes such as emergency lighting;
- (11) Modifications that are considered non-permanent such as, but not limited to, window films and temporary features to weatherize or stabilize a historic resource;
- (12) Minor modifications to an existing certificate of appropriateness that still meets the intent of the original approval;
- (13) Renewal of an expired certificate of appropriateness.

6.1.10.3 If an application for administrative review is approved or approved with conditions, the HPO shall issue a certificate of appropriateness. However, the HPO may forward the application to the HPC for their consideration for the following reasons:

- (1) The application does not meet the approval criteria;
- (2) If the HPO does not act on the application within ten (10) business days of receipt of the complete application;
- (3) The HPO disapproves the application; or
- (4) The applicant wishes to appeal the administrative decision or associated conditions of the certificate of appropriateness application.

An appeal to an administrative decision shall be filed with the HPC within ten (10) business days of said decision.

6.1.10.4 In the event an application is to be considered by the HPC, the HPO shall inform the applicant of the meeting date at which the application shall be considered. The applicant shall have the right to be heard and may be accompanied or represented by counsel and/or one or more construction or design professionals at the meeting.

6.1.10.5 The HPO shall review the application and make a recommendation to the HPC during the meeting at which the application shall be considered.

- (1) After hearing the applicant and any other interested parties, and considering the recommendation from the HPO, the HPC shall take one of the following actions:
 - (a) Approve the proposed work or development and issue a certificate of appropriateness.
 - (b) Approve the proposed work or development with conditions and issue a conditional certificate of appropriateness.
 - (c) Disapprove the certificate of appropriateness.
- (2) In the case of the disapproval of a certificate of appropriateness by the HPC, the HPC shall state in writing the reasons for such disapproval and may include suggestions in regard to actions the applicant might take to secure the approval of the HPC concerning future issuance of a certificate of appropriateness.

6.1.10.6 Certificate of Appropriateness.

- (1) It shall be the responsibility of the HPO to issue the actual certificate of appropriateness following administrative approval or approval by the HPC with any designated conditions, and to maintain a copy of the certificate of appropriateness, together with the proposed plans. These shall be public documents for all purposes.
- (2) Work performed pursuant to the issuance of a certificate of appropriateness shall conform to the requirements of such certificate. It shall be the duty of the building official to inspect from time to time any work performed pursuant to a certificate of appropriateness to assure such compliance. In the event that such work is not in compliance, the building official shall issue a stop work order and/or citation as prescribed by ordinance. The HPC may request that the building official inspect the work and issue a stop work order.

6.1.10.7 Criteria. The HPO or the HPC shall determine whether to grant a certificate of appropriateness based on the following criteria:

- (1) The effect of the proposed change upon the general historic, cultural and architectural nature of the historic property or historic district;
- (2) The appropriateness of exterior architectural features, including parking and loading spaces, which can be seen from a public street, alley, or walkway; and
- (3) The general design, arrangement, texture, material and color of the building or structure and the relation of such factors to similar features of buildings or structures in the historic district, contrast or other relation of such factors to other buildings or structures built at or during the same period, as well as the uniqueness of such features, considering the remaining examples of architectural, historical and cultural values.

6.1.10.8 Guidelines. In all of its determinations of architectural appropriateness and historical integrity in the design and construction of historic properties or signs, the HPO or the HPC shall use the most recent edition of the book entitled, *The Secretary of the Interior's Standards for the Treatment of Historic Properties: With Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings*, or any future publication which replaces this book, and the following criteria as guidelines:

- (1) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration, or to use a property for its originally intended purpose.
- (2) The distinguishing original qualities or character of a historic property and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All historic properties shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.
- (4) Changes that may have taken place in the course of time are evidence of the history and development of an historic property and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (5) Distinctive stylistic features or examples of skilled craftsmanship that characterize a historic property shall be treated with sensitivity.

- (6) Architectural features that are found to be appropriate are to be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other properties.
- (7) Surface cleaning shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken without approval from the Historic Preservation Commission.
- (8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
- (9) Contemporary design for alterations and additions shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and when such design is compatible with the size, scale, color, material, a character of the property, neighborhood, or environment. Wherever possible, new additions or alterations shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

6.1.10.9 Supplemental guidelines. The HPO or the HPC may develop, and the City Council may approve, such supplemental guidelines as it may find necessary to implement the regulations of historic overlay zoning or the findings applicable to the designation of a particular historic property. Such guidelines may include, but are not limited to the following:

- (1) Charts or samples of acceptable materials for siding, foundations, roofs, or other parts of buildings;
- (2) Illustrations of appropriate architectural details;
- (3) Specifications of appropriate relationships to streets, sidewalks, other structures, and buildings;
- (4) Illustrations of appropriate porch treatments or entrances; or
- (5) Illustrations of appropriate signage or street furniture.

6.1.10.10 Certificate of appropriateness for demolition.

- (1) Certificate required. No historic property shall be demolished or removed unless such demolition shall be approved by the HPC and a certificate of appropriateness for such demolition shall be granted.
- (2) Procedure for the issuance of a certificate of appropriateness for demolition shall be the same as for the issuance of other certificates of appropriateness with the following modification.
- (3) After the hearing, the HPC may approve the certificate of appropriateness, thereby authorizing the demolition, or the HPC may disapprove the certificate of appropriateness and postpone the demolition or removal for a period of one hundred and twenty (120) days. The purpose of such a postponement would be to allow the HPC and any interested parties to explore alternatives to demolition.

- (4) The HPC may extend the postponement period for an additional sixty (60) days to enable the completion of ongoing negotiations.
- (5) Notwithstanding any provision of this LDC, the City Council reserves the right to prohibit the demolition of a landmark structure with four (4) affirmative votes.
- (6) Supplemental demolition criteria. In determining whether to issue a certificate of appropriateness for demolition, the HPC, and, on appeal, the City Council, shall consider the following criteria, in addition to the criteria specified in this section:
 - (a) The uniqueness of the property as a representative type or style of architecture, historic association, or other element of the original designation criteria applicable to such structure or tract.
 - (b) The condition of the property from the standpoint of structural integrity and the extent of work necessary to stabilize the property.
- (7) The economically viable alternatives available to the demolition applicant, including:
 - (a) Donation of a part of the value of the subject structure or site to a public or nonprofit agency, including the conveyance of development rights and facade easement.
 - (b) The possibility of sale of the property, or any part thereof, to a prospective purchaser capable of preserving such property.
 - (c) The potential of the property for renovation and its potential for continuing use.
 - (d) The potential of the property for rezoning in an effort to render such property more compatible with the physical potential of the property. The ability of the property to produce a reasonable economic return on investment for its owner; provided, however, that this factor shall not have exclusive control and effect but shall be considered along with all other criteria contained in this section.

6.1.10.11 Certificate of appropriateness for relocation:

- (1) Certificate Required. No historic resource shall be relocated unless such relocation shall be approved by the HPC and a certificate of appropriateness for such relocation shall be granted. For the purposes of this subsection concerning relocation, the term "historic resource" shall be used to describe an individual building, structure, or object designated according to the procedures in this LDC.
- (2) Procedure. The procedure for issuance of a certificate of appropriateness for relocation shall be the same as for the issuance of other certificates of appropriateness with the following additions:
 - (a) If the historic resource is a Recorded Texas Historical Landmark or listed on the National Register of Historic Places, the applicant shall be required to notify the appropriate party at the Texas Historical Commission and receive a response in writing, prior to submitting an application for the relocation to the Historic Preservation Commission.

- (b) Documentation shall be provided to the HPC at the time of application for a certificate of appropriateness that provides the following information:
 - i. Overview of the proposed relocation of the historic resource, including:
 - » Reasons for relocating the historic resource; and
 - » Reasons for selection of destination site.
- (c) Photographs, which document all aspects of the historic resource. Requirements for photographs shall be provided by the HPC. At a minimum, photographs provided by the applicant s hall include but are not limited to:
 - i. Each elevation of the building;
 - ii. Street view;
 - iii. All prominent architectural features; and
 - iv. Any additional accessory buildings that also have historic overlay zoning, showing how they relate to the primary structure.
 - v. Requirements for photographs shall be maintained and provided by the HPC.
- (d) Site plan of historic resource in current location.
- (e) Site plan of historic resource in new location.
- (f) Public notices of the proposed relocation shall be required as follows:
 - i. Signed notice shall be posted within five (5) business days of receipt of an application for a certificate of appropriateness for relocation, the City shall post a sign showing notice of the application on the originating location and on the proposed destination location, for the purpose of notifying the public of the proposed relocation.
 - ii. Mailed notice shall be sent ten (10) business days prior to the HPC meeting when the application will be heard, written, notices shall be mailed to each owner, as indicated by the most recently approved City tax roll, of real property within three hundred (300) feet of the existing property with the resource proposed for relocation and three hundred (300) feet of the proposed new location. Notice may be served by its deposit in the Postal Service in the City, properly addressed with postage paid.

- iii. Mailed notices shall contain at least the following specific information:
 - The general location of land that is the subject of the application and/or a location map;
 - The legal description or street address;
 - The substance of the application;
 - The time, date, and location of the HPC meeting;
 - A phone number to contact the City; and
 - A statement that interested parties may appear at the hearing.
- (3) When a historic resource is relocated to a new site, the historic resource shall retain the historic overlay and therefore continue to be subject to the requirements of a certificate of appropriateness.
- (4) Supplemental relocation criteria. In determining whether to issue a certificate of appropriateness for relocation, the HPC, and, if necessary, on appeal, the City Council, shall consider the following criteria, in addition to the criteria specified in this subsection:
 - (a) The historic resource is imminently threatened by demolition or removal of historic overlay zoning.
 - (b) Reasonable alternatives have been examined to mitigate the threat to the historic resource, in lieu of relocation. Alternatives may include, but are not limited to:
 - i. Modification of the proposed project affecting the historic resource to avoid its impact on the location of the historic resource.
 - ii. Incorporation of the historic resource, in its entirety, into the proposed project that would affect the location of the historic resource.
- (5) When relocated, the historic resource shall remain in the City of Taylor.
- (6) The structural condition of the historic resource has been examined so that it has been determined that the historic resource may be moved and that damage to the historic resource which would result from the move can be minimized. Stabilization of the historic resource prior to and/or during the move may be required.

- (7) A new location for the historic resource has been determined that would be compatible with the architectural aspects of the historic resource, to the extent possible. Consideration shall include the review of all of the following:
 - (a) Size of the resource and destination lot;
 - (b) Massing;
 - (c) Architectural style;
 - (d) Review of all adopted design guidelines by the HPC in determining compatibility; and
 - (e) Other historic resources, which are not the primary resource on the site, but are historically associated with the primary resource, also should be relocated, if possible, and may be considered for relocation with the primary resource on the same certificate of appropriateness.
- (8) Any historic resource relocated pursuant to this section shall be required to conform to any siting conditions at the new location. These siting conditions shall include, but are not limited to, setback requirements, structural alteration requirements such as enclosed parking requirements, and architectural requirements such as exterior finishes and orientation.
- (9) The applicant agrees to the following additional conditions of the certificate of appropriateness:
 - (a) The historic resource shall be secured from vandalism and other damage for the time that it remains vacant as a result of the relocation process.
 - (b) The applicant shall be required to display a plaque, provided and paid for by the City, which documents the historic resource's original location, date of relocation, and reason for relocation.
 - (c) The historic overlay shall convey with the historic resource to its new location.
- (10) The historic overlay shall be removed from the originating property, unless one of the following applies:
 - (a) The property is located within an historic district; or
 - (b) Only an accessory structure has been moved and the primary structure on the site remains; or
 - (c) The site itself is historically significant.
- (11) The City may apply the historic overlay to the destination lot(s), by following the procedures for applying historic overlay of this LDC. If the historic resource is being moved into an already designated historic district, the historic overlay shall remain and apply.
- (12) The applicant shall provide photographs to the HPO of the relocated historic resource once relocation is complete.

- (13) Information regarding the relocation shall be filed in the appropriate City and county records.
- (14) If a certificate of appropriateness for relocation has been approved by the HPC, the following fees shall be waived:
 - (a) Building moving and permits fees
 - (b) Notice requirement fees.
- (15) Appeals of certificate of appropriateness decisions made by the HPC shall be made within fifteen (15) days to the City Council.

6.1.11 ECONOMIC HARDSHIP INVOLVING CERTIFICATES OF APPROPRIATENESS FOR DEMOLITION AFFECTING LANDMARKS AND HISTORIC DISTRICTS

- 6.1.11.1 No certificate of appropriateness for demolition involving a claim of economic hardship may be approved, nor shall a demolition permit be issued by the City unless the owner proves compliance with the following standards for economic hardship:
 - (1) The property is incapable of earning a reasonable return in its current or rehabilitated state, regardless of whether that return represents the most profitable return possible; and
 - (2) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
 - (3) Earnest and reasonable efforts to find a purchaser interested in acquiring the property and preserving it have failed; and
 - (4) The property cannot be moved or relocated to another site similar or within the District.
- 6.1.11.2 The City shall adopt by resolution separate criteria for review in considering claims of economic hardship for investment for income-producing and non-income-producing properties, as recommended by the HPC. Non-income-producing properties shall consist of owner-occupied single-detached dwellings and non-income-producing institutional properties. All standards for review shall be made available to the owner prior to the hearing. The information to be considered by the City may include, but not be limited to, the following:
 - (1) Purchase date price and financing arrangements
 - (2) Current market value
 - (3) Form of ownership
 - (4) Type of occupancy
 - (5) Cost estimates of demolition and post-demolition plans for development
 - (6) Maintenance and operating costs
 - (7) An inspection report by licensed architect or structural engineer that has experience working with historic properties
 - (8) Costs and engineering feasibility for rehabilitation

- (9) Property tax information
- (10) Rental rates and gross income from the property
- (11) Other additional information as deemed appropriate

6.1.11.3 Claims of economic hardship by the owner shall not be based on conditions resulting from:

- (1) Evidence of demolition by neglect or other willful and negligent acts by the owner
- (2) Purchasing the property for substantially more than market value at the time of purchase
- (3) Failure to perform normal maintenance and repairs
- (4) Failure to diligently solicit and retain tenants
- (5) Failure to provide normal tenant improvements

6.1.11.4 Throughout the process, the applicant shall consult in good faith with the HPO, local preservation groups, and interested parties in a diligent effort to seek an alternative that will result in preservation of the property. Such efforts must be demonstrated to the HPC at the hearing.

6.1.12 ENFORCEMENT

All work performed pursuant to a certificate of appropriateness issued under this LDC shall conform to any requirements included therein. It shall be the duty of the building inspector to inspect periodically any such work to assure compliance. In the event that work is not being performed in accordance with the certificate of appropriateness, or upon notification of such fact by the HPC and verification by the HPO, the building inspector shall issue a stop work order and all work shall immediately cease. The property owner shall then be required to apply for a hearing before the HPC to explain the non-compliance. No further work shall be undertaken on the project as long as a stop work order is in effect until a decision is rendered by the HPC on the application.

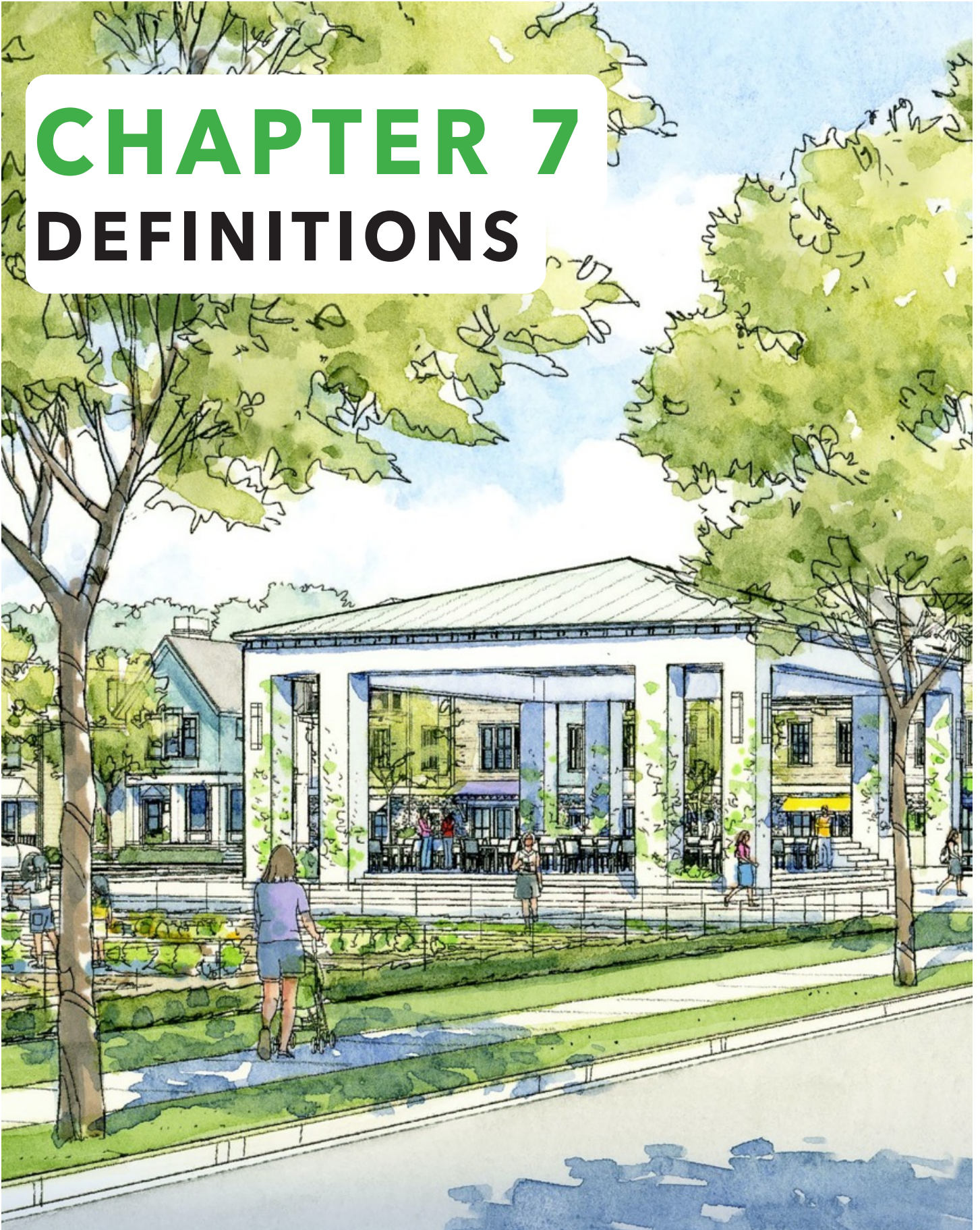
6.1.13 PENALTIES

It shall be unlawful to construct, reconstruct, significantly alter, restore, or demolish any building or structure designated with historic overlay zoning in violation of the provisions of this LDC. The City, in addition to other remedies, may institute any appropriate action or proceeding to prevent such unlawful construction, reconstruction, significant alteration, or demolition to restrain, correct, or abate such violation or to prevent any illegal act, business, or maintenance in and about such premises, including acquisition of the property. Any person, firm, or corporation violating any provision of this LDC shall be guilty of a Class C misdemeanor, punishable by a fine of not less than two hundred and fifty dollars (\$250.00) or more than two thousand dollars (\$2,000.00).

Each day the violation continues shall be considered a separate offense. Such remedy under this section is in addition to any abatement restitution.

CHAPTER 7

DEFINITIONS



For the purposes of this LDC, certain terms and words are hereby defined; terms not defined herein shall be constructed in accordance with customary usage in municipal planning and engineering practices.

ACCESSORY BUILDING shall mean an outbuilding that is smaller than the main structure and is situated behind the main structure on the lot.

ACCESSORY DWELLING shall mean a secondary unit located toward the rear of the same lot as a principal building used as an additional dwelling unit.

ADDITION shall mean any construction that increases the size of a structure in terms of site coverage, height, or gross floor area.

ADDRESS SIGN shall mean a sign, generally applied to a building wall, that displays a building's address.

ADMINISTRATIVE APPROVAL shall mean the process by which the City Manager reviews submitted administrative plats, public frontage, site, and/or building plans and provides approval based on compliance with this LDC.

ADMINISTRATIVE PROCEDURE shall mean the procedure to be followed for the approval of the subdivision or re-subdivision of an existing lot(s) when such subdivision meets certain limited conditions set by the City.

ADMINISTRATIVE REVIEW shall mean the process by which the City reviews submitted Neighborhood Plans, Public Frontage, site, and/or Building Plans to determine compliance with this LDC.

ADMINISTRATOR shall mean the City Manager and/or designated City Staff.

ALLEY shall mean a vehicular drive located to the rear of lots providing access to service areas, parking, rear building access and may contain utility easements.

ALLEY SIGN shall mean a sign used to identify the alley entrance to a building or business.

ALTERATION shall mean any change, demolition, or modification to a structure or site designated as a historic landmark or located in a local historic area including, but not limited to, the following:

- (1) Exterior changes to or modifications of any buildings or structures, architectural details or visual characteristics.
- (2) Construction of new structures.
- (3) Disturbance of archaeological sites or areas; or
- (4) Disturbance, placement, or removal of exterior objects that affect the exterior qualities of the property.

AMENDING PLAT shall mean plat as defined in 212.016 of the Texas Local Government Code and the procedure for such plats shall be the same as the procedure as defined herein.

APARTMENT BUILDING shall mean a building or series of buildings containing greater than five (5) dwelling units in a building with exterior dwelling unit entrances, primarily rented or leased for terms longer than thirty (30) days.

APEX shall mean the highest point of a sign as measured from the point on the ground where its structure is located, or, if no sign structure is present, from the point on the ground directly below the sign itself.

APPEAL shall mean a means for obtaining a review of a decision, determination, order, or failure to act.

APPLICANT shall mean a person or entity who submits to the City an application for an approval required by this LDC. To be qualified as an applicant under this LDC, the person or entity must have sufficient legal authority or proprietary interests in the land to commence and maintain proceedings under this LDC. The term shall be restricted to include only the property owner(s), or a duly authorized agent and representative of the property owner.

APPLICATION shall mean a written request to the City for an approval required by this LDC that contains all information required by this LDC and that has been deemed administratively complete by the City.

APPURTENANT features shall mean the features that define the design of a building or property including but not limited to porches, railings, columns, shutters, steps, fences, attic vents, sidewalks, driveways, garages, carports, outbuildings, gazebos, and arbors.

ARCADE shall mean colonnade supported upper stories of a building projecting over the sidewalk, where the facade of the first story remains at or behind the frontage line.

ARCHAEOLOGICAL resource shall mean a site with archaeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

ARCHITECTURAL ELEMENT shall mean the unique details and component parts that combined form the architectural style of a structure, building, or object.

ARCHITECTURAL FEATURES shall mean ornamentation or decorative features attached to or protruding from or otherwise accentuating an exterior wall.

AWNING shall mean a cloth, plastic, or other nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use. This term does not include canopies.

AWNING SIGN shall mean lettering applied directly on the valance or other vertical portion of an awning.

BAND SIGN shall mean a sign that is attached flat on the exterior front, rear, or side wall of any building or other structure.

BANNER shall mean a temporary sign, either attached or freestanding, with or without characters, letters, illustrations, or ornamentations, applied to cloth, paper, flexible plastic or fabric of any kind, attached to the exterior of the structure or freestanding on the site with temporary fastening devices such as rope, string, wire, twine, or similar materials, which is in addition to the permitted permanent signs, announcing a special event for a business, i.e., business openings, grand openings, sales, or promotion events.

BICYCLE CORRAL shall mean a group of either short-term or long-term bicycle parking spaces that are located in the vehicular parking area adjacent to the curb. The corral is generally surrounded by a painted white box on the street with flexible vertical delineators and a wheel stop where vehicles are likely to back into the adjacent parking spot.

BICYCLE RACK, LONG-TERM shall mean a bicycle parking fixture that provides at least two bicycle spaces and includes at least a four-foot-wide by six-foot-long dimension, is intended for parking more than three hours, and is fully protected from the elements.

BICYCLE RACK, SHORT-TERM shall mean a bicycle parking fixture that provides at least two bicycle spaces, includes at least a four-foot-wide by six-foot-long dimension, and is intended for parking less than three hours.

BLADE SIGN shall mean a sign mounted on the building facade, projecting at a 90-degree angle.

BLOCK shall mean an aggregate land area circumscribed by streets or thoroughfares.

BLOCK FACE shall mean the aggregate of all the principal frontage lines or alternatively the building facades on one side of a block.

BUILDABLE WIDTH shall mean the width of the building site left to be built upon after the required IBC setbacks are provided.

BUILDING shall mean a structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, real property, and business activity.

BUILDING BLOCK shall mean the 330' X 330' block size that is defined in Taylor's DNA. It is the foundation of the walkable environment.

BUILDING LINE shall mean the rear line of a required front build-to-line that is generally parallel to the street line forming the front line.

BUILDING OFFICIAL shall mean the inspector or administrative official charged with responsibility for issuing permits and enforcing the Building Code and this LDC where indicated.

BUILDING TYPES shall mean a range of structures with different standards to create a variety of options for human settlements.

BUILD-TO-LINE shall mean the line parallel to the street along which the primary mass of the front facade should be set. It is measured as a perpendicular distance from the street line to the nearest point of the building facade.

BUSINESS shall mean a place where a person practices their regular occupation, profession, or trade.

BY RIGHT shall mean characterizing a proposal or component of a proposal for a Neighborhood Plan or Site Plan that complies with this LDC and is permitted and processed administratively without public hearing.

CALENDAR YEAR shall mean between January 1 to December 31 of each year.

CANOPY shall mean any non-rigid material such as fabric or flexible plastic, that is supported by or stretched over a frame, that is attached to an exterior wall, and that may include a type that can be retracted, folded, or collapsed against the face of a supporting building.

CERTIFICATE OF APPROPRIATENESS shall mean the certificate issued by the City indicating approval of plans for alteration, construction, or removal affecting a designated landmark or property within historic overlay zoning.

CERTIFICATE OF OCCUPANCY shall mean an official certificate issued by the City through the Building Official that indicates conformance with the zoning standards and building codes and authorizes legal use of the premises that it is issued.

CERTIFIED LOCAL GOVERNMENT shall mean a local government certified or approved by the State Historic Preservation Office (SHPO), which has an appointed commission to oversee the survey and inventory of historic structures, to review areas for historically significant structures, and to develop and maintain the community planning and education process. This federal government program, authorized by the National Historic Preservation Act, 16 U.S.C. 470 et seq., provides for the participation of local governments in a federal/state/local partnership.

CHANNEL LETTERS shall have its own internal lighting element, individually attached to the wall or onto a separate background panel. The letter shall be translucent, or solid to create a backlit halo effect.

CITY OR THE CITY shall mean the City of Taylor and its authority of its city limits and extraterritorial jurisdiction (ETJ).

CITY CLERK shall mean the City Clerk of the City of Taylor or the authorized representative of the clerk.

CITY COUNCIL shall mean the governing body of the City of Taylor, Texas.

CITY ENGINEER shall mean a Licensed Engineer with the state of Texas or their representative with the City.

CITY MANAGER shall mean the chief administrative officer of the City of Taylor and their designated representative.

CITY OF TAYLOR ENGINEERING MANUAL shall mean the engineering manual adopted February 9, 2010, by Ordinance 2009-37, and any engineer manual adopted by the City of Taylor, Texas, by ordinance after March 24, 2011, superseding or repealing Ordinance 2009-37. Also referred to as the Engineering Manual.

CIVIC shall mean a designation for public sites dedicated for civic buildings and civic space.

CIVIC BUILDING shall mean a building operated by not-for-profit organizations dedicated to art, culture, education, recreation, government, transit, and municipal parking, or as approved by the Planning & Zoning Commission and City Council.

CIVIC SPACE shall mean an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships between their intended use, their size, their landscaping, and the buildings that front them.

CLEARANCE shall mean the height above the walkway, or another surface if specified, of the bottom edge of an element.

CLUSTERED LAND DEVELOPMENT OR CLD shall mean a Development Pattern structured by a pedestrian shed oriented toward a common destination such as a general store, meeting hall, schoolhouse, or church clustered together in order to preserve open space. CLD takes the form of a small settlement standing free in the countryside.

COLLECTOR STREET shall mean a street that continues through several residential districts and is intended as a connecting street between residential districts and arterial streets or thoroughfares or business districts. Such secondary or collector streets will also be indicated in the Thoroughfare Plan when adopted which will be placed on file with the City Engineer.

COMMERCIAL shall mean the term collectively defining workplace, office, retail, and lodging uses.

COMMERCIAL SIGN shall mean a sign that directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing.

COMMISSION shall mean the Planning & Zoning Commission of the City of Taylor, Texas.

COMMON DESTINATION shall mean an area of focused community activity, usually defining the approximate center of a pedestrian shed. It may include, without limitation to, one or more of the following: a Civic Space, a Civic Building, a commercial center, or a transit station, and may act as the social center of a neighborhood.

COMPREHENSIVE PLAN shall mean a document adopted by the City that consists of graphic and textual policies that govern the future development of the City and that consists of various components governing specific geographic areas and functions and services of the City.

CONSERVATION EASEMENT shall mean a voluntary legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values.

CONSTRUCTION shall mean the act of adding an addition to an existing building, structure or object, or the erection of a new principal or accessory building, structure, or object on any lot, parcel, or site.

CONSTRUCTION PLANS shall mean the scaled and dimensioned drawings intended to identify exactly how a proposed project will be constructed. Construction plans include, but are not limited to, the following information: cover sheet, plat, site plan, landscape plan, sign plan, drainage plans and calculations, building plans, plans for both public and private utilities, construction details, etc.

CONTRIBUTING shall mean a building, structure, site, or object within a designated historic district which:

- (1) embodies the significant physical features and characteristics of the district, or adds to the historical association, historical architectural qualities, or archaeological values identified for the district; and
- (2) was present during the period of significance relating to the documented significance of the district; and
- (3) possesses historic integrity or is capable of yielding important information about the period.

COURTYARD shall mean the placement of a building within the boundaries of its lot to create a private courtyard, while internally defining one or more private patios. Courtyard is a building type.

CURB shall mean the edge of the vehicular pavement that may be raised or flush to a swale. It usually incorporates the drainage system.

DANGEROUS STRUCTURE shall mean a structure that poses an imminent threat to public health or safety.

DEMOLITION shall mean an act or process which: (1) destroys a lot, parcel or site or building, structure or object in its entirety, (2) destroys a part of a lot, parcel or site or building, structure or object and permanently impairs its structural, historic or architectural integrity, (3) removes the building, structure or object or any part thereof from the original lot, parcel or site without the requisite moving permit, or (4) removes architectural elements and features from the exterior of a building, structure or object.

DEMOLITION BY NEGLECT shall mean improper maintenance, neglect in the maintenance of, or lack of maintenance of any structure or property with historic overlay zoning, which results in deterioration of the structure and threatens the preservation of the structure.

DESIGNATION shall mean the process by which the City Council may designate certain buildings, land, areas, and districts in the City with historic overlay zoning and define, amend, and delineate the boundaries thereof.

DESIGN GUIDELINES shall mean the "Design Guidelines for Historic Taylor, Texas" as adopted by the City Council and as may be amended from time to time. These are guidelines of appropriateness or compatibility of building design within a community or historic district. Design guidelines contain drawings accommodating "do's and don't's" for the property owner. The historic preservation commission has the authority to administer design guidelines.

DESIGN REVIEW shall refer to the decision-making process conducted by the historic preservation board or an appointed historic preservation officer that is guided by established terms.

DEVELOPMENT shall mean any construction activity or alteration of the landscape, its terrain contour, or vegetation, including the erection or alteration of structures or land use.

DEVELOPMENT PATTERN shall mean options for land configuration for a Neighborhood Plan. The three types addressed in this LDC are Cluster Land Development (CLD), Traditional Neighborhood Development (TND), and Village Cluster Development (VCD).

DEVELOPMENT REVIEW COMMITTEE (DRC) shall mean staff members from each department overseeing development, infrastructure, and public safety that administer the provisions of this LDC.

DEVELOPMENT SIGN shall mean a sign announcing a proposed subdivision or a proposed building project.

DISPOSITION shall mean the placement of a building on its lot.

DISTRIBUTION MAINS shall mean off-site utilities serving a subdivision and other areas that are not laterals or service lines.

DRAINAGE shall mean any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or groundwater. It may include the construction, deepening, extending, opening, installation, or laying of any canal, drain, or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.

DRAINAGE FACILITIES shall mean all facilities constructed within a subdivision related to stormwater drainage, including but not limited to swales, lawn areas, fences, structures, drainage facilities, drainage pipes, pumps, and detention and retention ponds.

DRIVEWAY shall mean a vehicular lane within a lot, often leading to a garage.

DUPLEX shall mean a building with two (2) units within one (1) structure on a lot. The configuration can be side by side, stacked, front to back, etc.

DWELLING shall mean any building or portion thereof, that is designed or used as living quarters for one or more families.

ECONOMIC HARDSHIP shall mean the inability of an owner to obtain a reasonable return or a reasonable beneficial use from a property with historic overlay zoning as required by the United States Supreme Court in Penn Central Transportation Company v. New York City, 438 U.S. 104 (1978) and subsequent decisions. A reasonable economic return does not have to be the most profitable return possible or allow the highest and best use of the property.

EDGEYARD BUILDING shall mean a building that occupies the center of its lot with setbacks on all sides. Edgeyard is a Building Disposition.

ELEVATION shall mean the exterior wall of a building that is set along a frontage line.

ENCROACHMENT shall mean any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public frontage, or above a height limit.

ENFORCEMENT OFFICER shall mean a public official or employee responsible for ensuring compliance with local zoning regulations and ordinances.

EXTRATERRITORIAL JURISDICTION (ETJ) shall mean the area adjacent to the city limits of the City as created and authorized under Chapter 42 of the Texas Local Government Code. The City is authorized to control, among other things, subdivision as prescribed or defined by law.

EXTERIOR ARCHITECTURAL FEATURE shall mean but not be limited to architectural style and general arrangement of such portion of the exterior of a structure as is designed to be open to the view from a public way.

FACADE shall mean the portion of any exterior elevation on the building extending from the grade to parquet, wall, or eaves, and the entire width of the building elevation which are adjacent to the front on any right-of-way. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are to be considered as part of a single facade.

FAUX NEON SIGNAGE shall mean signage created by using light emitting diodes (LEDs) which are strung closely together so that the light they emit overlaps and creates a steady source of light encased in plastic tubes.

FEATHER BANNER shall mean a vertical portable sign, made of lightweight material that is prone to move in the wind, and that contains a harpoon-style pole or staff driven into the ground for support or is supported by means of an individual stand. This definition includes such signs of any shape including flutter, bow, teardrop, rectangular, shark, feather, and U-shaped. For purposes of this Chapter, a feather banner is an advertising device and sign.

FENCE shall mean a barrier or enclosure made of stone, brick, pierced brick or block, wood, or other permanent material of equal character, density, and acceptable design, including but not limited to masonry walls, chain link fences, barbed wire fences, picket fences, and privacy fences.

FILED shall mean the date when a submission has been deemed an administratively complete application. A plan or permit application shall be reviewed for completeness and be deemed administratively complete to be considered filed.

FINAL PLAT shall mean a plat as defined in 212.014 or 212.015 of the Local Government Code and the procedure for such plats shall be the same as standard procedure as defined herein.

FLAG/PENNANT shall mean a piece of fabric of distinctive design that is used as a symbol (as of a nation), identification, signaling device, or as decoration.

FLOODPLAIN shall mean an area of land subject to inundation by a 100-year frequency flood as determined using standard engineering practices and generally as shown on the FIRM (Flood Insurance Rate Map) of the City of Taylor.

FREESTANDING COMMERCIAL SIGN shall mean a sign supported by one or more columns, poles, or bars extended from the ground or from an object on the ground, or that is erected on the ground; the term includes all signs which are not substantially supported by a building or part thereof, or which are substantially supported by a building or part thereof, when the sole significant purpose of the building or part thereof, is to support or constitute the sign.

FRONTAGE shall mean the area between a building facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into private frontage and public frontage.

FRONT PROPERTY LINE shall mean a lot line bordering a public frontage. Facades facing front property lines define the public realm and are therefore more regulated than the elevations facing other lot lines.

GALLERY shall mean an attached cantilevered shed or a lightweight colonnade extending from a building facade to overlapping the sidewalk.

GOVERNMENT shall mean a federal, state or local government entity and includes the City of Taylor and Williamson County.

GOVERNMENT SIGN shall mean a sign that is constructed, placed, or maintained by the federal, state, or local government or a sign that is required to be constructed, placed, or maintained by the federal, state, or local government either directly or to enforce a property owner's rights. Local government includes any political subdivision including the county, the City, the school district, or an emergency services district.

GRADE shall mean ground level.

GREEN shall mean a Civic Space Place Type (CS) for unstructured recreation, spatially defined by landscaping rather than building frontages.

HALO LIT SIGN shall mean aluminum faces and sides (returns) mounted onto standoffs away from the wall which project either LED's or neon illumination to the wall surface, giving the sign a halo effect.

HANGING SIGN shall mean a sign attached to underneath the canopy or awning.

HISTORIC DESIGNATIONS shall mean an official recognition of the significance of a building, property, or district. Designation can occur on three different levels:

- (1) Federal - The National Register of Historic Places (for both individual buildings and entire districts);
- (2) State - Recorded Texas Historic landmarks (only for individual buildings) and State Archaeological Landmarks; or
- (3) Local - designated under a municipal historic ordinance either individually as a landmark or as a locally designated district.

HISTORIC DISTRICT shall mean an area of the City containing a grouping of historic properties that are designated with historic overlay zoning and that may contain properties that are both contributing and non-contributing, but that is united historically or aesthetically. For the purpose of this section, the entirety of an historic district shall have historic overlay zoning.

HISTORIC LANDMARK shall mean any building, structure, object, site, or portion thereof with historic overlay zoning.

HISTORIC PRESERVATION shall mean the protection, reconstruction, rehabilitation, repair, and restoration of places and structures of historic, architectural, or archaeological significance.

HISTORIC PRESERVATION COMMISSION (HPC) shall mean the five-member Board established under this LDC and appointed by City Council.

HISTORIC PRESERVATION OFFICER (HPO) shall mean the planning director or their designee who shall serve as the historic preservation officer for the City and who shall oversee the historic preservation program for the City.

HISTORIC REHABILITATION shall mean the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

HISTORIC RESOURCE shall mean any building, structure, object, or site that is 50 years old or older or any resource that has been identified as a high or medium priority because of its unique history or architectural characteristics.

HISTORIC RESOURCES SURVEY shall mean a systematic, detailed examination of an area designed to gather information about historic properties sufficient to evaluate them against predetermined criteria of significance.

HOME OWNER'S ASSOCIATION (HOA) shall mean an organization authorized by the Texas Property Code Section 202 that is established in part to provide for the maintenance of required drainage improvements.

HOUSE shall mean a single dwelling unit edgeyard building on a lot.

IBC/ICC (INTERNATIONAL BUILDING CODE/INTERNATIONAL CODE COUNCIL) shall mean the Code or Codes adopted by the City of Taylor to ensure public health and safety of buildings, including all related Codes.

IMPROVEMENT shall mean any building, structure, or object constituting a physical betterment of real property, or any part of such betterment, including but not limited to streets, alleys, curbs, lighting fixtures, signs and the like.

INFLATABLE SIGN shall mean an inflatable device, with or without a message, figure, or design attached to its surface designed to attract attention.

INFILL/INFILL DEVELOPMENT shall mean new development on land that had been previously developed, including most greyfield and brownfield sites, or remainder lands surrounded by developed lands and cleared land within urbanized areas.

INITIATED DESIGNATION shall mean the historic designation procedure is considered to be initiated immediately when the City Council, the Planning & Zoning Commission, or the Historic Preservation Commission votes to initiate it or, in the case of initiation by the property owner(s), when the designation report is filed with the planning director.

INTEGRITY shall mean the authenticity of a property's historic identity, evidenced by survival of physical characteristics that existed during the property's historic or prehistoric period.

INVENTORY shall mean a list of historic properties that have been identified and evaluated as meeting specified criteria of significance.

LANDSCAPE shall mean any improvement or vegetation including but not limited to shrubbery, trees, plantings, outbuildings, walls, courtyards, fences, swimming pools, planters, gates, street furniture, exterior lighting, and site improvements, including but not limited to subsurface alterations, site regarding, fill deposition, and paving.

LAYER shall mean a range of depth of a lot within those certain elements are permitted.

- (1) First Layer shall mean the area of a lot from the frontage line to the facade of the principal building.
- (2) Second Layer shall mean the area of a lot set behind the first layer to a depth of 20 feet in all Place Types
- (3) Third Layer shall mean the area of a lot set behind the second layer and extending to the rear lot line.

LIGHTING shall mean any source of light that does not include natural light emitted from celestial objects or fire. The term includes any type of lighting, fixed or movable, designed or used for outdoor illumination of buildings or homes, including lighting for billboards, streetlights, canopies, gasoline station islands, searchlights used for advertising purposes, externally or internally illuminated on- or off-premises advertising signs, and area-type lighting. The term includes luminous elements or lighting attached to structures, poles, the earth, or any other location.

LIGHT TRESPASS shall mean light emitted from fixtures designed or installed in a manner that unreasonably causes light to fall on a property other than the one where the light is installed, in a motor vehicle drivers' eyes, or upwards toward the sky.

LOCAL HISTORIC DISTRICT shall mean a geographically and locally defined area that possesses a significant concentration, linkage, or continuity of buildings, objects, sites, structures, or landscapes united by past events, periods, or styles of architecture, and that, by reason of such factors, constitute a distinct section of the City. Historic sites within a local district need not be contiguous for an area to constitute a district. All sites, buildings, and structures within a local historic district, whether individually contributing or not are subject to the regulations of the district.

LOCAL HISTORIC LANDMARK shall mean any site, building, structure, or landscape of historic significance that receives designation by the City pursuant to this LDC.

LODGING shall mean a place for temporary sleeping accomodation.

LOT shall mean a divided tract or parcel of land having frontage on a public right-of-way or on an approved civic space or open space having direct thoroughfare access and that is or may be offered for sale, conveyance, transfer or improvement that is designated as a distinct and separate tract, and that is identified by a tract, or lot number or symbol in a duly approved plat that has been properly filed of record.

- (1) Lot, Corner shall mean a building lot situated at the intersection of two streets, the interior angle of such intersection not to exceed one hundred thirty-five (135) degrees.
- (2) Lot, Double Frontage shall mean a building lot not a corner lot, both the front and rear lot lines which adjoin street lines. On a double frontage lot, both street lines shall be deemed front lot lines unless contrary to any restrictive covenant applicable to said property.
- (3) Lot, Interior shall mean a building lot other than a corner lot.
- (4) Lot, Reverse Corner shall mean a corner lot, the rear lot line of which abuts the side lot line of the lot to its rear.

LOT AREA OR LOT SIZE shall mean the amount of horizontal land area within lot lines. No building permit or development approval shall be issued for a lot that does not meet the minimum lot size requirements of this LDC.

LOT AREA PER DWELLING UNIT shall mean the lot area required for each dwelling unit located on a building lot.

LOT COVERAGE shall mean the percentage of the area of a lot covered by building, parking, or other impervious footprints.

LOT LINE shall mean the boundary that legally and geometrically demarcates a lot.

- (1) Lot Line, Front shall mean the boundary of a building lot which is the line of an existing or dedicated street. Upon corner lots, either street line may be selected as the front lot line provided a front and rear IBC setback are provided adjacent and opposite, respectively to the front line, and provided further that same front line does not violate any restrictive covenant applicable to said property.
- (2) Lot Line, Rear shall mean the boundary of a building lot which is most distant from and is, or is most nearly, parallel to the front lot line.
- (3) Lot Line, Side shall mean any boundary of a building lot which is not a front lot line or a rear lot line.

LOT OF RECORD shall mean a lot that is part of a plat that has been recorded in the office of the County Clerk of Williamson County.

LOW-INCOME HOMEOWNER shall mean any homeowner that meets the U.S. Department of Housing and Urban Development (HUD) qualifications for low income.

LOT WIDTH shall mean the length of the principal frontage line of a lot.

LOW PROFILE SIGN shall mean a sign with a permanent foundation that is not attached to a building, but is a stand-alone sign which does not exceed 60 square feet in area and four feet in height.

LUMEN shall mean the unit of measurement used to quantify the amount of light produced by a bulb or emitted from a fixture (as distinct from "watt," a measure of power consumption). The initial lumen rating associated with a given lamp is generally indicated on its packaging or may be obtained from the manufacturer. (Abbreviated lm)

LUMENS PER ACRE shall mean the total number of lumens produced by all lamps utilized in outdoor lighting on a property divided by the number of acres, or part of an acre, with outdoor illumination on the property.

LUMINOUS ELEMENTS (OF A LIGHT FIXTURE) shall mean the lamp (light bulb), any diffusing elements, and surfaces intended to reflect or refract light emitted from the lamp individually or collectively comprise the luminous elements of a light fixture (luminaire).

MAILBOX type structure shall mean a small frame structure that resembles a mailbox support to which a swinging sign is attached and is located on the applicant's property.

MAIN CIVIC SPACE shall mean the primary outdoor gathering place for a community. The main civic space is often, but not always, associated with an important civic building.

MAINTENANCE AGREEMENT shall mean an agreement between the City of Taylor, Texas and a Developer that will insure that installed appurtenances will be maintained in accordance with best management practices.

MANUFACTURED HOME shall mean a structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed for use with a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

MASTER SIGN PLAN shall mean a comprehensive document containing specific standards for an entire project or property's signs.

MARQUEE shall mean a structural feature of a building that provides shelter and sign space.

MESSAGE BOARD shall mean a sign with changeable text. Non-electronic Message Boards typically consist of letters attached to a surface within a transparent display case. Electronic Message Boards typically have a fixed or changing message composed of a series of lights.

MINOR ALTERATIONS shall mean the installation or alteration to awnings, fences, gutters, downspouts, and incandescent lighting fixtures; restoration of original architectural features that constitute a change from the existing condition; alterations to signs; and additions and changes not visible from any street to the rear of the main structure or to an accessory structure.

MINOR PLAT shall mean a plat as defined in 212.014 or 212.015 of the Local Government Code and the procedure for such plats shall be the same as standard procedure as defined herein.

MOBILE FOOD VENDORS shall mean any Business that operates or sells food for human consumption, hot or cold, from a Mobile Food Vending Unit.

MOBILE HOME shall mean a factory-assembled structure approved by the municipality with the necessary service connections made so as to be movable on site and designed to be used as a permanent dwelling.

MODULAR HOME shall mean a structure or building module as defined under the jurisdiction and control of the Texas Department of Labor and Standards, that is transportable in one or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a fixed residence on a permanent foundation system. The term includes the plumbing, heating, air conditioning and electrical systems contained in the structure. The term does not include mobile homes or HUD-Code manufactured homes as defined in the Texas Manufactured Housing Standards Act (Article 5221f, V.A.C.S.). Modular homes must meet all applicable local codes and zoning regulations that pertain to construction of traditional site constructed ("stick built") homes.

MONUMENT SIGN shall mean a ground Sign generally having a low profile with little or no open space between the ground and the sign and having a structure constructed of masonry, wood, or materials similar in appearance.

MURAL shall mean artwork applied to the wall of a building that covers all or substantially all of the wall and depicts a scene or event of natural, social, cultural, or historic significance. Excludes any commercial message.

NAMEPLATE shall mean a sign consisting of either a panel or individual letters applied to a building, listing the names of businesses or building tenants.

NATIONAL HISTORIC LANDMARK shall mean a district, site, building, structure, and/or object that has been formally designated as a National Historic Landmark by the U.S. Secretary of the Interior and possesses exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. National Historic Landmarks are automatically listed in the National Register.

NATIONAL REGISTER OF HISTORIC PLACES shall mean a federal list of cultural resources worthy of preservation, authorized under the National Historic Preservation Act of 1966 as part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the nation's historic and archaeological resources. The National Register Program is administered by the local historic preservation commission, by the state historic preservation office, and by the National Park Service under the Department of the Interior. Significant federal benefits may accrue to owners of properties listed or determined eligible for listing in the National Register.

NEIGHBORHOOD PLAN shall mean a neighborhood design plan created through a series of maps defining the physical form, Place Type allocation, block types, and extent of a settlement as required the LDC. The three Development Patterns addressed in this LDC are CLD, TND, and VCD and allow for the creation of a variety of Neighborhood Plan patterns.

NEIGHBORHOOD STREET shall mean a street that continues through several residential districts and is intended as a connecting street between residential districts and arterial streets or thoroughfares or business districts. Such secondary or neighborhood streets are indicated in the Transportation Master Plan and will also be indicated in the Thoroughfare Plan when adopted, which will be placed on file with the City Engineer.

NEON signage shall mean electric signs illuminated by small gas-charged glass tubes containing neon or some other form of rarified gas.

NONCONFORMING SIGN shall mean a sign lawfully in existence on the date the provisions of this LDC are adopted that does not conform to the provisions of this LDC, but was in compliance with the applicable standards at the time they were constructed, erected, affixed, or maintained.

NONCONTRIBUTING shall mean a building, site, structure, or object that is located within a designated historic district, but does not add to the historic associations, historic architectural qualities, or archaeological values for which the district is significant because:

- (1) It was not present during the period of significance;
- (2) It does not relate to the documented significance of the property; and/or
- (3) To alterations, disturbances, additions, or other changes, it no longer possesses historic integrity and/or is capable of yielding important information about the period.

NON-COMMERCIAL SIGN shall mean a work of art or message which is political, religious, or pertaining to a point of view, expression, opinion, or idea that contains no reference to the endorsement, advertising of, or promotion of patronage, of a business, commodity, service, entertainment, or attraction that is sold, offered or existing.

NON-CONTRIBUTING STRUCTURE shall mean a structure within a designated local Historic District that is not considered to be of historical significance or which does not possess significant physical features, historical associations, or historical architectural qualities.

NONRESIDENTIAL shall mean a property used for purposes other than to residential.

OBJECT shall mean a physical item associated with a specific setting or environment that is movable by nature or design, such as statuary in a designed landscape. The term "object" is used to distinguish it from buildings or structures as objects are constructions that are primarily artistic in nature or are relatively small in scale or simply constructed.

OFF-PREMISES COMMERCIAL SIGN shall mean a sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing elsewhere than upon the premises where such sign is displayed. This definition includes but is not limited to freestanding and billboard signs.

ON-PREMISE COMMERCIAL SIGN shall mean a sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing upon the premises where such sign is displayed. This definition does not include non-commercial signs.

OFF-SITE IMPROVEMENTS shall mean improvements made to a parcel of property in accordance with local policies that are not contained within the boundaries of the property.

ON-SITE IMPROVEMENTS shall mean improvements made to benefit a parcel or parcels of property in accordance with local policies that are within the boundaries of property being improved.

OPEN SPACE shall mean land intended to remain undeveloped; it may be for civic space, left natural, or integrate trails or other activities.

ORDER OF DEMOLITION shall mean a directive issued by the local historic preservation commission indicating approval of plans for demolition of a designated landmark or property within a designated district.

ORDINARY MAINTENANCE shall mean activities relating to a property that would be considered ordinary or common for maintaining the property, such as a) repair using the same material and design as the original and does not require structural modifications; b) repainting; c) reroofing, using the same type; or d) repair of sidewalks and driveways.

OSSF shall mean on-site sewage facility, commonly referred to as septic systems, whether of a traditional or "engineered" design.

OUTDOOR DISPLAY CASE shall mean a sign consisting of a lockable metal or wood framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support. It allows the contents, such as menus or maps, to be maintained and kept current.

OVERLAY DISTRICT shall mean zoning applied over one or more other districts, creating a second, mapped zone that is superimposed over the conventional zoning districts. Overlay district typically provide for a higher level of regulations in certain areas such as transit station areas, downtown areas, and historic districts, but may also be used to permit exceptions or less restrictive standards (fewer parking spaces in a downtown or transit station area, or more density in an economic development area).

OWNER shall mean the individual, corporation, partnership, or other legal entity in whom is vested the ownership, dominion, or title of property and who is responsible for payment of ad valorem taxes on that property; including a Lessor or Lessee if responsible for payment of ad valorem taxes.

PARCEL shall mean a contiguous tract of land owned by or controlled by the same person or entity.

PARK shall mean a civic space type that is a natural preserve available for unstructured recreation.

PARK AND RECREATION, PUBLIC shall mean an open recreation facility or park owned and operated by a public agency, such as the park department or school board and available to the general public.

PARK OR PLAYGROUND (PRIVATE) - Shall mean a structure or space on private land designated for recreation and play.

PARK OR PLAYGROUND (PUBLIC) - See "Public Recreation".

PATH OR PATHWAY shall mean a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

PEDESTRIAN shall mean any person afoot. A person who uses an electric personal assistive mobility device or a manual or motorized wheelchair is considered a pedestrian unless the manual wheelchair qualifies as a bicycle. For the purposes of this paragraph, "motorized wheelchair" means a self-propelled wheelchair that is used by a person for mobility.

PEDESTRIAN SHED shall mean the area covered by a 5-minute walk from the center of a neighborhood (about 0.25 miles or 1,320 feet). The acreage of the pedestrian shed is determined by the development pattern.

PERMANENT SIGN shall mean a sign constructed of durable materials which is affixed or attached to real property by poles, stakes, or other members which are placed into the ground, or upon some other type of permanent foundation and are intended for long-term use. A permanent sign excludes a sign attached to a building or other permanent structural members with rope, string, wire, twine, or similar material.

PID shall mean a Public Improvement District as authorized by section 372 of the Texas Local Government Code.

PLACE TYPES OR PLACE TYPE ZONES shall mean geographic boundaries that use standards to establish the Building Types density, height, and other elements of the intended habitat. Each Place Type has associated standards relating to the private and public frontages.

PLACE TYPE ZONING MAP shall mean the official map or maps that are part of this LDC and delineate the boundaries of individual districts.

PLANNING & ZONING COMMISSION shall mean a board, appointed by the City Council, authorized to recommend changes in the zoning and other planning functions as delegated by the City Council. Also referred to as the "Commission."

PLAT shall mean a of a division of land creating building lots or tracts, showing all essential dimensions, and other information necessary to comply with the standards of the City of Taylor, approved by the City of Taylor, and recorded in the plat records of Williamson County. It shall include plan, plat or replat, both singular and plural.

PLAZA shall mean a civic space type designed for civic purposes and commercial activities in the more urban Place Types, generally paved and spatially defined by building frontages.

POLE SIGN shall mean a sign permanently affixed to the ground by poles that are enclosed by natural stone, stucco, brick, or wood and not mounted to a part of a Building.

POLITICAL SIGN shall mean any sign which promotes a candidate for any public office or which advocates a position on any social issue as its primary purpose. Political signs shall be considered in the category of non-commercial signs except where there are regulations pertaining to their removal after an election.

PORTABLE SIGN shall mean a sign which is not affixed or attached to real property by poles, stakes, or other members which are placed into the ground, or upon some other type of permanent foundation; trailer signs, any sign with wheels or skids, and any sign which is constructed so as to sit upon the surface of the ground, without subsurface attachment or extension.

PRE-CONSTRUCTION shall mean a formal meeting with the City Engineer before a Subdivision Improvement Plan or Subdivision Improvement Plan Agreement may be approved.

PRE-DEVELOPMENT MEETING shall mean a meeting with City Staff required before a formal application submission for any plat, replat, or plat vacation may be submitted to the City.

PREMISES shall mean land together with any buildings or structures situated thereon.

PRESERVATION shall mean the stabilization of a historic building, its materials and features in their present condition to prevent future deterioration. Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

PRESERVATIONIST shall mean someone with experience, education or training in the field of preservation.

PRIMARY FRONTAGE shall mean the private frontage designed to bear the address and principal entrance(s) of a building.

PRIMARY SIGN shall mean the most dominant sign on the building. This may be a single sign or a combination of signs providing that the total square footage of the primary sign or signs does not exceed the total allowable square footage permitted for the building.

PRINCIPAL BUILDING shall mean the main building on a lot.

PRINCIPAL BUILDING FACADE shall mean the primary street side of the building facing the public realm.

PRINCIPAL ENTRANCE shall mean the main point(s) of access for pedestrians into a building or unit within a building.

PRINCIPAL FRONTAGE shall mean the private frontage designed to bear the address and principal entrance(s) of a building.

PRIVATE FRONTAGE shall mean the privately held first lot layer and the facade of the building.

PRIVATE REALM shall mean privately owned areas in large part developed with buildings and associated improvements. It is more limited in its accessibility to the public.

PROJECT shall have the same definition as "development".

PROJECTING SIGN shall mean a two-sided sign projecting from a building and placed perpendicular to the building's front facade or placed at the building's exterior corner.

PUBLIC ENTITY shall mean a federal, state, or local government entity and includes the City of Taylor, Williamson County, and Taylor Independent School District.

PUBLIC FRONTAGE shall mean the area between the curb of the vehicular lanes and the front property line.

PUBLIC IMPROVEMENTS shall mean any water, wastewater, paving, and drainage facility that will be maintained by the City.

PUBLIC INFRASTRUCTURE shall mean any portion of a street, drainage, water, and wastewater improvement system, including but not limited to any and all appurtenances related to such system, whether on or off-site, which is intended to serve more than one parcel of property, connects to existing public infrastructure, or intended to provide for the public health, safety, and welfare of the community.

PUBLIC REALM shall mean the streets, parks, squares, green spaces, and other interconnected outdoor places that require no key to access them and are available without charge for everyone to use.

PUBLIC RECREATION shall mean publicly owned and operated parks, recreation areas, playgrounds, swimming pools and open spaces that are available for use by the general public without membership or affiliation. This land use shall include special event type uses such as rodeos, concerts, festivals and other special events.

REAL ESTATE, FINANCE, AND CONSTRUCTION SIGN shall mean an attached or freestanding sign erected upon a lot or parcel of land for the purpose of advertising same for sale or lease, or advertising the furnishing of interim or permanent financing for a project, or for the furnishing of labor, materials or the practice of crafts on the job site.

REARYARD BUILDING shall mean a building that occupies the full frontage line, leaving the rear of the lot as the sole yard.

RECONSTRUCTION shall mean the act or process of reassembling, reproducing or replacing by new construction the form, detail and appearance of property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work or by reuse of original materials.

RECORDED TEXAS HISTORICAL LANDMARK shall mean a state designation for buildings important for their historical associations and which have retained a high degree of their original historic fabric. They must be at least 50 years of age and retain their original exterior appearance. State historical landmarks receive greater legal protection than National Register of Historic Places designations.

RECREATIONAL VEHICLE shall mean a portable home designed as a temporary dwelling for travel and recreational and vacation uses. Such homes shall not exceed eight feet in width and 46 feet in length and shall be classified as a recreational vehicle whether or not its wheels, rollers, skids or other rolling equipment have been removed, and whether or not any addition thereto has been built on the ground; and shall also include pick-up campers, converted buses, self-powered motor homes, tent trailers, tents and analogous temporary portable housing and accessory buildings.

REHABILITATION shall mean the act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, and cultural values.

RELOCATION shall mean any change of the location of a structure in its present location to another location within the city limits.

REMOVAL shall mean permanently moving a structure or feature or tree from its current location.

REPLAT shall mean a plat as defined in Chapter 212.014 or 212.015 of the Local Government Code and the procedure for such plats shall be the same as standard procedure as defined herein.

RESIDENTIAL shall mean a structure designated and built for someone to live in.

RESPONSIBLE PARTY shall mean the owner/operator of the business being identified on the sign; the owner of the property where the sign or sign structure is located; the owner of the sign or sign structure; the person who installs a sign or sign structure, contracts with or directs a person to accomplish the installation; and/or the person who retrieves a sign from the impound.

RESTORATION shall mean the act or process of accurately recovering the form and details of a building, structure or object or lot, parcel or site and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacements of missing earlier work.

RE-SUBDIVISION shall mean the division of an existing subdivision, together with any change of lot size therein, or with relocation of any street lines.

RIGHT OF WAY shall mean the land located between the property line and the edge of the pavement of a public street or a utility easement in which a governmental entity has an interest.

ROOF SIGN shall mean an outdoor advertising display sign erected, constructed, or maintained on the roof of a building or which is wholly dependent upon a building for support, and which projects above the point of a building with a flat roof, six feet above the eave line of a building with a shed, gambrel, gable or hip roof, or the deck line of a building with a mansard roof.

SCREENED shall mean shielded, concealed, and effectively hidden from view by a person standing at ground level on an abutting site, or outside the area or feature so screened by a fence, wall, hedge, berm, or similar architectural or landscape feature.

SECONDARY FRONTAGE shall mean on corner lots, the private frontage that is not the principal frontage.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES shall mean a federal document providing standards and guidelines for the appropriate rehabilitation, preservation, restoration, and reconstruction of historic buildings.

SETBACK shall mean the area of a lot measured from the lot line to a building facade or elevation that is maintained clear of permanent structures, with the exception of encroachments listed in this LDC. The Build-to-Line replaces the front setback in the zoning and subdivision standards. See Build-to-Line.

SHALL OR MAY shall mean the word "shall" shall be deemed mandatory, the word "may" shall be deemed permissive.

SHED AWNING shall mean an awning with two short sides in addition to the main canopy.

SHINGLE SIGN shall mean a small blade sign usually mounted on the ground floor level, displaying a building's professional tenant directory.

SIDEWALK shall mean a type of walkway paved with concrete or pavers.

SIDEWALK SIGN shall mean a movable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians. (Var: sandwich board, A-frame sign.)

SIDEYARD shall mean the placement of a building within the boundaries of its lot to create a private sideyard, with a setback to one side. Sideyard is a Building Type.

SIGHT TRIANGLE shall mean a triangular shaped area required on corner lots at the intersection of two streets including alleys that impact multi-modal traffic safety.

SIGN shall mean a structure, sign, display, light device, figure, painting, drawing, message, plaque, poster, billboard, or other object that is designed, intended, or used that includes text or images designed to communicate. Signs located completely within an enclosed building and not exposed to view from outside the building or structure shall not be considered a sign. Each display surface of a sign or sign face shall be a sign.

SIGN ADMINISTRATOR shall mean the officer appointed by the City Council with the authority to enforce this LDC. The Sign Administrator or designee shall review sign standards and applications. In the absence of designation by the City Council, the City Administrator shall serve as the sign manager. The term also includes any person designated to act on behalf of the Sign Administrator.

SIGN BAND shall mean the horizontal signage area on a valance or marquee.

SITE(S) shall mean the location of a significant event, a prehistoric or historic occupation or activity, building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, architectural, or archaeological value regardless of the value of any existing structure.

SITE PLAN shall mean the engineered or surveyed drawings depicting proposed development of land.

SKETCH DRAWING shall mean a preliminary design of a subdivision and/or development that illustrates the layout of rights-of-way, blocks, lots, easements, civic/open spaces, drainage, and land uses. A sketch drawing is preliminary in nature but provides enough detail to define the physical form of a subdivision and/or development to allow staff to provide relative feedback to an applicant. Review of a sketch drawing is not considered the filing of an original application or plan for development for purposes of Chapter 245 of the Texas Local Government Code.

SOIL CELL shall mean structures designed to be filled between the voids with soil and covered with pavement. Tree roots grow in the soil between the structural supports.

SQUARE shall mean a civic space designed for unstructured recreation and civic purposes, circumscribed by thoroughfares, spatially defined by building frontages, and consisting of paths and/or sidewalks, lawn and trees, formally lining the space.

STANDARD PROCEDURE shall mean the procedure to be followed for the approval of a subdivision when the land proposed to be subdivided.

STANDARDS shall mean the mandatory requirements or rules of this LDC.

STATE ARCHAEOLOGICAL LANDMARK shall mean a designation made by the Texas Historical Commission and, in the case of privately owned property, with the landowner's permission. Although called "archaeological" landmarks, this designation can include buildings as well as archaeological sites. For a building to be designated as a State Archaeological Landmark, it must first be listed on the National Register of Historic Places. Damage to a State Archaeological Landmark is subject to criminal, not civil, penalties.

STATE HISTORIC PRESERVATION OFFICE (SHPO) shall mean the State Office responsible for administering federal historic preservation programs as defined in the National Historic Preservation Act of 1966 as amended and subsequent legislation. The Executive Director of the Texas Historical Commission serves as SHPO for the State of Texas.

STORY shall mean a habitable level within a building, excluding an attic or raised basement.

STREET shall mean a local urban thoroughfare of low speed and low to moderate capacity.

STREET WIDTH shall mean the measurement from back-of-curb to back-of-curb.

STREET LINE shall mean the right-of-way line of a street.

STREET NETWORK PLAN shall mean the system of thoroughfares identifying the physical location of each thoroughfare and its Street Type.

STREET TREES shall mean any tree that is growing in the City right-of-way, whether in improved (between the sidewalk and the curb) or unimproved (no sidewalk and/or curb) right-of-way.

STREET TYPE shall mean a particular type of street and its characteristics, including right-of-way width, number and dimensions of elements, and the intended purpose of the street.

STRUCTURE shall mean anything constructed or erected, the use of that requires location on the ground, or that is attached to something having a location on the ground.

SUBDIVIDER shall mean the person, firm, partnership, association, corporation or other legal entity subdividing a piece of land to be sold or otherwise handled for their own personal gain or use.

SUBDIVISION shall mean the division of any lot, tract or parcel of land into 2 or more parts in order to lay out a subdivision of the tract, including an addition to the City, to lay out a neighborhood, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts.

SUBDIVISION IMPROVEMENT PLAN shall mean any project for the erection, construction, alteration, repair or improvement of any public structure, building, road, or other public improvement of any kind.

SWALE shall mean a low or slightly depressed area for drainage, usually vegetated.

TERMINATED VISTA shall mean a location at the axial conclusion of a Thoroughfare or Pedestrian way. A building located at a Terminated Vista, designated on a Neighborhood Plan, is required or recommended to be designed in response to the axis.

TEXAS DEPARTMENT OF TRANSPORTATION AND/OR TXDOT shall mean the state agency authorized by the State Legislature, or its successor agency, to regulate matters related to highway and road construction. (Note: When any TxDOT standard, "Item" regulation, definition, or other matter is referenced, utilized, or adopted herein, the City also specifically adopts by this note of reference, and shall automatically apply without further amendment to this LDC, the applicable successor TxDOT standard(s), "Item(s)", regulation(s), definition(s) or other matter(s), as amended by state law over time).

THOROUGHFARE shall mean a way for use by vehicular and pedestrian traffic and to provide access to lots and open spaces, consisting of vehicular lanes and the public frontage.

UPLIGHTING shall mean lighting that is directed in such a manner as to project light rays above the horizontal plane running through the lowest point on the fixture where light is emitted.

USE shall mean the purpose or activity for which the land, or building thereon, is designed, arranged, or intended, or for which it is occupied or maintained, and shall include any manner of such activity with respect to the standards of this LDC.

UTILITY, MAJOR shall mean public or quasi-public utility facilities less widely distributed than essential or limited utility facilities and of such a nature as to have an high degree of impact on adjoining properties. Typical uses include electrical generating plants, regional water and wastewater treatment plants, waste transfer stations, and sanitary landfills.

UTILITY, MINOR shall mean public or quasi-public utility facilities of such a nature as to have an intermediate impact on adjoining properties. Typical uses include electrical and natural gas substations, communication equipment exchanges, construction/demolition landfills, reservoirs and water tanks, and radio, television, and microwave transmission towers.

UTILITY, PRIVATE shall mean regulated enterprise, with or without a franchise, for providing needed service including but not limited to electric, natural gas, cable TV, and other communication systems, but not including cellular towers, that are not owned and operated by the city, county, state, federal government, or special utility district.

VALANCE shall mean the portion of an awning that hangs perpendicular to the sidewalk.

VILLAGE CENTER DEVELOPMENT OR VCD shall mean a development pattern structured by a pedestrian shed oriented toward a common destination such as a general store, meeting hall, schoolhouse, or church with dense P4 and P5 Place Types surrounded by Open Space. Vehicles are kept on the periphery and rear of the development.

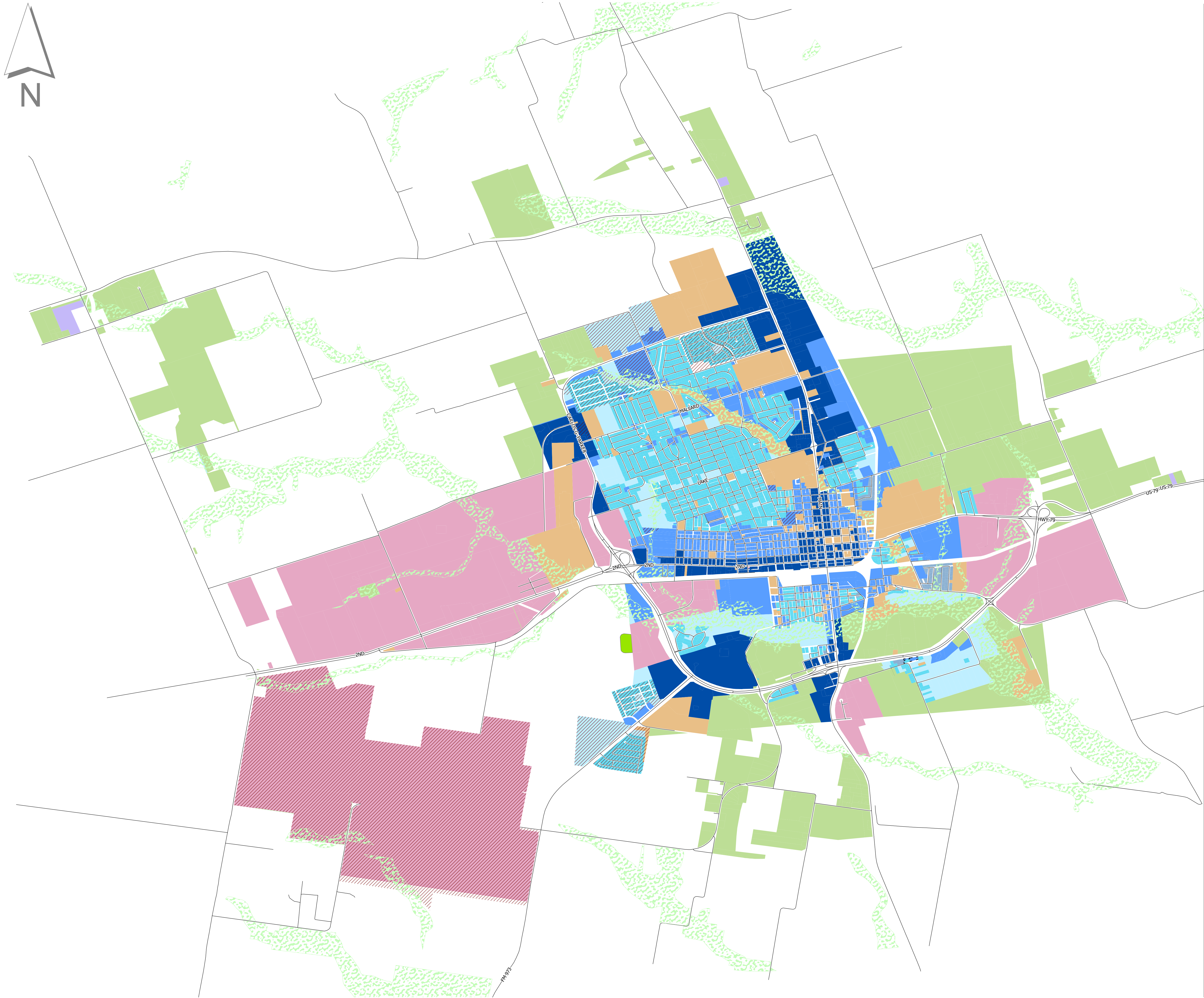
WALKABILITY shall mean a measure of how easy it is to travel a place by walking. Walkable places are safe, comfortable, interesting, and have useful destinations.

WALKWAY shall mean the section of the public frontage dedicated exclusively to pedestrian activity.

WARRANT shall mean a ruling that would permit a practice that is not consistent with a specific provision of this LDC, but that is justified by its intent. Warrants are granted administratively by the Development Review Committee.

WINDOW SIGN shall mean a sign affixed to the interior or exterior of a window or placed within three (3) feet of a window for the purpose of being visible from the exterior of the window. Merchandise displays shall not be considered window signs.

YARD SIGN shall mean a permanent freestanding sign in the private frontage, including a supporting post or posts.



Place Type

 Planned Unit Development (PUD) Overlay

Summary of LDC changes made to September 13, 2023 draft

Chapter	Page	Issue	Resolution
7	230-231	No Definition of Lodging	Added Defintion for Lodging
5	174	The sentence "The only permitted form of illumination.....faux neon signs" in section 5.10.3.1 is in the wrong place	Sentence moved to section 5.10.3
5	169	specific' spelled wrong in section 5.9.6.1l	corrected spelling
5	169	Clarify section 5.9.6.1 referring to 5% deviation across plats,site development plan and permits	Clarification provided
5	186	section 5.10.7.9(3) - Window signs shall cover more than thrity percent (30%)... should say "shall NOT cover more than"	Correction made
3	87	3.6.1.7 (2) "Appplicability" misspelled	corrected spelling
3	96	3.8.1.16 (1) "accessed" misspelled	corrected spelling
3	104	3.8.3.4 "Communnity" misspelled	corrected spelling
5	164	5.7.3 (3) "nintey" misspelled	corrected spelling
6	213	6.1.10.10 (5) "with six (6) affirmative votes." Should say "with four (4) affirmative votes."	Correction made
5	162	5.5 Outdoor Storage And Activities table needs to be rectified with 5.2.2	Note added to table that references 5.2.2
5	142	5.2.2.1 "Specific Use" should be "Special Use"	Correction made
5	183	5.10.6.3 (1) temp signs delete and replace with "Temporary signs of all types may be approved for 30 consecutive days only. An applicant may request a warrant from the DRC for (i) a longer time period to display a temporary sign, (ii) permitted materials or (iii) a larger temporary sign. A larger temporary sign may be approved by warrant if the location the sign is being placed is of sufficient size to warrant the larger temporary sign. An appeal of a warrant	Correction made

		denial by the DRC shall be heard by the ZBA for action. “	
5	172	5.10.1.2 (3) exempt signs - exempt signs found at section 5.10.4 not 5.10.11. change to 5.10.4	Correction made
5	172	5.10.1.2.(4) prohibited signs - prohibited signs found at section 5.10.11 not 5.10.12. Change to 5.10.11	Correction made
5	169	5.9.6.1 warrants - Delete "the type of application is determined by the DRC"	Correction made
2	59 and 61	2.2.30 and 2.2.29 - the section numbers are out of sequence. Subdivision Warrant should be 2.2.29 and Subdivision Variance should be 2.2.30	Correction made
2	39	2.2.16 remove the last sentence in the Applicability section "Only those specific provisions that are identified in this LDC as being eligible for warrant shall be considered by the DRC."	Correction made
5	172	5.10.1.2 (7) – “and” misspelled	corrected spelling
5	172	5.10.1.2 (8) – “sign” misspelled	corrected spelling
5	179	5.10.5.1 (n) - change to read “to be used as supports”	Correction made
5	184 -194	5.10.7 - the numbering in the title of each individual sign type is out of sequence. For example page 188 is 5.10.7.11 and page 189 is 5.10.7.4 and page 190 is 5.10.7.6. Each Page needs to be in numerical sequence.	Correction made

5	178 -179	5.10.5.1 - add a new requirement (l) to read: For freestanding signs, an accurate site plan (scaled or clearly dimensioned) to show the position of the freestanding sign and the set back from the curb/pavement. Set back distances are listed in Table 5.10.6.2 (A).	Addition made
5	179	5.10.5.1 - the requirements listed (l) to (p) need to be re -numbered given the addition of the new additional requirement (l) above	Correction made
5	177	5.10.4.13 - should be changed to read ' within Place Type zoning districts'	Correction made



City Council Meeting November 9, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 15

Agenda Title: **Receive Presentation on Updates to the Engineering Manual as part of the Land Development Code Process (Tom Yantis/Jacob Walker)**

Council Action to be taken: Receive Presentation on Updates to the Engineering Manual as part of the Land Development Code Process

Department Submitted: Development Services/Engineering

Staff Contact: Tom Yantis, Assistant City Manager
Jacob Walker, HDR, City Engineer

1. PURPOSE/DESCRIPTION

This item refers to updates to the City's engineering manual in conjunction with the new land development code (Taylor Made Land Development Code (LDC)).

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

HDR was retained to work alongside the Taylor Made LDC team to update and organize the City's engineering manual in conjunction with the updated code.

Updates to organization and substance of the manual was made to be consistent with the new code as well as the Envision Taylor Comprehensive Plan. The manual updates were made with the focus on allowing flexibility in design to return to traditional neighborhood development patterns as well as ensuring the infrastructure that will be installed is designed and constructed with a focus on longevity, functionality, maintenance, and fiscal responsibility for the owners of the infrastructure, the City of Taylor.

The engineering manual sections that were updated are:

SECTION 1	GENERAL DESIGN REQUIREMENTS
SECTION 2	THOROUGHFARE AND TRAFFIC DESIGN REQUIREMENTS
SECTION 3	DRAINAGE DESIGN REQUIREMENTS
SECTION 4	GENERAL UTILITIES REQUIREMENTS
SECTION 5	WATER DESIGN REQUIREMENTS
SECTION 6	WASTEWATER DESIGN REQUIREMENTS
SECTION 7	STRUCTURAL DESIGN REQUIREMENTS
SECTION 8	LANDSCAPE AND IRRIGATION DESIGN REQUIREMENTS
SECTION 9	DEFINITIONS AND ABBREVIATIONS

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• The manual is in alignment with the Taylor Made LDC • The manual has the ability for updates through administrative processes as refinement takes place	•

4. RECOMMENDATION

Recommend accepting presentation

5. FUNDING SOURCE

n/a

6. TIMELINE

The manual will be posted online for 30 days, and then will be in-effect.

7. OTHER OPTIONS (In order of preference)

1. Reject the presentation

8. ATTACHMENTS

15a. [Engineering Manual](#)

15b. [PowerPoint](#)

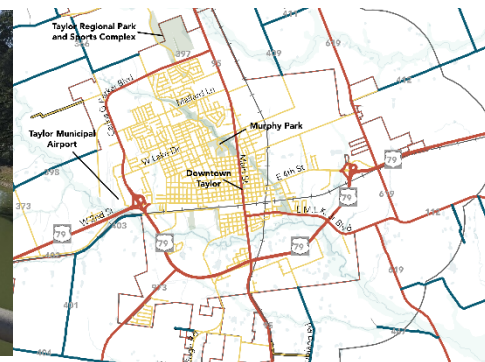


TAYLOR TEXAS

November 2023

ENGINEERING MANUAL & DETAILS

CURRENT REVISION: November 01, 2023





RECORD OF REVISIONS

The initial version of this Manual was approved by the City Manager on .

The following list includes the effective date(s) of the City of Taylor's *Engineering Design Manual* and a summary of revisions and affected sections.

Effective Date	Description
11/01/2023	Final Draft Posted on City's Website
xx/xx/2023	Approved by City Manager



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SECTION 2	THOROUGHFARE AND TRAFFIC DESIGN REQUIREMENTS
SECTION 3	DRAINAGE DESIGN REQUIREMENTS
SECTION 4	GENERAL UTILITIES REQUIREMENTS
SECTION 5	WATER DESIGN REQUIREMENTS
SECTION 6	WASTEWATER DESIGN REQUIREMENTS
SECTION 7	STRUCTURAL DESIGN REQUIREMENTS
SECTION 8	LANDSCAPE AND IRRIGATION DESIGN REQUIREMENTS
SECTION 9	DEFINITIONS AND ABBREVIATIONS



SECTION 1 GENERAL DESIGN REQUIREMENTS

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SECTION 1 GENERAL DESIGN REQUIREMENTS

1.1 Title

These standards are hereby adopted and are cited as the “Engineering Design Manual & Details of the City of Taylor, Texas” (“Design Manual” or “Engineering Design Manual”).

1.2 Introduction

The purpose of the Design Manual is to protect the public health, safety and welfare by establishing standard engineering practices, and minimum engineering construction and design requirements for the City of Taylor, TX and its extraterritorial jurisdiction (“ETJ”). This Design Manual consists of **Sections 1 through 9**, which provide generally applicable design requirements, as well as specific design requirements for the following facilities: thoroughfares (streets, paths, trails, roadways), traffic engineering; drainage; water; wastewater; appurtenant structures; and landscape/irrigation.

1.3 Interpretation, Applicability, and the Respective Roles of the Engineer and the City

- 1.3.1 Intent/Conflict Resolution – In the interpretation and application of the provisions of these regulations, it is the intention of the City that the principles, standards, and requirements provided for herein shall be minimum requirements for the design of both public and private development projects and City-maintained facilities located in the City and its ETJ where regulatory authority for design and construction is granted by the Charter or ordinances of the City, state or federal law, or interlocal agreement. Where City, State, Federal, or other applicable regulations are more restrictive than this Design Manual, such other ordinances or regulations shall govern.
- 1.3.2 References – All references herein shall be to the current edition. If there are any discrepancies between the data in this manual and the referenced publication, the data from the current edition of the referenced publication shall be used.
- 1.3.3 Definitions-Abbreviations – Refer to **Section 9**, Definitions-Abbreviations for applicable definitions of terms and abbreviations.
- 1.3.4 Figures – Figures in this manual are not necessarily to scale; the Engineer shall not rely upon the scale of figures included in this manual.
- 1.3.5 Responsibility of Engineer – The Engineer of Record shall be responsible for the application of the requirements of the Design Manual to the design of his/her project.
- 1.3.6 Role of City Review – City review of construction plans, reports and calculations will be conducted to verify that the submitted design has been performed in

compliance with the City's requirements but shall not be considered a detailed technical review for adequacy, accuracy, or completeness. The Engineer of Record performing the design shall remain responsible for the technical adequacy, accuracy and completeness of the design and shall not be relieved of any responsibility for such as a result of the City's review.

- 1.3.7 Other Requirements Applicable – The City has adopted various ordinances, master plans, policies, and documents that will apply to a project in addition to the requirements of this Manual. While not intended to be exhaustive, a list of potentially applicable regulations is provided below. The Engineer is responsible for compliance with all applicable City requirements, whether or not included on this list.

- 1.3.7.A General Notes – Refer to “City of Taylor General Construction Notes” template.
- 1.3.7.B Standard Details – Refer to City of Taylor Standard Construction Details and TxDOT Standards as applicable.
- 1.3.7.C Approved Materials Lists
- 1.3.7.D Technical Specifications as adopted or otherwise approved for use in the City of Taylor
- 1.3.7.E City of Taylor, TX City Code, as amended:
https://library.municode.com/tx/taylor/codes/code_of_ordinances
- 1.3.7.F Neighborhood Plan, Employment Center Plan – If a development project falls within an area covered by a Neighborhood Plan, Employment Center Plan, or other development agreement, compliance with those agreements is required.
- 1.3.7.G Master Plans & Maps
 - Envision Taylor Comprehensive Plan
 - Water Distribution System Master Plan & Map
 - Wastewater Collection System Master Plan & Map
 - Drainage Master Plan
 - Main Street District Map
 - Development Agreements Map
 - Zoning Map
 - Growth Sectors and Future Land Use Maps

1.3.7.H Additional Standards

- Construction Contract Documents (for public projects)
- Technical Specifications (for public projects)
- Irrigation Specifications and Details
- Landscaping Specifications
- Backflow Residential Irrigation Installation Requirements, Backflow Prevention Assembly Installation Guide, Backflow Exterior Installation Specifications

1.4 Enforcement

The City shall enforce the requirements of this Design Manual to the full extent authorized by law, including but not limited to the City Charter and ordinances, state, and federal law.

1.5 Website Posting

While the official copy of the approved Design Manual shall be kept on file in the Office of the City Clerk, the Design Manual and any updates will be posted on the City's website. The Engineer is directed to the City's website for the most current version of the Design Manual. A Design Manual Record of Revisions is provided in the posted Design Manual to identify significant revisions.

1.6 Design Manual Variance Requests

1.6.1 A formal request for a variance to the requirements of the Design Manual shall be submitted in accordance with the *Subdivision Variance* section of the LDC. A variance to the requirements of the Design Manual will not be granted unless the variance:

- Is not detrimental to the public welfare
- Does not adversely impact a public facility
- Is supported by a signed and sealed engineering analysis performed by a Professional Engineer licensed in the State of Texas
- Is not based solely on financial interests
- Preserves the aesthetics of the community
- Does not adversely impact the life expectancy and maintenance costs of infrastructure
- Does not create a potential danger to life and/or property
- Does not create threats to public safety, increase public expense or create a nuisance
- Does not conflict with state or federal laws or regulations
- Does not conflict with any City ordinance or requirement other than the

requirements of this Design Manual

- Does not increase the susceptibility of the proposed or existing facility, its contents or surrounding property to damage
- Does not result in increased flood heights, create erosive velocities, increase the frequency or duration of flooding, or create other adverse impacts to other property unless the adverse impact is approved by the affected property owners and the City, and documentation of this approval is provided
- Preserves or expands natural floodplain, greenbelts and associated buffer areas of aesthetic and/or environmental value
- Preserves adequate buffer distances to development and infrastructure from areas of potential flooding or erosion
- Does not decrease the safety of access to property or facilities for ordinary and emergency vehicles
- Is the only available and suitable location for the proposed facility that would not require a variance
- Does not increase cost of providing governmental services, including maintenance and repair of public infrastructure for streets, bridges, storm sewer and channels, water, sanitary sewer, gas, electrical, telephone and other public facilities
- Does not impede or interfere with the preservation of the historical character of structures or sites listed on the National Register of Historic Places or the State Inventory of Historic Places
- Is the minimum variance necessary to afford relief

1.7 Submittal Requirements for Construction Plans

1.7.1 Construction Plans – All new construction, reconstruction, modifications, alterations and improvements shall be designed in accordance with the Design Manual. Construction plan requirements are listed in the Subdivision Improvement Plan Submittal Requirements in the Development Manual. All engineering plans shall be sealed by a licensed Professional Engineer in the State of Texas in accordance with the Texas Engineering Practice Act except as exempted by the Texas Engineering Practice Act and Policy Advisory Opinions issued by the Texas Board of Professional Engineers. It is the responsibility of the Engineer to ensure that all construction plans submitted for review adhere to the current version of the Engineering Plan Submittal Checklist. The City will specify additional submission requirements, as necessary, to facilitate the review.

1.7.2 All construction plans or drawings must be accompanied by a Geotechnical Engineering Report/Pavement Design Report signed, sealed, and dated by a Licensed Professional Engineer.

- 1.7.3 Plans and drawings shall be furnished in accordance with the checklists found in the Development Manual.

1.8 Easements and Right-of-Way (ROW) Requirements

1.8.1 General

- 1.8.1.A The easement requirements stated in this section are intended to provide adequate room for construction and maintenance of the city-owned utilities, franchise utilities, and drainage improvements necessary for a proposed development. The City may approve less easement width on a case-by-case basis through the development review process in order to meet the City's objectives for new and infill development patterns.
- 1.8.1.B All ROW lines shall intersect at 90 degrees at intersections. Do not use angled or curved ROW cut-backs at intersections.
- 1.8.1.C The City will require placing water and wastewater facilities within public right-of-way, and franchise utilities within alleys for developments that include alleys.
- 1.8.1.D All easements created prior to the subdividing of any tract of land must be shown on the preliminary plat. The applicant shall plat lots and dedicate easements for utilities and drainage ways in the following manner:
- 1.8.1.D.i Easements for utilities, drainage ways, or transmission lines shall be retained on the front, side, and/or rear lot lines as required by the City and utility companies. Easements across parts of a lot other than as described above shall be required as deemed necessary and most appropriate by the City. The Development Services Director shall require access for ease of maintenance of all easements.
- 1.8.1.E Off-site Easements: Easements in areas adjoining a proposed development necessary to provide adequate drainage thereof or to serve such development with utilities shall be obtained by the applicant prior to final plat approval.
- 1.8.1.F Dedications – Easements and ROW required for construction of a proposed project dedicated to the City must be accepted prior to granting final acceptance of infrastructure. Permission must be obtained from off-site landowners prior to construction of offsite improvements on their property.

- 1.8.1.G Temporary Construction Easements – Temporary construction easements may be required for off-site grading, access, utility lines or other facilities to be constructed outside the Developer’s property.
- 1.8.1.H Maintenance – The existence of an easement dedicated to the City does not change maintenance responsibility of the land. Perpetual maintenance responsibilities must be designated on the plat, typically a Homeowner/Property Owners Association.
- 1.8.2 Dedication of ROW and Easements
 - 1.8.2.A Form of Dedication – ROW and easements shall be dedicated to the City by plat or by separate instrument. Refer to the LDC and Development Manual for further information.
 - 1.8.2.B By Separate Instrument – For easements and ROW by separate instrument, Owner shall submit to the City a metes and bounds description and an exhibit that ties the proposed dedication to an established property corner or survey markers, signed and sealed by a Texas Registered Professional Land Surveyor, showing the easement or ROW, location, and current ownership information of subject and surrounding properties.
 - 1.8.2.C Process – All easement and deed documents must be approved by the City prior to procuring any signatures. The Owner shall be responsible for procuring proper signatures and any required notarizations before delivering the fully executed original document to the City for filing in the Deed records of the County where the property is located.
 - 1.8.2.D Fees – The Owner is responsible for any document preparation and all filing fees required for the recordation of executed documents with the County’s Deeds Records office.
- 1.8.3 Abandonment of ROW and Easements – Approval by the City Council is required to abandon a public ROW or easement.
- 1.8.4 Sight Visibility Triangle Easements – Sight visibility triangle easements shall be provided where a public access driveway, an alley, or a stop-controlled street intersects an uncontrolled street and on any signalized intersection approach where right turn on red operation is permitted. Refer to **Section 2** (Sight Visibility) for additional requirements.
- 1.8.5 Stopping Sight Distance – Stopping sight distance shall also be provided for signalized and stop-controlled intersections.
- 1.8.6 Refer to LDC Section *Parking Lot Cross Access* Connections for requirements for

this type of driveway.

- 1.8.7 Screening Wall Maintenance Easements – Screening walls on private property shall be placed in the center of a minimum five-foot-wide screening wall easement.
- 1.8.8 Sidewalk and Trail Easements – Where not required within ROW, the width of the easement shall be the pavement width plus two feet on either side to allow sufficient area for maintenance. Refer to the LDC Sections: *Paths and Trails* and *Sidewalks* for further information.
- 1.8.9 Drainage Easements – Drainage easements are required for the following drainage facilities.
 - 1.8.9.A Floodplains – A drainage easement shall be dedicated to encompass the City of Taylor floodplain.
 - 1.8.9.B Channels - Easement width for open or lined channels shall encompass the channel top width plus any associated maintenance access required to accommodate the operation and maintenance plan for the channel.
 - 1.8.9.C Detention Facilities and Levees – An easement must encompass the entire facility plus fifteen (15) feet on all sides measured from the top of bank. An access route must be provided in accordance with **Section 3** (Detention Facilities). Unpaved portions of the access route shall be within the easement.
 - 1.8.9.D Positive Overflow Routes, Emergency Spillways, Swales, Berms, or Permanent BMPs – Minimum width must encompass the structure or graded area.
 - 1.8.9.E Storm Drains – Storm drains shall be located in the center of a fifteen (15)-foot-wide drainage easement; or 1.5 times the depth to the flowline plus the width of the structure, rounded up to the nearest five feet; whichever is greater. If the storm drain is in ROW, and the easement size above is not contained within ROW, a drainage easement is required. If on private property, drainage easements shall be provided for all storm drains that are 18 inches or greater in diameter.
 - 1.8.9.F Roadside Swales – The entire swale should be contained within the ROW of the roadway. If the roadside swale extends beyond the ROW, an additional drainage easement shall be dedicated extending at least five feet beyond the top of bank and the following note on the plat: Note: Drainage easements adjacent to roadways shall not be fenced and must be left so that access can be obtained for maintenance

purposes.

- 1.8.9.G Flumes – An easement must contain the entire width of the flume plus five feet on each side. The easement must be a minimum of fifteen (15) feet wide or wider if required by the City.

1.8.10 Utility Easements

Utility easements are required for all public utilities not located within public ROW has follows:

- 1.8.10.A Minimum Width – Utility easement minimum width requirements are summarized in **Table 1-1** through **Table 1-5** with depths less than or equal to ten (10) feet (as measured from ground level to flowline of pipe). This minimum width for exclusive utility easements is required when facilities are not located within the public ROW. The utility placement within the required easement dimensions shall be centered within the easement for mains less than or equal to twelve (12)-inch diameter. Larger mains greater than twelve (12)-inch in diameter shall not be centered within the easement width to allow for construction staging, and ability to add parallel mains in the future. Larger mains shall be located a minimum five (5)-feet clearance (as measured from outside diameter) to edge of easement.
- 1.8.10.B Width for Certain Facilities – The following equation shall be used for water mains, wastewater mains, and force mains with depths greater than ten (10) feet (as measured from ground level to flowline of pipe).

Easement Width

$$W = 2D + d + 2$$

Where:

- W = Easement width rounded up to nearest five (5) feet (feet)
D = Depth of pipe, measured from the surface to flowline of pipe (feet)
d = Inside pipe diameter (feet)

- 1.8.10.C Maximum Width – Easement shall not exceed 70 feet in width, unless required by the City for special circumstances.
- 1.8.10.D Widths to be Consistent – If depths of lines/mains vary across the easement, the largest resulting easement width shall apply. Easement widths shall not vary within the same parcel/lot.

Table 1-1. Easement Widths for Water Mains	
Water Mains and Service Lines	Minimum Easement Width
Water Mains (12-inch and smaller)	20 feet
Water Mains (16-inch and larger)	25 feet
Water Mains Adjacent to City ROW	15 feet
Water Mains Adjacent to TxDOT ROW	20 feet

Table 1-2. Easement Widths for Wastewater Mains	
Wastewater Mains and Service Lines	Minimum Easement Width
Wastewater Mains (12-inch and smaller)	20 feet
Wastewater Mains (15-inch and larger)	30 feet
Wastewater Mains Adjacent to City ROW	15 feet
Wastewater Mains Adjacent to TxDOT ROW	20 feet

Table 1-3. Easement Widths for Force Mains	
Force Mains	Minimum Easement Width
Force Mains (18-inch and smaller)	20 feet
Force Mains (24-inch and larger)	25 feet
Force Mains Adjacent to City ROW	15 feet
Force Mains Adjacent to TxDOT ROW	20 feet

Table 1-4. Easement Widths for Joint Utility Easements	
Joint Utility Easements	Minimum Easement Width
Water, Sewer, and Storm Drainage	Per approval of City
Note: Joint utility easement width shall be approved by the City. Utilities shall be spaced to provide a minimum of 5-foot clearance (as measured from outside diameter of each utility) except water/wastewater separation shall be 9-foot (as measured from outside diameter of each utility). Each utility shall be a minimum 5-feet clearance (as measured from outside diameter) to edge of easement.	

Table 1-5. Easement Widths for Facilities/Appurtenances ¹	
Facility/Appurtenance	Minimum Easement Width
Fire Hydrants and Automatic Flushing Valves	5 feet x 5 feet
Air Valve Assembly	10 feet x 10 feet
Blow-Off Valve Assembly	10 feet x 10 feet
1. For appurtenances not listed here, the width of the easement shall be determined by the City as required to ensure adequate area is available for facility maintenance.	

1.9 Subsurface Utility Engineering (SUE) Requirements

- 1.9.1 Prior to Initiation – All existing utilities shall be located and marked prior to initiation of survey for design.
- 1.9.2 SUE Provider Requirements – SUE shall be managed by an Engineer or Land Surveyor licensed in the State of Texas, and the work shall be conducted by well-trained, experienced, and capable individuals using state-of-the-art designating equipment, vacuum excavation, or comparable non-destructive locating equipment as well as surveying, data recording equipment, and software systems, as necessary.
- 1.9.3 Quality Level Attributes – Utility Quality Level (QL) attributes are described in the current edition of *Standard Guidelines for Collection and Depiction of Existing*

Subsurface Utility Data, CI/ASCE 38-02 by American Society of Civil Engineers (ASCE). Accordingly, QL C and QL D shall be conducted for all projects. QL A and QL B shall be conducted in those areas necessary for the City to review the proposed utility design. The requirements for the four SUE QLs are as follows:

- 1.9.3.A Quality Level D – Information derived from existing records or oral recollections.
- 1.9.3.B Quality Level C – Information obtained by surveying and plotting visible above-ground utility features and by using professional judgment in correlating this information to Quality Level D.
- 1.9.3.C Quality Level B – Information obtained through the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of subsurface utilities. This work shall be performed to obtain horizontal location of subsurface utilities.
- 1.9.3.D Quality Level A – Precise horizontal and vertical location of utilities obtained by the actual exposure and subsequent measurement of subsurface utilities at a specific point, also called test holes.
- 1.9.4 Additional Field Work – Additional SUE field work shall be required as conditions change from initial SUE field exploration.

1.10 Survey Requirements

- 1.10.1 General – The requirements provided herein shall be minimum standards for projects involving a survey.
- 1.10.2 All subdivision and site development construction plans shall reference two (2) horizontal/vertical control points of known vertical and horizontal coordinates set to the State Plane Coordinate System. If benchmarks are not readily available to the project site, new benchmarks shall be set. Any existing benchmark monuments damaged by development construction shall be replaced by the contractor/developer at no cost to the City
- 1.10.3 Markers – Markers consisting of minimum 1/2-inch diameter steel rods at least 24 inches long with caps identifying responsible surveying firm or RPLS number, shall be placed at all:
 - 1.10.3.A Lot and block corners (wherever a lot line bearing changes)
 - 1.10.3.B Intersection points of alley and block lines
 - 1.10.3.C Curve and tangent points along block, lot, and ROW lines within the subdivision
- 1.10.4 Monuments – Monuments shall be installed, and three-dimensional coordinates

noted on the plat. Coordinates shall be established using the correct scale factor. Permanent benchmarks shall be brass disks set in an approved location with the elevation and benchmark number stamped in the disk.

- 1.10.5 Private Project Monuments – At least two Markers shall be placed at property corners. For developments greater than ten (10) acres, at least two monuments at opposing ends of the property and tied into City’s GIS system shall be set.
- 1.10.6 Public Project Monuments – Found existing ROW monuments, survey markers or property corners, and proposed monuments shall be shown on the construction plans and located by station and offset, right or left from the control line, baseline or centerline, or by northing and easting.
- 1.10.7 Final Acceptance – If construction damages, destroys, or alters existing survey markers, monuments, or property corners, they must be reset by a licensed surveyor prior to final acceptance.

1.11 Revisions to the Design Manual

- 1.11.1 Content of Design Manual – Sections 1 through 9 of the Design Manual provide general procedures and design requirements for all development applications, as well as general design requirements for certain public facilities.
- 1.11.2 Procedure for Manual Sections Amendments – Sections 1 through 9 may be amended by the City Manager.
- 1.11.3 Posting – Upon approval by the City Manager, the proposed revisions will be incorporated into the Design Manual and posted on the City’s website and take immediate effect.
- 1.11.4 Requests for Modification – A formal request to modify the Design Manual or design criteria or add new design criteria may be submitted in writing to the City Manager for consideration.

1.12 Specifications

- 1.12.1 General - All referenced specifications shall be implied to mean the latest version of specifications from each mentioned entity. The referenced specifications shall include all amendments thereto, and shall govern and constitute the technical specifications, except as amended by this Manual and is made a part thereof but is not physically bound within this document.
- 1.12.2 TxDOT Specifications - All applicable public improvements other than those specifically listed in this Manual shall be designed in accordance with the current edition of the Texas Department of Transportation's *Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges*.

- 1.12.3 Texas Architectural Barriers Act - All accessibility design and construction shall comply with the Texas Accessibility Standards in compliance with the Texas Architectural Barriers Act.
- 1.12.4 Texas Manual of Uniform Traffic Control Devices/Standard Highway Sign Designs - traffic control devices shall conform to the latest edition of the *Texas Manual of Uniform Traffic Control Devices* (TMUTCD), and *Standard Highway Sign Designs for Texas* (SHSD).
- 1.12.5 City of Austin - The following specification from the City of Austin, TX Standard Specifications Manual are incorporated into this Manual:
 - 1.12.5.A Series 500 Pipe and Appurtenances
- 1.12.6 City of Taylor Fire Code Specifications - All designs, including fire hydrant spacing and location, fire lanes, and turning radii shall conform to the City of Taylor Fire Department requirements.

1.13 Construction Process

- 1.13.1 A project will not be authorized to start construction until the formal issuance of a permit. The Contractor must schedule a pre-construction meeting with the City prior to the commencement of construction.
- 1.13.2 During construction of the project, if the Contractor or Engineer desire to make formal changes to the approved plans, the Engineer must submit the proposed revisions to the City for review and approval prior to commencement of the revised work.

1.14 City Engineer's Recommendation for Acceptance

- 1.14.1 A project will not be considered for acceptance by the City Engineer until the requirements in the LDC section *Acceptance of Public Improvements* are met.
- 1.14.2 A final walkthrough and completion of all punch list items are required.
- 1.14.3 Prior to subdivision acceptance, the Engineer shall submit documentation that the project was inspected by TDLR or a Registered Accessibility Specialist (RAS) and the subdivision is in compliance with the requirements of the Texas Architectural Barriers Act.
- 1.14.4 Certification from other agencies that final requirements have been met, as applicable.



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SECTION 2 THOROUGHFARE AND TRAFFIC DESIGN REQUIREMENTS

2.1 General

This section includes minimum design requirements associated with the City's thoroughfares, alleys, bicycle/pedestrian facilities, off-street parking lots/areas, and fire lanes, including geometry, traffic signals, street lighting, new signage, and pavement design requirements. Traffic Impact Analysis (TIA) requirements and procedures are also included in this section. References to City of Taylor Ordinances, Codes, or Plans shall mean current version as adopted by the City. All references to publications, manuals, or standards from other entities shall mean the current edition or version.

Refer to the Taylor Land Development Code (LDC) for the development process flowchart and requirements. The Developer and the Engineer shall work cooperatively early in the development process to establish thoroughfare and traffic design requirements consistent with the goals and objectives of the Development Services Department that guide future development within the City.

The LDC defines permissible street types, once the Place Type Zoning for the subject lot or tract has been determined (LDC Section 4.3).

New development using the LDC will be built as neighborhoods, not subdivisions. Flexibility and predictability take priority. The LDC uses Place Types to categorize places, rather than conventional zoning criteria found in other communities. Similarly, this section of the manual provides minimum criteria for thoroughfare and traffic elements of proposed neighborhoods and is not intended to remove flexibility and adjustability while guiding the development in the City.

This section of the manual, along with the requirements of the LDC, Taylor's Transportation Master Plan, Envision Taylor Comprehensive Plan, and good industry practice shall be used together to establish ROW widths, street sections, bicycle/pedestrian improvements, landscaping, pavement design, and other traffic elements to meet the development objectives of the City.

The thoroughfare and traffic design criteria for proposed neighborhoods must be established early in the process i.e., starting with a pre-application meeting with City staff.

Infill development shall be prioritized as described in the LDC. The City recognizes that thoroughfare and traffic design criteria from other agencies established criteria may not be applicable to infill development, therefore each neighborhood will be considered on a case-by-case basis.



2.2 Thoroughfare Design

2.2.1 Functional Classification

2.2.1.A General – The arrangement, character, extent, width, and location of all streets shall conform to the City’s current adopted “Envision Taylor Comprehensive Plan” and “Transportation Master Plan” and as approved by the City. Thoroughfare and traffic design requirements for each of the Place Type Zoning Districts are also described in the Taylor Land Development Code (LDC). The Developer’s Engineer shall consider the relation to existing and planned streets, topographical conditions, public safety, and the proposed uses of the land to be served by such streets. When such street is not on the City’s Transportation Master Plan, the arrangement of streets shall either:

- Provide for the continuation or appropriate extension of existing streets in surrounding areas, or
- Conform to the approved Neighborhood Plan

Taylor’s urban DNA is comprised of a network of streets that form small, walkable blocks. This form shall be extended as the City grows.

Alleys are part of Taylor’s urban DNA and shall be considered in new neighborhoods.

2.2.1.B Grid vs. Dendritic Street Patterns – Traditional Neighborhood Development (TND) is the historic development pattern of Taylor. TND street patterns include small, walkable blocks and the continuation of the street grid as new neighborhoods are planned. This grid system allows for the creation of walkable neighborhoods with a mix of uses. TND is the primary and default development pattern in the City. A dendritic (branch-like) street pattern spreads development out into low-density enclaves, concentrates higher-speed traffic on arterials, and contributes to urban sprawl. Dendritic patterns are not the desired street pattern in the City.

2.2.1.C City of Taylor Street Types – The LDC establishes City of Taylor Street Types that are different than functional classifications from other design criteria manuals such as City of Austin, Williamson County, TxDOT, or AASHTO. The following **Table 2-1** may be used to correlate City of Taylor Street Types, unless noted otherwise in this manual.



Table 2-1. City of Taylor Thoroughfare Types & Correlation With other Design Criteria	
Taylor Street Classification	Other Agencies Functional Classification
Rural Street Yield Street Neighborhood Street	Local
Neighborhood Avenue Community Blvd (2-Lane) Community Blvd (4-Lane)	Collector

2.2.1.D Transportation Network – The Developer’s Engineer shall plan and design for new streets as adopted in the Comprehensive Plan and the Transportation Master Plan.

- Streets will follow a grid network.
- Thoroughfare spacing within a neighborhood grid pattern shall be dictated by maximum block length and block perimeter criteria for each Place Type in the LDC. Refer to Place Type Zoning District Development Standards.
- Neighborhood avenues, neighborhood streets, rural streets, and alleys not shown on the Transportation Master Plan will be required to complete the grid network.
- The appropriate thoroughfare classifications and internal circulation will be selected through consideration of several factors, including alignment with the Transportation Master Plan, connectivity with the existing thoroughfare network, projected traffic volumes, thoroughfare spacing, and adjacent land use context. Internal thoroughfare and alley network shall also consider fire apparatus access, trash collection, and street maintenance considerations.
- The Developer shall schedule a pre-application meeting with the Development Review Committee (DRC) to determine the required thoroughfare network internal to each neighborhood and required improvements to the adjacent thoroughfare network.
- The transportation network internal to a neighborhood must be considered during the preliminary platting process since it will

affect thoroughfare and alley spacing, ROW widths, pavement widths, pedestrian facilities, landscape buffers, utility locations, and lot arrangement.

2.2.1.E Exceptions – Exceptions to the design criteria in this Manual will be considered on a case-by-case basis and shall require approval by the City. Refer to **Section 1 (Variance Requests)** for further information. Design criteria may also be spelled out in the following documents which would guide the next steps in detailed design of a neighborhood:

- Planned Development Ordinances – These ordinances may include specific variances from the requirements of this manual. All other requirements of this manual shall apply.
- Neighborhood Plans, Employment Center Plans – The ROW width, pavement width, utility locations (easements) landscape buffers, and street arrangement will be as described in the approved Neighborhood Plan or Employment Center Plan.
- Rural Applications – Rural thoroughfares with roadside ditch drainage are permitted in Place Types P2, P2C, or as otherwise approved by the City. The right-of-way (ROW) width required for rural thoroughfares varies based on the required roadside channel capacity and width. Refer to **Section 3 (Open Channels)** for applicable design criteria.
- Urban Streets – Transportation facilities which serve established communities, serve an urban mixed-use development, or require multiple modes of travel shall follow a context sensitive, multi-modal approach to identifying the typical street section(s).

2.2.1.F Street Spacing Criteria – **Table 2-2** lists the desired spacing for the various street types in the City. This spacing is considered a guideline and shall not be considered as minimum required spacing. Also refer to the LDC for criteria regarding maximum block lengths and maximum block perimeter for each Place Type.

2.2.1.G General Design Criteria – **Table 2-3** lists general design criteria for the street types in the City of Taylor.



Table 2-2. Desired Street Spacing Criteria	
Street Classification	Desired Spacing
Rural Street	N/A
Streets (Yield Street, Neighborhood Street)	330'
Neighborhood Avenue	1,320'
Community Boulevard (2-lane and 4-lane)	2,640' or as designated on Transportation Master Plan
Regional Roadway	Defined by Williamson County or TxDOT
Alley (Residential/Commercial)	Typically, One per block
Note: Refer to Taylor LDC for allowable block length for each Place Type	



Table 2-3. General Thoroughfare Design Criteria

Criteria ¹	Classification (Street Type)						
	Rural Street	Yield Street	Neighborhood Street	Neighborhood Avenue	2-Lane Community Blvd	4-Lane Community Blvd	Residential/ Commercial Alley
Typical ROW Width (ft)	100 (Varies)	50	60	60-80	80-100	80-100	16-20
Number of Through Travel Lanes	2	2	2	2	2	4	N/A
Typical Daily Traffic Volumes (vehicles per day)	0- 3,000	0- 3,000	0- 3,000	3,000- 10,000	3,000- 18,000	10,000- 35,000	N/A
Typical Posted Speed (mph)	30	15	20-30	30-35	35-45	35-45	N/A
Clear Zone (ft)	10	4	4	4	4	4	N/A
Minimum Horizontal Inside Radius (ft) ⁵	200	333	333	510	762	762	50
Maximum Grade (%) ⁴	7	7	7	7	6	6	7
Minimum Grade (%)	0.5 ²	0.5	0.5	0.5	0.5	0.5	0.5
Design Vehicle ³	Fire Truck	Fire Truck	Fire Truck	Fire Truck	WB-40	WB-40	Fire Truck
Area Free From Storm Water (100-Year) (ft)	N/A	Center 12'	Center 12'	One Lane Each Direction	One Lane Each Direction	One Lane Each Direction	
Notes: 1. Refer to City Taylor LDC for further information and requirements 2. For Rural Streets 0.5% minimum grade is acceptable, but parallel roadside channel slope must be sufficient to convey the design flow 3. Fire truck design vehicle shall be as directed by the City Engineer and Fire Marshal 4. Maximum grade should be limited to 5% where feasible to limit sidewalk grades to meet ADA criteria of 5% 5. Minimum radius in this table is related to the typical posted speed indicated here. Typical posted speed and minimum radius for a development will be established during the planning process and development of the preliminary plat.							

Pedestrian Elements	Sidewalks	Shared-Use Paths (SUP)	Path	Trail
ROW Width (ft)	Per Typical Sections	20	10	20
Surface Width (ft)	5' Min 6' If adjacent to curb	10	6	10
Design Speed (mph)	N/A	18	N/A	18
Cross Slope (%)	1.5 Usual/2.0 Max	1 Usual/2.0 Max	1.5 Usual/2.0 Max	1 Usual/2.0 Max
Horizontal Clearance (ft)	N/A	5	5	5
Vertical Clearance (ft)	8	10	10	10

STREET SECTION WITH TYPICAL UTILITY LOCATIONS (FACING NORTH OR WEST)

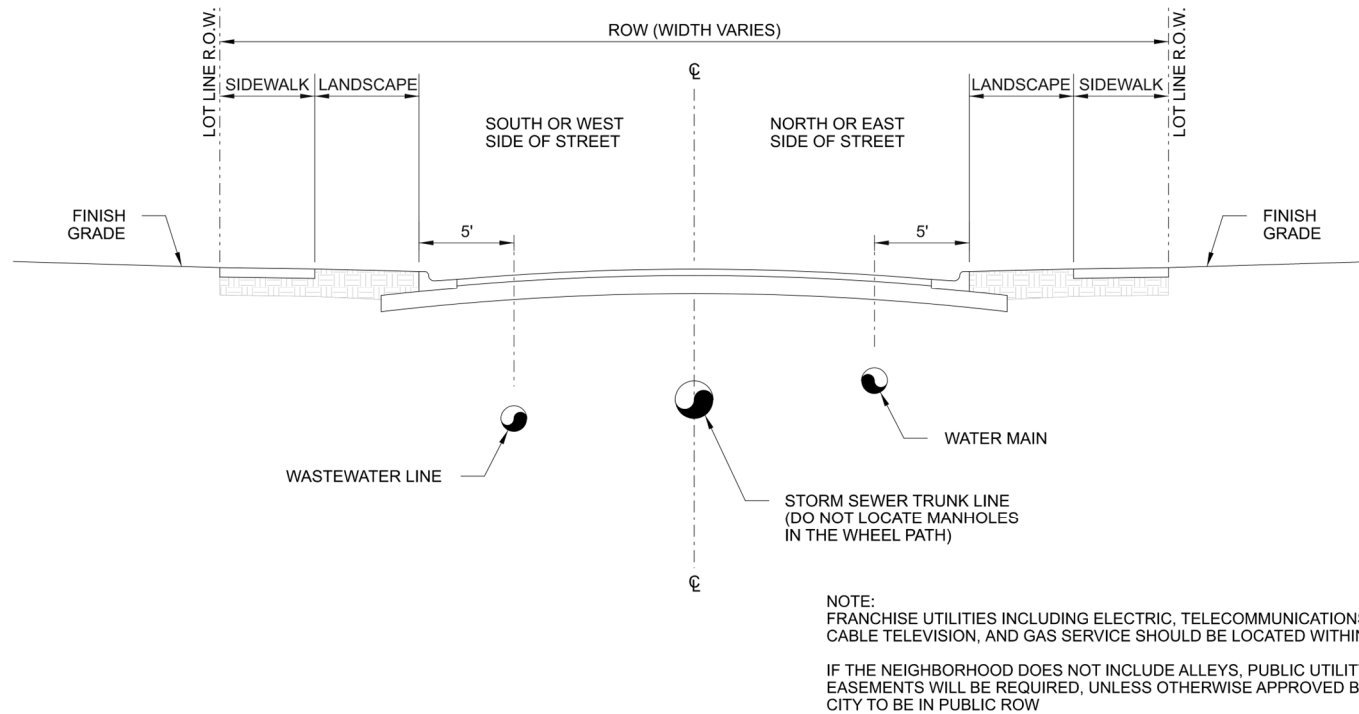


Figure 2-1 Typical Utility Locations For A Neighborhood Street

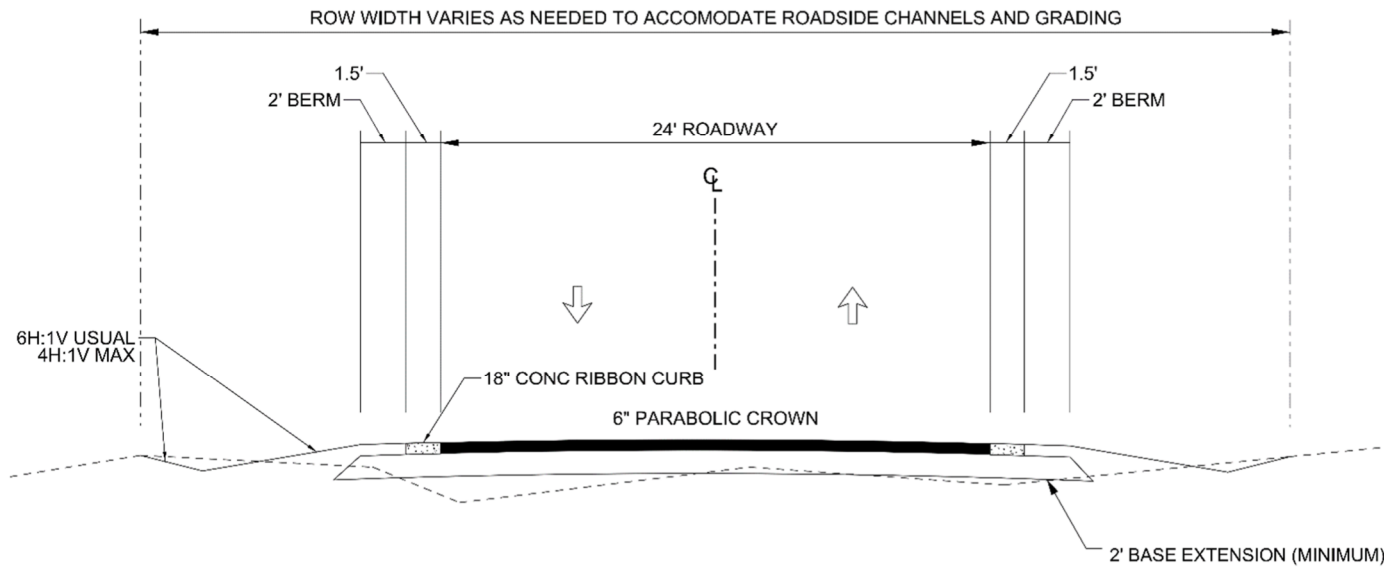


Figure 2-1 (a) RURAL STREET TYPICAL SECTION

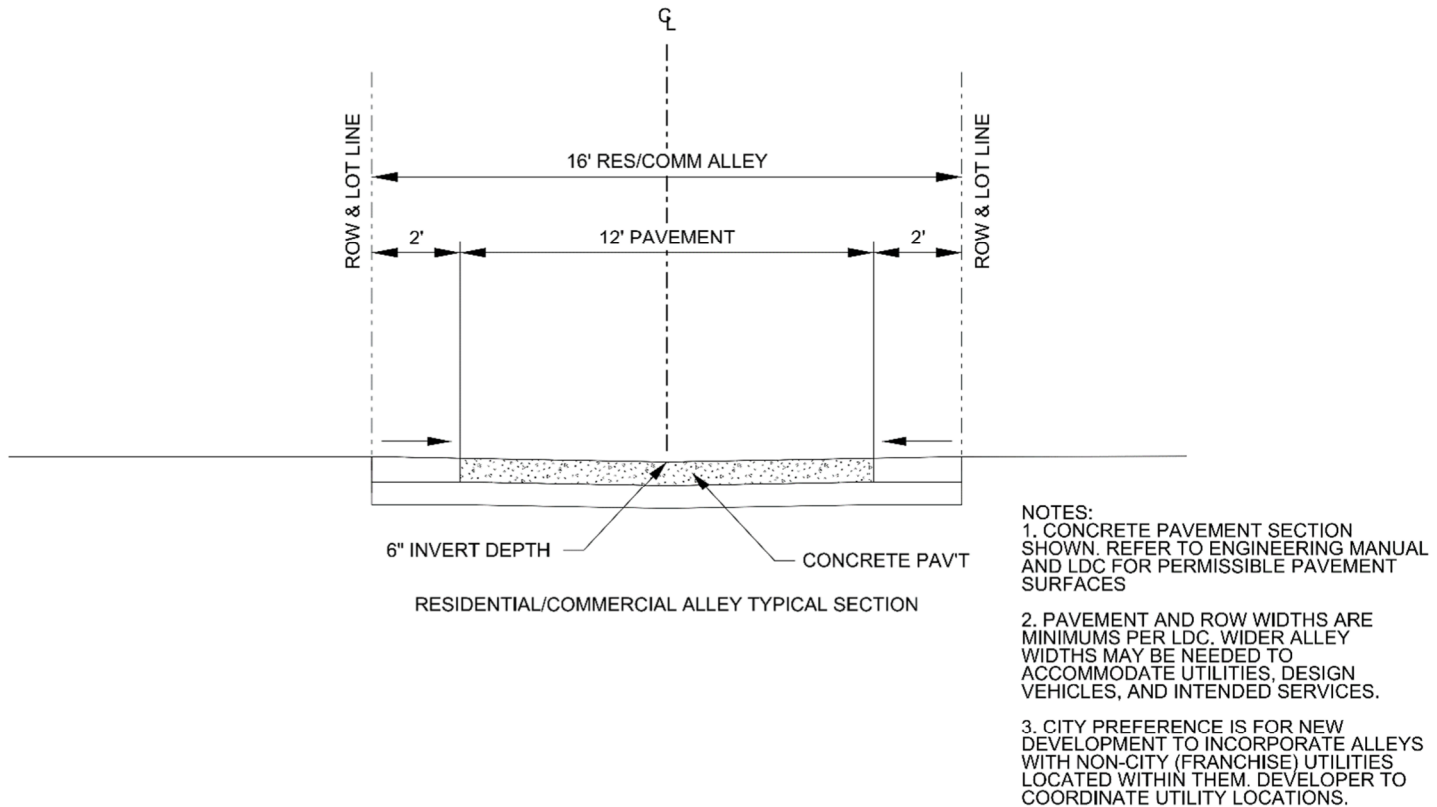


Figure 2-1 (b) ALLEY TYPICAL SECTIONS

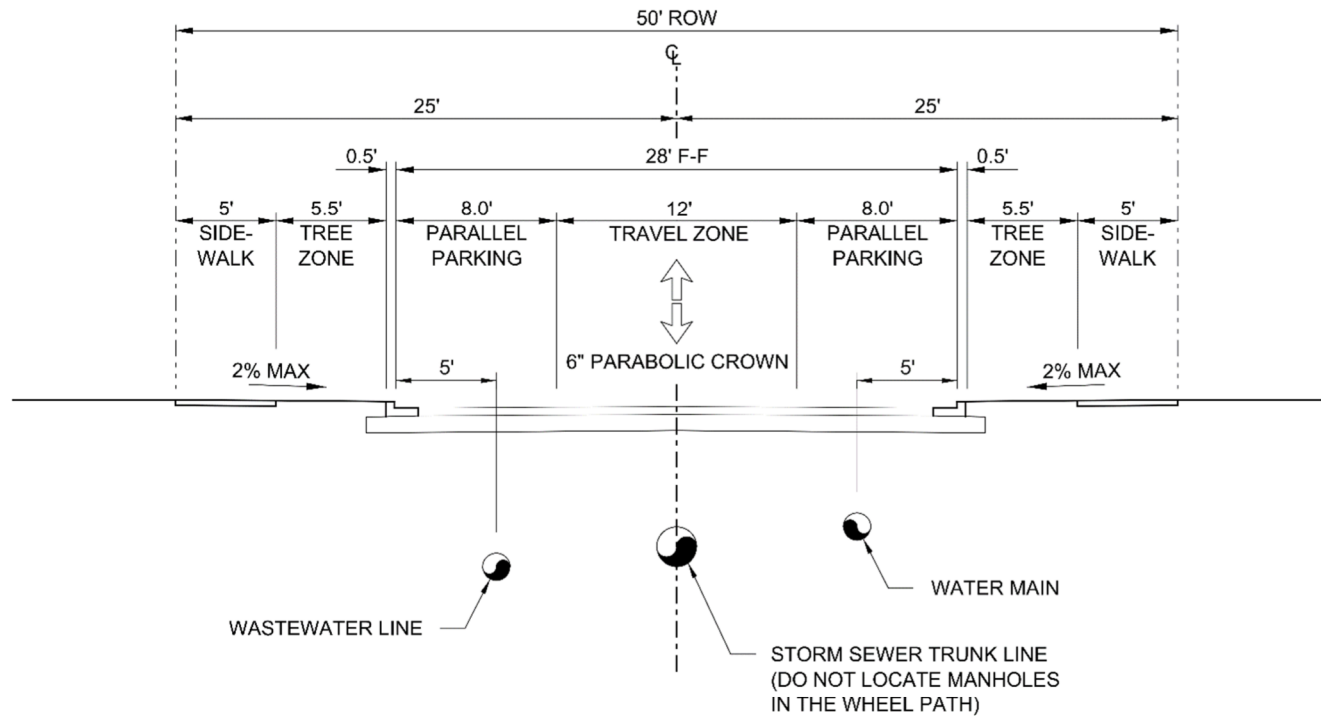


Figure 2-1 (c) YIELD STREET TYPICAL SECTION

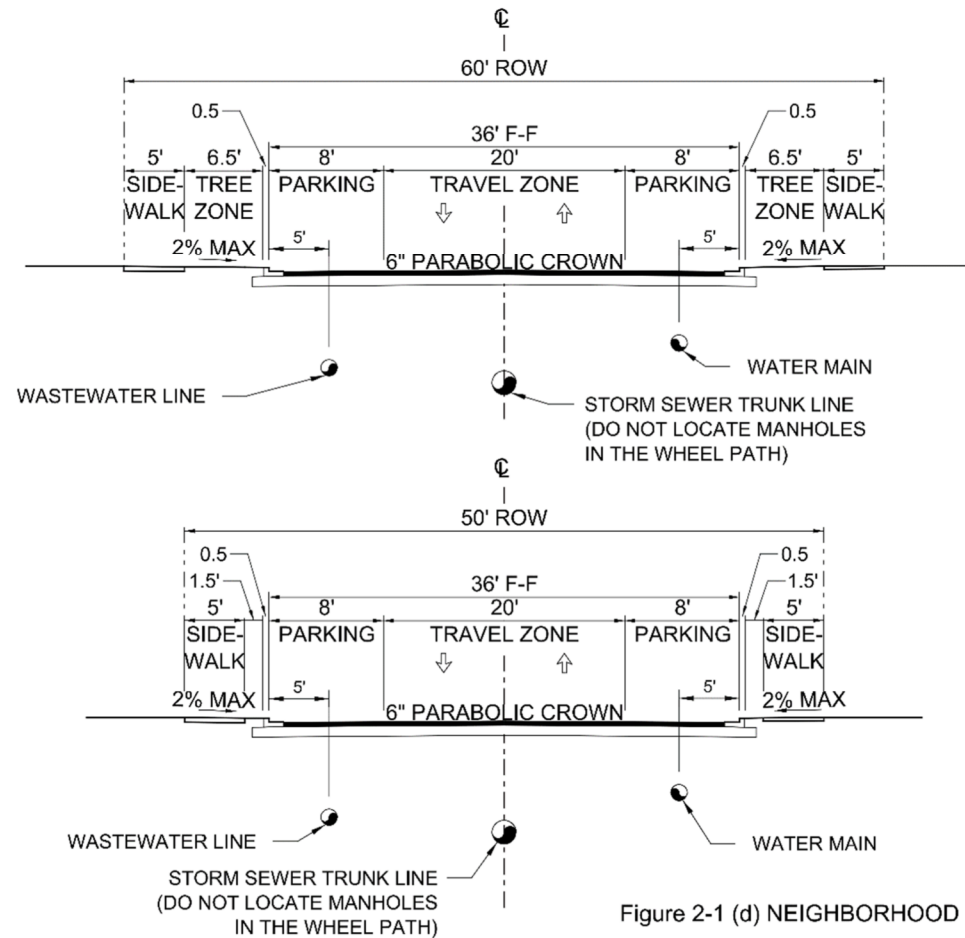


Figure 2-1 (d) NEIGHBORHOOD STREET TYPICAL SECTION

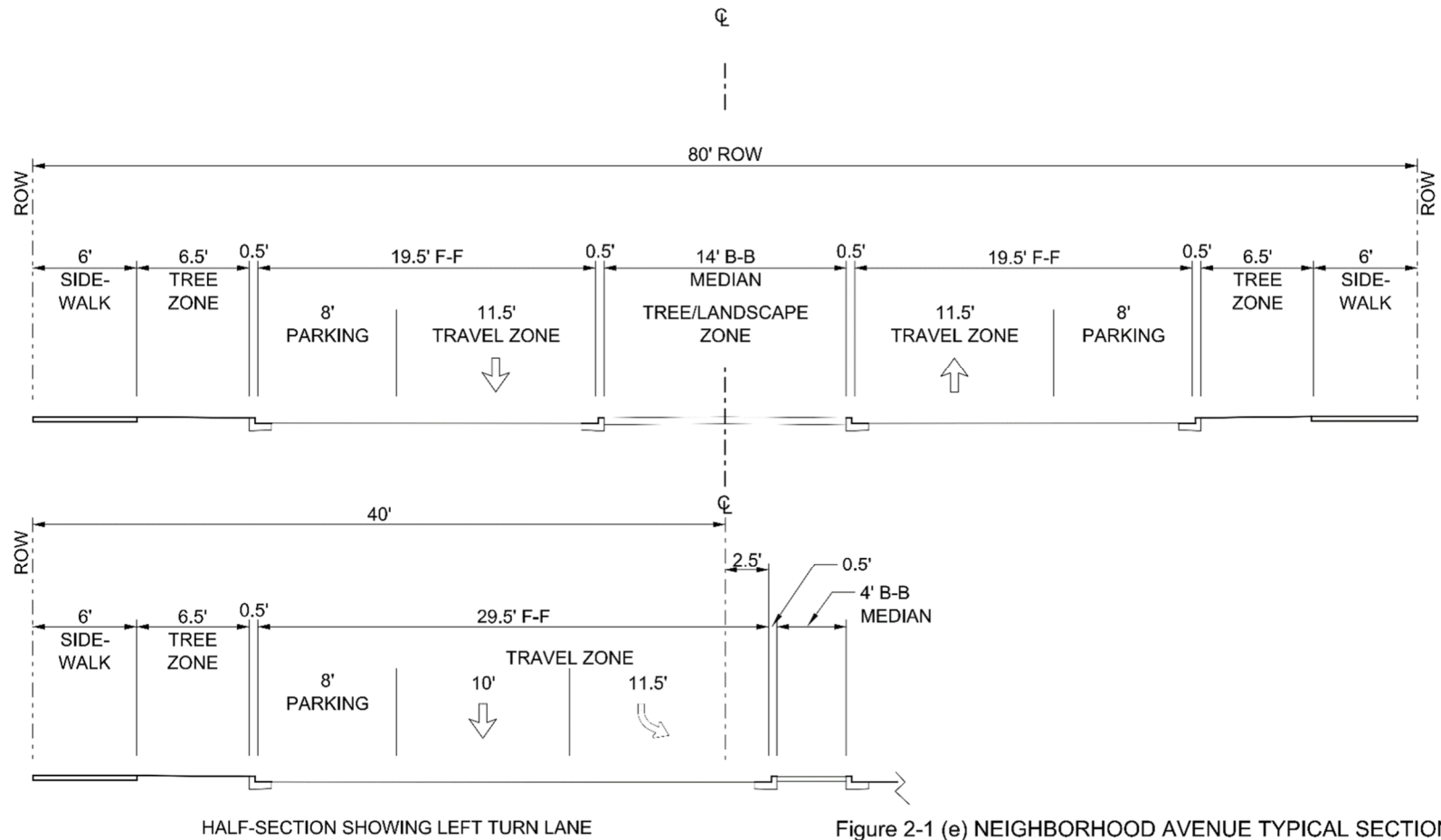


Figure 2-1 (e) NEIGHBORHOOD AVENUE TYPICAL SECTION

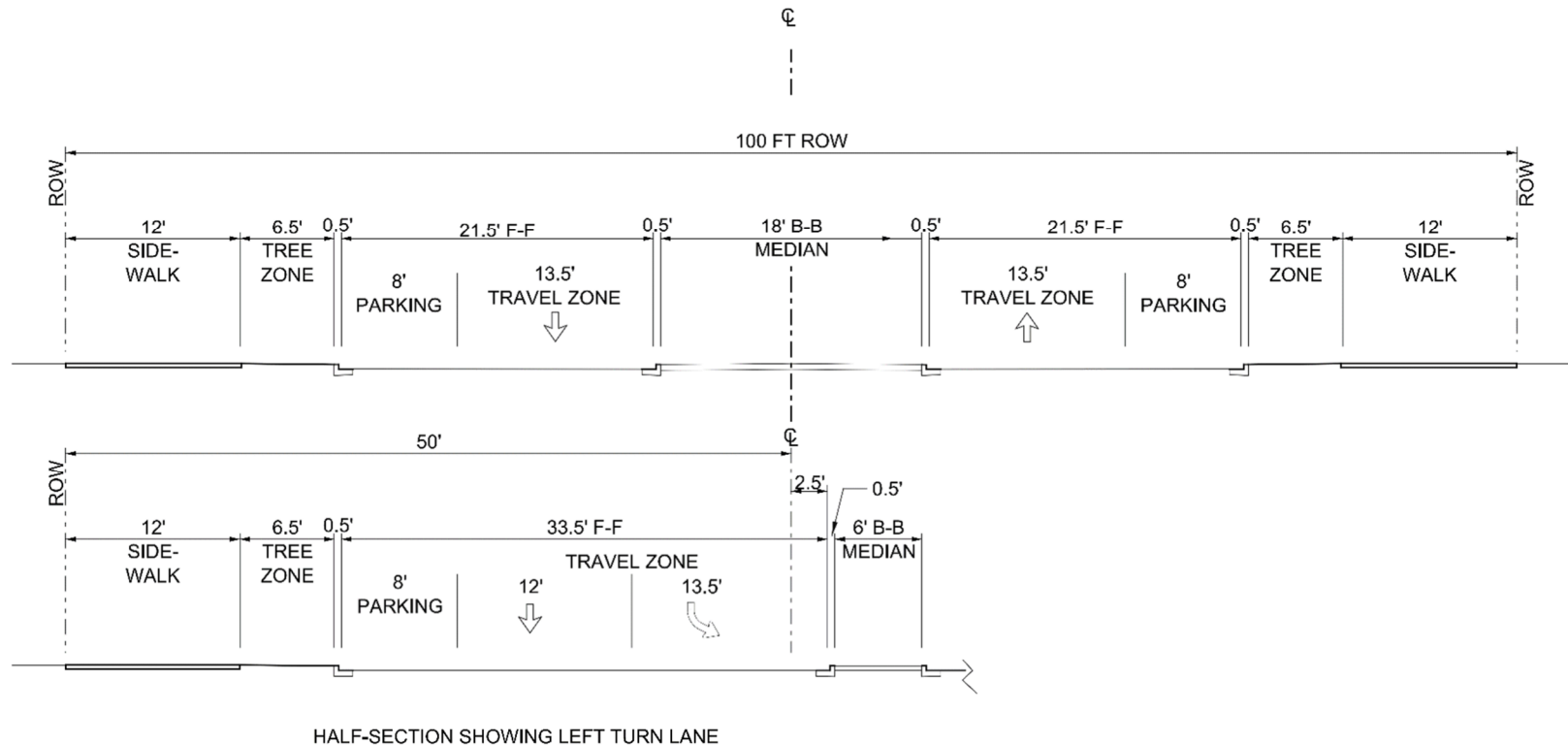


Figure 2-1 (f) COMMUNITY BOULEVARD - 2 LANE

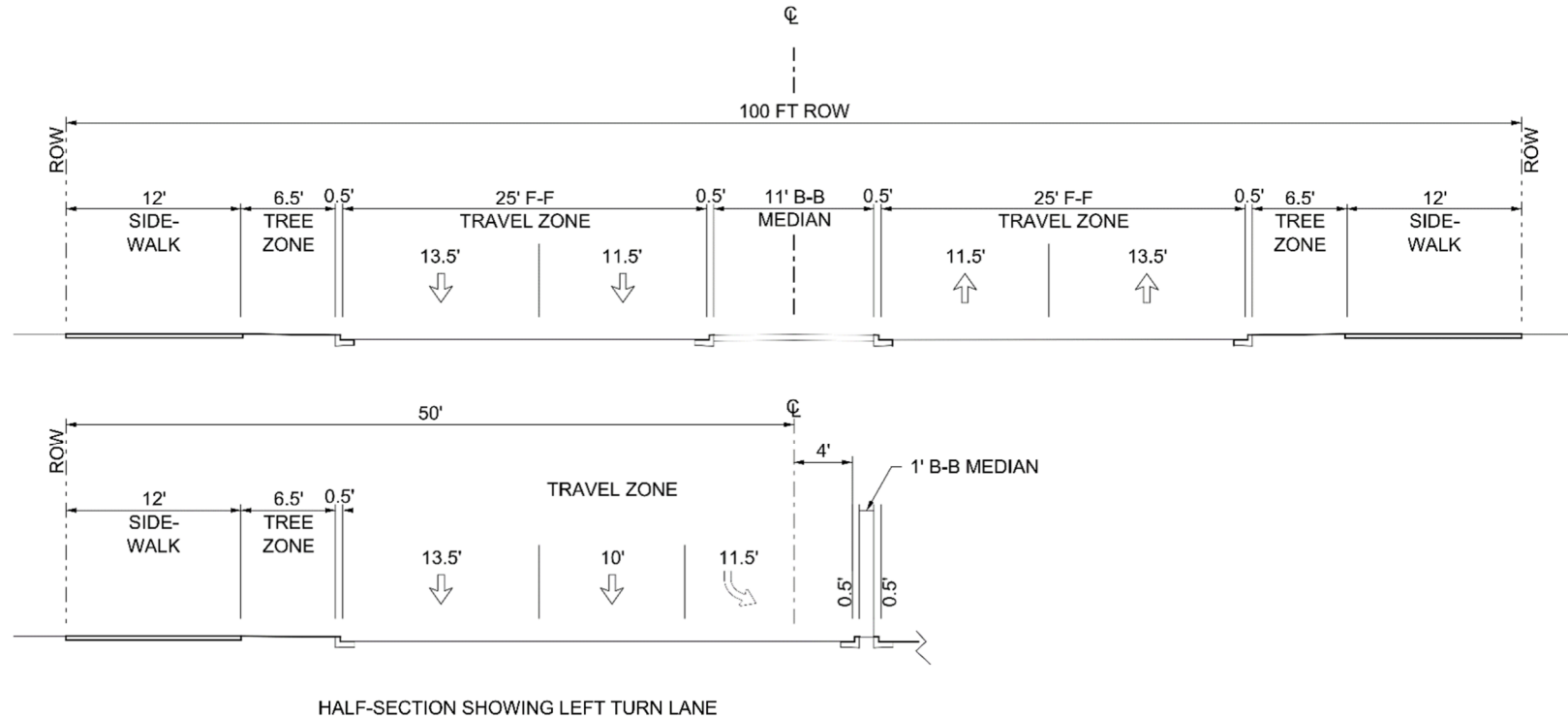


Figure 2-1 (g) COMMUNITY BOULEVARD - 4 LANE

2.2.2 Horizontal Alignment

- 2.2.2.A Thoroughfares shall be typically placed in the center of the ROW. The City may require an off-center horizontal alignment due to the inclusion of pedestrian elements, landscape buffer or connection to existing streets.
- 2.2.2.B Streets shall be designed according to low-speed urban criteria, and therefore superelevation for city streets is generally not required.
- 2.2.2.C This manual does not include arterial or regional roadway design which are to be designed according to TxDOT or Williamson County Design Criteria.

2.2.3 Vertical Alignment

- 2.2.3.A A vertical curve is required when two profile grades intersect at a point of vertical intersection (PVI) and the algebraic difference is more than 1.0% for rural streets, yield streets, neighborhood streets and avenues. Vertical curves are required when the algebraic difference is more than 0.5% for Community Boulevards.
- 2.2.3.B Vertical curve length shall be three times the design speed when possible.
 - Sag vertical curve length may be reduced when the thoroughfare is continuously lighted.
 - In all cases, vertical curve alignment shall provide adequate stopping sight distance in accordance with AASHTO's *A Policy on Geometric Design of Highways and Streets*.

2.2.4 Street Widths

- 2.2.4.A Street types and widths shall be determined during the development of the Neighborhood Plan or Employment Center Plan.

2.2.5 Cross-Sectional Elements

- 2.2.5.A Pavement Cross-Slopes – Thoroughfares with up to two lanes in each direction shall have a typical cross-slope of 2%. Thoroughfares with three lanes in one direction shall have a typical cross-slope of 2.5%. The cross-slope can vary where there is a transition into or out of the typical cross slope at intersections.
- 2.2.5.B Vertical Clearance – No point within pavement surface area shall have a vertical clearance less than 16.5 feet from any bridge, structure, or other overhead obstruction. The vertical clearance for trees shall be 14.5 feet.
- 2.2.5.C Clear Zone – A clear zone shall be provided for all streets in

accordance with TxDOT's *Roadway Design Manual* and AASHTO's *Roadside Design Guide*. A minimum clear zone of four (4) feet shall be provided from the face of curb or edge of travelway. Where clear zone requirements cannot be met, a guardrail or other type of barrier shall be required in accordance with AASHTO's *Roadside Design Guide* and shall use TxDOT's standard details. Clear zone measurements to trees in the landscape zone and shown on the approved landscape plan would be exempt from clear zone requirements.

- 2.2.5.D Structures – Private fences, walls, screening devices, and other structures shall not be erected within the ROW or the sight visibility triangles. Power poles, signal poles, and streetlights are excluded from this restriction provided they maintain visibility.

2.2.6 Partial or Half-Streets

- 2.2.6.A The allowance of, and ROW dedication for partial or half-streets is governed by the City Code.
- 2.2.6.B If a partial street is allowed by the City Code, the Developer shall be responsible for at least two travel lanes of clear pavement width including bicycle facilities in both directions, if applicable. The travel lanes to be constructed shall be the two lanes closest to the property being developed (i.e., the outside lanes of the ultimate street configuration). Additional ROW and easements shall be dedicated as necessary to install signage and grading.

2.2.7 Culs-de-Sac

- 2.2.7.A Culs-de-sac streets are discouraged for new neighborhoods but may be approved when a street cannot be extended due to unique circumstances.

2.2.8 Residential Streets

- 2.2.8.A Residential Frontage – Residential lots shall conform to the City's Subdivision and Zoning Ordinances as well as City Council's plat approval requirements.
- 2.2.8.B Knuckles – Knuckles shall not be longer than three hundred and thirty (330) feet. The knuckle shall have a turnaround provided with a thoroughfare radius of fifty (50) feet and ROW line diameter of at least 120 feet.

2.3 Intersections

- 2.3.1 General – Intersections shall be designed to facilitate the safety, convenience, and efficiency for pedestrians, bicycles, and motor vehicles traveling through it. The City will prioritize pedestrian safety when evaluating intersection design.
- 2.3.2 Grading Plan – A separate grading plan shall be provided for any intersection involving the following street classifications: neighborhood avenue, or community boulevard, or TxDOT/County roadway. The grading plan shall include profiles and/or spot elevations for each curb return, curb ramp, and crosswalk.
- 2.3.3 Alignment – Through lanes shall line up across intersections with no offset unless otherwise approved.
- 2.3.4 ROW Corner Clips and Intersection Angles – To comply with the city’s goal for traditional neighborhood planning, streets shall intersect at a 90-degree angle. ROW lines shall intersect at 90-degree angles, and ‘cutbacks’, either angled or curved, shall not be used in the ROW lines at street intersections. No ROW flares are to be used.
- 2.3.5 Gutter slope – Gutter slope along the curb returns shall be a minimum of 0.5%.
- 2.3.6 Cross-Slopes – Street cross-slopes shall be transitioned to minimize grade breaks across intersections. Cross-slope shall not exceed 2% at crosswalks.
- 2.3.7 Crosswalks – Crosswalks and pedestrian curb ramps shall be provided in all four directions.
- 2.3.8 Inlets – Drainage inlets shall be installed to capture stormwater prior to entering intersections in accordance with **Section 3** (Inlet Location and Capacity). Inlets shall be located to avoid inlet depressions encroaching into curb returns, cross walks, driveways, or bus stop areas.

2.4 Sight Visibility

- 2.4.1 General – Adequate sight visibility is required at all intersections via sight visibility triangles and corner clips as described in this section. At a minimum, all intersection visibility requirements shall meet the guidelines in AASHTO’s *A Policy on Geometric Design of Highways and Streets*.
- 2.4.2 Sight Visibility Triangles
 - 2.4.2.A ROW corner clips or dedicated easements for sight visibility triangles shall be provided where a public access driveway, an alley, or public street intersects an uncontrolled street and on any signalized intersection approach where right turn on red operation is permitted.
 - 2.4.2.B Sight visibility triangles shall be free of obstructions between two (2) feet and nine (9) feet above the top of pavement. Obstructions include hedges, trees, shrubs, bushes, plants, foliage, signs, poles, fences, screens, buffers, billboards, structures, walls, motorized or non-

motorized vehicles, or any other man-made or natural item that conflicts with the visibility of pedestrians, bicycles, or motor vehicles approaching an intersection, public access driveway, or traffic control device. Utility poles and streetlights are excluded from this restriction provided they maintain visibility.

2.4.3 Corner Clips

2.4.3.A ROW lines shall intersect at 90-degrees without corner clips. Additional easements or setbacks may be required to provide appropriate to provide sight visibility as well as to provide sufficient room for sidewalks, barrier free ramps, signal poles, utility appurtenances, and other facilities.

2.5 Access Management

2.5.1 General – This section includes general access management requirements. Refer to **Section 2 (Traffic Impact Analysis)** for Traffic Impact Analysis (TIA) requirements.

2.5.2 Minimum Access Points – A minimum of two planned points of public ingress and egress are required to facilitate emergency vehicle access and to distribute traffic through the neighborhood or employment center as determined by the Fire Marshal and the City.

2.5.3 Unless otherwise approved by the City no lots shall have driveway access from a Neighborhood Avenue or Community Boulevard.

2.5.4 School Access and Location Criteria

2.5.4.A General – The location of a daycare or school facilities has an impact on adjacent land uses and mobility. Early designation of school sites helps to provide adequate access and traffic circulation as well as minimizing development costs. The following criteria are intended to assist City staff and Developers in the provision of proper site locations for these facilities during the development process. When applicable, Developers are encouraged to discuss with the school district where a proposed project is to be located, prior to submittal, to determine district's potential need of a facility as well as best placement within the neighborhood.

2.5.4.B Traffic Management Plan (TMP) – A TMP is required for all public and private school facilities. This study shall include the estimated maximum peak hour trip generation of the facility, the planned circulation of inbound and outbound traffic during drop-off and pick-up operations, and the estimated length of the queue of cars waiting to pick up students. The TMP must alleviate all conflicts with through-traffic and traffic movements on public right-of-way abutting and in

the vicinity of the application and must include a design for picking-up and dropping-off students without queuing vehicles into public right-of-way.

- 2.5.4.C Safe Routes to School Plan (SRTS) – A SRTS plan is required for all public and private school facilities. The plan shall document pedestrian and bicycle routes between the school and residential land uses located within one quarter mile of the site. The plan will document the presence and condition of pedestrian and bicycle infrastructure and make recommendations to provide safe access for all users to the site.

2.5.5 Drive-Through Facilities

- 2.5.5.A Drive-throughs are required to be located in the 2nd or 3rd layer of the lot or located from an alley. Where allowed, location and design of drive-through or gas station facilities shall follow the following criteria:

- Do not locate drive-through or gas station facilities to adjacent residential uses.
- Screen vehicular areas for drive-through facilities or gas stations placed on the street side of a building or any other location that is directly visible from adjacent properties with screen walls, mounding, and/or dense landscaping at least three (3) feet in height at the time of planting.

- 2.5.5.B Parking requirements will be market driven. Lot coverage shall not exceed the Place Type Standards.

- 2.5.5.C Drive-Through Requirements – The amount of stacking required on-site for a proposed development must accommodate anticipated queuing as defined in the approved TIA. Vehicle queuing length, storage requirements, and internal circulation shall be determined such that vehicles do not extend back onto the adjoining street.

2.6 Median Openings and Turn Lanes

2.6.1 General

Dimensions given are minimum design requirements. The City may alter parameters to fit the needs of specific situations, including, but not limited to, requiring longer storage lengths or providing cross-access to properties.

2.6.2 Medians and Median Openings

- 2.6.2.A Access points to neighborhoods and employment centers shall be spaced per these requirements. At the intersection of a new thoroughfare with an existing divided thoroughfare, the Developer shall construct a median opening in the divided thoroughfare to allow

direct access to the property per these spacing and dimensional requirements. The Developer shall be required to construct a left turn lane at all median openings.

2.6.2.B Median Access Classifications – The following median classifications may apply:

- Full Median Opening – An opening in the median of a roadway permitting mid-block median opening traffic movements into and out of a properly aligned access point
- Left Turn Entry Only (Hooded Left) – An opening in the median of a roadway that permits left turns into a properly aligned access point but prevents all other cross-median traffic movements
- Left Turn Exit Only – An opening in the median of a roadway that permits left turns from a properly aligned driveway but prevents all other cross- median traffic movements
- U-Turn Only – A median opening without cross access that permits U-turns.

2.6.2.C Cross-Median Access – Cross-median access to or from an existing or proposed access points may be allowed if:

- The median is of sufficient length to be subdivided into multiple medians, each of which meets or exceeds the minimum median length described in this section
- The median is of sufficient width to permit the construction of an exclusive left turn lane
- Such access does not adversely impact the provision for cross-median access to a lot, parcel, or tract of land on the opposite side of the street. If an existing driveway, street, or access point is already constructed on the opposite side of the roadway, the new driveway shall align with the existing driveway, street, or access point

2.6.2.D Median Opening Length – Median openings shall be a minimum of twenty (20) feet wider than the width of the driveway/street/access point throat width which they are serving. Regardless of driveway width, the minimum length of a full median opening shall be sixty (60) feet and shall accommodate all the turning maneuvers of the design vehicle for which the driveway is designed. The minimum length of a full median opening shall be of sufficient length so that concurrent turning maneuvers from exclusive left turn lanes serving the driveways on each side of the roadway do not conflict with each other. The maximum length of a full median opening shall be limited so that the

median opening serves only a single driveway on each side of the roadway. Turning movements of the design vehicle shall be shown with the plan submittal.

2.7 Driveway Spacing and Design Standards

2.7.1 Driveway spacing and minimum distance from nearest intersection shall be as shown in **Table 2-4**. The City may modify these standards based on anticipated traffic flow and in accordance with sound traffic engineering practices.

Table 2-4. Driveway Spacing Requirements			
Description	Street Classification	Residential	Commercial
		Max.	Max.
Driveway Throat Width (ft)	Street (Rural, Yield, Neighborhood)	12	20
	Neighborhood Avenue	12	20
	Community Boulevard (2 or 4 Lane)	Not Permitted	20
	Regional	As approved by the City (Within City Limits)	
Minimum Driveway Spacing (centerline) (ft)	Street (Rural, Yield, Neighborhood)	22	100
	Neighborhood Avenue	32	100
	Community Boulevard (2 or 4 Lane)	Not Permitted	100
	Regional	As approved by the City (Within City Limits)	
Minimum Distance from Driveway to Intersection (ft)	Street (Rural, Yield, Neighborhood)	30	75
	Neighborhood Avenue	50	75
	Community Boulevard (2 or 4 Lane)	Not Permitted	100
	Regional	As approved by the City (Within City Limits)	

2.7.2 Driveway Access and Location Requirements – Refer to LDC Section *Driveways*

2.7.3 Minimum Standards – All driveways shall be concrete and shall be in accordance with the Standard Details.

2.7.4 Cross (joint-use) may be approved provided that a permanent, dedicated access easement is obtained. The developer must include a plat note and provide

dedication documents indicating that maintenance of the joint-use driveway shall be the responsibility of the lot owners served by the joint-use driveway.

2.7.5 Measurement – Spacing between driveways shall be measured along property lines from the closest edge of pavement (throat) from one driveway to the closest edge of pavement (throat) of the next driveway.

2.7.6 Ten (10) feet of separation shall be maintained between curb inlet opening and driveways to keep the driveway out of the inlet gutter depression.

2.7.7 Geometry

2.7.7.A Flare/Radius – Refer to Standard Details.

2.7.7.B Driveway/Public Street Intersection Angle

- The deflection angle of all full access or right turn in/right turn out partial access driveway connections to public streets may vary from 80 degrees to 100 degrees. The driveway shall be tangent and without curve from the right-of-way line to a point 25 feet within the lot, parcel or tract of land the driveway is accessing.
- The deflection angle of all entry-only or exit-only partial access driveway connections to public streets may vary from 45 degrees to 90 degrees. The driveway shall be tangent until it has fully entered private property.

2.7.8 Street Intersection Corner Clearance – When the adjacent street frontage is within the minimum corner clearance distance:

2.7.8.A If the lot, tract or parcel is in the process of being subdivided and replatted from a larger tract of land with sufficient frontage to meet the minimum corner clearance distance, a joint access easement by plat shall be required of the subdivider so that the minimum corner clearance requirement is met.

2.7.8.B If the lot, tract, or parcel cannot obtain a joint access easement to meet the minimum corner clearance requirements, a single driveway connection shall be made at the point along the public street frontage that provides the maximum clearance distance.

2.7.9 Driveway Grades – Refer to the Standard Details for minimum and maximum driveway grades.

2.7.10 Commercial, Industrial, and Multi-Family Driveways

2.7.10.A A maximum of three driveways shall be permitted for each 1,000 feet of thoroughfare frontage, regardless of the minimum spacing requirements.

2.7.10.B Opposite Driveway Offset – Non-residential and multi-family

driveways on opposite sides of an undivided street shall align with each other or be spaced a minimum of 75 feet apart to ensure that conflicting movements do not overlap as shown in **Figure 2-2**.

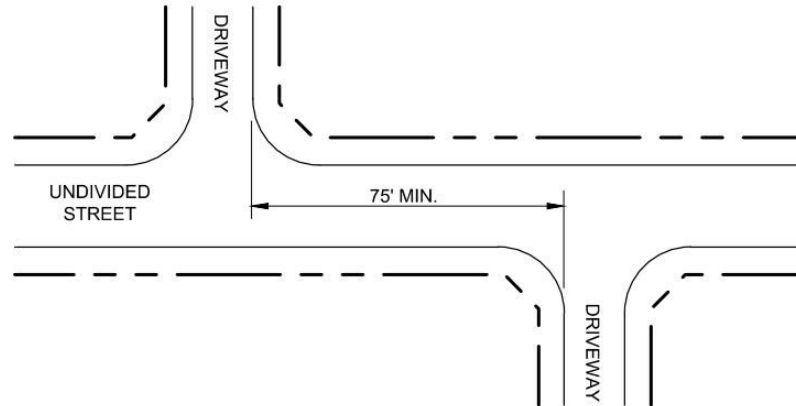


Figure 2-2. Driveway Spacing on Opposite Sides of an Undivided Street

- 2.7.11 Adequate storage areas as determined by the approved TIA must be provided for both inbound and outbound vehicles to facilitate the safe and efficient movement between the street and the neighborhood/employment center. Inbound vehicle storage areas must be of sufficient size to ensure that vehicles will not obstruct the adjacent street, sidewalk, or circulation within the facility.

2.8 Alleys

- 2.8.1 Alleys serve neighborhoods to distribute services and vehicles to the rear of the lots. The City prefers that neighborhood plans include alleys; therefore, development and construction standards are flexible to encourage alleys.
- 2.8.2 Alleys shall include a driving surface width of twelve (12) feet and a minimum ROW of sixteen (16) feet.
- 2.8.3 Maximum alley length between access points to a road shall be dictated by the requirements of the LDC for maximum block size.
- 2.8.4 Alley alignment and offsets – Alley alignment, deflection angles, and curve radius shall be designed for the appropriate design vehicle and intended uses of the alley.
- 2.8.5 Dead-End Alleys – Dead-end alleys shall be considered on a case-by-case basis.
- 2.8.6 Obstructions – All alley ROW shall be kept free and clear of obstructions.

2.9 Roundabouts

- 2.9.1 General – Roundabouts are a proven safety countermeasure because they can substantially reduce crashes that result in serious injury or death. Roundabouts can:
- Improve safety
 - Promote lower speeds and traffic calming
 - Reduce conflict points
 - Lead to improved operational performance
 - Meet a wide range of traffic conditions because they are versatile in size, shape, and design
- 2.9.2 Design Sources – There are several sources for roundabout design including the following:
- TxDOT's *Roadway Design Manual*, Appendix E
 - *NCHRP Report 672 (Roundabouts an Informational Guide, 2nd Edition)*
 - *Texas Manual on Uniform Traffic Control Devices (TMUTCD)* for signing and pavement marking applications

2.10 Pedestrian Facilities

- 2.10.1 General – Pedestrian facilities shall be designed to promote pedestrian safety and efficiency, minimize conflicts with motorized and non-motorized vehicle traffic, minimize tripping hazards and protruding objects, and accommodate accessibility needs of pedestrians. All pedestrian facilities must conform to current Federal, State, and Local ADA requirements and to the criteria in this section. Pedestrian facilities include sidewalks, shared-use paths, paths, trails, hike and bike routes, and barrier free ramps.
- 2.10.2 Intent – Pedestrian comfort shall be the primary consideration for the design of streets in the City. Design conflicts between vehicular and pedestrian movement shall be decided in favor of the pedestrian.
- 2.10.3 Right-of-Way Permit Required – No person shall construct, reconstruct, alter, repair, remove or replace any sidewalk on any public property within the City Limits without first obtaining a permit from the building permit office.
- 2.10.4 Definitions –
- 2.10.4.A Sidewalk – A sidewalk is a paved pathway typically located within the street ROW and generally following the grade of the curb line and intended primarily for pedestrians and includes wheelchairs.
- 2.10.4.B Curb Ramp – A curb ramp is a connection between a sidewalk and a thoroughfare surface that is constructed with special surface, visual, and geometric characteristics. The clear width of the curb ramp shall match the width of the adjoining sidewalk, shared-use path, or trail, but no less than five (5) feet.
- 2.10.4.C Shared-use Path (SUP) – A shared-use path is a multi-use path

designed for both transportation and recreational purposes and are typically separated from motorized vehicular traffic by an open space or barrier, either within a ROW or separate easement.

- 2.10.4.D Trail – A trail is a pedestrian route developed primarily for outdoor recreational purposes.
- 2.10.5 Inspection Required – All work done in construction, reconstruction, alteration, repair, or removal or replacement of sidewalks shall be inspected by the City to assure compliance with these regulations. When other public improvements are required, final acceptance of all other improvements shall not be made until sidewalks are approved.
- 2.10.6 Sidewalks, shared-use paths, trails, and curb ramps shall be constructed to comply with Chapter 4: “Accessible Routes” of the latest edition of the Texas Accessibility Standards (TAS) of the Architectural Barriers Act Article 9102, Texas Civil Statutes; the latest edition of the Americans with Disabilities Act (ADA) Accessibility Guidelines (ADAAG) for Public Rights-of-Way; or the standards herein, whichever is more restrictive. The geometry and tolerances of the surface of a thoroughfare between curb ramps on either side of the thoroughfare, or of a driveway between the points where sidewalk intersects the driveway edges on either side of the driveway, shall also comply with the standards. Compliance with the *Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG)*, available from the United States Access Board, shall also be required for sidewalk and general pedestrian facility design, and is incorporated by reference.
- 2.10.7 All projects are required to comply with TAS. Projects with costs of \$50,000 or more are required to be registered, reviewed, and inspected by the Texas Department of Licensing and Regulation (TDLR) or a Registered Accessibility Specialist (RAS). For roadway/street projects, the project cost is the cost of the pedestrian elements. Engineering Plans shall have the TDLR registration number noted on the title sheet. For pedestrian facilities in public ROW, the Engineer of Record shall arrange for the RAS review of the plans prior to construction, and inspection after construction with documentation provided to the City.
- 2.10.8 A design variance is required whenever the design criteria specified in the ADAAG and the TAS are not met. The Engineer of Record who is sealing the construction plans is responsible for obtaining approval of design variances from the Texas Department of Licensing and Regulation (TDLR). Contact the City prior to proceeding with the variance request to obtain concurrence that specific criteria cannot be met and a request for variance is reasonable.
- 2.10.9 Pedestrian Facilities Design Guidelines – Pedestrian facilities shall comply with the following standards:
- United States Access Board’s *Americans with Disabilities Act Accessibility*

Guidelines (ADAAG)

- United States Access Board's *Accessibility Guidelines for Pedestrian Facilities in Public Right-of-Way (PROWAG)*. Use final rule published 08/08/2023 and effective 09/07/2023.
- Texas Department of Licensing and Regulation's (TDLR) *Texas Accessibility Standards (TAS)*
- TxDOT's current edition of TMUTCD
- AASHTO's *Guide for the Development of Bicycle Facilities* (Chapter 5: Design of Shared Use Paths).

- 2.10.9.A All Pedestrian Paths – All pedestrian paths shall have a typical 1.5% cross-slope and maximum 2% cross-slope. The least possible longitudinal grade shall be used to maximize accessibility but should not exceed 5%. The grade may exceed 5% if it follows the grade of the parallel thoroughfare and is within public ROW.
- 2.10.9.B Barrier Free Ramps – Accessible ramps for sidewalk crossings at all street intersection corners, at all crosswalks, and across any stop control on residential or multi-family driveways shall be in accordance with this section. A single curb ramp shall be used for each crosswalk direction. Use of a single diagonal curb ramp leading to two crosswalks shall not be used.
- 2.10.9.C Curb Ramp Widths – The clear width of curb ramps shall match the width of the connecting sidewalk, shared-use path, or trail.
- 2.10.9.D Curb ramps are not required at driveways but shall be provided if the driveway is controlled by a traffic signal.
- 2.10.9.E A five-foot by five-foot landing area with maximum cross slope of 2% in all directions is required at the top of the ramp.
- 2.10.9.F Where pedestrian routes, sidewalks, SUPs intersect with a public thoroughfare without curbs, the detectable warning surface is required, similar to a curb ramp.
- 2.10.9.G At signalized intersections, the curb ramp location and pedestrian push button locations shall be properly coordinated. Refer to Part IV of the TMUTCD.
- 2.10.9.H Pedestrian facilities shall be constructed according to TxDOT's current standards: "Pedestrian Facilities-Curb Ramps" and "Pedestrian Handrail Details". These standards are available from TxDOT's website and shall be included in the subdivision improvement plan set.

2.10.10 Sidewalks, Shared-Use Paths, and Trails

2.10.10.A Requirements

- Sidewalks are to be constructed with the paving of streets or building construction unless deferred by the City.
- Sidewalks in public ROW and constructed as part of a new neighborhood or re-development are considered public facilities and shall be constructed according to the requirements outlined in this section.
- When a lot is developed, pedestrian facilities along frontage of property shall be required at time of lot development. Sidewalks, ramps, and landing areas shall be installed along all thoroughfares and common areas prior to final acceptance.

2.10.10.B Geometry

- Width – Pedestrian facilities shall have a minimum width of five (5) feet when not adjacent to the back of curb. Sidewalks adjacent to curb shall be a minimum of six (6) feet in width.
- Paths shall have a minimum ROW width of ten (10) feet and minimum pavement width of six (6) feet.
- A trail or shared-use path shall have a minimum ROW width of twenty (20) feet and minimum width of ten (10).
- Sidewalk geometry, locations, pavement widths are to be confirmed with the City and shall be established during the planning process when the development is covered by a Neighborhood Plan or Employment Center Plan.

2.10.10.C Material – Sidewalks shall be constructed of concrete with reinforcement according to the standard details. Trail system sidewalks shall be a minimum thickness of five (5) inches. Reinforcement and joints shall be in accordance with the construction details. All trails and shared-use paths to be maintained by the City shall be concrete.

2.10.10.D Sidewalks at Bridges – All street bridges shall have a sidewalk constructed on each side of the bridge. The sidewalk shall be a minimum of six (6) feet wide with a parapet wall providing a minimum of two (2) feet behind the curb of the thoroughfare. A standard pedestrian bridge rail protecting the sidewalk shall be provided on the outside edge of the bridge.

2.10.10.E Sidewalks at Culverts and Retaining Walls – All culvert crossings shall have a sidewalk constructed across and on each side of the culvert. The sidewalk shall have a standard pedestrian handrail. Combination

rails or parapet walls may be required.

2.10.10.F Shielding - There are two cases that require shielding. A drop-off greater than ten (10) inches that is closer than two (2) feet from the pedestrians' or bicyclists' pathway or edge of sidewalk is considered a hazard and shall be shielded. A slope steeper than 2H:1V that begins closer than two (2) feet from the pedestrians' or bicyclists' pathway or edge of sidewalk is considered a hazard and shall be shielded when the total drop-off is greater than sixty (60) inches. Depending on the depth of the drop-off, horizontal/vertical geometry, and severity of the hazards, shielding may be necessary for cases other than described above. Shielding or protection of drop offs shall utilize TxDOT Standard Details for Pedestrian Railings.

2.10.11 Shared-Use Path (SUP) Requirements

2.10.11.A A shared-use path is a pedestrian route physically separated from the thoroughfare and may be located either within the street ROW, or outside with an easement. Shared-use paths may be used by bicyclists and pedestrians and therefore shall meet the design requirements of a bike facility and the PROWAG/ADA/TAS. Minimum width for a two-way shared-use path is twelve (12) feet, however an 8-10 foot width may be provided in constrained ROW instances, and if approved by the City.

2.10.11.B The path shall include a two (2) foot wide graded area at a maximum slope of 1V:6H adjacent to both sides of the path. Three-foot horizontal clearance to obstructions shall be maintained.

2.10.11.C The shared-use path shall have a minimum vertical clearance of eight (8) feet, however where practical, ten feet (10') should be provided.

2.10.11.D Railings, fences or barriers adjacent to a shared-use path shall be a minimum of forty-two (42) inches high.

2.10.12 Trail Enhancement Elements – Street Enhancements, Signed Shared Thoroughfares (Bike Routes), Trail-Roadway Crossings, and Signing and Striping at Roadway Crossings shall be included. The placement and location of enhanced sidewalks and trails shall be determined by the City. Additional ROW and easements may be needed to accommodate these improvements.

2.11 Bicycle Facilities

2.11.1 Refer to published design guidance such as AASHTO's *Guide for the Development of Bicycle Facilities* for further information. Another primary design reference for design of bicycle facilities is the National Association of City Transportation Officials (NACTO) *Urban Bikeway Design Guide*.

2.12 On-Site Parking and Fire Lane Geometry

2.12.1 General – This section includes requirements for on-site parking and fire lane geometry.

2.12.2 Fire Lanes

2.12.2.A The Development Services Director, DRC, and the Fire Marshal will review all proposed developments for safe and appropriate access, parking lanes, private streets, driveway access points, fire hydrant locations and other emergency access items.

2.12.2.B Fire Lanes shall meet the Standards of the International Fire Code (IFC) as adopted by the City.

2.12.2.C Fire Department access routes shall be provided by the Developer as required by Ordinance and shall be approved by the Fire Marshal. Where a cul-de-sac is required for fire apparatus access, it shall conform to the dimensions shown in **Figure 2-3** and **Table 2-5**. If a hammer head is used it shall conform to the dimensions shown in **Figure 2-4**. Minimum dimensions may vary based on direction from the Fire Marshal. Note that culs-de-sac within the City are discouraged. These dimensions apply to fire department access routes, when a cul-de-sac is required and approved by the City.

Table 2-5. Typical Cul-de-Sac Dimensions	
Dimensions	Typical Dimensions
A	96' minimum
B	25' Typical
C	26' minimum

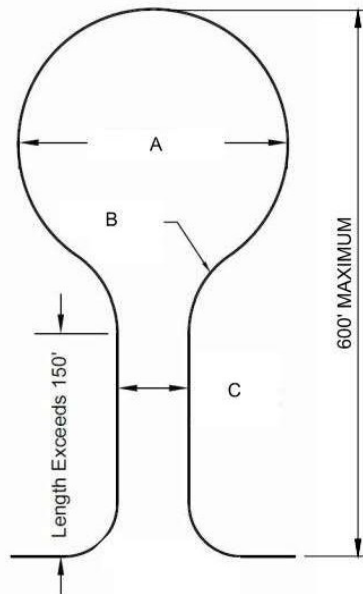


Figure 2-3. Typical Cul-de-Sac

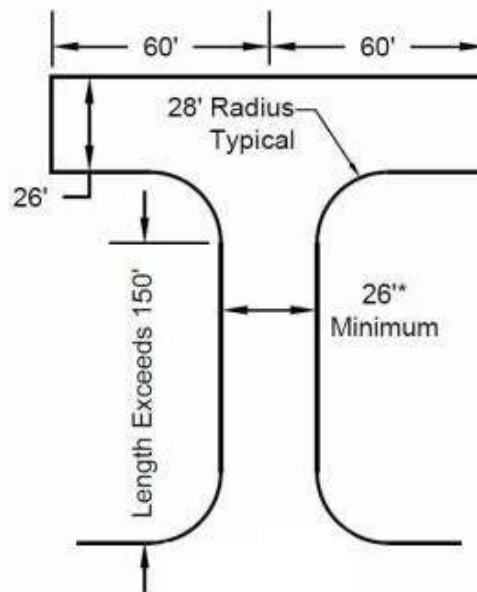


Figure 2-4. Typical 120-foot Hammer Head

2.12.2.D When a parking aisle is also serving as a fire lane, the aisle must meet

the minimum width, radius, and construction standards for a fire lane, if these are greater than the requirements for a parking aisle.

2.12.2.E Continuous marked fire lane access is required throughout the project. Vertical curbs shall be painted six (6") inches in height and shall be painted RED on the top and side, extending the length of the designated fire lane with four inch (4") white block lettering stenciled on the face "NO PARKING – FIRE LANE". The stenciling shall be spaced every fifty feet (50') maximum. Rolled curbs or surfaces without curbs shall have a six inch (6") wide RED stripe painted extending the length of the designated fire lane with four inch (4") white block lettering stenciled on stripe "NO PARKING – FIRE LANE". The stenciling shall be spaced every fifty feet (50') maximum.

2.12.2.F Fire lane markings shall be established and maintained as often as required by the Fire Marshall to clearly identify the designated area as a fire lane, at the sole expense of the property owner. The property owner shall have completed the required establishment or maintenance of fire lanes within thirty (30) days of receiving written notification that such is necessary.

2.12.3 On-Site Parking

2.12.3.A General – On-site parking shall not be the driver of site planning. The Standards in the LDC support this notion by eliminating minimum parking requirements. The intent of building a walkable, bikeable, and easily navigable City means all modes of transportation are available to reduce the reliance on the automobile.

2.12.3.B The location of the on-site parking shall be established and shown on the Neighborhood Plan, or Employment Center Plan, and the approved Site Development Plan. Refer to the LDC for further requirements.

2.12.3.C Surface Material – Refer to the LDC for parking lot standards.

2.12.4 Accessible Parking Spaces

2.12.4.A Accessible (Disabled) Parking Spaces - Adequately designed accessible parking spaces shall be provided as required by the IBC and designed in accordance with the parking area landscaping

2.12.5 Parking Landscaping

2.12.5.A Use landscape plant materials that are drought tolerant, have minimal dropping of pods and sap, and have canopies that can have a canopy bottom at least ten (10) feet above the ground.

2.12.5.B Use single-trunk trees in parking lot landscape areas in accordance

with the approved tree list by the City of Taylor.

2.12.6 Traffic Control Devices In On-Site Parking Lots

2.12.6.A The site development plans shall include necessary traffic control devices for on-site parking lots including pavement markings and signage.

2.13 Geotechnical and Pavement Design Requirements

2.13.1 Objective - The objective of this section is to provide the City Staff and applicant's Engineers with a pavement design overview covering the design inputs, design methodology, and minimum pavement sections for the various street types constructed by developers within public ROW and to be maintained by the City. This section is intended to address most pavement design considerations for the types of soils encountered in the City. Deviations from the pavement design methodology or minimum design criteria set forth in this section shall be documented in a Pavement Design Report and approved by the City prior to incorporating into the construction documents. This document is not intended to cover pavement design for highways under the authority of the Texas Department of Transportation (TxDOT) or Williamson County. For TxDOT or Williamson County roadways, the reader is referred to design manuals such as TxDOT's *Pavement Design Guide* or Williamson County's Design Criteria.

2.13.2 The City of Taylor has adopted the current City of Austin's *Transportation Criteria Manual, Appendix B – Pavement Design Guidelines For The Design of City Streets*. Pavement investigations, designs, and reports shall be in accordance with this Manual. The Geotechnical Engineer and Pavement Engineer shall become familiar with this Manual and the basis for its development which is the Capital Area Pavement Engineers Council's (CAPEC) *Phase 3 Report – Pavement Design Manual* (July 2017).

2.13.3 General - Streets shall be constructed or reconstructed using either dense-graded hot-mixed asphaltic concrete (HMAC) pavement (flexible pavement) or concrete pavement (rigid pavement) that meet or exceed the minimum requirements of this Manual and the Standard Details. The developer requiring street construction shall provide a geotechnical and pavement design report, sealed by a Licensed Professional Engineer, containing recommendations for thickness and specifications for pavement, base, and subgrade materials. The Geotechnical Engineer shall submit a preliminary pavement design to the City for review and approval prior to finalizing the pavement design report and Contract Bidding Documents. The City has final approval authority for all pavement designs for streets and alleys in the public ROW and to be maintained by the City after construction.

2.13.4 Standard of Care - The services described in this section shall be completed under the direction of an appropriately experienced Professional Engineer

registered in the State of Texas. Geotechnical and pavement engineers shall be retained to address the geotechnical related aspects of pavement designs described in this section and development of recommended pavement section(s). Roles and responsibilities adopted for the purpose of this manual are provided below:

2.13.4.A Thoroughfare Designer: Professional Civil Engineer with responsible charge for completion of the design project. The Thoroughfare Designer is responsible for coordinating all elements of the project (civil, thoroughfare, geotechnical, pavement, etc.), and preparing final plans and specifications required for contractors to bid on construction of the project. The Thoroughfare Designer is also responsible for developing design traffic parameters and thoroughfare design layouts for use by the Geotechnical Engineer and/or Pavement Engineer

2.13.4.B Geotechnical Engineer: Professional Civil Engineer responsible for the geotechnical engineering related aspects of pavement design, including subsurface investigation and subgrade treatment/stabilization recommendations. Depending on the project, the Geotechnical Engineer may also assume the responsibilities of the Pavement Engineer

2.13.4.C Pavement Engineer: Professional Civil Engineer responsible for the pavement design, including pavement materials selection and layer thicknesses required to support design traffic loading.

2.13.5 Traffic Parameters for Pavement Design

2.13.5.A Traffic Data Collection - Traffic data must be developed for new roadways or existing roadways being widened for added capacity. Traffic data must address the variety of factors usually depicted with Traffic Impact Analyses (TIA) that predict the type and volume of future traffic. Traffic projections shall consider complete build-out of subdivisions and any future development that will be served by a specific street. Should the roadway's geometry require change (e.g., widening to add capacity or narrowing to add bicycle lanes or parking), these counts will need to be adjusted to a projected traffic level and number of lanes appropriate for the geometry changes.

2.13.6 Representative Traffic Design Parameters by City of Taylor Street Type

2.13.6.A The following **Table 2-6** provides the cross reference between the City of Taylor Street Types versus Street Classifications found in the City of Austin's *Transportation Criteria Manual, Appendix B*.

Table 2-6. Taylor Street Types Cross Reference	
Rural Street	Urban Local
Yield Street	Urban Local
Neighborhood Street	Urban Local
Neighborhood Avenue	Urban Collector Low Traffic
Community Blvd (2-Lane)	Urban Collector Low Traffic
Community Blvd (4-Lane)	Urban Collector High Traffic

2.14 Minimum Pavement Sections for Taylor Street Types

The following sections include minimum pavement sections for HMAC (flexible pavement) and concrete (rigid pavement) to be considered as minimums for the various City of Taylor street types. Depending on site conditions and expected traffic volumes, thicker pavement sections may be required than the minimums presented in **Section 2.15 and 2.16**. The minimum pavement sections shown in **Sections 2.15 and 2.16** do not relieve the Pavement Engineer from the responsibility of designing pavement structures that is appropriate for the specific site being developed.

2.15 Hot-Mix Asphaltic Concrete (Flexible) Pavement Minimum Sections

2.15.1 Local Streets (Rural Street, Yield Street, Neighborhood Street)

- Eight (8) inches Lime Treated Subgrade. Extend LTS two (2) feet past the back of curb line
- Geogrid TX-5
- Ten (10) inches minimum thickness flexible base according to the current TxDOT Specification for "Flexible Base". Lift thickness to be 4" to 6", and each lift compacted to 100% of the maximum dry density. Use Type A, Grade 1-2 or 5 unless otherwise approved. Extend base two (2) feet past the back of curb line
- Prime coat
- Three (3) inches Type "C" Dense-Graded Hot-Mix Asphalt (HMAC) according to the current TxDOT Specification for "Dense-Graded Hot-Mix Asphalt"

2.15.2 Collector Streets (2-Lane and 4-Lane Community Blvd, Neighborhood Avenue)

- Eight (8) inches Lime Treated Subgrade. Extend LTS two (2) feet past the back of curb line
- Geogrid TX-5
- Fourteen (14) inches minimum thickness flexible base according to the current TxDOT Specification for "Flexible Base". Lift thickness to be 4" to 6", and each lift compacted to 100% of the maximum dry density. Use Type 'A', Grade 1-2 or 5 unless otherwise approved. Extend base two (2) feet past the back of curb line

- Prime coat
- Four (4) inches Type "C" Dense-Graded Hot-Mix Asphalt (HMAC) according to the current TxDOT Specification for "Dense-Graded Hot-Mix Asphalt"

2.15.3 Geogrid

The City's experience has shown that geogrids are effective at controlling environmental cracking and shall be included in the flexible pavement sections. Triaxial Geogrid (Tensar TX-5 or equal) is the recommended geogrid type for subgrade improvement and shall be specified in the plans to be pinned during installation.

2.16 Concrete (Rigid) Pavement Minimum Sections

2.16.1.A Local Streets (Rural Street, Yield Street, Neighborhood Street)

- Eight (8) inches Lime Treated Subgrade (LTS). Extend LTS two (2) feet past the back of curb line
- Three (3) inches Type "B" Dense-Graded Hot-Mix Asphalt (HMAC) according to the current TxDOT Specification for "Dense-Graded Hot-Mix Asphalt". Extend base two (2) feet past the back of curb line
- Six (6) inches of concrete according to the current City of Austin Specification for "Concrete Pavement"
- Reinforcing and jointing per City of Austin's *Transportation Criteria Manual, Appendix B – Pavement Design Guidelines*

2.16.2 Collector Streets (2-Lane and 4-Lane Community Blvd, Neighborhood Avenue)

- Eight (8) inches Lime Treated Subgrade (LTS). Extend LTS two (2) feet past the back of curb line
- Four (4) inches Type "B" Dense-Graded Hot-Mix Asphalt (HMAC) according to the current TxDOT Specification for "Dense-Graded Hot-Mix Asphalt". Extend base two (2) feet past the back of curb line.
- Seven (7) inches of concrete according to the current City of Austin Specification for "Concrete Pavement"
- Reinforcing and jointing per City of Austin's *Transportation Criteria Manual, Appendix B – Pavement Design Guidelines*.

2.17 Construction Guidelines - All Streets

2.17.1.A Subgrade Preparation and Proof Rolling

- Density controlled subgrade: Scarify, blade, roll, and compact the subgrade to provide a uniform moisture content and density for the top 8 inches of the subgrade. Repeat grading and compaction until the specified lines, grades, and cross-sections are obtained and the materials are compacted to the specified depth and density.
- Proof roll and use density control prior to placement of any

embankment, borrow, or base material.

- Proof roll subgrade in accordance with TxDOT Item 216. Correct any unstable or spongy subgrade areas by additional re-working, drying and compaction, or by removal and replacement with approved material. Remove and replace all unsuitable material, as directed by the City with approved material.
- Provide the required density and moisture control for the subgrade based on the plasticity characteristics of the approved material. Sprinkle the subgrade material and compact to the extent necessary to provide the density specified below. The City will use TxDOT Tex-114-E Part 1 or Part 2, or Tex 113-E based on gradation of material to determine the maximum dry density (D_a) and optimum moisture content (W_{opt}).
- Meet the requirements for field density and moisture content for subgrade and each embankment lift per **Table 2-7**.

Table 2-7. Field Density Control Requirements		
Soil Description	Density, Percent	Moisture Content
	Tex-115-E	
PI < 15	$\geq 98\% D_a^*$ and $\leq 105\% D_a$	N/A
$15 \leq PI \leq 35$	$\geq 98\% D_a$ and $\leq 102\% D_a$	$\geq W_{opt} + 3\%$
PI > 35	$\geq 95\% D_a$ and $\leq 100\% D_a$	$\geq W_{opt} + 3\%$

2.17.1.B Guidelines and requirements for lime treated subgrade are provided below:

- Treatment Depth. Eight inches (8") minimum thickness lime treated subgrade according to TxDOT Specification "Lime Treatment (Road-Mixed)". Apply lime at the recommended percentage stated in the approved pavement design report. Adjust lime application as directed by the City during construction.
- Mix Design. Lime treatment mixture design shall be developed using one of the following procedures appropriate for the intended purpose of lime treatment:
 - Lime Conditioning Mix: TxDOT Test Method Tex-112-E,

"Method of Admixing Lime to Reduce Plasticity Index of Soils". Maximum PI is 20 after lime treatment.

- Lime Stabilizing Mix: TxDOT Test Method Tex-121-E, "Soil-Lime Testing", shall be used to establish the lime content that would produce a twenty-eight (28) day unconfined compressive strength (TxDOT Test Method Tex-117-E). Minimum compressive strength equals 100 psi and minimum pH of 12.3 for a lime-stabilized subgrade.
- Application Rate. The actual design application rate shall be determined by the Geotechnical Engineer or Pavement Engineer based on bench-scale lime series testing. Typical specified rate of lime solids application shall be 5% by weight (mass) for non-lime-reactive materials (pH of 7.0 or less); or 7% by weight (mass) for lime-reactive materials (pH greater than 7.0), unless indicated otherwise in the mix design process or as directed by the City. Lime stabilization of subgrade soils shall be in slurry form unless otherwise approved by the City.
- Sulfate Content. Soils with elevated soluble sulfate content are not suitable for lime treatment due to the risk of sulfate-induced heave. The following sulfate content guidelines shall be observed when considering lime treatment:
 - Soluble Sulfate < 3,000 ppm: Subgrade is compatible with lime treatment.
 - Soluble sulfate between 3,000 ppm and 8,000 ppm: Subgrade shall be identified as generally compatible with lime treatment, though the Pavement Engineer or Thoroughfare Designer shall consult with the City for approval to use lime treated subgrade in these cases. Refer to TxDOT's "Guidelines for Modification and Stabilization of Soils and Base for Use in Pavement Structures" and "Guidelines for Treatment of Sulfate-Rich Soils and Bases in Pavement Structures" for more information.
 - Soluble sulfate > 8,000 ppm: Subgrade shall be identified as being incompatible with lime treatment.

2.18 Curb and Gutter Requirements

2.18.1 All streets shall be provided with reinforced concrete curbs and gutters in accordance with the following specifications:

2.18.1.A All rural street sections will have an eighteen (18) inch-wide ribbon curb. All other street sections shall include a twenty-four (24) inch

curb and gutter with a gutter pan of eighteen (18") inches.

- 2.18.1.B Reinforcement shall be provided by three (3) No. 4 steel reinforcing bars by placing one (1) bar in the curb roll and two (2) bars in the curb and gutter base. Use manufactured chairs for concrete placement.
- 2.18.1.C Concrete for curbs and gutters shall be Class "A" and consist of five (5) sacks (minimum) of Portland Cement for each cubic yard of concrete mix and have a seven (7) day flexural strength of five hundred pounds per square inch (500 PSI) and a twenty-eight (28) day compressive strength of three thousand pounds per square inch (3,000 PSI).
- 2.18.1.D All driveway entrances constructed in existing curb and gutters shall be saw-cut at the curb return on both sides of the driveway and eighteen (18") inches into the street. After work is completed, the street sidewalk shall be repaired, and it shall be the responsibility of the party installing the driveway. All driveways cut into existing curb and gutter areas shall utilize the horizontal curb cutting method, leaving the original gutter in place. Smooth dowels shall be installed into the back of the existing curb.
- 2.18.1.E Provide control joints at ten (10') foot spacing, and expansion joints at fifty (50') foot spacing.

2.19 Testing/Inspection

- 2.19.1 General - All construction, such as grading, paving, curb and gutter, , are subject to inspection during the construction period by the City and shall be constructed in accordance with the approved Construction Plans and this Manual.
- 2.19.2 Periodic inspections will be performed by the City Inspector and/or City Engineer during construction of both proposed City-maintained improvements and private-maintained improvements. Inspections shall be scheduled by the Contractor at the following intervals:
 - 2.19.2.A Density Controlled Subgrade and Lime Treated Subgrade when:
 - All tests for subgrade have been witnessed by City and passed
 - The subgrade conforms to the Construction Plans
 - All grading, including ditches and erosion control, is complete
 - All culverts, headwalls, and Safety End Treatments are installed; for cast-in-place concrete structures, inspection of placement of reinforcing bars shall be performed prior to pouring of concrete
 - 2.19.2.B Flexible Base when:
 - All tests for flexible base have passed

- The flexible base conforms to the Construction Plans

2.19.2.C Other periodic inspections during testing

2.19.2.D Final inspection when:

- All tests have passed
- All improvements are complete and record drawings are prepared and approved by the City

2.19.3 Request for inspection must be received by the City via e-mail and must include the subdivision name, current date, inspection requested (subgrade, base, etc.) and desired date and time of inspection.

Subgrade and flexible base inspections must be scheduled at least two (2) business days in advance of date requested for the inspection. For inspection during geotechnical testing, at least one business days' notice is required in advance of date requested for the inspection. At least five (5) business days' notice is required in advance of date requested for final inspections. Note that subgrade and base testing **MUST** be witnessed by the City. Subgrade and base testing shall include the area behind the curb line/edge of pavement as well as within the pavement limits. Test locations shall be as directed by the City and in accordance with this manual. The reinforcing steel in cast-in-place concrete structures must be inspected by City prior to pouring of concrete. Inspection shall be scheduled at least two (2) business days in advance of date requested for the inspection. All cast-in-place structures shall meet TxDOT Standards and Specifications. Cast-in-place concrete structures with uninspected reinforcing steel will be considered defective and must be removed and replaced at Contractor's expense.

2.19.4 If testing or inspection does not occur for the subgrade and/or base while the surface is exposed, the Contractor will be required to have an independent testing laboratory, acceptable to the City, perform testing at the Contractor's expense. Such testing may include core samples or additional density tests at 50-foot intervals measured longitudinally along the thoroughfare. If the road surface is concrete, X-ray tests will be required for density tests. During the progress of the work, all materials, equipment, and workmanship may be subjected to such inspections and tests as will assure conformance with the engineering requirements. All testing shall be done by an independent testing laboratory acceptable to the City and at the Contractor's expense. All final test reports submitted to the City and must be sealed by a Professional Engineer licensed in the state of Texas. The City shall approve the location of all testing. Testing locations shall be selected at varying distances from the centerline of the road. The Contractor is solely responsible for coordination with the testing laboratory, for scheduling of the tests, and for timely delivery of the results to

the City. Additional testing may be required, at the Contractor's expense, at the discretion of the City.

2.19.5 Minimum Testing Requirements

2.19.5.A Subgrade

- Raw Subgrade
 - Soil characteristics including liquid limit, plastic limit, plasticity index, and sieve analysis
 - Proof Rolling in accordance with TxDOT Item 216
 - Density tests are required at a minimum of every 300 feet (measured longitudinally along the thoroughfare) with three tests required in each cul-de-sac and eyebrow
 - Standard Proctor tests are required for each existing soil type
- Lime or Cement Stabilized Subgrade
 - Soil characteristics including liquid limit, plastic limit, plasticity index, and sieve analysis
 - Pulverization Gradation tests are required at a minimum of every 300 feet (measured longitudinally along the thoroughfare) with three tests required in each cul-de-sac and eyebrow
 - Standard Proctor tests are required for each existing soil type
 - Proof Rolling in accordance with TxDOT Item 216
 - Density tests are required at a minimum of every 300 feet (measured longitudinally along the thoroughfare) with three tests required in each cul-de-sac and eyebrow
 - Core or probe tests are required to show thickness of the lime treated subgrade every 500 feet (measured longitudinally along the thoroughfare) with one test required in each cul-de-sac and eyebrow

2.19.5.B Flexible Base

- Wet Ball Mill, Sieve Analysis, and P.I. tests shall be performed in accordance with the appropriate TxDOT Test Procedures

- In-place density tests are required for each lift at a minimum of every 300 feet (measured longitudinally along the thoroughfare) with three tests required in each cul-de-sac and eyebrow
- Core or Probe tests are required to show thickness of the base every 500 feet (measured longitudinally along the thoroughfare) with three tests required in each cul-de-sac and eyebrow

2.19.5.C Hot-Mix Asphaltic Concrete (HMAC)

- A mix design is required to be submitted for the HMAC in accordance with the current TxDOT Specification
- Density tests are required at a minimum of every 500 feet (measured longitudinally along the thoroughfare) with three tests required in each cul-de-sac and eyebrow in accordance with the appropriate TxDOT Test Procedure
- Core tests are required to show thickness of the HMAC every 500 feet (measured longitudinally along the thoroughfare) with three tests required in each cul-de-sac and eyebrow

2.19.5.D Hydraulic Cement Concrete (Portland Cement Concrete)

- A mix design is required to be submitted for the concrete
- Concrete shall be tested for slump, air content, and compression strength in accordance with ACI 318

2.20 Exterior Lighting

2.20.1 General

- 2.20.1.A Exterior lighting is intended to illuminate the Public Realm with the appropriate IES Luminaire Classification Systems (LCS) per the Place Type Zoning District. The Standards of this section are intended to provide the proper IES Luminaire Classification Systems (LCS) of Illuminance to safely illuminate the City of Taylor's Sidewalks, Pathways, Roadways, Highways, Civic Spaces, or other Public Realm features. International Dark-Sky Association (IDA) compliance for all exterior luminaires is required and is the key part of the City of Taylor's charm. The Exterior Lighting Standards preserve the City of Taylor's dark skies and promote a future dark sky community.
- 2.20.1.B All exterior luminaire's light source to be LED technology or equivalent energy conserving luminaire.
- 2.20.1.C All new Neighborhood and Employment Center plans shall require a public lighting plan in compliance with this Section and the LDC. All new lighting on private lots shall comply with the dark sky standards in this Section. Permitted public lighting types per Place Type are

included in the LDC. Refer to the LDC section *Lighting Standards* for further information.

2.20.2 Exterior Luminaire Types

2.20.2.A General – Refer to the LDC for public lighting types permissible for each Place Type.

2.20.3 Exemptions

2.20.3.A The following are exempt from the application of the Standards of this article:

- Exterior luminaires with a maximum output of 180 lumens per luminaire, regardless of the number of lamps, may be left unshielded provided the luminaire has a diffuser installed, and the light source is not visible from any other property. The output from these exterior luminaires shall not exceed 10% of the Total Exterior Lumens Output allowed.
- Exterior luminaires with a maximum output of 360 lumens per luminaire, regardless of the number of lamps, that are shielded with a medium to dark lens cover that reduces the Lumens output approximately in half, and the light source is not visible from any other property. The output from these luminaires shall not exceed 10% of the Total Exterior Lumens Output allowed.
- Exterior Lighting that is a light source produced directly by the combustion of fossil fuels.
- Festoon type low-output lamps are limited to small individual bulbs on a string with a maximum output of 56 lumens within any square foot. The bulbs must have a rating of no more than 2800 Kelvin, shall not be located within 3 feet of a reflective surface such as a light colored or metal wall, and the bulbs shall not be visible from any Residential property within 50 feet of the installed luminaires. The Lumens output from these luminaires shall be doubled for inclusion in the Total Exterior Lumens Output calculations and that doubled Lumens value shall not exceed 20% of the Total Exterior Lumens Output allowed for the property.
- Low-intensity mini-lights or rope-type lights in amber, gold, yellow, cream, red, orange, or warm white wrapped on a tree, post, or other similar object provided the layers are at least 6 inches apart. The output from these mini-lights shall not exceed 2% of the Total Exterior Lumens Output allowed for the property and will be included in the lumens calculation for the Total Exterior Lumens Output allowed.

- Temporary Lighting for theatrical, television, performance areas, events, or Construction areas provided the luminaires are positioned so they don't create a glare for the eyes of motorists and the light source is shielded from any other property. This Temporary Lighting must not allow any illuminance to be projected or reflect above the Structures or trees on the property.
- Lighting required by Federal or State Laws or Standards.

2.20.4 Violations

2.20.4.A An individual, developer, or property owner is considered in violation and non-compliant to this Exterior Lighting Section by executing any of the following:

- The installation of any mercury vapor or non-LED/energy conserving luminaire or lamp for use as exterior lighting is prohibited.
- Luminaries rated at more than 3000 Kelvin (K) are prohibited with the exception of luminaries installed prior to the enactment of this revised article rated no more than 4000K, that are shielded on every side so that the light source is not visible from any other property and the combination of all such luminaires within any ten-foot by ten-foot area does not produce more than 4100 lumens for a pole mounted illumination assembly or 2050 lumens for a wall mounted luminaire. Luminaries with a higher Kelvin rating are permitted if the Scotopic-to-Photopic (S/P) ratio is no greater than 1.2.
- The installation of any barn-light style luminaire for use as Exterior Lighting is prohibited unless the luminaire includes a full opaque distribution optics lens instead of the standard translucent distribution optics lens. An example of barn-light style with and without the required opaque distribution optics lens is shown in **Figure I** below.
- The operation of searchlights for advertising purposes is prohibited.

Figure I: Acceptable Shielding of Barn-Style Luminaire



2.20.5 New Exterior Lighting

- 2.20.5.A General. All exterior luminaires shall be installed in conformance with the provisions of this article, applicable IES Luminaire Classification System (LCS) and Backlight, Uplight, Glare Light (B.U.G.) ratings, State/ Local Roadway/ Highway Lighting Standards, Electrical Codes, Energy Codes, and Building Codes, except as provided herein.
- 2.20.5.B Non-residential. All exterior luminaires installed on non-residential properties shall conform to the Standards by this section, except as otherwise provided herein.
- 2.20.5.C Residential. All exterior luminaires installed on residential properties that is affixed to a construction project that a building permit is required under the LDC shall conform to the Standards established by this section.
- 2.20.5.D Thoroughfares. All exterior illumination assemblies and luminaires installed on City thoroughfares, highways, sidewalks, and pathways shall conform to the Standards by this section, except as otherwise provided herein.

2.20.6 Shielding and Light Distribution Standards

- 2.20.6.A Utility-Owned Thoroughfare & Highway Luminaires, to be rated by the IES Luminaire Classification System (LCS) and Backlight, Uplight, Glare (B-U-G) ratings based on thresholds defined by the Illuminating Engineering Society (IES) and enforced by the International Dark-Sky Association (IDA):
 - Shall be rated and installed with the maximum backlight component limited to the values in B-U-G Rating **Table 2-8** below based on location of the illumination assembly where the property line is considered 5 feet beyond the actual property line.

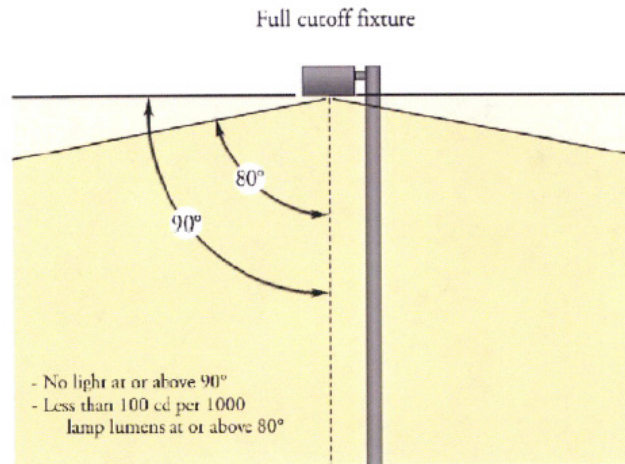
Table 2-8. B-U-G Ratings Table	
LUMINAIRE PLACEMENT	BACKLIGHT RATING
Illumination Assembly is greater than 2 mounting heights from property line	B3
Illumination Assembly is 1 to less than 2 mounting heights from property line	B2
Illumination Assembly is 0.5 to 1 mounting heights from property line	B1
Illumination Assembly is less than 0.5 mounting height to property line	B0

- Shall be rated and installed with the Uplight component of zero (U0); and
- Shall be rated and installed with the glare component of no more than G1 unless four-sided external shielding is provided so that the light source of the luminaires is not visible from any other property. Mounting height or topography may cause the light source of a G1 or G0 rated Utility-owned streetlight to require additional shielding to reduce glare.

2.20.6.B State/Government-Owned Thoroughfare & Highway Luminaires, to be rated by the IES Luminaire Classification System (LCS) and Backlight, Uplight, Glare (B-U-G) ratings based on thresholds defined by the Illuminating Engineering Society (IES) and enforced by the International Dark-Sky Association (IDA):

- Shall meet the qualifications to be full cutoff luminaire. (See [Figure A](#)). Mounting height or topography may cause the light source of a state/government-owned thoroughfare & highway luminaire to require additional shielding to reduce glare.

Figure A: Full Cutoff Luminaire



Full cutoff luminaires do not allow any light to be emitted above the luminaire. The luminaire limits the light output in the first 10 degrees below the horizontal, to less than 10% of the total luminaire intensity output.

2.20.6.C All other Exterior Luminaires, to be rated by the IES Luminaire Classification System (LCS) and Backlight, Uplight, Glare (B-U-G) ratings based on thresholds defined by the Illuminating Engineering Society (IES) and enforced by the International Dark-Sky Association (IDA):

- Shall be shielded so that the light source of the luminaire is not visible from any other property. Mounting height or proximity to property lines may cause the light source of a luminaire to require additional shielding (See [Figure B](#) and [Figure C](#)).

Figure B

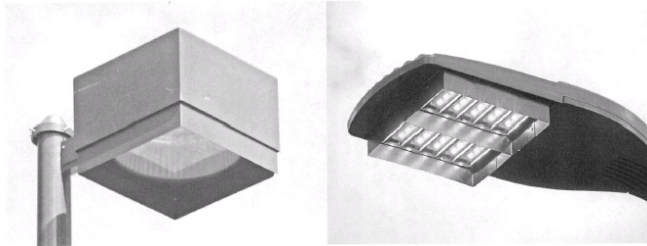


Figure C

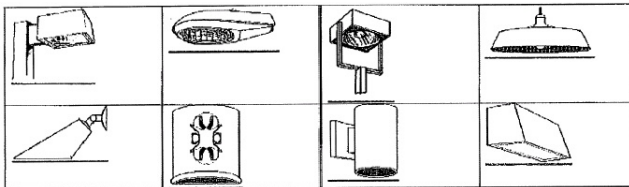


- Shall be rated and installed with the maximum backlight component limited to the values in **Table 2-8** based on location of the luminaire where the property line is 5 feet beyond the actual property line.
- Shall be rated and installed with the Uplight components of zero (U0), except for Up-lighting covered in this section
- Shall be rated and installed with the glare component no more than zero (G0) unless four-sided external shielding is provided so that the light source of the luminaire is not visible from any other property.
- Shall be shielded in accordance with this section.
- Exterior Up-lighting is prohibited, except in cases where the luminaire is shielded by a roof overhang or similar structural shield and a Licensed Architect or Engineer has sealed a Lighting Plan that ensures that the luminaire(s) will not cause light to extend beyond the structural shield, and except as specifically permitted in this

section; and

- Exterior luminaires, except Up-lighting are not allowed to have light escape above a horizontal plane running through the lowest point of the light source. (See [Figure D](#) and [Figure E](#)).

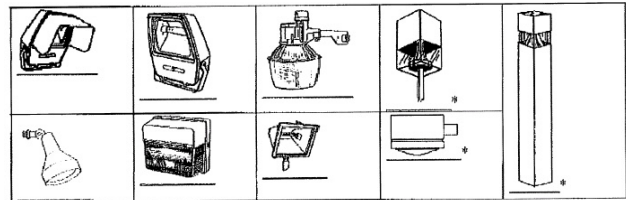
Figure D



This figure shows examples of exterior luminaires that may conform to the provision to not allow light to escape above a horizontal plane running through the lowest point of the Light Source if they are closed on top and mounted such that the bottom opening is horizontal. Note that the mounting height and proximity to the property line, or internal optics may cause them to need additional shielding to prevent the Light Source from being visible from any other property.

A practical way to determine if a luminaire will conform to the provision to not allow light to escape above a horizontal plane running through the lowest point of the light source: the light source, any reflective surface or lens cover (clear or prismatic) must not be visible when viewed from above or the side.

Figure E



This figure illustrates examples of luminaires that do not conform to the provision to not allow light to escape above a horizontal plane running through the lowest point of the light source.

**Note: Even though the light source in these luminaires is shielded from direct view when viewed from the side or above, reflective surfaces within the luminaires and/or lens covers are directly visible from the side.*

Total Exterior Lumens Output (excluding governmental owned streetlights used for illumination of public rights-of-way and outdoor recreation facilities) of any Nonresidential property shall not exceed 100,000 lumens per net acre in any contiguous illuminated area. This Lumens per net acre value is an upper limit and not a design goal; design goals should be the lowest levels that meet the requirement of the task.

2.20.6.D Total Exterior Lumens Output (excluding state/government-owned thoroughfare & highway illumination used for illuminating public rights-of-ways and outdoor recreation facilities), for any residential property shall not exceed 25,000 lumens per net acre in any contiguous illuminated area.

2.20.7 Outdoor Recreation Facilities

2.20.7.A Lumen cap exemption:

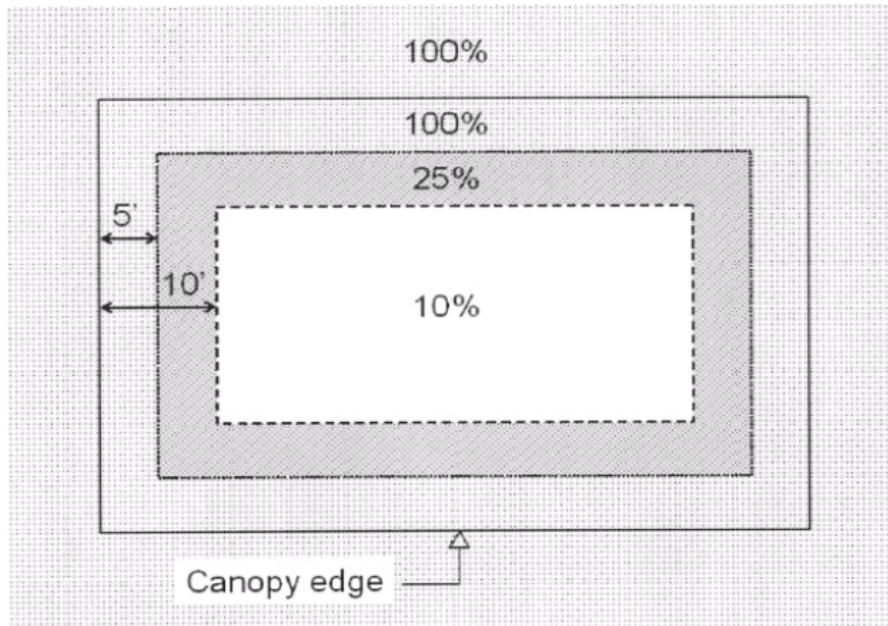
- Outdoor recreational facilities are not subject to the lumens per net acre limit.

2.20.7.B Exterior Lighting for sports facilities shall be designed to create minimum off-site spill, glare, and sky glow while honoring the

guidelines for class IV play, as defined by the Illuminating Engineering Society of North America (IESNA) publication, IES RP-06 or guidelines of a recognized sports organization such as the Texas University Interscholastic League (UIL), Little League, or the United States Soccer League. To be considered a recognized sports organization, the City must first approve such organizations' guidelines.

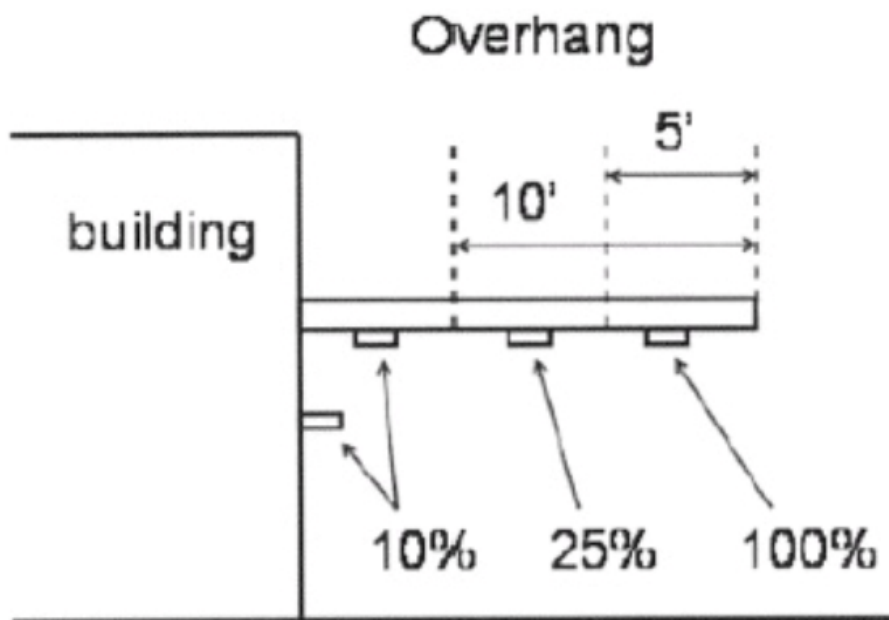
- 2.20.7.C Class IV levels of illumination, as defined by IESNA, are encouraged to be utilized during practices if the competition Lighting is established at a higher illuminance level than class IV.
- 2.20.7.D Shielding. Exterior luminaires used for non-aerial sports, such as track and field, shall be fully shielded. Exterior luminaires used for aerial sports, such as baseball and softball shall be shielded to the full extent possible while also allowing the minimum of vertical illuminance needed by the players to track the ball as stated in writing by a sports Lighting engineer recognized by peers as being an expert in that field. The Sports Facility Lighting vendor must meet the guidelines for the specific sport and have the lowest available off-site spill, glare, and sky glow values.
- 2.20.7.E Certification. Exterior Lighting systems for outdoor recreational facilities shall be designed and certified by an Engineer licensed in Texas as conforming to all applicable restrictions of this section before construction commences. Further, after installation is complete, an Engineer licensed in Texas shall certify that the Exterior Lighting system installation is consistent with the certified design.
- 2.20.7.F Curfew. No sports facility shall be illuminated between 10:30 PM and sunrise, except to conclude a scheduled recreational or sporting event in progress that began prior to 9:30 PM, luminaires under canopies, building overhangs, or roof eaves.
- 2.20.7.G All exterior luminaires located under canopies, under building overhangs, or under roof eaves must conform to all provisions of this section.
- 2.20.7.H Exterior luminaires located under canopies, under building overhangs, or under roof eaves where the center of the light source or luminaire is located at 5 feet, but less than 10 feet from the nearest edge of the canopy or overhang are to be included in the Total Exterior Lumens Output as though they produced only 1/4 of the Luminaire's rated Lumens output. (See Figure F and Figure G).

Figure F



Plan view of a canopy, showing luminaire location and initial light source output percentage counted toward total lumens.

Figure G



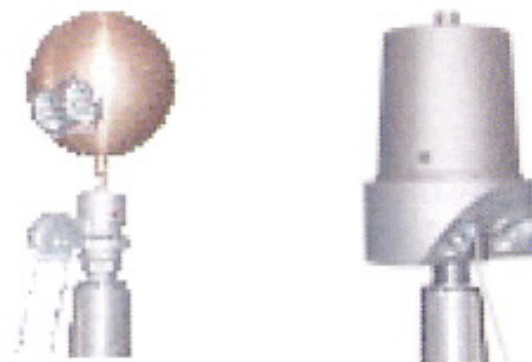
2.20.8 Neon Lighting

- 2.20.8.A LED Neon Lighting is permitted, so long as Lumens calculations from such Neon type luminaires are included in the Total Exterior Lumens Output calculations for the site. Lumens are calculated on a per foot basis, rather than per "Luminaire." Such Neon type luminaires shall also be subject to the shielding requirements of this section, unless exempted under the exemptions Section of this article.

2.20.9 Flagpoles

- 2.20.9.A If the flag of the United States of America is displayed during the hours of darkness, it shall be illuminated as recommended in the Federal Flag Code.
- 2.20.9.B Lighting of up to a total of 2 flags per property is permitted with the following conditions:
- The flags must either be the flag of the United States of America, a flag of the state, a flag of a military branch of the United States of America or a flag of a branch of military of the state for flagpole illumination to be permitted.
 - Flagpoles with a height greater than 20 feet above ground level shall be illuminated from above, if illuminated at all. This may be achieved by utilizing a luminaire attached to the top of the flagpole or a luminaire mounted above the top of the flagpole on a Structure within 15 feet of the flagpole and must comply with all sections of this article except for luminaires shown in Figure H. The total number of initial lumens output from any luminaire mounted on top of or above a flagpole is limited to 800 lumens.

Figure H



- Flagpoles with a height equal to or less than 20 feet above ground

level may be illuminated from below. They are to be illuminated with up to 2 spot type luminaires utilizing shields or diffusers to reduce glare, whose maximum combined Lumens output is 78 lumens per foot of pole height, measured from the luminaire to the top of the flagpole. The luminaire is to be mounted so that the light source is perpendicular to the flagpole and aims straight up at the flag.

- Luminaires used for flagpole illumination shall be included in the Total Exterior Lumens Output.

2.20.10 Thoroughfare Lighting

2.20.10.A General: This section includes thoroughfare lighting, electrical service system, and conduit system requirements for illumination on all thoroughfare classifications. All roadway and highway illumination shall be designed in accordance with the latest edition of IESNA Recommended Practice: Lighting Roadway and Parking Facilities, TxDOT Roadway Design Manual, and TxDOT Highway Illumination Manual, except as provided herein. Refer to the LDC for public lighting types permissible for each Place Type.

- All thoroughfare luminaires located in the City of Taylor public ROW will be owned and maintained by the Local Utility Company, Homeowners Association (HOA), Public Improvement District (PID) or other entity or person specifically approved by the City. All thoroughfare luminaires located on private property and non-public ROW will not be maintained by the City.
- Continuous Illumination is required on community boulevards.
- For neighborhoods, the City has chosen the “Washington” Post Top illumination standard which is a standard option from Oncor. This pole is a fifteen (15)-foot fluted fiberglass pole.
- For neighborhood avenues and neighborhood streets, safety illumination may be required at intersections. If safety lighting is warranted, a cobra head type pole may be approved by warrant.
- The Developer shall pay for the procurement and installation of the illumination foundations, poles, and luminaires, with prior approval from Local Utility Company and the Director of Public Works. Developer shall coordinate thoroughfare illumination installation and any civil work with the Local Utility Company and the Director of Public Works. Local Utility Company and the Director of Public Works shall inspect and approve all thoroughfare illumination pole foundations, conduit, and grounding prior to concrete being poured. Energizing of the thoroughfare illumination

to be per the applicable Local Utility Company or TxDOT design requirements.

- Thoroughfare Illumination shall be installed, inspected by City staff, and approved by Local Utility Company prior to final acceptance of the construction of a thoroughfare.
- Provide new, unused materials. Luminaires, foundations, ground boxes, conduit, cabling, and electrical service materials and installation methods shall comply with the applicable articles of the National Electrical Code (NEC), City, Local Utility Company, National Electrical Manufacturers Association (NEMA), TxDOT, and are listed by Underwriters Laboratories (UL), and the American Association of the State Highway and Transportation Officials (AASHTO) criteria.
- The clear distance measured from the back of curb to the face of the pole/face of drill shaft foundation shall be as detailed in the City, Local Utility Company, or TxDOT design requirements and details.
- The minimum design criteria for illuminance and uniformity ratio for all thoroughfare and highway classifications shall be per the City, Local Utility Company, or TxDOT design requirements. Photometric analysis is required for all thoroughfare construction projects.
- The developer shall confirm with the electric utility provider which illumination poles would be approved for their maintenance or accept maintenance responsibility.

2.20.10.B Decorative Poles and Luminaires – Decorative Illumination poles shall be approved by the City. Decorative poles shall be in accordance with the permitted types of exterior luminaires for the appropriate Place Type Zoning District as stated in this section and the LDC.

2.20.10.C Ground Boxes – Ground boxes shall be per City, Local Utility Company, or TxDOT design requirements.

2.20.10.D Foundations – Illumination foundations shall be designed in accordance with City, Local Utility Company, or TxDOT design requirements. Designer shall ensure that the bolt pattern of the foundation will accommodate the illumination poles selected. Local Utility Company and TxDOT have standard foundation details.

2.20.10.E Conduit and Cabling Systems – Conduit and Cabling shall be installed in accordance with City, Local Utility Company, or TxDOT design requirements.

2.20.10.F Electrical Service Pedestals – Electrical service pedestals shall be coordinated with City, Local Utility Company, or TxDOT to determine if the Local Utility Company will provide the pedestals or require purchase from an authorized supplier.

2.20.11 Lighting Curfews

2.20.11.A Non-residential Exterior Lighting operating at full luminaire lumens output more than 30 minutes after closing or the completion of activities must be reduced to 25% or less of the Total Exterior Lumens Output allowed.

2.20.11.B Motion sensor activation may be utilized to allow the luminaire to resume Total Exterior Lumens Output allowed only when activated by occupancy and to be reduced back to 25% or less of Total Exterior Lumens Output allowed within 5 minutes of sensing vacancy. The luminaire shall not be triggered by activity off the property.

2.20.11.C The 75% reduction of full luminaire lumens output shall be accomplished by dimming, by turning off 75% of the luminaires, by a combination of the two, or by any other method that results in a Total Exterior Lumens Output of no more than 25% of the Total Exterior Lumens Output allowed.

2.20.11.D Illumination for all advertising signs, both externally and internally illuminated, shall be turned off by the later of closing time or 10:00 PM, provided, however, that such Signs may be turned back on prior to sunrise, but no more than one hour prior to opening.

2.20.11.E Thoroughfare lighting, other than at the intersection of roadways, shall utilize half-night photocells or timers to turn off the lights halfway between dusk and dawn. Passive reflective roadway markings are encouraged.

2.20.11.F Outdoor recreational facilities must follow the curfew as defined in the Shielding and Light Distribution Standards Section.

2.20.11.G All Exterior Lighting is encouraged to be turned off when occupancy is not present to use the exterior luminaires.

2.20.12 Submission of Plans and Evidence of Compliance

2.20.12.A All thoroughfare, public ROW, non-public ROW, private, developer, and subdivision improvement plans and building permit applications must provide Thoroughfare Illumination plans or Exterior Lighting plans. The Thoroughfare Illumination plans or Exterior Lighting plans shall be reviewed and approved by the City prior to receiving a construction permit. The Thoroughfare Illumination plans or Exterior Lighting plans shall be prepared, signed, and sealed by a licensed

Professional Engineer in the State of Texas trained and qualified to provide lighting planning, engineering, and preparation of similar analyses. At a minimum, the submittal shall include the following information:

- Lighting Plans indicating the location of all existing and proposed exterior luminaires (may be included on the Site Plan), and the type of illuminating devices, lamps, supports, reflectors, and other devices.
- A photometric analysis plan(s) to determine lumens per net acre. It must include the square footage of the total area to be illuminated, the luminaire catalog model numbers, descriptions or ordering number, lamp types (i.e., incandescent, low pressure sodium, compact fluorescent, LED, etc.), the kelvin rating for the lamps, the B-U-G rating for all exterior luminaires; the number of luminaires or lamps (use the same unit corresponding to the unit used to determine how many lumens are produced), luminaire or lamp initial lumens, the location from the edge of a canopy (if applicable), and mounting height of all existing and proposed luminaires
- Manufacturer's specification sheets for all existing and proposed exterior luminaires. Description of the existing and proposed luminaires, illuminating devices, lamps, supports, reflectors, and other devices and the description shall include, but is not limited to, catalog cuts sheets by luminaire manufacturers and drawings (including sections where required) and height of the luminaires.
- Elevations with notes where luminaires are to be installed indoors that can be seen from the exterior.
- Existing and proposed utilities shall be shown on the plans identifying any possible location conflicts with existing and proposed thoroughfare and exterior lighting.
- Lighting plans to be provided with specific measurements in feet for the area to be illuminated. A scale notation is not sufficient.
- Acknowledgment that the Applicant has received notification of the provisions of this section.

2.20.12.B Verification that a Residential or Commercial Construction Project requiring a building permit application has complied with the provisions of this article shall occur during the final electrical inspection by the City Building Inspector.

2.20.12.C All new or modified thoroughfare illumination improvements are

required to provide an illumination plan. The plan shall be reviewed and approved by the City prior to receiving a construction permit. The Illumination plan shall be prepared, signed, and sealed by a licensed Professional Engineer in the State of Texas trained and qualified to provide lighting planning, engineering, and the preparation of similar analyses. At a minimum, the submittal shall include the following information:

- Lighting Plan indicating the location of all existing and proposed exterior luminaires, and the type of illuminating devices, lamps, supports, reflectors, and other devices
- A photometric analysis plan(s) to determine lumens per net acre. It must include the square footage of the total area to be illuminated, the luminaire catalog model numbers, descriptions or ordering number, lamp types (i.e., incandescent, low pressure sodium, compact fluorescent, LED, etc.), the kelvin rating for the lamps, the B-U-G rating for all exterior luminaires; the number of luminaires or lamps (use the same unit corresponding to the unit used to determine how many lumens are produced), luminaire or lamp initial lumens, and mounting height of all existing and proposed luminaires
- Manufacturer's specification sheets for all existing and proposed exterior luminaires. Description of the existing and proposed luminaires, illuminating devices, lamps, supports, reflectors, and other devices and the description shall include, but is not limited to, catalog cuts sheets by luminaire manufacturers and drawings (including sections where required) and height of the luminaires
- Lighting Plans to be provided with specific measurements in feet for the area to be illuminated. A scale notation is not sufficient
- Existing and proposed utilities shall be shown on plans identifying any possible location conflicts with existing and proposed thoroughfare lighting
- Acknowledgment that the Applicant has received notification of the provisions of this section

2.21 Traffic Signals

2.21.1 General

- 2.21.1.A Warrant Criteria – Traffic control signals shall not be installed unless one or more of the signal warrants are met in accordance with the TMUTCD. The satisfaction of a warrant or warrants is not in itself justification for a signal. Traffic signals shall only be used where an

Engineering Study indicates the need for a traffic signal. Traffic Signal Warrant Studies shall be submitted to the City and TxDOT for review and approval.

2.21.1.B Traffic Signal Plans – All traffic signal plans shall be reviewed and approved by the City and TxDOT.

2.21.1.C Minimum Standards – All traffic signal designs shall at a minimum meet the guidelines in the current editions of the TMUTCD, TxDOT's Traffic Signals Manual, TxDOT's Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges and TxDOT's Traffic Standards.

- Traffic signal poles shall be galvanized steel round-type in accordance with TxDOT's current details.
- Equipment and Materials – Refer to the TxDOT Approved Materials List and technical specifications for approved materials and for city supplied items.
- Traffic Signal Location – Traffic signals shall only be installed at intersections of two public streets, except as allowed by the City.
- Equipment Placement – All signal equipment shall be placed within ROW or dedicated easement area.
- Electrical Service Pedestals – Electrical service pedestals shall be 120V/240V and meet the local service provider's specifications.

2.21.2 Standards for Conduits and Wiring

2.21.2.A Conduit and wiring design for traffic signals shall conform to current TxDOT design standards and Austin District design guidelines.

2.22 Pavement Markings and Delineation

2.22.1 All pavement markings shall be designed and installed in accordance with the TMUTCD and TxDOT Pavement Marking Standards. Four-inch (4") edge and lane line pavement marking widths are to be used for City thoroughfares.

2.22.2 The pavement marking construction plans for public streets shall include the following information:

- Type of pavement marking, size, color, and alignment for each marking
- Spacing and lane widths
- Raised pavement markings type, color, and spacing, if used on the project
- Detail dimensions for crosswalks, lane tapers, etc
- Standard details for pavement markings
- Specification Items

2.22.3 Provide delineators and object markers as required and as shown on TxDOT D&OM Standards.

2.23 Signing

- 2.23.1 General - This section includes requirements for street name, regulatory, and warning signs.
- 2.23.2 All signing shall be designed and installed in accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD) and Standard Highway Sign Designs for Texas (SHSD), latest editions.
- 2.23.3 Requirements – The Developer of all new residential and commercial developments shall furnish and install all street name, regulatory, and warning signs at the locations designated by the City. The Developer shall confirm the required number and location of all street signs with the City. The Developer shall show the type and location of the required street signs on the plans. No building permit will be issued for the subdivision until all street signs are installed in accordance with the approved plans.
- 2.23.4 Signing Plans – The construction plans for public streets shall include the following information:
- Location, size, and designation for all required signs
 - Type of sign mount
 - Sign details for non-standard signs
 - Provision for street name signs i.e. sign brackets on STOP signs
 - Standard details for applicable sign types
 - Quantities and specifications
- 2.23.5 Sign Face Layouts – Sign face layouts shall meet the following requirements:
- 2.23.5.A Sign face layouts for all regulatory, warning, and guide signs, except street name signs, shall conform to TxDOT's current edition of Standard Highway Sign Designs for Texas and TMUTCD;
- 2.23.5.B Sizes of regulatory and warning signs shall conform to the dimensions listed in the current edition of TMUTCD, unless otherwise directed by the City
- 2.23.5.C Sign face layouts shall show the color and dimensions of all sign face legend components including background color, legend color, borders, symbols, letter size, and style; and,
- 2.23.5.D Sign face layouts, including the sizes of guide signs, shall be reviewed and approved by the City
- 2.23.6 Street Name Signs
- 2.23.6.A The applicant shall submit a signing plan with a graphical representation of the required signage for review and approval by the City.
- 2.23.6.B Location - Street signs for local street intersections shall be six (6")

inches extruded, have white lettering on a green background, be engineer grade reflectorized, and include the block numbers along with the street name. Street signs shall be furnished and installed by the subdivider for all intersections within or abutting the subdivision. All signs shall be located in accordance with the Texas Manual on Uniform Traffic Control Devices.

2.23.6.C Two nine (9) - inch tall street name sign assemblies shall be installed at all intersections that include one street that is listed as an avenue or community boulevard on the City's Transportation Master Plan and at other intersections designated by the City.

2.23.6.D Street Name signs shall include block numbers.

2.23.6.E One 6-inch-tall street name sign shall be installed at all intersections where all entering streets are classified as local streets, unless otherwise directed by the City.

2.23.6.F Refer to the Standard Details for requirements related to font, lateral spacing between letters and numbers, and sign fabrication.

2.23.7 Ornamental Signage – Standards for ornamental signage are determined on a case-by- case basis.

2.23.8 Installation

2.23.8.A All signs shall be installed on the appropriate small sign support as detailed on TxDOT's Sign Mounting Details. Location and height requirements are also found in these standards.

2.24 Traffic Impact Analysis (TIA)

2.24.1 General - The purpose of the Traffic Impact Analysis (TIA) is to determine whether mitigation improvements are necessitated by and attributable to the proposed development. The first step in the process is to determine whether a TIA will be required. To start the process, the applicant must submit the following information to the City:

2.24.1.A Conceptual site plan showing the following:

- North arrow
- Access locations indicating whether they are private or public
- Name of the project
- Address for the project
- Existing and planned boundary thoroughfares with names and types (per the Comprehensive Plan) labeled

2.24.1.B Land use information

2.24.2 Given the above information, the City will complete a TIA determination worksheet (TDW) which will indicate if a TIA is required.

2.24.3 If a Traffic Impact Analysis (TIA) is required:

- 2.24.3.A A TIA joint scoping meeting shall be held with the applicant and City of Taylor, and will include TxDOT and Williamson County, as needed. The meeting will result in a scope of work for the report, which will be signed by all parties and must be provided in the Technical Addendum of the TIA. A determination will be made at this meeting as to whether the project must complete a Level 1 or a Level 2 TIA.
- 2.24.3.B The TIA must be prepared by a licensed Professional Engineer (P.E.) in the State of Texas, preferably with PTOE certification, and experience in traffic and transportation engineering.
- 2.24.3.C The final TIA report must be signed and sealed by the P.E.
- 2.24.3.D An electronic copy of the TIA, including all supporting data, such as the project's distribution spreadsheets, Synchro files, data collection information, etc. shall be submitted with the application.
- 2.24.3.E An initial review of the TIA by the City shall be completed within 45 calendar days from the submittal date.
- 2.24.3.F Subsequent reviews shall be completed within 15 calendar days of receipt response to comments.
- 2.24.3.G Longer review periods may be needed if TxDOT or Williamson County is involved in the review process.

2.24.4 **Level 1 TIA**

- 2.24.4.A **Required Analysis Components.** A Level 1 TIA (at least 50 trips during either the AM or PM Peak) shall include the following elements:
 - General Site Description. The TIA shall include a description of the proposed land uses and the anticipated completion date (buildout year) of the development. This description, which may be in the form of a map, shall include the following items: (1) all existing and proposed ingress and egress locations, (2) discussion of the proposed internal thoroughfare network, (3) all existing thoroughfare widths and rights-of-way within 1/4 mile radius of the site, and (4) all existing and proposed public or private transportation services and facilities within a ¼ mile radius of the site.
 - Comprehensive Plan. The TIA shall identify the thoroughfare classification and right-of-way requirements as defined above and in the Comprehensive Plan for all thoroughfares within the study area.
 - Proposed Capital Improvements. The TIA shall identify any changes to the thoroughfare network within 1/4 mile radius of

the site that are proposed by any government agency or other developer. This description shall include the above items as well as any proposed construction project that would alter the width or alignment of thoroughfares affected by the proposed development.

- Trip Generation – The latest version of ITE’s Trip Generation report shall be used to estimate trips for the project. Guidelines provided by ITE shall be used to determine whether a rate or equation is most appropriate. If there are existing land uses on the site, trip generation shall include a discussion of the total new (proposed minus existing) trips that will be generated by the site. If the land use changes prior to submittal of the project to the City, updated trip generation information must be submitted for review to ensure that a Level 2 TIA is not required or that changes to the scope are not required.
- Sight Distance – A sight distance analysis must be provided for each proposed access point. Data and analysis results shall be summarized on a plan/profile sheet.
- Access Spacing – Confirmation that each proposed access point meets spacing requirements defined above as well as block length requirements established in the LDC must be provided.
- Turn Lane Analysis – If access is being taken on either a TxDOT or County roadway, access points shall be analyzed to determine with either a left- or right-turn lane is required by either agency. Please note that TxDOT’s current policy is to require a right-turn deceleration lane at all commercial access points regardless of volume projections.

2.24.5 Level 2 TIA

2.24.5.A **Required Analysis Components.** A Level 2 TIA (at least 100 trips during either the AM or PM peak) shall include the following elements:

- General Site Description. The TIA shall include a description of the proposed land uses and the anticipated completion date (buildout year) of the development. This description, which may be in the form of a map, shall include the following items: (1) all existing and proposed ingress and egress locations, (2) discussion of the proposed internal thoroughfare network, (3) all existing thoroughfare widths and rights-of-way within 1/4 mile radius of the site, and (4) all existing and proposed public or private

transportation services and facilities within a one-mile radius of the site.

- Comprehensive Plan. The TIA shall identify the thoroughfare classification and right-of-way requirements as defined above and in the Comprehensive Plan for all thoroughfares within the study area.
- Proposed Capital Improvements. The TIA shall identify any changes to the thoroughfare network within 1/4 mile radius of the site that are proposed by any government agency or other developer. This description shall include the above items as well as any proposed construction project that would alter the width or alignment of thoroughfares affected by the proposed development.
- Trip Generation – The latest version of ITE’s Trip Generation report shall be used to estimate trips for the project. Guidelines provided by ITE shall be used to determine whether a rate or equation is most appropriate. If there are existing land uses on the site, trip generation shall include a discussion of the total new (proposed minus existing) trips that will be generated by the site. For multiuse projects that will develop over several years, an equivalent rate will be established for the uses assumed in the TIA. These equivalent rates will run with the life of the project and will be used to verify that the allowable trips are not exceeded as each site plan is submitted. If a land use not modeled in the TIA, but allowed within the development’s zoning category, is proposed, then the most recent version of the Trip Generation report will be used for the new land use trip estimate. If the approved total number of trips are exceeded by the project, a TIA update could be required.
- Trip Reductions - Trip reductions for pass-by trips and internal capture are permitted subject to review and approval by the City. Methodologies for calculation and application of internal and pass-by capture shall be obtained from the latest version of the ITE Trip Generation Handbook.
- Study Time Periods – The TIA must evaluate the impact of the proposed project on the surrounding thoroughfare network by providing analysis results for the study intersection for 1) existing conditions, 2) the final buildout year without site traffic (No Build), and 3) the final buildout year with site traffic (Build). No phased analysis is required nor preferred.

- Trip Distribution. The distribution of trips through the study network shall conform with accepted traffic engineering principles, taking into consideration the land use categories of the proposed development, the area from which the proposed development will attract traffic, development phasing, and existing and projected traffic volumes.
- Driveway Sight Distance – A sight distance analysis must be provided for each proposed access point. Data and analysis results shall be summarized on a plan/profile sheet.
- Driveway Spacing – Confirmation that each proposed access point meets spacing requirements defined above as well as block length requirements established in the LDC must be provided. Turn Lane Analysis – If access is being taken on either a TxDOT or County roadway, access points shall be analyzed to determine with either a left- or right-turn lane is required by either agency. Please note that TxDOT's current policy is to require a right-turn deceleration lane at all commercial access points regardless of volume projections.
- Level of Service Adequacy Determination. The appropriate Level of Service (LOS) (using *Highway Capacity Manual* (HCM) delay values in seconds per vehicle) and Synchro shall be determined for each analysis period and each analysis scenario. The following scenarios shall be included at a minimum: Existing Condition, "No Build" Condition (existing traffic plus anticipated growth of existing traffic plus neighboring development activity and road improvements to be completed), and "Build" Condition ("No Build" plus project traffic).

2.24.6 An impact is identified as follows when comparing No Build results with Build results for any analyzed peak hour using the LOS and Measures of Effectiveness (MOE) per the HCM methodology for intersection capacity analysis:

2.24.6.A Signalized Intersections:

- If the No Build intersection LOS is D or better and the Build intersection LOS drops to E or F.
- If the No Build intersection LOS is E and the Build intersection drops to F.
- If the No Build intersection is LOS F and Build intersection delay increases by 10% or more.
- If a No Build lane group movement or turning movement LOS drops from D or better to a LOS E or F.

- If a No Build lane group movement or turning movement is LOS E and the Build condition LOS drops to F.
- If a No Build lane group movement or turning movement LOS is F and the Build condition delay increases by 10% or more.
- If the queue length of any storage lane exceeds the available space.

2.24.6.B Unsignalized All-Way Stop Control (AWSC) Intersections:

- If the No Build intersection LOS is D or better and the Build intersection LOS drops to E or F.
- If the No Build intersection LOS is E and the Build intersection LOS drops to F.
- If the No Build intersection LOS is F and the Build intersection delay increases by 10% or more.
- If a No Build lane group movement or turning movement LOS drops from D or better to a LOS E or F.
- If a No Build lane group movement or turning movement is LOS E and the Build conditions LOS drops to F.
- If a No Build lane group movement or turning movement LOS is F and the delay increases by 20% or more.
- If the queue length of any storage lane exceeds the available space.

2.24.6.C Unsignalized Two-Way Stop Control (TWSC) Intersections:

- If the No Build LOS for a stop-controlled approach or major road left-turn movement is D or better and the Build LOS drops to E or F.
- If the No Build LOS for a stop-controlled approach or major road left-turn movement is E and the Build intersection LOS drops to F.
- If the No Build LOS for a stop-controlled approach or major road left-turn movement is F and the Build intersection delay increases by 20% or more.
- If a No Build LOS for a lane group movement or turning movement at a stop-controlled approach or for a major road left-turn movement drops from D or better to a LOS E or F.
- If a No Build LOS for a lane group movement or turning movement at a stop-controlled approach or for a major road left-turn movement is E and drops to F.
- If a No Build LOS for a lane group movement or turning movement at a stop-controlled approach or for a major road left-turn

movement is F and the corresponding Build delay increases by 20% or more.

- If the queue length of any storage lane exceeds the available space.

2.24.7 Mitigation of Impacts.

2.24.7.A Mitigation of impacts are required if the proposed development would cause an impact as defined above. If mitigation is required:

- The Applicant is responsible to mitigate the impact of the proposed development and would not be responsible for alleviating deficiencies in the thoroughfare system that may occur without the proposed development.
- Mitigation improvements for each intersection shall be identified, for each time period of analysis, (with a preliminary cost estimate to implement the improvements) and thoroughfare segments.
- Mitigation improvements may consist of off-site improvements, the participation in funding for needed thoroughfares, and intersection improvement projects.
- If a TIA identifies new traffic signals as mitigation measures, the Signal Warrant Analysis for each new signal must be included in the TIA.
- Following the identification of mitigation improvements and any other improvements necessitated by and attributable to the development, the applicant shall utilize the methodology developed and approved by the city to determine if the mitigation improvements identified are roughly proportionate to the impact of the proposed development.

2.24.8 TIA Waiver

2.24.8.A The Developer and the City may agree that a TIA is not required for the proposed development or may agree on what improvements are to be constructed as part of the proposed development, and the City may waive the requirement to prepare a TIA.

2.25 Bicycle Parking

2.25.1 General – Refer to the LDC for bicycle parking requirements.

2.25.2 Bicycle Rack Examples are shown in **Figure 2-5**.

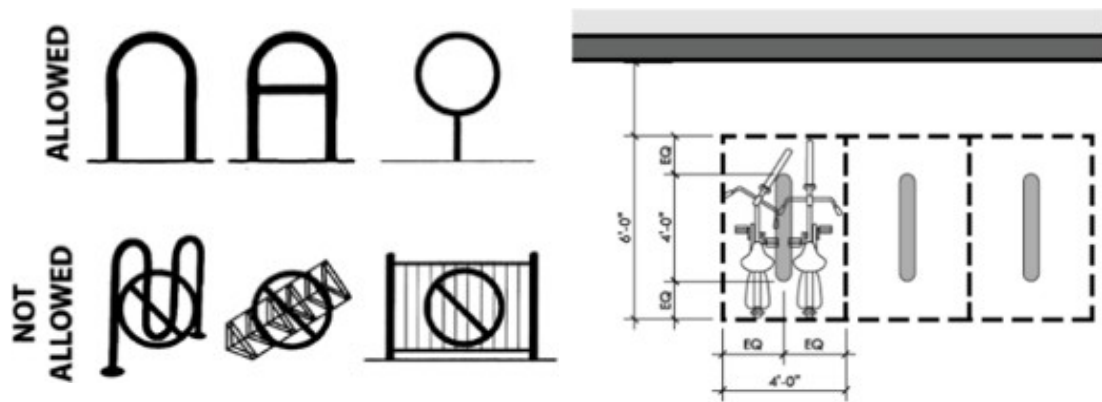


Figure 2-5. Bicycle Rack Standards

2.26 Traffic Control Plans During Construction

2.26.1 All Traffic Control Plans necessary for maintenance of traffic during construction shall be prepared in accordance with the latest edition of the Texas Manual on Uniform Traffic Control, Part VI (TMUTCD) and the TxDOT Standards.

2.26.2 A Traffic Control Plan (TCP) describes temporary traffic controls to be used for facilitating vehicle and pedestrian traffic through a temporary traffic control zone. The TCP may range in scope from being very detailed, to merely referencing typical drawings contained in the TMUTCD, TxDOT Standards, or specific drawings contained in the contract documents. The degree of detail in the TCP depends entirely on the complexity of the situation, and TCPs shall be prepared by a Professional Engineer knowledgeable about the fundamental principles of temporary traffic control and the work activities to be performed.

2.26.3 If a traffic setup shown on standard detail sheets does not address the traffic controls needed for a specific site, then a TCP shall be prepared that is specific to the site. A standard detail or TCP which shows the proposed method of warning, directing and guiding traffic, shall be approved by the City, prior to installing any devices in the right-of-way. The following information shall be provided with the standard detail or TCP:

- Activity location, right-of-way and curb-lines, and existing traffic controls of the street sought to be closed or blocked
- Areas of the street to be closed or blocked

- Proposed pedestrian and vehicular detour routes
- Location and type of all barricades, signals, signs, channelizing devices, pavement markings and other warning devices to be used to direct traffic; and,
- A schedule of construction showing each phase of work, start and completion dates for each phase, and proposed work hours.

2.26.4 Any changes to a previously approved traffic control plan shall be approved by the City, prior to implementing the revised plan.

2.26.5 Plans which propose to detour traffic to another thoroughfare shall demonstrate that such impacts cannot be reasonably avoided and that impacts to the detour route have been mitigated to the extent practicable. Impacts to the detour route shall be evaluated including, without limitation, intersection level of service, traffic speed and volume in residential neighborhoods and school zones and impacts to all modes of transportation.

2.26.6 Time Restrictions –

The City may restrict the hours of construction, repair or other activities affecting the free flow of traffic to nights, weekends or restricted hours due to potential congestion, other construction activities, and hazards to pedestrians or motorists.

Daily lane closures on community boulevards and regional roadways shall not be permitted during the hours of 6:00 a.m. to 9:00 a.m. and 4:00 p.m. to 7:00 p.m. Monday through Friday, except in emergencies or situations where it can be demonstrated that traffic flow or safety will not be adversely affected.

2.26.7 Plans which require the closure of sidewalks or shared-use paths shall incorporate the necessary barricades, signs and other measures as needed to ensure the safety of pedestrians and bicyclists. The closure of sidewalks, bike lanes, and shared-use paths will be allowed only if impacts cannot be avoided through alternative construction methods. The detour route must be of similar width and surface type to the permanent facility and shall meet the requirements of an accessible route in accordance with the ADA.

2.26.8 Special Requirements -

The City may require that any of the following special traffic control devices, working hours, project layout and operations be imposed on any temporary traffic control work zone:

- The use of additional barricades, signals, signs, flaggers, police officers or other traffic control devices or safety procedures
- That the activity be performed only at certain hours during the day or night or during specified days of the week, month or year

- That only a specified area or not more than a specified number of traffic lanes, parking meters and/or parking lanes shall be blocked or closed at the same time or at specified times of day
- That material and equipment used in the activity and materials removed from any excavation be located other than in the vehicle traffic lane of such a street
- Any other restrictions deemed necessary to ensure management of the rights-of-ways and the free flow of vehicular, bicycle and pedestrian traffic

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SECTION 3 DRAINAGE DESIGN REQUIREMENTS

3.1 General

- 3.1.1 General Application - This section pertains to general application of accepted principles of stormwater drainage engineering and is a working supplement to basic information obtainable from standard drainage handbooks and other publications on drainage. The statements of this section provide the underlying principles by which all drainage facilities shall be designed and constructed within the Corporate Limits of the City of Taylor and within all areas subject to its extra territorial jurisdiction (ETJ).
- 3.1.2 Low-Impact Development (LID) – The City’s preference for drainage design during development is to incorporate Low-Impact Development (LID) principles. LID can achieve stormwater control through the creation of a hydrologically functional landscape that mimics a natural regime. This objective is accomplished by:
- Minimizing stormwater impacts by reducing impervious cover, conserving natural vegetation, maintaining natural drainage courses, reducing use of pipes and concrete channels, and minimizing clearing/grading.
 - Providing runoff storage measures dispersed uniformly throughout a site
 - Maintaining pre-development time of concentration (T_c) by strategically routing flows
- 3.1.3 General Drainage System Policy
- 3.1.3.A Storm Drain Design Event - Street curbs, gutters, inlets and storm drains shall be designed to intercept, contain and transport all runoff from the 25-year frequency storm.
- 3.1.3.B Public right of way (ROW) Design Event - The public drainage system shall be designed to convey the 100-year frequency storm within defined public rights-of-way or drainage easements.
- 3.1.4 Detention and Erosion Policy
- 3.1.4.A No Increase in Site Discharge - A developer shall develop the property so that the rate of runoff created by the development as it leaves the property does not exceed the rate of runoff that is currently occurring in the existing conditions.
- 3.1.4.B No Offsite Adverse Impacts - Land development shall not cause increased inundation of any building or roadway surface or create any additional adverse flooding upstream or downstream of the proposed development for the 2-, 10-, 25-, and 100-year frequency storms.
- 3.1.4.C Downstream Assessment - If flood or erosion problem areas are known downstream of the development, then the design Engineer shall

perform a downstream drainage assessment as described in Section 3.22 – Drainage Study Guidelines. The City Engineer is to determine if a downstream assessment is required.

- 3.1.4.D Channel Erosion Protection - Waterways within the Blackland Prairie are prone to erosion from changes in watershed land use and runoff. To reduce the potential for downstream stream erosion and degradation, the post-development 2-year frequency storm peak flow rate shall be attenuated onsite to less than $Q_{critical}$, with $Q_{critical}$ being defined as less than 2% of the pre-development 2-year frequency storm peak flow rate.

3.1.4.E Exemptions

The following may be exempt from the above detention and erosion requirements at the discretion of the City Engineer.

3.1.4.E.i A developer or builder of property at or less than one-half ($\frac{1}{2}$) acre.

3.1.4.E.ii Infill development that does not require an Infill Neighborhood Plan is exempt (see LDC 3.7). Lot-to-lot drainage requirements as defined in **Section 3.19** still apply.

- 3.1.4.F Regional Detention - Regional detention solutions are encouraged and may be utilized to mitigate for offsite adverse impacts.

3.1.5 Floodplain Policy

- 3.1.5.A City Floodplain - The City of Taylor floodplain shall be defined wherever there is greater than 64 acres of contributing drainage area to a waterway. The City floodplain shall be based on the specified design storm frequency and existing watershed conditions. A dedicated drainage easement is required to encompass the City of Taylor floodplain.

3.1.5.B Floodplain Development Permit

3.1.5.B.i The City of Taylor Drainage and Flood Control Ordinance shall be followed. A floodplain development permit shall be required to ensure conformance when development is proposed in the floodplain. The floodplain is defined as areas within the City of Taylor floodplain and within the Flood Insurance Study (FIS) for Williamson County, Texas and Incorporated Areas, dated December 20, 2019, or latest version.

3.1.5.B.ii Prior to approval of a floodplain permit, the applicant must provide to the City evidence that the provisions of the drainage criteria and Flood Control Ordinance are met.

- 3.1.5.C Floodplain Changes - Changes to the Federal Emergency Management Area (FEMA) regulatory floodplain, whether from updated analyses or development activity within the floodplain, may require the approval of a LOMR prior to the acceptance of the construction of a subdivision or issuance of building permits. A CLOMR may be required prior to recordation of a final plat. See Section 3.20 and 3.21 for additional information.
- 3.1.5.D Floodplain Preservation - Preservation and avoidance of floodplains is preferable to reclaiming and developing floodplain areas.
- 3.1.6 Drainage Study - The Developer is required to provide a drainage study for the total area to be developed. This study shall be submitted to the City Engineer as a part of the submitted data for consideration of preliminary plat or site plan approval for the portion of the property proposed for immediate development. Refer to Section 3.22 Drainage Study Guidelines for additional information.
- 3.1.7 Computations - Computations to support all drainage designs shall be submitted. The computations shall be in such a form to allow for timely and consistent review and to be made a part of the permanent City record for future reference. All computations shall be certified by a Professional Engineer licensed in the State of Texas.
- 3.1.8 Safety - Fencing (six feet in height) is required along the perimeter of a stormwater facility in the public right-of-way or an easement that has side slopes steeper than three feet horizontal to one foot vertical (3H:1V).
- 3.1.9 Emergency Overflow Path - The approved drainage system shall provide for positive overflow at all low points and these areas must be denoted on the plans as such. The term “positive overflow” means that when the inlets do not function properly or when the design capacity of the storm drain system is exceeded, the excess flow can be conveyed overland along a grassed or paved course. Normally, this would mean along a street or alley, or shall require the dedications of special drainage easements on private property.
- 3.1.10 Non-Erosive Outfalls - Discharge from storm drains, bridges, culverts, ditches, and ponds shall not cause channel, bluff, or stream bank erosion. If the discharge is to an open drainage facility, the applicant must show acceptable non-erosive conveyance to that drainage facility, and appropriately designed outfall including adequate energy dissipation, which may include stream stabilization.
- 3.1.11 Drainage Easements - Easements shall be provided, where necessary, for all drainage courses in and across property to be platted. An easement or right-of-way must be of sufficient width to provide continuous access for the operation, maintenance, or repair of a drainage facility or the conveyance of stormwater. See **Section 1.8** for drainage easement requirements.
- 3.1.12 Maintenance of Drainage Facilities - Drainage facilities that have been dedicated

to and accepted by the City and that are located within public right-of-way are maintained by the City. Private drainage facilities are typically maintained by the property Owner on which the facility is located. The existence of a drainage easement does not change ownership or maintenance responsibilities. Maintenance plans for detention ponds and other components of the drainage system are required and shall be in accordance with LDC 3.8.4.2 and this section and the City of Taylor Engineering Manual, as amended.

- 3.1.13 **Drainage Structure Aesthetics** - Drainage design in the urban environment must consider appearance as an integral part of the design. When utilized, the design of drop structures, armoring, and other hydraulic structures shall blend with the natural surroundings to maintain the aesthetics of the natural environment. Vertical walls for detention are discouraged unless design constraints limit the ability to provide earthen embankments.
- 3.1.14 **Alternative Methods** - Methods of design other than those indicated herein may be considered in those cases where experience indicates they are appropriate. However, any variations from the practices established herein must have the expressed written approval from the City Engineer.
- 3.1.15 **Additional Measures** - If any condition requiring additional measure of protection is identified by the City Engineer during design or construction, the Engineer shall make provisions within the design. All drainage designs shall at a minimum meet the requirements of the Federal Emergency Management Agency (FEMA), the United States Army Corps of Engineers (USACE), the Texas Commission on Environmental Quality (TCEQ), and other agencies, as applicable.
- 3.1.16 **Engineer's Responsibility** - It is the responsibility of the Engineer of Record to provide all necessary calculations and designs described herein. The Engineer shall provide the data, calculations, and designs necessary to demonstrate that the design does not adversely impact surrounding, upstream, or downstream properties and meets Local, State, and Federal regulations and requirements.
- 3.1.17 **Certification** - All drainage studies and/or plans including those which are part of a standard construction plan submittal shall be sealed and signed by an Engineer proficient in civil engineering and Licensed in the State of Texas.
- 3.1.18 **Warning and Disclaimer of Liability** - The degree of flood protection required by this policy is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This policy does not imply that land outside the areas of street rights-of-way, drainage or floodplain easements will be free from flooding or flood damages. This policy shall not create liability on the part of the City of Taylor, Texas or any official or employee thereof for any flood damages that result from reliance on this policy, or any administrative decision lawfully made thereunder.

3.2 Runoff Calculations

- 3.2.1 Methodology - Numerous methods of rainfall-runoff computation are available on which the design of storm drainage and flood control systems may be based. The selection of which method to use for calculating runoff depends upon the size of the contributing drainage area at the most downstream point of the project. The “Rational Method” and “Modified Rational Method” are acceptable for designing projects in which the drainage area is less than one hundred (100) acres or with times of concentration totaling two (2) hours or less. The National Resources Conservation Service (NRCS) (formerly the Soil Conservation Service) curve number method shall be used for detention sizing and for drainage areas larger than one hundred (100) acres but may also be used for smaller drainage areas. The NRCS hydrologic methods are available in the NRCS National Engineering Handbook (NEH) and the US Army Corps of Engineers' Hydrologic Engineering Center's HEC-HMS programs. The method of analysis must remain consistent when drainage areas are combined. The method used for the largest combined drainage area shall be used for the smaller drainage areas comprising that area. Regardless of drainage area size, certain situations require the use of NRCS hydrologic methods (e.g., a detention facility connected to a downstream storm drainage system). The Engineer may use other methods but must have their acceptability approved by the City Engineer.
- 3.2.2 Watershed Land Use Conditions - Runoff computations shall be based upon existing off-site land use watershed conditions. Aerial photographs, GIS base maps, physical surveys, as-built plans, etc. shall be used as aids in establishing surface character of the existing land use condition.
- 3.2.3 Upstream Detention Facilities - The design Engineer shall size drainage facilities by disregarding the detention effects of upstream property and calculating the runoff as if the off-site property was developed without any provided detention. If an approved regional detention/retention facility is in operation and maintained by the City, the design Engineer may size downstream drainage facilities based on consideration of the detention effects of the regional facility with written approval from the City Engineer. A regional detention/retention facility is generally defined as having a contributing drainage area of over sixty-four (64) acres and serving runoff attenuation for more than one landowner.

3.3 Design Rainfall

- 3.3.1 Rainfall Depth-Duration-Frequency (DDF) and Intensity-Duration-Frequency (IDF). These values are provided in **Tables 3-1** and **3-2**. The IDF curve coefficients are provided in **Table 3-3**. These values were developed based on NOAA Atlas 14, Volume 11, Version 2 data, at a specified location within the Brushy Creek Watershed (Latitude: 30.5317°, Longitude: -97.4774°), in accordance with Williamson County recommendations.

Table 3-1: Depth-Duration-Frequency (DDF) Table for City of Taylor

Depth of Precipitation (in inches)										
Recurrence Interval (year)	5-min	10-min	15-min	30-min	1-hr	2-hr	3-hr	6-hr	12-hr	24-hr
2	0.520	0.829	1.040	1.470	1.910	2.350	2.610	3.050	3.490	3.970
5	0.650	1.040	1.300	1.820	2.390	2.990	3.360	3.980	4.580	5.200
10	0.761	1.220	1.520	2.120	2.800	3.570	4.050	4.860	5.610	6.380
25	0.921	1.470	1.830	2.550	3.390	4.410	5.080	6.190	7.180	8.170
50	1.050	1.680	2.090	2.900	3.850	5.110	5.940	7.320	8.530	9.700
100	1.180	1.900	2.350	3.250	4.350	5.870	6.910	8.620	10.100	11.500
200	1.320	2.110	2.610	3.630	4.890	6.730	8.020	10.100	11.900	13.500
500	1.500	2.380	2.980	4.150	5.660	7.990	9.650	12.300	14.600	16.700

Table 3-2: Intensity-Duration-Frequency (IDF) Table for City of Taylor

Intensity of Precipitation (in inches per hour)										
Recurrence Interval (year)	5-min	10-min	15-min	30-min	1-hr	2-hr	3-hr	6-hr	12-hr	24-hr
2	6.240	4.970	4.170	2.930	1.910	1.180	0.868	0.510	0.290	0.165
5	7.800	6.220	5.190	3.640	2.390	1.500	1.120	0.665	0.380	0.217
10	9.130	7.300	6.080	4.250	2.800	1.780	1.350	0.812	0.466	0.266
25	11.100	8.840	7.330	5.110	3.390	2.210	1.690	1.030	0.596	0.340
50	12.600	10.100	8.340	5.790	3.850	2.550	1.980	1.220	0.708	0.404
100	14.200	11.400	9.390	6.510	4.350	2.940	2.300	1.440	0.838	0.478
200	15.800	12.600	10.500	7.260	4.890	3.370	2.670	1.690	0.988	0.564
500	18.000	14.300	11.900	8.310	5.660	3.990	3.210	2.060	1.210	0.694

Table 3-3: Taylor Intensity-Duration-Frequency (IDF) Curve Coefficients

Return Period	Fitting parameters for IDF equation (3-2)		
Year	a	b	c
2	62.96	12.73	0.8150
5	71.39	12.07	0.7930
10	76.23	11.34	0.7723
25	83.02	10.62	0.7480
50	85.98	9.79	0.7273
100	89.08	9.22	0.7072
200	93.79	9.38	0.6901
500	99.17	9.42	0.6677

The a, b, and c parameters listed were derived using non-linear regression method and the IDF data included in **Table 3-2**

3.4 Time of Concentration

- 3.4.1 Definition - The time of concentration is the time for surface runoff to flow from the most remote point in the watershed to the point of interest. This applies to the most remote point in time, not necessarily the most remote point in distance. Runoff from a drainage area usually reaches a peak at the time when the entire area is contributing. However, runoff may reach a peak prior to the time the entire drainage area is contributing if the area is irregularly shaped or if land use characteristics differ significantly within the area. Sound engineering judgment shall be used to determine a flow path representative of the drainage area and in the subsequent calculation of the time of concentration.
- 3.4.2 Methods - The preferred procedure is the NRCS method as described in NRCS's *Technical Release 55 (TR-55)*. Procedures for this method are outlined in the City of Austin's *Drainage Criteria Manual (DCM)* Section 2.4.2 and TxDOT's *Hydraulic Design Manual* Chapter 4.
- 3.4.2.A The minimum time of concentration for any drainage area shall be five (5) minutes.
- 3.4.2.B Sheet flow for both natural (undeveloped) and developed conditions shall be limited to a maximum of one hundred feet (100').
- 3.4.2.C The minimum slope used for the calculation of sheet and shallow-concentrated flow travel time components shall be 0.005 feet per foot (0.5%).

3.5 Rational Method

- 3.5.1 Definition - The Rational Method is based on the principle that the maximum rate of runoff from a given drainage area for an assumed rainfall intensity occurs when all parts of the area are contributing to the flow at the point of discharge.
- 3.5.2 Methodology - The formula for calculation of runoff by the "Rational Method" is:
- $$Q = CiA \text{ (Eq. 3-1)}$$
- Where:
- Q = The maximum rate of discharge, expressed in cubic feet per second,
- C = Coefficient of Runoff,
- i = Intensity of Runoff in inches per hour; and
- A = Drainage Area in acres.
- 3.5.3 Runoff Coefficient (C)
- 3.5.3.A Definition - The proportion of the total rainfall that will reach the drainage system depends on the surface vegetation condition, soil type,

imperviousness of the surface, land slope and ponding characteristics of the area. Impervious surfaces, such as asphalt pavements and roofs of buildings, will be subject to approximately one hundred percent (100%) runoff (regardless of the slope).

3.5.3.B Methodology - Suggested coefficients with respect to specific surface types are provided below in **Table 3-4**.

Table 3-4: Rational Method Runoff Coefficients for Composite Analysis Runoff Coefficient (C)

Character of Surface	Return Period						
	2-year	5-year	10-year	25-year	50-year	100-year	500-year
DEVELOPED							
Asphaltic	0.73	0.77	0.81	0.86	0.90	0.95	1.00
Concrete / Buildings	0.75	0.80	0.83	0.88	0.92	0.97	1.00
Grass Areas (Lawns, Parks, etc.)							
Poor Condition* (Grass cover less than 50% of the area)							
Flat, 0—2%	0.32	0.34	0.37	0.40	0.44	0.47	0.58
Average, 2—7%	0.37	0.40	0.43	0.46	0.49	0.53	0.61
Steep, over 7%	0.40	0.43	0.45	0.49	0.52	0.55	0.62
Fair Condition** (Grass cover on 50% to 75% of the area)							
Flat, 0—2%	0.25	0.28	0.30	0.34	0.37	0.41	0.53
Average, 2—7%	0.33	0.36	0.38	0.42	0.45	0.49	0.58
Steep, over 7%	0.37	0.40	0.42	0.46	0.49	0.53	0.60
Good Condition*** (Grass cover larger than 75% of the area)							
Flat, 0—2%	0.21	0.23	0.25	0.29	0.32	0.36	0.49
Average, 2—7%	0.29	0.32	0.35	0.39	0.42	0.46	0.56
Steep, over 7%	0.34	0.37	0.40	0.44	0.47	0.51	0.58
UNDEVELOPED							
Cultivated							
Flat, 0—2%	0.31	0.34	0.36	0.40	0.43	0.47	0.57
Average, 2—7%	0.35	0.38	0.41	0.44	0.48	0.51	0.60
Steep, over 7%	0.39	0.42	0.44	0.48	0.51	0.54	0.61
Pasture/Range							
Flat, 0—2%	0.25	0.28	0.30	0.34	0.37	0.41	0.53
Average, 2—7%	0.33	0.36	0.38	0.42	0.45	0.49	0.58
Steep, over 7%	0.37	0.40	0.42	0.46	0.49	0.53	0.60
Forest/Woodlands							
Flat, 0—2%	0.22	0.25	0.28	0.31	0.35	0.39	0.48
Average, 2—7%	0.31	0.34	0.36	0.40	0.43	0.47	0.56
Steep, over 7%	0.35	0.39	0.41	0.45	0.48	0.52	0.58
1. Composite "C" value for developed conditions (C_{DEV}) is: $C_{DEV} = (I)C_1 + (1-I)C_2$							
Where:							
I = Impervious cover, percent							
C_1 = "C" value for impervious cover							
C_2 = "C" value for pervious area (grass, lawns, parks, etc.)							
Source: City of Austin <i>Drainage Criteria Manual</i> , Table 2-3							

3.5.4 Rainfall Intensity (i)

3.5.4.A Definition - Rainfall intensity (i) is the average rainfall rate in inches per hour.

3.5.4.B Methodology - The rainfall intensity is calculated from the Intensity-Duration-Frequency (IDF) curves selected to represent the City of Taylor area. The following equation mathematically represents the City of Taylor area IDF curves deriving a best fit equation for each storm frequency. IDF curves were developed using a cubic spline interpolation of IDF data in **Table 3-2**:

$$i = a/(t+b)^c \text{ (Eq 3-2)}$$

Where:

i = Average rainfall intensity in inches per hour;

t = Storm duration in minutes, which is equal to the time of concentration for the entire drainage area of interest and less than 120 minutes; and

a, b, and c = Coefficients for different storm frequencies.

(See **Table 3-3**)

3.6 Natural Resources Conservation Service (NRCS) Hydrologic Method

3.6.1 Definition - The NRCS hydrologic method can be applied to urban drainage areas of any size. The primary parameters required to calculate a runoff hydrograph with the method include the rainfall distribution, runoff curve numbers, time of concentration and drainage area. The NRCS method is the same as used in the original SCS TR-20.

3.6.2 Methodology - The preferred method to apply the SCS method is using the US Army Corps of Engineers (USACE) HEC-HMS model. HEC-HMS can be downloaded from the USACE website at <http://www.hec.usace.army.mil/>.

3.6.3 Rainfall Duration and Distribution - The City of Taylor has adopted the use of a 24-hour HEC-HMS frequency storm distribution for use with time-varying rainfall simulations.

3.6.4 HEC-HMS Rainfall Distribution

3.6.4.A HEC-HMS Input - The DDF values from **Table 3-1** shall be entered directly into HEC-HMS software as frequency storm meteorologic models. HEC-HMS will generate the appropriate rainfall distribution for each recurrence interval. The Atlas 14 depths provided are based on a partial-duration analysis; no partial-to-annual output conversion is required.

3.6.4.B HEC-HMS Parameters - For use of the frequency storm in HEC-HMS for

the evaluation of the 24-hour event, the meteorological model parameters shall be set as follows:

- Input Type: Partial Duration (NOAA Atlas 14 precipitation frequency estimates are based on analysis of partial duration series)
- Output Type: Annual Duration
- Intensity Duration: 5 Minutes
- Storm Duration: 1 Day
- Intensity Position: 50 Percent
- Storm Area (mi²): Blank for areas less than 10 sq. miles. Use areal reduction for larger areas.
- Curve: Uniform for All Subbasins

3.6.4.C The computational time interval for computer simulations shall be selected based on criteria for the minimum lag time in a given model. The computational time interval used in a HEC-HMS model shall be no more than 6 minutes.

3.6.5 Conservation Service Runoff Curve Numbers

3.6.5.A Definition - The NRCS has developed an index, the runoff curve number, to represent the combined hydrologic effect of soil type, land use, agricultural land treatment class, hydrologic condition, and antecedent soil moisture. These watershed factors have the most significant impact in estimating the volume of runoff, and can be assessed from soil surveys, site investigations and land use maps.

3.6.5.B Methodology - Reference **Table 3-5** for NRCS index values.

3.6.5.B.i Antecedent Moisture Condition (AMC) II represents the average condition and shall be used.

3.6.5.B.ii When calculating peak runoff rates the undeveloped curve number shall be used and the impervious cover entered separately to represent existing and proposed development.

3.6.5.B.iii The NRCS Soil Survey of Williamson County provides soil hydrologic information.

3.6.6 Lag Time

3.6.6.A Definition - The lag time, defined as the time between the center of mass of excess rainfall to the runoff peak, is typically used in the HEC-HMS implementation of the SCS methodology.

3.6.6.B Methodology - The lag time can be estimated with equation 3-3.

$$T_{lag} = 0.6 T_c \text{ (Eq. 3-3)}$$

Where:

T_c = Time of Concentration (see **Section 3.4** above)

Table 3-5: NRCS Runoff Curve Numbers for Urban Areas and Agricultural Lands (assumes AMC-II condition)						
Cover Description		Avg. % Impervious Area ¹	Curve Numbers for Hydrologic Soil Group			
Cover Type and Hydrologic Condition			A	B	C	D
Fully developed urban areas (vegetation established)						
	Open space (lawns, parks, golf courses, cemeteries, etc.) ³	Poor	68	79	86	89
		Fair	49	69	79	84
		Good	39	61	74	80
Impervious areas:						
	Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
	Streets and roads					
	Paved: curbs and storm drains (excluding right-of-way)		98	98	98	98
	Paved: open ditches (including right-of-way)		83	89	92	93
	Gravel (including right-of-way)		76	85	89	91
	Dirt (including right-of-way)		72	82	87	89
Developing urban areas						
	Newly graded areas (pervious areas only, no vegetation)		77	86	91	94
Agricultural lands						
	Pasture, grassland, or range-continuous forage for	Poor	68	79	86	89
		Fair	49	69	79	84

	grazing ²	Good	39	61	74	80
	Meadow-continuous grass, protected from grazing & mowed for hay		30	58	71	78
	Brush-brush-weed, grass mixture with brush the major element ³	Poor	48	67	77	83
		Fair	35	56	70	77
		Good	30	48	65	73
	Woods-grass combination (orchard or tree farms) ⁴	Poor	57	73	82	86
		Fair	43	65	76	82
		Good	32	58	72	79
	Woods ⁵	Poor	45	66	77	83
		Fair	36	60	73	79
		Good	30	55	70	77
	Farmsteads - buildings, lanes, driveways and surrounding lots		59	74	82	86
1. Average runoff condition, and $I_a = 0.2s$ 2. Poor: Less than 50 percent ground cover or heavily grazed with no mulch Fair: 50 to 75 percent ground cover and not heavily grazed Good: Greater than 75 percent ground cover and lightly or only occasionally grazed 3. Poor: Less than 50 percent ground cover Fair: 50 to 75 percent ground cover Good: Greater than 75 percent ground cover 4. Curve numbers shown were computed for areas with 50 percent woods and 50 percent grass (pasture) cover. Other combinations of conditions may be computed from the curve numbers for woods and pasture 5. Poor: Forest litter, small trees and brush are destroyed by heavy grazing or regular burning Fair: Woods are grazed but not burned, and some forest litter covers the soil Good: Woods are protected from grazing, and litter and brush adequately cover the soil						
Source: NRCS TR-55: Urban Hydrology for Small Watersheds						

3.7 Design Storm Frequencies

3.7.1 All developments submitted must provide runoff data for the following design storm frequencies: 2-year, 10-year, 25-year, and 100-year frequency events.

3.7.2 Design recurrence interval for various drainage facilities is shown in **Table 3-6**:

Table 3-6: Design Recurrence Interval for various Drainage Facilities	
Drainage Facility	Design Recurrence Interval
Enclosed Storm Drain Systems and Inlets	25-year, with 100-year positive overflow in streets such that the depth of flow in the street does not exceed the right-of-way or drainage easement
Inlets at Street Low Point or Sag	100-year with positive overflow
Culverts and Bridges	100-year
Roadside Ditches	100-year
Earthen Channels, Concrete-Lined Channels, and Improved Channels	100-year
Detention and Retention Basins	2-, 10-, 25-, and 100-year

3.8 Street Drainage

3.8.1 Streets and alleys - Streets and/or alleys in combination with storm drains and/or roadside swales within new developments shall be designed so that storm water runoff resulting from a design storm of a 100-year frequency is contained within the available right-of-way and/or drainage easement.

3.8.2 Permissible Spread of Water - The flow of water in gutters of typical streets during the 25-year frequency storm shall be contained below the top of curb and shall maintain the clear with as provided in **Table 3-7** below:

Table 3-7: Minimum Clear Width for Roadway Design when Gutter is Flowing Full	
Roadway Classification	Minimum Clear Width (feet)
Rural Street	Not Applicable with roadside channels
Yield Street, Neighborhood Street, Neighborhood Avenue	12 feet
Community Boulevard 2-Lane	12 feet
Community Boulevard 4-Lane	12 feet in each direction
Regional Roadway	Per TxDOT or Williamson County Criteria

3.8.3 Design Method

3.8.3.A HEC-22, FHWA-NHI-10-009 provides acceptable equations to calculate gutter flow for straight and parabolic crowned pavement sections. This method is outlined in the City of Austin DCM Section 3.3.0.

3.8.3.B Gutters shall have a minimum longitudinal slope of 0.005 feet per foot (0.5%).

3.8.4 Street Cross Flow - Cross flow is allowed only in case of superelevation of a curve or overflow from the higher gutter on a street with cross fall. No more than three cubic feet per second (3 cfs) for the 25-year storm event shall be allowed to cross flow from the higher elevation to the lower elevation.

3.8.5 Street Intersections - No more than three cubic feet per second (3 cfs) for the 25-year storm event shall be allowed to flow across a street intersection or be allowed to enter the bulb of a cul-de-sac or corner knuckle/bubble.

3.8.6 Street Crown - No lowering of the standard height of street crown shall be allowed for the purposes of obtaining additional hydraulic capacity.

3.8.7 Driveway Drainage Divide - At some point within the first ten feet (10') from the edge of the roadway gutter, the entire width of a driveway shall have the same or greater elevation as the top of the curb at the edge of the roadway.

3.9 Inlets

3.9.1 Inlet Placement

3.9.1.A The storm drain system is to begin at the point where the storm water in the street reaches top of curb depth or the permissible spread of water as allowed for the type of street (reference **Table 3-7**). At such point where the combined capacity of the street and storm drain system satisfies the 25-year street capacity criteria (as previously described) but the 100-year frequency storm runoff cannot be contained within the right-of-way, additional pick-up points (inlet capacity) shall be provided along with an increase in storm drain capacity so that the 100-year frequency storm runoff will be contained within the right-of-way.

3.9.1.B Inlets shall be placed upstream from an intersection whenever possible and is required when more than three (3) cfs for the 25-year frequency storm flows across the intersection.

3.9.1.C No more than three (3) cfs for the 25-year frequency storm shall be allowed to enter the bulb of a cul-de-sac or corner knuckle/bubble.

3.9.1.D Inlets shall not be placed inside the curb return at intersections.

3.9.1.E At any intersection, only one street shall be crossed with surface drainage and this street shall be the lower classified street. When an alley intersects a street, inlets shall be placed in the alley whenever flow

down that alley would cause the capacity of the intersecting street to be exceeded.

3.9.2 Inlet Capacity

3.9.2.A Methodology to calculate the interception capacity of inlets is provided in the City of Austin's *Drainage Criteria Manual* Section 4.3.

3.9.2.B The minimum inlet opening length shall be ten feet (10') and the maximum inlet length is twenty feet (20') at any given location.

3.9.3 Inlet Type

3.9.3.A Curb inlets shall be used to intercept surface runoff for curb and gutter streets.

3.9.3.B Grate inlets, combination inlets, and slotted/trench drains are discouraged from use due to the tendency of grates and slotted drains to clog. Prior approval of their use and application of appropriate clogging factor is required from the City Engineer.

3.10 Storm Drains

3.10.1 Design Guidelines

3.10.1.A Minimum Size - The minimum allowable storm drain and/ culvert size shall be eighteen inches (18") in diameter or height for boxes.

3.10.1.B Material

3.10.1.B.i All storm drain and culverts shall be made of reinforced concrete and shall be constructed of ASTM C76, Class-III or better.

3.10.1.B.ii Box culverts may be precast or cast-in-place

3.10.1.B.iii Storm drain/ culverts shall be designed to support anticipated loading. The Engineer shall provide load analysis as appropriate to demonstrate that class of pipe used is sufficient for the loading conditions. Higher strength pipes shall be used where loadings warrant such.

3.10.1.B.iv Manholes and Junction Boxes. Shall be reinforced concrete. Access lids shall follow City of Taylor standards.

3.10.1.C Minimum Cover

3.10.1.C.i Under Paved Surfaces – The minimum depth of cover under paved surfaces shall be a minimum of twelve (12) inches and greater than the pavement section, which includes any asphalt, concrete, and base material.

3.10.1.C.ii Under Unpaved Surfaces - The minimum depth of cover below unpaved surfaces shall be twelve (12) inches.

3.10.1.C.iii Depth of cover is measured from the finished ground elevation to the top outer edge of the storm drain or culvert.

3.10.1.D Layout

- 3.10.1.D.i At changes in storm drain size, the soffit (top inside surface), not the flow line, of the two storm drains shall be aligned, where practical.
- 3.10.1.D.ii No proposed pipe having a diameter greater than fifty percent (50%) of the minimum dimension of an existing box culvert shall be allowed to discharge into that box culvert. Exceptions must be justified by structural engineering analysis.
- 3.10.1.D.iii For all pipe junctions other than at a manhole or junction box, the angle of intersection between any two flow paths shall not be greater than forty-five (45) degrees. This includes discharges into box culverts and channels.
- 3.10.1.D.iv Storm drains between lots (crossing blocks) shall be avoided as much as possible. When unavoidable, such mains shall be laid along a straight alignment (absent of curves, jogs, and manhole/junction boxes when traversing between lots) with manholes/junction boxes provided at each intersecting street.
- 3.10.1.D.v Storm drains along rear of residential lots (through back yards) shall be avoided. Such systems will require dedication of a drainage easement.
- 3.10.1.D.vi Storm drain spacing clearances from other utilities shall comply with Chapter 4.5.2 of this manual, as amended.

3.10.2 Storm Drain Flow

- 3.10.2.A Storm drain shall be sized to flow full and shall only discharge into pipes of equal or greater size (capacity).
- 3.10.2.B All storm drain shall be designed by direct solution of the Continuity Equation and Manning's Equation.

$$Q = AV \text{ (Eq. 3-4)}$$

$$Q = (1.49/n)AR^{3/4}S^{1/2} \text{ (Eq. 3-5)}$$

Where:

Q = Pipe flow, cfs

A = Cross-sectional area of flow, ft.²

V = Velocity of flow, ft./sec.

n = Coefficient of roughness of pipe (n = 0.013)

R = Hydraulic radius = A/W_p , ft.

S = Friction slope in pipe, ft./ft.

W_p = Wetted perimeter, ft.

- 3.10.2.C Minimum Velocity - The minimum velocities in storm drains shall be two and a half feet per second (2.5 fps) for the 25-year frequency storm. When backwater conditions prevent one or more portions of the system from attaining the minimum velocity during the design storm, the portion(s) of the system that fail to meet the criteria shall be checked to ensure that the minimum velocity is attained during a lesser and more frequent storm event.
- 3.10.2.D Maximum Velocity - Maximum velocity in the pipe shall not exceed fifteen feet per second (15 fps) for the 25-year frequency storm for storm drain trunklines. For storm drain inlet laterals there is no maximum velocity limit.
- 3.10.2.E Maximum Hydraulic Gradient - The hydraulic grade line shall remain below the surface of the ground or street for the 25-year storm event.
- 3.10.2.F Hydraulic Calculations - Hydraulic gradient calculations shall account for all friction and minor head losses that may occur in the storm drain line and start from an appropriate tailwater elevation.
- 3.10.2.F.i Friction Losses - Shall be determined by direct application of Manning's Equation.
- 3.10.2.F.ii Minor Losses - Minor losses are caused from turbulence in the storm drain system and can include the following: manholes, junctions, bends, curves, entrance and exit losses, enlargements, and contractions. City of Austin's Drainage Criteria Manual Section 5.5.2 outlines procedures for estimating minor losses.
- 3.10.2.F.iii Tailwater
- Design Engineer to calculate the appropriate tailwater elevation or use the results from a detailed hydraulic study.
 - In no case shall the tailwater be assumed below top of pipe.
 - If the outfall is a stream, then it shall be necessary to consider the joint or coincidental probability of two hydrologic events occurring at the same time to adequately determine the elevation of the tailwater in the receiving stream. The relative independence of the

discharge from the storm drain system can be qualitatively evaluated by a comparison of the drainage area of the receiving stream to the area of the storm drain system. **Table 3-8** can be used to establish an appropriate tailwater elevation for a storm drain system based on the expected coincident storm frequency on the outfall channel.

Table 3-8: Frequencies for Coincidental Occurrences for Receiving Stream Tailwater (adapted from HEC-22, 2013)		
Watershed Ratio (outfall stream : local drainage area)	25-year Design Tailwater Elevation	100-year Design Tailwater Elevation
10,000:1	2-year	2-year
1,000:1	5-year	10-year
100:1	10-year	25-year
10:1	10-year	50-year
1:1	25-year	100-year

3.10.3 Manholes and Junction Boxes

3.10.3.A Manholes or junction boxes are required:

- 3.10.3.A.i Every three hundred feet (300');
- 3.10.3.A.ii At every change in pipe size;
- 3.10.3.A.iii Where two or more laterals intersect the main line within five feet (5') of each other; and
- 3.10.3.A.iv To meet maintenance path requirements.

3.10.3.B Maintenance Path - Provide a maintenance path from one access point to another within the storm drain that meets the following requirements:

- 3.10.3.B.i Path has no more than one horizontal bend, with that bend having a deflection of no more than forty-five (45) degrees in the direction of the maintenance path.
- 3.10.3.B.ii Path has no vertical bend with a deflection of greater than five (5) degrees.
- 3.10.3.B.iii Access points can include manhole/junction boxes, inlets, and storm drain outfalls.

3.10.3.C Junction boxes in lieu of manholes shall be provided where any pipe opening exceeds thirty-seven (37") inches and where the distance from the outside surfaces of any two pipes entering a manhole is less than one (1') foot, measured along the inside of the manhole.

3.10.3.D Manholes are to be a minimum four (4') feet in diameter and shall be precast, or cast in place if approved by City Engineer.

3.10.4 Storm Drain Outfalls

3.10.4.A Maximum Discharge Velocity - The maximum discharge velocities in the storm drain shall also not exceed the permitted velocity of the receiving channel or storm drain at the outfall to prevent erosive conditions. The maximum outfall velocity of a storm drain in partial flow shall be computed for partial depth and shall not exceed the maximum permissible velocity of the receiving channel unless controlled by an appropriate energy dissipater (e.g. stilling basins, impact basins, riprap protection). See Section 3.13 for maximum permissible velocities for channels.

3.10.4.B Stabilization

3.10.4.B.i Outfall and Stabilization Location - Locate the outfall away from existing eroded banks in the most stable location available. The location of the outfall, armoring, and channel stabilization must consider the location of existing infrastructure and utilities and provide adequate horizontal and vertical separation so as not to obstruct access or maintenance, nor adversely impact the infrastructure.

3.10.4.B.ii Outfall Orientation - The angle of intersection between the outfall flow path and the channel flow path shall not be greater than 45-degrees.

3.10.4.B.iii Bank and Bed Armoring - The surrounding banks and bed shall be appropriately armored or made geotechnically stable, to sufficiently resist erosive forces. Armor below the outfall shall extend from the toe of the bank into the channel equal to a length ten times the pipe diameter. For channel bottom widths less than ten times the pipe diameter, armoring shall extend up the opposite bank to an elevation equal to that of the top of the pipe.

3.10.4.B.iv Armor Type - Flexible armor, such as rock riprap, shall be utilized for bed and bank stabilization in erodible channels.

3.10.4.C Drop Height

3.10.4.C.i The drop height from a storm drain invert to a receiving

channel or detention pond grade shall be approximately one foot (1') to limit local erosion and to allow for potential sedimentation.

- 3.10.4.C.ii Concentrated discharges on steep embankments, ravine slopes, or high bluffs are to be avoided.

3.11 Roadway Cross-Culverts

3.11.1 Methodology - The Federal Highway Administration Hydraulic Design Series Number 5 (HDS 5) "Hydraulic Design of Highway Culverts" and the TxDOT "Hydraulic Manual" have published guidance for the hydraulic design of roadway culverts. Their guidance shall be used to perform culvert designs that meet the City's performance criteria.

3.11.2 Material - Per material requirements for storm drains in Section 3.10.

3.11.3 Minimum Size - Per minimum size requirements for storm drains in Section 3.10.

3.11.4 Minimum Cover – Per minimum cover requirements for storm drains in Section 3.10

3.11.5 Culvert placement

- 3.11.5.A Roadway Cross-Culverts shall be placed to relieve drainage at all low-points and drainage crossings.

- 3.11.5.B Horizontal alignment - Culverts shall be skewed such that impacts due to the flood and normal flow angles of attack on the structure are minimized. The culvert axis shall match the natural channel alignment upstream and downstream whenever practical.

- 3.11.5.C Vertical alignment - Place the upstream and downstream flow line elevations at the same elevations as the existing streambed whenever practical. Depressed entrances shall be avoided.

3.11.6 Culvert Headwalls

- 3.11.6.A Headwalls shall be constructed at the ends of all culverts to anchor the culvert to prevent movement due to hydraulic and soil pressure, to control erosion and scour resulting from excessive velocities and turbulence, and to prevent adjacent soil from sloughing into the waterway opening.

- 3.11.6.B All headwalls shall be constructed of reinforced concrete and may be either straight-parallel, flared or warped. They may or may not require aprons, as determined by site conditions. The following guidelines can be used to aid in the selection of the type of headwall:

- 3.11.6.B.i Parallel Headwalls - Approach velocities are low (below six (6) feet per second) and backwater pools are permitted.

3.11.6.B.ii Flared Headwalls - Approach velocities are between six (6) and ten (10) feet per second. Ample right-of-way or easement is available.

3.11.6.B.iii Warped Headwall - Approach velocities are between eight (8) and twenty (20) feet per second. Warped headwalls are effective with aprons to accelerate flow through the culvert.

3.11.6.C Headwalls shall be aligned with the direction of the receiving flow when discharging into a waterway.

3.11.6.D Precast headwalls and endwalls may be used if all other criteria area satisfied; generally precast headwalls and endwalls are available for smaller culverts eighteen (18") inches and twenty-four (24") inches in diameter.

3.11.6.E The safety ends or headwalls shall be constructed in accordance with TxDOT standards as required by the physical conditions of the particular installation. Rock rip-rap or other suitable erosion control may be required at each location as supplemental protection.

3.11.7 Hydraulics

3.11.7.A Freeboard - The culvert crossing shall not produce a 100-year headwater elevation at the roadway greater than the roadway crown or six (6) inches above any top of upstream curb elevation, whichever is lower.

3.11.7.B Culvert hydraulic grade line calculations shall consider both inlet and outlet control. Tailwater conditions shall be considered for outlet control conditions.

3.11.7.C The maximum velocity through a culvert shall be fifteen feet per second (15 fps) during the 25-year frequency storm. A minimum velocity through a culvert shall be two and one-half feet per second (2.5 fps) during the 25-year frequency storm.

3.11.8 Stream Stability

3.11.8.A Stream stability shall be assessed when determining the number of barrels, height and width and culvert skew. Potential for scour shall be accounted for in the design.

3.11.8.B Stream degradation - The local condition of the channel reach shall be evaluated to determine if there is degradation present. If channel degradation is anticipated, then the design shall accommodate for future erosion.

3.11.8.C If a depressed entrance is used, then an upstream apron shall be

designed to prevent progressive degradation of the upstream channel and the potential for deposition shall be considered.

3.11.8.D Outlet velocities

3.11.8.D.i When the outlet velocity exceeds the allowable erosive velocity in the downstream channel as specified in Section 3.13, channel erodibility and local scour potential shall be evaluated and taken into account. A flexible armoring system is preferred in streams subject to erosion.

3.11.8.D.ii Hydraulic jumps shall not be allowed from face of culvert to fifty feet (50') from the culvert.

3.11.8.E Erosion protection measures - A flexible armoring system is preferred in streams subject to erosion. Where energy dissipation is needed at a culvert outlet, a rock riprap basin is preferred over rigid structures (see HEC-14 for design guidelines).

3.11.8.F Multiple boxes - If multiple boxes or culverts are necessary, different flowline elevations for each structure shall be evaluated. The culverts at the center of the channel shall be lower to match with the existing natural channel with the outlying culverts raised up to more closely coincide with the natural channel "terrace" elevation. This will help minimize sedimentation in the outlying culverts, help preserve the integrity of the channel system, and reduce maintenance costs.

3.12 Bridges

3.12.1 Methodology - The Federal Highway Administration and the TxDOT Hydraulic Manual have published guidance for the hydraulic design of bridges. Their guidance shall be used to perform bridge designs that meet the City's performance criteria.

3.12.2 Construction Plans - Bridge details may be modifications of the current Texas Department of Transportation (TxDOT) Standards.

3.12.3 Freeboard - The bridge crossing shall not produce a 100-year headwater elevation at the roadway greater than the roadway crown or six (6) inches above any top of upstream curb elevation, whichever is lower. If the headwater elevation exceeds the bridge low chord elevation then the bridge design shall include shear keys per TxDOT standards.

3.12.4 Bridge configuration - The skew of the bridge piers and abutments shall be oriented as close to the normal or flood direction of flow resulting in an angle of attack as close to zero (0) degrees as possible.

3.12.5 Hydraulic modeling - Computer modeling programs used for the hydraulic analysis of bridges shall be HEC-RAS.

3.12.6 Stream stability

- 3.12.6.A Stream stability shall be assessed when designing the abutments and interior bents of the bridge. Scour shall be accounted for in the design.
- 3.12.6.B Flow shall not be supercritical in an area from one hundred feet (100') upstream from a bridge to twenty-five feet (25') downstream from a bridge.

3.13 Channels

3.13.1 Channel Types

- 3.13.1.A Natural Channels - An unlined and unimproved existing drainage channel that has not been graded, modified, cleared, or created by equipment, also known as natural creek and natural stream.
- 3.13.1.B New or Altered Channels - Constructed or existing channels that have been significantly altered by human effort. This section provides requirements for new or altered channels.

- 3.13.2 USACE Section 404 - When a project proposes to modify a channel, the Engineer shall check the requirements of Section 404, Permits for Dredged or Fill Material, of the Clean Water Act. If required, permit authorization shall be obtained from the USACE by the design Engineer.

3.13.3 Hydraulic Requirements

- 3.13.3.A Design Capacity - The flow from the 100-year frequency storm must be contained within channel while allowing for one foot (1') of freeboard. The channel freeboard shall consider superelevation, standing waves and/or other water surface disturbances. The channel shall be designed to accommodate existing and fully-vegetated conditions.
- 3.13.3.B Maximum Velocity - The velocities below are maximum allowable for the 100-year frequency storm event and includes all transitions to or from channels and waterways with similar or different channel materials. If a lower velocity cannot be achieved, scour or erosion countermeasures must be constructed or installed. Velocities in channel bends are usually higher and the design Engineer must account for these local velocities as well.
 - Fine sand – 2 feet per second
 - Course sand – 4 feet per second
 - Fine gravel – 5 feet per second
 - Sandy silt – 2 feet per second
 - Sandy loam, noncolloidal – 2.5 feet per second
 - Clay – 3.5 feet per second (soil most typical for Taylor area)

- Grass-lined sandy silt (slopes less than 5%) – 6 feet per second
- Silt clay – 3.5 feet per second
- Poor rock (usually sedimentary) – 10 feet per second
- Soft sandstone – 8 feet per second
- Soft shale – 3.5 feet per second
- Good rock (usually igneous or hard metamorphic) – 12 feet per second
- Reinforced concrete lining – 15 feet per second

3.13.3.C Minimum Velocity - The minimum permissible velocity for the 2-year frequency storm is 2 feet per second.

3.13.4 Lining Types and Requirements

3.13.4.A Grass-Lined - Use low maintenance vegetation for vegetative cover, as approved by the City Engineer prior to planting. All slopes shall be hydromulched, sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied. Seeded side slopes shall be lined with erosion protection matting.

3.13.4.B Other Liner Types - Types such as concrete, rock rip-rap, rock walls and gabions may be used upon approval of the City Engineer.

3.13.4.C Rock Rip-Rap - Must be six-inch (6") diameter rock or greater.

3.13.4.D Concrete – Concrete liners must be steel reinforced.

3.13.5 Configuration

3.13.5.A Horizontal Curvature - The center line curvature of a channel shall have a minimum radius of twice the top width of the 100-year frequency storm flow.

3.13.5.B Side Slopes

3.13.5.B.i Earthen Channels - Maximum side slopes of four feet horizontal to one foot vertical (4H:1V) for earthen channels, or as recommended from a geotechnical analysis.

3.13.5.B.ii Concrete Lined Channels - Concrete lined channels do not require slope maintenance. Thus, the side slopes may be as steep as vertical with appropriate structural methods and safety measures applied.

3.13.5.C Bottom Width - The minimum flat bottom width is three feet (3').

3.13.5.D Channel Slopes

3.13.5.D.i Earthen or Grass-Lined Channels – The channel slope shall be set to meet the minimum permissible velocity requirement. A reinforced concrete pilot channel must be used if the channel slope is less than one percent (1%). The minimum slope for a concrete pilot channel is 0.5%. Any grass-lined portion of the channel bottom must have a slope of at least two percent (2%) from that portion to the concrete-lined pilot channel.

3.13.5.D.ii Concrete Lined Channels – Minimum channel slope of 0.5%

3.13.5.E Concrete Pilot Channel - The pilot channel must be at least four feet (4') wide, two inches (2") deep, and be capable of withstanding vehicular loading.

3.13.6 Channel Stability

3.13.6.A General - All channel sections must consider and account for channel bed and bank stabilization in their design. This requirement pertains to all sections whether they are left in their natural condition or are modified in any manner. The design of all drainage channels and swales shall assure adequate capacity, appropriate longitudinal slopes, and minimum maintenance to overcome the result of erosion, silting, sloughing of bends or similar occurrences.

3.13.6.B Concrete-lined Channels - In concrete-lined channels the probability of achieving supercritical flow is greatly increased. The designer must take care to ensure against the possibility of unanticipated hydraulic jumps forming in the channel when considering the 25- and 100-year frequency storms. Flow with a Froude number equal to one (1) is unstable and shall be avoided. If supercritical flow cannot be avoided, then freeboard and superelevation must be determined. In addition, all channels carrying supercritical flow shall be continuously lined with reinforced concrete.

3.13.6.C Drop Structures - The function of a drop structure is to reduce channel velocities by allowing for flatter upstream and downstream channel slopes. The City of Austin's Drainage Criteria Manual Section 6.5.0 describes two commonly used drop structures.

3.13.6.D Energy Dissipators - Energy dissipators are used to dissipate excessive kinetic energy in flowing water that could promote erosion. An effective energy dissipator must be able to slow down the flow of fast-moving water without damage to the structure or to the channel below the structure. There are several types of energy dissipators such as impact type (baffled outlets and aprons), and hydraulic jump type (stilling basins). For more information, reference "Hydraulic Design of Stilling

Basins and Energy Dissipators” (EM 25) published by the U.S. Bureau of Reclamation.

3.13.7 Maintenance Access - Maintenance access shall be provided on one side of the channel unless other maintenance access provisions are incorporated into the design and associated operational and maintenance plan. See easement requirements in Section 1.8 of this manual.

3.13.8 Hydraulic Calculations

3.13.8.A Manning's Equation can be used to design channels/swales and determine water surface elevations and velocities when backwater effects are negligible. Channels/swales where backwater effects occur must be designed using HEC-RAS.

3.13.8.B Roughness Coefficients - The City of Austin's Drainage Criteria Manual Section 6.3.0 describes an acceptable procedure to determine appropriate Manning 'n' values. Roughness coefficients for channels shall represent fully-vegetated conditions and assume unmaintained conditions.

3.13.8.C Superelevation - Superelevation of the water surface shall be determined at all horizontal curves which deviate more than 45 degrees off the projected centerline of the channel. An approximation of the superelevation at a channel bend can be obtained from the following equation:

$$h = V^2 T_w / g R_c \text{ (Eq. 3-6)}$$

Where:

h = Superelevation, feet

V = Flow velocity, feet/sec

T_w = Top width of channel, feet

R_c = Centerline radius of curvature, feet

g = acceleration due to gravity, feet/sec²

3.14 Roadside Swales and Driveway Culverts

3.14.1 Roadside Swales - Roadside swales may be used along all roadways to convey drainage in accordance with the above channel criteria with the exception of the following specific roadside swale criteria:

3.14.1.A Design Capacity - Swales shall be designed to carry a 100-year frequency storm and the back water effects of the most restrictive culvert to be placed in the swale.

3.14.1.B Depth - Shall at all times maintain a minimum depth of thirty inches (30").

3.14.2 Driveway Culverts

- 3.14.2.A Applicability - All driveways and driveway culverts are the responsibility of the individual lot owner or developer. It is the developer's responsibility to ensure that all lot owners are aware of this requirement.
- 3.14.2.B Material - Per material requirements for storm drains in Section 3.10.
- 3.14.2.C Minimum Size - Per minimum size requirements for storm drains in Section 3.10.
- 3.14.2.D Minimum Cover - Per minimum cover requirements for storm drains in Section 3.10.
- 3.14.2.E Gradient - Driveway culverts shall have a minimum bottom slope of 0.5%.
- 3.14.2.F Length - Driveway culverts shall not be greater than fifty feet (50').
- 3.14.2.G Multiple Culverts - Where multiple culverts occur, the ditch bottom must be widened to have a bottom width that is six inches (6") greater on each side than the distance from the outside walls of the outer two culverts. Each culvert shall also be separated by at least six inches (6") of compacted fill material.
- 3.14.2.H All driveway culverts must be installed prior to issuance of building permits or construction activities on the individual lot.
- 3.14.2.I All culverts and related structures that are a part of road construction shall be in place prior to final acceptance of the improvements for the subdivision.

3.15 Detention Basins

3.15.1 General Detention Requirements

3.15.1.A Types of Detention Ponds

- 3.15.1.A.i Dry detention basins are open space areas designed to remain dry most of the time. They fill up during large storm events and drain completely through an outlet structure once the storm event has passed. Dry detention basins are preferred and allowed.
- 3.15.1.A.ii Wet detention basins are ponds designed to have a permanent pool. During a large storm event, detention storage is provided above the normal permanent pool level, and after the storm event, the detention storage drains through an outfall and the water surface level returns to the permanent pool/normal water level. Normal ponded volume below the permanent pool does not count towards

the active detention volume. Constructed wetlands are a type of wet detention basin. Wet detention basins are allowed given proper design of the permanent pool.

- 3.15.1.A.iii Retention basins are basins that do not have an outfall and drain completely by infiltration into the underlying soil and evaporation. During a large storm event, retention basins fill and provide storage. After the storm event, the water drains from the site and no water is released downstream. Retention basins are allowed but require analyses of site-specific percolation/infiltration rates, water balance analysis, and potential underdrain design.
- 3.15.1.A.iv Bioretention is a type of retention basin that typically features a filter bed that runoff infiltrates through to drain to either an underdrain or underlying native soils. The use of bioretention ponds is limited to drainage areas less than two acres. Rain gardens are a type of bioretention basin. Bioretention basins are allowed but require either an underdrain or an analysis of site-specific percolation/infiltration rates.
- 3.15.1.A.v Underground detention provides runoff storage in vaults, multiple large-diameter pipes, etc. Underground detention is not preferred but allowable given proper design, operational and maintenance considerations.
- 3.15.1.B General Performance Requirements - Detention shall be configured and sized to meet general detention requirements as stated in Section 3.1, which requires 'No Increase in Site Discharge', and 'No Offsite Adverse Impacts' for the 2-, 10-, 25- and 100-year, 24-hour duration frequency storm events and requires 'Stream Erosion Protection' through the attenuation of the post-development 2-year storm event to less than $Q_{critical}$ (as defined in Section 3.1.4.D).
- 3.15.1.C Drawdown Time - Dry detention facilities shall be designed to empty the complete detention volume from the time of peak stage in less than seventy-two (72) hours.
- 3.15.1.D Freeboard - A freeboard of one (1) foot will be required for all detention ponds. Freeboard distance is measured between the elevation of the emergency spillway crest and the elevation of the top of the detention basin containment embankment/berm. For underground detention an additional 10% of detention storage is required to account for future sedimentation and other unknowns.
- 3.15.1.E Detention within Paved Areas - Storm runoff may be detained within

paved areas (i.e. parking lots, driveways). The location of ponding areas shall be planned to minimize inconvenience to both pedestrians and traffic and the maximum 100-year ponding depth shall be limited to less than eight (8) inches.

3.15.1.F Emergency Spillway - An emergency spillway shall be provided at the 100-year water surface elevation with sufficient capacity to convey the 100-year storm event assuming blockage of the outlet works.

3.15.1.G Texas Commission on Environmental Quality (TCEQ) Requirements - All TCEQ requirements for water impoundments and dam safety shall apply. Detention ponds may be subject to the requirements of the TCEQ Dam Safety Program based on impoundment volume, embankment height, and level of hazard. The Owner shall be responsible for obtaining all necessary permits required by the TCEQ for impounding water. See Section 3.16 – Dam Safety.

3.15.1.H Stormwater Pumps - The use of stormwater pumps for purposes of maintaining flood control discharge from a detention facility are not allowed.

3.15.2 Detention Analysis Requirements

3.15.2.A Hydrograph Routing

3.15.2.A.i The volume of detention runoff storage shall be computed using unit hydrograph and storage routing procedures. The modified Rational Method may be used when the contributing drainage area is less than 100 acres.

3.15.2.A.ii The effects of tailwater or other outlet control considerations shall be considered.

3.15.2.A.iii When designing ponds in series (i.e., when the discharge of one pond becomes the inflow of another), the analysis must incorporate the construction of hydrographs for all inflow and outflow components.

3.15.2.A.iv The preferred method to perform this analysis is through application of the NRCS hydrologic method using the Corps of Engineers HEC-HMS models.

3.15.2.B Watershed Land Use Conditions - Any off-site areas which drain to the pond shall be assumed to remain in the existing conditions for both pre- and post-development conditions, unless the detention pond is serving as a regional detention pond for these off-site areas. Land use conditions for areas being served by a regional detention pond shall be considered at their ultimate build-out condition.

3.15.2.C Watershed Floodplain Models - Where applicable, City of Taylor

regulatory models shall be used as base models for the impact analysis and drainage design associated with development. Users shall be aware that floodplain models provided have been developed on a watershed-wide basis and may therefore not be applicable without modification on a site-by-site basis. Regulatory models used for flood insurance purposes shall be obtained directly from FEMA.

3.15.3 Dry Detention Design Requirements

3.15.3.A Embankments

3.15.3.A.i Minimum Top Widths are shown in **Table 3-9**.

Table 3-9: Embankment Top Widths	
Total Height of Embankment (feet)	Minimum Top Width (feet)
0—6	4
6—10	6
10—15	8
15—20	10
20—25	12
25—35	15

3.15.3.A.ii Compaction - The constructed height of an earthen embankment shall be equal to the design height plus the amount necessary to ensure that the design height will be maintained once all settlement has taken place. This amount shall in no case be less than five percent (5%) of the total fill height. All earthen embankments shall be compacted to 95% of maximum density.

3.15.3.A.iii Side Slopes - Earthen embankment side slopes shall be no steeper than 4 horizontal to 1 vertical (4H:1V) or as recommended from a geotechnical analyses.

3.15.3.B Positive Drainage - A dry detention facility shall have enough gradient to ensure positive drainage to the outlet structures to avoid nuisance conditions such as standing water, odors, insects, and weeds. A minimum slope towards the outlet structure of two percent (2.0%) is required for all grass lined areas and of one-half percent (0.5%) for concrete pilot channels. See Section 3.13 for additional concrete pilot channel requirements.

3.15.3.C Detention Pond Inflow - All concentrated flows into a detention pond shall be collected and conveyed into the pond in such a way as to

prevent erosion of the side slopes and pond bottom.

3.15.3.D Detention Pond Outlet

- 3.15.3.D.i Outlet Pipes - Shall have a minimum diameter of eighteen inches (18") and be constructed of reinforced concrete.
- 3.15.3.D.ii Orifice plates - Orifice plates may be used to further restrict flow area but must be assessable for maintenance and removal of storm debris. Orifice openings smaller than twelve inches (12") shall not be used unless a method to prevent debris blockage is provided.
- 3.15.3.D.iii No outlet structure from a detention pond shall be designed to discharge concentrated flow directly onto roadways. Such discharges shall be conveyed by a closed storm drain to the nearest existing storm drain trunk line or channel. If there is no existing storm drain/channel within three hundred feet (300'), the outlet design shall provide for a change in the discharge pattern from concentrated flow back to sheet flow.
- 3.15.3.D.iv Outlet Structure Design - There are two basic types of outlet control structures: Those incorporating orifice flow and those incorporating weir flow. Rectangular and V-notch weirs are the most common types. Generally, if the crest thickness is more than sixty percent (60%) of the nappe thickness, the weir shall be considered broad-crested. The coefficients for sharp-crested and broad-crested weirs vary. The respective weir and orifice flow equations are provided below. Analytical methods and equations for other types of structures shall be approved prior to use.

Rectangular Weir Flow Equation

$$Q = CLH^{3/2} \text{ (Eq. 3-7)}$$

Where:

Q = Weir discharge, cubic feet per second

C = Weir Coefficient (reference source)

L = Horizontal length, feet

H = Head over weir, feet

V notch Weir Flow Equation

$$Q = 4.28C_e \tan(\Theta/2) H^{2.5} \text{ (Eq. 3-8)}$$

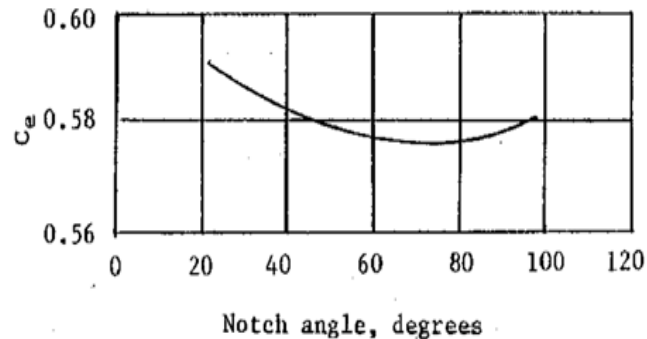
Where:

Q = Weir Discharge, cubic feet per second

C_e = Weir Coefficient, $25^\circ < \Theta < 100^\circ$

Θ = Angle of the weir notch at the apex (degrees)

H = Head on Weir, feet



Orifice flow equation

$$Q = C_o A (2gH)^{0.5} \text{ (Eq. 3-9)}$$

Where:

Q = Orifice Flow, cubic feet per second

C_o = Orifice Coefficient (use 0.6 or reference source)

A = Orifice Area, square feet

g = Gravitational constant, 32.2 feet/sec²

H = Head on orifice, measured from centerline, feet

3.15.4 Wet Detention Design Requirements

3.15.4.A Wet detention basins are required to meet the same requirements of dry detention basins with the exception of the positive drainage requirements, as wet basins have a permanent pool. Wet ponds shall have a minimum drainage area of 25 acres and will be constructed of natural material (i.e. earthen embankments).

3.15.4.B Permanent Pool - The permanent pool shall have a permanent pool depth ranging from 3 to 8 feet, side slopes shall be no steeper than 3:1, and safety benches with a maximum slope of 6% are required for any slopes steeper than 4:1. A drain must be provided that is capable of draining the permanent pool within 48 hours unless water rights are obtained. If NRCS soil types A and B are present, a pond liner may be required to maintain the permanent pool.

3.15.5 Underground Detention Requirements

3.15.5.A The bottom of underground detention shall be at least two feet above

seasonal high groundwater.

- 3.15.5.B Underground detention shall not be located underneath any structure unless approved by the City Engineer.
- 3.15.5.C Underground utilities shall not cross through the underground detention area.
- 3.15.5.D If underground detention is located underneath an area with vehicular traffic, the structural design must meet the requirements for emergency vehicle loading.
- 3.15.5.E Maintenance access is required at both ends of the underground detention facility. Spacing between access openings shall not exceed 50 feet unless approved by the City Engineer. If the value or pipe contains cells, then one access per cell is required. Confined space entry regulations shall be followed if applicable.
- 3.15.5.F For underground detention systems, minimum cover requirements shall be per 3.10 – Storm Drains. The maximum fill depth to the top of the pipe shall be governed by geotechnical/structural considerations. Calculations must be provided for review.

3.15.6 Detention Facility Maintenance Requirements

3.15.6.A Maintenance Access

3.15.6.A.i Detention ponds shall be designed with adequate area around the perimeter for access and maintenance. Ponds shall have a seven (7) foot wide clear perimeter access strip for ponds with depths of five (5) feet or less (back slopes included) and a minimum of fifteen (15) feet wide clear perimeter access strip for ponds over five (5) feet deep or with back slopes in excess of five (5) feet high. Area shall not slope more than five percent (5%).

3.15.6.A.ii A means of access to the bottom of the pond and to the outlet structures shall be provided. The access ramp shall be graded no steeper than 15% and shall be as wide as the perimeter access width provided.

3.15.6.B O&M Plan Requirements - O&M plans are required for all detention facilities. See Appendix A – Maintenance Agreement for Drainage Facilities.

3.16 Dam Safety

3.16.1 Applicability - Any hydraulic structure designed to impound stormwater that has:
(1) a height greater than or equal to six feet and a minimum impoundment storage of 50 acre-feet; or (2) a height greater than or equal to 25 feet and a minimum

impoundment storage of 15 acre-feet, may be classified as a dam by the Texas Administrative Code (TAC), Chapter 299.13, and must be designed to safely pass the minimum design flood hydrograph expressed as a percentage of the Probable Maximum Flood (PMF).

3.16.1.A The height of the hydraulic structure is measured from the top of the structure to the downstream intersection of the structure and the natural or excavated ground, whichever is lower.

3.16.1.B A dam must be designed to pass the PMF as defined in Texas Administrative Code Chapter 299 Dams and Reservoirs (Figure: 30 TAC § 299.15(a)(1)(A)).

3.16.1.C The State of Texas has the primary regulatory authority for dams in Texas. The State's Dam Safety Program is under the purview of the TCEQ and Title 30, Chapter 299 of the Texas Administrative Code contains applicable rules. The primary guidance for the analysis of dam performance during a PMF event can be found in the "Hydrologic and Hydraulic Guidelines for Dams in Texas". This manual and other dam safety and maintenance manuals are available on the TCEQ's web site at <https://www.tceq.texas.gov/>.

3.16.2 Dam Design - TCEQ's *Design and Construction Guidelines for Dams in Texas* shall be referenced for dam design. The following list several important dam design considerations:

3.16.2.A Woody Vegetation Free Zone - Dams shall not be designed or constructed with any trees or other woody vegetation on the dam structure or within twenty feet (20') of the upstream or downstream toe of the dam.

3.16.2.B No permanent irrigation systems - Dams shall not have permanent irrigation systems installed on or within the dam.

3.16.2.C Vegetation maintenance - Earthen dam embankments must be vegetated with grasses that do not exceed twelve inches (12") in height and can be mowed as frequently as weekly. Examples include Bermuda grass and buffalo grass.

3.17 Flumes

3.17.1 The use of flumes is discouraged. Flumes shall not be permitted when the purpose of a permanent flume is to carry runoff down the sides of earthen channels or detention ponds.

3.17.2 A flume may be used to direct overflow runoff along property lines until the runoff can be intercepted by streets or a storm drain system. A flume shall not carry more than ten (10) cubic feet per second during the 100-year frequency storm event with a slope of one (1) percent.

3.17.3 All flumes crossing sidewalks shall be covered or bridged such as to minimize danger to pedestrians.

3.17.4 All edges are to be protected with rock rip-rap or other form of protection for erosion control and scour purposes.

3.18 Lakes

3.18.1 Approval to develop in any area subject to inundation by a lake must be obtained from the appropriate agency responsible for that particular lake before the City grants its approval. Agencies that shall be contacted include, but are not limited to U.S. Army Corps of Engineers, TCEQ, the Brazos River Authority, and FEMA.

3.18.2 Regardless of approvals obtained from those agencies listed above, no filling, development, or construction in any area subject to inundation by a lake shall occur without the approval of the City Engineer. The City Engineer may require any studies necessary to determine that filling, development, or construction will not have a detrimental effect on adjacent, upstream, or downstream properties and buildings. This subsection in no way diminishes other requirements of this section.

3.19 Lot-To-Lot Drainage

3.19.1 A comprehensive grading plan shall be included with subdivision construction plans. The grading plan shall be designed to ensure all lots will adequately drain upon completion of the subdivision improvements.

3.19.2 Infill development must be drained to an abutting street or alley unless drainage to a street or alley is infeasible. Infill development must not obstruct the existing natural drainage pattern of adjacent public or private property or redirect or increase the existing quantity or velocity of water draining onto adjoining private property. The City Engineer may require the submittal of detailed drainage plans and engineering calculations if the potential exists for negative impacts to adjacent property owners.

3.19.3 All lots shall be graded from rear to front at which point the drainage shall be intercepted by the street. Alternate grading schemes may be utilized if it can be demonstrated to the satisfaction of the City Engineer that grading from rear to front would be detrimental to trees or other natural features; or it would not be reasonably adaptable to the existing topography because of excessive cuts and fills, or future lot development (i.e., commercial, industrial or multi-family lots).

3.19.4 All lots shall be graded at a minimum of one (1) percent. Grading of lots with existing slopes of one (1) percent or greater will not be required provided the conditions under 3.19.2 above have been satisfied and it is demonstrated to the satisfaction of the City Engineer that there are no existing or proposed features that will prevent the lots from adequately draining.

3.19.5 Grading and drainage of all residential lots shall be designed in a manner which

will allow a maximum of one lot to drain in a sheet flow manner across an adjacent lot and into a permanent structure, such as a concrete flume, lined channel, or proper inlet to an adequate drainage facility, or to a street right-of-way. If an approved drainage structure is not present, it will be required of the developer to construct the necessary facilities.

3.19.6 Surface swales shall be designed and provided along lot lines when more than two lots will be contributing to stormwater runoff at any given point. Side slopes for swales shall not exceed 10:1 (horizontal: vertical) unless otherwise accepted by the City Engineer.

3.19.7 Sheet flow techniques shall be used for lot-to-lot drainage.

3.20 Floodplain Delineations and Easements

3.20.1 City of Taylor Floodplain

3.20.1.A A floodplain shall be delineated for all waterways with a contributing drainage area greater than sixty-four (64) acres. A waterway is defined as any watercourse, drainage way, branch, creek, or stream including, but not limited to, the limits of the one percent floodplain.

3.20.1.B Floodplain determination shall be based on the 100-year frequency storm event runoff and the existing land use conditions of all properties contributing to the point of consideration.

3.20.1.C The design Engineer is responsible for delineating the floodplain based on the most accurate information available.

3.20.2 Federal Emergency Management Agency Floodplain

3.20.2.A The Federal Emergency Management Agency (FEMA) maintains Flood Insurance Rate Maps (FIRMs) that depict floodplain and floodway boundaries. The floodplain and floodway boundaries depicted on FIRMs are based on existing conditions of development in the contributing area at the time the floodplain study that delineated the floodplain was completed.

3.20.2.B FEMA reviews and approves or denies all revisions or amendments to FIRM's. FEMA revises or amends FIRM's by approval of a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR). FEMA establishes the process and fees necessary for review of an application for a LOMA or LOMR.

3.20.2.C FEMA reviews the impact of proposed site developments and offers or denies conditional assurance that a FIRM may be changed by the proposed development. FEMA offers this assurance by a Conditional Letter of Map Amendment (CLOMA) or Conditional letter of Map Revision (CLOMR). The CLOMA or CLOMR is a conditional statement that the FIRM may be changed if: (1) the development is constructed as

proposed in the CLOMA/CLOMR application; and (2) a complete LOMA/LOMR is submitted after construction of the proposed development.

- 3.20.2.D As the local floodplain administrator, the City must review and acknowledge certain LOMR or CLOMR requests. The City establishes the process necessary for review of an application for a LOMR or CLOMR.

3.20.3 Floodplain Drainage Easements

- 3.20.3.A The floodplain as defined by FEMA on the effective FIRM and as defined by the City of Taylor floodplain is the basis for dedication of drainage easements.
- 3.20.3.B If the floodplain on the FIRM extends beyond a drainage easement required by the Code, or offered by the applicant, then the floodplain depicted on the FIRM must be changed by FEMA. This requirement assures that floodplain boundaries and associated regulations are coordinated between the City of Taylor and FEMA.

3.21 FEMA FIRM Floodplain Revisions

3.21.1 Reasons for Revision

- 3.21.1.A FIS Incorrect - FEMA will revise an effective FIS to reflect new information which shows the original FIS to be incorrect and to reflect physical changes which invalidates the original FIS analyses or presentation of data.
- 3.21.1.B New Information - Updated or corrected topographic mapping, hydrologic data, or hydraulic data constitute new information which may warrant a revision.
- 3.21.1.C Physical Changes - Flood protection projects and any form of topographic alterations (cut and fill) constitute physical changes which may also warrant a map revision.

- 3.21.2 If the floodplain depicted on the FIRM is desired to be changed due to updated analysis of the floodplain under existing conditions, then the following requirements are applicable:

- 3.21.2.A Prior to recordation of a final plat, the applicant must provide to the City a letter of acknowledgement by FEMA of receipt of a complete application for a LOMR.
- 3.21.2.B Prior to final acceptance of the construction of the subdivision or issuance of building permits, the applicant must provide to the City evidence of final acceptance by FEMA of the LOMR submitted.

- 3.21.3 If the floodplain depicted on the FIRM is changed due to land development activities that alter existing conditions in a manner that causes increases in the

floodplain on other properties, then the following requirements are applicable:

- 3.21.3.A Prior to approval of a final plat, the applicant must provide to the City a letter of acknowledgement by FEMA of receipt of a complete application for a CLOMR.
- 3.21.3.B Prior to the recordation of a final plat, the applicant must provide to the City evidence of approval of the CLOMR.
- 3.21.3.C If the final plat is approved before it is determined that a CLOMR is necessary or desired, then prior to release of subdivision construction plans, the applicant must provide to the City a letter of acknowledgement by FEMA of receipt of a complete application for a CLOMR.
- 3.21.3.D Prior to final acceptance of the construction of the subdivision or issuance of building permits, the applicant must provide to the City evidence of final acceptance by FEMA of the LOMR submitted.

3.22 Drainage Study Guidelines

The purpose of a Drainage Study is to determine the requirements for drainage facilities, floodplain delineation, and/or drainage easements either within the proposed development or offsite. A Drainage Study is required for every subdivision plat or a development requesting a building permit on a parcel which does not have a previously approved Drainage Study, unless the City Engineer has waived this requirement due to existing conditions. The Drainage Study must be approved prior to Final Plat or issuance of a building permit.

3.22.1 General Requirements

- 3.22.1.A The Drainage Study shall be sealed and certified by a Professional Engineer licensed by the State of Texas. The study shall include a Drainage Area Map and report per the requirements below.
- 3.22.1.B Drainage studies shall be based on the ultimate build-out condition of the proposed development with any interim phase also considered as a distinct condition.
- 3.22.1.C Drainage studies approved by the City are valid for 25 years. After this time, a new study must take place to incorporate changes in rainfall, development, and other contributing factors to the analysis.

3.22.2 Drainage Area Map

- 3.22.2.A Drainage Calculations. Provide summaries of key drainage calculation assumptions and results for both existing and proposed conditions.
 - 3.22.2.A.i Sub-Drainage Areas - Provide drainage area IDs, size in acres, Curve Number, Impervious Cover (IC), Time of Concentration (Tc), and Peak Flow Rate (Q) for 25- and 100-

year storm for each sub-drainage area. Provide Runoff Coefficients (C) and Intensity (I) when using the Rational Method.

- 3.22.2.A.ii Points of Discharge - Provide summary table of peak flow rates at all identified points of interest for the 25-, and 100-year storm events.
- 3.22.2.A.iii Assumptions - Document rainfall source and other key hydrologic assumptions.
- 3.22.2.B Drainage Areas - Provide both existing and proposed drainage areas for each collection point and inlet. Provide a separate drainage area map if drainage areas vary between the two conditions. Include overall drainage areas for the site and off-site areas and indicate area for each. Distinguish all drainage areas by heavy dashed lines.
- 3.22.2.C Key Points of Discharge - Include points of discharge to and from the site, and at other key hydrologic junctions. Points of discharge to directly correlate with discharge summary tables. Points of discharge to be used to evaluate No Offsite Adverse Impact (as defined by Section 3.1.4.B).
- 3.22.2.D Flow Paths - Depict time of concentration flow path with overland, sheet flow, and channel flow paths identified. Include flow arrows indicating the direction of flow to collection points and outfalls shown.
- 3.22.2.E Land use - Depict land use through aerial or planimetric data. The plan shall include the building footprint and parking areas when the Drainage Study is prepared for a building permit.
- 3.22.2.F Off-Site Areas - The map shall indicate any offsite or adjoining areas outside the limits of the area being developed.
- 3.22.2.G Significant Physical Features - Show all significant existing and proposed physical features such as structures, detention facilities, bridges, culverts, storm drains, channels, ditches, dams, water bodies, streams, roads, and railroads. Provide names of significant features such as roadways, etc.
- 3.22.2.H Contours - The map must include labeled contour lines at a sufficient interval (1' or 2') to depict the topography for the entire off-site drainage basin and 50' beyond the property boundary. The datum for topography shall be that of the United States Coast and Geodetic Survey or the City of Taylor GIS datum.
- 3.22.2.I Proposed Grading - Provide preliminary grading to sufficient detail to depict method proposed to convey stormwater runoff across development and to detention facilities and outfalls. Provide overflow

points and control elevations. Indicate key low and high points.

3.22.2.J Floodplain Extents

3.22.2.J.i Depict the City of Taylor 100-year floodplain for waterways with contributing drainage areas greater than sixty-four (64) acres.

3.22.2.J.ii Depict and identify any special flood hazard areas as defined by the FEMA on their current Flood Insurance Rate Map.

3.22.2.J.iii Note identifying reference for floodplain information.

3.22.3 Drainage Report

3.22.3.A Project Location - Provide project location depicted on a 7.5 minute series USGS, aerial, or other similar type map. Include land plan and limit of downstream drainage assessment, if applicable.

3.22.3.B Provide a narrative with the following information:

3.22.3.B.i Acreage to be developed, type of development, and explanation of any proposed project phasing.

3.22.3.B.ii Watershed in which project is located, general soil conditions, and downstream channel conditions.

3.22.3.B.iii Methods to be used for handling stormwater runoff (i.e. drainage easements, channels, curb inlets, storm drains, detention, etc.).

3.22.3.B.iv Justification for exemptions from code requirements.

3.22.3.B.v Provide a summary assessment of impact of development to upstream and downstream properties and facilities. Provide a downstream drainage assessment, if required, as described below.

3.22.3.B.vi Source of floodplain information (calculations where applicable).

3.22.3.B.vii Provide other relevant information to demonstrate compliance with the Drainage Design and Analysis Criteria section.

3.22.3.C Provide the following calculations:

3.22.3.C.i Calculations supporting adequacy of existing and proposed on-site channels, storm drains, inlets, culverts, bridges, and other drainage structures.

3.22.3.C.ii Calculations supporting adequacy of detention pond size.

Provide percent impervious cover calculations. Provide hydrologic detention routing assumptions and results. Provide stage-storage-discharge information for detention facilities, including information for each outlet component (i.e. pipes, orifice, weirs, and spillways).

3.22.3.C.iii Calculations for floodplain modifications and cross sections.

3.22.3.C.iv Calculations of existing flows. Provide existing and proposed drainage areas, time of concentration calculations, impervious cover, and runoff coefficients. Provide rainfall and hydrograph development assumptions.

3.22.3.C.v Calculations of off-site flows.

3.22.3.C.vi Provide source/documentation for all parameters used in calculations if not in City of Taylor Engineering Manual.

3.22.3.C.vii Provide hydrologic and hydraulic model files (preferably HEC-HMS and HEC-RAS).

3.22.3.D Downstream Assessment Requirements

3.22.3.D.i A downstream drainage assessment, if required, shall extend from the outfall of the subdivision to a point downstream, determined by the Zone of Influence and Known Flood Problem Areas:

- Zone of Influence - Point downstream where the discharge from a proposed development no longer has a significant impact upon the receiving stream or storm drainage system. The zone of influence can initially be assumed to be the point where the drainage area controlled by the detention facility comprises ten percent (10%) of the total drainage area.
- Known Flood Problem Areas - Locations of reported historic flooding or areas known to be at a high risk of flooding for the 100-year storm event.

3.22.3.D.ii Downstream Assessment Steps

- Determine the outfall location of the site and the pre- and post-development site conditions.
- Using a topographic map, determine a preliminary lower limit of the zone of influence using the initial ten percent (10%) estimate.
- Using a hydrologic model determine the pre-development peak flows at each junction beginning at

the development outfall and ending at the next junction beyond the preliminary lower limit of the zone of influence (10% point). Evaluate discharges for the 2-, 10-, 25-, and 100-year frequency storms.

- Change the land use on the subdivision site to post-development conditions and rerun the model.
- Compare the pre- and post-development peak discharges at the downstream end of the model. If the post-developed flows are higher than the pre-developed flows for the same frequency event, extend the model downstream. Repeat steps 3 and 4 until the post-development flows are less than the pre-developed flows.
- Add additional proposed storm water management storage or facilities to the model designed so that the model shows that adverse effects are mitigated. Adverse effects can be shown to be mitigated if peak flow rates are not increased within the downstream assessment limits and at known flood problem areas.

3.23 Trench Safety

All projects that require trench excavation shall include temporary Excavation Safety Systems at a minimum conform to United States Department of Labor Rules 29 CFR, Occupational Safety and Health Administration, Part 1926 Safety and Health Regulations for Construction, Subpart P, Excavation (OSHA). Construction plans shall include the appropriate specification and bid item.

3.24 Testing/Inspection

3.24.1 Storm Drain

- 3.24.1.A The compaction of backfill shall meet or exceed the requirements of the applicable details.
- 3.24.1.B All storm drains shall be inspected prior to acceptance by the City. All storm drains forty-two inch (42") or less shall be inspected using television inspection. Storm drains larger than forty-two inch (42") may be inspected visually.
- 3.24.1.C A City representative shall be present during the television inspection.
- 3.24.1.D Televised Inspection Criteria:
 - 3.24.1.D.i All television equipment used shall have a minimum of two hundred twenty (220) lines of horizontal resolution. The picture shall be in color.

- 3.24.1.D.ii All video information on DVD must have good picture quality.
- 3.24.1.D.iii As a title heading on the tape and during the televising, the operator must:
 - Note the project name and Contractor name.
 - Note the name of the company and the operator performing the video inspection.
 - Note line size and material, joint type and length.
 - Line segment to be televised including beginning and ending station numbers.
 - Note page of plans used and year plans were stamped.
 - Note date and time of inspection.
 - A footage counter must be displayed on the DVD during the filming.
 - Show the above title block before and after each line segment. Show the title block at one hundred (100') foot intervals while filming the line segment.
 - All defects shall be shown on film for a minimum of 10 seconds before proceeding with the televising.
- 3.24.1.D.iv The Contractor shall supply a log sheet used in conjunction with the video tape for written documentation. All written information gathered must be legible and clearly understandable.
 - Note the project name, Contractor name and contract number.
 - Note the name of the company and the operator performing the video inspection.
 - Note pipe size and material, joint type and length between joints.
 - Note the DVD footage counter, start to end.
 - Note line segment to be televised, station numbers from and station numbers to length of line segment as indicated on plans.
 - Note page of plans used and year plans were stamped.
 - Note date and time of inspection.

- Indicate by sketch the line segment to be televised in relation to surrounding street intersections and street addresses. Identify manhole station numbers. Show direction of flow with arrows and direction the camera is going. Indicate direction of north on the sketch.
- Note the water depth at the beginning, every fifty (50') foot station, every change in grade, and at the end of the line segment.
- Identify the clock location, direction, size and type of laterals entering main. Indicate laterals as saddles, punched, or glued fittings.
- Indicate final footage televised at end of the log sheet.

3.24.1.E One DVD per visual televised inspection project shall be furnished to the Project Inspector.

3.24.1.F Recording must be done on DVD discs.

3.24.1.G All DVDs and run sheets shall be submitted to the City. All tapes and log sheets shall become the property of the City.

3.25 Erosion and Sediment Control

3.25.1 Construction activities that discharge storm water runoff into or adjacent to any surface water of the state are regulated by the State of Texas under the Construction General Permit (CGP) (TXR150000). The governing agency is the Texas Commission on Environmental Quality (TCEQ). Construction related sediment is a significant pollutant of streams, lakes, ponds and reservoirs. Sedimentation can also carry pesticides, phosphates and many other chemical pollutants which can be carried to the waterway and reduce the quality of water.

3.25.2 Erosion and sediment BMPs are required for all construction, (conducted with or without a permit) and all other activities for which land clearing, trenching, or grading is a part. It is the intent of City of Taylor policy to closely parallel the requirements set forth in the Texas Pollution Discharge Elimination System (TPDES) Construction General Permit (TXR150000) and any applicable updates to National Pollution Discharge Elimination System (NPDES) or TPDES.

3.25.3 Temporary Stabilization Controls - Temporary controls shall be used during construction to prevent the erosion of soil and sedimentation of waterways until restoration is complete. Temporary controls shall be used in accordance with the Construction Standards.

3.25.4 Final Stabilization Controls

3.25.4.A The Contractor shall restore all areas within public right-of-way and public easements that have been disturbed as a result of construction

activities. Such areas shall be returned to pre-disturbed conditions or better. New open areas or facilities within the public right-of-way or public easements shall be covered with a minimum of four (4) inches of topsoil prior to the application of grass seed.

3.25.4.B Seed shall be watered until uniform growth is established. During the first two (2) months after application of the seed, the planted area shall be irrigated or sprinkled at ten (10) day intervals in a manner that will not erode the topsoil but at a rate sufficient to thoroughly soak the soil to a depth of six (6) inches. The watering schedule may be postponed with a rainfall occurrence of one-half (1/2) inch or greater.

3.25.4.C Restoration shall be acceptable when the grass has grown to a height of at least one-half (1/2) inch and covers ninety (90%) percent of the area with bare spots no greater than ten (10) square feet.

3.25.5 Erosion and Sedimentation Control Plan

3.25.5.A All projects disturbing natural conditions are required to plan, design, and implement BMPs to minimize erosion and sedimentation to the greatest extent practicable. All activities requiring a permit shall submit an erosion and sedimentation control plan that identifies, addresses and minimizes to the City Engineer's satisfaction, all potential sources of sediment and other construction related pollution.

3.25.5.B Erosion and Sedimentation Control Plan (ESCP) shall include:

3.25.5.B.i A comprehensive plan addressing limits of disturbance, phasing, temporary and permanent erosion and sedimentation BMPs that comply with all applicable Federal, State and Local regulations.

3.25.5.B.ii Construction standards to illustrate, review and construct the BMPs that minimize erosion and sedimentation to the maximum extent practicable; (and where appropriate, correlate with and outlined in the ESCP).

3.25.5.B.iii The general direction of flow of storm water drainage entering and leaving the site. If the drainage patterns will be altered, both the existing and proposed drainage patterns shall be shown.

3.25.5.B.iv A description of how run-on storm water will be handled, including sheet flow entering the site from adjoining property.

3.25.5.B.v A description and the location of any environmentally sensitive area that is located on the site or that adjoins the site and that will receive storm water directly from the site.

- 3.25.5.B.vi The location of any Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map 100-year floodplain boundaries, floodway boundaries, or FEMA Velocity Zone boundaries that encroach on the site. A preliminary boundary line may be used with a preliminary plat. The ESCP shall be amended prior to filing of a final plat, once a final boundary determination has been made.
- 3.25.5.B.vii A description and location of all temporary control measures that will be implemented during construction to control erosion, sedimentation, and the discharge of pollutants.
- 3.25.5.B.viii Standards and schedules for maintenance and replacement for all temporary and permanent BMPs in the plans.
- 3.25.5.B.ix Standards for topsoil, vegetative materials and vegetation BMPs in the plans.
- 3.25.5.B.x Computations for BMPs that rely on detention, sedimentation, filtration, diversion and velocity control.
- 3.25.5.B.xi A Licensed Professional Engineer shall sign, seal and date the ESCP.

3.25.6 Temporary Stabilization

- 3.25.6.A Portions of a site that have been disturbed, but where no work will occur for more than 21 days shall be temporarily stabilized as soon as practicable, and no later than 14 days, except when precluded by seasonal arid conditions, or prolonged drought. A written request to the City Engineer shall be submitted for approval of exceptions.
- 3.25.6.B Temporary stabilization shall consist of providing a protective cover, designed to reduce erosion on disturbed areas. Temporary stabilization may be achieved using temporary seeding, soil retention blankets, hydro-mulches and other techniques that cover 100 percent of the disturbed areas until either final stabilization can be achieved or until further construction activities take place.
- 3.25.6.C Perimeter controls such as silt fence, vegetated buffer strips or other similar perimeter controls are intended to act as controls when stabilization has not occurred. Perimeter controls may remain in place during temporary stabilization.

3.25.7 Final Stabilization

- 3.25.7.A Final stabilization within the public right-of-way shall conform to this Section and may consist of soil cover as vegetation, geo-textiles or mulch. For stabilizing vegetated drainage ways, sod or seeded soil

retention blankets shall be used. Hydro mulch will not be allowed in vegetated swales, channels, or other drainage ways.

- 3.25.7.B The plan for final stabilization shall be coordinated with permanent controls in the ESCP and with the landscaping plan.

3.25.8 Waste and Hazardous Materials Controls

- 3.25.8.A Covered containers shall be provided for waste construction materials and daily trash. Hazardous material shall be stored in a manner that prevents contact with rainfall and runoff. On-site fuel tanks and other containers of motor vehicle fluids shall comply with the latest applicable TCEQ requirements for storm water pollution controls during construction.

- 3.25.8.B The SWPPP shall require federal, state and local reporting of any spills and releases of hazardous materials greater than the regulated Reportable Quantity (RQ) and reporting to the City of Taylor Engineer and Public Works Director of all spills and releases to the storm drainage system.

3.25.9 Notice of Intent (NOI) or Construction Site Notice (CSN)

- 3.25.9.A If applicable, a copy of the NOI/CSN shall be sent to the City Engineer.

3.25.10 TCEQ Site Notice

- 3.25.10.A A signed copy of the Construction Site Notice or NOI shall be posted at the construction site in a location where it is readily viewed by the general public during all construction activities.

3.25.11 Notice of Termination (NOT)

- 3.25.11.A All primary operators shall submit a copy of the NOT to the City Engineer after construction has been accepted.

3.25.12 Inspection and Maintenance During Construction

- 3.25.12.A The primary operator shall construct all controls required by the SWPPP and ESCP. The primary operator shall have qualified personnel inspect the controls at least every two weeks during construction and within 24 hours after a storm event of 0.5 inches, or greater.

- 3.25.12.B Certified inspection reports shall be retained as part of the SWPPP on site. Within seven days of the inspection, controls identified as damaged or deteriorated shall be repaired or replaced, as appropriate. Controls shall also be routinely cleaned or repaired to maintain adequate functionality.

- 3.25.12.C Changes, repairs and/or additions shall be made to the controls within 7 days to prevent discharges from the site. The primary operator shall implement procedures to remove discharges from all portions of the

storm drainage system including streets, gutters, inlets, storm drain, channels, creeks, ponds, etc.

SECTION 4 GENERAL UTILITIES DESIGN REQUIREMENTS

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SECTION 4 GENERAL UTILITIES DESIGN REQUIREMENTS

4.1. General

- 4.1.1 Compliance with Master Plans – All water and wastewater construction plans shall comply with the City’s current adopted Water Master Plan and Wastewater Master Plan and be submitted to the City Engineer for review.
- 4.1.2 General Design Criteria – It is the responsibility of the Engineer to ensure that all water and wastewater construction plans are in conformance with the current edition of the following requirements:
- Texas Commission on Environmental Quality (TCEQ) Rules and Regulations
 - 30 Texas Administrative Code (TAC) Chapter 290 – Public Drinking Water Subchapter D: Rules and Regulations for Public Water Systems
 - 30 TAC Chapter 217 – Design Criteria for Domestic Wastewater Systems Subchapter C: Conventional Collection Systems
 - American Water Works Association (AWWA) Standards.

4.2. Policy

- 4.2.1 Water and Wastewater Main Extensions – Water and wastewater mains shall be sized and extended through the limits of a development to provide a connection for ultimate development of all adjacent properties. Refer to the City Code for policies and appeal process concerning the extension of water and wastewater mains, water and wastewater connection fees, and pro-rata fees.
- 4.2.2 Easements
- 4.2.2.A Minimum Easement Widths – Refer to **Section 1** (Easements and Right-of-Way Requirements) for easement widths.
- 4.2.2.B Easements Required for Relocation/Replacement – The developer shall dedicate such easements or ROW within the development as may be required to permit construction of the relocation/replacement. Responsibility for the acquisition of necessary easements outside of the development shall be the responsibility of the developer to obtain.

4.3. Typical Utility Layouts Within Right-of-Way

- 4.3.1 General – Water and wastewater mains shall be placed on opposite sides of the street paving.
- 4.3.2 Water Main Locations – Water mains are generally placed under the pavement five (5) feet from back of curb on north or east side of street, unless otherwise approved by the City Engineer.

4.3.3 Wastewater Main Locations – Wastewater mains are generally placed under the pavement five (5) feet from back of curb on the south or west side of the street, unless otherwise approved by the City Engineer.

4.3.4 Typical Locations – Refer to **Section 2, Figure 2-1** for typical utility assignments within a city street. Manholes and valves shall not be located in wheel paths, bike lanes, driveways, or sidewalks.

4.4. Separation of Water Mains from Wastewater Mains

4.4.1 Minimum Horizontal Spacing – The minimum horizontal space between wastewater main and a water main shall be nine (9) feet as measured from outside diameter of each utility. The wastewater main that is parallel to a water main shall be installed in a separate trench.

4.4.2 TCEQ Requirements – When the nine (9)-foot separation distance cannot be achieved, water mains and wastewater mains shall be separated per TCEQ Rules and Regulations. Refer to the following:

- 30 TAC Chapter 290 – Public Drinking Water Subchapter D: Rules and Regulations for Public Water Systems
- 30 TAC Chapter 217 – Design Criteria for Domestic Wastewater Systems Subchapter C: Conventional Collection Systems.

4.5. Clearance Requirements

4.5.1 General – Water and/or wastewater mains, services, and laterals shall have a standard minimum vertical clearance of two (2) feet as measured from the outside diameter of the water/wastewater mains to the outside diameter of the crossing utility unless otherwise noted in this section. A minimum 6-inch vertical clearance may be approved by the City Engineer (with exception of water and/or wastewater mains, services, and laterals crossing each other) by placing an Ethafoam pad on the lower utility and backfilling the trench with Concrete Stabilized Sand (CSS) or Controlled Low Strength Material (CLSM) to a minimum 12-inches above the outside diameter of the higher utility.

4.5.2 Storm Drains

4.5.2.A When water or wastewater mains are parallel to storm drains, the minimum horizontal clearance shall be five (5) feet as measured from the outside diameters of each main.

4.5.2.B Water mains shall be designed over storm drains.

4.5.2.C Water service lines shall cross over storm drain mains and laterals.

4.5.2.D Water mains may only be placed under a storm drain if approved by the City Engineer. If the water main crosses under a storm drain, the water

main shall have a steel casing pipe with a minimum vertical clearance of two (2) feet as measured from the outside diameter from the bottom of the storm drain to the outside diameter of the casing pipe. The casing pipe shall be extended a minimum of ten (10) feet from the outside edge of a box storm drain or the outside diameter of the storm drain.

4.5.2.E Additional Storm Drain Crossing Requirements for Wastewater Mains are as follows:

4.5.2.E.i Cement Stabilized Sand (CSS) or Controlled Low-Strength Material (CLSM) backfill is required for any storm drain crossings

4.5.2.E.ii In no case shall wastewater mains be permitted to cross through storm drains or storm drain junction structures.

4.5.3 Franchise Utilities – Franchise utilities, excluding Gas/Energy Transmission lines discussed in **Section 4.5.4**, shall provide a minimum clearance of five (5) feet horizontally from all City Utility lines.

4.5.4 Gas/Energy Transmission Pipelines – Water or wastewater mains proposed to parallel or cross existing gas pipelines shall adhere to the owner of the gas pipeline's clearance and other requirements. When feasible, water and wastewater mains shall maintain a minimum horizontal clearance of five (5) feet as measured from the outside diameters of each utility. Coordination with the pipeline owner is required to confirm clearance requirements. The more stringent clearance requirements will be enforced.

4.5.5 Drilled Shafts – Wastewater and/or water mains within steel casing pipe shall be designed with a minimum horizontal clearance of five (5) feet as measured from the outside diameter of the casing pipe to the outside edge of the drilled shaft, or two times the outside diameter of the drilled shaft, whichever is greater. Water mains that are not cased shall be designed with a minimum horizontal clearance of ten (10) feet.

4.5.6 Drainage Headwalls, Manholes, and Inlets

4.5.6.A Water or wastewater mains shall not cross under headwalls, manholes, or inlets.

4.5.6.B Water or wastewater mains adjacent or perpendicular to headwalls shall be designed with a minimum clearance of ten (10) feet to headwall as measured from the outside diameter of the main to the outside edge of the headwall.

4.5.6.C Water or wastewater mains adjacent or perpendicular to manholes and/or inlets shall be designed with a minimum clearance of five (5) feet

to headwall as measured from the outside diameter of the main to the outside edge of the manhole and/or inlet.

4.5.7 Mechanically Stabilized Earth (MSE) or Other Retaining Walls

4.5.7.A Water or wastewater mains adjacent to MSE or other retaining walls shall be designed to have the trench excavation to be placed outside of the zone of influence of the wall, typically 1H:1V and as determined by the Engineer.

4.5.7.B Water or wastewater mains crossing MSE or other retaining walls shall be designed with steel casing through the entirety of the zone of influence of the wall and shall be extended a minimum of five (5) feet from the zone of influence, typically 1H:1V and as determined by an Engineer.

4.5.7.C Water, wastewater, and storm sewers shall not be permitted within the strap volume of MSE walls.

4.5.8 Other Bridge Features – A minimum clearance of ten (10) feet horizontally and five (5) feet vertically shall be maintained from all other bridge features.

4.5.9 Coordination with Other Entities – In situations where water or wastewater mains are required to be placed adjacent, within, or crossing easements or ROW of highway or railroad entities, the Engineer is responsible for coordinating with such entity to confirm that future expansions from the entity will not impact the proposed water/wastewater lines. Documentation of such correspondence shall be provided to the City.

4.6. Pipe Materials

The specification of pipe material is the responsibility of the Engineer based on the analysis of specific site, soil conditions, loading conditions, and pressure requirements. The guidelines in the City's Approved Materials Lists are based on pipe size only and do not relieve the Engineer of the responsibility of providing pipe material specifications applicable to the specific project and restrictions due to special construction methods.

4.7. Pipe Embedment

4.7.1 Refer to the Standard Details for typical water and wastewater main pipe embedment requirements.

4.8. Crossings

4.8.1 Casing Requirements – Casing pipe shall be used for City utilities at all crossings of TxDOT or railroad ROW and other situations as indicated in this section and shall meet the permitting and insurance requirements of the respective governing authority.

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- 4.8.2 Pipeline Crossings – Refer to **Section 1** (General Design Requirements) for requirements regarding coordination with regulatory agencies.
- 4.8.3 TxDOT and Williamson County Crossing
- 4.8.3.A The design of utilities within TxDOT ROW must be in compliance with the requirements of TxDOT. Refer to the current edition of the TxDOT's *ROW Utilities Manual* and the 43 TAC Chapter 21 Subchapter C for Utility Accommodation.
 - 4.8.3.B The design of utilities within Williamson County ROW must be in compliance with the requirements of the County.
 - 4.8.3.C Approved permits for construction of utilities within TxDOT or Williamson County ROW shall be furnished to the City.
 - 4.8.3.D Water valves, meters, fire hydrants, manholes, cleanouts, and other appurtenances shall be placed outside the limits of the TxDOT or Williamson County ROW.
 - 4.8.3.E Water main crossings shall include a valve on each side of the TxDOT or Williamson County ROW.
- 4.8.4 Railroad Crossings
- 4.8.4.A The design of mains within railroad ROW must comply with the requirements of the appropriate railroad company and the 43 TAC Chapter 21 Subchapter O for Utility Accommodation for Rail Facilities. The Engineer shall determine which railroad company ROW is being crossed and obtain their utility accommodation policies prior to beginning the design.
 - 4.8.4.B Approved permits for construction of utilities within railroad ROW shall be furnished to the City.
 - 4.8.4.C Water valves, meters, fire hydrants, manholes, cleanouts, and other appurtenances shall be placed outside the limits of the railroad ROW.
 - 4.8.4.D Water main crossings shall include a valve on each side of the railroad crossing.
- 4.8.5 Creek Crossings
- 4.8.5.A Pursuant to 30 TAC Chapter 290, where water mains are laid under any flowing stream or semi-permanent body of water, such as a marsh or pond, the water main shall be installed in a separate watertight casing pipe or installed with valves on each side of the crossing to allow the isolation and testing of that portion of the water main to determine if there are any leaks.

- 4.8.5.B A watertight casing pipe with a manhole on each side of the crossing shall be used for wastewater mains.
- 4.8.5.C A primary consideration in the design of creek crossings is the prevention of soil erosion and scour at the areas of trench backfill. At a minimum, CLSM backfill shall be used from bank to bank. The CLSM backfill shall be covered with riprap if the velocity of the flowing water is anticipated to be greater than the maximum permissible velocity in **Section 3** of this manual. Refer to **Section 3** (Drainage Design Requirements) for drainage study and rock riprap sizing requirements. In areas where there is a planned channel improvement, the stabilized backfill shall be used up to the line of planned improvement. The area above this planned line of improvement shall be compacted fill. The Engineer shall provide a scour analysis to determine the minimum depth under the channel but in no case shall be less than five (5) feet from the top of the pipe to the bottom of the channel. If minimum clearance cannot be met, the main shall follow the requirements of **Section 4.8.6** if an elevated crossing is permitted by the City Engineer.

4.8.6 Elevated (Aerial) Crossings

- 4.8.6.A Elevated crossings create special design problems in which no set of circumstances is duplicated from one design to another. Elevated crossings for water and wastewater mains shall be avoided and will only be considered upon approval by the City Engineer.
- 4.8.6.B Two methods of elevated crossings acceptable for consideration by the Engineer are either:
- Attaching the water or wastewater main to a roadway bridge; or,
 - Designing a specific pier foundation/utility bridge for the support of the water or wastewater main crossing.
- 4.8.6.C The following basic criteria must be addressed by the Engineer for all crossings attached to a bridge:
- Increased loading effects on the bridge created by a full main and its supports; and,
 - Proposed elevation of the main shall meet low chord bridge requirements and be two (2) feet above the 100-year water surface elevation to prevent damage to the main.
 - Pipe material shall be ductile iron with epoxy coating in accordance with AWWA C-210.
- 4.8.6.D Elevated crossings shall be designed in accordance with American

Association of State Highway and Transportation Officials' (AASHTO) current editions of Load and Resistance Factor Design (LRFD) Bridge Design Specifications and Standard Specifications for Highway Bridges. In addition, the Ductile Iron Pipe Association (DIPRA) publication Design of Ductile Iron Pipe on Supports provides guidance on the design of elevated crossing pipe structures. Stream velocities and impact loading must be considered.

4.8.6.E Elevated crossing and pier foundation design and construction plans shall be coordinated with appropriate erosion control plans for bank protection where the main enters and exits the creek.

4.8.6.F Drainage Study – Refer to **Section 3** (Floodplain Modifications) for applicable Flood Study requirements for any elevated crossings located over a creek or stream.

4.8.6.G Additional Requirements for Pier Foundations

4.8.6.G.i Site Specific Design – In all cases, the Engineer shall be responsible for obtaining sufficient subsurface investigations and performing all necessary structural and hydraulic calculations for the elevated crossing and associated piping, piers, and attachments. Final pier shape, bearing depth, reinforcing configuration, etc. shall be determined by the Engineer.

4.8.6.G.ii Geotechnical Report – A geotechnical report with design requirements is required for all elevated crossings to determine soil strata and design bearing loads for piers.

4.8.7 Trenchless construction methods may be used for water and wastewater main placement and shall be installed in casing pipe. Only straight pipe alignments for both horizontal and vertical alignment are allowed. Utility bores shall, where practicable, be located at approximately right angles with no less than a 70° angle to ROW, streets, and alleys. All bores shall be performed using auger boring and have a vertical profile on the construction plans.

4.8.7.A Engineers shall consider the location, size, and depth of boring and receiving pits when choosing the beginning and ending stations for boring. The location of the bore/jacking pit and receiving pit shall be shown and dimensioned on the plan and profile views of the utility construction plans. Size of the bore pit and receiving pit shall be adequate to accommodate the boring/jacking equipment and the pipe joint lengths being used. Wet bore crossings are not allowed.

4.8.7.B A bore pit typically exceeds twenty (20) feet in length to accommodate one joint of pipe. Bore pit width varies depending on the depth and size

of pipe.

- 4.8.7.C Auger boring shall be designed in accordance with the Standard Details. The anticipated size and location for all bore pits shall be included in the design for the main and shown on the drawings. Launching pits shall be located at the lower elevation end of the tunnel. Excavation and backfill of bore pits shall be as follows:
- 4.8.7.C.i Do not allow excavation over the limits of the bore or tunnel as specified. Shore the trench walls as necessary to protect workmen, the public, structures, roadways, and other improvements.
 - 4.8.7.C.ii Excavations within the right-of-way and not under surfacing shall be backfilled and consolidated by mechanical methods as specified in these standards for compaction of trenches under roadways. Surplus material shall be removed from the right-of-way and the excavation finished to original grades. Backfill pits immediately after the installation of the carrier pipe is completed. If carrier pipe is not installed immediately after casing pipe installation, the City may require the access pits be temporarily backfilled until installation of carrier pipe.
 - 4.8.7.C.iii Where seeding or sodding is disturbed by excavation or backfilling operations, such areas shall be restored to the existing or better conditions.
- 4.8.7.D Casings shall be required under major and minor collector roadways, arterial roadways, highway crossings, railroad crossings, and creek crossings. The construction bore pit shall be located outside of pavement at a minimum distance of five (5) feet behind the back of curb or edge of pavement where no curb is present. Casing pipe shall be designed to meet the following loading conditions and applicable combinations thereof:
- 4.8.7.D.i Minimum steel casing thickness shall be one-half (1/2) inch and shall be new and suitable for the purpose intended and shall have a minimum yield strength of 35,000 psi.
 - 4.8.7.D.ii Casing shall meet ASTM A-36, ASTM A-570, ASTM A-135, ASTM A-139, or approved equal.
 - 4.8.7.D.iii Pipe shall be coated with coal tar epoxy (15 mils min.) in accordance with AWWA C-210.
 - 4.8.7.D.iv Pipe joints shall be welded in accordance with AWWA C-206. After pipe is welded, coating shall be repaired.

- 4.8.7.D.v AASHTO HL-93 loading as applicable.
- 4.8.7.D.vi Earth loading with the height of fill above the casing as shown on the plans.
- 4.8.7.D.vii Loads applied during jacking, including axial load from jacking.
- 4.8.7.D.viii All other applicable loading conditions, including loads applied during transportation and handling.
- 4.8.7.E Stainless steel casing spacers are required for any type of carrier pipe. Insulators shall be high density polyethylene. Insulators shall fit snug over the carrier pipe and position the carrier pipe approximately in the center of the casing pipe to provide adequate clearance between the carrier pipe bell and the casing pipe. Insulators shall be manufactured by "Recon" and be Raci Type or approved equal
- 4.8.7.F Water mains shall include valves at each side of a cased bore or tunnel within effective distances at each side of the crossing to allow isolation of the water main within the bore.
- 4.8.7.G Casing pipe length shall be determined by the respective governing authority.
- 4.8.7.H Plan and profile view of the bore shall include all existing utility lines, trees, signs, guidelines/wires, light poles, and other obstacles.
- 4.8.7.I Casing pipe depth shall be determined by the respective governing authority but in no case shall a vertical clearance of less than five (5) feet from the outside diameter of the casing pipe to the crossing utility.
- 4.8.7.J Trenchless Rehabilitation Methods – When renewing, rehabilitating, and/or renovating existing water and/or wastewater mains, acceptable trenchless rehabilitation methods may include pipe bursting, slip lining, or cured-in-place pipe. These methods shall be designed by the Engineer and require submittal of design and technical specifications for review by the City Engineer.
- 4.8.7.K Other Trenchless Construction – When traditional auger boring is not feasible for construction of the improvements, other trenchless methods of construction shall be designed by the Engineer. Submittal of these design and technical specifications is required for review by the City Engineer.

4.9. Abandonment of Water and Wastewater Mains and Appurtenances

- 4.9.1 General Water Mains – Any existing water main being replaced shall be cut and

plugged, or removed, as directed by the City Engineer. Pipe ends shall be plugged for a length of at least three times the pipe diameter with a minimum length of two (2) feet and a maximum length of six (6) feet. Valve stacks for abandoned mains shall be removed and/or filled with concrete.

- 4.9.2 General Wastewater Mains – Any existing wastewater main being replaced or abandoned is to be cut and plugged, or removed, at the City Engineer's direction. Wastewater service lines shall be abandoned by cutting and plugging. Pipe ends shall be plugged for a length of at least three times the pipe diameter with a minimum length of two (2) feet and a maximum length of six (6) feet. The service line tap shall be removed from the wastewater main. If crossing an abandoned service line, service line shall be abandoned by cutting and plugging with grout.
- 4.9.3 Abandonment of Mains in Critical Areas – All water and wastewater mains within street ROW and less than ten (10) feet in depth, under major intersections, or in areas that could impact major infrastructure, shall be abandoned by draining the existing main and cutting and filling the existing main with grout.
- 4.9.4 Abandonment of Manholes – All manholes less than ten (10) feet deep shall be removed in their entirety. Other manholes or junction structures shall be abandoned by filling the bottom of the manhole with grout to a minimum of 12-inches above the crown of the highest pipe, removing the top four (4) feet of the manhole, and filling the remainder of the manhole with CLSM.

4.10. Testing/Inspection

- 4.10.1 All water and wastewater testing shall comply with the City of Austin water/wastewater specifications for testing.

SECTION 5 WATER DESIGN REQUIREMENTS

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SECTION 5 WATER DESIGN REQUIREMENTS

5.1 General

- 5.1.1 This section pertains to general design requirements for water distribution system construction in the City of Taylor. All water lines shall be sized and designed in accordance with the City of Taylor standards and as approved by the City Engineer. In the absence of specific standards, all water supply, distribution, pumping, and storage improvements shall be designed in accordance with the most current standards of the American Water Works Association criteria adopted by the Texas Administrative Code, Chapter 290.
- 5.1.2 The Applicant shall provide all water lines necessary to properly serve each lot of the development and ensure that existing and/or new water facilities can supply the required demand for domestic use and for fire protection at the desired pressure. The Applicant shall bear all costs for extending water service from existing City water lines to and through the Development. All water lines and service connections shall meet the current City of Taylor Construction Standards. The Applicant shall submit a certificate to the Development Review Committee (DRC) certifying that the system has been designed in accordance with the current requirements of the state regulatory agency and the City of Taylor. Water lines shall be extended across entire development frontage and to boundaries of the development to facilitate extension to potential adjacent developments, as approved by the City Engineer.
- 5.1.3 Fire Flow - Fire flow for water systems shall be designed to comply with the LDC and the City's current edition of the International Fire Code (IFC) with adopted City amendments.
- 5.1.4 Water System Design – All components of the water system (pipe, valves, fittings, restraints, blocking, services, and appurtenances) shall be ANSI/NSF Standard 61 and designed at a minimum for 150 psi working pressure and an American Association of State Highway and Transportation Officials (AASHTO) HL-93 live load except where loading conditions could exceed HL-93 live load limits, in which case, the City Engineer shall specify the appropriate design load.
- 5.1.5 Water Plan Requirements – Construction plans are required for all water mains. A profile is required for all water mains eight (8) inches or larger, or for four (4) inches or larger water services when any of the following circumstances exist:
 - 5.1.5.A Crossing and/or within corridors where there are several existing utilities present and the space available for the water main is limited
 - 5.1.5.B City rights-of-way

- 5.1.5.C Creek crossings
- 5.1.5.D By other than open cut crossings
- 5.1.5.E Gas line crossings
- 5.1.5.F Transmission main crossings
- 5.1.5.G Other circumstances requiring special design considerations

5.2 Line Sizes and Locations

- 5.2.1 Standard water line sizes are, 8-inch, 12-inch, 16-inch, 18-inch, 20-inch, and 24-inch diameter. 6-inch water line size is only allowed for fire hydrant leads. Other sizes may be approved by the City Engineer.
- 5.2.2 All water lines shall be looped where possible. Dead end lines shall not exceed 500 feet, unless approved by the City Engineer.
- 5.2.3 Water lines shall be located within the right-of-way or an approved utility easement. A steel casing shall be required under new community boulevards, County roadways, and TxDOT Highways. A steel casing will be required for all water lines installed using jack and bore methods.
- 5.2.4 Automatic flushing valves are required for all dead-end mains of 50' or longer.
- 5.2.5 Refer to **Section 1** (Easements and Right-of- Way Requirements) for easement widths for water line construction.
- 5.2.6 All piping with mechanical couplings, push-on, or similar joints subject to internal pressure shall be designed with blocking, anchors, and restraining harnesses to preclude separation of joints.
- 5.2.7 Water lines exclusively for fire protection shall have a water service meter within the ROW or easement. A backflow preventor will be required outside of the ROW or easement but shall be accessible by City inspection staff. Water lines between the connection to the City main and the backflow preventor shall be a minimum of eight (8) inches in diameter. Water lines after the backflow preventor shall be considered private and shall be looped when possible.
- 5.2.8 Water service for multiple units on a single lot shall be served via one Master Meter. The developer is responsible for providing and metering service to individual units.

5.3 Materials

- 5.3.1 All water lines and fittings shall be new materials and comply with the following:
- 5.3.2 Materials:
 - 5.3.2.A Six (6) Inch Through Twelve (12) Inch:

- 5.3.2.A.i Polyvinyl Chloride (PVC) material and be designed, manufactured, and tested in accordance with the applicable requirements of AWWA C-900 and shall be a minimum pressure class 150, DR 18. Pressure class 200, DR 14 pipe may be required by the City Engineer in areas of high distribution system pressure, under roadways or other unusual circumstances. All PVC water pipe shall be blue in color.
- 5.3.2.A.ii Ductile Iron Pipe (DIP) material and be designed, manufactured, and tested in accordance with the applicable requirements of AWWA C-151 and shall be a minimum pressure class 250. DIP pipe shall be cement mortar lined per AWWA C104 and installed in polyethylene encasement in accordance with AWWA C-105.
- 5.3.2.B Sixteen (16) Inch and Larger Water Lines:
 - 5.3.2.B.i Polyvinyl Chloride (PVC) material and be designed, manufactured, and tested in accordance with the applicable requirements of AWWA C-905 and shall be a minimum pressure class 165, DR 25. Pressure class 200, DR 21 pipe may be required by the City Engineer in areas of high distribution system pressure, under roadways or other unusual circumstances. All PVC water pipe shall be blue in color.
 - 5.3.2.B.ii Ductile Iron Pipe (DIP) material and be designed, manufactured, and tested in accordance with the applicable requirements of AWWA C-151 and shall be a minimum pressure class 250. DIP pipe shall be cement mortar lined per AWWA C104. A cathodic protection system shall be incorporated into the design of the system consisting as determined by Engineer but shall consist of a minimum of polyethylene encasement and test stations.
- 5.3.2.C Other Pipe Material – All other materials must be submitted for approval by the City Engineer.
- 5.3.3 Fittings - Fittings shall be ductile iron in accordance with AWWA C110 or AWWA C153.
 - 5.3.3.A Fittings: ANSI/AWWA C111/A21.11, except gaskets shall be neoprene or other synthetic rubber and factory installed.

- 5.3.3.B All waterline pipe and fittings shall be new materials and produced in the USA.

5.4 Installation

- 5.4.1 All installations shall conform to the latest TCEQ, and AWWA Specifications, and these standards.
- 5.4.2 All pipe shall be installed with a minimum of forty-eight (48) inches of cover over top of pipe.
- 5.4.3 The amount of open trench shall not exceed two hundred (200) feet from the end of the pipe laying operations, and no more than three hundred (300) feet of total open trench will be allowed. At the end of each workday, all trench excavation shall be backfilled and compacted to the end of the pipe laying operation.
- 5.4.4 All connections to existing water mains shall be made under pressure unless dry connections will not cause any loss of service. Connections that cause an interruption of service may be performed with approval of the City Engineer and will require a minimum of twenty-one (21) calendar days advance notice.
- 5.4.5 Coated tracer wire and tape shall be installed in the embedment material twelve (12) inches above the pipe with the tracer wire terminating in in-line gate valve boxes accessible by the City.
- 5.4.6 Density tests shall be taken at a minimum of every three hundred (300) feet for every lift or less as determined by City Inspector. A maximum thickness of eight (8)-inch lift is required for all trench backfill. A geotechnical report is required for all trenches. The density reports shall be submitted to the City Inspector. The City has the right to require additional tests if they are deemed necessary.
- 5.4.7 All density reports and bacteria test reports shall be completed, delivered to the City Engineer and Inspector, and approved before paving is allowed to begin. Bacteria test samples shall be taken by the City.
- 5.4.8 A City inspector will be on-site at all times when testing is being performed. The City Inspector shall be present during the placement of trench backfill lifts.
- 5.4.9 PVC water pipe and appurtenances shall be installed as specified in AWWA M-23 and in accordance with the pipe manufacturer's recommendations.
- 5.4.10 DIP water pipe and appurtenances shall be installed as specified in AWWA M-41 and in accordance with the pipe manufacturer's recommendations.
- 5.4.11 Fittings shall be installed in accordance with AWWA C-600.

5.4.11.A All mechanical joint bends, tees, and reducers which require blocking shall be additionally restrained with EBAA Megalug retainer gland or approved equal.

5.4.11.B All fittings must be polyethylene encased.

5.5 Fire Hydrants

5.5.1 Fire hydrants will be provided at a maximum spacing of 500 feet in Residential areas and 300 feet in Commercial or Industrial areas. All hydrants shall be standard three-way post-type dry barrel hydrants complying to AWWA Standards with six (6) inch or larger connections to mains. Fire hydrants shall be in accordance with current City of Taylor Construction Standards.

5.5.2 Materials

5.5.2.A Fire hydrants shall be manufactured in accordance with AWWA C-502, Dry-Barrel Fire Hydrants.

5.5.2.B Hydrants shall be manufactured such that all maintenance and adjustments can be performed without excavation and such that hydrants may be faced in any direction in relation to base. The hydrant shall be of a design that will permit extensions without disturbing the bottom section of the hydrant.

5.5.2.C A gate valve shall be installed with each fire hydrant.

5.5.3 Manufacturers

5.5.3.A Clow Medallion

5.5.3.B Mueller Centurion

5.5.3.C Kennedy K81D

5.5.3.D American Darling - B84B

5.5.4 Locations

5.5.4.A Fire hydrants are to be located a minimum of three (3) feet behind the back of curb unless sidewalks are adjacent to the curb, then they are to be set outside of the sidewalk a minimum of two (2) feet. If no curb and/or sidewalk is present, the fire hydrant shall be located a minimum of five (5) feet from edge of pavement and shall be located a minimum of two (2) feet from the top of the ditch. Fire hydrants shall be located within twenty (20) feet of a street corner.

5.6 Valves

5.6.1 Resilient seated gate valves shall be used for six (6) inch and up to twenty-four (24) inch water lines. Butterfly valves may be allowed as an addition to gate valves for lines eighteen (18) inches and larger when approved by the City Engineer.

5.6.2 Valves of approved design shall be installed at the intersections of all water mains to provide for proper maintenance and operation of the system and to provide a means of shutting off the supply to portions of the system for repairs. Valves shall be located on each line at all intersections unless approved by the City Engineer.

5.6.3 Materials

5.6.3.A Resilient Seated Gate Valves

5.6.3.A.i Resilient seated gate valves six (6) inches through twenty-four (24) inches shall meet or exceed the latest revisions of AWWA C509 and shall meet or exceed the requirements of these standards.

5.6.3.A.ii Resilient seated gate valves for buried service shall be furnished with a square two (2) inch operating nut. The valve box shall be Tyler Pipe 6850 series or approved equal. The valve box lid shall be painted safety blue. The paint shall be approved via submittal to the City.

5.6.3.A.iii All valves must open left and close right.

5.6.3.B Butterfly Valves

5.6.3.B.i Butterfly valves eighteen (18) inches and larger shall meet or exceed the latest revision of AWWA Standard C504 for Class 150B butterfly valves and shall meet or exceed the requirements of this specification.

5.6.3.B.ii All valves must open left and close right.

5.6.4 Installation

5.6.4.A Valves shall be furnished with extensions, such that the working nut is a maximum of thirty-six (36) inches below grade.

5.6.4.B Adjustable valve boxes shall be furnished and set on each valve in accordance with these standards. Valves that are deeper than forty-eight (48) inches, AWWA C900 PVC pipe shall be used for stacks, as long as the adjustable valve box is used at the top.

5.6.4.C After the final clean-up and alignment has been completed, the contractor shall cast in place a concrete block, around all valve box tops at the finish grade. See Standard Construction Details.

5.6.4.D Valves located within a right-of-way shall be indicated on the face of the curb, or where curbs do not exist, on a conspicuous location adjacent to the valve location. Markings are to be the stamping of a four (4) inch high letter "V" with a three-eighths (3/8) inch stroke with the point of the "V" pointing towards the valve location.

5.6.4.E Valve markers shall be provided in rural areas.

5.6.5 Manufacturers

5.6.5.A Clow

5.6.5.B Mueller

5.6.5.C Kennedy

5.6.5.D American Darling - B84B

5.7 Air Release and Flushing Valves

5.7.1 Adequate air relief, and flushing valves shall be provided for flushing, disinfecting, daily operation requirements, and repairs when required by the City Engineer. Water lines shall be designed so that each section of the water line can be flushed at its lowest and highest points.

5.7.2 Air release valves shall be required on twelve (12) inches and larger water lines at all high points and at the down-slope side of all valve locations. Air/vacuum and vacuum release valves shall be approved on a case-by-case basis.

5.7.3 A fire hydrant shall be required at high points on water lines smaller than twelve (12) inches for air relief and flushing.

5.7.4 All dead-end lines shall have a fire hydrant installed for flushing purposes. If installation of a fire hydrant is not possible, a flushing valve is required.

5.7.5 Air release valves and air/vacuum valves shall meet or exceed the latest revision of AWWA C512.

5.7.6 Automatic Flushing Valves shall be installed at the end of all dead-end mains that extend 150 linear feet or longer. Approved Manufacturer: Hydro Guard Standard Unit.

5.8 Tapping Sleeves

5.8.1 A tapping sleeve and valve shall be used when connecting a new water line to an existing line. A resilient seated gate valve shall be flanged to the tapping sleeve.

The tapping sleeve shall be a Smith-Blair Spec. 664-665 stainless steel tapping sleeve or approved equal.

5.9 Water Service

5.9.1 The water meter box shall be placed a minimum of two (2) feet behind the back of curb unless sidewalks are adjacent to the curb, then they are to be set outside of the sidewalk a minimum of two (2) feet, and the water service shall be a minimum of twelve (12) inches deep, covered with a meter box in place at grade. If no curb and/or sidewalk is present, the water service shall be located within the right-of-way and adjacent to the property line, a minimum of twelve (12) inches deep, covered with a meter box in place at grade. Along roadways with a drainage swale, the water service line shall be constructed at a minimum of three (3) feet below the ditch flow line.

5.9.2 Meter and service sizes will be determined by the developer prior to requesting service from the City. The minimum water service size between the water main and the meter shall be one (1) inch.

5.9.3 Water services on undeveloped lots shall be located within the right-of-way and adjacent to the property line and shall be a minimum of one (1) inch in diameter.

5.9.4 Materials

5.9.4.A Service saddles shall be double strap bronze with brass body or nylon/epoxy coated stainless steel double bolt wide straps. Minimum size tap shall be one (1) inch diameter. Service saddles shall be manufactured by Smith Blair based on the following:

5.9.4.A.i Saddles up to two (2) inches shall be epoxy coated with stainless steel straps.

5.9.4.A.ii Tapping Sleeve four (4) inches and larger shall be epoxy coated steel or ductile iron.

5.9.4.B Service lines shall be one (1) inch (single services) to one and one-half (1.5) inch (double services) polyethylene SDR9

5.9.4.C Corporation.

5.9.4.C.i Corporation stop shall be ball type with a diameter equal to the pipe size with compression outlet fitting, designed for a minimum working pressure of two hundred pounds per square inch (200 psi) and threaded counterclockwise.

5.9.4.C.ii Approved manufacturers are Ford or Mueller.

5.9.4.D Angle Stop

5.9.4.D.i Angle stop shall be set with compression inlet fitting and locking wings.

5.9.4.D.ii Approved manufacturers are Ford, Mueller or Smith Blair.

5.9.4.E Meter Boxes

5.9.4.E.i Single Meter boxes are to be DFW 1200 Series with AMR lid.

5.9.4.E.ii Double Meter boxes are to be DFW 1500 Series with AMR lid.

5.9.4.E.iii Traffic Rated Meter boxes shall be DFW "C" Series.

5.9.5 Installation

5.9.5.A General

5.9.5.A.i All water service shall be installed in accordance with these standards.

5.9.5.A.ii Each individual service location shall be saw cut into the face of the curb with a four (4) inch high "W" painted blue by the Contractor. If no curb exists a similar mark shall be placed in the pavement near the edge of the roadway.

5.10 Flushing Valves

5.10.1 Materials

5.10.1.A Corporation stop shall be two (2) inch ball type with compression outlet fitting, designed for a minimum working pressure of two hundred pounds per square inch (200 psi).

5.10.1.B Two (2) inch curb stop shall be ball type with compression inlet fitting with tee head shut off.

5.10.1.C Pipe shall be two (2) inches diameter, polyethylene.

5.10.1.D All flushing valves shall be installed within a twenty-four (24) inch round metal meter box.

5.10.1.E Tie to storm sewer inlet whenever possible.

5.11 Water Line Boring

Refer to **Section 4** (General Utilities Design Requirements) for crossing requirements for water line construction.

SECTION 6 WASTEWATER DESIGN REQUIREMENTS

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SECTION 6 WASTERWATER DESIGN REQUIREMENTS

6.1 General

- 6.1.1 This section pertains to general design requirements for wastewater collection system construction in the City of Taylor. All sewer lines shall operate under gravity conditions and sized and approved by the City Engineer. In the absence of, or in conflict with a specific standard contained in this Chapter, all collection, treatment, and disposal systems shall be designed in accordance with the most current criteria adopted by the Texas Administrative Code, Chapter 217, "Design Criteria for Domestic Wastewater Systems".
- 6.1.2 The Applicant shall provide all sewer lines necessary to properly serve each Lot of the Development and ensure that existing lines and facilities can adequately serve the proposed Development. The Applicant shall bear all costs for extending existing City sewer lines and facilities to service the proposed Development. All sewer lines and service connections shall meet the current City of Taylor Construction Standards. Connection to the City's wastewater collection system shall only be permitted if the recipient of City sewer service is also a recipient of City of Taylor water service at the location being connected. Extension of wastewater lines to the development boundaries will be required if necessary to facilitate development of adjoining property.

6.2 Wastewater Main Sizes and Design

- 6.2.1 Standard wastewater main sizes are eight (8) inches, twelve (12) inches, fifteen (15) inches, and eighteen (18) inches in diameter. Other sizes shall be approved by the City Engineer.
- 6.2.2 Wastewater lines shall be constructed at a minimum depth of seven (7) feet to minimize potential vertical conflicts with storm drain and water mains and be located within the right-of-way or an approved utility easement. A wastewater line is either required to be constructed on both sides of a State or County Highway or the wastewater line shall be constructed at a minimum depth of thirteen (13) feet to accommodate wastewater service for properties on the opposite side of the State or County Highway.
- 6.2.3 Refer to **Section 1** (Easements and Right-of- Way Requirements) for easement widths for wastewater line construction.
- 6.2.4 Wastewater mains shall be designed with straight alignment whenever possible. When horizontal curvatures must be used to maintain the horizontal alignment within the curvature of the street right-of-way, pipe joints will be allowed to be deflected but must be used in accordance with 50% of the pipe manufacturer's recommendation for allowable deflection.
- 6.2.5 All proposed wastewater lines shall comply with the Master Plan. The City may agree to a cost-sharing agreement if oversizing of wastewater lines is required.

6.2.6 All wastewater mains shall be designed with consideration for serving the full drainage area based on proposed land use subject to collection by the wastewater in question. The drainage area may be modified with the concurrence of the City Engineer because of the projected rate of development or the financial feasibility of the proposed extension. Pipe shall be sized as follows:

6.2.6.A For wastewater mains fifteen (15) inches in diameter or smaller, the main shall be designed such that the Peak Wet Weather Flow (PWWF) shall not exceed eighty (80) percent of the capacity of the pipe flowing full.

6.2.6.B For wastewater mains eighteen (18) inches in diameter or larger, the main shall be designed such that the PWWF shall not exceed full flow capacity. Full flow shall mean the capacity of a pipe that has a depth of flow equal to the pipe diameter, and the hydraulic grade is at the inside top of the pipe. The hydraulic grade may exceed the top of the pipe if approved by City Engineer but in no case shall hydraulic grade be less than 2-feet below existing ground elevations and 4-feet below finished floor elevations at sewer service connections.

6.2.6.C All wastewater mains shall be designed with hydraulic slopes sufficient to achieve a minimum of two feet per second during average dry weather flows (ADWF) and a maximum velocity of ten feet per second during PWWF. The velocity is determined using the Manning's formula:

$$V = \frac{1.49}{n} \times R_h^{0.67} \times \sqrt{S}$$

Where:

V = Velocity (ft. /sec)

n = Manning's roughness coefficient (0.013)

R_h = Hydraulic radius (ft.)

S = Slope (ft. /ft.)

6.3 Wastewater Line Materials

All wastewater lines and fittings shall be new materials and comply with the following:

6.3.1 All wastewater pipes shall be Polyvinyl Chloride (PVC) pipe type SDR-26 for wastewater lines for depths less than twenty (20) feet. For depths greater than twenty (20) feet, pipe stiffness or alternate pipe material is to be determined by the Engineer and must be approved by the City Engineer.

6.3.2 All PVC wastewater pipe shall be green in color. Developer to provide a manufacturer's statement for pipe color other than green.

- 6.3.3 PVC sewer pipe and fittings shall conform to the current ASTM Designation D3034 for up to and including fifteen (15) inches and ASTM Designation F679 for eighteen (18) inches and greater.

6.4 Wastewater Line Installation

6.4.1 General

- 6.4.1.A All installations shall conform to the current ASTM Designation D2321, and in accordance with the pipe manufacturer's recommendations.
- 6.4.1.B Wastewater lines shall not be installed within nine (9) feet horizontally as measured from outside diameter to any water main or fire hydrant. Where this is not possible, separation shall be in accordance with TCEQ standards.
- 6.4.1.C Construction shall begin at the downstream end of the line and continue upstream with the bell facing upstream. No upstream piping shall be installed before downstream piping unless approved by the City Engineer.

6.4.2 Excavation and Backfill

- 6.4.2.A The amount of open trench excavation shall not exceed two hundred (200) feet from the end of the pipe laying operations, and no more than three hundred (300) feet of total open trench will be allowed. At the end of each workday, all trench excavation shall be backfilled to the end of the pipe laying operation.
- 6.4.2.B Density tests shall be taken every three hundred (300) feet for every lift or less as determined by City Inspector. A maximum thickness of eight (8) inches per lift is required for all trench backfill. A geotechnical report shall be submitted for all trenches. The density reports shall be submitted daily to the City Inspector. The City has the right to require additional tests if they are deemed necessary.
- 6.4.2.C A City inspector will be on site at all times when testing is being performed. The City Inspector shall be present during the placement of trench backfill lifts.
- 6.4.2.D All density reports shall be completed, delivered to the City's Engineer and Inspector, and approved before paving is allowed to begin.

6.5 Manholes

- 6.5.1 Manholes shall be located at all intersections of wastewater lines and at intermediate spacing along the line. Manholes shall not be placed greater than five hundred (500) feet for wastewater mains smaller than and including fifteen (15) inches. Manholes shall not exceed eight (800) feet for wastewater mains eighteen (18) inches and larger.

- 6.5.2 Manholes are required at all changes in grade; junction of wastewater lines with different inside pipe diameters; and at the ends of all wastewater lines.
- 6.5.3 An elevation drop of at least one-tenth of a foot (0.1) is required through the manhole for wastewater mains smaller than and including fifteen (15) inches.
- 6.5.4 A drop manhole is required when the flow line is greater than the crown of the wastewater main out.
- 6.5.5 Minimum manhole inside diameter is four (4) feet. If depth of cover is greater than fifteen (15) feet, the minimum manhole inside diameter shall be five (5) feet. Inside manhole diameters may need to be larger based on pipe sizes, number of pipe connections, and pipe angles entering and exiting manholes as determined by the Engineer and approved by the City Engineer.
- 6.5.6 Drop manholes shall have an exterior drop connection.
- 6.5.7 Manholes shall have eccentric cone placed over flowline of the largest diameter upstream wastewater main for CCTV inspection purposes. If upstream connection is drop, eccentric cone to be placed over flowline of downstream wastewater line.
- 6.5.8 All manholes shall be precast concrete manholes in accordance to ASTM Designation C-478. Manholes shall have a minimum wall thickness of five (5) inches with a spread footing manhole base placed on a minimum of twelve (12) inches of crushed rock.
- 6.5.9 Manholes shall be constructed of or lined with a corrosion resistant material. Where new construction ties into an existing manhole, the existing manholes must be lined, coated, or replaced with a corrosion resistant material. If the existing manhole is in poor condition, the manhole must be repaired or replaced prior to lining or coating.
- 6.5.10 Manholes within the pavement shall not be located within the wheel path.
- 6.5.11 Cast-in-place manholes may be allowed and require approval by the City Engineer with the following requirements:
 - 6.5.11.A The manhole foundation shall be poured on undisturbed soil or approved subgrade and shall have a minimum thickness of eight (8) inches.
 - 6.5.11.B The inlet and outlet pipes shall be poured into the foundation of the manhole. When straight through flow occurs, the pipe shall be laid continuously through the manhole.
 - 6.5.11.C The invert shall be shaped and smoothed so that no projections will exist, and the invert shall be self-cleaning.
 - 6.5.11.D When a cast-in-place manhole is used to connect to an existing wastewater line the manhole shall be poured, tested and approved before the top of the existing line is cut out.

- 6.5.11.E Concrete work shall conform to all requirements of ACI 301, Standard Specification for Structural Concrete, published by the American Concrete Institute, except as modified herein.
- 6.5.11.F Detailing of concrete reinforcement and accessories shall be in accordance with ACI Publication 315.
- 6.5.11.G Portland cement shall be Type II, low-alkali and conform to ASTM Designation C-150.
- 6.5.11.H The manhole shall not be backfilled within twelve (12) hours after the concrete placement. Backfill shall be compacted and reports submitted to the City.
- 6.5.12 The face of curb shall be stamped with a three (3) inch "MH" to mark the location of all manholes. The location of the stamp shall be a line that intersects the center of the manhole cover and the curb perpendicular to the centerline of the street. For manholes located in intersections, the curb shall be stamped at the closest location to the manhole. If no curb exists a similar mark shall be placed in the pavement near the edge of the roadway.
- 6.5.13 Manhole ventilation shall be required when consecutive manholes are located within the floodplain. Manhole ventilation will consist of a four (4) inch ductile iron pipe with Protecto 401™ lining extending a minimum of two (2) feet above the floodplain elevation with four (4) inch stainless steel turbine. Manhole ventilation will be required as follows:
 - 6.5.13.A Every third manhole (i.e., no more than fifteen hundred (1,500) feet) for wastewater mains smaller than and including fifteen (15) inches.
 - 6.5.13.B Every other manhole (i.e., no more than sixteen hundred (1,600) feet) for wastewater mains eighteen (18) inches and larger.

6.6 Manhole Frame and Cover

6.6.1 Cover

6.6.1.A Materials

All manhole covers shall conform to the Standard Specifications for Domestic Grey Iron Castings, ASTM A-48, Class 30 B.

6.6.1.B Installation

6.6.1.B.i All manhole covers shall be thirty (32) inches in diameter.

6.6.1.B.ii All manhole covers shall have two (2) integrally cast pick bars.

6.6.1.C Manufacturers (Traffic rated)

6.6.1.C.i East Jordan Iron Works

6.6.1.C.ii Bass & Hayes

6.6.2 Frames

6.6.2.A Materials

All manhole frames shall conform to the Standard Specifications for Grey Iron Castings, ASTM A-48, Class 30 B.

6.6.2.B Installation

All manhole frames shall provide a thirty (30) inch by one quarter ($\frac{1}{4}$) inch opening to assure proper fit of the manhole cover.

6.6.2.C Manufacturers

6.6.2.C.i East Jordan Iron Works

6.6.2.C.ii Bass & Hayes

6.6.2.D Manholes located within the floodplain are to be watertight with an approved bolt-down cover and frame.

6.6.3 Extension Ring

6.6.3.A Materials

All precast reinforced concrete extension rings shall conform to ASTM C-478.

6.6.3.B Installation

6.6.3.B.i The number of extension ring sections shall be kept to a minimum (i.e., use 1 to 12 inch extension ring instead of 2 to 6 inch extension rings). The use of extension rings shall not exceed a height of over eighteen (18) inches above manhole.

6.6.3.B.ii A one (1) inch by three-and-a half ($3\frac{1}{2}$) inch bitumastic gasket shall be used to seal the extension ring at both joints.

6.6.4 Manhole Inserts - Rain Pan

Shall be required on all Manholes.

6.6.4.A Materials

Rain pans shall be High Strength Stainless Steel to fit each manhole

6.6.4.B Manufacturers

Southwestern Packing and Seals.

6.7 Wastewater Service

6.7.1 No wastewater service line (lateral) shall be less than four (4) inches in diameter.

- 6.7.2 Wastewater laterals shall be a minimum of ten (10) feet downstream of the water service. Services will be identified in the field by a three (3) inch "S" cut into the curb, on the record drawings (As-Built Plans) and with a stake in the field for location purposes.
- 6.7.3 Wastewater service laterals shall have a minimum of four (4) feet of cover at the property line with a cleanout to be placed at grade within the right-of-way and adjacent to the property line. If sidewalk is adjacent to the property line, the cleanout shall be placed on private property in a separate easement as defined in **Section 1** (Easements and Right-of- Way Requirements) directly adjacently to the right-of-way.
- 6.7.4 If wastewater lines or services are located within an alley they generally will be located in the center of the alley. Coordinate utility locations with other city-owned and franchise utilities to be located within the alley.
- 6.7.5 Materials
 - 6.7.5.A All lateral wastewater service lines shall be gasketed PVC pipe type SDR-26.
 - 6.7.5.B All PVC wastewater pipe used for lateral services shall meet ASTM D3034.
- 6.7.6 Installation

All service laterals shall be installed in accordance with the wastewater embedment and backfill standards of the City of Taylor.

6.8 Main Line Cleanouts

Cleanouts shall be installed on lines that are permanent dead ends. The line shall not exceed two hundred fifty (250) feet. Any line exceeding that length must end with a manhole.

6.9 Wastewater Line Boring

Refer to **Section 4** (General Utilities Design Requirements) for crossing requirements for wastewater line construction.

6.10 Septic Systems

- 6.10.1 Will be permitted on lots of 1 acre or more with city water and lot of 2 acres or more if using private well for water source. Septic systems must comply with the City Utility Standards, permits, and processes.
- 6.10.2 Williamson County's On-Site Sewage Facilities (OSSF) regulates On-Site Sewage Facilities (a.k.a septic tanks) located within Williamson County. This includes permitting, inspections, complaint investigation and providing program information. Williamson County Engineer's Office has been authorized by the Texas Commission on Environmental Quality (TCEQ) to administer the On-Site Sewage Facilities (OSSF) Program. The program falls primarily under the authority

of TCEQ rules contained within [30 TAC Ch.285 On-Site Sewage Facilities](#). OSSF's installed and operated within Williamson County's jurisdiction must follow the requirement established in the Williamson County Engineer's On-Site Sewage Facility Rules.

6.11 Lift Stations

Lift stations are discouraged and shall not be maintained by the City.

Lift stations will be allowed only where conventional gravity service is not feasible and if approved by the City. The City shall impose additional requirements for individual lift stations as conditions warrant. Wastewater service facilities within a site or subdivision shall be designed to minimize the number of lift stations needed to serve the lots and meet the TCEQ Chapter 217 rules as amended. Lift stations will be privately operated and maintained.

SECTION 7 STRUCTURAL DESIGN REQUIREMENTS

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SECTION 7 STRUCTURAL DESIGN REQUIREMENTS

7.1 General

7.1.1 Responsibility

7.1.1.A The Engineer of Record shall bear the sole responsibility for meeting the engineering standard of care for all aspects of the structural design and providing a design that is required by the site-specific conditions and intended use of the facilities.

7.1.1.B The structural design must be signed and sealed by a Professional Engineer (Texas). The Engineer is responsible for all engineering and recognizes that specific site circumstances or conditions may require improvements that exceed minimum standards contained in this Manual. The Engineer is responsible for evaluating and applying appropriate standards and specifications.

7.1.1.C The Engineer shall rely on the geotechnical investigation recommendations as minimum design criteria. If in the Engineer's judgment, the structural design needs to be based upon more conservative geotechnical design criteria, the Engineer shall provide the more conservative design.

7.1.2 Structures – For this section of the Manual, structures shall be limited to vehicular and pedestrian bridges, retaining walls, screening walls, culverts, headwalls and wingwalls, and other civil structures or foundations. This section of the manual does not apply to buildings.

7.1.3 Right-of-Way – All elements of private structures including foundations, walls, slabs, beams, etc. shall not extend inside the City's public ROW.

7.1.4 TxDOT Standard Sheets – If TxDOT standard sheets pertaining to structures are utilized, the Engineer shall verify the loading, geometry, and allowable soil pressures are applicable to the standard design selected. Consideration shall be given to the site-specific geotechnical requirements and whether a TxDOT standard design is applicable. No TxDOT standard sheets shall be modified unless the Engineer designs, draws, signs, and seals the modified standard. If TxDOT standard sheets are not applicable, a custom structural design shall be provided. The Engineer shall provide design calculations validating that any TxDOT standard details used for custom designs are applicable.

7.1.5 Aesthetics – Aesthetic treatments of structures are required and shall complement the surrounding features. Aesthetic treatments shall not interfere with the functionality of the structure. Aesthetic treatments of handrails and

guardrails shall comply with all Local, State, and Federal requirements. The City Engineer will approve all aesthetic treatments.

- 7.1.6 Drainage – The Engineer shall consider any potential negative impacts resulting from the structure’s drainage system design. Refer to Section 3 (Drainage Design Requirements) for additional drainage requirements.
- 7.1.7 Corrosive Conditions – Salts, chlorides, and sulfates can be detrimental to foundations and concrete at grade. Where these conditions exist, the Engineer shall take preventative measures. For transportation-related structures, refer to TxDOT’s *Structure Design – Corrosion Protection Guide*, TxDOT Bridge Division.
- 7.1.8 Structural Plan Requirements
 - 7.1.8.A Construction plans and specifications shall be prepared and submitted to the City Engineer in accordance with **Section 1** (Submittal Requirements for Construction Plans) and the appropriate Checklists.
 - 7.1.8.B Calculations pertinent to the design of all structures within public ROW or easements shall be submitted to the City electronically in PDF format and will be filed for record purposes by the City. The Engineer remains responsible for the design of the structure(s).

7.2 Code Requirements

- 7.2.1 For this section of the Manual, “current edition” shall refer to the edition of a code, standard, or guidance document at the time of submittal to the City.
- 7.2.2 At a minimum, all structures shall be designed using the current editions of relevant codes and guidance documents as adopted by the City and shall meet all applicable Local, State, and Federal standards in effect at the time of contract execution.
- 7.2.3 For design of structures without adopted standards, the design criteria shall be submitted to the City Engineer for approval. This includes but is not limited to non-building structures at airports, elevated utility crossings, architectural features, canopies, shade structures, and miscellaneous foundations.
- 7.2.4 More stringent requirements shall be utilized as required for unusual designs such as rehabilitations, reconstructions, or for unusual site conditions.
- 7.2.5 For any structure, the City Engineer may require the quality of materials and construction to be higher than the minimum requirements as stated in the codes based on structure usage or site conditions.

7.3 Construction Inspections

7.3.1 Inspections of structures shall be performed in accordance with this section. Inspection for structures not performed directly by the City shall be performed by the Engineer of Record or their third-party firm and include a letter signed and sealed by their Engineer stating that the structure was constructed in general compliance with the City-approved construction plans and specifications.

7.3.2 Non-Bridge Construction Inspection

7.3.2.A Inspections of non-bridge structures shall be performed during construction, and reports shall be provided to the City. The inspections and reports shall be performed at the following stages of construction (at a minimum):

- Subgrade/Foundation preparation – including but not limited to slabs, strips, footings, piles, and drilled shaft foundations prior to concrete placement
- Formwork – including but not limited to formwork for footings, walls, slabs, and other elements requiring formwork prior to concrete placement
- Reinforcing placement
- Drainage system construction (if applicable)
- Concrete/Masonry/Mortar placement
- Completion – post concrete placement

7.3.2.B A third-party inspector shall verify and document that construction inspections were performed at the prescribed stages of construction. The inspection reports and final certificate of compliance shall be submitted to the City and include the following:

- Specific reference to the City-approved construction plans and specifications
- Specific reference to the address and/or legal description for the construction location
- Specific reference to the name and date of the project-specific geotechnical engineering report
- A letter signed and sealed by an Engineer that includes a statement that the structure was constructed in general compliance with the geotechnical design criteria identified in the

construction plans and specifications and the City-approved construction plans and specifications

7.3.3 Bridge Construction Inspection

7.3.3.A Inspections of bridge structures shall be performed during construction, and reports shall be provided to the City. The inspections and reports shall be performed at the following stages of construction (at a minimum):

- Foundation preparation – including but not limited to footing excavations, piles, and drilled shafts
- Formwork and Falsework – including but not limited to formwork for footings, walls, slabs, and other elements requiring formwork prior to concrete placement; falsework for steel or precast construction
- Reinforcing placement
- Concrete placement
- Completion – post concrete placement

7.3.3.B A third-party inspector shall verify and document that bridge construction inspections were performed at each stage of construction. The inspection reports and final certificate of compliance shall be submitted to the City.

7.4 Excavation Support

7.4.1 Trench excavation protection shall be used for the installation of linear drainage or utility facilities that result in trenches deeper than five (5) feet. Such trench protection includes vertical or sloped cuts, benches, shields, support systems, or other systems providing the necessary protection in accordance with Occupational Safety Health Administration's (OSHA) current Standards and Interpretations, 29 CFR 1926, Subpart P (Excavations).

7.4.2 Temporary shoring (including trench excavation discussed above) shall be used for installations of walls, footings, and other structures that require excavations deeper than five (5) feet. Temporary shoring shall be designed and constructed to hold the surrounding earth, water, or both out of the work area. Options may include, but not be limited to, vertical or sloped cuts, benches, shields, support systems, or other systems to provide the necessary protection in accordance with the approved design. Unless a complete design for temporary shoring systems is included in the construction plans, the Contractor is responsible for

the design of the temporary shoring system.

- 7.4.3 Temporary shoring must be provided as applicable to protect adjacent infrastructure during construction. Infrastructure is defined as structures, pavement, utilities, hardscaping, or any other structure or facility.
- 7.4.4 For all types of shoring, the Contractor must submit to the City (for informational purposes only) the design calculations and details sealed by an Engineer before constructing the shoring. The design of the shoring must provide protection in accordance with OSHA's current Standards and Interpretations, 29 CFR 1926, Subpart P (Excavations).

7.5 Geotechnical Performance Specifications

- 7.5.1 Field investigation, geotechnical testing, and geotechnical engineering shall be performed in accordance with the TxDOT Geotechnical Manual and with the standard of care considering local experience and conditions. The geotechnical recommendations shall establish the minimum design criteria upon which the Engineer can rely.
- 7.5.2 The complexity of geological conditions and the type, length, and width of the structure shall determine the number and locations of test holes required. The following shall be considered by the Engineer in coordination with the Geotechnical Engineer:
 - Depth of test hole
 - Location of proposed grade relative to existing grade
 - Location of groundwater
 - Channel relocations and/or channel widening
 - Scour
 - Foundation loads
 - Foundation types
- 7.5.3 Identify test hole locations on the construction plans.
- 7.5.4 Provide a complete soil and bedrock classification and log record for each test hole, including all pertinent information to complete the standard log. Location and surface elevation shall be shown on the boring logs.
- 7.5.5 Perform the appropriate field and laboratory tests necessary to determine the soil properties for geotechnical design criteria. The Geotechnical Engineer shall consider both the short-term and long-term conditions.

- 7.5.6 Presence of ground water and elevation shall be included as part of the data acquisition. Site conditions may require the installation of piezometers to establish a true groundwater surface elevation and a method of monitoring water surface fluctuations.
- 7.5.7 Boring Requirements – Minimum boring requirements are specified below. Based on the Geotechnical Engineer's experience and engineering judgment, if competent rock is encountered, the minimum boring depths specified below may be reduced with approval from the City Engineer.
- 7.5.7.A Bridges
- 7.5.7.A.i In general, drill test holes shall penetrate a minimum of fifteen (15) feet into proposed bearing strata. Where depth of bearing strata becomes impractical, the City Engineer will determine minimum bore depth.
 - 7.5.7.A.ii Test holes shall be drilled near each abutment and bent location of the proposed structure. Do not space test holes more than 300 ft apart. For stream crossings, locate a test hole on each bank as close to the water's edge as possible. Intermediate holes may be required to determine depth and location of all significant soil and rock strata.
 - 7.5.7.A.iii A site inspection by the driller or logger shall be performed to evaluate site accessibility and special equipment needs.
 - 7.5.7.A.iv Grade Separations – If the borings indicate soft surface soils (fewer than 10 blows per foot), additional borings and testing shall be required for the design of the bridge approach embankments.
- 7.5.7.B Retaining Walls – Obtain soil borings for walls taller than four (4) feet. Soil borings shall also be obtained for any retaining wall (regardless of height) under unusual circumstances including but not limited to live loading or other surcharges.
- 7.5.7.B.i Minimum Number/Spacing – Obtain a minimum of two soil borings within limits of wall footprint. For walls longer than 200 feet, borings shall be obtained at a maximum spacing of 200 feet unless site conditions or the Engineer requires closer spacing. A greater spacing may be allowed by the City Engineer only if requested in writing by the Geotechnical Engineer.

- 7.5.7.B.ii Fill Walls – For spread footing walls and Mechanically Stabilized Earth (MSE) walls, the depth of the boring shall be at least equal to the wall height depending on the wall type. The minimum boring depth is fifteen (15) feet below the bottom of the proposed wall unless rock is encountered. Extend borings at least five (5) feet into rock for fill walls unless additional depth is recommended by the Geotechnical Engineer.
- 7.5.7.B.iii Cut Walls – For drilled shaft walls, tied-back walls, and soil and rock nail walls, the depth of the boring shall be based on the proposed ground line. Cantilever drilled shaft walls require the depth of boring to extend to the anticipated depth of the shaft below the cut, which is typically between one and two times the wall height unless additional depth is recommended by the Geotechnical Engineer. Borings for soil nails, tiebacks, and rock nailed walls shall be advanced through the material that is to be nailed. The minimum boring depth is twenty (20) feet below the bottom of the proposed wall. Borings for proposed cut walls may need to penetrate bearing strata significant distances depending on the depth of the cut and wall height.
- 7.5.7.B.iv Additional Testing/Modeling – Additional testing and modeling shall be provided for taller walls, walls on slopes, or walls on soft founding strata as necessary or as recommended by the Geotechnical Engineer to completely evaluate wall stability.
- 7.5.7.C Slopes and embankments including bridge approaches – Obtain soil borings for cuts greater than ten (10) feet or embankments taller than fifteen (15) feet. This requirement is in addition to the borings required for pavement design. The exploration shall include the following:
 - 7.5.7.C.i Soil Under Future Embankments – Advance borings to a depth at least equal to the embankment height or twenty (20) feet, whichever is greater, unless a greater depth is recommended by the Geotechnical Engineer.
 - 7.5.7.C.ii Soil in Proposed Cuts – Advance borings to a depth of at least 15 feet below the bottom of the proposed cut unless a

greater depth is recommended by the Geotechnical Engineer.

- 7.5.8 Slope Stability – All slopes exceeding eight (8) feet in height with a steepness of 4H:1V or greater, regardless of soil type, cut, or fill, shall be evaluated for global stability for both the short-term and the long-term conditions. Additionally, any known areas of existing fill, deleterious material, or soft soils which have a height over 4 feet or slope angle greater than 6H:1V shall be evaluated for global stability for both the short-term and the long-term conditions. Specific site conditions may require evaluation for additional types of slope failure, such as bearing capacity, settlement, shear, and undercutting. For global stability of a slope, a minimum factor of safety of 1.3 is required for both the long-term drained condition and the short-term undrained condition. Make the factor of safety 1.5 or greater for slope or walls that support abutments, critical utilities, or other installations with a low tolerance for failure. Calculations pertinent to the analysis shall be submitted with the construction plans, unless included with the geotechnical report.

7.6 Vehicular Bridges

- 7.6.1 The design and construction of roadway bridges and bridge-class culverts shall be provided in accordance with the current edition of AASHTO's *LRFD Bridge Design Specifications* and supplemented using TxDOT's *Bridge Design Manual*, *Bridge Design Guide*, and *Geotechnical Manual*. TxDOT standards shall also be used as applicable. Bridge-class culverts are defined as having a dimension of twenty (20) feet or more, measured along the roadway alignment.
- 7.6.2 Specifications for bridge construction shall be in accordance with TxDOT's current edition of *Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges*.
- 7.6.3 Temporary works for bridge construction
- 7.6.3.A Temporary works shall include the following items, but not be limited to form work, false work, scaffolding, work platforms, bracing, and shoring.
- 7.6.3.B For all types of temporary works, the Contractor must submit to the City (for informational purposes only) the design calculations and details sealed by an Engineer before construction. The design of the temporary works must be in accordance with applicable Subparts of OSHA's current Standards and Interpretations, 29 CFR 1926.
- 7.6.4 Foundations: The Engineer shall be responsible for selecting the appropriate

bridge foundation based on design loads, existing geotechnical conditions, and the Geotechnical Engineer's recommendations. For guidance not provided in this Manual, refer to TxDOT's *Bridge Design Manual* and TxDOT's *Geotechnical Manual*. In general, drilled shafts are well suited to areas with competent soil and rock while piles are well suited to areas with softer soil. Drilled shafts are the preferred foundation type subject to concurrence from the Geotechnical Engineer. Alternative foundation types require approval in writing from the City Engineer.

7.6.4.A Drilled Shaft Foundations:

- 7.6.4.A.i Disregard surface soil in the design of drilled shaft foundations. The disregarded depth is the amount of surface soil that is not included in the design of the foundation due to potential erosion from scour, future excavation, seasonal moisture variation (shrinkage and swelling), lateral migration of waterways, and disturbed material or fill. The disregard depth shall be per the recommendations of the geotechnical investigation, but at a minimum shall be five (5) feet over non-water crossings and 10 feet over stream crossings. For abutments, disregard the portion of foundation passing through embankment fills.
- 7.6.4.A.ii Drilled shaft capacity relies upon penetrating a specific stratum with a specified depth. The construction plans shall provide a note instructing the contractor and field personnel of the penetration requirement. The construction plans shall identify the specific type of material to be penetrated and the minimum penetration depth. The plan may allow for the drilled shaft to be shortened if the founding stratum is encountered at a shallower depth, and it requires the shaft to be lengthened if the founding stratum is not encountered at the expected elevation.
- 7.6.4.A.iii When the founding stratum is present at or near the surface, the Engineer shall consider the load-carrying capacity along with the stability of the superstructure on the foundation. For these conditions, a minimum drilled shaft length shall be specified on the construction plans, typically three shaft diameters, and the drilled shaft will not be allowed to be shortened from plan length, but it may be lengthened if the founding stratum is not encountered at

the expected elevation.

7.6.4.B Pile Foundations:

- 7.6.4.B.i Use of steel piling must incorporate recommendations in TxDOT's *Guidelines for the Use of Steel Piling for Bridge Foundations*. Do not use timber piling for permanent foundations.
- 7.6.4.B.ii Piling design shall consider skin friction. Because piling has small tip areas and is generally placed in softer soil, the point bearing contribution shall be disregarded in design.
- 7.6.4.B.iii Disregard surface soil in the design of pile foundations. The disregarded depth is the amount of surface soil that is not included in the design of the foundation due to potential erosion from scour, future excavation, seasonal moisture variation (shrinkage and swelling), lateral migration of waterways, and disturbed material or fill. The disregard depth shall be per the recommendations of the geotechnical investigation, but at a minimum shall be five (5) feet over non-water crossings and ten (10) feet over stream crossings. For abutments, disregard the portion of foundation passing through embankment fills.
- 7.6.4.B.iv See TxDOT's *Geotechnical Manual* for additional considerations related to vehicle and flood debris impact, scour, and corrosion.
- 7.6.4.B.v Take care when designing piling in areas with shallow hard or dense soils. If piling cannot be driven through these areas, the contractor will need to pilot hole or jet the piling to achieve the desired penetration.

7.6.4.C Scour

- 7.6.4.C.i For evaluating scour, TxDOT guidelines from *Evaluating Scour at Bridges* and HEC-18 *Evaluating Scour at Bridges* shall be used.
- 7.6.4.C.ii Bridge foundation scour analysis is required. Abutments shall be protected against potential scour through use of flexible revetment where possible or hard armoring.
- 7.6.4.C.iii Design bridge foundations to withstand the scour depths for

either the fully developed 100-year flood or smaller flood if it will cause scour depths deeper than the fully developed 100-year flood as described in **Section 3** of this manual.

- 7.6.4.C.iv Check the bridge foundations against the scour depth associated with the 500- year flood as described in **Section 3** of this manual. This flood event is considered an extreme event and the factor of safety on the bridge foundations shall be greater than or equal to one (1).

7.6.5 Substructure and Superstructure

- 7.6.5.A For guidance not provided in this Manual, refer to TxDOT's *Bridge Design Manual*.
- 7.6.5.B Reinforced concrete is preferred for substructure construction. TxDOT standard details shall be used when practical. Post-tensioned concrete straddle bents may be used when the cap span exceeds practical reinforced concrete limits.
- 7.6.5.C Prestressed concrete girders and beams typically used on TxDOT bridges are the preferred superstructure type. Steel plate girders or tub girders may be used for long-span or tightly curved conditions. Refer to TxDOT's *Preferred Practices for Steel Bridge Design, Fabrication, and Erection* for details on steel construction.
- 7.6.5.D TxDOT bridge standard practices and detailing shall be used when applicable.

7.6.6 Bridge Railings:

- 7.6.6.A All bridge railing shall be in accordance with TxDOT's *Bridge Railing Manual* and shall meet the specifications outlined in AASHTO's *Manual for Assessing Safety Hardware (MASH)* and the National Cooperative Highway Research Program (NCHRP) *Report 350*. All railing shall be appropriately rated railing based on the roadway design speed (Test Level) and site conditions.
- 7.6.6.B Guardrail, end treatments, or other features associated with bridge construction shall be in accordance with AASHTO's *A Policy on Geometric Design of Highways and Streets*, AASHTO's *Roadside Design Guide*, and current TxDOT standards. All bridge railing shall meet applicable sight distance requirements.
- 7.6.6.C The nominal face of railing shall be a minimum of two (2) feet beyond

edge of outside travel lane.

7.6.7 Bridges over or adjacent to Railroads

7.6.7.A Refer to the TxDOT *Rail-Highway Operations Manual* for responsibilities and best practices on projects that impact both roadway and railroad rights-of-ways.

7.6.7.B Refer to the UPRR's and BNSF's joint *Guidelines for Railroad Grade Separation Projects*.

7.6.7.C Refer to *UPRR's Guidelines for Temporary Shoring* when shoring will be subject to railroad loading.

7.6.7.D For structures with a clear distance of 25 feet or less from the center line of a railway track, adhere to the requirements of American Railway Engineering and Maintenance-of-Way Association (AREMA), or the governing railroad company.

7.6.8 For all bridges and bridge-class culverts adjacent to or in conjunction with roadways, sight visibility exhibits shall be submitted to the City for review and approval in accordance with **Section 2** (Sight Visibility).

7.7 Pedestrian and Bicycle Bridges

7.7.1 Pedestrian bridges shall be designed in accordance with AASHTO's *LRFD Guide Specifications for the Design of Pedestrian Bridges* and AASHTO's *Guide for the Development of Bicycle and Pedestrian Facilities*.

7.7.2 Design Requirements – Refer to **Section 2** (Pedestrian Facilities) for applicable design requirements.

7.7.3 Loading – Design loads shall be in accordance with the applicable codes outlined in this section and shall include, but not be limited to, dead loads, live loads, surcharge loads, wind loads, hydrostatic loads, loads related to construction methods, and loads from other structures. Loading shall conform to the specified use (i.e., bicycle, pedestrian, emergency vehicle traffic, and/or maintenance vehicle traffic).

7.7.4 Bridge foundations and substructures shall be designed for a specified bridge superstructure. Preferred pedestrian bridge superstructures are prefabricated. The foundation loads, substructure loads, and shop drawings for the prefabricated bridge superstructure shall be submitted to the City Engineer for review and approval. When prefabricated superstructures are not an option, a design for the full bridge shall be provided by the Engineer.

7.7.5 Hydraulics – Refer to **Section 3** (Drainage Design Requirements) for design flood,

freeboard, and flood study requirements associated with pedestrian bridge design.

- 7.7.6 Maintenance – Maintenance considerations of railing for pedestrian bridges that do not contain the fully developed 100-year flood with freeboard in accordance with **Section 3** (Drainage Design Requirements - Bridges) shall be specified in the construction plans.

7.8 Retaining Walls

- 7.8.1 For guidance not provided in this Manual, refer to the TxDOT's *Geotechnical Manual*.

- 7.8.2 The Engineer is responsible for selecting the appropriate type of retaining wall for a given location. The retaining wall selection process shall consider the following:

- 7.8.2.A Height – Walls shall be measured from the top of wall footing to the top of the wall (not the top of the retained fill).

7.8.2.A.i An engineered design is required for all walls 4 feet in height or greater.

7.8.2.A.ii For a wall that has a variable height where part of the wall is under 4 feet and part of the wall is over 4 feet, an engineering design will be necessary for the entire wall.

- 7.8.2.B Geometry – Determine applicability of wall type – cut, cut/fill, or fill – based on geometry, site constraints, existing and proposed topography, and wall alignment and location. Identify available ROW and any necessary ROW or easements to accommodate the proposed improvements and the access room necessary for maintenance. Identify location and type of existing and proposed utilities and drainage structures.

- 7.8.2.C Economics – Evaluate the total installed cost of the wall and consider long-term maintenance requirements. Identify necessary excavation requirements (including shoring), required utility adjustments and costs, project schedule, construction phasing requirements, and these effects on the wall design and construction.

- 7.8.2.D Global Stability – The Engineer is responsible for the global stability design of the wall. Evaluate all walls such that minimum applicable factors of safety are met or exceeded. Walls shall not be placed on slopes if avoidable.

- 7.8.2.E Passive Resistance to Sliding – The Engineer shall follow the Geotechnical Engineer’s guidance for use of passive resistance. If there is a slope in front of the wall, passive resistance shall be neglected.
- 7.8.2.F Constructability – Determine whether walls are near water or subject to inundation or groundwater. Identify access limitations for equipment both during and after construction. Provide adequate horizontal and vertical clearances for installation of the retaining wall, particularly tied-back, mailed, and drilled shaft walls.
- 7.8.2.G Drainage – Design the wall to prevent the build-up of hydrostatic pressure behind the wall. If conditions warrant (such as but not limited to, the inability to include a drainage system or situations of rapid draw down), the City may require the wall design to withstand full hydrostatic pressure load. The wall design shall consider potential deleterious short- and long-term effects of water inundation including scour and rapid draw down.
- 7.8.2.H Loading – Design loads shall include construction loads and surcharge loads from slopes, structures, and vehicles.
 - 7.8.2.H.i If any wall has embedded posts, poles, or other structures anchored directly into the wall structure, wall design must also take into consideration the additional loadings due to these structures (axial, lateral, and wind). The structural design shall be provided in accordance with the geotechnical recommendations and minimum design criteria provided herein.
- 7.8.2.I Maintenance – Retaining wall design shall consider long-term maintenance accessibility which may require additional right-of-way or easement at the top and bottom of the wall, generally 10 feet.
- 7.8.3 Analyze and design walls following accepted geotechnical engineering industry standards for the area and in accordance with this Manual. In analysis, use earth pressures that follow the requirements of the project’s geotechnical investigation specifically addressing the retaining wall design requirements for the project’s specific location.
- 7.8.4 The Engineer shall design for all potential modes of wall system failure including sliding, overturning, bearing pressure, global stability, and structural capacity of the wall itself.
- 7.8.5 If a TxDOT retaining wall standard is used for the wall design, it is the designer’s

responsibility to validate the strength values shown on the retaining wall standard used. If the actual soil conditions show a strength weaker than that shown on the governing standard, the designer must determine what modifications, if any, are necessary to the standard, and determine if any ground improvements are necessary.

- 7.8.6 “Perched walls” such as walls placed on new embankments shall be avoided, unless otherwise approved by the City. Perched walls, if allowed, shall be analyzed as both independent structures and as a single unit for all design parameters.
- 7.8.7 Placement of walls adjacent to roadways must comply with AASHTO’s *Roadside Design Guide* unless otherwise approved by the City Engineer.
- 7.8.8 Retaining walls adjacent to bike trails must have at least a 2-foot setback/clear zone.
- 7.8.9 Tree placement within the zone of influence of a retaining wall shall be avoided. Any trees placed within zone of influence must be addressed in the structural design of the wall and submitted as a part of the calculation package.
- 7.8.10 Swimming pools, pergolas, and other structures placed within the zone of influence of a retaining wall are discouraged. Any of these placed within the zone of influence must be addressed in the structural design of the wall and submitted as a part of the calculation package.
- 7.8.11 If fences will be installed on top of walls, connection details must be included in the construction plans and considered during design as a part of the calculation package.

7.9 Screening Walls

- 7.9.1 General
 - 7.9.1.A All screening walls in the City and within its Extraterritorial Jurisdiction (ETJ), both privately and publicly maintained, shall be designed and constructed in accordance with this section.
 - 7.9.1.B The purpose of these standards is to provide design and construction standards for precast concrete decorative screening walls that are extremely durable with extended service life, economical to maintain, and aesthetically pleasing.
 - 7.9.1.C These standards are minimum design, construction, and maintenance standards. All construction plans and specifications submitted for permit and construction shall be signed and sealed by an Engineer. All

construction plans and specifications submitted for permit shall be accompanied by supporting design calculations, assumptions, code references, and sketches clearly notated for ease of review by the City Engineer. Submitted supporting design calculations, assumptions, and sketches shall be signed and sealed by an Engineer.

- 7.9.1.D All screening walls and associated structural elements such as columns, footings, piers, and pier caps shall be designed and constructed in accordance with the current edition of either AASHTO's *LRFD Bridge Design Specifications* or ASCE 7-16 and ACI 318: *Building Code Requirements for Reinforced Concrete*. In addition, the minimum design wind speed shall be 115 miles per hour (mph) with the equivalent pressure calculated per AASHTO or ASCE-7.
- 7.9.1.E Screening walls shall be located, designed, constructed, and maintained in compliance with the specific development ordinances and agreements applicable to the property where the wall is being constructed or as directed by the City.
- 7.9.1.F Screening walls shall be designed, constructed, and maintained in compliance with **Section 2** (Sight Visibility).
- 7.9.1.G Whenever screening walls are located on public ROW, easement, or other publicly owned property, the perpetual maintenance shall be assured by a viable property owners association, subject to the approval of the City Engineer.
- 7.9.1.H Screening walls and mow strips shall be designed to accommodate through drainage if required by the drainage plans approved by the City Engineer.

7.9.2 Placement of Screening Walls

- 7.9.2.A The location, height, and appearance of screening walls shall be approved as part of the Site Plan process.
- 7.9.2.B Screening walls constructed within public ROW shall be as close to the ROW line as possible without any encroachment of overhangs, foundations, piers, or mow strips onto private property.
- 7.9.2.C Screening walls placed on private property shall be placed in a screening wall maintenance easement a minimum of 5-foot in width.
- 7.9.2.D Screening walls adjacent to bike trails must have at least a 2-foot setback/clear zone.

7.9.3 General Materials and Colors

- 7.9.3.A Screening walls shall be precast reinforced concrete form liner with simulated brick, stone, or other texture approved by the City and shall achieve the final effect of realistic stone, brick, or other surface texture or design approved by the City.
- 7.9.3.B Precast screening walls and associated elements and other product materials shall be from a TxDOT-approved or City-approved supplier and of a design for which replacement units are readily available to the City.
- 7.9.3.C All concrete for the precast screening wall panels, precast columns, and associated elements such as drilled piers, pier caps, mows strips, footings, and column fill, shall be in accordance with TxDOT's Item 421 Class 'C' concrete.
- 7.9.3.D Wall panels and columns shall include a texture/pattern approved by the City on each side. Pattern shall cover the entire face of panels exclusive of a maximum 1-foot-wide border, if provided. Pattern shall cover the entire face of columns exclusive of a maximum 2-inch-wide border, if provided. The City may require differing patterns on the two sides of the wall and different patterns for different segments of the wall.
- 7.9.3.E Stone patterns shall incorporate an average relief of ½-inch minimum.
- 7.9.3.F Brick patterns shall include a minimum ¼-inch relief at the bricks and 3/8-inch at any included border.
- 7.9.3.G All exposed concrete surfaces shall be painted/stained with a City-approved water-based acrylic concrete paint/sealer to provide protection from rain, pollution, and other elements and to achieve the desired natural stone, real brick, or other City-approved appearance.
- 7.9.3.H Concrete surfaces shall be colored in the field after installation. All brick and stone patterns visible to the public shall be painted or stained to achieve a natural (earth tone) stone appearance and incorporate a base color and at least three accent colors. All brick patterns visible to the public shall be painted or stained to achieve a realistic brick appearance including separate colors for mortar and brick.

7.9.4 Screening Wall Foundations

7.9.4.A Reinforcing steel shall at a minimum meet the requirements of either AASHTO's *LRFD Bridge Design Specifications* or *ACI 318: Building Code Requirements for Reinforced Concrete*. The construction plans showing the reinforcing placement shall be signed and sealed by an Engineer. The following minimums shall be followed if greater than requirements of the applicable code:

- Reinforcing steel in drilled shafts shall be minimum of six #4 deformed bars conforming to ASTM A615 grade 60.
- Tie bars, stirrups, and spirals shall be minimum #3 bars.
- Reinforcing steel that extends into the columns shall be embedded in the foundation to develop the full strength of the bars.

7.9.4.B Foundations shall be designed based on the results of performing a geotechnical investigation. Design criteria obtained shall be the basis for drilled shaft diameter, depth of embedment, lateral capacity, uplift capacity, end bearing capacity, depth of footing, and depth and width of over-excavation, at a minimum. Drilled shafts shall be a minimum 18-inch diameter.

7.9.4.C All drilled shaft and footing construction shall be in accordance with required geotechnical report and TxDOT Item 416 (Drilled Shaft Foundations).

7.9.5 Screening Wall Concrete Mow Strip

7.9.5.A The concrete mow strip between piers shall be at least as wide as the maximum outside dimension of the pier/pier cap and no less than 24 inches wide. If mow strip will be three (3) feet or less from pavement (including sidewalk) then mow strip shall extend to the pavement and be separated from the pavement with a minimum 1" expansion joint.

7.9.5.B The concrete mow strip shall include a minimum of three longitudinal #4 steel reinforcing bars with 12-inch maximum spacing and #3 steel reinforcing bars at 24-inch maximum spacing transversely.

7.9.5.C The concrete mow strip shall be a minimum thickness of 6-inches and be variable height to limit the gap between the wall panels and the mow strip finished grade to a maximum of 1.5-inches. The mow strip must be formed above ground and a minimum of six (6) inches below the finished grade at all locations.

7.9.5.D City-approved expansion material 3/4-inch in thickness shall be placed on each side of the fence column pier caps where the concrete mow strip meets the pier caps.

7.9.5.E Screening walls and mow strips shall be designed to accommodate through drainage if dictated by the drainage plans approved by the City Engineer.

7.9.6 Wall Panels

7.9.6.A Reinforcing steel shall be determined by the Engineer and shall meet the requirements of either AASHTO's *LRFD Bridge Design Specifications*, or *ACI-318: Building Code Requirements for Reinforced Concrete*, or minimums specified herein, whichever is greater.

7.9.6.B Wall panels shall be, at a minimum, continually reinforced along the top and bottom portions of the panels with deformed steel reinforcing bars conforming to ASTM A615 Grade 60 with reinforcement provided being #4 bars or larger as required.

7.9.6.C Wall panels shall be continually reinforced with a minimum of one mat of grade 60 welded wire reinforcement (WWR) conforming to ASTM A185 or A497 and with a minimum vertical and horizontal area of 0.08 inch- squared/foot or larger as required. WWR shall be attached to the panel's perimeter rebar. WWR shall be furnished as flat sheets; rolls of welded wire reinforcement are not permitted.

7.9.6.D The construction plans showing the reinforcing placement shall be signed and sealed by an Engineer.

7.9.6.E Minimum panel thickness shall be five (5) inches for rebar reinforced portions of the wall and four (4) inches for wire mesh reinforced portions of the wall.

7.9.6.F Panels shall be uniform in finish, color, and appearance and shall be readily interchangeable.

7.9.6.G Panels shall include lifting eyes for lifting with additional reinforcing at lift points adequate to support the weight of the panels during construction operations.

7.9.7 Columns

7.9.7.A Columns shall be precast. Cast-in-place columns may be used if approved by the City Engineer. The preferred minimum column size is 18 inches square, and designers shall coordinate with precast suppliers to utilize standard dimensions

- 7.9.7.B Column minimum and maximum spacing shall be 12-feet and 15-feet, respectively, between columns measured from the center of the column, except for end panels or at angle points which may be shorter as dictated by the design and approved by the City.
- 7.9.7.C Reinforcing steel shall be minimum #4 deformed bars conforming to ASTM A615 grade 60. Tie bars and spirals shall be minimum #3 bars. The construction plans showing the reinforcing placement shall be signed and sealed by an Engineer.
- 7.9.7.D Columns shall be connected to foundations with either steel reinforcing bars or a W-shape wide flange steel beam post within a grouted hollow core of the pre-cast column to develop the full capacity of the column. Rebar shall extend into the full height of the column.
- 7.9.7.E Grout shall be a Portland cement non-shrink grout conforming to ASTM C1107.
- 7.9.8 Column Caps
 - 7.9.8.A Column caps are required on all columns and shall include a lip that extends down over the column a minimum of one (1) inch to prevent lateral movement or affixed to the column by a method approved by the City.
 - 7.9.8.B Column caps shall be compatible with the wall and uniform in size and appearance.
- 7.9.9 Approved Suppliers – Submit the supplier for the proposed screening wall to the City Engineer for approval.

7.10 Culverts, Headwalls, and Wingwalls

- 7.10.1 The design and construction of bridge-class culverts shall be provided in accordance with AASHTO's *LRFD Bridge Design Specifications* and supplemented using TxDOT's *Bridge Design Manual* and *Geotechnical Manual*. TxDOT standards may also be used as applicable.
- 7.10.2 Specifications for culvert construction shall be in accordance with TxDOT's *Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges*.
- 7.10.3 Refer to **Section 3** (Drainage Design Requirements – Roadway Cross-Culverts and Bridges) for applicable design requirements.
- 7.10.4 All headwalls and wingwalls shall be reinforced concrete. Wingwalls shall be

either straight (parallel), flared, or tapered. Approach and discharge aprons shall be provided for all culvert headwall designs.

7.11 Drop Structures

- 7.11.1 Refer to **Section 3** (Drainage Design Requirements) for hydraulic design requirements of drop structures.
- 7.11.2 The design of drop structures shall be based on the height of the drop, the flow depths upstream and downstream of the drop structure, and the flow rate. All drop structures shall be constructed of reinforced concrete, gabions, or other material approved by the City Engineer. To facilitate maintenance, drop structures shall be accessible to equipment normally used for maintenance, as approved by the City Engineer.
- 7.11.3 An apron shall be provided immediately upstream and downstream of a drop structure to protect against scour caused by the increasing velocities and turbulence at each drop structure. Apron dimensions shall be site specific and based on velocities. At a minimum, the upstream apron shall extend at least ten (10) feet upstream from the point where flow becomes supercritical and shall include a cutoff wall into the ground sufficient to protect the structure from scour and hydraulic uplift. The downstream apron shall extend a minimum of twenty (20) feet beyond the anticipated location of the jump and shall include a cutoff wall into the ground. The cutoff wall at each end shall extend below the calculated scour depth or sound bedrock in accordance with Hydraulic Engineering Center No. 18 (HEC-18) but shall be a minimum of three (3) feet below channel flowline.



SECTION8 LANDSCAPE AND IRRIGATION DESIGN REQUIREMENTS

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SECTION 8 LANDSCAPE AND IRRIGATION DESIGN REQUIREMENTS

8.1 General

8.1.1 This section includes the minimum requirements and standards to address landscaping and irrigation requirements within the medians and right-of-way (ROW) of public roadways. Refer to the following ordinances and documents for additional standards:

- City of Taylor Standard Landscaping Specifications
- City of Taylor Standard Irrigation Specifications
- City of Taylor Standard Irrigation Details
- City of Taylor Code of Ordinances

8.1.2 Landscape construction plans shall be prepared and sealed by a Registered Landscape Architect (RLA), with a license to practice within the State of Texas.

8.1.3 Irrigation construction plans shall be prepared and sealed by a Licensed Irrigator (LI), with a license to practice within the State of Texas.

8.1.4 Approved Plantings – Refer to the list of approved plantings within medians and ROW, provided in Chapter 28 of the Code of Ordinances.

8.1.5 Approved Irrigation Products – Refer to the City of Taylor approved irrigation products and materials list.

8.2 Landscape Requirements Within the Public Right-of-Way

8.2.1 General – This section includes the general requirements for tree and shrub plantings located within the public ROW.

8.2.1.A Sight Distance and Visibility (includes the private realm)

8.2.1.A.i Compliance with these landscaping requirements is required to eliminate visibility obstructions and blind corners at intersections and median openings.

8.2.1.A.ii When two or more streets or driveways intersect, a sight visibility triangle is created in accordance with **Section 2** (Sight Visibility). Landscaping within the sight visibility triangle shall be designed to provide unobstructed cross-visibility between eighteen (18) inches and eight (8) feet in height above the pavement elevation. Maximum mature trunk diameter in this area shall be eight (8) inches. Shade trees typically are not permitted in this triangle unless they

are trimmed so that no limbs or foliage extend into the cross-visibility area, and the trees are not planted, aligned, or grouped so that the trunks of the trees provide a visibility obstruction. Refer to **Section 2** (Sight Visibility) for additional visibility requirements regarding landscaping and obstructions at intersections and within medians.

8.2.1.B Clearance and Setbacks

8.2.1.B.i Street trees shall generally be placed in the center of the tree zone. Shade trees planted within ten (10) feet of any paving, back of roadway curbs, and utilities shall include a thirty (30)-inch minimum depth rigid root barrier, as approved by the City.

8.2.1.B.ii Tree canopies and limbs shall be maintained to limit conflicts with pedestrian and vehicular traffic. A minimum seven (7)-foot vertical clearance shall be provided along all pedestrian pavement (sidewalks, trails and shared-use paths), and a minimum twelve (12)-foot vertical clearance shall be provided along all vehicular pavement plus a minimum of three (3) feet behind back of curb.

8.2.1.C Planting Requirements

8.2.1.C.i Refer to the Place Type Zoning District Details in the LDC for Landscape Zone requirements per Place Type.

8.2.1.C.ii Xeriscaping should be considered where appropriate to reduce or eliminate the need for irrigation. Additional benefits include lower maintenance and increased biodiversity through use of native plants.

8.2.1.C.iii Trees and planting areas shall not be installed on slopes steeper than 4H:1V. All trees and planting areas shall have soils prepared prior to seeding, planting, or installation.

8.2.1.C.iv Trees shall be planted within medians to provide the appearance of natural planting and grouping. Trees in medians shall not be planted within the sight visibility triangle at median openings.

8.2.1.C.v Shrubs shall be planted within medians and parkways to provide the appearance of natural planting and grouping. Shrubs shall be grouped in clusters and planted with triangular spacing. Where requirements differ, shrubs shall be planted according to the requirements of the Place

Type Zoning in the Land Development Code.

- 8.2.1.C.vi All median landscape areas designated as lawn planting areas shall receive solid sod. Sod shall be placed within the parkway along curbs and sidewalks for a minimum distance of four (4) feet. All sod shall be placed after properly preparing the ground as designated on the construction plans and in accordance with the City's Standard Specifications.
- 8.2.1.C.vii Areas not required to be sodded shall be treated (seeded, mulched, etc.) after properly preparing the ground as designated on the construction plans and in accordance with the City's Standard Details and Specifications.
- 8.2.1.C.viii All landscape areas shall be planted with materials in living and thriving condition. Placement of artificial or non-living plant materials is prohibited.
- 8.2.1.C.ix Plantings within medians shall meet the requirements of **Table 8- 1.**

Table 8-1. Median Landscaping Requirements	
Median Width (feet)	Landscaping Requirements
< 6	Hardscape Components Only
6 to 10	Ornamental Trees, Shrubs, Turf Grass, Groundcover, Hardscape Components and Native Grasses/Wildflowers (Maximum 18-inch Height)
> 10	Trees, Shrubs, Turfgrass, Groundcover, and Native Grasses/Wildflowers (Maximum 24-inch Height)

- 8.2.1.C.x Plantings within the ROW shall be limited to the preferred plant list found in Appendix A of Chapter 28 of the Code of Ordinances. A variety of tree species shall be provided within the ROW. All City projects shall be designed with species variation and shall not exceed 25% of any single species.

- 8.2.1.C.xi Other native or well-adapted plants may be used if drawings are sealed by a registered Texas Landscape Architect and approved by the City. The invasive potential of non-native plants shall be considered when developing landscape plans.

8.3 Tree Preservation and Mitigation Protected and Heritage Trees

- 8.3.1 For Tree Preservation and Mitigation requirements in the public right of way see Chapter 28 of the Code of Ordinances.

- 8.3.2 Tree Determinations

- 8.3.2.A Protected or heritage tree designations are determined by measuring at the height of the tree at 24 inches above the ground or Diameter at Breast Height (DBH), for various tree species for purposes of applying the Standards of this section. Multi-trunk trees are to be measured with the largest trunk counting for full DBH inches plus 50 percent of the DBH sum of the additional trunks, if the tree is classified as protected or heritage.

- 8.3.2.B When the trunk branches or splits less than 4.5 feet from the ground, measure the smallest circumference below the lowest branch. If the tree has a branch or a bump at 4.5 feet, it is better to measure the diameter slightly below or above the branch/bump.

- 8.3.3 Protected Trees:

- 8.3.3.A Tree species listed in Chapter 28 Section 28-31 of the Code of Ordinances with a diameter of six (6) inches or more, measured 24 inches above natural grade.

- 8.3.3.B Protected trees must be preserved, protected, and integrated into the development of the property.

- 8.3.3.C The proposed removal of healthy protected trees must be submitted for approval to the Development Review Committee (DRC). See Chapter 28 Section 28-31.3 for Tree Removal Permit requirements.

- 8.3.3.D Protected Trees shall be mitigated according to Chapter 28 Section 28-31.4.a of the Code of Ordinances.

- 8.3.3.E Alternative compliance may be submitted to the DRC for approval or a fee-in-lieu shall be paid if the Site cannot meet the Standards of this section. See the City Fee Schedule for tree replacement cost.

- 8.3.4 Heritage Trees:

- 8.3.4.A Tree species listed in Chapter 28 Section 28-31 of the Code of Ordinances with a diameter of 24 inches or more, measured 24 inches

above natural grade.

8.3.4.B Heritage trees must be preserved, protected, and integrated into the development of the property.

8.3.4.C The proposed removal of healthy heritage trees must be submitted for approval to the DRC. See Chapter 28 Section 28-31.3 for Tree Removal Permit requirements.

8.3.4.D Granted removal of heritage trees shall be replaced by planting trees from the Preferred Plant List on the property equal to the total caliper inches removed, measured at twelve (12) inches in height from the ground with a minimum of 3 inches in caliper.

8.3.4.E Alternative compliance may be submitted to the DRC for approval or a fee in lieu shall be paid if the Site cannot meet the Standards of this section. See the City Fee Schedule for tree replacement cost.

8.3.5 Exempt Trees: Any protected or heritage trees determined to be diseased, overly mature, dying, or dead, by a certified arborist are exempted from these Standards.

8.4 Street Trees

8.4.1 General – This section includes the general requirements for street tree plantings located within the public ROW.

8.4.2 Intent - These requirements and standards are intended to optimize conditions for street trees in all Place Types categories, where street trees are required, as defined in the Land Development Code. They address these key items:

- Preferred plant list for approved types of plants and trees
- Soil volumes based on Place Type, street type, and soil availability
- Design methods to create soil volume where soil is not available. Design methods include soil cells to achieve soil volume, open soil areas, covered soil areas, and utility integration
- Evaluation based on the geographic nature of Taylor, these items shall be reviewed:
 - Height and Spread: Will the tree bump into anything such as power lines, awnings, tall trucks, etc. when mature?
 - Is the tree deciduous or coniferous? Will it lose its leaves in the winter?
 - Form and shape. A columnar tree will grow in less space. Round and V-Shaped species provide the most shade.

- Growth rate. How long will it take for the tree to reach its full height? Slow-growing species typically live longer than fast-growing species.
- Soil, sun, and moisture requirements.
- Hardiness zone indicates the temperature extremes in that a tree can grow.

8.4.3 Street Trees – Soil Volume

8.4.3.A As a standard, trees shall be placed a minimum of the following distances depending on tree size from paved surfaces unless otherwise approved by the City.

8.4.3.A.i Small Trees (<30'): Min 3'-0" from Paved Surfaces or centered in the tree zone.

8.4.3.A.ii Medium Trees (<50'): Min 6'-0" from Paved Surfaces

8.4.3.A.iii Large Trees (>50'): Min 10'-0" from Paved Surfaces

8.4.3.B A minimum of 1,000 cubic feet of soil volume shall be maintained for every individual large deciduous canopy street tree. Where this minimum soil volume is not attainable in the planting area, alternate methods may be used as mentioned below.

8.4.3.C Design Methods for Achieving Soil Volume: To achieve the required soil volume in areas where native soil is available, several methods can be used.

8.4.3.C.i Continuous Trenches: In areas where several trees are to be planted, the area shall be treated as one continuous trench, that connects several tree pits, to provide extra soil volume for root growth by allowing trees to share soil space, unless there are site constraints, and must be approved by the City.

8.4.3.C.ii Shallow Geocellular Sandwich System:

- For uses with lightweight traffic, the sandwich system creates rootable soil volume for trees, underneath the hardscapes in urban areas. This system, also known as a suspended pavement system, consists of shallow, high-strength modular cells suitable for sub-base replacement that spread weight loads over a large area, preventing compaction of soil in the tree's root zone. At the same time, the open structure of the system prevents roots from causing any damage to the pavement and serves as a distribution and delivery

mechanism for air and water for the entire rootable soil volume. This system can be used underneath sidewalks, bike-lanes, light weight traffic, and parking lots without reducing the available above ground urban space.

- Soil Cells are plastic structures designed to be filled between the voids with soil and covered with pavement. Tree roots grow in the soil between the structural supports. There are many brands on the market. Install per manufacturer's instructions.
- Products recommended for use are: Stratavault™ by Citygreen ©, Stratacell™ by Citygreen ©, and Silva Cell by Deeproot.

8.4.3.C.iii Root Paths:

- Native soils under or at the back of sidewalk may count towards soil volume if there is an opportunity provided for the tree roots to pass under the paved area where they can grow at a normal rate and connect the tree to the adjacent open soil area. Root paths can make this connection.
- Root paths are narrow trenches, roughly four (4) inches wide by one (1) foot deep, installed in a compacted subgrade before the gravel base for pavement is added.
- A commercially available aeration mat material and quality topsoil can be added to the trench to support drainage. Root paths will be installed for new plantings during construction, at the time of subgrade preparation and before the paved surface is installed.
- Root paths extend radially from the tree pit and may connect to adjacent tree pits, and/or other nearby planting areas such as native soil, lawns, or civic space on the opposite side of the sidewalk from the street.
- Root paths may be most applicable in Place Types P4 and P5 areas where tree roots need to be directed around utilities and planting space is limited.

8.4.3.C.iv Creating Soil Volume in Place Types P5, and some designs for P4:

- For areas where little or no native soil is available,

current research shows that soil cells are the best method for creating soil volume under pavement.

- An open soil area is an unpaved area of soil surrounding a tree, that contains existing, new or amended soil. An open soil area may be planted or covered with mulch.
- Open soil areas have the benefit of reducing impervious surfaces and stormwater runoff.

8.4.3.C.v Root Barrier: Root barrier must be used in areas adjacent to pavements, sidewalks and buildings. Deflector barriers are acceptable. They must be 30" deep minimum and installed per manufacturer's instructions.

- In planter strips, Root Barrier shall be minimum 30" deep and ten (10) feet in length placed vertically on the concrete side of tree and centered on the trunk of the tree.
- Do not undermine the structural components of adjacent pavement or other feature when excavating for root barrier installation.
- All street trees with trunks closer than four (4) feet to paved surfaces shall be planted with root barrier between the root ball and paving.
- Street Trees indicated on **Table 8-2** and having a lateral root system shall have a root barrier whenever trunks are placed within ten (10) feet of any paved surface.
- Plantings within tree wells require root barriers along all sides of the tree well.

8.4.3.C.vi Tree Well Openings:

- There must be space between the curb and the tree trunk. The opening around the base of the tree must allow a transition zone at maturity. For a 4' x 6' tree well opening at the mature trunk to flare as the tree matures. The minimum opening allowed is 4' x 6'.
- A variety of pavements, both solid and permeable, can be used to create a covered tree space. Pavers, such as granite cobbles and permeable paver blocks, placed with gaps between the stones allow water to flow to

the soil below. Tree grates, if used, shall have removable center rings so the tree opening can expand as the tree grows.

- A long-term maintenance plan is required to address issues such as a trunk growing into a grate, watering, mulch and soil that needs replenishing, pavers that must be leveled, etc.

8.4.4 Coordination of Utilities with Soil Cells

- 8.4.4.A Using the Soil Cells in areas with utilities requires good coordination. The respective utility owners need to be involved in the conversation. They may have specific requirements that need to be addressed, such as vertical and/or horizontal separation, minimum depth/cover, or protective measures such as encapsulating their lines in granular bedding or insulating them to prevent freezing.
- 8.4.4.B If Soil Cells will be installed over utility lines, it is also important to discuss what level of loading or ground pressure the utility line can withstand.
- 8.4.4.C Soil Cells must have openings on all four sides and because there is a considerable amount of void space in each frame, running utilities through the Cell frames is a simple way to integrate utilities directly into the system. This approach can be applied to new or existing utilities.
- 8.4.4.D Each frame is its own separate component and can be maneuvered to leave the utility inside of the frame.
- 8.4.4.E Note: This method is not applicable to storm, sanitary sewer, or water mains.

8.5 Irrigation Requirements Within Public Right-of-Way

- 8.5.1 Irrigation system shall be designed and installed to minimize runoff onto paved surfaces. Overspray on streets and sidewalks is prohibited. All irrigation systems shall be installed in accordance with the current and published laws and regulations of the Texas Commission on Environmental Quality (TCEQ).
- 8.5.2 Irrigation shall be required as follows:
 - 8.5.2.A All proposed landscape areas shall be irrigated, unless otherwise directed by the City.
 - 8.5.2.B Turf areas within the public ROW are not required to be permanently irrigated but shall be at a minimum temporarily irrigated until fully established. However, there may be featured areas, plazas, gateways

or other specific areas that shall be landscaped with trees, shrubs, and groundcover in addition to turf. These landscaped areas shall have an irrigation system. The specific limits shall be determined by the City

8.5.2.C Medians shall be landscaped using the guidance of the standard requirements and have an irrigation system designed with different zones for plantings, tree bubblers, and turf to allow water conservation.

8.5.2.D Systems used may be either permanent or temporary, as long as they provide a constant moisture level at an amount and frequency adequate to sustain growth for at least the first two (2) years after planting. Any systems used must be maintained and kept operational at all times to provide for efficient water distribution.

8.5.2.E No irrigation is required for undisturbed natural areas or undisturbed existing trees.

8.5.2.F Irrigation systems shall be required to have a separate meter, minimum three (3) inches in size.

8.5.3 Irrigation systems in subdivisions shall be maintained and operated by the Home Owner's Association.

8.6 Preferred Plant Lists

The Preferred Street Tree List is found in **Table 8-2**. The Preferred Plant List for all other plantings is found in Chapter 28 of the Code of Ordinances. Other native or well adapted plants may be used if drawings are sealed by a registered Texas Landscape Architect and approved by the City. The invasive potential of non-native plants shall be considered when developing landscape plans.



Table 8-2. Preferred Street Tree List

DECIDUOUS TREES	HEIGHT	FEATURES (N = Native)
Bigtooth Maple Acer grandidentatum	30'-40'	N , outstanding fall foliage, requires drainage
Cedar Elm Ulmus crassifolia	50'-60'	N , fall color, small leaves
Chinquapin Oak Quercus Muhlenbergii	40'-60'	N , tall, slender form, dark glossy lush foliage
Drake Elm Ulmus parvifolia 'Drake'	20'-30'	nearly evergreen, drought tolerant
Monterey Oak Quercus polymorpha	30'-40'	N , medium tree, dark to light gray bark
Texas Red Oak Quercus texana	30'-40'	N , white patches on bark, fall color
Texas Ash Fraxinus texensis	40'-50'	N , fast growing shade tree, exceptional fall color
Pecan Carya illinoensis	60'-80'	N , 50—60 feet across, plant new improved varieties for better disease and insect resistance, large shade tree, regular spraying for good nut production

SECTION 9 DEFINITIONS AND ABBREVIATIONS

DEFINITIONS

The definitions within this section are intended to provide descriptions for terms used within this *City of Taylor Engineering Manual & Details* document. When words and terms are defined herein and in other City ordinances, they shall be read in harmony. If an irreconcilable conflict exists, the definition contained herein shall control in the construction and application of this document. Where no definition appears, the term should be interpreted according to their customary usage in the practice of municipal planning and engineering. The following City Staff will have the final determination of interpretation, as appropriate: the City Engineer, Assistant City Manager/Development Services Director, Director of Public Works, or Fire Marshal.

Words used in the present tense include the future tense. Words in the singular tense include the plural tense. The words “shall” and “must” are mandatory and not directory. The words “may” and “should” are permissive.

100-year – A flood event that statistically has a recurrence interval (return period) of 100 years and a one-percent probability of being equaled or exceeded in any given year. The event shall be based upon fully developed watershed conditions unless otherwise specified.

Alley – A vehicular drive located to the rear of lots providing access to service areas, parking, rear building access and utilities. Alleys should be considered in new neighborhoods.

Applicant – A person or entity who submits to the City an application for an approval required by the City Ordinance. To be qualified as an applicant, the person or entity must have sufficient legal authority or proprietary interests in the land to commence and maintain proceedings under the City Ordinance. The term shall be restricted to include only the property owner(s), or a duly authorized agent and representative of the property owner.

Average Daily Traffic (ADT) – A volume that represents the total two-way traffic on a roadway for a period of less than a year, divided by the total number of days it represents, and that includes both weekday and weekend traffic. ADT is typically adjusted for day of the week, seasonal variations, and/or vehicle classification.

Base Flood – The flood event having a one percent probability of being equaled or exceeded in any given year based on existing watershed conditions, FEMA guidelines, and SFHA as shown in the current effective FIS and FIRM and differs from design flood. The resulting water surface elevation from the base flood shall correspond with the FEMA BFE.

Best Management Practice (BMP) – Schedules of activities, prohibitions of practices, maintenance procedures, structural controls, local ordinances, and other management practices to prevent or reduce the discharge of pollutants. BMPs also include treatment requirements, operating procedures, and practices to control runoff, spills or leaks, waste disposal, or drainage

from raw material storage areas. A BMP may be temporary to protect during construction, or permanent to protect from long-term impacts of the development.

Casing Pipe – An exterior protective pipe that encases a carrier pipe for various types of crossings, including roadways, creeks, and railroads. Also known as encasement pipe.

Civic Space – A public or semi-public place that provides opportunities to gather and celebrate together. Refer to the *Land Development Ordinance for requirements*.

Community Boulevard – The classification for a long-distance, moderate capacity street with limited access and separated multi-modal facilities.

Connection – The point at which a facility is provided service by the City water or wastewater system.

Corner Clip – Right-of-way dedication at intersection corners to provide sufficient room for intersection sight triangles/visibility, pedestrian access, utilities and other street facilities.

Crown – Depending on context, (a) the highest point on the inside of a closed conduit; or (b) the highest point of a roadway cross section.

Deceleration Lane – A speed-change lane, including tapered areas, which enables a vehicle exiting a roadway to leave the travel lanes and slow before making a turn.

Depression Storage – The collection and storage of rainfall in natural depressions or puddles after exceeding the infiltration capacity of the soil.

Design Flood – The flood event that is used as the basis for design to provide a stated degree of protection or other specified result. The design flood for the City of Taylor is the frequency flood specified in Section 3 of this manual based on fully developed watershed conditions. Also known as design storm and differs from base flood.

Design Speed – A selected speed used to determine the various geometric design features of the street or roadway.

Detention Basin – A dry basin or depression constructed to temporarily store stormwater runoff and discharge the water over time at a reduced rate than would have otherwise occurred.

Development Review Committee (DRC) – The Committee made up of City of Taylor staff including representatives from the Development Services, Planning, Building, Engineering, Public Works, Parks & Recreation, Fire Marshal, or others as determined by the City Manager.

Distribution System – A system of pipes that conveys potable water from a water treatment plant to consumers. Distribution systems include pump stations, ground and elevated storage tanks, potable water mains, potable water service lines, and all associated valves, fittings, and meters, but excludes potable water customer service lines.

Drainage System – Storm drainage facilities including streets, alleys, ditches, inlets, storm drain systems, creeks, floodplains, bridges, culverts, detention facilities, retention facilities, overflow routes, and any other facility through which or over which stormwater flows.

Emergency Overflow Path – A path stormwater will take when a drainage facility becomes clogged or does not function as designed.

Employment Center Plan – All areas designated as EC-Employment Center Place Type require an Employment Center Plan intended to allow for customization of development standards for sites that are intended to provide locations for job centers that may require deviations from the development standards of the other Place Type zoning districts.

Engineer – The Professional Engineer (P.E.) licensed in the State of Texas through the Texas Board of Professional Engineers (TPBE) who is responsible for the signing and sealing of construction plans, studies, calculations, and/or any other engineering documents in accordance with TPBE's requirements for professional practice.

Flood Control – The elimination or reduction of stormwater damage by means of land use restrictions, detention storage, erosion control, drainage systems, channel improvements, dikes and levees, bypass channels, and/or other engineering works. Also known as stormwater management.

Floodplain Administrator – The City Engineer or his/her designee appointed to administer and implement the provisions of the Drainage and Flood Hazard Area Regulations Ordinance and other appropriate sections of 44 CFR (Emergency Management and Assistance – NFIP Regulations) pertaining to floodplain management.

Floodplain Reclamation – The act of removing property from floodplain.

Floodplain, FEMA – an area of land subject to inundation by a 100-year frequency flood as determined using standard engineering practices and generally as shown on the FIRM (Flood Insurance Rate Map) of the City of Taylor.

Floodway, FEMA – The channel of a watercourse and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation by more than one foot. Also known as regulatory floodway.

Flowline – The floor, bottom, or lowest elevation of an open channel or closed conduit. Also known as invert.

Freeboard – The distance between the design flood elevation and the freeboard reference point specified in [Section 3](#) of this manual.

IBC/ICC (International Building Code/International Code Council) – The Code or Codes adopted by the City of Taylor to ensure public health and safety of buildings, including all related Codes.

Improved Channel – A channel or area of concentrated drainage that has been cleared, excavated, realigned, lined, graded, stabilized, or created by equipment. Also known as improved creek and improved stream.

Infill Development – Infill development is the process of reconstructing within, or increasing the development intensity of an already developed area or neighborhood. Infill development shall be prioritized in the City.

Infill Neighborhood Plan – Infill Neighborhood Plans are for development projects over 2.5 acres (one or more standard city blocks) in an infill location.

Intersection – Any at-grade connection with a roadway. Includes the connection of two roadways or a driveway and a roadway.

Land Development Code (LDC) – The Land Development Code including amendments currently in affect and adopted by the City Council. The purpose of the LDC is to align the land development policies, including subdivision, zoning, and signs, to the *Envision Taylor Comprehensive Plan*.

Level of Service (LOS) – A measure of traffic flow and congestion. LOS is a qualitative measure describing operational conditions within a traffic stream, generally described in terms of speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Low-Impact Development (LID) – A different approach to conventional stormwater management that represents a significant advancement in the state of the art in stormwater management. LID enhances the ability to protect surface and ground water quality, maintain the integrity of aquatic living resources and ecosystems, and preserve the integrity of receiving streams.

Maximum Daily Demand – The total amount of water used during the day of heaviest consumption in any given year and the minimum rate which the high service pumps shall be capable of pumping. Water shall be supplied to the pumps at this rate.

Maximum Hourly Demand – The rate at which water is drawn from the entire system during the hour of maximum consumption on the day of maximum demand. This rate is generally of a short duration and is most economically provided for by the use of elevated storage in addition to water supplied to the system by pumps. The distribution system, including storage and pumping capacity, shall be able to satisfy this demand. Also known as peak flow.

Median – The portion of a divided roadway separating the opposing traffic flows. A median may be traversable or non-traversable.

Median Opening – An opening in a non-traversable median that allows accessing or crossing the opposing traffic lanes.

Minimum Hourly Demand – The rate at which water is drawn from the distribution system during the hour of minimum demand on the day of maximum demand. This rate is used in the water distribution analysis to determine the adequacies of the system to replenish elevated storage.

Natural Channel – An unlined and unimproved existing drainage channel that has not been graded, modified, cleared, or created by equipment. Also known as natural creek and natural stream.

Neighborhood Avenue – The classification for a moderate capacity, low speed street accommodating multiple travel modes and connecting neighborhood centers.

Neighborhood Plan – Neighborhood Plans are for development projects over 2.5 acres (one or more standard city blocks) on previously undeveloped and/or un-platted land. A neighborhood design plan created through a series of maps defining the physical form, Place Type allocation, block types, and extent of settlement as required by the LDC.

Non-traversable Median – A physical barrier in a roadway or driveway that separates vehicular traffic traveling in opposite directions and prohibits movement of traffic across the median. Non-traversable medians include, but are not limited to, concrete barriers, raised concrete curbs and/or islands, and grass or swale medians.

Normal Water Surface Elevation – The typical observed water surface elevation in the absence of a flood event. Also referred to as ordinary high-water mark or normal pool level.

Open Channel – A channel in which water flows with a free surface. Includes creeks, lakes, flood control sags, or natural water ways.

Owner – Except for in the Technical Specifications, the term Owner means the person or entity financially responsible for developing a particular site or project. Also referred to as Developer. When used in Technical Specifications, the term Owner is the City of Taylor.

Parking Zone – That portion of the street pavement dedicated for parking and excluding the Vehicular Travel Zone.

Pedestrian Shed (Walkshed) – The area covered by a 5-minute walk (about 0.25 miles). The acreage of the pedestrian shed is determined by the development pattern.

Place Type or Place Type Zoning District – Place Types are the transition of places from natural to urban through the use of specific standards. Place Types replace conventional zoning districts with identifiable characteristics that represent the arrangements of places. They are intended to promote compatible patterns of land use and site development consistent with the City's adopted Comprehensive Plan. The DNA of the Taylor community inspired the Place Types zoning district standards. The City of Taylor is divided into ten (10) Place Types Zoning Districts as follows:

- 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 (Park, Green, Square, Plaza, Pocket Park)

Post-development – The condition of the given site and drainage area after the anticipated development has taken place. Also known as proposed condition or post-project.

Pre-development – The existing condition of the given site and drainage area prior to development. Also known as existing condition or pre-project.

Private Realm – Privately owned areas in large part developed with buildings and associated improvements. It is more limited in its accessibility to the public.

Public Realm – The streets, parks, squares, green spaces, and other interconnected outdoor places that require no key to access them and are available without charge for everyone to use.

Record Drawings – The set of drawings for public improvements submitted to the City after construction is complete indicating the ‘as-built’ construction and certified by a Professional Engineer that all improvements comply with City Ordinance.

Regional Roadway – The classification for a high-speed, high-capacity roadway with the primary goal of efficiently moving vehicles. Regional roadways are typically operated and maintained by TxDOT or Williamson County.

Right-of-Way (ROW) – A strip of land dedicated by plat or separate document for use of public roadways and/or related facilities. Other facilities include, but are not limited to, utilities, drainage systems, and other transportation uses. Unless otherwise specified, the term right-of-way shall refer to a public right-of-way.

ROW Width – The shortest horizontal distance between the lines which delineate the limits of right-of-way.

Schools – A public, private, or parochial institution for the education of students in any grade between pre-kindergarten through twelfth grade or any combination thereof. A public school includes an open enrollment charter school as defined under the Texas Education Code. Includes elementary and secondary schools. Does not include trade, vocational, or commercial schools.

Shared-Use Path – A path designated to accommodate the movement of pedestrians, cyclists, and other micro-mobility modes. Shared-use path design criteria is according to the *AASHTO’s Guide for the Development of Bicycle Facilities*, Chapter 5.

Sidewalk – A paved area behind the curb intended for the use of pedestrians.

Sidewalk Zone – Includes a sidewalk that is usually clear of all obstructions. The purpose is to allow for pedestrian movement in parallel with the street.

Sight Distance – The distance visible to the driver of a passenger vehicle measured along the normal travel path of a roadway from a designated location and to a specified height above the roadway when the view is unobstructed by traffic.

Sight Triangle – A triangular shaped area required on corner lots at the intersection of two streets including alleys that impact multi-modal traffic safety.

Standard of Care – 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. No provision or requirement of this Manual shall relieve the Engineer of his/her responsibility to meet the standards of conduct and ethics established by the Texas Board of Professional Engineers (TPBE) or other applicable licensing agency.

Street Type – A particular type of street and its characteristics, including right-of-way width, number and dimensions of elements, and the intended purpose of the street.

Storage Length – The portion of a turn lane required to store the number of vehicles expected to

accumulate in the lane during an average peak period.

Street Types – Street types are determined during the Neighborhood Plan process and are based on the “Envision Taylor Comprehensive Plan” sections. Refer to the Land Development Ordinance for descriptions.

City of Taylor Street Types are the following:

- Rural Street
- Side Street (No On-Street Parking)
- Yield Street
- Neighborhood Street
- Neighborhood Avenue
- 2-Lane Community Boulevard
- 4-Lane Community Boulevard
- Residential or Commercial Alley

Note: Regional Roadways are under the jurisdiction of TxDOT or Williamson County and are not included in City of Taylor Street Types.

Texas Department of Transportation or TxDOT – The state agency authorized by the State Legislature, or its successor agency, to regulate matters related to highway and road construction. (Note: When any TxDOT standard, “Item” regulation, definition or other matter is referenced, utilized, or adopted herein, the City also specifically adopts by this note of reference, and shall automatically apply without further amendment to this Ordinance, the applicable successor TxDOT standard(s), “Item(s)”, regulation(s), definition(s) or other matter(s), as amended by state law over time).

Time of Concentration (Tc) – The estimated time required for runoff to flow from the most hydraulically remote point of the drainage area to the point at which the flow is to be determined. Hydraulically remote refers to the travel path with the longest flow travel time, not necessarily the longest linear distance.

Traditional Neighborhood Development (TND) – Traditional Neighborhood Development is the historic development pattern of Taylor and includes small, walkable blocks; the continuation of the street grid; a variety of lot sizes; a range of housing types; well-defined public spaces; a definable neighborhood center; and amenities. TND is the primary and default development pattern in the City of Taylor.

Tree/Landscape Zone – That portion of the Right-of-Way behind the curb line or edge of pavement reserved for landscape and trees.

Trunk Line – The main line of a storm drain system. Includes lines extending from manhole to manhole or from manhole to outlet structure.

Utility Easement – An easement for the use of any City owned and/or maintained utility, including storm, water, sewer, fiber optic, etc. The utility and appurtenances may be located above or below ground.

Vehicular Parking Zone – That portion of the pavement utilized for parking. This may be striped



or unstriped and consists of parallel or diagonal parking conditions.

Vehicular Travel Zone – That portion of the pavement for automobile traffic and excluding the Parking Zone.

Watershed – The area contributing stormwater runoff to a stream or drainage system. Also known as drainage area, drainage basin, and catchment area.

ABBREVIATIONS

% – Percent

' – Foot or feet

" – Inch or inches

AASHTO – American Association of State Highway and Transportation Officials

ACI – American Concrete Institute

ADA – Americans with Disabilities Act

ADAAG – Americans with Disabilities Act Accessibility Guidelines

ADT – Average Daily Traffic

ADU – Accessory Dwelling Unit

ASCE – American Society of Civil Engineers

ASTM – American Society for Testing and Materials

AWWA – American Water Works Association

b-b – Back of curb to back of curb distance

BFE – Base Flood Elevation

BMP – Best Management Practice

CAD, CADD – Computer-aided Design

CBR – California Bearing Ratio

CFR – Code of Federal Regulations

cfs – Cubic feet per second

CLD – Cluster Land Development

CLOMR – Conditional Letter of Map Revision

CLSM – Controlled low strength material

CO – Certificate of Occupancy

CSS – Cement stabilized sand

DIPRA – Ductile Iron Pipe Association

DRC – City of Taylor Development Review Committee

EGL – Energy grade line

EPA – Environmental Protection Agency

ET – Evapotranspiration



ETJ – Extraterritorial Jurisdiction

FDC – Fire Department Connection

FEMA – Federal Emergency Management Agency

f-f – Face of curb to face of curb distance

FFE – Finished Floor Elevation

FHWA – Federal Highway Administration

FIRM – Federal Insurance Rate Map

FIS – Flood Insurance Study

fps – Feet per second

gpcd – Gallons per capita per day

GPS – Global Positioning System

H – Horizontal or Height (depending on context)

HDPE – High Density Polyethylene

HEC-HMS – Hydrologic Engineering Center Hydrologic Modeling System

HEC-RAS – Hydrologic Engineering Center River Analysis System

HGL – Hydraulic grade line

IBC – International Building Code

I.D. – Inside Diameter

IFC – International Fire Code

ILSN – Illuminated Street Name Sign

in – Inch

iSWM – Integrated Stormwater Management

ITE – Institute of Transportation Engineers

lbs – Pound or pounds

LDC – Land Development Code of the City of Taylor, Texas as adopted or amended

LED – Light-emitting diode

LF – Linear Feet

LI – Licensed Irrigator

LID – Low Impact Development

LOG – Lip of Gutter

LOMR – Letter of Map Revision

LOS – Level of Service

LRFD – Load and Resistance Factor Design

MASH – Manual for Assessing Safety Hardware

Max – Maximum

MGD – Million gallons per day

Min – Minimum or Minutes (depending on context)

mph – Miles per hour

MPR – Matched Precipitation Rate

MS4 – Municipal Separate Storm Sewer System

MSE – Mechanically Stabilized Earth

msl – Mean sea level

NCHRP – National Cooperative Highway Research Program

NFIP – National Flood Insurance Program

NFPA – National Fire Protection Association

NOI – Notice of Intent

NOT – Notice of Termination

NPDES – National Pollution Discharge Elimination System

NRCS – National Resources Conservation Service (formerly SCS)

OSHA – Occupational Safety and Health Administration

OSSF – On-site sewage facility, septic system

P&Z Commission – Planning & Zoning Commission of Taylor Texas

P.E. – Professional Engineer, Licensed in the State of Texas

PBMP – Permanent Best Management Practice

PC – Point of curvature

pci – Pounds per cubic inch

PD – Planned Development

PI – Plasticity Index or Point of intersection (depending on context)

PMF – Probable Maximum Flood

ppm – Parts per million

PROWAG – Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way

psi – Pounds per square inch

PT – Point of tangency

PUD – Planned Unit Development

PVC – Polyvinyl Chloride

PVI – Point of Vertical Intersection

PVR – Potential Vertical Rise

QL – Quality Level

RCP – Reinforced concrete pipe

RLA – Registered Landscape Architect

ROW – Right-of-Way

SCADA – Supervisory Control and Data Acquisition

SD – Sight Distance

SFHA – Special Flood Hazard Area

SOP – Standard operating procedure

SPF – Standard Project Flood

SUE – Subsurface Utility Engineering

SWMP – Stormwater Management Program

SWPPP – Stormwater Pollution Prevention Plan

TAC – Texas Administrative Code

TAS – Texas Accessibility Standards

TBPE – Texas Board of Professional Engineers

Tc – Time of Concentration

TCEQ – Texas Commission on Environmental Quality

TCP – Traffic Control Plan

TDLR – Texas Department of Licensing and Regulation

TIA – Traffic Impact Analysis

TMP – Traffic Management Plan

TMUTCD – Texas Manual on Uniform Traffic Control Devices

TND – Traditional Neighborhood Development



TPDES – Texas Pollution Discharge Elimination System

TRB – Transportation Research Board

TxDOT – Texas Department of Transportation

U.L. – Underwriters Laboratories

U.S. – United States

USACE – United States Army Corps of Engineers

V – Vertical, Velocity, or Volume (depending on context)

VCD – Village Center Development

VIVDS – Video Imagery Vehicle Detection System

ZBA – Zoning Board of Adjustment

Engineering Manual Update



TAYLOR

TEXAS



November 1, 2023

ENGINEERING MANUAL & DETAILS

Council Date: 11/09/2023



Objectives

- ☐ Update Engineering Manual to be consistent with new “Taylor Made” Land Development Code
- ☐ Update street classifications to match Envision Taylor Comprehensive Plan
- ☐ Allow for flexibility in design to return to traditional neighborhood development patterns

Engineering Manual Outline

Table of Contents

SECTION 1	GENERAL DESIGN REQUIREMENTS
SECTION 2	THOROUGHFARE AND TRAFFIC DESIGN REQUIREMENTS
SECTION 3	DRAINAGE DESIGN REQUIREMENTS
SECTION 4	GENERAL UTILITIES REQUIREMENTS
SECTION 5	WATER DESIGN REQUIREMENTS
SECTION 6	WASTEWATER DESIGN REQUIREMENTS
SECTION 7	STRUCTURAL DESIGN REQUIREMENTS
SECTION 8	LANDSCAPE AND IRRIGATION DESIGN REQUIREMENTS
SECTION 9	DEFINITIONS AND ABBREVIATIONS

Section 1 Highlights:

General Design Requirements

- ☐ General information across all disciplines
- ☐ Updated utility easements and Right-Of-Way requirements
- ☐ References to Envision Comprehensive Plan, new Land Development Code

Section 2 Highlights:

Thoroughfare and Traffic Design Requirements

- ☐ Updated street classifications and sections for consistency with new LDC
- ☐ Updated access management (driveway criteria)
- ☐ Included Dark Skies for Illumination
- ☐ Updated Pavement Design to CAPEC requirements

- ☐ Allow flexibility rather than rigid criteria to be consistent with Taylor's development goals:
 - Emphasize neighborhoods, not subdivisions
 - References to Place Type standards
 - Promote coordination with City staff early in the planning process

Section 3 Highlights:

Drainage Design Requirements

- ☐ Infill development added to list of exemptions for detention. Lot-to-lot drainage requirements still apply
- ☐ Channel erosion protection measures upgraded. Detention ponds to hold back runoff from more frequent storm events. As a result, detention ponds to be ~5% larger and will retain water up to 2 days after a rain event
- ☐ Technical guidance updated previously in 2019. Thus, guidance was reviewed and minor technical updates made as needed to address known issues or questions encountered during development reviews. For example, guidance now provided for wet and underground detention

Section 4,5,& 6 Highlights:

General Utility, Water, Wastewater Design Requirements

- ❑ General Location for utilities within new street classifications - minimize conflicts with valves, manholes
- ❑ Clarified easement widths for utilities for construction & maintenance
- ❑ Minor technical updates for current practice and lessons learned from development reviews

Section 7 Highlights:

Structural Design Requirements

- ☐ New Section to cover vehicle bridges, bicycle/pedestrian bridges, retaining walls, screening walls, and culverts
- ☐ Address geotechnical requirements for structures
- ☐ Responsibilities of design engineer

Section 8 Highlights:

Landscape Design Requirements

- ☐ Clarifies placement of street trees relative to new Street Classifications in LDC
- ☐ Adds requirements for street trees: soil volume, root paths, and root barrier to promote healthy trees and protect street pavement
- ☐ Consistent with current Section 28 Landscape Requirements

Next Steps

- Manual becomes effective 30 days after posting on the City website
- Published and amended by the City Manager with advice from the City Engineer and DRC
- Update City Standard Drawings as necessary

Questions



City Council Meeting November 9, 2023 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 16

Agenda Title: **Consider executing professional service contracts for the Bull Branch Sanitary Sewer Improvement Project (Jim Gray)**

Council Action to be taken: Consider executing professional service contracts for the Bull Branch Sanitary Sewer Improvement Project

Department Submitted: Public Works

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

1. PURPOSE/DESCRIPTION

This item refers to executing Task Order 44 with HDR Engineering, Inc. for providing engineering design services for the Bull Branch Sanitary Sewer Improvement Project. Other professional services are required to implement the project:

- Inland Geodetics – topographic survey
- Lina T. Ramey & Associates (LTRA) – subsurface utility engineering (SUE)
- B2Z Engineering – geotechnical engineering services

This project includes developing a Preliminary Design Report (PDR) to evaluate the full extents of the improvements required to increase capacity, reduce sanitary sewer overflows (SSO), and minimize inflow and infiltration (I/I) into the City's Bull Branch sewer system. This PDR will be used to determine the extent of the capital improvements project that can be performed to meet the approved capital improvement funds.

This project includes the design of approximately 4,500 linear-feet of 30-inch diameter gravity sanitary sewer, between Robinson Park and E 7th Street including removal of existing 15-inch and 18-inch sewer main associated with the existing Bull Branch Sewer.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The existing Bull Branch sanitary sewer system has observed significant inflow and infiltration (I/I) during storm events resulting in a number of sanitary sewer overflows (SSO) along the existing Bull Branch Sewer. This flow increase during storm events results in reduced capacity in the system as well as additional operations costs to treat these additional flows. These proposed improvements will be designed to accommodate

2040 projected peak flows while accommodating peak wet weather flow conditions resulting in a 30% reduction in I/I in the Bull Branch sewer basin.

The project design is anticipated to take 12 months to complete, which includes the necessary upfront environmental and cultural resources investigations, data collection (geotechnical, subsurface utility engineering, survey) and easement acquisition services needed to complete the design. The bid and services during construction will begin immediately upon completion of the design and is anticipated to take approximately 18 months to complete. The total cost for the design and services during construction is \$1,390,579 as broken out below.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• This project has been identified to be funded through the Capital Improvement Project funds. • The proposed sewer main will increase sanitary sewer system capacity and result in a 30% reduction in I/I. • Reduce SSO occurrences while reducing operational sewer treatment costs due to reduced I/I flows	• Additional capital improvements funds may be required to complete upstream section of Bull Branch sewer.

4. RECOMMENDATION

Recommend executing Task Order 44 for a total of \$1,390,579 based on the following amounts:

- HDR Engineering, Inc. for the design and services during construction in the amount of \$1,210,454.
- Inland Geodetics for topographic survey services in the amount of \$64,500.
- Lina T. Ramey & Associates, Inc. (LTRA) for subsurface utility engineering (SUE) in the amount of \$51,743.
- B2Z Engineering, Inc. for geotechnical design services in the amount of \$58,881.
- Ancillary property title services to be paid for directly by the City in the amount of \$5,000.

5. FUNDING SOURCE

2022 Bond

6. TIMELINE

The project design is anticipated to take 12 months to complete. The bid and services during construction will begin immediately upon completion of the design and is anticipated to take approximately 18 months to complete for a total of 30 months from the date of Notice of Proceed.

7. OTHER OPTIONS (In order of preference)

1. Reject the proposals.

8. ATTACHMENTS

- 16a. [HDR Task Order No. 44](#)
- 16b. [Inland Geodetics proposal](#)
- 16c. [LTRA proposal](#)
- 16d. [B2Z proposal](#)
- 16e. [PowerPoint Presentation](#)

TASK ORDER No. 44

Bull Branch Sanitary Sewer Improvements Project

This Task Order pertains to an Agreement by and between the City of Taylor, Texas, (“The City”), and HDR Engineering, Inc. (“ENGINEER”), dated April 17, 2018, (“the Agreement”). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 44
PROJECT NAME: Bull Branch Sanitary Sewer Improvements Project

PART 1.0 PROJECT DESCRIPTION:

This Task Order is to design approximately 4,500 linear-feet of 30-inch diameter gravity sanitary sewer, between Robinson Park and E 7th Street including removal of existing 15-inch and 18-inch sewer main (“Work”, or “Project Area”), and to provide Bidding and Construction Administration for the Work as defined in PART 2.0 of this document.

The alignment of the 30-inch sanitary sewer begins at the downstream connection of the Bull Branch Sewer into the existing 42-inch sewer main in Robinson Park paralleling the existing 15-inch and 18-inch sewer main as it travels upstream and north across two Union Pacific Railroad (UPRR) railroad tracks and E 4th Street. The sanitary sewer will generally follow the west bank of Bull Branch Creek before tying into the existing 15-inch and 18-inch sanitary sewers.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER:

Task 1 – Project Management

- 1) Manage the ENGINEER’s scope of the Work, coordinate with City, and other project consultants hired by City, including surveying and geotechnical.
- 2) Prepare status reports and monthly invoices.
- 3) ENGINEER will attend a project kick-off meeting with the City and its representatives. ENGINEER attendees will include the Project Manager and Project Engineer. The meeting will review the sanitary sewer alignment, design objectives, and identify available data and data needs.
- 4) At the request of the City, ENGINEER will attend up to 2 meetings with City and Bull Branch project development engineers.
- 5) Assumptions:
 - a) Contract anticipated to have a duration of 30 months from issuance of Notice to Proceed (NTP)
- 6) Deliverables:
 - a) Meeting minutes, in PDF format.

Task 2 – Preliminary Design Report

- 1) ENGINEER will prepare preliminary design report to verify the following prior to proceeding forward with detailed design:
 - a) Conduct hydraulic modeling for full extents of Bull Branch Sewer (approximately 3.5-miles) to confirm the selected pipe diameter and slope to maintain TCEQ Chapter 217 minimum flushing velocity of two feet per second (ft/s) at current average dry weather flows (ADWF), 2040 projected flows, and 2040 projected flows with peak wet weather flow conditions assuming 30% reduction in infiltration & inflow (I/I) in the Bull Branch basin verifying HGL remains two feet below ground elevation.
 - b) Develop conceptual alignment and profile and prepared 22" x 34" full-size drawings, allowing for reproduction at a half-size scale of 11" x 17" based on GIS information provided by City of Taylor and Williamson County.
 - c) Provide an AACE Class 4 Opinion of Probable Construction Costs (OPCC) for full extents of the Bull Branch Sewer (3.5 miles). Engineer will coordinate with the City on available capital budget and funding, and will provide a recommendation of improvements on the extent and diameter of proposed improvements that will proceed to final design and construction as part of this task order.
- 2) Assumptions:
 - a) Plan and profile sheets will be produced at a 1" = 100' full-size scale for plan (horizontal) view and 1" = 10' full-size scale for profile (vertical) allowing for approximately 2,500 linear feet of pipeline to be placed on a single plan and profile sheet, unless otherwise noted.
- 3) Deliverables:
 - a) Preliminary Design Report, in PDF format.
 - b) AACE Class 4 OPCC included as attachment of Preliminary Design Report, in PDF format.

Task 3 – Design Support

- 1) Environmental Permitting Services
 - a) ENGINEER will conduct an in-field wetlands delineation and permitting assessment to identify potential impacts to waters of the United States (U.S.), including wetlands, and determine the appropriate permitting approach for the sanitary sewer's crossing of Mustang Creek and other potential waters of the U.S.
 - b) ENGINEER will conduct an evaluation of preliminary design to determine fill impacts to potential waters of the U.S.
 - c) Depending on design and construction approach, a US Army Corp of Engineers' (USACE) Nationwide Permit 58 (NWP 58) may be required for fill impact to waters of the U.S., ENGINEER will develop of a technical memorandum to outline findings of tasks 3.1.a and 3.1.b., to define Section 404 permitting requirements, if any, for use by City and a construction contractor.
 - d) Assumptions:
 - i) Environmental Permitting Services will be limited to the Project Area.
 - ii) Based on Preliminary Design Report project delineation, a pre-construction notification to and/or other coordination with the USACE for coverage under NWP 58 is not anticipated nor included within this scope. This will be confirmed as part of this subtask by the technical memorandum, including any general and regional NWP conditions to be followed during construction.

- iii) If the project cannot be designed in a way that meets all general and regional conditions for coverage under NWP 58 without the notification to the USACE, ENGINEER will provide a supplemental scope and estimate for these services.
 - iv) Sanitary sewer alignments are not within range of or contain suitable habitat of State or Federal Threatened and Endangered Species, therefore no scope is included to address these issues.
 - v) Field wetland delineation will be conducted in a single mobilization for one day by two environmental scientists from ENGINEER for a selected main route with all access provided by City. If additional mobilizations for additional field work are required then a supplemental fee would be required.
 - vi) No construction phase permitting support is currently included, such as migratory bird nest surveys or aquatic resource relocation, but can be provided as a supplemental service, if required by regulatory agency.
- 2) Cultural Resources
- a) ENGINEER will perform a desktop cultural resources evaluation and agency consultation to determine level of effort under the Antiquities Code of Texas (ACT).
 - b) Dependent on the results of the desktop evaluation and agency consultation, ENGINEER will perform an intensive archaeological survey to include shovel testing and mechanical trenching in accordance with the Council of Texas Archaeologist guidelines
 - c) Following the survey, ENGINEER will produce an ACT compliant report detailing the intensive survey methods, results, and recommendations
 - d) Following approval and finalization of the Archaeology Survey Report, ENGINEER will submit records and any collected materials for curation at the Center of Archeological Research in San Antonio.
 - e) Assumptions:
 - i) Cultural Resource Service will be limited to the Project Area.
 - ii) Archaeological compliance with Section 106 of the NHPA is not necessary.
 - iii) Phase II archaeological testing and/or Phase III data recovery is not included in the scope of work. Should the intensive survey determine that additional investigation and/or agency consultation is warranted, it will be covered under a separate scope and fee.
 - iv) Right of entry will be granted to all parcels at the time of survey.
 - v) A maximum of 30 shovel tests to be excavated.
 - vi) A maximum of 4 backhoe trenches to be excavated.
 - vii) One (1) archaeological site (0.25 acres or less) will be documented. Should additional sites and/or an archaeological site exceeding 0.25 acres in area be identified, additional services will be required, and a supplemental scope and fee negotiated.
 - viii) Up to 50 artifacts will be collected, analyzed, and curated.
 - ix) No human remains will be encountered.
 - x) Project design will be able to avoid the Taylor Cemetery boundaries by at least 100 feet. If project design cannot avoid the cemetery, additional cemetery investigation can be provided for a supplemental scope and fee.
 - xi) No archival research will be necessary but can be provided for an additional scope and fee.
 - xii) Any modification to the scope of services mandated by regulatory authorities will necessitate an amendment to the project scope and fee estimate.
 - xiii) Any delays due to changes in the alignment, inclement weather, or parcel access issues may increase field

- f) Deliverables:
 - i) Desktop cultural resources evaluation and agency consultation letter, in PDF format.
 - ii) Archaeological scope of work and Texas Antiquities Permit Application, in PDF format.
 - iii) Archeological Report, in PDF format.

Task 4 – Easement Acquisition Services

- 1) Administration
 - a) ENGINEER will maintain status reports of all parcel activities and provide bi-weekly status reports to City.
 - b) ENGINEER will prepare initial property owner list with property owner contact information.
 - c) ENGINEER will attend Public Meetings and Council Meetings as requested by City, not to exceed four (4) meetings total.
- 2) Rights of Entry
 - a) ENGINEER will prepare Rights of Entry for each parcel.
 - b) ENGINEER will request Right of Entries from property owners for property surveys, inspections, etc., as applicable.
- 3) Market Study
 - a) In lieu of an appraisal, the ENGINEER will provide a Market Study for the initial offer.
 - i) This market study will include land values and the affected improvements for each parcel.
 - b) ENGINEER will provide the steps taken in preparation of the market study report, recapitulation of the data and final findings for each parcel.
 - c) A market study is not intended to be nor should be construed to be an appraisal of any of the properties involved in the proposed project.
 - d) A market study is not sufficient to make a final offer.
- 4) Negotiation
 - a) ENGINEER will secure preliminary title reports for each parcel from a City approved Title Company and secure title report updates when requested by City. ENGINEER will Request title insurance from the Title Company if requested by City for parcels closing.
 - b) ENGINEER will analyze preliminary title report to determine potential title problems, propose and inform City Staff of methods to cure title deficiencies.
 - c) The curative services necessary to provide clear title to City is the responsibility of the ENGINEER.
 - d) ENGINEER will coordinate with the Title Company, City, and owners for closings.
 - e) ENGINEER, with the prepared Market Study, confirm City's approved value prior to making the Initial Offer for each parcel.
 - f) ENGINEER will prepare and send the letter transmitting the Landowners' Bill of Rights by Certified Mail-Return Receipt Requested (CMRRR) to the Property Owner.
 - g) ENGINEER will prepare the initial offer letter, purchase contract, and instruments of easement conveyance approved by City.
 - i) The written initial offer must be sent to each property owner or the property owner's designated representative CMRRR.
 - ii) ENGINEER will maintain follow-up contacts and secure the necessary instruments upon acceptance of the offer for the closing. Retain copies of signed and unsigned CMRRR receipts.

- h) ENGINEER will respond to property owner inquiries verbally or in writing within five (5) business days.
 - i) ENGINEER will prepare a negotiator contact report for each parcel, per contact.
 - j) ENGINEER will maintain parcel files related to the purchase of the easement.
 - k) ENGINEER will advise property owner of the counteroffer process if approved by the City.
 - i) ENGINEER will transmit to City written counteroffer from property owners including supporting documentation, and HDR's recommendation regarding the counteroffer.
- 5) Assumptions
- a) Easement Acquisition Services will be limited to the Project Area.
 - b) Based on City's GIS parcel information, ENGINEER and City expect up to 3 easements of varying length along the sanitary sewer will be necessary for the construction of WORK. The remaining parcels needed for the construction of the sanitary sewer main appear to be across City owned parcels and will not require easement acquisition.
 - c) ENGINEER does not anticipate the need for condemnation to acquire the easements as part of this project and services related to condemnation requirements (appraisal, appraisal review, final offer) are not included in the scope of work. Any services necessary for condemnation will necessitate an amendment to the project scope and fee estimate
 - d) All title services and fees associated with preliminary Title Reports, Closing Costs, and Title Policies shall be obtained and paid by the City.

Task 5 – Permitting Services

- 1) Railroad
 - a) ENGINEER and City will work cooperatively to submit two railroad crossing permits.
 - b) ENGINEER will provide technical criteria and design data for the City's use in filing permit applications for approval by UPRR.
 - c) ENGINEER will revise the drawings and specifications for permit approval.
 - d) The City will file permit applications with data provided by ENGINEER.
- 2) TxDOT
 - a) ENGINEER and City will work cooperatively to submit TxDOT crossing permit of E 4th Street.
 - b) ENGINEER will provide technical criteria and design data for the City's use in filing permit applications for approval by TxDOT.
 - c) ENGINEER will revise the drawings and specifications for permit approval.
 - d) The City will file permit applications with data provided by ENGINEER.
- 3) TCEQ
 - a) ENGINEER and City will work cooperatively to submit sanitary sewer construction permit for TCEQ approval.
 - b) ENGINEER will provide technical criteria and design data for the City's use in filing permit applications for approval by TCEQ.
 - c) ENGINEER will revise the drawings and specifications for permit approval.
 - d) The City will file permit applications with data provided by ENGINEER.
 - e) ENGINEER will provide a draft Storm Water Pollution Protection Plan (SWPPP), to include incorporation of the erosion and sedimentation control best management practices sheets from the design package. This will be submitted to the City and Contractor (site Operator as defined by TCEQ).

- 4) Assumptions:
 - a) Permitting Services will be limited to the Project Area.
 - b) The City (Owner) and Contractor (Operator) will be required to submit a Notice of Intent (NOI) to the TCEQ for compliance with the Texas Pollution Discharge Elimination System (TPDES) Stormwater General Permit TXR150000.
 - c) Contractor is responsible to finalize and update the SWPPP during the construction phase.

Task 6 – Design Data Collection

- 1) City will provide available data related to sanitary sewer connection point, and other City-owned utilities along sanitary sewer alignment in the Project Area.
- 2) Surveying
 - a) ENGINEER will provide direction to City for needed topographic, legal, and utility surveying information needed to complete the design.
 - b) City will contract directly with 3rd party surveyor to obtain and provide information to ENGINEER. City's 3rd party surveyor will:
 - i) Perform 100-foot wide ground topographical survey centered along the pipeline alignment to generate a digital terrain model (DTM) and contours at 1-foot intervals. Features to be surveyed may include but are not limited to:
 1. Stream features including flow line, top of bank, toe of bank, and water surface elevation.
 2. Signs and streetlights including foundations
 3. Walls, fences, and gates.
 4. Pavement surfaces (by type) including top and bottom of curbs.
 5. Trees (6-inch diameter or greater as measured at breast height) and significant vegetation
 6. Building foundations and roof overhangs.
 7. Surface observable utilities including but not limited to power poles, vaults, risers, fire hydrants (include nozzle direction), manholes and inlets (including invert elevations and approximate pipe sizes and directions of flows), water valves, water meters, gas valves, traffic signal and control boxes, guy lines, overhead utility lines (include lowest elevation of lines between poles).
 8. Survey to extend beyond 100-foot wide survey area to include at least a minimum of one additional surface observable utilities (as described in Task 6.2.7 to verify horizontal and/or vertical locations within the survey area.
 - ii) Prepare metes and bounds easement exhibits and descriptions for permanent and temporary construction easements for up to 3 parcels to be signed and sealed by a licensed professional land surveyor in the State of Texas
- 3) Subsurface Utility Exploration
 - a) ENGINEER will provide direction to City for needed subsurface utility exploration (SUE) data, including location, size, depth and type of utility, needed to confirm existing utility locations in the Project Area.
 - b) City will contract directly with 3rd party SUE provider to obtain and provide information to ENGINEER.
 - i) The SUE Level of Effort is anticipated to include 15 QL-A Test Holes and 75 hours of QL-B designating crew services at various key street & bridge crossings and other pipeline focus areas.
 - c) SUE Provider will provide data in accordance with ASCE CI-38-02.

- 4) Geotechnical
 - a) ENGINEER will provide direction to City for needed geotechnical data and recommendations specific to soil types, excavation, and trenching recommendations, and backfill recommendations in the Project Area.
 - b) City will contract directly with 3rd party geotechnical provider to obtain and provide information to ENGINEER.
 - i) City will provide 9, 20-ft soil borings and 6, 30-foot soil borings along the alignment.
 - ii) City will provide laboratory testing to confirm strength and classification of subsurface soils.
 - iii) The results of the geotechnical investigation will be presented in written engineering report.

Task 7 – Design of Sanitary Sewer

- 1) ENGINEER will prepare construction documents (e.g., construction plans and specifications) indicating the scope, extent, and character of the WORK to be performed.
 - a) Assumptions:
 - i) Alignment based on approximately 4,500 linear-feet of 30-inch diameter gravity sanitary sewer, between Robinson Park and E 7th Street. Project extents and/or pipe diameter may change based on recommendation provided in Preliminary Design Report, and may be considered to be an Additional Service.
 - ii) Existing utilities (e.g., gas, telephone, overhead utilities, etc.) will not require relocation.
 - iii) All structures will be precast concrete, not requiring the ENGINEER to provide structural designs.
 - iv) Construction drawings will be prepared on 22" x 34" full-size drawings, allowing for reproduction at a half-size scale of 11" x 17". Plan and profile sheets will be produced at a 1" = 40' full-size scale for plan (horizontal) view and 1" = 5' full-size scale for profile (vertical) allowing for approximately 1,000 linear feet of pipeline to be placed on a single plan and profile sheet, unless otherwise noted.
 - v) Traffic control will be designed by the contractor and is not included in this scope.
- 2) Expected construction drawings/plans include:
 - a) Title/Cover – 1 sheet
 - b) General Notes – 3 sheets
 - c) Abbreviations, Legend, and Symbolology – 1 sheet
 - d) Project Layout and Sheet Index – 2 sheets
 - e) Sanitary Sewer Plan and Profile
 - i) 9 sheets for Bull Branch sewer
 - ii) 1 sheet for lateral sewer main connection profiles
 - f) Trenchless Crossings Plan, Profile and Details (1' = 20')
 - i) 6 sheets for Bull Branch sewer
 - g) Standard Construction Details – 6 sheets
 - h) Erosion Control Drawings – 5 sheets
- 3) All design milestone submittals will be in PDF format
- 4) ENGINEER will submit the following document at the respective milestones:
 - a) 60% Design Milestone
 - i) Construction Plans, as detailed above
 - ii) Update hydraulic modeling based on defined horizontal and vertical alignment.
 - iii) Easement drawings

- iv) Table of Contents of Technical Specifications
 - v) Opinion of Probable Construction Cost (Class 3)
- b) 90% Design Milestone
 - i) Construction Plans, as detailed above
 - ii) Technical Specifications
 - iii) Opinion of Probable Construction Cost (Class 2)
- c) Bid Documents Milestone
 - i) Construction Plans, as detailed above
 - ii) Technical Specifications
 - iii) Opinion of Probable Construction Cost (Class 1)
- 5) Design Milestone Review Meetings
 - a) ENGINEER will submit Design Milestone packages to City for review and comment.
 - b) City will provide review comments for each Design Milestone package within 14 calendar days of submittal by ENGINEER.
 - c) Within 7 calendar days after receipt of City's Design Milestone review comments (60%, and 90%), ENGINEER will conduct a 2-hour design review meeting with City to discuss City's questions and modifications.
 - d) For each of the 2 Design Milestone meetings, the ENGINEER'S project manager, and project engineer will attend.
 - e) Design Milestone Review Meetings will be in-person, at the City's office location, unless otherwise prohibited by local or State regulations.
- 6) Technical Specification
 - a) ENGINEER will:
 - i) Prepare technical specifications indicating the scope, extent, and character of the Work to be performed and furnished by the Contractor based on City of Austin standard specifications and conform to the prior 17-division format of the Construction Specifications Institute (CSI).
 - ii) Prepare additional HDR technical specifications to supplement City of Austin Specifications as needed, to address requirements in the City of Taylor Engineering Manual.
 - b) Assumptions
 - i) "Front End" contractual documents between City and Contractor will be provided by City for inclusion by ENGINEER.
- 7) Opinion of Probable Construction Cost (OPCC)
 - a) ENGINEER will:
 - i) Prepare and submit an Opinion of Probable Construction Cost (OPCC) at defined design development level.
 - ii) The OPCC will be in PDF format.
 - b) Assumptions:
 - i) The Design Milestone OPCCs will be as noted herein and as defined by the AACE Recommended Practice No. 18R (2016).
 - ii) ENGINEER's OPCCs are to be made based on ENGINEER's experience, qualifications, and general familiarity with the construction industry.
 - iii) Because ENGINEER has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, ENGINEER cannot and does not guarantee that proposals, bids, or actual Construction Cost will not vary from OPCCs prepared by ENGINEER.

Task 8 – Bidding Support

- 1) ENGINEER will provide bidding documents and City will advertise Work to bidders and public.
- 2) ENGINEER will conduct a Pre-Bid Meeting with City and potential bidders.
 - a) This meeting will be approximately 1 hour and will occur in person at a City facility.
 - b) Following the Pre-Bid Meeting, ENGINEER and City will conduct a 1-hour field visit with potential bidders.
- 3) ENGINEER will prepare responses to bidders' questions and prepare two (2) addendum to clarify, correct, or modify the bidding documents and submit to the City for distribution to potential bidders.
- 4) ENGINEER will provide information or assistance as needed, up to 6 hours, by the City during bidding with prospective contractors.
- 5) Attend the Bid Opening, assist the OWNER in evaluating bids, prepare a Bid Tabulation and Recommendation to Award letter.
- 6) Upon completion of Bidding phase, ENGINEER will prepare conformed drawings and specifications for inclusion in the conformed documents for the Contractor's use.
 - a) A PDF of conformed drawings and specifications will be provided to City.
- 7) Assumptions
 - a) Provide bidding documents to OWNER for distribution to prospective bidders. It is assumed prospective bidders will obtain bidding documents by downloading them from the OWNER's online document distribution system.
 - b) The City and its representatives will manage the bidding process and issue all addenda and clarifications.

Task 9 – Services during Construction

- 1) ENGINEER will serve as the City's Engineer for the Project as directed by City.
- 2) Pre-Construction Conference
 - a) ENGINEER will conduct a 1-hour pre-construction conference prior to commencement of work at the project site.
 - b) The conference will be held at the City of Taylor offices and will be attended by the ENGINEER's project manager and project engineer.
 - c) ENGINEER will prepare agenda and meeting minutes and distribute to Contractor and City.
- 3) Submittals
 - a) The Contractor will submit to the ENGINEER the proposed Schedule of Submittals, including but not limited to Shop Drawings, Product Manuals, Samples, etc., for review, comment, and concurrence by the ENGINEER prior to the start of the submittal process for review, comment, and eventual concurrence by the ENGINEER.
 - b) ENGINEER will setup and maintain a log of all submittals, RFIs, change orders, field orders, and other pertinent correspondence.
 - c) ENGINEER will monthly provide status update of submittals, RFIs, change order and other pertinent correspondence.
 - d) After Contractor's review and approval of submittals, ENGINEER shall review and take appropriate action on the Contractor's submittals, such as Shop Drawings, Product Data and samples, but only for conformance with the design concept of the project and compliance with the information given in the Contract Documents.

- e) Such reviews shall not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto.
 - i) The review of a specific item shall not indicate review of an assembly of which the item is a component.
 - ii) Log, track, and distribute submittals to the appropriate ENGINEER project team members for review.
 - iii) Up to 25 shop drawing submittals/resubmittals are assumed.
 - f) ENGINEER will evaluate and determine the acceptability of substitute, or “or-equal” materials and equipment proposed by Contractor.
 - g) ENGINEER will review a Shop Drawings or other Contractor submittals no more than two times, because of repeated inadequate submissions by Contractor.
- 4) Request for Information by Contractor
- a) ENGINEER will respond to up to 12 RFIs from Contractor.
- 5) Change Orders
- a) ENGINEER will assist with reviews of and recommendations for proposed Change Orders.
 - b) ENGINEER will prepare up to 2 Change Order is assumed.
- 6) Construction Material Testing for Quality Assurance
- a) ENGINEER will recommend to City special inspection or testing when deemed necessary to review if materials, products, assemblages, and equipment conform to the design concept and the Contract Documents for quality assurance purposes.
 - i) Quality control testing remain the responsibility of the Contractor.
 - b) ENGINEER will review special inspections reports and tests of the Contractor’s work as required by the Contract Documents and as may be deemed necessary.
 - c) ENGINEER will review certificates of inspections, tests, and approvals.
- 7) Construction Progress Meetings
- a) ENGINEER will participate in up to 12, 2-hour, monthly construction progress meetings at or near the WORK site.
 - b) Following each progress meeting, ENGINEER will visit the WORK site for up to 2-hours of review with the Contractor and City.
 - c) ENGINEER’S Project Manager or his designee will attend construction progress and site visit meetings.
 - d) ENGINEER will prepare agenda and meeting minutes and distribute to Contractor and City.
- 8) Miscellaneous Site Visits
- a) Given the nature of construction, ENGINEER will make up to 4, 2-hour site visits at intervals appropriate, as requested by the City or Contractor to observe the progress and quality of Contractor’s executed work in relation to the ENGINEER’s design, is proceeding in accordance with the Contract Documents.
 - b) ENGINEER will prepare meeting minutes and distribute to Contractor and City.
- 9) Construction Observation
- a) ENGINEER will observe construction activities performed by the contractor to verify that installation is being performed in accordance with the Contract Documents.
 - b) Construction observations will be performed continuously through the 12-month duration based on the following assumptions.
 - i) 2 months of construction will require periodic daily observation of 20 hours a week
 - ii) 10 months of construction will require continuous daily observation of 40 hours a week.

- iii) Observations between substantial and final completions will require minimal daily observation of 10 hours a week.
- 10) Substantial Completion
- a) After notice from Contractor that Contractor considers the entire WORK is ready for its intended use, ENGINEER with City and Contractor, will visit the Project to determine if the WORK is substantially complete.
 - b) If deficiencies in the Contractor's Work are observed, ENGINEER will prepare a list documenting observed deficiencies to County or its representatives.
 - c) If after considering any objections of City, ENGINEER considers the Work substantially complete, ENGINEER shall deliver a certificate of Substantial Completion to OWNER and Contractor.
- 11) Final Completion
- a) ENGINEER will conduct a final visit to the Project to determine if the completed WORK meets the design intent so that ENGINEER may recommend, in writing, final payment to Contractor.
 - b) Accompanying the recommendation for final payment, ENGINEER shall also provide a notice that the Work is acceptable (subject to the provisions herein) to the best of ENGINEER's knowledge, information, and belief and based on the extent of the services provided by ENGINEER under this Agreement.
- 12) Record Drawings
- a) ENGINEER will Prepare Record Drawings based on "red-line" markups information received solely from the Contractor.
 - b) Record drawings will be completed within 8 weeks after receipt of Contractor "red-line" markups.
- 13) Assumptions
- a) The ENGINEER shall not be required to make exhaustive or continuous onsite inspections to check the quality or quantity of the work, or to perform special inspections as defined in the applicable codes or required by the authorities having jurisdiction.
 - b) The ENGINEER shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected by the contractor or the safety precautions and programs incident to the work of the contractor.
 - c) Accordingly, ENGINEER neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish or perform the Work, or any portion of the Work, in accordance with the Contract Documents.
 - d) The ENGINEER shall not be responsible for the failure of the Contractor to perform the construction work in accordance with the Contract Documents; however, the ENGINEER shall report to the OWNER any deficiencies in the work identified by the ENGINEER.
 - e) Construction duration is expected to be 12 months from Notice to Proceed until Substantial completion. Duration from Substantial Completion to Final Completion is 6 weeks.
- 14) Acceptability and Payment for WORK
- a) ENGINEER will prepare written decisions on issues relating to the acceptability of the contractor's work or the interpretation of the requirements of the Contract Documents pertaining to the execution, performance, or progress of the contractor's work based on ENGINEER's observations as an experienced and qualified design professional and on review of Applications for Payment and accompanying supporting documentation.
 - b) ENGINEER will determine the amounts that ENGINEER recommends Contractor be paid. Such recommendations of payment will be in writing and will constitute ENGINEER's

representation to OWNER, based on such observations and review, that, to the best of ENGINEER's knowledge, information and belief, Contractor's Work has progressed to the point indicated, the Work is generally in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Contract Documents, and to any other qualifications stated in the recommendation), and the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is ENGINEER's responsibility to observe Contractor's Work.

- i) In the case of unit price work, ENGINEER's recommendations of payment will include final determinations of quantities and classifications of Contractor's Work (subject to any subsequent adjustments allowed by the Contract Documents).
- c) By recommending payment, ENGINEER shall not thereby be deemed to have represented that observations made by ENGINEER to check the quality or quantity of Contractor's Work as it is performed and furnished have been exhaustive, extended to every aspect of Contractor's Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to ENGINEER in this Agreement and the Contract Documents.
 - i) Neither ENGINEER's review of Contractor's Work for the purposes of recommending payments nor ENGINEER's recommendation of any payment including final payment will impose on ENGINEER responsibility to supervise, direct, or control Contractor's Work in progress or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or Contractor's compliance with Laws and Regulations applicable to Contractor's furnishing and performing the Work. It will also not impose responsibility on ENGINEER to make any examination to ascertain how or for what purposes Contractor has used the moneys paid on account of the Contract Price, or to determine that title to any portion of the Work in progress, materials, or equipment has passed to OWNER free and clear of any liens, claims, security interests, or encumbrances, or that there may not be other matters at issue between OWNER and Contractor that might affect the amount that should be paid.

15) OWNER will be responsible for:

- a) Quality Assurance materials testing costs.

PART 3.0 OWNER'S RESPONSIBILITIES:

The City shall be responsible for, and ENGINEER may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by the City to ENGINEER pursuant to this Agreement. ENGINEER may use such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement.

The City shall coordinate and, as necessary, attend meetings with the ENGINEER either by phone or in person during the design, bidding, and construction of the project.

PART 4.0 PERIODS OF SERVICE:

ENGINEER is authorized to begin rendering services as of the date of Notice to Proceed (NTP).

ENGINEER shall complete its obligations within a reasonable time per the following target schedule:

Task No.	Task Name	Target Completion Time
1	Project Management	30 months from NTP
2	Preliminary Design Report	3 months from NTP
3	Environmental Design Support	3 months from NTP
4	Easement Services	12 months from NTP
5	Permitting Services	3 months after Task 7.1 completion
6	Data Collection	3 months after Task 2 completion
7	Design of Sanitary Sewer	
7.1	60% Design Milestone	2.5 months after Task 6 completion
7.2	90% Design Milestone	2.5 months after Task 7.1 completion
7.3	100% Design Milestone	1 month after Task 7.2 completion
8	Bidding Support	3 months after Task 7.3 completion
9	Services During Construction	15 months after Task 8 completion

If, through no fault of ENGINEER, such periods of time or dates are changed, or the orderly and continuous progress of ENGINEER's services is impaired, or ENGINEER's services are delayed or suspended, then the time for completion of ENGINEER's services, and the amounts of ENGINEER's compensation, shall be adjusted equitably.

If the City authorizes changes in the scope, extent, or character of the Project, then the time for completion of ENGINEER's services, and the amounts of ENGINEER's compensation, shall be adjusted equitably.

PART 5.0 ENGINEER'S FEE:

The City shall pay ENGINEER for the services set forth in Part 2.0 on the payment basis in the amounts as shown as follows.

Task No.	Task Name	Payment Basis	Fee
1	Project Management	Lump Sum	\$127,462
2	Preliminary Design Report	Lump Sum	\$51,788
3	Environmental Design Support	Lump Sum	\$64,091
4	Easement Services	Lump Sum	\$74,997
5	Permitting Services	Lump Sum	\$16,057
6	Data Collection	Lump Sum	\$14,380
7	Design of Sanitary Sewer	Lump Sum	\$203,140
8	Bidding Support	Lump Sum	\$26,687

Total Lump Sum Fee			\$578,604
9	Services During Construction	Time & Materials	\$597,226
	Expenses	Time & Materials	\$34,624
Total Time and Material (T&M) Fee			\$631,850
Total Contract Fee			\$1,210,454

The Lump Sum includes compensation for ENGINEER's services and services of ENGINEER's Consultants, if any. Appropriate amounts have been incorporated in the Lump Sum to account for labor, overhead, profit, and Reimbursable Expenses.

The portion of the Lump Sum amount billed for ENGINEER's services will be based upon ENGINEER's estimate of the percentage of the total services completed during the billing period.

Services during Construction (Task 9) will be performed on a time and materials basis as indicated in the attached fee schedule. Time and Materials shall mean an hourly rate times a 3.25 multiplier to be paid as total compensation for each hour an employee works on the project, plus Reimbursable Expenses.

Reimbursable Expense shall mean the actual expenses incurred directly or indirectly in connection with the Project for document reproduction, transportation travel, subconsultants, subcontractors, shipping, and express, and other incurred expenses.

This Task Order is executed this _____ day of _____, 2023.

<u>CITY OF TAYLOR</u>	<u>HDR ENGINEERING, INC.</u>
<u>"OWNER"</u>	<u>"ENGINEER"</u>
BY: _____	BY:  _____
NAME: <u>Brian LaBorde</u>	NAME: <u>Todd C. Warrix, PE</u>
TITLE: <u>City Manager</u>	TITLE: <u>Vice President</u>
ADDRESS: <u>400 Porter St.</u>	ADDRESS: <u>4401 West Gate Blvd</u>
<u>Taylor, TX 76574</u>	<u>Suite 400</u>
	<u>Austin, TX 78745</u>



June 5, 2023

Brian LaBorde
City Manager
City of Taylor
400 Porter Street
Taylor, Texas 76574
brian.laborde@taylortx.gov
512-352-3677

RE: Engineering Design Survey
Proj: City of Taylor Bull Branch Sewer Improvement

Mr. LaBorde,

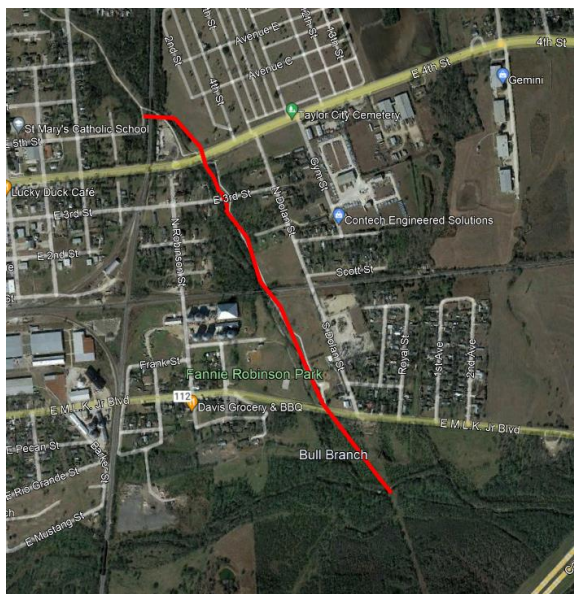
Inland Geodetics is pleased to present our proposal to perform Professional Surveying Services for the above referenced project. The specific scope of work is developed from email instructions from Danny Applegate with HDR dated May 22, 2023.

Inland understands that HDR will secure ROE for surveying activities prior to NTP and provide Inland copies with any special instructions.

Inland understands that HDR will secure ROE and permits for surveying activities across Union Pacific Railroad property prior to NTP and provide Inland copies with any special instructions.

SCOPE OF SERVICES

Project Site



1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
512-238-1200
TBPELS Firm Reg. No. 10059100

Taylor, TX

Topographic Survey

1. Inland will establish seven (7) survey control monuments for this project.
2. The coordinate values will be reconciled to NAD 83 Texas State Plane Coordinates, Central Zone 4203, US Survey feet and NAVD 88 for vertical control datums. These values will be derived from GPS SmartNet VRS observations at each point that include geographic positions of northing, easting and orthometric heights.
3. Inland will coordinate with a Subsurface Utility Engineer (SUE) of the Clients choosing and map Level B markings from said SUE company withing the Project Limits.
4. Inland will coordinate with Union Pacific Railroad (UPRR) to obtain safety certification to survey on UPRR property.
5. Inland will coordinate with HDR and UPRR to obtain a permit to survey UPRR property.
6. Inland will collect spot elevations within the project site including edges of back of curbs, driveways, visible utilities, drainage structures, centerline of roads, any other hard surfaced improvements within the defined area, grade breaks, flowlines of watercourses, and other significant features relevant to the project. Inland will extend the project site to the edge of pavement/back of curb along public roadways. The collected data will include spot elevations and breaklines sufficient to generate and/or merge to a 1 foot contour interval DTM for the project.
7. Inland will locate, tag, and collect Protected Trees 6 inches and up (per City of Taylor Tree Ordinance).
8. Inland will collect building/structure corners within the project site or route.
9. Inland will obtain invert elevations and pipe sizes for manholes within the project site.
10. Inland will locate up to fifteen (15) Boreholes location for a total of one trip to the project site.
11. Inland will locate up to ten (15) SUE Level A Test Holes for a total of one trip to the project site.
12. Deliverables will include an Autocad 3D file with break-lines and associated XML file. A DTM file processed to 1.0 foot contours will be provided and the associated spot point data in ASCII format. A list of benchmarks and project control coordinates will be included.

Right-of-Way Survey

1. Inland will perform sufficient research to reconstruct the existing right-of-way/property lines from record information.
2. Inland will perform sufficient survey field boundary surveying for the project site to locate the record boundaries developed in item 1 on the ground.
3. Inland will perform sufficient boundary analysis of the gathered field work to depict the reconstructed boundaries.
4. Deliverables will include an Autocad 2D file showing the right-of-way and adjoiner boundary lines.

Easement Survey

1. Inland shall set/recover and verify existing horizontal. The values will be relative to NAD 83 Texas State Plane Coordinates, Central Zone 4203 (scaled to surface values).
2. Inland will perform sufficient field and office tasks to generate metes and bounds description with survey plat for up to three (3) easement parcels on the described tracts.
3. This proposal assumes that Temporary Construction Easement will be referenced as adjacent to and parallel with the described permanent easement.

4. Any TCEs for material laydown or construction activities will proposed on an "as-needed" basis as additional services to this proposal.
5. Inland will review title commitments provided by Client for each parcel, if the title commitment is provided prior to the signing/sealing of the easement.
6. Review of a title commitment after the signing/sealing of the easement will be considered a revision and an additional service to this proposal.
7. Deliverables will be one (1) metes and bounds description and one (1) sketch of easement, both signed and sealed by a Registered Professional Land Surveyor prepared in accordance with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors in PDF format.

The lump sum fees for the above services to be:

Topographic Survey:	\$34,000.00 (non taxable)
Right-of-Way Survey:	\$14,000.00 (plus applicable tax)
Easement Survey (3 parcels @ \$5,500 each):	\$16,500.00 (plus applicable tax)

TOTAL: \$64,500.00

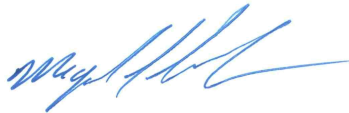
NOTE: This proposal understands that City of Taylor will provide a VALID and CURRENT Tax Exemption/Resale Certificate issued from the City of Taylor for the purchase of taxable land surveying services as a component of their deliverables. A copy of this certificate will be forwarded to Inland Geodetics in lieu of incurring sales tax charges for the boundary surveying portion of this proposal.

Inland will begin the fieldwork within four (4) weeks of Notice to Proceed and will endeavor to complete the survey within ten (10) weeks after the start of the fieldwork.

The estimated fee proposed above are based on personnel time required to perform the described Scope of Services. Additional time requirements resulting from project scope changes, site/route changes, plan revisions, field recovery of or discrepancies of control provided will be considered reasonable cause for us to seek additional compensation for services not included in these amounts.

INLAND GEODETICS

Client:



Miguel A. Escobar, LSLS, RPLS
Chief Surveyor
1504 Chisholm Trail Road, Suite 103
Round Rock, Texas 78681
512-238-1200

Signature: _____ Date: _____
Printed Name: _____
Title: _____
Company Name: _____

June 05, 2023

Mr. Brian LaBorde
City Manager
City of Taylor

**RE: Subsurface Utility Investigation
Bulls Branch WW:**

Thank you for requesting this cost proposal for Subsurface Utility Engineering (SUE), required on the above referenced project. Lina T. Ramey and Associates (LTRA) prepared this cost proposal based on provided maps and phone conversations.

SUE emerged over the last few decades as a means to characterize the risks associated with utility mapping. The American Society of Civil Engineers (ASCE), in publication CI/ASCE 38-02, defines SUE as a branch of Civil Engineering that involves mapping existing subsurface utilities and depicting those utilities to certain quality levels. These different quality levels can be defined as follows:

- Quality Level "D": Information derived from existing records and/or oral recollections,
- Quality Level "C": Information obtained by surveying and plotting visible above-ground utility features and by using professional judgment in correlating this information to quality level D information.
- Quality Level "B": Information obtained through the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of subsurface utilities (aka Designating).
- Quality Level "A": Precise horizontal and vertical location of utilities obtained by the actual exposure and subsequent measurement of subsurface utilities, usually at a specific point (aka Locating).

The scope of this project will provide utility mapping to Quality Levels A and B as specified below.

This proposal involves designating within the project limits as depicted in provided exhibit and vacuum excavating up to 15 test holes as requested.

LTRA will use record information provided by City of Taylor and franchise utilities to help identify all known utilities. In addition, LTRA will attempt to obtain information from site personnel. This can be a very valuable tool for learning the history of utility installations at the project site.

LEVEL B

The scope of work involves designating known utilities by conventional geophysical means crossing the proposed alignment within the project areas. Based on the alignment there are 10 roadway and two railroad crossings. Utilities that will be marked include franchise and site utilities. LTRA will mark the location of the designated lines in the field using a combination of paint and pin flags. Upon completion of the field designating activities, LTRA's will prepare a field sketch of the utilities found. The field sketch will be developed by using survey data. These

will be overlaid upon a base map provide by City of Taylor. The field sketch will be used to determine any conflict with proposed bore locations.

Once all known utilities are designated, LTRA will scan the defined work area(s) to search for unknown utilities. These “unknowns” can be defined as: utilities not shown on available utility record drawings, not known or recollected by site personnel and have no above ground features in close proximity to the project area. In order to find unknown utilities, LTRA will perform passive and inductive sweeps of the area. These sweeps will be conducted north to south, east to west and diagonally across the project area(s).

Note: Geophysical search and records research does not guaranty all utilities will be found. Residential services and irrigation/sprinkler systems are not included in this investigation. Limits of any thrust blocking are also excluded. Non conductive material utilities, i.e. PVC waterlines may require advanced geophysical methods to designate and are not included in this proposal.

LEVEL A

LTRA will vacuum excavate up to 15 test holes as requested. If required, additional Test Holes will be completed at additional costs. These areas are assumed to be easily accessible with our VacMasters System 4000 vacuum excavation trucks. Data will include location, size, depth and type of utility, needed to confirm existing utility locations.

LTRA will contact one call prior to begin work. LTRA will attempt to designate each line prior to completing a test hole. If the line is non toneable, LTRA will dig on the one call marks. LTRA will open width of test hole 1' of each side of the center line of the one call marks attempting to expose the utility. If no utility is found this will be considered a dry hole and counted as a completed test hole. LTRA will also contact Project Manager (PM) and have the location remarked or suggest a new location for the test hole. If rock or “dirty backfill” is encountered LTRA will contact PM to determine if the test hole should be relocated or abandoned.

Assumptions:

1. All locations are accessible
2. Each location will be investigated using both direct and passive geophysical methods to include pipe and cable locators.
3. City of Taylor will provide survey control and base map

LTRA's Responsibilities

- *Designate utilities within project limits*
- *Scan for unknown utilities*
- *Provide a field sketch for use by survey*
- *Vacuum excavate up to 15 test holes*
- *Survey Level B and Level A findings*
- *Prepare SUE plan sheets – CAD in Microstation*

City of Taylor Responsibilities

- ***Provide LTRA with an electronic CAD background file of the project area***
- ***Provide any available records information***
- ***Help coordinate access if necessary***
- ***Provide test hole locations***

Schedule

Level B Designating – 7 – 10 to 11 hour work days.

Level A Locating – 5 - 10 hour Days depending on soil conditions and utility depths.

Work to begin within one week after receipt of notice to proceed

Estimated Fees

Provided under separate file.

If you agree to this proposal, please sign and date below and email back to this office. Your signature below will also serve as a written notice to proceed with the work. If you have any questions or require additional information, please contact me.

Sincerely,



Joseph A. Murphy, PE
Sr. VP Utilities Division

Accepted: 2023

(Company)

By: _____
(Authorized Signature)
Title: _____

November 2, 2023

Client: City of Taylor
Attn: Mr. Brian LaBorde – City Manager
City of Taylor
400 Porter Street
Taylor, TX 76574

**RE: Proposal for Geotechnical Drilling, Testing and Engineering Services (GEO)
City of Taylor – Bull Branch Sewer Line Improvements**

B2Z Engineering is pleased to submit this cost proposal to provide Geotechnical Engineering Services (GEO) for the above referenced project. We are presenting this letter and cost estimate to confirm our understanding of this project and providing a description of the tasks to be performed. The broad objectives of our study will be to determine subsurface conditions for use by others in completing the design of the above referenced project. Described in this proposal are:

- Our understanding of pertinent project characteristics
- Our proposed scope for field and laboratory study
- Our proposed scope for engineering evaluation and reporting
- Our tentative project schedule
- Our project lump sum fee

I. Geotechnical Drilling and Miscellaneous Field Services (GEO - Drill)

Based on the location map (or general directive) provided to **B2Z**, we are proposing the drilling and sampling of subsurface materials within the project limits as follows:

- Structural Borings
 - Nine (9) Borings will be drilled at proposed locations of the Project (Borings will be advanced to a depth of approximately 20 feet below the existing top of natural ground per Request for Cost Proposal from Client attached) (Borings will be field tested – SPT).
 - Six (6) Borings will be drilled at proposed locations of the Project (Borings will be advanced to a depth of approximately 30 feet below the existing top of natural ground per Request for Cost Proposal from Client attached) (Borings will be field tested – SPT).

The Client will be responsible for obtaining any necessary permits or authorization, including any needed clearing, to access areas (right of entry) where the borings are to be drilled. B2Z will stake the boring locations and provide utility clearances prior to performing the field exploration portion of the project.

The borings will be advanced to the specified depths and in-situ soil testing will be performed in general accordance with ASTM Standard Test Procedures (ASTM D1586 – Standard Penetration Testing). The soil will be sampled as needed to verify subsurface materials and strata changes. Final drilling depths and elevations will be based on topographic conditions at the time of our drilling operations.

All samples will be removed from the sample apparatus during drilling operations. B2Z personnel will conduct various field tests on the recovered samples, visually classify the samples, and record the appropriate data on a field boring log. The samples will be appropriately packaged to minimize loss of their natural moisture content and to reduce the possibility of damage during transportation to our soils laboratory.

Drilling services will also include a 24-hour water level reading at each boring location where applicable. Following completion of drilling, sampling, and subsurface water monitoring operations, all boreholes will be backfilled with soil cuttings from the completed borings. If there is not enough soil cuttings available, alternate fill will be used to backfill the completed boreholes.

This proposal ***does not*** include activities and corresponding costs that may be associated with the following:

- Providing an ATV mounted drill rig, dozer or special equipment to clear areas of vegetation and debris or to regrade the site to gain access to the boring locations;
- Regrading the site or portions of the site after drilling activities are completed;
- Site safety meetings that may be required; or
- Encountering hazardous or contaminated soils or substances during our field activities.

We will notify you should these services become necessary for us to complete our field exploration activities. We can arrange to provide for these services as part of our project scope, should you authorize us to do so.

II. Geotechnical Laboratory Testing Services (GEO - Test)

Geotechnical Laboratory Testing will be performed on the samples recovered during the field study to evaluate their physical and engineering properties. Testing shall include several of the following test procedures:

- (1) Atterberg Limits (ASTM D4318)
- (2) Gradation (-200) (ASTM D1140)
- (3) Lab. Determination of Moisture in Soils (ASTM D2216)
- (4) Particle Size (Sieve) Analysis with Hydrometer (ASTM D422)
- (5) Sulfate Content (ASTM C1580)
- (6) Soil pH (ASTM D4972)

III. Geotechnical Engineering Services (GEO – Eng)

Engineering analyses will be conducted after reviewing the results of both the field and laboratory phases of our study. The findings and conclusions derived from our analyses will be presented in a hard copy bound original and an electronic engineering report (.pdf) per Client request, which will be prepared by one of our engineers. The report will include a boring location plan, boring logs with laboratory classification of recovered soil samples and subsurface water conditions encountered. The report will provide engineering analyses/recommendations for:

a). Manage, Coord., & Boring Log / Geo Data Creation
a-1). Management, Oversight, Invoicing, etc.
a-2). Coordination of Field Activities
a-3). Stake Borings/Utility Locates/Coord. - Eng. Tech
a-4). Field Logging - Eng. Tech
a-5). Boring Log / Geo Data Creation
b). Engineering & Evaluation of Data
c). Geo Report
c-1). Technical Memorandum (Data Report)
c-2). Meetings/Coord. (Coord. Time w/ Client)

Our report(s) will provide general comments and applicable recommendations regarding construction methods, sequences, and potential difficulties that may arise during overall construction as it relates to the soil aspects of this project.

Project Schedule

We should be able to start the field work within 2 weeks after receiving your written authorization or after obtaining permission for rights of entry (ROE), whichever is later. Final geotechnical report will be submitted 2 to 4 weeks after completion of the field and laboratory testing.

Cost

Based on the scope of work outlined within this proposal, the cost of the field investigation, laboratory testing & geotechnical report will be a total cost of \$58,881.48 (Lump Sum Cost).

We appreciate the opportunity to propose on this project. We hope this proposal meets with your approval. If you have any questions, please contact us.

Respectfully Submitted,
B2Z Engineering



David A. Saenz, P.E, C.F.M.

Attachments: Attach I – Fee Schedule

Accepted By:

(Signature)

(Print - Name / Title)

(Date)

PRIME PROVIDER NAME: B2Z ENGINEERING, LLC
PROJECT CSJ: N/A
PROJECT LIMITS: City of Taylor Bull Branch Sewer Line

COST PROPOSAL
METHOD OF PAYMENT - PER SCOPE PROVIDED

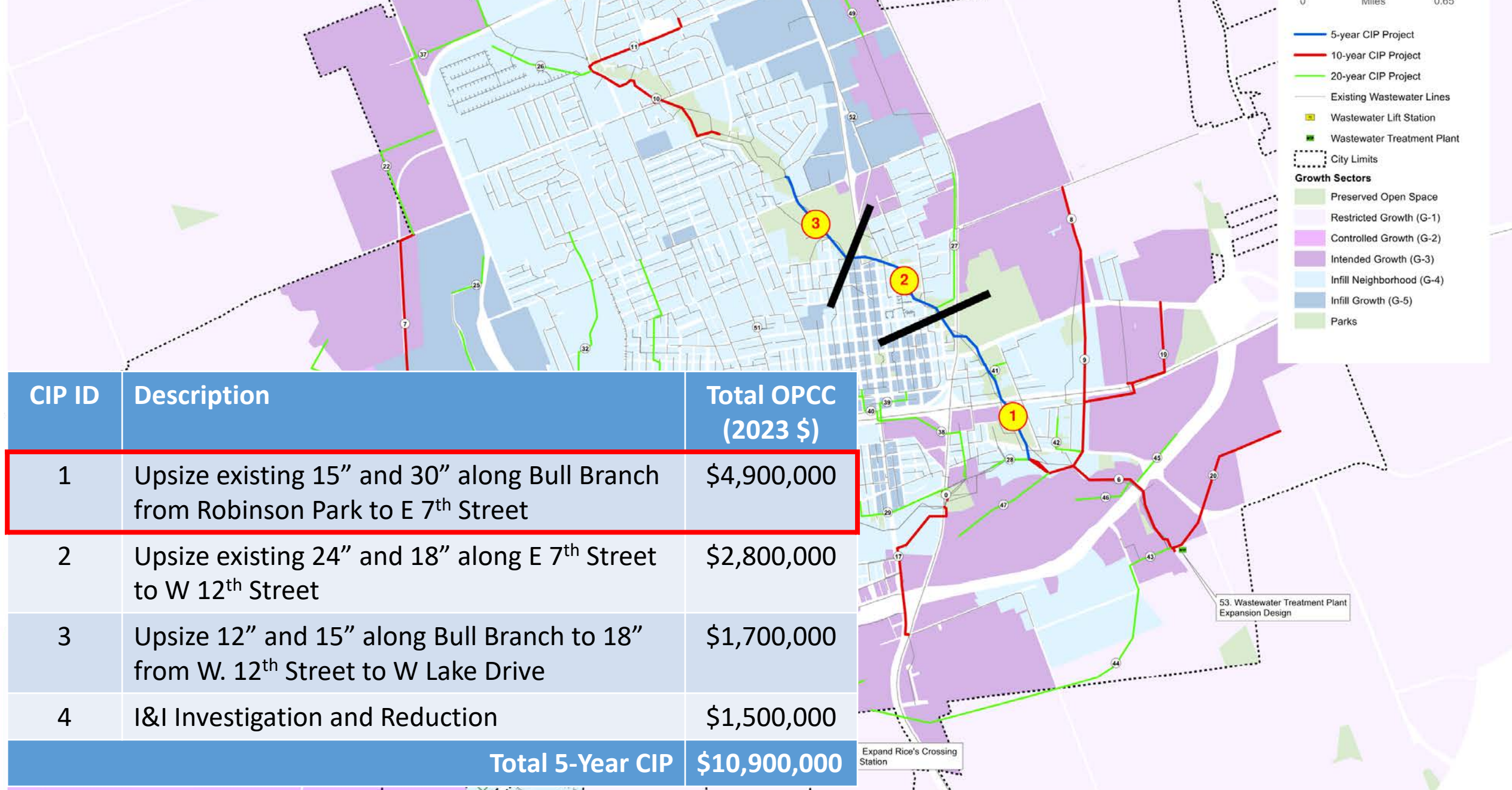
Contract Number TBD
Work Authorization No. TBD

TASK DESCRIPTION	SNR PROJECT MANAGER	SNR GEO ENG	GEO ENG	PRJ ENG	EIT	ENG LAB MANAGER	ENG TECH	CADD OPERATOR	ADMIN CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	LABOR HRS PER SHEET
LABOR (FIELD, REPORTING, MISC.)												
5. Geotechnical Borings and Investigations										0		
a). Manage, Coord., & Boring Log / Geo Data Creation										0		
a-1). Management, Oversight, Invoicing, etc.	2		2						4	8		
a-2). Coordination of Field Activities			2							2		
a-3). Stake Borings/Utility Locates/Coord. - Eng. Tech							8			8		
a-4). Field Logging - Eng. Tech							50			50		
a-5). Boring Log / Geo Data Creation		4	12		24					40		
b). Engineering & Evaluation of Data										0		
c). Geo Report										0		
c-1). Technical Memorandum (Data Report)	2	4	12		4			2	2	26		
c-2). Meetings/Coord. (Coord. Time w/ Client)	2	2	2						2	8		
										0		
HOURS SUB-TOTALS	6	10	30	0	28	0	58	2	8	142	0	
CONTRACT RATE PER HOUR	\$ 217.01	\$ 179.40	\$ 173.61	\$ 130.21	\$ 89.70	\$ 124.42	\$ 81.02	\$ 76.68	\$ 66.55			
TOTAL LABOR COSTS	\$1,302.06	\$1,794.00	\$5,208.30	\$0.00	\$2,511.60	\$0.00	\$4,699.16	\$153.36	\$532.40	\$16,200.88		
% DISTRIBUTION OF STAFFING	4.23%	7.04%	21.13%	0.00%	19.72%	0.00%	40.85%	1.41%	5.63%			
SUBTOTAL (FC 110)										\$16,200.88		
UNIT COSTS (FIELD, TEST)	# OF UNITS	COST	UNIT									
Soil Boring w/ SPT	360	\$ 38.00	LF	N/A							\$13,680.00	
Grouting of Bores	360	\$ 8.00	LF	N/A							\$2,880.00	
Determining Moisture Content in Soil Materials	117	\$ 12.00	each	ASTM D2216							\$1,404.00	
Atterberg Limits (LL, PL, PI)	72	\$ 135.00	each	ASTM D4318							\$9,720.00	
Percent Passing No. 200 Sieve	72	\$ 60.00	each	ASTM D1140							\$4,320.00	
Determining Sulfate Content in Soils - Colorimetric Method	15	\$ 95.00	each	ASTM C1580							\$1,425.00	
Determining Soil pH	15	\$ 50.00	each	ASTM D4972							\$750.00	
SUBTOTAL UNIT COST ITEMS											\$34,179.00	
OTHER DIRECT EXPENSES	# OF UNITS	COST	UNIT									
Mileage (# of miles) (current state rate) (Logger - Soil Tech)	360	\$ 0.56	mile								\$201.60	
Support Truck Mileage (Tools, Water Tank, etc.)	300	\$ 1.75	mile								\$525.00	
Mobilization /Demoblilization	5	\$ 475.00	each								\$2,375.00	
Pavement Repair (Cold Mix, Labor)	2	\$ 200.00	each								\$400.00	
Traffic Control (Field Set-Up for Borings Requiring TCP)	2	\$ 2,500.00	each								\$5,000.00	
SUBTOTAL OTHER DIRECT EXPENSES											\$8,501.60	

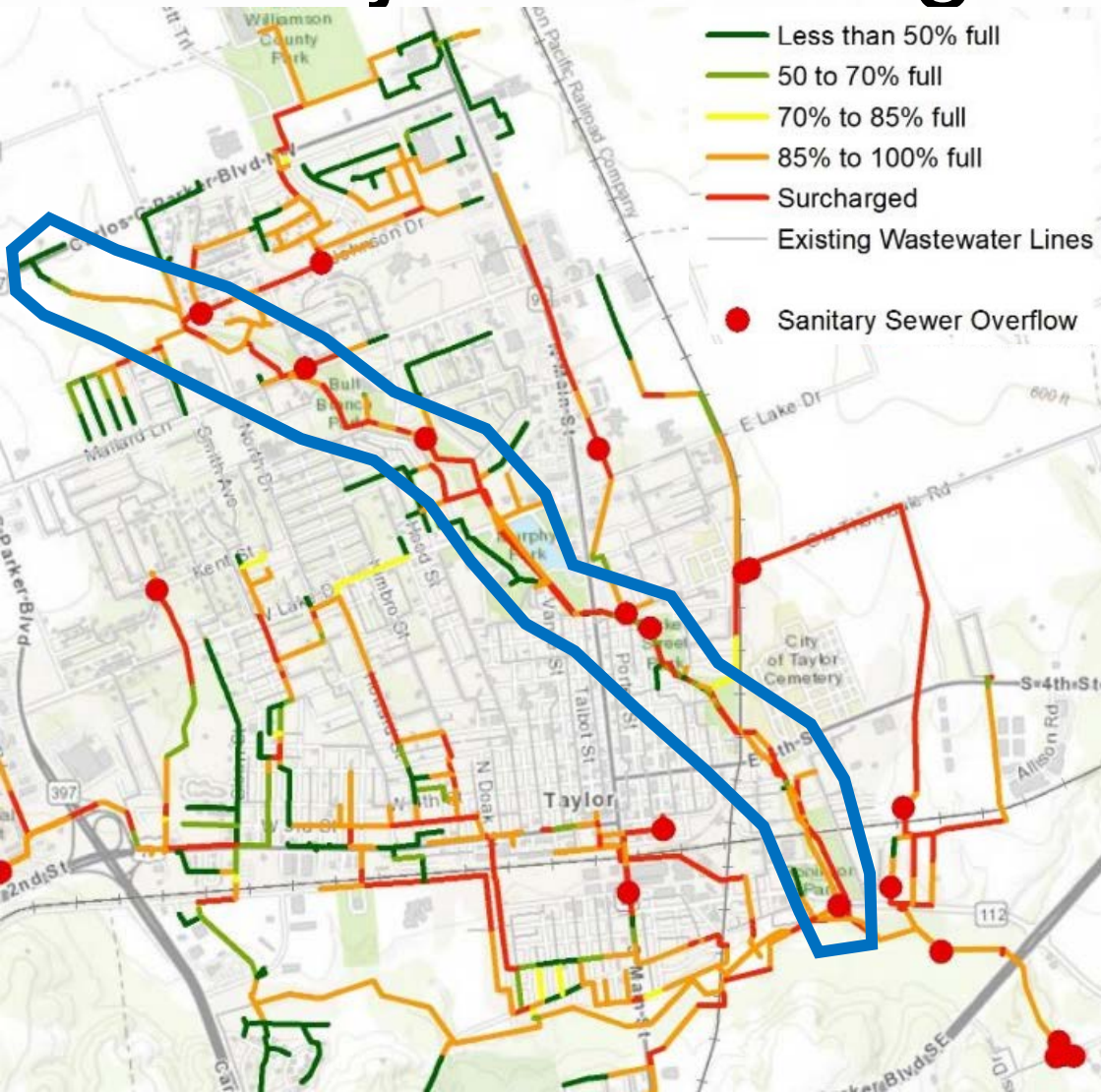
SUMMARY	
TOTAL COSTS FOR PROVIDER	\$16,200.88
NON-SALARY (UNIT COST ITEMS) FOR PROVIDER	\$34,179.00
NON-SALARY (OTHER DIRECT EXPENSES) FOR PROVIDER	\$8,501.60
GRAND TOTAL	\$58,881.48

Bull Branch Sanitary Sewer Improvement Project

City Council – 11/9/2023

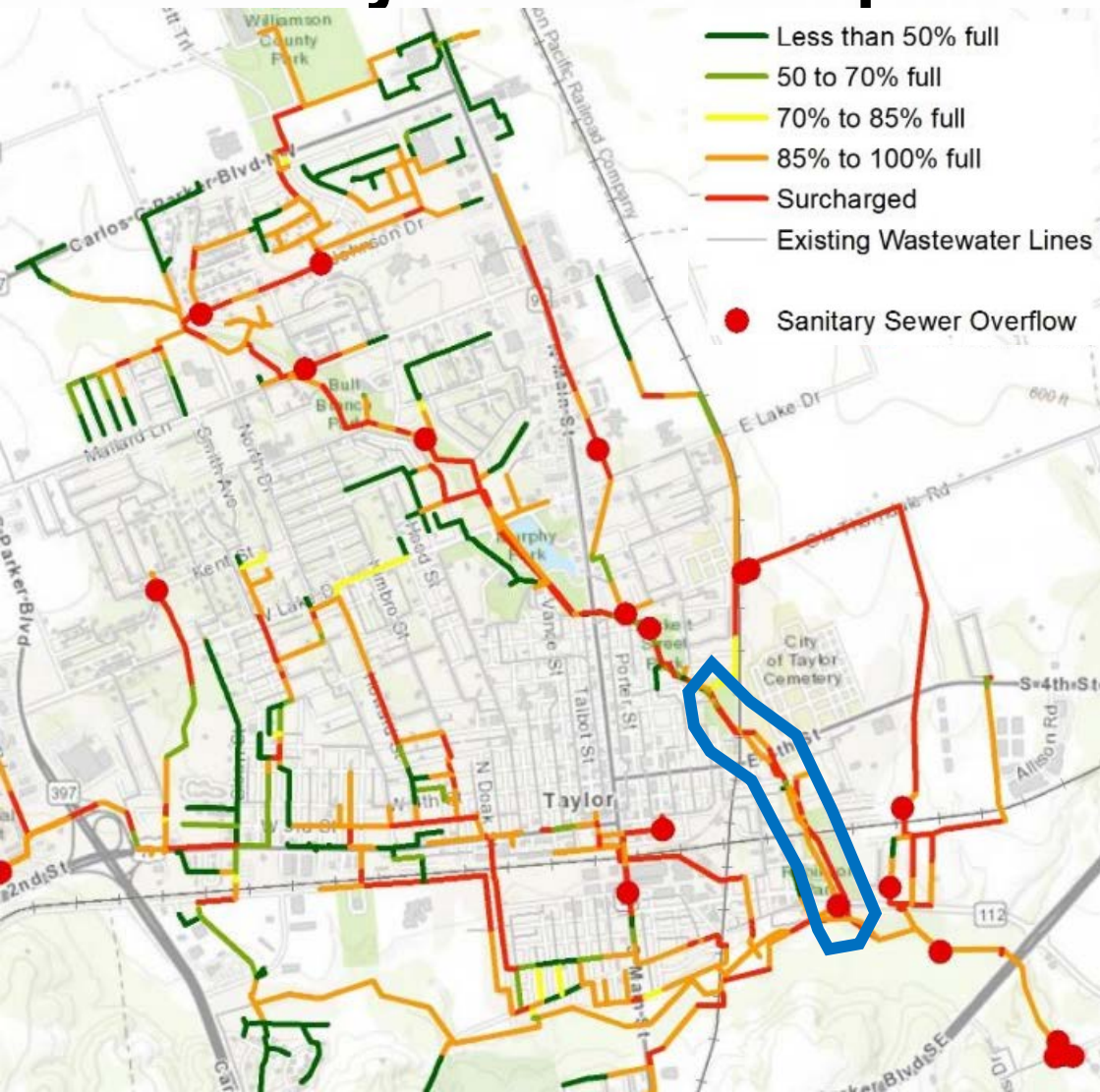


Bull Branch Sanitary Sewer Improvement Project - Background



- Flow meter data was collected on the existing Bull Branch sewer system in early 2022.
- Modeling indicated entire system exceeded 85% capacity during a 5-yr, 6-hr storm event.
- Over half the system experienced surcharge conditions with multiple sanitary sewer overflows (SSO) identified.

Bull Branch Sanitary Sewer Improvement Project - Scope



- Design Services – HDR
 - Preliminary Design Report (PDR) to evaluate full extents of system to increase capacity, reduce SSOs, minimize inflow and infiltration (I/I). This is between 15%-30% design for the entire trunk system.
 - Detailed Design of 4,500 LF of 30" Sewer from Robinson Park and E 7th Street
- Services During Construction – HDR
- Data Collection Services
 - Topographic Survey – Inland Geodetics
 - Subsurface Utility Engineering – LTRA
 - Geotechnical – B2Z Engineering