AGENDA

CITY OF TAYLOR, TEXAS

CITY COUNCIL MEETING

CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

APRIL 25, 2024, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM.

A MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

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

BOARDS & COMMISSION PRESENTATION

1. Receive Planning & Zoning Commission update. *Colin Harrison*

CONSENT AGENDA

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

2. Approve minutes from the April 11, 2024 regular Council Meeting. *Dianna McLean*
3. Consider Resolution R24-12, disannexation request, Windy Ridge and Buttercup Rd, 8 properties. *Brian LaBorde*
4. Consider Resolution R24-11, appointing Municipal Court Judge. *Brian LaBorde*
5. Consider amendments to Task Orders 23 and 29 with HDR Engineering regarding plan review and inspection services for the Samsung project.. *Tom Yantis*
6. Consider Ordinance 2024-25, PZ 2024-2025 regarding a request to change the place type zoning at 1020 Hackberry Street. *Tom Yantis*
7. Consider Award of Construction Contract for Facility Electrical Upgrades for Emergency Generators. *Nicole Oman*

PUBLIC HEARINGS / ORDINANCES

8. Introduce Ordinance 2024-19 Amending the FY 2024 Budget. *Jeff Wood*
9. Hold a Public Hearing and introduce Ordinance 2024 -18, PZ 2024 -2045 regarding requests to

change place type zoning at 7 different lots. *Tom Yantis*

10. Hold a public hearing and introduce ordinance 2024-22, Special Use Permit PZ-2024-2066 to allow lodging without a full time, on-site operator at 1513 McLain Street. *Tom Yantis*

11. Hold a Public Hearing and introduce Ordinance 2024 -23, PZ-2023-1753 for an Infill Neighborhood Plan for land generally located at the southeastern corner of Booth Street and E. Rio Grande Street, commonly known as Avery Apartments. *Tom Yantis*

12. Hold a Public Hearing and introduce Ordinance 2024-24, PZ_2023-1884/1885 for an Employment Center Plan for property generally located at 4804 W 2nd Street and 13101 Highway 79. *Tom Yantis*

13. Hold a public hearing and introduce Ordinance 2024-26 establishing Investment Zone No. 10. *Brian LaBorde*

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

14. Consider Ordinance 2024-21 Authorizing The Issuance Of The City Of Taylor, Texas Combination Tax And Revenue Certificates Of Obligation, Series 2024; Levying An Ad Valorem Tax And Pledging Certain Surplus Revenues In Support Of The Certificates; Approving An Official Statement, A Paying Agent/Registrar Agreement And Other Agreements Relating To The Sale And Issuance Of The Certificates; And Ordaining Other Matters Relating To The Issuance Of The Certificates. *Jeff Wood*

15. Consider approving the award for the Request for Qualifications (RFQ) for the Wellness/Recreation Center Feasibility Study and authorize the City Manager to negotiate a contract with selected firm. *Tyler Bybee*

EXECUTIVE SESSION

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

17. **Executive Session II**. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.
    a. Project Rosetta
    b. MUD's in ETJ
    c. Project Ujj

18. **Executive Session III.** The Taylor City Council will conduct a closed executive meeting under Section 551.087 of the Texas Government Code regarding economic development negotiations and considering financial or other incentives to a business prospect that the City seeks to have locate in or near the City of Taylor.
    a. Project Ujj
    b. Project Rosetta

19. Reconvene into 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 April 22, 2024 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

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

Posted by: Dianna McLean Date: April 22, 2024

City Council Meeting
April 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality Streets/Infrastructure

Agenda Item Number: 1.

Agenda Title: **Receive Planning & Zoning Commission update**

Council Action to be Taken: Receive report

Department Submitted: Development Services

Staff Contact: Colin Harrison, Director

1. PURPOSE / DESCRIPTION

Planning and Zoning Commission Chair, Amy Everhart will provide the City Council with a brief update on the commission's responsibilities and activities over the past year.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City Council directed Boards and Commissions chairs to update the Council annually on their accomplishments and goals.

3. PROS and CONS

PROS	CONS
• Keeps the Council abreast of the activities of its boards and commissions	•

4. RECOMMENDATION

Receive the report

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. PZ presentation to Council 2024-04-25

City of Taylor Planning & Zoning Commission

Update to City Council

April 25, 2024

Amy Everhart, Chair

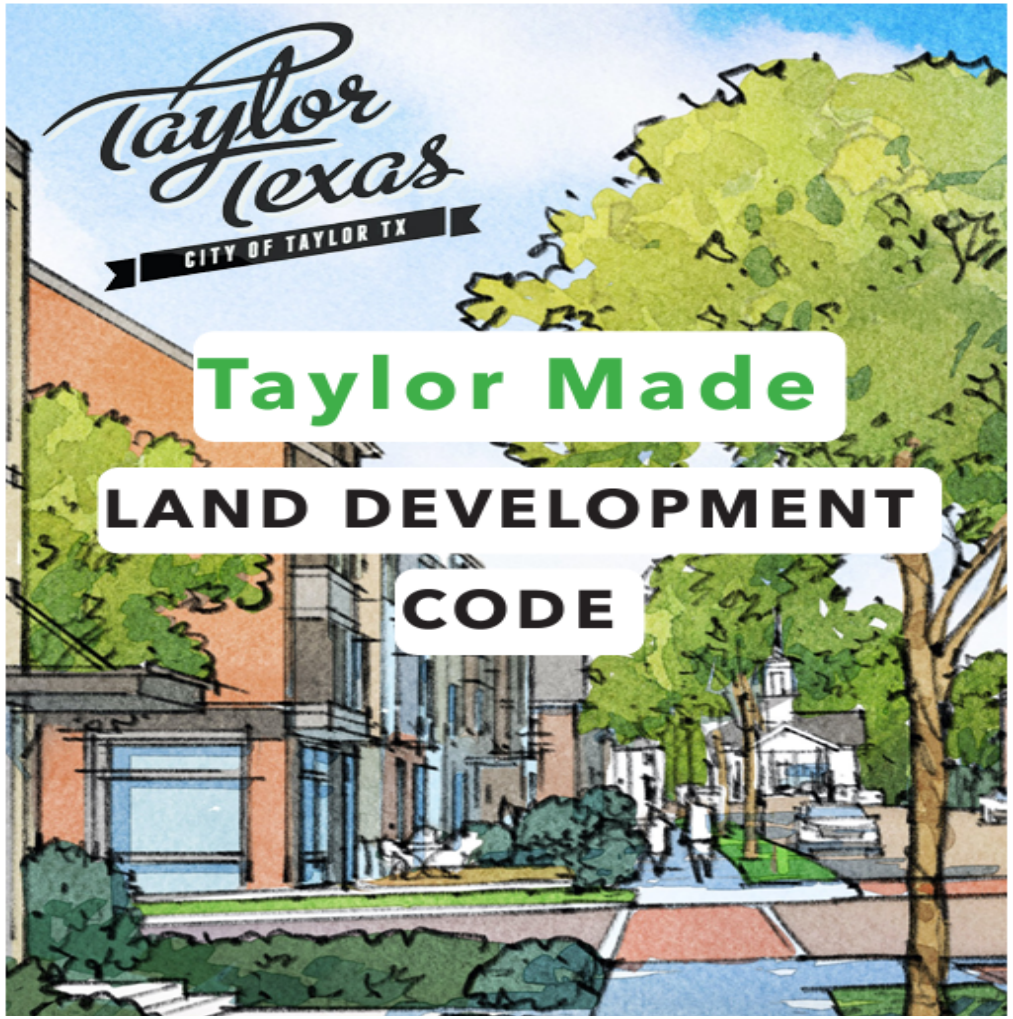
The Planning & Zoning Commission's Authority

- State law – Chapter 211 Texas Local Government Code (LGC)
  - Home-rule cities shall appoint a zoning commission
  - Commission must prepare a report to Council on all zoning changes
  - Commission must hold a public hearing on all zoning changes
- State law – Chapter 212 Texas (LGC)
  - Planning Commission responsible for approval and disapproval of plats – HB 3167 in 2019 formalized the process and all plat disapprovals now go to P&Z

The Planning & Zoning Commission's Authority

- City of Taylor Zoning Ordinance – Land Development Code
  - Review, hold public hearing and make recommendation to Council on all
    - Comprehensive Plan Amendments, Zoning Changes, including Overlays, Zoning Plans (Neighborhood, Infill, and Employment Center Plans), and Special Use Permits.
- City of Taylor Subdivision Ordinance – Land Development Code
  - Review and approval of Preliminary and Final Plats
  - Review and disapproval of all plats (even administrative)
  - Review and disapproval of all Subdivision Improvement Plans
  - Review and consideration of variances to Subdivision Ordinance

Land Development Code
Adopted November, 2023



- Align land development policies (subdivision, zoning, and signs) to the Envision Taylor Comprehensive Plan & five big ideas.

- Historic Preservation

Planning & Zoning Commission Activity

- Meetings Held:

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
7	4	9	13	10	8	11	12	12	12

- Cases Processed:

Years	Rezoning	SUPs	Prelim. Plat	Final Plat	Subdivision Improvement Plans	PDs	Site Development	Comp. Plan Amendment
2017	13	7	5	8	N/A	N/A	N/A	
2018	6	1	2	9	N/A	N/A	N/A	
2019 *	6	0	9		1	N/A	N/A	
2020 *	4	2	6		2	2	11	
2021 *	2	2	19		5	7	9	
2022*	4	3	18		5	8	26	
2023*	28	4	22		2	14	18	7

* HB 3167 All administrative plats which can not be approved go to P&Z and subdivision improvement plans which can not be approved go to P&Z.

Planning & Zoning Commission

- Future Recommendations
- Questions

City Council Meeting
April 25, 2024
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 2.

Agenda Title: **Approve minutes from the April 11, 2024 regular Council Meeting**

Council Action to be Taken: Approve as submitted or amend with changes noted.

Department Submitted: City Clerk

Staff Contact: Dianna McLean, City Clerk

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

NA

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. April 11, 2024 meeting minutes

City of Taylor
City Council Meeting Minutes
City Hall, Council Chambers, 400 Porter Street
April 11, 2024 at 6:00 PM

Call to Order and Declare a Quorum
Mayor Rydell called the meeting to order at 6:00pm. The following were present:

Brandt Rydell, Mayor	Brian LaBorde, City Manager
Gerald Anderson, Mayor Pro-Tem	Jeff Jenkins, Deputy City Manager
Mitch Drummond, Council Member	Mark Schroeder, City Attorney
Dwayne Ariola, Council Member	Dianna McLean, City Clerk
Robert Garcia, Council Member (came in at 6:30pm)	

A Moment of Silence

Pledge of Allegiance

Proclamations/Recognitions

Recognition of outgoing Board and Commission members

Break the Silence 2nd Annual Event proclamation
Councilmember Ariola read the proclamation and presented it to Marcus Reese.

Child Abuse Prevention Month
Councilmember Drummond read the proclamation and presented it to Tori Algiere.

National Crime Victim's Rights Week proclamation
Mayor Pro-Tem Anderson read the proclamation and presented it to Chief Fluck.

National Public Safety Telecommunicators Week proclamation
Mayor Rydell read the proclamation and presented it to Chief Fluck and his staff.

Animal Control Officer Appreciation Week proclamation
Councilmember Ariola read the proclamation and presented it to Chief Fluck.

Taylor Indie Bookstore Day proclamation
Councilmember Drummond read the proclamation and presented it to Ann Miller.

Citizens Communication
Terry Burris - has concerns about proposed closing of 2nd Street for Justice Center.
Albert Janecka - spoke in opposition of proposed closing of 2nd Street for Justice Center.

Consent Agenda

1. **Approve minutes from the March 28, 2024 regular Council Meeting**

2. **Consider Ordinance 2024-16 regarding a Revolving Door Policy**
3. **Consider Ordinance 2024-17, PZ 2024-2025 regarding requests to change place type zoning at 4 different lots**
4. **Consider approval of Wastewater Treatment Plant Return Activated Sludge Pump #2 replacement (WWTP RAS)**
5. **Concur with Monthly Financial Report for February 2024**
6. **Consideration and Possible Action on Bid Award for the Cemetery Barn Construction**

(Councilmember Garcia joined the meeting at 6:30pm.)
Councilmember Drummond requested to pull item #3 for separate consideration.
Motion was made by Councilmember Garcia to approve consent agenda items 1,2,4,5 & 6 as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

3. Consider Ordinance 2024-17, PZ 2024 2025 regarding requests to change place type zoning at 4 different lots.
Councilmember Drummond stated neighbors of 1020 Hackberry, one of the locations requesting place type rezoning, are concerned about what could go in at that location if zoned P4 and suggested the property be rezoned P3 instead.
Motion was made by Councilmember Garcia to approve Ordinance 2024-17 as presented with the exception of the 1020 Hackberry request. Motion was seconded by Councilmember Drummond. Motion carried unanimously.
The 1020 Hackberry request will come back to council at a later date.

Public Hearings / Ordinances

7. **Introduce Ordinance 2024-19 Amending the FY 2024 Budget**
This item was postponed.

Regular Agenda; Review/Discuss and Consider Action

8. **Consider awarding contract for the Pickleball Court addition in Murphy Park**
Tyler Bybee, Parks & Recreation Director - Taylor currently has three lit courts in Murphy Park. Three additional lit, fenced courts was proposed and funded in the FY23 budget. The project also includes the replacement of the two existing practice boards located on the north fence of the existing pickleball courts.

Motion was made by Councilmember Ariola to approve the quote from CourtTex Construction to construct Pickleball courts at Murphy Park as presented and to allow the City Manager to execute all necessary documents. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

9. **Consider awarding a contract for the reconstruction of the running track at Memorial Field**
Tyler Bybee, Parks & Recreation Director - The current running track at Memorial Field in Murphy Park has significant issues with the surface/asphalt and needs

replacement. Staff/Engineering recommends approving the proposal from CourTex Construction to complete the project.

Motion was made by Councilmember Garcia to approve the quote from CourtTex Construction to reconstruct the Running Track at Memorial Field as presented and allow the City Manager to execute all necessary documents. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

10. **Consider appointment to Historic Preservation Commission**
Dianna McLean, City Clerk - Cruz Sanchez has resigned from the HPC. Mayor Rydell called for nominations.
Councilmember Garcia nominated Leah Bowman. Councilmember Ariola nominated Tim Mikeska.
Mayor Rydell called for a vote to appoint Tim Mikeska. One vote received.
Mayor Rydell called for a vote to appoint Leah Bowman. Four votes received.
Leah Bowman was appointed to fill Cruz Sanchez' vacated seat/term.

11. **Receive presentation from Affordable Housing Consultant, Naomi Byrne, regarding the proposed conversion and renovation of the Taylor Housing Authority's Mary Olson property**
Naomi Byrne, Affordable Housing Consultant with EJP – gave a presentation providing additional background and context regarding the proposed renovation and conversion proposal from the Taylor Housing Authority for the Mary Olson property.

Motion was made by Councilmember Garcia to receive the Affordable Housing presentation as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

Executive Session

Mayor Rydell stated that item #12, Project Ujj, would not be discussed. Mayor Rydell read the Executive Session items and adjourned into closed session at 7:28pm.

12. **Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.087 of the Texas Government Code regarding economic development negotiations and considering financial or other incentives to a business prospect that the City seeks to have locate in or near the City of Taylor.**
a. Project Ujj

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

13. **Reconvene into open session and take any action.**

Mayor Rydell reconvened into open session at 7:45pm.
Motion was made by Councilmember Garcia to authorize the Mayor to execute the

first amendment to the City Manager's employment agreement. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried 4 to 1 with Councilmember Ariola opposing.

Adjourn

With no other business to be discussed, the meeting was adjourned at 7:52pm.

City Council Meeting
April 25, 2024
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 3.

Agenda Title: **Consider Resolution R24-12, disannexation request, Windy Ridge and Buttercup Rd, 8 properties**

Council Action to be Taken: Consider adoption of Resolution.

Department Submitted: City Manager

Staff Contact: Brian LaBorde, City Manager

1. PURPOSE / DESCRIPTION

The purpose of this agenda item is to consider a petition for disannexation from the city limits.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

On March 14, 2024, Petitioners Kristopher and Jamie Kibodeaux, Henry Daniel and Katiann Philhower, Yusney Noguera, Gladys Aguiar, Donna K. D'Amore, and Gregory D'Amore ("Petitioners") submitted a Petition for Disannexation to the City of Taylor requesting the property described in the Petition be disannexed from the City.

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

5. FUNDING SOURCE

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Resolution R24-12, with Exhibit A

RESOLUTION R24-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS DENYING PETITIONERS' PETITION FOR DISANNEXATION FROM THE CITY OF TAYLOR, TEXAS

WHEREAS, on March 14, 2024, Petitioners Kristopher and Jamie Kibodeaux, Henry Daniel and Katiann Philhower, Yusney Noguera, Gladys Aguiar, Donna K. D'Amore, and Gregory D'Amore ("Petitioners") submitted a Petition for Disannexation from the City of Taylor ("Petition") to the City of Taylor requesting the property described in the Petition be disannexed from the City under Section 43.141 of the Texas Local Government Code; and

WHEREAS, the area Petitioners are requesting be disannexed is described in Exhibit A to this Resolution and incorporated herein by reference ("Property"); and

WHEREAS, the area at issue is described in the Petition and Exhibit A is located in city limits of the City of Taylor; and

WHEREAS, the City Council has reviewed the Petition and Petitioners' request that the Property be disannexed from the City; and

WHEREAS, the City Council has determined it would not be in the best interest of the City of Taylor to disannex the Property described in the Petition; and

WHEREAS, the City Council determined it is in the best interest of the City to deny Petitioners' Petition for Disannexation from the City of Taylor; and

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

The City of Taylor hereby denies Petitioners' Petition for Disannexation under Section 43.141 of the Texas Local Government Code.

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

CITY OF TAYLOR, TEXAS

By: _____
Brandt Rydell, Mayor,
City of Taylor, Texas

ATTEST:

_____
Dianna McLean
City Clerk

APPROVED AS TO FORM:

_____
Mark J. Schroeder
City Attorney

Exhibit A

ELECTRONICALLY RECORDED
Williamson County Texas

2014073518

NAT GF 14665-14.0033-4

b

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

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: September 8, 2014

GRANTOR: Barbara Rabel Meyer, a married person and Mary Ann Wood, a single person, owning, occupying and claiming other property as homestead

GRANTOR'S MAILING ADDRESS: 8022 Remuda Drive, San Antonio, TX 78227

GRANTEE: Windy Ridge Acres, LLC

GRANTEE'S MAILING ADDRESS: 5169 CR 95, Robstown, TX 78380

CONSIDERATION:

$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of $217,500.00; and is executed by Grantee, payable to the order of Prosperity Bank. The note is secured by a vendor's lien retained in favor of Prosperity Bank in this deed and by a deed of trust of even date from Grantee to David Zalman, Trustee.

PROPERTY (including any improvements):

See Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2014 and subsequent years.

Unofficial Document

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 anywise 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, successors and assigns 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 conveyance and warranty.

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

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

Prosperity Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Prosperity Bank and are transferred to that party.

Barbara Rabel Meyer

Barbara Rabel Meyer

Mary Ann Wood

Mary Ann Wood

Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on the 8 day of January, 2014, by Barbara Rabel Meyer.

LESLEY KAREN WILLIAMS
Notary Public
State of Texas
Comm. Expires 04-08-2015

Lesley Karen Williams

Notary Public, State of Texas

Unofficial Document

Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on the 2nd day of September, 2014, by Mary Ann Wood.

LESLEY KAREN WILLIAMS
Notary Public
State of Texas
Comm. Expires 04-08-2019

Notary Public, State of Texas

Prepared by:
Hancock & McGill, L.L.P.
Attorneys at Law
File No. 14665-14-00334

After Recording Return To:

AFTER RECORDING RETURN TO:
NORTH AMERICAN TITLE COMPANY
230 WESTWAY PLACE, SUITE 111
ARLINGTON, TX 76018-1019

Ds0334-sw

Unofficial Document

Exhibit A

METES AND BOUNDS DESCRIPTION

BEING 86.806 ACRES OF LAND SITUATED IN THE H. T. & B. R.R. CO. SECTION NO. 5, ABSTRACT NO. 316, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 108.6-ACRE TRACT OF LAND CONVEYED TO BARBARA RABEL MEYER AND MARY ANN WOOD AS DESCRIBED IN DEED OF GIFT RECORDED IN DOCUMENT NO. 9866594, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 87.7-ACRE TRACT OF LAND CONVEYED TO CHARLES RABEL AS DESCRIBED IN DEED RECORDED IN VOLUME 295, PAGE 361, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 86.806-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8" iron rod found with no cap monumenting the northwest corner of said 108.6-acre Meyer/Wood tract, same being on the northeast corner of the called 6.0-acre tract of land conveyed to Glen R. Polasek and wife, Joan P. Polasek as recorded in Document No. 9926753, Official Records of Williamson County, Texas, same being on a point in the southerly boundary line of the called 68.36-acre tract of land conveyed to Temple College at Taylor Foundation, Inc. as recorded in Document No. 2008029591, Official Public Records of Williamson County, Texas, for the northeast corner and POINT OF BEGINNING hereof;

THENCE with the northerly boundary line of said 108.6-acre Meyer/Wood tract, same being with the southerly boundary line of said 68.36-acre Temple College tract, S82°38'10"E for a distance of 627.71 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on an angle point hereof;

THENCE through the interior of said 108.6-acre Meyer/Wood tract the following three (3) courses and distances:

1) S07°35'38"W for a distance of 709.17 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on an angle point hereof;

2) S82°41'46"E for a distance of 985.96 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on an angle point hereof;

3) N08°45'32"E for a distance of 708.34 feet to a SURVEYOR'S PK NAIL set in concrete on a point in the northerly boundary line of said 108.6-acre Meyer/Wood tract, same being on a point in the southerly boundary line of the called 52.18-acre tract of land conveyed to Landsraad, LLC, as recorded in Document No. 2009085577, Official Public Records of Williamson County, Texas, for an angle point hereof;

THENCE with the northerly boundary line of said 108.6-acre Meyer/Wood tract, same being with the southerly boundary line of said 52.18-acre Landsraad tract, S82°38'10"E for a distance of 760.22 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof, same being on a point in the westerly right-of-way line of County Road No. 494, also known as Windy Ridge Road, said right-of-way being described in Volume 427, Page 690 of the Deed Records of Williamson County, Texas;

Unofficial Document

THENCE with the said westerly right-of-way line of County Road No. 404, and in part with the boundary line of the remnant portion of said 108.6-acre Meyer/Wood tract, and in part with the boundary line of the remnant portion of said 87.7-acre Rabel tract, the following five (5) courses and distances:

1) With a curve to the right having an arc length of 366.24 feet, a radius of 1106.28 feet, a delta angle of 18°58'06, a chord bearing S00°11'24"W, and a chord distance of 364.57 feet to a concrete monument found;

2) S09°39'47"W for a distance of 445.04 feet to a concrete monument found;

3) With a curve to the right having an arc length of 1305.84 feet, a radius of 1106.28 feet, a delta angle of 67°37'53, a chord bearing S43°26'56"W, and a chord distance of 1231.34 feet to a concrete monument found;

4) S77°15'48"W for a distance of 561.80 feet to a 1/2" iron rod set with cap marked "Diamond Surveying",

5) With a curve to the left having an arc length of 135.33 feet, a radius of 1186.28 feet, a delta angle of 06°32'10, a chord bearing S73°59'23"W, and a chord distance of 135.26 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for the southeast corner hereof, same being on a point in the southerly boundary line of said 87.7-acre Rabel tract, and from which an iron rod found monumenting the original southeast corner of said 87.7-acre Rabel tract bears S82°42'42"E for a distance of 3142.28 feet;

THENCE with the southerly boundary line of said 87.7-acre Rabel tract, in part with the boundary line of AYS SUBDIVISION as recorded in Cabinet K, Slide 331 of the Plat Records of Williamson County, Texas, in part with the north terminus line of an old County Road (no name or number found for this road) N82°42'42"W for a distance of 646.27 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner of the called 0.52-acre tract of land conveyed to Manville Water Supply Corporation as recorded in Document No. 2000015961, Official Public Records, Williamson County, Texas, same being on the southeast corner of the called 0.281-acre tract of land conveyed to Fred Gola and wife, Angelee Gola as recorded in Volume 2452, Page 797, Official Records of Williamson County, Texas;

THENCE with the boundary line of said 0.281-acre Gola tract the following four (4) courses and distances:

1) N07°31'03"E for a distance of 20.00 feet to a 1/2" iron rod set with cap marked "Diamond Surveying";
2) S83°00'12"E for a distance of 50.06 feet to a 1/2" iron rod set with cap marked "Diamond Surveying";
3) N71°41'12"W for a distance of 50.55 feet to a 1/2" iron rod set with cap marked "Diamond Surveying";
4) N82°38'56"W for a distance of 401.31 feet to an iron rod found monumenting the southwest corner hereof, same being on a point in the westerly boundary line of said 87.7-acre Rabel tract, same being on a point in the easterly boundary line of the called 41.63-acre tract of land conveyed to Fred Gola and Wife, Angelee Gola as recorded in

Unofficial Document

Volume 535, Page 224, Deed Records of Williamson County, Texas, and from which an iron rod found monumenting the original southwest corner of said 87.7-acre Rabel tract bears S07°35'38"W for a distance of 30.36 feet;

THENCE with the westerly boundary line of said 87.7-acre Rabel tract, and in part with the westerly boundary line of said 41.63-acre Gola tract, and in part with the easterly boundary line of the previously mentioned 6.0-acre Polasek tract, N07°35'38"E for a distance of 2019.27 feet to the POINT OF BEGINNING hereof, and containing 86.806 acres of land more or less.

20-foot-wide ACCESS EASEMENT TRACT contained within the boundaries of the above described 86.806-acre tract herby dedicated:

BEGINNING at a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the northeast corner of above described 86.806acre tract for the northeast corner and POINT OF BEGINNING hereof;

THENCE with a curve to the right having an arc length of 20.82 feet, a radius of 1106.28 feet, a delta angle of 1°04'42, a chord bearing S08°45'18"E, and a chord distance of 20.82 feet, for the southeast corner hereof;

THENCE N82°38'10"W for a distance of 766.49 feet, for the southwest corner hereof;

THENCE N08°45'32"E for a distance of 20.01 feet to a SURVEYOR'S PK NAIL set, for the northwest corner hereof;

THENCE S82°38'10"E for a distance of 760.22 feet to the POINT OF BEGINNING hereof, and containing 0.351 acres of land more or less.

A Plat of this Survey has been prepared to accompany this metes and bounds description.
BEARING BASIS: NAD 83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM.

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

August 28, 2014

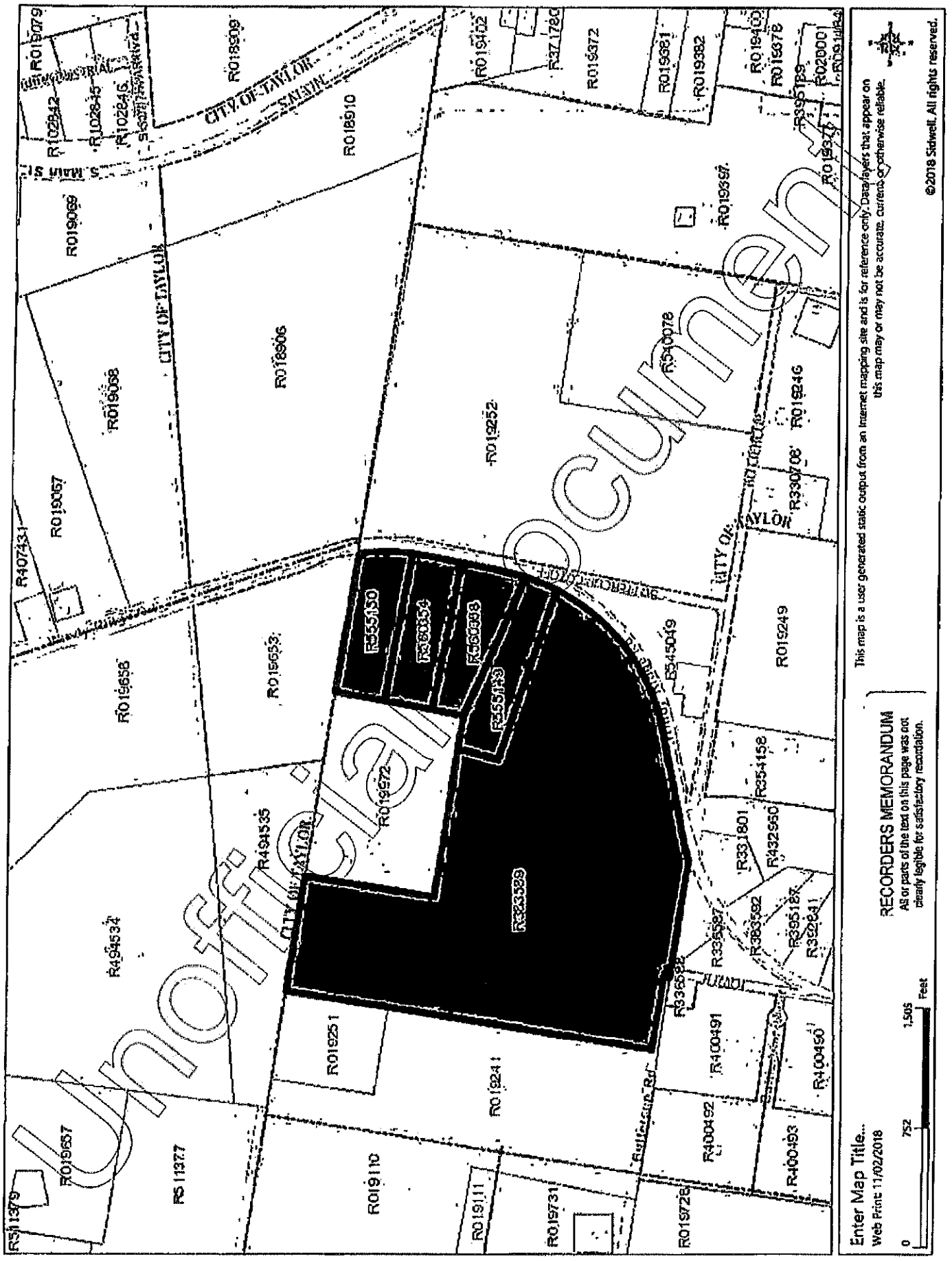
SHANE SHAFER, R.P.L.S. NO. 5281 DATE

STATE OF TEXAS REGISTERED SHANE SHAFER 5281 PROFESSIONAL LAND SURVEYOR

2014073518
Electronically Recorded
OFFICIAL PUBLIC RECORDS

Nancy E. Rister, County Clerk
9/12/2014 1:13 PM
Pages: 6 Fee: $ 41.00
Williamson County Texas

Unofficial Document



Unofficial Document

City Council Meeting
April 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 4.

Agenda Title: **Consider Resolution R24-11, appointing Municipal Court Judge**

Council Action to be Taken: Adopt resolution.

Department Submitted: City Manager

Staff Contact: Brian LaBorde, City Manager

1. PURPOSE / DESCRIPTION

The purpose of this resolution is to officially appoint a Municipal Court Judge to oversee court proceedings in the Taylor Municipal Court.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In accordance with Section 16.3 of the City Charter, the Municipal Court Judge shall be appointed by and serve at the discretion of the City Council. The Municipal Court Judge shall receive the compensation determined from time to time by the City Council. Currently, the Associate Judge, Lucas Wilson, is providing judicial services on a regular basis. Judge Wilson is agreeable to stepping into the Municipal Court Judge position.

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Appoint Lucas Wilson as the Taylor Municipal Court Judge.

5. FUNDING SOURCE

100-516-511

6. TIMELINE

NA

7. OTHER OPTIONS

Do not appoint Municipal Court Judge and continue utilizing an Associate Judge.

8. ATTACHMENTS

1. Resolution R24-11, Appointing Munipal Court Judge

RESOLUTION R 2 4 - 1 1

A RESOLUTION OF THE CITY OF TAYLOR, TEXAS, APPOINTING THE JUDGE OF THE MUNICIPAL COURT FOR THE CITY OF TAYLOR, TEXAS, TO A TWO-YEAR TERM EFFECTIVE APRIL 25, 2024.

WHEREAS, the Judge of the Municipal Court position for the City of Taylor is currently vacant; and

WHEREAS, the City Council is granted authority under Chapter 29 of the Texas Government Code to appoint the Judge of the Municipal Court for the City of Taylor; and

WHEREAS, the City Council have determined it to be in the interests of the City to appoint Lucas Wilson to serve as Judge of the Municipal Court for the City of Taylor for two-year term to be effective April 25, 2024.

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

Section 1. The following 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. The City Council hereby appoints Lucas Wilson as the Judge of the Municipal Court for the City of Taylor to a two-year term as provided by Section 29.005 of the Texas Government Code effective April 25, 2024. Judge Wilson shall exercise the duties and responsibilities of the Judge of the Municipal Court and receive compensation as agreed upon by the parties.

PASSED, APPROVED, and ADOPTED on the ____day of April, 2024.

CITY OF TAYLOR, TEXAS

By: _____
Brandt Rydell, Mayor,
City of Taylor, Texas

ATTEST:

_____
Dianna McLean
City Clerk

APPROVED AS TO FORM:

_____
Mark J. Schroeder
City Attorney

City Council Meeting
April 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 5.

Agenda Title: **Consider amendments to Task Orders 23 and 29 with HDR Engineering regarding plan review and inspection services for the Samsung project.**

Council Action to be Taken: Consider approving amendments

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

To approve amendments to the task orders with HDR for plan review and inspection services for the Samsung project.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

These amendments are required due to the additional work scope and extended timeframe for completion of the project. In addition, these amendments allow for the inclusion of new labor rate schedules.

The not-to-exceed amount for Task Order 23 is increased to $6,802,363. The not-to-exceed amount for Task Order 29 is unchanged.

3. PROS and CONS

PROS	CONS
• Provides the necessary resources to complete the plan review and inspection services for the Samsung project.	•

4. RECOMMENDATION

Authorize the City Manager to execute amendments to Task Orders 23 and 29 with HDR Engineering for plan review and inspection services for the Samsung Project.

5. FUNDING SOURCE

Samsung Development Review Reimbursement Agreement

6. TIMELINE

Task Order 23 was approved by City Council on December 9, 2021. Amendment 1 to Task Order 23 was approved by the City Manager in September 2022.
Task Order 29 was approved by the City Manager in September 2022.

7. OTHER OPTIONS

8. ATTACHMENTS

1. Taylor_Samsung Fab1_HDR Task Order 23_Amnd 02_20240325
2. Taylor_Samsung Fab1_Third Party_HDR Task Order 29__Amnd 02_20240325

TASK ORDER 23
AMENDMENT 2

WHEREAS:

HDR ENGINEERING, INC. ("Engineer") entered into an Agreement on April 18, 2018 to perform engineering services for City of Taylor ("City") to perform engineering services for City of Taylor ("City");

HDR desires to amend this Agreement by modifying Schedule, Compensation, and Labor Rate attachment in order to meet extended Samsung "Fab 1" project completion, originally December 31, 2023, is now estimated to be December 31, 2024.

WHEREAS, the City and the Engineer executed Task Order 23 dated effective 4th of January 2022.

NOW, THEREFORE, HDR and the City do hereby agree:

The Agreement and the terms and conditions therein shall remain unchanged other than those sections and exhibits listed below;

A change order is required due to the additional work scope and extended schedule.

PART 4.0 PERIODS OF SERVICE:
The original schedule from October 1, 2021 to December 31, 2023, (27) months. Based upon Samsung weekly temporary certificate of occupancy (TCO) schedule updates, we assess the project will require work until December 31, 2024. This makes the additional period is estimated to be (12) months, from January 1, 2024 to December 31, 2024. Thus, the overall project schedule is estimated to be (39) months.

This additional period will require the City's team to perform code reviews of submitted documents, register contractor permits, and conduct code compliance inspections. The City team will also continue its project management tasks, including multiple weekly coordination meetings.

PART 5.0 PAYMENTS TO ENGINEER:
ENGINEER will perform the work to complete scoped tasks at the rates attached hereto with a not-to-exceed (NTE) of $6,802,363 as shown on the Fee Schedule presented in Attachment "A" – Fee Schedule.

New labor rates presented in Attachment "B" – Labor Rates.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of

this _____ day of _____, 2024.

CITY OF TAYLOR "OWNER"		HDR ENGINEERING, INC. "ENGINEER"	
SIGNATURE:		SIGNATURE:	Kelly J. Kaatz
NAME:	Brian LaBorde	NAME:	Kelly Kaatz, P.E
TITLE:	City Manager	TITLE:	Senior Vice President
ADDRESS:	400 Porter Street	ADDRESS:	710 Hester's Crossing Road Suite 150
	Taylor, Texas 76574		Round Rock, Texas 78681
			TBPE Firm Registration F-754

Attachment "A"
Fee Schedule

Task		Original Amount	Amendment 2 Amount	New Total
1.0	Project Management	$787,771	$533,603	**$1,321,374**
2.0	Code Reviews	$1,203,919	$247,050	**$1,450,969**
3.0	Code Compliance Inspections	$2,002,020	$2,028,000	**$4,030,020**
	Total	**$3,993,710**	**$2,808,653**	**$6,802,363**

Attachment B – Labor Rates
(Valid through December 31, 2024)

Category	Rate
Project Manager	$320
Assistant Project Manager	$205
Accountant	$145
Lead Reviewer	$160
Administrative	$125
Architect/Engineer	$250
Graduate Engineer	$140
Senior Resident Project Representative	$205
Resident Project Representative	$175
Code Inspector	$115

Reimbursable Expenses (photocopying, mileage, travel, truck lease, etc.) shall be invoiced at actual cost.

TASK ORDER 29
AMENDMENT 2

WHEREAS:

HDR ENGINEERING, INC. ("Engineer") entered into an Agreement on April 18, 2018 to perform engineering services for City of Taylor ("City") to perform engineering services for City of Taylor ("City");

HDR desires to amend this Agreement by modifying Schedule, Compensation, and Labor Rate attachment in order to meet extended Samsung "Fab 1" Third Party Work Scope project completion, originally December 31, 2023, is now estimated to be December 31, 2024.

WHEREAS, the City and the Engineer executed Task Order 29 dated effective 29th of August 2022.

NOW, THEREFORE, HDR and the City do hereby agree:

The Agreement and the terms and conditions therein shall remain unchanged other than those sections and exhibits listed below;

PART 4.0 PERIODS OF SERVICE:
The original schedule from August 29, 2022 to December 31, 2023, (15) months, needs to be extended to accommodate Samsung construction schedule. The additional period is estimated to be from January 1, 2024 to December 31, 2024 and extends the overall project schedule to (27) months.

PART 5.0 PAYMENTS TO ENGINEER:
No changes to Fee Schedule at this time, because Samsung has not communicated a comprehensive project scope of this Third Party work. If a work scope increase causes the fee to be expended before the scheduled completion date, HDR will require additional fee.

New labor rates presented in Attachment "A" – Labor Rates.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of

this _____ day of _____, 2024.

CITY OF TAYLOR "OWNER"		HDR ENGINEERING, INC. "ENGINEER"	
SIGNATURE:		SIGNATURE:	Kelly J. Kaatz
NAME:	Brian LaBorde	NAME:	Kelly Kaatz, P.E
TITLE:	City Manager	TITLE:	Senior Vice President
ADDRESS:	400 Porter Street Taylor, Texas 76574	ADDRESS:	710 Hester's Crossing Road Suite 150 Round Rock, Texas 78681 TBPE Firm Registration F-754

Attachment A – Labor Rates
(Valid through December 31, 2024)

Category	Rate
Project Manager	$320
Assistant Project Manager	$205
Accountant	$145
Lead Reviewer	$160
Administrative	$125
Architect/Engineer	$250
Graduate Engineer	$140
Senior Resident Project Representative	$205
Resident Project Representative	$175
Code Inspector	$115

Reimbursable Expenses (photocopying, mileage, travel, truck lease, etc.) shall be invoiced at actual cost.

City Council Meeting
April 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 6.

Agenda Title: **Consider Ordinance 2024-25, PZ 2024-2025 regarding a request to change the place type zoning at 1020 Hackberry Street.**

Council Action to be Taken: To consider adopting Ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

Consider a request from an individual property owner to change the designated place type zoning district for their property in the Land Development Code.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

At the April 11, 2024 City Council meeting, the Council voted to modify the Place Type for 1020 Hackberry Street from the applicant's request and the P&Z recommendation of P4 - Mix to P3 - Neighborhood. Because of that change, this item is being considered again for final approval of the ordinance.

3. PROS and CONS

PROS	CONS
• 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 use neighborhoods • Bringing more properties into conformity with the zoning regulations	•

4. RECOMMENDATION

At their March 12, 2024, meeting the Planning and Zoning Commission made a recommendation to approve a change from CS - Civic Space to P4 - Mix. At their April 11, 2024 meeting The City Council voted to change the Place Type to P3 - Neighborhood.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – March 12, 2024

City Council public hearing and ordinance introduction – March 28, 2024

City Council consideration of ordinance approval and deferral of approval to April 25, 2024 in order to change the Place Type to P3 - Neighborhood – April 11, 2024

City Council consideration of ordinance approval to change the Place Type from CS - Civic Space to P3 - Neighborhood at 1020 Hackberry St - April 25, 2024

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _08a_PZ-2024-2025_1020 Hackberry St_ Staff Report
2. _08b_PZ-2024-2025-1020 Hackberry St place type change request 2024 2025
3. -08c_PZ-2024-2025 - 1020 Hackberry St - Proposed Zoning Alternative
4. -08d_PZ-2024-2025 Ordinance 2024-25 April 25 (3)
5. _08dA_PZ-2024-2025-1020 Hackberry St place type change request 2024 2025
6. -08dB_PZ-2024-2025 - 1020 Hackberry St - Proposed Zoning Alternative

City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	1020 Hackberry Street
Legal Description:	Murphy Addition, Block 2, Lot 10, 9 (N/PT) Acres 0.2324 (R017654)
Date Submitted:	2/5/2024
Current Place Type:	CS – Civic Space
Requested Place Type:	P4 – Mix
Future Land Use:	Neighborhood Infill
Requestor:	Ed Komandosky on behalf of United Methodist Church
Staff Analysis:	The requestor states that this request is to facilitate development of an infill lot in a neighborhood of existing intermixed housing forms. This is currently a vacant lot but within the grounds of the United Methodist Church. It is located at the intersection of Hackberry St and W 11th St. The immediate neighboring properties to the east, west and north are residential properties within place type P3. Within the wider neighborhood there is a mix of P3, P4 and CS. In this context, the proposed P4 – Mix is considered to be acceptable. In addition, the City Council in November 2023 and January 2024, have approved two place type requests from P3 to P4 at 902 Hackberry St and 819 Hackberry St, respectively.
Staff Recommendation:	Approve R4 - Mix place type zoning at 1020 Hackberry Street
P&Z Recommendation:	Approve R4 - Mix place type zoning at 1020 Hackberry Street

Attachments

1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): 10th St. United Methodist Church

Address for the proposed zoning change: 1020 Hackberry St.

Phone: 512/365-7396 E-mail: ekomandosky@austin.rr.com

Proposed Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 - Nature
P2 - Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 - Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request: To facilitate development of an infill lot in a neighborhood of existing intermixed housing forms

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

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

Owner Name 1: 10th St. United Meth. Ch. Signature: Edmund S. Komandosky President of Congregation Date: Feb. 5, 2024

Owner Name 2: _____ Signature: _____ Date: _____

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



PZ-2024-2025

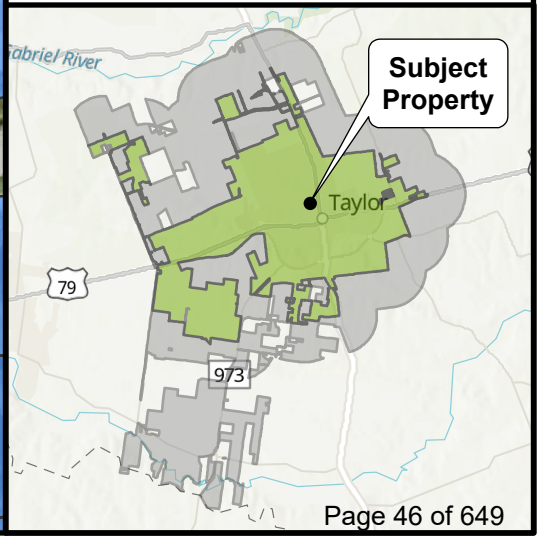
1020 Hackberry St.
Place Type Change
Proposed Zoning Map
Approximately 0.2 acres

- City Limits
- Subject Property
- Parcels

Place Type Zoning

- P3: Neighborhood
- P4: Mix
- CS: Civic Space

N 0 100 200
Feet



ORDINANCE NO. 2024-25

AN ORDINANCE CHANGING THE PLACE TYPE ZONING FOR THE FOLLOWING PROPERTY, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL: R017654 (GENERALLY LOCATED AT 1020 HACKBERRY STREET) FROM CS (CIVIC SPACE) TO P3 (NEIGHBORHOOD); AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on March 28, 2024, to consider the requests made by the applicants, whose properties are described in Exhibit "A" the Place Type Change Forms attached hereto and incorporated by reference herein for all purposes ("Properties"), to change the place type zoning as described above and as shown in Exhibit "B" on the Place Type Zoning Map; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on March 12, 2024, to consider the place type zoning requests, and recommended approval of the place type zoning changes to the City Council; and

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

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

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

SECTION 2. The place type zoning changes of the Property is changed from:

Place Type Zoning District CS (Civic Space) to P3 (Neighborhood) at 1020 Hackberry Street

SECTION 3. The official place type zoning map of the City of Taylor, Texas, is changed to show the Properties place type zoning as described in Section 2.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2024-25 was introduced before the Taylor City Council on the 28th day of March 2024.

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

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2024-25, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2024.

_____
Dianna McLean
City Clerk

EXHIBIT A

(Place Type Change Request Forms)

EXHIBIT B

(Proposed Place Type Maps)

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): 10th St. United Methodist Church

Address for the proposed zoning change: 1020 Hackberry St.

Phone: 512/365-7396 E-mail: ekomandosky@austin.rr.com

Proposed Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 - Nature
P2 - Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 - Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request: To facilitate development of an infill lot in a neighborhood of existing intermixed housing forms

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

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

Owner Name 1: 10th St. United Meth. Ch. Signature: Edmund S. Komandosky President of Congregation Date: Feb. 5, 2024

Owner Name 2: _____ Signature: _____ Date: _____

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

City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	1020 Hackberry Street
Legal Description:	Murphy Addition, Block 2, Lot 10, 9 (N/PT) Acres 0.2324 (R017654)
Date Submitted:	2/5/2024
Current Place Type:	CS – Civic Space
Requested Place Type:	P4 – Mix
Future Land Use:	Neighborhood Infill
Requestor:	Ed Komandosky on behalf of United Methodist Church
Staff Analysis:	The requestor states that this request is to facilitate development of an infill lot in a neighborhood of existing intermixed housing forms. This is currently a vacant lot but within the grounds of the United Methodist Church. It is located at the intersection of Hackberry St and W 11th St. The immediate neighboring properties to the east, west and north are residential properties within place type P3. Within the wider neighborhood there is a mix of P3, P4 and CS. In this context, the proposed P4 – Mix is considered to be acceptable. In addition, the City Council in November 2023 and January 2024, have approved two place type requests from P3 to P4 at 902 Hackberry St and 819 Hackberry St, respectively.
Staff Recommendation:	Approve P4 - Mix place type zoning at 1020 Hackberry Street
P&Z Recommendation:	Approve P4 - Mix place type zoning at 1020 Hackberry Street

Attachments

1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form

City Council Meeting
April 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure

Agenda Item Number: 7.

Agenda Title: **Consider Award of Construction Contract for Facility Electrical Upgrades for Emergency Generators.**

Council Action to be Taken: Approval of award to the recommended contractor and authorization for City Manager to enter into a contract

Department Submitted: Internal Services

Staff Contact: Nicole Oman, Director

1. PURPOSE / DESCRIPTION

This item is related to the execution of the Electrical Improvements Project construction contract.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

This construction contract is to install Electrical Upgrades for Emergency Generators at several facilities throughout Taylor. These facilities include Fire Station #1, Fire Station #2, Utility Maintenance, Animal Shelter, Public Works, and City Hall. This project includes the installation of five manual transfer switches, one automatic transfer switch, and one diesel generator. These improvements will provide emergency power to the city's facilities in the event of a grid power disturbance.

The Electrical Improvements Project construction bid documents were prepared and advertised for bids on March 10th, 2024. Bids were opened on April 9th, 2023. The results of the bids are presented to City Council. Four responsive bidders responded:

Texan Municipal and Industrial - $468,169.00
McDonald Municipal and Industrial - $551,362.80
Airco Mechanical - $556,392.00
Taknek - $638,700.00

Texan Municipal and Industrial's bid was the low bid and is consistent with the preliminary engineer's estimate. References were checked and the contractor was recommended by their past clients.

Council approved Design Task Order on April 18th, 2018.

3. PROS and CONS

PROS	CONS
• Improve resiliency for city facilities • City facilities will be more prepared in the event of a serious weather event or major power gird disturbance •	• No foreseeable cons

4. RECOMMENDATION

Recommend approval of award of the Electrical Improvements Project to Texan Municipal and Industrial for $468,169.00 and authorization of the City Manager to enter into a contract with the Texan Municipal and Industrial to perform the work.

5. FUNDING SOURCE

Funded through Use Tax.

Engineer's estimate was similarly priced at $468,800.00.

6. TIMELINE

Time of completion in the construction contract is 210 days for substantial completion, subject to approval from City Council on April 25th, and a Notice-to-Proceed date of May 1st, the schedule for substantial completion is November 27th, 2024.

7. OTHER OPTIONS

Reject all Bids

8. ATTACHMENTS

1. Recommendation of Award
2. Bid Tabulation_Redacted
3. Electrical Improvements Slides

April 15, 2024

Mr. Brandt Rydell
Mayor
City of Taylor
400 Porter Street
Taylor, TX 76574

RE: Electrical Improvements Project
Recommendation to Award Construction Contract

Dear Mr. Rydell,

On April 9th, 2024 at 2:00 PM, HDR Engineering, Inc. and the City of Taylor opened bids for the Electrical Improvements Project. The project includes the installation of five manual transfer switches, one automatic transfer switch, and one diesel generator. Including connections to existing service entrance equipment, connections to existing distribution panels, installation of cables and conduits, fabrication of equipment racks and concrete pads. Four (4) bid were received and are as follows:

- Texan Municipal and Industrial - $468,169.00
- McDonald Municipal and Industrial - $551,362.80
- Airco Mechanical - $556,392.00
- Taknek - $638,700.00

The low bid contractor, Texas Municipal and Industrial, submitted a bid slightly below the preliminary engineer estimate. Based on the information presented in the bid proposal, HDR recommends the City of Taylor accept the bid from Texan Municipal and Industrial in the amount of $468,169.00. Use Tax will fund this project and there is ample funding to cover the entire project scope.

We will prepare the Notice of Intent to Award and other contract documents to be forwarded to Texas Municipal and Industrial for execution if the City of Taylor concurs with this recommendation.
Sincerely,

HDR Engineering, Inc.

Conor Stuart, P.E Conor Stuart

cc:
Nicole Oman
Attachments:

- Bid Tabulation
- Copy of Contractor's Bids

ELECTRICAL IMPROVEMENTS PROPOSAL TABULATION

ELECTRICAL IMPROVEMENTS					TEXAN MUNICIPAL AND INDUSTRIAL		MCDONALD MUNICIPAL AND INDUSTRIAL		AIRCO MECHANICAL		TAKNEK	
Item No.	Description	Description of Work	Unit	Estimated Quantity	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount
BASE PROPOSAL					BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL	
1	MOBILIZATION, BONDS & INSURANCE	5% OF TOTAL BID PRICE	LS	1	$ 23,400.00	$ 23,400.00	$ 27,568.14	$ 27,568.14	$ 22,049.00	$ 22,049.00	$ 26,000.00	$ 26,000.00
2	FIRE STATION #1	ELECTRICAL WORK (DEMO/ INSTALLATION/ WIRING / GROUNDING)	LS	1	$ 167,524.00	$ 167,524.00	$ 129,201.86	$ 129,201.86	$ 94,610.00	$ 94,610.00	$ 64,000.00	$ 64,000.00
3	FIRE STATION #2	50 KW DIESEL GENERATOR (DIESEL, 24-HR FUEL TANK, LEVEL II ENCLOSURE)	EA	1	$ 30,000.00	$ 30,000.00	$ 25,000.00	$ 25,000.00	$ 71,256.00	$ 71,256.00	$ 60,000.00	$ 60,000.00
4	FIRE STATION #1	AUTOMATIC TRANSFER SWITCH	EA	1	$ 8,000.00	$ 8,000.00	$ 10,000.00	$ 10,000.00	$ 11,895.00	$ 11,895.00	$ 45,000.00	$ 45,000.00
5	FIRE STATION #1	CONCRETE EQUIPMENT PAD	CY	4	$ 4,000.00	$ 16,000.00	$ 5,000.00	$ 20,000.00	$ 1,725.00	$ 6,900.00	$ 3,500.00	$ 14,000.00
6	FIRE STATION #1	EXCAVATION	CY	130	$ 50.00	$ 6,500.00	$ 20.00	$ 2,600.00	$ 62.12	$ 8,075.00	$ 150.00	$ 19,500.00
7	FIRE STATION #1	SELECT FILL	CY	100	$ 20.00	$ 2,000.00	$ 100.00	$ 10,000.00	$ 64.00	$ 6,400.00	$ 180.00	$ 18,000.00
8	FIRE STATION #1	LEAN CLAY CAP	CY	30	$ 75.00	$ 2,250.00	$ 100.00	$ 3,000.00	$ 106.67	$ 3,200.00	$ 90.00	$ 2,700.00
9	FIRE STATION #1	HAUL OFF AND DISPOSAL	CY	130	$ 25.00	$ 3,250.00	$ 10.00	$ 1,300.00	$ 6.92	$ 900.00	$ 150.00	$ 19,500.00
10	FIRE STATION #2	ELECTRICAL WORK (DEMO/ INSTALLATION/ WIRING / GROUNDING)	LS	1	$ 5,100.00	$ 5,100.00	$ 21,800.00	$ 21,800.00	$ 9,451.00	$ 9,451.00	$ 25,000.00	$ 25,000.00
11	FIRE STATION #2	MANUAL TRANSFER SWITCH	EA	1	$ 4,900.00	$ 4,900.00	$ 1,000.00	$ 1,000.00	$ 6,572.00	$ 6,572.00	$ 22,000.00	$ 22,000.00
12	URILITY MAINTENACE	ELECTRICAL WORK (DEMO/ INSTALLATION/ WIRING / GROUNDING)	LS	1	$ 5,100.00	$ 5,100.00	$ 17,000.00	$ 17,000.00	$ 12,174.00	$ 12,174.00	$ 25,000.00	$ 25,000.00
13	URILITY MAINTENACE	MANUAL TRANSFER SWITCH	EA	1	$ 4,900.00	$ 4,900.00	$ 10,000.00	$ 10,000.00	$ 6,530.00	$ 6,530.00	$ 22,000.00	$ 22,000.00
14	ANIMAL SHELTER	ELECTRICAL WORK (DEMO/ INSTALLATION/ WIRING / GROUNDING)	LS	1	$ 50,000.00	$ 50,000.00	$ 56,000.00	$ 56,000.00	$ 51,515.00	$ 51,515.00	$ 20,000.00	$ 20,000.00
15	ANIMAL SHELTER	MANUAL TRANSFER SWITCH	EA	1	$ 9,000.00	$ 9,000.00	$ 16,000.00	$ 16,000.00	$ 18,784.00	$ 18,784.00	$ 32,000.00	$ 32,000.00
16	PUBLIC WORKS	ELECTRICAL WORK (DEMO/ INSTALLATION/ WIRING / GROUNDING)	LS	1	$ 5,100.00	$ 5,100.00	$ 45,500.00	$ 45,500.00	$ 69,066.00	$ 69,066.00	$ 22,000.00	$ 22,000.00
17	PUBLIC WORKS	MANUAL TRANSFER SWITCH	EA	1	$ 4,900.00	$ 4,900.00	$ 7,499.00	$ 7,499.00	$ 6,719.00	$ 6,719.00	$ 22,000.00	$ 22,000.00
18	CITY HALL	ELECTRICAL WORK (DEMO/ INSTALLATION/ WIRING / GROUNDING)	LS	1	$ 32,217.00	$ 32,217.00	$ 36,000.00	$ 36,000.00	$ 39,763.00	$ 39,763.00	$ 29,000.00	$ 29,000.00
19	CITY HALL	MANUAL TRANSFER SWITCH	EA	1	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 18,784.00	$ 18,784.00	$ 45,000.00	$ 45,000.00
20	OWNER'S CONTINGENCY	AMOUNT NOT GUARANTEED TO CONTRACTOR (20% OF TOTAL OF ITEMS 1 THROUGH 19)	LS	1	$ 78,028.00	$ 78,028.00	$ 91,893.80	$ 91,893.80	$ 91,749.00	$ 91,749.00	$ 106,000.00	$ 106,000.00
				TOTAL BASE PROPOSAL AMOUNT:		**$ 468,169.00**		**$ 551,362.80**		**$ 556,392.00**		**$ 638,700.00**

COST PROPOSAL SUMMARY	COST SUMMARY	COST SUMMARY	COST SUMMARY	COST SUMMARY
TOTAL BASE PROPOSAL AMOUNT:	$ 468,169.00	$ 551,362.80	$ 556,392.00	$ 638,700.00
PERCENT OVER LOW PROPOSAL:	**0%**	**18%**	**19%**	**36%**
ADDENDUMS ACKNOWLEDGED:	NA	NA	NA	NA
PROPOSAL SECURITY INCLUDED:	Y	Y	Y	Y

Conor Stuart 04/10/2024

I, Conor Stuart, P.E. #145746, do hereby certify that this proposal tabulation is accurate and true.

BID FORM

FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

1.01 This Bid is submitted to: City of Taylor, 400 Porter Street, Taylor, Texas 76574.

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

A. Required Bid security;

B. List of Proposed Subcontractors;

C. List of Proposed Suppliers;

D. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such authority within the time for acceptance of Bids;

E. Contractor's license number as evidence of Bidder's State Contractor's License or a covenant by Bidder to obtain said license within the time for acceptance of Bids;

F. Required Bidder Qualification Statement with supporting data;

ARTICLE 3—BASIS OF BID—LUMP SUM BID AND UNIT PRICES

3.01 *Lump Sum Bid and Unit Price Bid*

A. Bidder will complete the Work in accordance with the Contract Documents for the following stipulated price(s) in 3.01.A.1 below:

EJCDC® C-410, Bid Form for Construction Contract.
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

1. Base Bid Items

Bid Item No.	Description		Unit	Est. Qty.	Bid Unit Price	Bid Amount
BASE BID ITEMS						
1	Mobilization, Bonds & Insurance	5% of Total Bid Price	LS	1	$ 23,400.00	$ 23,400.00
2	Fire Station #1	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 167,524.00	$ 167,524.00
3	Fire Station #1	50 kW Diesel Generator (Diesel, 24-HR Fuel Tank, Level II Enclosure)	EA	1	$ 30,000.00	$ 30,000.00
4	Fire Station #1	Automatic Transfer Switch	EA	1	$ 8000.00	$ 8,000.00
5	Fire Station #1	Concrete Equipment Pad	CY	4	$ 4000.00	$ 16,000.00
6	Fire Station #1	Excavation	CY	130	$ 50.00	$ 6,500.00
7	Fire Station #1	Select Fill	CY	100	$ 20.00	$ 2,000.00
8	Fire Station #1	Lean Clay Cap	CY	30	$ 75.00	$ 2,250.00
9	Fire Station #1	Haul Off and Disposal	CY	130	$ 25.00	$ 3,250.00
10	Fire Station #2	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 5,100.00	$ 5,100.00
11	Fire Station #2	Manual Transfer Switch	EA	1	$ 4,900.00	$ 4,900.00
12	Utility Maintenance	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 5,100.00	$ 5,100.00
13	Utility Maintenance	Manual Transfer Switch	EA	1	$ 4,900.00	$ 4,900.00
14	Animal Shelter	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 50,000.00	$ 50,000.00

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Bid Item No.	Description		Unit	Est. Qty.	Bid Unit Price	Bid Amount
15	Animal Shelter	Manual Transfer Switch	EA	1	$ 9,000.00	$ 9,000.00
16	Public Works	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 5,100.00	$ 5,100.00
17	Public Works	Manual Transfer Switch	EA	1	$ 4,900.00	$ 4,900.00
18	City Hall	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$32,217.00	$ 32,217.00
19	City Hall	Manual Transfer Switch	EA	1	$ 10,000.00	$ 10,000.00
TOTAL BASE BID (SUM OF ITEMS 1-19)						$ 390,141.00
20	Owner's Contingency	Amount not Guaranteed to Contractor (20% of Total of Items 1 through 19)	LS	1	$ 78,028.00	$ 78,028.00
TOTAL BASE BID PLUS CONTINGENCY			**$ 468,169.00**			

ARTICLE 4—TIME OF COMPLETION

4.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of days indicated in the Agreement.

4.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 5—BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

5.01 *Bid Acceptance Period*

A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

5.02 *Instructions to Bidders*

A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

5.03 *Receipt of Addenda*

A. Bidder hereby acknowledges receipt of the following Addenda:

Copyright® 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Addendum Number	Addendum Date

ARTICLE 6—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

6.01 *Bidder's Representations*

A. In submitting this Bid, Bidder represents the following:

1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

6.02 *Bidder's Certifications*

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.

2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.

3. Bidder has not solicited or induced any individual or entity to refrain from bidding.

4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:

a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.

b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.

c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.

d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

BIDDER hereby submits this Bid as set forth above:

Bidder:

Texan Municipal & Industrial, a division of Texan Electric Co., Inc.
(typed or printed name of organization)

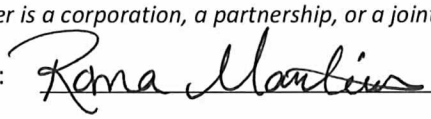
By: 
(individual's signature)

Name: Warren Fields
(typed or printed)

Title: Vice President
(typed or printed)

Date: 4/5/2024
(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest: 
(individual's signature)

Name: Roma Martinez
(typed or printed)

Title: Office Manager
(typed or printed)

Date: 4/5/2024
(typed or printed)

Bidder's Address for giving notices:

P.O. Box 941548, Houston, TX 77094

Bidder's Contact Person:

Name: Roma Martinez
(typed or printed)

Title: Office Manager
(typed or printed)

Phone: 832-295-4855

Email: romamartinez@texanmuni.com

Address:

P.O. Box 941548, Houston, TX 77094

Bidder's Contractor License No.: (if applicable) Texas Contractor License # 17124

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

BID BOND (PENAL SUM FORM)

Bidder	**Surety**
Name: Texan Municipal and Industrial a Division of Texan Electric Co., Inc Address: 430 Highway 6 S, #150 Houston, TX 77079	Name: The Ohio Casualty Insurance Company Address: 175 Berkeley St Boston, MA 02116
Owner	**Bid**
Name: City of Taylor Address: 400 Porter Street Taylor, TX 76574	Project: Electrical Improvements Project City of Taylor 400 Porter Street Taylor, TX 76574 Bid Due Date:

Bond

Penal Sum: Five Percent of Greatest Amount Bid (5% G.A.B.

Date of Bond: 04/09/2024

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

Bidder	Surety
Texan Municipal and Industrial a Division of Texan Electric Co., Inc	The Ohio Casualty Insurance Company
(Full formal name of Bidder)	*(Full formal name of Surety) (corporate seal)*
By: *(Signature)*	By: *(Signature) (Attach Power of Attorney)*
Name: Warren Fields *(Printed or typed)*	Name: Mitchell Fitzhenry *(Printed or typed)*
Title: Vice President and Secretaty	Title: Attorney In Fact
Attest: *(Signature)*	Attest: *(Signature)*
Name: Roma Martinez *(Printed or typed)*	Name: Vallerie Davis *(Printed or typed)*
Title: Executive Assistant	Title: Executive Assistant

Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.

EJCDC® C-430, Bid Bond (Penal Sum Form).
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
   3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
   3.2. All Bids are rejected by Owner, or
   3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual SURETY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8210853 - 974106**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that *Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized* under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Mitchell Fitzhenry

all of the city of Houston state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, *execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance* of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 9th day of October, 2023.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 9th day of October, 2023 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 9th day of April, 2024.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

LMS-12873 LMIC OCIC WAIC Multi Co 02/21

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/09/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Judy Rodriguez
A.J. Etheredge Company 430 Highway 6 South Suite 150 Houston TX 77079-	PHONE (A/C, No, Ext): (713) 464-4888 FAX (A/C, No): (281) 584-9094 E-MAIL ADDRESS: judy@ajetheredge.com PRODUCER CUSTOMER ID #: TEXAN ELECTRIC CO INC
INSURED	INSURER(S) AFFORDING COVERAGE / NAIC #
TEXAN MUNICIPAL AND INDUSTRIAL, A DIVISION OF TEXAN ELECTRIC CO. INC. P O BOX 266388 HOUSTON TX 77207-6388	INSURER A : Ohio Security Insurance Company INSURER B : Ohio Casualty Insurance Company INSURER C : Evanston Insurance Company INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY	Y	Y	BKS 62509506	12/28/2023	12/28/2024	EACH OCCURRENCE	$ 1,000,000
	X COMMERCIAL GENERAL LIABILITY				/ /	/ /	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	[ ] CLAIMS-MADE [X] OCCUR				/ /	/ /	MED EXP (Any one person)	$ 15,000
	X Per Project Aggregate				/ /	/ /	PERSONAL & ADV INJURY	$ 1,000,000
					/ /	/ /	GENERAL AGGREGATE	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:				/ /	/ /	PRODUCTS - COMP/OP AGG	$ 2,000,000
A	[ ] POLICY [X] PRO-JECT [ ] LOC				/ /	/ /		$
A	AUTOMOBILE LIABILITY	Y	Y	BAS 62509506	12/28/2023	12/28/2024	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO				/ /	/ /	BODILY INJURY (Per person)	$
	[ ] ALL OWNED AUTOS				/ /	/ /	BODILY INJURY (Per accident)	$
	[ ] SCHEDULED AUTOS				/ /	/ /	PROPERTY DAMAGE (Per accident)	$
	X HIRED AUTOS				/ /	/ /		$
	X NON-OWNED AUTOS				/ /	/ /		$
B	X UMBRELLA LIAB [X] OCCUR	Y	Y	USO 62509506	12/28/2023	12/28/2024	EACH OCCURRENCE	$ 5,000,000
	[ ] EXCESS LIAB [ ] CLAIMS-MADE			Follow Form Policy	/ /	/ /	AGGREGATE	$ 5,000,000
	[ ] DEDUCTIBLE				/ /	/ /		$
	[ ] RETENTION $ 10,000				/ /	/ /		$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N		Y	XWS 62509506	12/28/2023	12/28/2024	X WC STATU-TORY LIMITS [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N/A				/ /	/ /	E.L. EACH ACCIDENT	$ 1,000,000
	(Mandatory in NH)				/ /	/ /	E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below				/ /	/ /	E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Pollution Liability	Y	Y	MEI6141028	/ / 10/09/2023	/ / 10/09/2025	AGGREGATE	2,000,000
							PER CLAIM AGGREGATE	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Electrical Improvements Project Taylor, TX

CERTIFICATE HOLDER

( ) - ( ) -

City of Taylor
400 Porter Street

Taylor TX 76574-

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



ACORD 25 (2009/09)
INS025 (200909)
© 1988-2009 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY A.J. Etheredge Company	NAMED INSURED TEXAN MUNICIPAL AND INDUSTRIAL, A DIVISION OF TEXAN ELECTRIC CO.INC.
POLICY NUMBER BKS 62509506	
CARRIER Ohio Security Insurance Company / NAIC CODE	EFFECTIVE DATE: 04/09/2024

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ FORM TITLE: Electrical Improvements Project, Taylor, TX

City of Taylor, TX (Hereinafter OWNER) is named as Additional Insured in regards to the General Liability and Commercial Auto Policy as provided by Blanket Additional Insured Endorsement, where required by written contract. General Liability and Commercial Auto policies provide Waiver of Subrogation and Primary and Non-Contributory endorsement that are provided in favor of OWNER where required by written contract. Commercial Umbrella Policy is a Follow Form Policy. Pollution Liability Policy provides Waiver of Subrogation in favor of OWNER where required by written contract. General Liability, Commercial Auto and Pollution Liability policies includes 30 days of notice if policy is cancelled by the companies, and 10 days notice if the policy is cancelled for non payment.

© 2008 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

00 43 33
PROPOSED MAJOR EQUIPMENT FORM

PART 1 - LANGUAGE FOR THE INSTRUCTIONS TO BIDDERS

1.1 GENERAL

A. Submit, in accordance with Paragraph 11.03.C hereof, the following:
   1. Completed "Proposed Major Equipment Form" for the materials and equipment required thereon.
   2. A list of the Subcontractors proposed for the following portions of the Work: Mechanical, Concrete, and Electrical Work.

PART 2 - LANGUAGE OF THIS DOCUMENT 00 43 33

2.1 GENERAL

A. Bidder shall complete and submit this form in accordance with the instructions below and as required by Paragraph 11.02 of the Instructions to Bidders.

B. In the table below, Bidder shall indicate the proposed manufacturer and local representative of the associated item(s) proposed for use in the Work, should Bidder be awarded the Contract.

C. Indicate on this form only proposed manufacturers that are expressly indicated by name in the Bidding Documents. Owner has the right to consider the Bid non-responsive and may reject the Bid if Bidder indicates: (a) a manufacturer other than those expressly named in the Bidding Documents for that item; (b) no proposed manufacturer and associated local representative for one or more items; or (c) more than one proposed manufacturer or local representative for a given item. However, Owner is not obligated to reject any Bid for the benefit of any Bidder, prospective Supplier, or other individual or entity.

D. Owner's right to reject proposed Suppliers is established in Article 11 of the Instructions to Bidders and Paragraph 7.07 of the General Conditions (as may be modified by the Supplementary Conditions).

TABLE OF PROPOSED SUPPLIERS FOR MAJOR ITEMS

GENERAL DESCRIPTION	SPECIFICATIONS SECTION NO.	PROPOSED MANUFACTURER	PROPOSED LOCAL REPRESENTATIVE
Diesel Generator	26 32 14	Waukesha-Pierce	
ATS	26 36 00	ASCO	
MTS	26 36 00	EATON	
Concrete	03 0005	Diego's Concrete	

END OF DOCUMENT

This page intentionally left blank.

QUALIFICATIONS STATEMENT

ARTICLE 1—GENERAL INFORMATION

1.01 Provide contact information for the Business:

Legal Name of Business:	Texan Municipal & Industrial, a division of Texan Electric Co., Inc.		
Corporate Office			
Name:	Roma Martinez	Phone number:	832-295-4855
Title:	Office Manager	Email address:	romamartinez@texanmuni.com
Business address of corporate office:	7011 Dixie Drive, Houston, TX 77087		
Local Office	Texan Municipal & Industrial, a division of Texan Electric Co., Inc.		
Name:		Phone number:	
Title:		Email address:	
Business address of local office:	P.O.Box 941548, Houston, TX 77094		

1.02 Provide information on the Business's organizational structure:

Form of Business:	☐ Sole Proprietorship ☐ Partnership ☒ Corporation		
☐ Limited Liability Company ☐ Joint Venture comprised of the following companies:			
	1.		
	2.		
	3.		
Provide a separate Qualification Statement for each Joint Venturer.			
Date Business was formed:	09/23/1982	State in which Business was formed:	Texan
Is this Business authorized to operate in the Project location?	☒ Yes ☐ No ☐ Pending		

1.03 Identify all businesses that own Business in whole or in part (25% or greater), or that are wholly or partly (25% or greater) owned by Business:

Name of business:	Texan Electric Co., Inc.	Affiliation:	Parent Company
Address:	7011 Dixie Drive, Houston, TX 77087		
Name of business:		Affiliation:	
Address:			

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Name of business:		Affiliation:	
Address:			

1.04 Provide information regarding the Business's officers, partners, and limits of authority.

Name:	Carolyn Hodges	Title:	Owner, President
Authorized to sign contracts: ☒ Yes ☐ No		Limit of Authority:	$20,000,000.00
Name:	Warren Fields	Title:	Vice President
Authorized to sign contracts: ☒ Yes ☐ No		Limit of Authority:	$20,000,000.00
Name:		Title:	
Authorized to sign contracts: ☐ Yes ☐ No		Limit of Authority:	$
Name:		Title:	

ARTICLE 2—LICENSING

2.01 Provide information regarding licensure for Business:

Name of License:	Texas Department of Licensing & Regulation		
Licensing Agency:	Electrical Contractor		
License No:	17124	Expiration Date:	7/13/2024
Name of License:	Master Electrician		
Licensing Agency:	Texas Department of Licensing & Regulation		
License No:	650320	Expiration Date:	1/10/2025

ARTICLE 3—DIVERSE BUSINESS CERTIFICATIONS

3.01 Provide information regarding Business's Diverse Business Certification, if any. Provide evidence of current certification.

Certification	Certifying Agency	Certification Date
☐ Disadvantaged Business Enterprise		
☐ Minority Business Enterprise		
☐ Woman-Owned Business Enterprise		
☐ Small Business Enterprise		
☐ Disabled Business Enterprise		
☐ Veteran-Owned Business Enterprise		
☐ Service-Disabled Veteran-Owned Business		
☐ HUBZone Business (Historically Underutilized) Business		

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

☐ Other			
☒ None			

ARTICLE 4—SAFETY

4.01 Provide information regarding Business's safety organization and safety performance.

Name of Business's Safety Officer:	Hugo Jimenez	
Safety Certifications *See attached Resume		
Certification Name	Issuing Agency	Expiration
	OSHA	

4.02 Provide Worker's Compensation Insurance Experience Modification Rate (EMR), Total Recordable Frequency Rate (TRFR) for incidents, and Total Number of Recorded Manhours (MH) for the last 3 years and the EMR, TRFR, and MH history for the last 3 years of any proposed Subcontractor(s) that will provide Work valued at 10% or more of the Contract Price. Provide documentation of the EMR history for Business and Subcontractor(s).

Year	2023			2022			2021		
Company	EMR	TRFR	MH	EMR	TRFR	MH	EMR	TRFR	MH
Texan Electric Co., Inc.	1.20	Ø	80,484	1.05	Ø	77,285	1.07	Ø	78,118

ARTICLE 5—FINANCIAL

5.01 Provide information regarding the Business's financial stability. Provide the most recent audited financial statement, and if such audited financial statement is not current, also provide the most current financial statement.

Financial Institution:	Barry & Capers, P.C.	
Business address:	2222 Greenhouse Rd. #2100 Houston, TX 77084	
Date of Business's most recent financial statement:		☑ Attached
Date of Business's most recent audited financial statement:		☑ Attached
Financial indicators from the most recent financial statement	Financials attached	
Contractor's Current Ratio (Current Assets ÷ Current Liabilities)		11
Contractor's Quick Ratio ((Cash and Cash Equivalents + Accounts Receivable + Short Term Investments) ÷ Current Liabilities)		11

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

ARTICLE 6—SURETY INFORMATION

6.01 Provide information regarding the surety company that will issue required bonds on behalf of the Business, including but not limited to performance and payment bonds.

Surety Name:	The Ohio Casualty Insurance Company		
Surety is a corporation organized and existing under the laws of the state of:			Texas
Is surety authorized to provide surety bonds in the Project location?		☑ Yes ☐ No	
Is surety listed in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" published in Department Circular 570 (as amended) by the Bureau of the Fiscal Service, U.S. Department of the Treasury? ☑ Yes ☐ No			
Mailing Address (principal place of business):	175 Berkeley St. Boston, MA 02116		
Physical Address (principal place of business):	175 Berkeley St. Boston, MA 02116		
Phone (main):		Phone (claims):	713.464.4888

ARTICLE 7—INSURANCE

7.01 Provide information regarding Business's insurance company(s), including but not limited to its Commercial General Liability carrier. Provide information for each provider.

Name of insurance provider, and type of policy (CLE, auto, etc.):	A.J. Etheredge	
Insurance Provider	Type of Policy (Coverage Provided)	
Ohio Security Insurance Co.	General Liability	
Ohio Casualty Insurance Co.	Umbrella Liability	
Evanston Insurance Co	Pollution Liability	
Are providers licensed or authorized to issue policies in the Project location?		☑ Yes ☐ No
Does provider have an A.M. Best Rating of A-VII or better?		☑ Yes ☐ No
Mailing Address (principal place of business):	175 Berkeley St. Boston, MA 02116	
Physical Address (principal place of business):	175 Berkeley St. Boston, MA 02116	

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Phone (main):		Phone (claims):	713·464·4888

ARTICLE 8—CONSTRUCTION EXPERIENCE

8.01 Provide information that will identify the overall size and capacity of the Business.

Average number of current full-time employees:	36
Estimate of revenue for the current year:	10-12MM
Estimate of revenue for the previous year:	12-15MM

8.02 Provide information regarding the Business's previous contracting experience.

Years of experience with projects like the proposed project: 41 years				
As a general contractor:	30 years	As a joint venturer:		
Has Business, or a predecessor in interest, or an affiliate identified in Paragraph 1.03:				
Been disqualified as a bidder by any local, state, or federal agency within the last 5 years? ☐ Yes ☒ No				
Been barred from contracting by any local, state, or federal agency within the last 5 years? ☐ Yes ☒ No				
Been released from a bid in the past 5 years? ☐ Yes ☒ No				
Defaulted on a project or failed to complete any contract awarded to it? ☐ Yes ☒ No				
Refused to construct or refused to provide materials defined in the contract documents or in a change order? ☐ Yes ☒ No				
Been a party to any currently pending litigation or arbitration? ☐ Yes ☒ No				
Provide full details in a separate attachment if the response to any of these questions is Yes.				

8.03 List all projects currently under contract in Schedule A and provide indicated information.

8.04 List a minimum of three and a maximum of six projects completed in the last 5 years in Schedule B with references and contact information, and provide indicated information to demonstrate the Business's experience with projects similar in type and cost of construction.

8.05 In Schedule C, provide information on key individuals whom Business intends to assign to the Project. Provide resumes for those individuals included in Schedule C. Key individuals include the Project Manager, Project Superintendent, Quality Manager, and Safety Manager. Resumes may be provided for Business's key leaders as well.

ARTICLE 9—REQUIRED ATTACHMENTS

9.01 Provide the following information with the Statement of Qualifications:

A. If Business is a Joint Venture, separate Qualifications Statements for each Joint Venturer, as required in Paragraph 1.02.

B. Diverse Business Certifications if required by Paragraph 3.01.

C. Certification of Business's safety performance if required by Paragraph 4.02.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

D. Financial statements as required by Paragraph 5.01.

E. Attachments providing additional information as required by Paragraph 8.02.

F. Schedule A (Current Projects) as required by Paragraph 8.03.

G. Schedule B (Previous Experience with Similar Projects) as required by Paragraph 8.04.

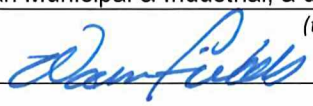
H. Schedule C (Key Individuals) and resumes for the key individuals listed, as required by Paragraph 8.05.

I. Additional items as pertinent.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

This Statement of Qualifications is offered by:

Business: Texan Municipal & Industrial, a divsion of Texan Electric Co., Inc.
(typed or printed name of organization)

By: 
(individual's signature)

Name: Warren Fields
(typed or printed)

Title: Vice President
(typed or printed)

Date: 4/5/2024
(date signed)

(If Business is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: 
(individual's signature)

Name: Roma Martinez
(typed or printed)

Title: Office Manager
(typed or printed)

Address for giving notices:
P.O. Box 941548, Houston, TX 77094

Designated Representative:

Name: Roma Martinez
(typed or printed)

Title: Office Manager
(typed or printed)

Address:
7011 Dixie Drive, Houston, TX 77087

Phone: 832-295-4855

Email: romamartinez@texanmuni.com

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Schedule A—Current Projects *See attached: Contracts on Hand

Name of Organization					
Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project Completed		
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					
Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project Completed		
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					
Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project Completed		
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

EJCDC® C-451, Qualifications Statement—Schedule A—Current Projects.
Copyright® 2018 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

Schedule B—Previous Experience with Similar Projects *See attached: Project references & Project Experience

Name of Organization					
Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project Completed		
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					
Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project Completed		
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					
Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project Completed		
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

EJCDC® C-451, Qualifications Statement—Schedule B—Previous Experience with Similar Projects.
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

Schedule B—Previous Experience with Similar Projects *See attached: Project references & Project Experience

Name of Organization					
Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project Completed		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					
Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project Completed		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					
Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project Completed		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

EJCDC® C-451, Qualifications Statement—Schedule B—Previous Experience with Similar Projects.
Copyright® 2018 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

Schedule C—Key Individuals

Project Manager			
Name of individual		Michael Clasen	
Years of experience as project manager		20+	
Years of experience with this organization		<1	
Number of similar projects as project manager		100+	
Number of similar projects in other positions		100+	
Current Project Assignments		*See attached: Contracts on Hand	
Name of assignment		Percent of time used for this project	Estimated project completion date
Resumes are attached			
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Project Superintendent			
Name of individual		Mark Perez	
Years of experience as project superintendent		10	
Years of experience with this organization		<1	
Number of similar projects as project superintendent		50+	
Number of similar projects in other positions		50+	
Current Project Assignments		*See attached: Contracts on Hand	
Name of assignment		Percent of time used for this project	Estimated project completion date
Resumes are attached			
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

EJCDC® C-451, Qualifications Statement—Schedule C—Key Individuals.
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Safety Manager			
Name of individual		Hugo Jimenez	
Years of experience as project manager			
Years of experience with this organization			
Number of similar projects as project manager			
Number of similar projects in other positions			
Current Project Assignments		*See attached Resume	
Name of assignment		Percent of time used for this project	Estimated project completion date
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Quality Control Manager			
Name of individual		Hugo Jimenez	
Years of experience as project superintendent			
Years of experience with this organization			
Number of similar projects as project superintendent			
Number of similar projects in other positions			
Current Project Assignments		11	
Name of assignment		Percent of time used for this project	Estimated project completion date
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

SECTION 00 45 46

VENDOR COMPLIANCE TO STATE LAW

The 1985 Session of the Texas Legislature passed House Bill 620 relative to the award of contracts to non-resident bidders. This law provides that, in order to be awarded a contract as low bidder, non-resident bidders (out of state contractors whose corporate officers or principal place of business are outside of the state of Texas) bid projects for construction, improvements, supplies or services in Texas at an amount lower than the lowest Texas resident by the same amount that a Texas resident bidder would be required to underbid a non-resident bidder in order to obtain a comparable contract in the state in which the non-resident's principal place of business is located. The appropriate blanks in Section A must be filled out by all out-of-state or non-resident bidders in order for your bid to meet specifications. The failure of out-of-state or non-resident contractors to do so will automatically disqualify that bidder. Resident bidders must check the line in Section B.

A. Non-resident bidder in _____ (give state), our principal place of business, are required to be _____ percent lower than resident bidders by state law.
Non-resident vendors in _____ (give state), our principal place of business, are not required to underbid resident bidders.

B. Our principal place of business or corporate offices are in the State of Texas:
Houston, TX.

BIDDER:

Texan Municipal & Industrial, a division of Texan Electric Co., Inc.
(Company Name)

By Warren Fields
(please print)

Address: 7011 Dixie Drive,

Signature: [signature]

Title: Vide President
(please print)

Houston, TX 77087
City State Zip

THIS FORM MUST BE RETURNED WITH YOUR PROPOSAL

END OF SECTION

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2024-1142944

Date Filed:
04/05/2024

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Texan Municipal and Industrial, a division of Texan Electric Company, Inc.
Houston, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Taylor

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
HDR Project #10337675
Electrical Improvements Project

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Roma Martinez, and my date of birth is 01/01/2000.

My address is 7011 Dixie Dr. (street), Houston (city), TX (state), 77087 (zip code), US (country).

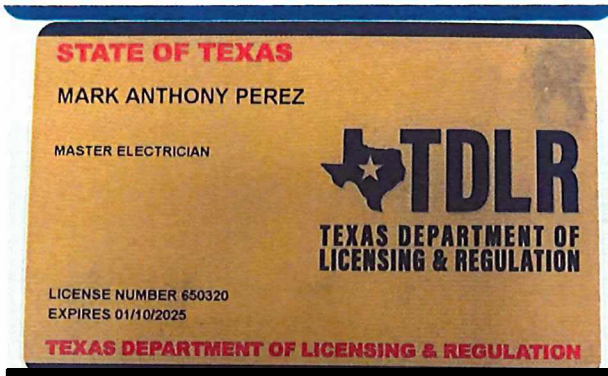
I declare under penalty of perjury that the foregoing is true and correct.

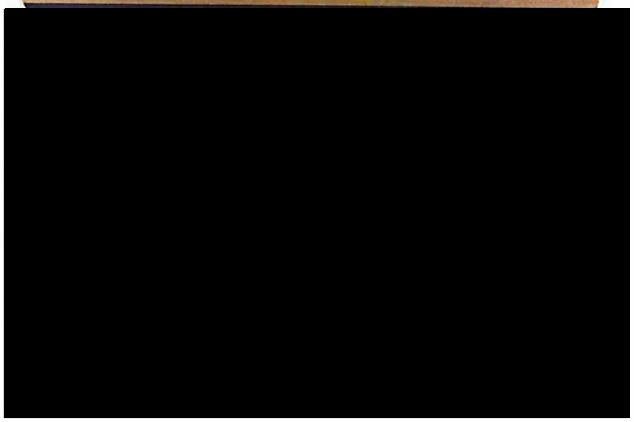
Executed in Harris County, State of Texas, on the 5th day of April (month), 2024 (year).

Roma Martinez
Signature of authorized agent of contracting business entity
(Declarant)

THIS PAGE INTENTIONALLY LEFT BLANK


STATE OF TEXAS
TEXAN ELECTRIC CO INC
ELECTRICAL CONTRACTOR
TDLR
TEXAS DEPARTMENT OF LICENSING & REGULATION
LICENSE NUMBER 17124
EXPIRES 07/13/2024
TEXAS DEPARTMENT OF LICENSING & REGULATION


STATE OF TEXAS
MARK ANTHONY PEREZ
MASTER ELECTRICIAN
TDLR
TEXAS DEPARTMENT OF LICENSING & REGULATION
LICENSE NUMBER 650320
EXPIRES 01/10/2025
TEXAS DEPARTMENT OF LICENSING & REGULATION



A.J. Etheredge Company
Insurance Professionals

February 26, 2024

To Whom It May Concern:

RE: Texan Electric Workers Compensation Experience Modifier

Texan Electric has been insured by A J Etheredge Company since 1986. They have consistently had one of the best safety records of any electrical contractor in Texas. I have listed below the last 10 years of EMODS:

EMR Listing - 10 years

1. 2014 - .70
2. 2015 - .70
3. 2016 - .61
4. 2017 - .65
5. 2018 - .66
6. 2019 - .67
7. 2020 - 1.02
8. 2021 - 1.07
9. 2022 - 1.05
10. 2023 - 1.20

The debit mods of the last 4 years are the result of one claim. The claim, while incurred when the employee was "on the clock", was not related to any occupational injury dealing with work activities. An employee while walking in the parking lot stepped on a nail and the skin on the foot was punctured. It was a minor injury and the employee did not even report it at the time. The employee, who is a diabetic, did not treat the puncture or go to a doctor. Because of the diabetes, within several days the foot became infected. The employee then told management at Texan who sent him to the hospital. The infection, because of the diabetes, spread rapidly and required hospitalization and time off work.

This is the only claim over 10,000 dollars in the last 15 years. That is a time span that covers 50,000,000 dollars of payroll and over one million man-hours of labor.

We strongly recommend Texan for their safety record and can provide copies of all the E Mods listed above.

Sincerely,

Mitchell Fitzhenry, President
A.J. Etheredge Company
mitchell@ajetheredge.com



Project References & Experience

- VIBRANTZ MINERALS- CONTROL ROOM 1 UPGRADE: 3/23/23 – Current
  - Scope: PLC/ motor control cabinet build, programming PLC/ HMI, all new conduit & wiring to existing motors
  - Cost: $300,500.00
  - Contact: OSCAR GONZALEZ- 832-874-0003- OGONZALEZ@PRINCECORP.COM
- ANHEUSER BUSCH – AB BP460 EVAPS: 1/5/23 – Current
  - Scope: Install all electrical for EVAP towers, install MCC, cable tray fiberglass conduit
  - Cost: $1,200,000.00
  - Contact: NICK MIKOLAJ- 713-539-9304- NICHOLAS.MIKOLAJ@ANHEUSER-BUSCH.COM
- MD ANDERSON – FANS: 5/9/23 – Current
  - Scope: Change out 34 exhaust fans & damper actuators & lighting protection
  - Cost: $100,400.00
  - Contact: BRANDON WALKER- 713-203-5254- BWALKER@GEIMECH.COM
- GOODYEAR – HOUSTON 2023 JOBS: 1/9/23 – Current
  - Scope: Various electrical projects within plant & I&E maintenance
  - Cost: $819,600.00
  - Contact: MARK GRIEWISH- 713-475-5418 – MARK.GRIEWISH@GOODYEAR.COM
- VALLOUREC STAR – 3/16/23 – Current
  - Scope: Various electrical projects within plant
  - Cost: $44,125.00
  - Contact: STEVE GONZALEZ- 832-729-2708
- TSU - CENTRAL PLANT UPGRADE: 6/1/20 – 6/1/21
  - Scope: Medium voltage distribution and 480V distribution including equipment, 2 new chillers
  - Cost: $3,076,270.00
  - Contact: CHI TRUONG – 713-922-6879 – CHI.TRUONG@LTY-ENGINEERS.COM
- TSU - TUNNEL INFRASTRUCTURE: 6/14/21 – 3/11/22
  - Scope: Lighting and 120V receptacles in tunnel system
  - Cost: $834,585.00
  - Contact: CHI TRUONG – 713-922-6879 – CHI.TRUONG@LTY-ENGINEERS.COM
- ST. IVES - RV RESORT: 6/13/2019 – 4/3/20
  - Scope: Power distribution to 70+ RV sites, recreation center, laundry facility, etc.
  - Cost: $366,350.00
  - Contact: BRYAN SHUFORD - 832-777-0745 - BRYAN@PERSONSSERVICES.COM
- EXXON - ROTOJET WELL 397: 10/17/19 – 5/15/20
  - Scope: Install medium voltage XFMR & 480V distribution to 3 pumps, cable tray
  - Cost: $345,220.00
  - Contact: DAN TALBOT - 315-391-2528 DANIEL.TALBOT@ARCADIS.COM
- ANHEUSER BUSCH - MISC. ELECTRICAL SERVICES: 10/21/17 – 4/17/23
  - Scope: Miscellaneous electrical projects
  - Cost: $2,420,200.00
  - Contact: LANG CASSIDY -713-647-2718 - LANGDON.CASSIDY@ANHEUSER-BUSCH.COM

TEXAN MUNICIPAL & INDUSTRIAL

A Division of Texan Electric Co. Inc.

★ ★ ★

** The following projects were managed by Ruben Torres & Michael Clasen under their previous employer. The references are to supply information for these individuals apart from their previous employers.

- FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 2 – Third Storm Water Pump Station – Bid Package 4C – building interior
  - Contact: Jim Kidda – 832-731-3773
- FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 152 – Lift Station No. 1 Rehabilitation
  - Contact: Makayla Murski – 713-462-3178
- DOWDELL PUBLIC UTILITY DISTRICT – Water Plant No. 1 Demolition
  - Contact: Taylor Reed - 713-782-0042
- HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 81
  - Contact: Gary Gossler – 281-744-5315
- CITY OF LAREDO – Manadas Creek Wastewater Treatment Plant **$9.8MM** – 2022
- CITY OF PFLUGERVILLE – Surface Water Treatment Plant Standby Generator **$7.6MM** – 2021
- TEXAS DEPARTMENT OF CRIMINAL JUSTICE – Replace Primary Distribution System Wynne Unit **$7MM** – 2019
- HARRIS COUNTY MUD 558 – Generator
  - Costello Engineering: Nicholas Pratka – 713-783-7788
- CITY OF MADISONVILLE – Generator
  - Strand & Associates: Hollie Janecka, P.E. - 979-836-7937
- SOUR LAKE - Generator
  - Bleyl Engineering: Blake Barringer, P.E. - (936) 441-7833
- BEECHNUT MUD - MCC
  - Sander Engineering Corporation: Erik Miller, P.M. - (713) 784-4830

TEXAN MUNICIPAL & INDUSTRIAL
A Division of Texan Electric Co. Inc.

Project References

Texas Southern University – Central Plant Upgrade & Tunnel Infrastructure

- LTY Engineers: Chi Truong – Chi.Troung@LTY-Engineers.com (713) 922-6879

Harris County Municipal Utility District No. 468 – Booster Pump Station Improvements

- BGE, Inc: Gary Goessler - GGoessler@bgeinc.com (281) 744-5315

West Harris County Municipal Utility District No. 11 – Water Plant No. 1 Generator

- Jacobs Engineering Inc.: Shawn Sharkey - Shawn.Sharkey@jacobs.com (713) 582-0132

Clear Lake City Water Authority – Water Well No. 7 & Water Plant No. 2 Site Improvements (Generators)

- LAN, Inc.: Jake Kocurek - JWKocurek@lan-inc.com (713) 821-0433

City of Nixon – Portable Emergency Generator

- BEFCO Engineering, Inc.: Chad Emmel - Chad@befcoengineering.com (979) 968-6474

City of Milford – 2020 TxCDBG Water Improvements – Emergency Generator

- Freeman-Millican, Inc: Carlos Aguilar - caguilar@fmi-dallas.com (214) 952-0234

Mission Bend Municipal Utility District No. 1 – Lift Station Electrical Improvements

- Vogler & Spencer Engineering: Jolie Craft – Jcraft@vs-eng.com (713) 557-7787

Athens Municipal Water Authority – Water Treatment Pant Emergency Generator Improvements

- S. D. Kallman, L.P.: Cheryl Anderson - cheryl@sdkallman.com (512) 293-3925

Cinco Southwest Municipal Utility District No. 1 – Water Plant & Water Wells Generator Additions

- BGE, Inc.: Michael Barrette - mbarrette@bgeinc.com (281) 558-8700

Tarrant County – 350 West Belknap Generator & Automatic Transfer Switch Replacement

- Barid, Hampton & Brown: Paul Morris - pmorris@bhbinc.com (901) 289-6013

City of DeSoto – DeSoto Westmoreland ARPA Generator Improvements

- Garver: Markay Brown – Mbrown@GarverUSA.com (318) 278-1110

Mark Perez

MarkPerez@Texanmuni.com
(832) 474-2385

Employment History

Texan Municipal & Industrial **October 2023 - Present**

Project Manager

- Assist Estimating in bidding opportunities and Preconstruction services.
- Manage multiple crews of 6-15 technicians at any given time.
- Assist in development of Detailed Scope of Work.
- Develop a project site logistics plan.
- Maintain a thorough understanding of contract documents.
- Manage labor force to achieve optimum performance.
- Review and understand material budgets and negotiate purchase orders.
- Review and understand equipment budgets and negotiate rental rates.
- Monitor project costs and identify areas for improvement.
- Provide leadership in quality process.
- Provide leadership in the safety and accident prevention programs.
- Document daily construction activities.
- Issue and maintain short term schedules.
- Assist Project Engineers in Shop Drawing and Submittal process.
- Verify that As-Built drawings are kept current.
- Work with various trades to complete desired task.

W-Industries – Houston, TX **February 2022 – August 2023**

Project Manager

- Assist Estimating in bidding opportunities and Preconstruction services.
- Manage multiple crews of 6-15 technicians at any given time.
- Assist in development of Detailed Scope of Work.
- Develop a project site logistics plan.
- Maintain a thorough understanding of contract documents.
- Manage labor force to achieve optimum performance.
- Review and understand material budgets and negotiate purchase orders.
- Review and understand equipment budgets and negotiate rental rates.
- Monitor project costs and identify areas for improvement.
- Provide leadership in quality process.
- Provide leadership in the safety and accident prevention programs.
- Document daily construction activities.
- Issue and maintain short term schedules.
- Assist Project Engineers in Shop Drawing and Submittal process.
- Verify that As-Built drawings are kept current.
- Work with various trades to complete desired task.

McDonald Electric – Houston, TX **Sept 2014 - February 2022**

Foreman/Supervisor

- Successfully delivered $10M project for TxDOT in West Texas, Project was completed within 1 year with several 4-man crews, working on generators for lay down yards.
- While working on the West Texas project for TxDOT, was awarded another $10M project for them in East Texas, same scope of work.
- Successfully delivered a project for the City of Garland, a $4M 1 year project with a 6-man crew. The scope of work consisted of installing a 2000kw Generator, 2400V 2000 Amp, paralleling switch gears, sewer lines, concrete work and general building construction.
- Completed a $1.2M project for the city of Freeport, project consisted of 27 lift stations, 3 water plants and 1 wastewater plant. Scope of work included installing new SCADA panels and systems, along with upgrading electrical panels and services.
- Successfully delivered a $1.6M project for Harris County MUD 287, project lasted 1.5 – 2 years with an 8–10-man crew with 4 sub-contractors. The scope of work consisted of extending a wastewater treatment facility and building out a lift station from the ground up. Project was completed under budget and ahead of schedule.
- Completed $800k Faulkey Gully Mud project which was a lift station rehab and gear change out.
- Review project Drawings and Specifications to have a strong and thorough understanding of the project.
- Coordinate with GC and Superintendent upcoming project activities and milestones.
- Coordinate with PM to ensure project materials are available to meet project schedule.
- Electrical installations consisting of 120 volts up to 2400volts.
- Generator and switchgear additions and changeouts
- Bending Threading RMC, EMT, PVC, coated RMC, and aluminum conduit ½"-6"
- Operating hand tools, power tools, threading machines, and wire pullers
- Troubleshooting low and high voltage devices/lighting.
- Installing and maintaining backup generators 20kw up to 3000kw

Midwest Electric – Houston, TX **August 2012 - Sept 2014**

Apprentice Electrician

- Install, maintain, and enhance electrical systems and components, including fuses, lights, and wiring.
- Inspect, test, and diagnose issues with electrical systems and components.
- Perform all work in a manner that meets and follows electrical codes, blueprints, and standards.
- Test electrical systems and components to ensure proper functioning.
- Complete required documentation of repairs and service information
- Ensure adequate inventory of necessary supplies and parts.
- Calibrate equipment to provided specifications.
- Perform preventative maintenance on electrical systems and components.
- Troubleshoot problems and make timely repairs.

McDonald Electric – Houston TX **June 2008 – August 2012**

Apprentice Electrician

- Install, maintain, and enhance electrical systems and components, including fuses, lights, and wiring.
- Inspect, test, and diagnose issues with electrical systems and components.
- Perform all work in a manner that meets and follows electrical codes, blueprints, and standards.
- Test electrical systems and components to ensure proper functioning.
- Complete required documentation of repairs and service information
- Ensure adequate inventory of necessary supplies and parts.

- Calibrate equipment to provided specifications.
- Perform preventative maintenance on electrical systems and components.
- Troubleshoot problems and make timely repairs.

Skills

- Commercial Electrician Experience
- NEC
- Low Voltage
- Industrial Electrical Experience
- Blueprint Reading
- High Voltage
- Schematics
- Troubleshooting
- Cabling

Licenses

- Texas Journeyman Electrician License
- OSHA 30
- TWIC

Micheal Clasen

912 Morningside Ct Friendswood TX 77546 | 713.299.5788 | mclasen97@gmail.com

Objective

I am a, self-motivated Project Manager / Estimator who has 20+ years of experience. I have extensive industry experience that demonstrates excellent understanding of the unique needs and requirements of clients, projects, departments and systems. I offer strong time management and organizational skills. I am seeking a challenging and rewarding position that will allow me to utilize my outstanding leadership skills while working with fellow colleagues to accomplish the goals of the organization.

Skills & Abilities

MANAGEMENT

- 10+ Years of Commercial / Industrial Construction management.
- Experience working with multiple projects ranging from 1 - 15M.
- Strong knowledge of commercial construction and exceptional jobsite management skills.
- I deliver on key projects and commitments via professional knowledge and leadership abilities.
- I foster positive long-term relationships with subcontractors and business partners.
- I maintain detailed process & application knowledge relating to building codes, budget, management, construction practices, project scheduling etc.
- I provide on-time delivery while maintaining team focus on safety, quality and budget.
- I fully understand, and effectively utilize drawings, specifications, subcontract agreements and purchase orders.
- Effectively manage delivery schedules and change management process.
- Lead, implement and enforce jobsite safety requirements and Quality Assurance.
- Lead job set-up, communications, safety compliance, record-keeping, QC and closeout.
- Support direct report through regular communication.
- Develop competencies and skill sets via active engagement in performance management process, employee development and problem-solving.
- Travel to jobsites, meeting and client locations as needed in support of employees, clients, project team, etc.
- Oversight of projects in the field, providing leadership to field foremen, and ensure successful completion of trade work.
- Work closely with Key Stakeholders to ensure timely and quality completion of construction process.
- Experience with Commercial and Healthcare projects including hospitals and laboratories.
- Experience with Rehab and New Construction of Water Plants, Waste Water Treatment Plants, and Lift Stations.
- Experience with Generator installation for Hospitals, Water Plants, Waste Water Treatment Plants, and Lift Stations.
- Experience directing and coordinating trades.
- Up-to-Date Knowledge of construction principles and practices.
- Comprehension of construction documents, submittals and contracts.
- Coordinating subcontractors' work/schedule based on the General Contractor's project schedule.
- Coordinating material deliveries.
- Coordinating project inspections.
- Preparing for weekly/bi-weekly progress meetings with GC PM's/owner/architect/engineers.
- Documentation of project progression.

- Maintain high quality control while implementing good construction safety practices with all on-site activity.
- Ability to review, interpret, and apply project documents to construction (Plans, specifications, etc.).
- Affectively communicate with all levels of project personnel (Subcontractors, PM's, Owners, Architects, Engineers, etc.).
- Ability to problem solve in a fast-paced environment.
- Superior attention to detail.
- Ability to work under pressure and meet multiple deadlines.
- Basic fluency with Microsoft Project, Word, Excel, Outlook.
- Various construction management software BIM 360, Pro-Core, etc..

Experience

PROJECT MANAGER / ESTIMATOR| MCDONALD MUNICIPAL AND INDUSTRIAL A DIVISION OF MCDONALD ELECTRIC. JANUARY 2015 - PRESENT

- Assist Estimating in bidding opportunities and Preconstruction services.
- Assist Project Engineers and Project Manager in development of Chart of Accounts.
- Assist in development of detailed CPM Schedule.
- Assist in development of Detailed Scope of Work.
- Develop a project site logistics plan.
- Maintain a thorough understanding of contract documents.
- Manage labor force to achieve optimum performance.
- Review and understand material budgets and negotiate purchase orders.
- Review and understand equipment budgets and negotiate rental rates.
- Monitor project costs and identify areas for improvement.
- Provide leadership in quality process.
- Provide leadership in the safety and accident prevention programs.
- Document daily construction activities.
- Chair weekly subcontractor coordination meetings.
- Issue and maintain short term schedules.
- Assist Project Engineers in Shop Drawing and Submittal process.
- Verify that As-Built drawings are kept current.
- Work with various trades to complete desired task.

FIELD SUPERINTENDENT / GENERAL FOREMAN MCDONALD MUNICIPAL AND INDUSTRIAL A DIVISION OF MCDONALD ELECTRIC. AUGUST 2010 - JANUARY 2015

- Manage labor force to achieve optimum performance.
- Review and understand material budgets and negotiate purchase orders.
- Review and understand equipment budgets and negotiate rental rates.
- Monitor project costs and identify areas for improvement.
- Provide leadership in quality process.
- Provide leadership in the safety and accident prevention programs.
- Document daily construction activities.
- Chair weekly subcontractor coordination meetings.
- Issue and maintain short term schedules.
- Assist Project Engineers in Shop Drawing and Submittal process.
- Verify that As-Built drawings are kept current.

PROJECT MANAGER / ESTIMATOR| MCDONALD ELECTRIC. JUNE 2005 – AUGUST 2010

- Assist Estimating in bidding opportunities and Preconstruction services.
- Assist Project Engineers and Project Manager in development of Chart of Accounts.
- Assist in development of detailed CPM Schedule.
- Assist in development of Detailed Scope of Work.
- Develop a project site logistics plan.
- Maintain a thorough understanding of contract documents.
- Manage labor force to achieve optimum performance.
- Review and understand material budgets and negotiate purchase orders.
- Review and understand equipment budgets and negotiate rental rates.
- Monitor project costs and identify areas for improvement.
- Provide leadership in quality process.
- Provide leadership in the safety and accident prevention programs.
- Document daily construction activities.
- Chair weekly subcontractor coordination meetings.
- Issue and maintain short term schedules.
- Assist Project Engineers in Shop Drawing and Submittal process.
- Verify that As-Built drawings are kept current.
- Work with various trades to complete desired task.

APPRENTICE ELECTRICIAN MCDONALD ELECTRIC INC. JUNE 1998 – JUNE 2005

- Worked under multiple foremen to achieve optimum performance.
- Review and understand material budgets and negotiate purchase orders.
- Monitor project costs and identify areas for improvement.
- Provide leadership in quality process.
- Provide leadership in the safety and accident prevention programs.

Education

HIGH SCHOOL GRADUATE | MAY 1992 | BELLAIRE HIGH SCHOOL

TEXAS JOURNEYMAN ELECTRICAN LICENSE| JUNE 2005 | ELECRICAL TRAINING CENTER

Affiliations

INTERTIONAL BROTHERHOOD OF ELECTRICAL WORKERS - IBEW

- Local Member since 2000
-

TEXAN ELECTRIC CO., INC.

FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

BARRY CAPERS

PROFESSIONAL CORPORATION
CERTIFIED PUBLIC ACCOUNTANTS
formerly known as Morris, Ligon & Rodriguez, P.C.

CONTENTS

INDEPENDENT ACCOUNTANTS' COMPILATION REPORT 2

BALANCE SHEETS 3

STATEMENTS OF INCOME AND RETAINED EARNINGS 4

STATEMENTS OF CASH FLOWS 5

NOTES TO FINANCIAL STATEMENTS 6

BARRY CAPERS

PROFESSIONAL CORPORATION
CERTIFIED PUBLIC ACCOUNTANTS
formerly known as Morris, Ligon & Rodriguez, P.C.

2222 Greenhouse Rd., #2100
Houston, Texas, 77084

(281) 242-2400
Fax: (281) 242-6717
https://www.barrycaperscpa.com

INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Board of Directors
Texan Electric Co., Inc.
Houston, Texas

Management is responsible for the accompanying financial statements of Texan Electric Co., Inc. which comprise the balance sheets as of June 30, 2022 and 2021, and the related statements of income and retained earnings and cash flows for the years then ended, and the related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America. We have performed the compilation engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Barry & Capers, P.C.

Barry & Capers

June 22, 2023

TEXAN ELECTRIC CO., INC.
BALANCE SHEETS
JUNE 30, 2022 AND 2021

ASSETS

	2022	2021
CURRENT ASSETS:		
Cash	$ 4,822,598	$ 5,204,228
Marketable securities	2,101,375	2,478,212
Accounts receivable:		
Trade	1,135,040	969,339
Stockholder	75,920	75,920
Related party	88,542	58,383
Employee	2,103	2,103
Federal income tax	69,424	
	1,371,029	1,105,745
Contract assets:		
Accounts receivable - retainage	45,749	
Cost and estimated earnings in excess of billings on contracts in progress	269,719	30,991
	315,468	30,991
Prepaid expenses and deposits:		
Insurance	126,233	109,674
Federal income tax	192,000	
Other	1,348	1,348
	319,581	111,022
Total current assets	8,930,051	8,930,198
PROPERTY AND EQUIPMENT:		
Leasehold improvements	155,887	155,887
Machinery and equipment	54,628	54,628
Automobiles and trucks	632,143	642,545
Furniture and fixtures	161,807	161,807
	1,004,465	1,014,867
Less accumulated depreciation	777,885	752,031
	226,580	262,836
OTHER ASSETS:		
Cash value of life insurance	1,828	1,828
TOTAL	$ 9,158,459	$ 9,194,862

See independent accountants' compilation report

See notes to financial statements

LIABILITIES AND STOCKHOLDER'S EQUITY

	2022	2021
CURRENT LIABILITIES:		
Accounts payable:		
Trade	$ 163,223	$ 190,924
Sales tax	8,383	15,264
Union dues	64,185	73,570
Other	5,779	4,885
	241,570	284,643
Accrued expenses:		
Payroll and payroll taxes	229,397	182,209
Profit sharing plan	230,209	114,781
Other	24,534	33,254
	484,140	330,244
Contract liabilities:		
Billings in excess of cost and estimated earnings on contracts in progress		3,260
Federal income tax		294,461
Total current liabilities	725,710	912,608
DEFERRED FEDERAL INCOME TAX	145,739	267,458
STOCKHOLDER'S EQUITY:		
Common stock - par value, $0.01; authorized, 500,000 shares; issued, 500,000 shares; outstanding, 250,000 shares	5,000	5,000
Retained earnings	10,503,010	10,230,796
	10,508,010	10,235,796
Treasury stock at cost (250,000 shares)	(2,221,000)	(2,221,000)
	8,287,010	8,014,796
TOTAL	$ 9,158,459	$ 9,194,862

TEXAN ELECTRIC CO., INC.
STATEMENTS OF INCOME AND RETAINED EARNINGS
FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

	2022	2021
CONSTRUCTION REVENUE	$ 10,171,348	$ 12,046,837
DIRECT COSTS	7,529,564	8,474,967
FIELD PROFIT	2,641,784	3,571,870
GENERAL AND ADMINISTRATIVE EXPENSES	1,978,560	1,684,101
OPERATING INCOME	663,224	1,887,769
OTHER INCOME (EXPENSE)	(321,156)	713,126
INCOME BEFORE FEDERAL INCOME TAXES	342,068	2,600,895
PROVISION FOR FEDERAL INCOME TAXES:		
Current	191,573	453,649
Deferred	(121,719)	96,223
	69,854	549,872
NET INCOME	272,214	2,051,023
RETAINED EARNINGS - BEGINNING OF YEAR	10,230,796	8,179,773
RETAINED EARNINGS - END OF YEAR	$ 10,503,010	$ 10,230,796

See independent accountants' compilation report

See notes to financial statements

TEXAN ELECTRIC CO., INC.
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

	2022	2021
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net income	$ 272,214	$ 2,051,023
Adjustments to reconcile net income to net cash provided (used) by operating activities:		
Depreciation	86,297	85,845
Gain on disposal of property and equipment	(4,500)	(9,598)
Unrealized loss (gain) on marketable securities	547,306	(540,086)
Deferred federal income tax	(121,719)	96,223
	779,598	1,683,407
Changes in operating assets and liabilities:		
Decrease (increase) in operating assets:		
Accounts receivable	(265,284)	417,654
Contract assets	(284,477)	66,210
Prepaid expenses and deposits	(208,559)	10,999
Increase (decrease) in operating liabilities:		
Accounts payable	(43,073)	(24,591)
Accrued expenses	153,896	(96,419)
Contract liabilities	(3,260)	(298,086)
Federal income tax	(294,461)	278,119
	(165,620)	2,037,293
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchase of property and equipment	(50,041)	
Proceeds from disposal of property and equipment	4,500	9,598
Purchase of marketable securities	(170,469)	(95,276)
	(216,010)	(85,678)
INCREASE (DECREASE) IN CASH	(381,630)	1,951,615
CASH - BEGINNING OF YEAR	5,204,228	3,252,613
CASH - END OF YEAR	$ 4,822,598	$ 5,204,228
SUPPLEMENTAL DISCLOSURES:		
Federal income tax paid	$ 747,458	$ 175,530

See independent accountants' compilation report

See notes to financial statements

1. Nature of Business and Significant Accounting Policies

Nature of Business
The Company performs commercial electrical work for private and governmental entities.

Accounting Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those amounts.

Balance Sheet Classifications
The Company includes in current assets and liabilities amounts, such as retainage, receivable and payable, under construction contracts that may extend beyond on year. A one-year time period is used as the basis for classifying all other current assets and current liabilities.

Fair Value Measurements
The Company applies the provisions of FASB Accounting Standards Codification for Fair Value Measurements and Disclosures, which defines fair value, establishes a framework for measuring fair value in GAAP, and expands disclosures about fair value measurements (see Notes 3 and 5).

The carrying value of cash and cash equivalents, accounts receivable, contract assets, prepaid expenses and deposits, accounts payable, accrued expenses, and contract liabilities approximate fair value due to the short-term maturities of these assets and liabilities.

Cash and Cash Equivalents
Cash includes demand deposit and money market accounts and all highly liquid investments with an original maturity of three months or less.

Marketable Securities
Marketable securities consist of mutual funds and are stated at market value as determined by the most recently traded price of each security at the balance sheet date. The Company's marketable securities are classified as available-for-sale securities. Available-for-sale securities are recorded at fair value on the balance sheet, with the change in fair value during the year included in earnings (see Notes 3 and 5).

Contract Assets
The Company's contract assets include amounts due under contractual retention provisions, unamortized fulfillment costs, and costs and estimated earnings in excess of billings. Costs and estimated earnings in excess of billings also represent amounts earned and reimbursable under contracts, including customer affirmative claim recovery estimates, but have a conditional right for billing and payment such as achievement of milestones or completion of the project. With the exception of customer affirmative claims, generally, such unbilled amounts will become billable according to the contract terms and generally will be billed and collected over the next twelve months. Settlement with the customer of outstanding affirmative claims is dependent on the claims resolution process and could extend beyond one year. Based on the Company's historical experience, management generally considers the collection risk related to billable amounts to be low. When events or conditions indicate that it is probable that the amounts outstanding become unbillable, the transaction price and associated contract asset is reduced.

1. Nature of Business and Significant Accounting Policies - Continued

Contract Liabilities

The Company's contract liabilities consist of provisions for losses, billings in excess of costs and estimated earnings, and unbilled subcontractor retainage. Provisions for losses are recognized at the uncompleted performance obligation level for the amount of total estimated losses in the period that evidence indicates that the estimated total cost of a performance obligation exceeds its estimated total revenue. Billings in excess of costs and estimated earnings are billings to customers on contracts in advance of work performed, including advance payments negotiated as a contract condition. Generally, unearned project-related costs will be earned over the next twelve months.

Income, Revenue and Expense Recognition

Income and expenses are recognized using the accrual method of accounting with revenue from contracts with customers being recognized in accordance with FASB ASC Topic 606. Revenue from long-term construction performance obligations are recognized using the percentage of completion method. The percentage of completion is determined by the ratio of cost incurred to date to the estimated total cost to be incurred. No field profit is recognized on performance obligations less than fifteen percent complete. Losses on performance obligations are provided for in their entirety when estimates indicate a loss will be incurred. Revenues from cost-plus-fee contracts are recognized on the basis of costs incurred during the year plus the fee earned. Revenues from time-and-material contracts are recognized currently as the work is performed.

The Company's revenue is primarily derived from construction contracts that can span one month to a year or more. The Company applies ASC Topic 606, Revenue from Contracts with Customers and recognizes revenue in accordance with the standard and subsequently issued additional related ASUs. The core principle of the standard is that revenue will be recognized when promised goods or services are transferred to customers in an amount that reflects consideration for which entitlement is expected in exchange for those goods or services. Topic 606 provides for a five-step model for recognizing revenue from contracts with customers as follows:

1. Identify the contract
2. Identify the performance obligation
3. Determine the transaction price
4. Allocate the transaction price
5. Recognize revenue

Generally, the Company's construction contracts contain one performance obligation, but occasionally may contain multiple distinct promises or multiple contracts within a master agreement, which is reviewed at contract inception to determine if they represent multiple performance obligations or multiple separate contracts. This review consists of determining if promises or groups of promises are distinct within the context of the contract, including whether contracts are physically contiguous, contain task orders, purchase or sales orders, termination clauses and/or elements not related to design and/or build.

The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring goods and services to the customer. The consideration promised in a contract with customers may include both fixed amounts and variable amounts (e.g. bonuses/incentives or penalties/liquidated damages) to the extent that a significant reversal of cumulative revenue recognized will not occur when the uncertainty associated with the variable consideration is subsequently resolved (i.e. probable and estimable). When a contract has a single performance obligation, the entire transaction price is attributed to that performance obligation. When a contract has more than one performance obligation, the transaction price is allocated to each performance obligation based on estimated relative standalone selling prices of the goods or services at the inception of the contract, which typically is determined using cost plus an appropriate margin.

1. Nature of Business and Significant Accounting Policies - Continued

Income, Revenue and Expense Recognition - Continued

Subsequent to the inception of a construction contract, the transaction price could change for various reasons, including the executed or estimated amount of change orders and unresolved contract modifications and claims to or from owners. Changes that are accounted for as an adjustment to existing performance obligations are allocated on the same basis at contract inception. Otherwise, changes are accounted for as separate performance obligation(s) and the separate transaction price is allocated as discussed above. Changes are made to the transaction price from unapproved change orders to the extent the amount can be reasonably estimated and recovery is probable.

Certain construction contracts include retention provisions to provide assurance to the Company's customers that the Company will perform in accordance with the contract terms and are not considered a financing benefit. The balances billed but not paid by customers pursuant to these provisions generally become due upon completion and acceptance of the project work by the customer. Management has determined there are no significant financing components in the Company's contracts during the years ended June 30, 2022 and 2021.

On certain projects the Company has submitted and has pending unresolved contract modifications and affirmative claims to recover additional costs and the associated profit, if applicable, to which the Company believes it is entitled under the terms of contracts with customers, subcontractors, vendors or others. The owners or their authorized representatives and/or other third parties may be in partial or full agreement with the modifications or affirmative claims, or may have rejected or disagree entirely or partially as to such entitlement. Changes are made to the transaction price from affirmative claims with customers to the extent that additional revenue on a claim settlement with a customer is probable and estimable. A reduction to costs related to affirmative claims with non-customers with whom the Company has a contractual arrangement (back charges) is recognized when the recovery is probable and estimable. Recognizing affirmative claims and back charge recoveries requires significant judgments of certain factors including, but not limited to, dispute resolution developments and outcomes, anticipated negotiation results, and the cost of resolving such matters.

Typically, performance obligations related to the Company's construction contracts are satisfied over time because the Company's performance typically creates or enhances an asset that the customer controls as the asset is created or enhanced. Performance obligations satisfied over time totaled $10,171,348 and $12,046,837 for the years ended June 30, 2022 and 2021, respectively. The Company recognizes revenue as performance obligations are satisfied and control of the promised good and/or service is transferred to the customer by measuring the progress toward complete satisfaction of the performance obligation(s) using a cost to cost input method. Under the cost to cost input method, costs incurred to-date are generally the best depiction of transfer of control.

All contract costs, including those associated with affirmative claims, change orders and back charges, are recorded as incurred and revisions to estimated total costs are reflected as soon as the obligation to perform is determined. Contract costs consist of direct costs on contracts, including labor and materials, subcontractor expense, direct overhead costs and equipment expense (primarily depreciation, fuel, maintenance and repairs).

Costs to obtain contracts (pre-bid costs) that are not expected to be recovered from the customer are expensed as incurred and included in general and administrative expenses in the statements of income and retained earnings. Although unusual, pre-bid costs that are explicitly chargeable to the customer even if the contract is not obtained are included in accounts receivable on the balance sheets when the Company is notified that they are not the low bidder with a corresponding reduction to general and administrative expenses on the statements of income and retained earnings.

1. Nature of Business and Significant Accounting Policies - Continued

Income, Revenue and Expense Recognition - Continued

If the duration of a contract is expected to be one year or more, expenses related to contract fulfillment costs (e.g. bond costs and mobilization of equipment and labor to a job site prior to substantive work beginning) are capitalized as incurred and amortized over the expected duration of the contract. If the duration of the contract is expected to be one year or less the fulfillment costs are expensed as incurred.

Property, Equipment, and Depreciation

Property and equipment are stated at cost. Maintenance and repairs are charged to operations as incurred. Depreciation is computed using the straight-line method over the following estimated useful lives (see Note 10):

Leasehold improvements	39 to 40 years
Machinery and equipment	5 to 7 years
Automobiles and trucks	5 years
Furniture and fixtures	3 to 10 years

Deferred Federal Income Tax

Deferred federal income tax is determined using the liability method, where deferred tax assets and liabilities are recognized for temporary differences between the tax basis of assets and liabilities and their reported amounts in the financial statements. Deferred tax assets include tax carryforwards and are reduced by a valuation allowance if, based on available evidence, it is more likely than not that some portion or all of the deferred tax asset will not be realized.

Accrued Compensated Absences

Employees are entitled to paid vacations, sick days and personal days off, depending on job classification, length of service, and other factors. An accrued compensated absences estimate has not been made for the years ended June 30, 2022 and 2021. Management does not expect this cost to have a significant impact on the Company's financial statements.

Variable Interest Entities

The Company applies an alternative standard issued by the Financial Accounting Standards Board regarding the application of Variable Interest Entities (VIE) guidance to private entities under common control which includes a provision that eliminates the requirement of the Company to apply VIE guidance to commonly controlled entities unless the Company has a direct or indirect controlling financial interest in the entity (see Note 11).

Warranties

The Company records assurance type warranties as a cost of the performance obligation it relates to while service type warranties are reported as a separate performance obligation. Many of the Company's construction contracts contain assurance type warranty provisions covering defects in equipment, materials or workmanship that extend up to one year after the customer accepts the project or upon substantial completion. Because the Company has not experienced material warranty costs, management does not believe an accrual for these costs is necessary.

Surety Bonds

The Company occasionally is required to provide various types of surety bonds that provide an additional measure of security under certain public and private sector contracts. Performance bonds do not have stated expiration dates; rather, the Company is generally released from the bonds after the owner accepts the work performed under contract. The ability to maintain bonding capacity to support the Company's current and future level of contracting requires that the Company maintain cash and working capital balances satisfactory to its sureties.

1. Nature of Business and Significant Accounting Policies - Continued

New Accounting Pronouncements

On February 25, 2016, the FASB issued ASU Update 2016-02, Leases (Topic 842), which requires lessees to recognize an asset and liability associated with the right to use a given asset and obligations to make payments pursuant to the terms of the lease. This standard will be effective beginning with the year ended June 30, 2023.

Reclassification

Certain accounts in the prior-year financial statements have been reclassified for comparative purposes to conform with the presentation in the current-year financial statements. There is no effect on previously reported net income or equity.

2. Concentrations

Credit Risk

The Company maintained cash accounts in one bank at June 30, 2022 and 2021. The accounts are insured up to $250,000 by the Federal Deposit Insurance Corporation. The amounts in excess of this coverage are uninsured and are subject to loss should the bank fail. At June 30, 2022 and 2021 the Company had $4,854,542 and $4,992,648 in uninsured cash deposits, respectively.

The Company also maintains an account with a stock brokerage firm. The account contains cash and marketable securities. The account is insured up to $500,000 (with a limit of $250,000 for cash) by the Security Investor Protection Corporation. At June 30, 2022 and 2021 the Company had no uninsured cash balances. The marketable securities are subject to investment risk, including possible loss of the principal amount invested.

The Company provides construction services for and grants credit to various entities located throughout the greater Houston and Southeast Texas areas.

For the years ended June 30, 2022 and 2021 the Company had accounts receivable trade and retainage balances in excess of 10% of the total accounts receivable trade and retainage balance attributable to three customers. The total accounts receivable trade and retainage from these customers were $777,912 and $529,131, respectively.

Major Customers

The Company had revenues in excess of 10% of its gross revenues attributable to three customers at June 30, 2022 and two customers at June 30, 2021. The total revenues from these customers for the years ended June 30, 2022 and 2021 were $5,925,440 and $4,615,325, respectively.

3. Marketable Securities

The following schedule summarizes the classification and components of marketable securities at June 30, 2022 and 2021 (see Notes 1 and 5):

	2022	2021
Securities available for sale at market value	$ 2,101,375	$ 2,478,212
Cost of all securities	1,614,927	1,444,458
Allowance for unrealized gains	$ 486,448	$ 1,033,754

4. Accounts Receivable and Bad Debt Allowance

Trade accounts receivable are periodically evaluated for collectability based on past credit history with customers and their current financial condition. Management of the Company is of the opinion trade accounts receivable at June 30, 2022 and 2021 are collectible. Accordingly, no provision for bad debt allowance has been made.

5. Fair Value Measurements

The Fair Value Measurements and Disclosures provision of the FASB Accounting Standards Codification establishes a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1) and the lowest priority to unobservable inputs (level 3). The three levels of the fair value hierarchy under this provision are described below:

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company has the ability to access at the measurement date.

Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3 inputs are unobservable inputs for the asset or liability.

The level in the fair value hierarchy within which a fair measurement in its entirety falls is based on the lowest level input that is significant to the fair value measurement in its entirety.

The Company had level 1 assets adjusted to fair value in the amount of $2,101,375 and $2,478,212 as of June 30, 2022 and 2021, respectively (see Note 3). The Company had no valuation of assets at level 2 or 3 as of June 30, 2022 and 2021.

6. Line of Credit

On February 2, 2018 the Company entered into a portfolio line of credit agreement with Raymond James which provides for advances up to $1,055,000. Interest is calculated at the current LIBOR rate plus three percent. The agreement is collateralized by the Company's marketable security investments with Raymond James (see Note 3). There was no outstanding balance as of June 30, 2022 and 2021.

7. Significant Estimates

The Company uses the percentage of completion method for recognizing revenue earned on long-term construction performance obligations in progress. The reliability of this method for determining revenue earned to date is dependent on the accuracy of management's estimate of the performance obligation's transaction price and cost to complete the performance obligation It is reasonably possible that future adjustments to the variable considerations used in developing the transaction price could occur due to changes in the scope of the original contract or due to differences in actual quantities incurred upon completion from those originally estimated at inception of the performance obligation. Management's estimates of cost to complete performance obligations in progress at the balance sheet date could change due to unpredictable events such as adverse weather. Significant changes in the transaction price amounts or total estimated cost could materially affect the revenue and net income reported on the statements of income and retained earnings.

8. Cost and Estimated Earnings on Contracts in Progress

Cost and estimated earnings in excess of billings on contracts in progress at June 30, 2022 and 2021 consist of the following:

	2022	2021
Cost to date	$ 726,150	$ 231,620
Estimated earnings	284,084	33,612
	1,010,234	265,232
Less billings to date	740,515	237,501
Cost and estimated earnings in excess of billings - net	$ 269,719	$ 27,731
Cost and estimated earnings in excess of billings on contracts in progress	$ 269,719	$ 30,991
Billings in excess of cost and estimated earnings on contracts in progress		3,260
Cost and estimated earnings in excess of billings - net	$ 269,719	$ 27,731

9. Backlog

The following schedule summarizes changes in backlog amounts on contracts during the year ended June 30, 2022. Backlog represents the amount of gross revenue the Company expects to realize from contracts in progress at year end and contractual agreements on work which has not yet begun.

Backlog balance at June 30, 2021	$ 537,157
Revisions to contract transaction price at June 30, 2021	(2,622)
New contracts added during the year ended June 30, 2022	10,329,111
	10,863,646
Less contract revenues earned during the year ended June 30, 2022	10,171,348
* Backlog balance at June 30, 2022	$ 692,298

* The backlog balance at June 30, 2022 does not reflect the significant work being performed under time-and-material contracts.

10. Depreciation Expense

Depreciation expense charged to operations for the years ended June 30, 2022 and 2021 was $86,297 and $85,845, respectively.

11. Related Party Transactions

During the years ended June 30, 2022 and 2021 the Company rented buildings from a related company owned by the estate of one of the former stockholders of the Company. Rents paid to this related company were $250,000 for each of the years ended June 30, 2022 and 2021, respectively.

At June 30, 2022 and 2021 the Company also had accounts receivable balances in the amount of $88,542 and $58,383, respectively, due from the aforementioned related company related to expenses paid by the Company on the related company's behalf. This balance is reported in accounts receivable - related party on the balance sheets.

12. Defined Contribution Retirement Plan

The Company has a defined contribution retirement plan (401(k)) covering substantially all employees meeting certain eligibility requirements. The plan excludes employees that are covered by a collective bargaining agreement (see Note 18). The plan provides for voluntary salary deferrals for eligible employees. Company profit sharing contributions are at the discretion of the Board of Directors and are subject to a six year vesting period based on years of service of the eligible employee. During the years ended June 30, 2022 and 2021 contributions to the plan were $230,209 and $116,406, respectively. The Company incurred plan expenses of $1,190 and $1,425 for the years ended June 30, 2022 and 2021, respectively.

13. Deferred Federal Income Tax

Deferred federal income tax is provided for the difference between financial and taxable income resulting from the nonrecognition of unrealized gains and losses on marketable securities and from the use of the Modified Accelerated Cost Recovery System for federal income tax purposes.

14. Accounting for Uncertainty in Income Taxes

The Company files United States income tax returns and files franchise tax returns in the State of Texas. At June 30, 2022, the Company's tax returns open for review by taxing authorities included the years ended June 30, 2019 to June 30, 2021 for United States tax returns, and the years ended June 30, 2018 to June 30, 2021 for the State of Texas tax returns.

15. Change in Ownership

On August 23, 2019 the stockholder of the Company passed away. Operations have continued as customary with the former stockholder's son assuming the day-to-day operations. As of the date of the accountants' compilation report the estate of said former stockholder currently holds the outstanding shares of common stock of the Company.

16. Litigation

The Company was involved in potential litigation matters which were being defended and handled in the ordinary course of business. According to outside legal counsel, these proceedings have been resolved and dismissed with prejudice subsequent to June 30, 2022 and prior to the date of issuance of these financial statements.

17. Subsequent Events

The Company has evaluated events that occurred subsequent to June 30, 2022 through the date of issuance of these financial statements on June 22, 2023. Other than the matter disclosed in Note 16, there were no other material recognized or non-recognized subsequent events during this period.

18. Defined Benefit Multiemployer Pension Plan

The Company contributes to three multiemployer defined benefit pension plans under the terms of collective bargaining agreements that cover its union-represented employees. A multiemployer plan is subject to collective bargaining for employees of two or more unrelated companies. Multiemployer plans are managed by boards of trustees on which management and labor have equal representation. However, in most cases, management is not directly represented. The risks of participating in these multiemployer plans are different from single-employer plans in the following aspects:

a) Assets contributed to the multiemployer plan by one employer may be used to provide benefits to employees of other participating employers.

b) If a participating employer stops contributing to the plan, the unfunded obligations of the plan may be borne by the remaining participating employers.

c) If the Company chooses to stop participating in some or all of its multiemployer plans, and continues in business, the Company may be required to pay those plans an amount based on the underfunded status of the plan, referred to as a withdrawal liability. The Company has no intention of stopping its participation in any multiemployer plans.

The Company's participation in these plans for the years ended June 30, 2022 and 2021, is outlined in the table below. The "EIN/Pension Plan Number" column provides the Employer Identification Number (EIN) and the three-digit plan number. Unless otherwise noted, the most recent Pension Protection Act (PPA) zone status available in 2022 is for the plan's year-end at December 31, 2021 and 2020. The zone status is based on information that the Company received from the plan and is certified by the plan's actuary. Among other factors, plans in the red zone are generally less than 65 percent funded, plans in the yellow zone are less than 80 percent funded, and plans in the green zone are at least 80 percent funded. The "FIP/RP Status Pending/Implemented" column indicates plans for which a financial improvement plan (FIP) or a rehabilitation plan (RP) is either pending or has been implemented. The last column lists the expiration date(s) of the collective bargaining agreement(s) to which the plans are subject. The Company's contributions to the plans were relatively comparable for the years ended June 30, 2022 and 2021. The Company's contributions to individual multiemployer pension funds did not exceed 5% of the fund's total contributions for the years ended June 30, 2022 and 2021.

Pension Fund	EIN/Plan Number	Pension Protection Act Zone Status 2021	Pension Protection Act Zone Status 2020	FIP/RP Status Pending/ Implemented	Company Contributions For the Years ended June 30, 2022	Company Contributions For the Years ended June 30, 2021	Surcharge Imposed	Expiration Date of Collective Bargaining Agreement
National Electrical Benefit Fund	53-0181657/001	Green	Green	No	$ 53,377	$ 53,630	No	August 25, 2024
I.B.E.W. Local No. 527 Pension Plan	74-6213086/001	Red	Red	Yes	10,648	9,876	No	October 31, 2025
I.B.E.W. Local No. 716 Pension Fund	74-6174676/001	Green	Green	No	107,875	113,439	No	August 25, 2024
				Total Contributions	$ 171,900	$ 176,945		

TEXAN MUNICIPAL & INDUSTRIAL
A Division of Texan Electric Co. Inc.

Contracts on Hand

Harris County Municipal Utility District No. 468 – Booster Pump Station Improvements - $340,046.00 – 30%

- BGE, Inc: Gary Goessler - GGoessler@bgeinc.com (281) 744-5315

West Harris County Municipal Utility District No. 11 – Water Plant No. 1 Generator - $858,854.00– 30%

- Jacobs Engineering Inc.: Shawn Sharkey - Shawn.Sharkey@jacobs.com (713) 582-0132

Clear Lake City Water Authority – Water Well No. 7 & Water Plant No. 2 Site Improvements (Generators) - $856,169.00 – 5%

- LAN, Inc.: Jake Kocurek - JWKocurek@lan-inc.com (713) 821-0433

City of Nixon – Portable Emergency Generator - $293,289.00– 30%

- BEFCO Engineering, Inc.: Chad Emmel - Chad@befcoengineering.com (979) 968-6474

City of Milford – 2020 TxCDBG Water Improvements – Emergency Generator - $128,169.00– 30%

- Freeman-Millican, Inc: Carlos Aguilar - caguilar@fmi-dallas.com (214) 952-0234

Mission Bend Municipal Utility District No. 1 – Lift Station Electrical Improvements - $122,669.00

- Vogler & Spencer Engineering: Jolie Craft – Jcraft@vs-eng.com (713) 557-7787

Athens Municipal Water Authority – Water Treatment Pant Emergency Generator Improvements - $614,180.00– 30%

- S. D. Kallman, L.P.: Cheryl Anderson - cheryl@sdkallman.com (512) 293-3925

Cinco Southwest Municipal Utility District No. 1 – Water Plant & Water Wells Generator Additions - $2,351,169.00

- BGE, Inc.: Michael Barrette - mbarrette@bgeinc.com (281) 558-8700

Tarrant County – 350 West Belknap Generator & Automatic Transfer Switch Replacement- $430,469.00

- Barid, Hampton & Brown: Paul Morris - pmorris@bhbinc.com (901) 289-6013

TEXAN MUNICIPAL & INDUSTRIAL
A Division of Texan Electric Co. Inc.

Contracts on Hand

City of DeSoto – DeSoto Westmoreland ARPA Generator Improvements - $694,946.00-10%

- Garver: Markay Brown – Mbrown@GarverUSA.com (318) 278-1110

Gulf Coast Water Authority-Pump Replacement Projects - Thomas Mackey Water Treatment Plant - Clearwell / Industrial Pump Station - $3,252,956.59

- Garver: Mario Chapa-Garza - mgchapagarza@garverusa.com (713) 482-4801

City of Garland - Lavon Pump Station Backup Generator - $2,499,169.00

- Gupta & Associates, Inc: Malanie Scallon

UNANIMOUS WRITTEN CONSENT
IN LIEU OF SHAREHOLDER'S MEETING
OF
TEXAN ELECTRIC COMPANY, INC.
(the "Company")
Effective August 4, 2023

The undersigned, being the sole shareholder of the Company, hereby consents to, adopts and ratifies in all respects, each of the following resolutions and such consent shall have the same force and effect as a vote by the undersigned at a duly called and noticed shareholder's meeting:

Recognition of Letters Testamentary

RESOLVED, that the Company recognizes the Letters Testamentary issued by the Galveston County Probate Court in Cause Number PR-0080185 in the Estate of Kenneth Hodges (the "Estate") appointing Carolyn R. Hodges ("Ms. Hodges") as Independent Executrix and Personal Representative of the Estate of which the Company is one of the assets.

Appointment of Officers

RESOLVED, that Ms. Hodges, as the sole shareholder of the Company hereby establishes a board of directors and the following persons were nominated and elected to serve as board members and as officers of the Company and until successors are elected and qualified:

President & Chairman of the Board	Carolyn R. Hodges
Chief Financial Officer & Board Member	Warren Fields
Vice President & Board Member	Erika Roberts
Secretary	Warren Fields
Vice President & General Counsel	Warren Fields

Bank/Money Market Accounts/ Brokerage Firm

RESOLVED, that the President, Chairman of the Board, Chief Financial Officer and Vice President listed above shall be added to the signature cards of any bank with which the Company maintains accounts and two or more be and hereby are authorized to open a bank, money market or brokerage account on the Company's behalf, including the division listed below as TEXAN MUNICIPAL AND INDUSTRIAL, with any bank or brokerage firm the President deems appropriate.

Texan Municipal and Industrial Division as Assumed Name

RESOLVED, that the shall open a division operating under an assumed name (DBA) to be known as TEXAN MUNICIPAL AND INDUSTRIAL and any officer, including those acting as General Counsel, is authorized to file the appropriate assumed name paperwork with the any secretary of state or governmental authority to effectuate the same. Further, the business address of the division is authorized to be at 430 Hwy 6 South, Houston, TX 77079.

Authorization and Ratification

RESOLVED, that the shareholder and officers of the Company are hereby authorized and empowered to: (a) sign, execute, certify, verify, acknowledge, deliver, accept, file and record any and all such instruments and documents, and (b) take, or cause to be taken, any and all such action in the name and on behalf of the Company or otherwise (as in any such officer's judgment shall be necessary, desirable or appropriate) in order to effect the purposes of the foregoing resolution, and any and all acts and deeds previously performed by the officers or counsel or financial advisors prior to the date of these resolutions that are within the authority conferred hereby are ratified, confirmed and approved as the authorized acts and deeds of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Consent effective as of August 4, 2023

SHAREHOLDER:

Carolyn R. Hodges, Individually and as Independent Executrix of the Estate of Kenneth Hodges and Trustee of any trusts created therein.

BID FORM

FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

1.01 This Bid is submitted to: City of Taylor, 400 Porter Street, Taylor, Texas 76574.

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

A. Required Bid security;

B. List of Proposed Subcontractors;

C. List of Proposed Suppliers;

D. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such authority within the time for acceptance of Bids;

E. Contractor's license number as evidence of Bidder's State Contractor's License or a covenant by Bidder to obtain said license within the time for acceptance of Bids;

F. Required Bidder Qualification Statement with supporting data;

ARTICLE 3—BASIS OF BID—LUMP SUM BID AND UNIT PRICES

3.01 *Lump Sum Bid and Unit Price Bid*

A. Bidder will complete the Work in accordance with the Contract Documents for the following stipulated price(s) in 3.01.A.1 below:

Copyright® 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

1. Base Bid Items

Bid Item No.	Description		Unit	Est. Qty.	Bid Unit Price	Bid Amount
BASE BID ITEMS						
1	Mobilization, Bonds & Insurance	5% of Total Bid Price	LS	1	$ 27,568.14	$ 27,568.14
2	Fire Station #1	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 129,201.86	$ 129,201.86
3	Fire Station #1	50 kW Diesel Generator (Diesel, 24-HR Fuel Tank, Level II Enclosure)	EA	1	$ 25,000.00	$ 25,000.00
4	Fire Station #1	Automatic Transfer Switch	EA	1	$ 10,000.00	$ 10,000.00
5	Fire Station #1	Concrete Equipment Pad	CY	4	$ 5,000.00	$ 20,000.00
6	Fire Station #1	Excavation	CY	130	$ 20.00	$ 2,600.00
7	Fire Station #1	Select Fill	CY	100	$ 100.00	$ 10,000.00
8	Fire Station #1	Lean Clay Cap	CY	30	$ 100.00	$ 3,000.00
9	Fire Station #1	Haul Off and Disposal	CY	130	$ 10.00	$ 1,300.00
10	Fire Station #2	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 21,800.00	$ 21,800.00
11	Fire Station #2	Manual Transfer Switch	EA	1	$ 1,000.00	$ 1,000.00
12	Utility Maintenance	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 17,000.00	$ 17,000.00
13	Utility Maintenance	Manual Transfer Switch	EA	1	$ 10,000.00	$ 10,000.00
14	Animal Shelter	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 56,000.00	$ 56,000.00

Copyright® 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Bid Item No.	Description		Unit	Est. Qty.	Bid Unit Price	Bid Amount
15	Animal Shelter	Manual Transfer Switch	EA	1	$ 16,000.00	$ 16,000.00
16	Public Works	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 45,500.00	$ 45,500.00
17	Public Works	Manual Transfer Switch	EA	1	$ 7,499.00	$ 7,499.00
18	City Hall	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 36,000.00	$ 36,000.00
19	City Hall	Manual Transfer Switch	EA	1	$ 20,000.00	$ 20,000.00
TOTAL BASE BID (SUM OF ITEMS 1-19)						$ 459,469.00
20	Owner's Contingency	Amount not Guaranteed to Contractor (20% of Total of Items 1 through 19)	LS	1	$	$ 91,893.80
TOTAL BASE BID PLUS CONTINGENCY			**$** 551,362.80			

ARTICLE 4—TIME OF COMPLETION

4.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of days indicated in the Agreement.

4.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 5—BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

5.01 *Bid Acceptance Period*

A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

5.02 *Instructions to Bidders*

A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

5.03 *Receipt of Addenda*

A. Bidder hereby acknowledges receipt of the following Addenda:

Copyright® 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Addendum Number	Addendum Date
None	

ARTICLE 6—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

6.01 *Bidder's Representations*

A. In submitting this Bid, Bidder represents the following:

1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

6.02 *Bidder's Certifications*

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.

2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.

3. Bidder has not solicited or induced any individual or entity to refrain from bidding.

4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:

a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.

b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.

c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.

d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

Copyright® 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

BIDDER hereby submits this Bid as set forth above:

Bidder:
McDonald Municipal and Industrial - A Division of C. F. McDonald Electric, Inc.
(typed or printed name of organization)

By: _____
(individual's signature)

Name: Wayne Berkenmeier
(typed or printed)

Title: Vice President Special Projects
(typed or printed)

Date: 04/09/24
(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest: _____
(individual's signature)

Name: Diane Dollar
(typed or printed)

Title: Secretary/Treasurer
(typed or printed)

Date: 04/09/24
(typed or printed)

Bidder's Address for giving notices:
5044 Timber Creek
Houston, TX 77017

Bidder's Contact Person:

Name: Wayne Berkenmeier
(typed or printed)

Title: Vice President Special Projects
(typed or printed)

Phone: 713-921-1368

Email: WayneB@mcdonaldinc.com

Address: 5044 Timber Creek
Houston, TX 77017

Bidder's Contractor License No.: (if applicable) 18339

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

00 43 33
PROPOSED MAJOR EQUIPMENT FORM

PART 1 - LANGUAGE FOR THE INSTRUCTIONS TO BIDDERS

1.1 GENERAL

A. Submit, in accordance with Paragraph 11.03.C hereof, the following:
   1. Completed "Proposed Major Equipment Form" for the materials and equipment required thereon.
   2. A list of the Subcontractors proposed for the following portions of the Work: Mechanical, Concrete, and Electrical Work.

PART 2 - LANGUAGE OF THIS DOCUMENT 00 43 33

2.1 GENERAL

A. Bidder shall complete and submit this form in accordance with the instructions below and as required by Paragraph 11.02 of the Instructions to Bidders.

B. In the table below, Bidder shall indicate the proposed manufacturer and local representative of the associated item(s) proposed for use in the Work, should Bidder be awarded the Contract.

C. Indicate on this form only proposed manufacturers that are expressly indicated by name in the Bidding Documents. Owner has the right to consider the Bid non-responsive and may reject the Bid if Bidder indicates: (a) a manufacturer other than those expressly named in the Bidding Documents for that item; (b) no proposed manufacturer and associated local representative for one or more items; or (c) more than one proposed manufacturer or local representative for a given item. However, Owner is not obligated to reject any Bid for the benefit of any Bidder, prospective Supplier, or other individual or entity.

D. Owner's right to reject proposed Suppliers is established in Article 11 of the Instructions to Bidders and Paragraph 7.07 of the General Conditions (as may be modified by the Supplementary Conditions).

TABLE OF PROPOSED SUPPLIERS FOR MAJOR ITEMS

GENERAL DESCRIPTION	SPECIFICATIONS SECTION NO.	PROPOSED MANUFACTURER	PROPOSED LOCAL REPRESENTATIVE
Disconnect switches	Drawings	Eaton	Elliott Electric
Generator	263214 & 263600	Kohler	Loftin Equipment

END OF DOCUMENT

This page intentionally left blank.

QUALIFICATIONS STATEMENT

ARTICLE 1—GENERAL INFORMATION

1.01 Provide contact information for the Business:

Legal Name of Business:	McDonald Municipal and Industrial - A Division of C. F. McDonald Electric, Inc.		
Corporate Office			
Name:	Wayne Berkenmeier	Phone number:	713-921-1368
Title:	Vice President Special Projects	Email address:	WayneB@mcdonaldinc.com
Business address of corporate office:	5044 Timber Creek Houston, TX 77017		
Local Office	same		
Name:		Phone number:	
Title:		Email address:	
Business address of local office:			

1.02 Provide information on the Business's organizational structure:

Form of Business:	☐ Sole Proprietorship ☐ Partnership ☒ Corporation		
☐ Limited Liability Company ☐ Joint Venture comprised of the following companies:			
	1.		
	2.		
	3.		
Provide a separate Qualification Statement for each Joint Venturer.			
Date Business was formed:	05/01/56	State in which Business was formed:	Texas
Is this Business authorized to operate in the Project location?	☒ Yes ☐ No ☐ Pending		

1.03 Identify all businesses that own Business in whole or in part (25% or greater), or that are wholly or partly (25% or greater) owned by Business:

Name of business:	n/a	Affiliation:	
Address:			
Name of business:		Affiliation:	
Address:			

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Name of business:		Affiliation:	
Address:			

1.04 Provide information regarding the Business's officers, partners, and limits of authority.

Name:	Larry Stephenson	Title:	President/Owner
Authorized to sign contracts: ☒ Yes ☐ No		Limit of Authority:	$ No limit
Name:	Wayne Berkenmeier	Title:	Vice President Special Projects
Authorized to sign contracts: ☒ Yes ☐ No		Limit of Authority:	$ No limit
Name:	Harry Keller	Title:	Vice President
Authorized to sign contracts: ☒ Yes ☐ No		Limit of Authority:	$ No limit
Name:		Title:	

ARTICLE 2—LICENSING

2.01 Provide information regarding licensure for Business:

Name of License:	Contractor License		
Licensing Agency:	State Of Texas		
License No:	18339	Expiration Date:	08/12/24
Name of License:	Electrical Master		
Licensing Agency:	State of Texas		
License No:	3559	Expiration Date:	03/19/25

ARTICLE 3—DIVERSE BUSINESS CERTIFICATIONS

3.01 Provide information regarding Business's Diverse Business Certification, if any. Provide evidence of current certification.

Certification	Certifying Agency	Certification Date
☐ Disadvantaged Business Enterprise		
☐ Minority Business Enterprise		
☐ Woman-Owned Business Enterprise		
☐ Small Business Enterprise		
☐ Disabled Business Enterprise		
☐ Veteran-Owned Business Enterprise		
☐ Service-Disabled Veteran-Owned Business		
☐ HUBZone Business (Historically Underutilized) Business		

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

☐ Other			
☒ None			

ARTICLE 4—SAFETY

4.01 Provide information regarding Business's safety organization and safety performance.

Name of Business's Safety Officer:	Alan Coleman	
Safety Certifications		
Certification Name	Issuing Agency	Expiration
10 Hour Course, 30 Hour Course, OSHA 510	OSHA	
Fall Protection Competent Inspector	HASC	

4.02 Provide Worker's Compensation Insurance Experience Modification Rate (EMR), Total Recordable Frequency Rate (TRFR) for incidents, and Total Number of Recorded Manhours (MH) for the last 3 years and the EMR, TRFR, and MH history for the last 3 years of any proposed Subcontractor(s) that will provide Work valued at 10% or more of the Contract Price. Provide documentation of the EMR history for Business and Subcontractor(s).

Year 2024	2023			2022			2021		
Company	EMR	TRFR	MH	EMR	TRFR	MH	EMR	TRFR	MH
Texas Mutual .63	.88	1.47	271,272	1.22	0.00	253,635	1.14	0.00	230,187

ARTICLE 5—FINANCIAL

5.01 Provide information regarding the Business's financial stability. Provide the most recent audited financial statement, and if such audited financial statement is not current, also provide the most current financial statement.

Financial Institution:	Griffing & Associates	
Business address:	One Sugar Creek Center, Suite4 450 Sugar Land, TX 77471	
Date of Business's most recent financial statement:		☒ Attached
Date of Business's most recent audited financial statement:		☐ Attached
Financial indicators from the most recent financial statement		
Contractor's Current Ratio (Current Assets ÷ Current Liabilities)		
Contractor's Quick Ratio ((Cash and Cash Equivalents + Accounts Receivable + Short Term Investments) ÷ Current Liabilities)		

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

ARTICLE 6—SURETY INFORMATION

6.01 Provide information regarding the surety company that will issue required bonds on behalf of the Business, including but not limited to performance and payment bonds.

Surety Name:	Merchants Bonding		
Surety is a corporation organized and existing under the laws of the state of:		TX	
Is surety authorized to provide surety bonds in the Project location?		☒ Yes ☐ No	
Is surety listed in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" published in Department Circular 570 (as amended) by the Bureau of the Fiscal Service, U.S. Department of the Treasury? ☒ Yes ☐ No			
Mailing Address (principal place of business):			
Physical Address (principal place of business):	11700 Katy Freeway, Suite 1100 Houston, TX 77079		
Phone (main):	713-439-5218	Phone (claims):	713-439-5218

ARTICLE 7—INSURANCE

7.01 Provide information regarding Business's insurance company(s), including but not limited to its Commercial General Liability carrier. Provide information for each provider.

Name of insurance provider, and type of policy (CLE, auto, etc.):	
Insurance Provider	Type of Policy (Coverage Provided)
United Fire	General Liability/Auto/Installation Floater
Texas Mutual	Workers Compensation
Travelers Property	Umbrella
Are providers licensed or authorized to issue policies in the Project location?	☒ Yes ☐ No
Does provider have an A.M. Best Rating of A-VII or better?	☒ Yes ☐ No
Mailing Address (principal place of business):	11700 Katy Freeway, Suite 1100 Houston, TX 77079
Physical Address (principal place of business):	same

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Phone (main):		Phone (claims):	

ARTICLE 8—CONSTRUCTION EXPERIENCE

8.01 Provide information that will identify the overall size and capacity of the Business.

Average number of current full-time employees:	150
Estimate of revenue for the current year:	$ 55,000,000
Estimate of revenue for the previous year:	$ 49,000,000

8.02 Provide information regarding the Business's previous contracting experience.

Years of experience with projects like the proposed project:				
As a general contractor:	68	As a joint venturer:		
Has Business, or a predecessor in interest, or an affiliate identified in Paragraph 1.03:				
Been disqualified as a bidder by any local, state, or federal agency within the last 5 years? ☐ Yes ☒ No				
Been barred from contracting by any local, state, or federal agency within the last 5 years? ☐ Yes ☒ No				
Been released from a bid in the past 5 years? ☐ Yes ☒ No				
Defaulted on a project or failed to complete any contract awarded to it? ☐ Yes ☒ No				
Refused to construct or refused to provide materials defined in the contract documents or in a change order? ☐ Yes ☒ No				
Been a party to any currently pending litigation or arbitration? ☐ Yes ☒ No				
Provide full details in a separate attachment if the response to any of these questions is Yes.				

8.03 List all projects currently under contract in Schedule A and provide indicated information.

8.04 List a minimum of three and a maximum of six projects completed in the last 5 years in Schedule B with references and contact information, and provide indicated information to demonstrate the Business's experience with projects similar in type and cost of construction.

8.05 In Schedule C, provide information on key individuals whom Business intends to assign to the Project. Provide resumes for those individuals included in Schedule C. Key individuals include the Project Manager, Project Superintendent, Quality Manager, and Safety Manager. Resumes may be provided for Business's key leaders as well.

ARTICLE 9—REQUIRED ATTACHMENTS

9.01 Provide the following information with the Statement of Qualifications:

A. If Business is a Joint Venture, separate Qualifications Statements for each Joint Venturer, as required in Paragraph 1.02.

B. Diverse Business Certifications if required by Paragraph 3.01.

C. Certification of Business's safety performance if required by Paragraph 4.02.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

D. Financial statements as required by Paragraph 5.01.

E. Attachments providing additional information as required by Paragraph 8.02.

F. Schedule A (Current Projects) as required by Paragraph 8.03.

G. Schedule B (Previous Experience with Similar Projects) as required by Paragraph 8.04.

H. Schedule C (Key Individuals) and resumes for the key individuals listed, as required by Paragraph 8.05.

I. Additional items as pertinent.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

This Statement of Qualifications is offered by:

Business: McDonald Municipal and Industrial - A Division of C. F. McDonald Electric, Inc.
(typed or printed name of organization)

By: _____
(individual's signature)

Name: Wayne Berkenmeier
(typed or printed)

Title: Vice President
(typed or printed)

Date: 04/09/24
(date signed)

(If Business is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____
(individual's signature)

Name: Diane Dollar
(typed or printed)

Title: Secretary/Treasurer
(typed or printed)

Address for giving notices:
5044 Timber Creek
Houston, TX 77017

Designated Representative:

Name: Wayne Berkenmeier
(typed or printed)

Title: Vice President Special Projects
(typed or printed)

Address:
5044 Timber Creek
Houston, TX 77017

Phone: 713-921-1368

Email: WayneB@mcdonaldinc.com

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Schedule A—Current Projects Please see attached.

Name of Organization					
Project Owner		Project Name			
General Description of Project					
Project Cost		Date Project Completed			
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					
Project Owner		Project Name			
General Description of Project					
Project Cost		Date Project Completed			
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					
Project Owner		Project Name			
General Description of Project					
Project Cost		Date Project Completed			
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

EJCDC® C-451, Qualifications Statement—Schedule A—Current Projects.
Copyright® 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Schedule B—Previous Experience with Similar Projects Please see attached.

Name of Organization					
Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project Completed		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					
Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project Completed		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					
Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project Completed		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

EJCDC® C-451, Qualifications Statement—Schedule B—Previous Experience with Similar Projects.
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

Schedule B—Previous Experience with Similar Projects

Name of Organization					
Project Owner		Project Name			
General Description of Project					
Project Cost		Date Project Completed			
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					
Project Owner		Project Name			
General Description of Project					
Project Cost		Date Project Completed			
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					
Project Owner		Project Name			
General Description of Project					
Project Cost		Date Project Completed			
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Schedule C—Key Individuals Please see attached.

Project Manager			
Name of individual			
Years of experience as project manager			
Years of experience with this organization			
Number of similar projects as project manager			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	
Project Superintendent			
Name of individual			
Years of experience as project superintendent			
Years of experience with this organization			
Number of similar projects as project superintendent			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Safety Manager			
Name of individual			
Years of experience as project manager			
Years of experience with this organization			
Number of similar projects as project manager			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	
Quality Control Manager			
Name of individual			
Years of experience as project superintendent			
Years of experience with this organization			
Number of similar projects as project superintendent			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Raymond Leal

Project Manager/Quality Manager

6209 E. FM 1462, Rosharon, TX. 77583

832-798-0198 - raymond@mcdonaldinc.com

-CORE STRENGHTS & EXPERIENCE-

- Ability to oversee, lead, and manage general construction projects with heavy expertise in technical electrical systems
- Electrical code
- Motor control cabinet installations and maintenance
- Blueprint and Schematics reading
- Wiring diagrams
- Installation of generators and transformers
- Installation of switches and circuit breakers
- Troubleshooting and testing
- Installation of medium voltage switchgear
- Conduit installation strong rigid and pvc-coated rigid
- Water and waste water lift station electrical installation
- Natural gas and diesel generator pipping installation, sizing and associated components
- Major underground installation for power company

-PROFESSIONAL EXPERIENCE-

Project manager• C.F. McDonald Electric/mmi • 2010-present

On site supervision required for the successful completion of general construction projects. Work cooperatively with engineers, architects, inspectors, testing laboratories, owners, subcontractors, and inspectors. Knowledgeable of all major construction trades such as electrical, plumbing, concrete, masonry, structural steel, utility work, etc.

ELECTRICIAN/GENERAL FOREMAN• C.F. MCDONALD ELECTRIC/MMI • 1999-2010

Hands on expertise in direction and supervising execution of diverse projects on installation of electrical, utilities and water infrastructure development. Inspect locations of projects to verify requirements before bidding, reviewing cost estimates. Oversee a variety of utility construction and distribution projects, including large scale electrical, water, sewer and storm water pipe installation. Successfully completed projects for the cities and counties within the Houston area. Projects completed in time and within budget. Work cooperatively with engineers, architects and inspectors. Comprehension of construction documents, specifications and submittals. Operate mini excavators and front end loaders. Oversee laying of concrete and formwork.

-EDUCATION-

Electrical License • 2004 • Houston JATC

High School Diploma • 1998 • Milby High School

Primary language – English

-LICENSES-

Texas JIW license

Texas Class C Driver's License

TWIC Card

William "Bill" Baldridge
General Superintendent
8438 Bridgefoot Lane Houston, TX 77064
832-433-5669
Billb202@yahoo.com

-CORE STRENGTHS-

- Ability to oversee, lead, and manager general construction projects with heavy expertise in technical electrical systems
- Electrical code
- Motor control cabinet installations and maintenance
- Blueprint and Schematics reading
- Wiring diagrams
- Generators and Transformers
- Switches and circuit breakers
- Troubleshooting and testing
- Medium voltage switchgear
- Conduit installation strong rigid and pvc-coated rigid
- Water and waste water lift station electrical installation
- Natural gas and diesel generator pipping installation, sizing and associated components
- Major underground installation for power company

-PROFESSIONAL EXPERIENCE-

GENERAL SUPERINTENDENT• C.F. MCDONALD ELECTRIC/MMI • 2018-PRESENT
On site supervision required for the successful completion of general construction projects.
Work cooperatively with engineers, architects, inspectors, testing laboratories, owners, subcontractors, and inspectors. Knowledgeable of all major construction trades such as electrical, plumbing, concrete, masonry, structural steel, utility work, etc.

ELECTRICIAN/FOREMAN• C.F. MCDONALD ELECTRIC/MMI • 2015-2018
Hands on expertise in direction and supervising execution of diverse projects on installation of electrical, utilities and water infrastructure development. Inspect locations of projects to verify requirements before bidding, reviewing cost estimates. Oversee a variety of utility construction and distribution projects, including large scale electrical, water, sewer and storm water pipe installation. Successfully completed projects for the cities and counties within the Houston area. Projects completed in time and within budget. Work cooperatively with engineers, architects and inspectors. Comprehension of construction documents, specifications and submittals. Operate mini excavators and front end loaders. Oversee laying of concrete and formwork.

-EDUCATION-

ELEECTRICAL LICENSE • 2013 • HOUSTON JATC
HIGH SCHOOL DIPLOMA • 2007 • CYCREEK HIGH SCHOOL
PRIMARY LANGUAGE – ENGLISH

-LICENSES-

TEXAS JIW LICENSE
TEXAS CLASS C DRIVERS LICENSE

McDONALD
ELECTRIC
CONTRACTORS • ENGINEERS

December 1, 2021

To Whom It May Concern:

My name is Alan Coleman. I am the Safety Director at McDonald Electric. I was hired by McDonald Electric in September of 2018 as an Estimator and Project Manager, having been in the electrical industry for 30 years. Upon notification by Ike Osborn of his retirement, I began training to assume the responsibilities of Safety Director. I continue to expand my knowledge with classes and seminars. I have completed the following courses as of this date:

1. OSHA 10hour Course.
2. OSHA 30hour Course.
3. OSHA 510 OSHA Standard for Construction from UT Arlington at AGC.
4. Fall Protection Competent Inspector.

I oversee all aspects of our safety program. Some of my responsibilities are to train personnel for proper safety procedures, inspect job sites and correct any safety violations, inspect tools and equipment, procure any safety equipment that is needed on the job sites, and much more.

Perhaps most important, McDonald Electric has an open door policy for any employee to contact myself or management in regard to any safety concern. I am available at all times to discuss any issues which may arise.

McDonald Electric is very proud to have won numerous safety awards, some of which are shown below:

1. The AGC National Safety Award for a specialty company in 2004.
2. The AGC National Safety Award for a specialty company in 2009.
3. JSC Contractors Safety Forum Safety Excellence Award (Stellar) in 2008.
4. JSC Contractors Safety Forum Safety Excellence Award (Stellar) in 2009.
5. JSC Contractors Safety Forum Safety Excellence Award (Stellar) in 2010.
6. JSC Contractors Safety Forum Safety Excellence Award (Stellar) in 2011.
7. JSC Contractors Safety Forum Safety Excellence Award (Stellar) in 2012.
8. JSC Safety and Health Excellence Award (Nova) in 2021.
9. National Contractors Association Achievement Of Zero Injury and Achievement In Safety Excellence 2021

McDonald Electric has an extremely detailed safety program available for your review at any time. Please contact me with any questions or concerns.

Sincerely,
C. F. McDonald Electric, Inc.

Alan Coleman
Safety Director

Cell 281 903-6044 – alan@mcdonaldinc.com



McDonald Municipal & Industrial
A Division of C. F. McDonald Electric, Inc.

Generator Installation References

We have installed over 1000 emergency generators over the last 10 years at many different facilities including those at Water Facilities, Waste Water Facilities including WWTP's and Lift Stations, Data Centers, Commercial Office buildings, Shipping Ports around the Gulf Coast, Fire Stations, Police Stations, and many others. These generators range in size from 15KW to 2500KW and include diesel, propane, bi fuel, and natural gas. The following is a short list of comparable projects that we have completed in the last 5 years:

1. Chelford City MUD Generator Addition.
   Contract Amount: $2,3M.
   Scope: We installed a 2000KW generator, new 3000A electrical service, and new electrical distribution throughout a WWTP site in Harris County Texas to provide emergency power to the facility.
   Contact Person: Taylor Reed at Van De Wiele & Vogler Inc.
   (713) 782-0042 or TReed@vs-eng.com

2. Fort Bend Levee Improvement District 2.
   Contract Amount: $2.1M
   We constructed a new building to house a new electrical distribution system and a new 450KW natural gas generator and a new 450KW diesel generator for redundant feeds to a Storm Water Pumping Station. This project was one of my favorites as it included concrete, masonry, steel, roofing, concrete, utilities, paint, drywall, HVAC, plumbing, etc. for the "turn key" construction of the facility which allowed us to illustrate our "turn key" construction capabilities. Our work on this project and our work on other projects can be seen at the following link so please click below to see:

   https://www.mcdonaldinc.com/mcdonald-municipal-industrial.html
   Contact Person: Eric Burrer at Burrer Engineering
   (281) 841-9405 or eric@burrereng.com

3. Bay City Harvey Recovery Generators at the City of Bay City
   Contract Amount: $1.35M
   We installed (4) generators at (4) separate sites in the City of Bay City. Our work included new electrical distribution equipment, concrete pads, and site work for a "turnkey" installation.
   Contact Person: Wade Parks at Garver.
   832-335-8299 or wpparks@garverusa.com

4. City of Pearland Recreation Center & Natatorium Generator and Improvements
   Contract Amount: $1.26M
   We installed a new 750KW natural gas generator at a large building for the City of Pearland to provide housing for the community in time of a natural disaster. Our work included a new concrete pad, new electrical distribution equipment, and several interior improvements to the HVAC system, ceiling improvements, and partition walls.
   Contact Person: Jameson Appel at the City of Pearland
   281-652-1757.1 jappel@pearlandtx.gov

5. Pintail Pump Station Auxiliary Power & Upgrades
   Contract Amount: $1,06M
   We installed new site utilities, driveway, generator pad, a 1000KW generator, and modifications to an existing EATON switch.
   Contact Person: Dale Crown, P.E. at the Town of Flower Mound
   972-874-6302 or

In addition to the references above I would encourage you to check our capabilities by talking to any of the people below as we have installed hundreds of generators in water and wastewater facilities for them at many different facilities in and around the Gulf Coast:

Eric Burrer. Burrer Engineering 281-841-9405

Guy Humphrey: Costello Engineering 713-783-7788

Andres Aranzales: Van De Weile & Vogler Inc. 713-782-0042

Shane Mecke: Baird Gilroy & Dixon Electrical Engineers: 281-529-5005

Sincerely,

Wayne Berkenmeier
Vice President Special Projects
C.F. McDonald Electric Company

Past Completed Projects

Job #	Project	Description	Contract $	End Date	Owner/Rep	Phone #
21182	NASA Various Bldgs	Demo existing	$343,449.00	9/22	Adam Greene	205-918-4043
21615	West Central Texas Water Dist	Booster Pump Station 2 Electrical Improvements	$447,469.00	8/22	Jeff Hensley	817-735-7367
22020	City Of Bryan	Main Street Pump Station Electrical Improvements	$1,544,469.00	1/22	Allen Woelke	512-346-1100
22035	Harris County Fresh Water No 51	Regional WWTP Electrical Improvements	$1,768,469.00	10/21	Marcel Rhoaul	713-462-3178
22040	City Of Hempstead	Permanent Generators Installation	$326,469.00	9/21	David Peters	877-463-1699
22060	Spring Creek Utility District	Central Detention Pump Station Generator Replacement	$658,469.00	10/21	Jim Ainsworth	713-942-2700
22067	City Of Rosenberg	Lift Station Improvements	$244,369.00	12/21	Jimmy Flowers	713-450-4629
22315	City Of West Orange	Emergency Generator Installation	$733,257.00	8/22	Cerek Graffagnino	409-724-7888
22321	NASA Johnson Space Center	Emergency Operations Center	$1,498,019.00	2/22	Scott Brooks	850-528-2350
22323	Sam Houston State University	Electrical Distribution Upgrades	$1,126,042.00	7/22	Casey House	936-294-3535
22337	Galveston County WCID 12	Standpipe Booster Station	$348,469.00	8/21	Les Dodsen	713-450-4629
22425	Clear Lake City Water Authority	Water Plant #1 Generator	$794,469.00	2/22	Jake Kocurek	713-221-6900
22451	Harris County MUD 26	Water Plant #1 and #2 Electrical Improvements	$957,469.00	2/22	Tyralyn Springgins	713-777-5337
22471	Varner Creek Utility District	Water Plant #1 Generator	$238,469.00	11/21	Steve Matula	979-849-6681
22500	Goose Creek ISD	Ground Up Robotics Center	$457,713.00	1/22	Ricky Trant	713-829-2187
22576	Humble ISD	Multi Campus Mechanical Renovations	$1,612,050.00	2/22	David Walker	281-941-4947
22605	Charterwood MUD	Access Driveway and Emergency Power Generator	$302,469.00	1/22	Chad Howes	936-271-9600
22634	Healtherloch MUD	Lift Station #1 and #2 Improvements	$329,719.00	2/22	Ken Grafton	713-777-5337
22698	Galveston County WCID 12	Water Plant Generators	$928,469.00	1/22	Les Dodson	713-450-4629
22700	City Of Alvin	CDBG-DR Generator Installations	$850,114.00	10/22	Jimmy Flowers	713-450-1300
22732	Fort Bend County LID 1	Storm Water Pump Station #1 Generator Replacement	$404,469.00	2/22	Mariana Cuellar	713-795-5200
22739	AT&T Parkwest	Switchgear Maintenance	$608,534.00	8/22	Monica Mata	281-960-4652
22803	Advanced Body Scan	Build out new space	$696,328.00	12/21	Chris White	281-286-6666
22820	Harris County MUD 105	Water Plants #1, 2 and 3 SCADA Upgrades	$674,469.00	2/22	Taylor Reed	713-782-0042
22875	Kingwood Elite Surgery Center	New build out	$912,754.00	12/21	Monica Mata	713-567-7916
22888	Bellaire ABS Surgical Center	New build out	$825,731.00	12/21	Chris White	281-286-6666
23024	Quanta	Chiller Replacement	$1,701,305.00	8/22	David Payne	713-955-9871
23030	Clay Services	Electrical For New Building	$418,981.00	10/22	John Blackmon	832-683-6536
23047	City Of League City	Odor Control For Hewitt and Tuscan Lift Stations	$432,469.00	3/22	Marcos Garcia	281-554-1486
23078	City Of Pflugerville	Lake Pump Station Standby Generator	$1,164,469.00	10/22	Mazher Hagizadah	972-490-7661
23121	Harris County MUD 132	Water Plant MCC Replacement	$374,469.00	10/22	David Ramos	281-350-7027
23143	Goliad County	Generator Improvements	$350,469.00	4/22	Anna Aldridge	361-814-9900
23210	Harris County MUD 165	Emergency Generators For Lift Stations 6, 8, 9	$308,469.00	4/22	Maurice Mullaly	281-506-7190
23211	City Of Bunker Hill Village	Water Well #5 Site Improvements	$1,531,646.00	10/22	Jacob Floyd	713-461-3530
23597	MLN Warehouse	Electrical Buildout	$507,399.00	10/22	Rusty Minchew	713-870-1091
23815	Trail Of Lakes	WWTP PLC Upgrades	$328,469.00	9/22	Gary Goesler	713-488-8292
23901	West Lake MUD #1	Water Plant 1 Improvements	$1,591,529.00	6/23	Gary Goesler	713-488-8292
23952	Montgomery County MUD 8	Water Plant No. 1 MCC and Control Bldg Replacement	$352,469.00	10/22	Nan Escalante	713-777-5337
23998	Northwest Harris County MUD 19	350KW Natural Gas Generator For Water Plant 1	$332,469.00	9/22	April Avrit	713-461-9600
24357	The Landing	New Trailer Park	$2,850,682.00	12/22	Sean Mickler	281-286-6666
24399	South Houston Nissan	Site Lighting Upgrade Phase 2	$369,010.00	9/22	Cathy Linhart	713-545-7503
24430	AT&T Weslayan	Switchgear Maintenance	$548,869.00	12/22	Mauricio Murillo	281-960-0488

JOBS IN PROGRESS 12/31/23

Job #	Project	Description	Contract $	% Complete	End Date	Owner/Rep	Phone #
18144	NASA Bldg 48	New Motor Control Centers, Generators and Switchgear	$9,873,526.00	95%	7/24	Alice Miller	281-483-3866
24238	AT&T Buffalo	AIC Reno	$1,062,501.00	95%	4/24	Monica Mata	281-960-4652
24366	NASA Building 31X	ARES Annex	$2,759,403.00	25%	7/24	Lance Nowicki	504-616-8181
25388	NASA Bldg 31	Cummins Genset Generator	$843,058.00	5%	10/24	Amanda Aubry	281-485-5212
25741	AT&T Jefferson Toll	Switchgear Maintenance	$1,618,223.00	5%	5/25	Monica Mata	281-960-4652
25954	Isurge Of Spring	New Build Out	$673,874.00	40%	8/24	Chris White	832-696-6226
26237	NASA	Elevated Water Tank Project	$722,073.00	35%	5/24	Scott Brooks	850-528-2360
26616	Spring MOB	Core and Shell Electrical	$1,223,440.00	35%	7/24	Sean Mickler	281-286-6666
27150	NASA OLAF	JSC Aviation Logistics and Operations Facility	$3,490,000.00	10%	12/25	Lance Nowicki	504-616-8181
27225	Retina Consultants Woodlands	New Build Out	$1,032,859.00	10%	8/24	John Nguyen	832-364-4438
26049	Summit Rock Austin	Two Level Golf Course Clubhouse	$1,574,609.00	35%	10/24	David ten Brink	832-373-0764
26509	Covenant House Texas	Turn Key Electrical and Low Voltage Raceways	$4,313,906.00	35%	12/24	Aran Blackwell	713-783-8710
23667	City Of Pflugerville	Surface Water Treatment Plant Standby Generator	$7,951,173.00	85%	5/24	Mazher Hagizadah	972-490-7661
25138	City Of Burnett	Water Plant Emergency Power Project	$392,469.00	30%	6/24	Eric Belaj	512-715-3217
25379	Horsepen Bayou MUD	Water Plant No. 2 Generator Replacement	$528,409.00	25%	3/24	Brent Fields	251-558-8700
25384	City of Round Rock	Water Distribution System Generators	$1,597,100.00	80%	4/24	George Luke	469-949-8570
25584	Nottingham MUD	Wastewater Treatment Plant Motor Control Center	$2,282,496.00	65%	5/24	Vernon Webb	832-473-2162
25898	City Of Friendswood	Lift Station Mitigation Package 2 Harvey LS Repairs	$2,196,369.00	25%	6/24	Piervo Baltishni	832-8800-3483
25912	Fort Bend MUD 25	Generator Replacements Water Wells 1, 2, and LS 1, 3, 4	$593,069.00	5%	4/24	Hector Pena	956-949-6484
25914	RemingtonMUD 1	Lift Stations 1, 2, 3, 4, 5 and 6 Rehab	$1,564,469.00	10%	11/24	Rene Hurtado	713-784-4830
26050	Port Of Houston	Redundant Power Wharves 4, 5, 6	$7,135,469.00	35%	7/24	Josh Keller	281-330-3364
26173	Galveston MUD 12	Platforms & Emergency Quick Connects Lift Stations	$381,119.00	55%	2/24	Les Dodson	281-627-2633
26254	Bridgestone MUD	Lift Station 3 Improvements	$500,199.00	85%	3/24	Ken Grafton	713-353-7322
26279	Fort Bend MUD 34	Remote Well Emergency Generator Addition	$572,369.00	50%	4/24	Gary Goesler	281-558-8700
26297	Harris County MUD 89	Emergency Power Generators 3 Lift Stations	$1,354,349.00	85%	4/24	Matt Kelley	713-548-4997
26303	First Colony MUD 9	Construction Of Remote Water Well No. 2 Generator	$768,369.00	30%	8/24	Ken Grafton	713-353-7322
26304	City Of Friendswood	Lift Station Mitigation Package 2 Harvey LS Repairs	$1,882,469.00	50%	9/24	Piero Battistini	832-800-3483
26396	City Of Edinburg	1250KW Standby Generator for WWTP Belt Press	$664,469.00	5%	4/24	Gerardo Carmona	956-388-8212
26511	City Of Sealy	ARPA Lift Station Improvements	$614,369.00	35%	5/24	Mark Rudolph	974-836-7937
26524	Spencer Road PUD	Generator Replacement At WWTP	$311,269.00	10%	3/24	Mark Cervantes	713-204-7003
26535	Harris County MUD 165	Emergency Generators At Lift Stations 7, 11, 12, 16	$496,169.00	55%	3/24	Maurice Mullaly	832-461-7063
26589	Reid Road MUD	MCC Replacement At Water Plant 1	$904,269.00	65%	4/24	Jose Sagreva	713-462-3242
26614	Mission Bend MUD 1	Generator Additional At Water Plant 2	$602,463.00	50%	5/24	Jolie Craft	713-557-7787
26626	Brazoria County MUD 2	Construction Of 2022 Water Plant Improvements	$440,742.00	35%	3/24	Les Dodson	281-627-2633
26634	Matagorda County	Critical Facilities Generators and Quick Connectss	$954,469.00	30%	10/24	John Mercer	361-782-7121
25891	Pasadena ISD	HVAC Renovations	$698,484.00	15%	8/24	Tom Gadbury	832-283-9003
26947	Salvation Army	Electrical Build Back	$1,264,000.00	45%	7/24	Richard Peoples	346-305-9141
27126	Goose Creek ISD	Stallworth Field House	$920,560.00	20%	9/24	Francois Harvey	832-588-4697
27210	Transcore	Electrical Renovations	$1,149,984.00	5%	10/24	Bryan Tully	832-722-2181

MINUTES OF MEETING
OF
BOARD OF DIRECTORS
OF

C. F. McDONALD ELECTRIC, INC.

A meeting of the Board Of Directors of the Corporation was held on this date and at the time and place set forth in the written waiver of Notice signed by the Chairman, fixing such time and place.

There were present the following:

Larry G. Stephenson, Chairman of The Board/Director
Harry Keller, Vice President
Diana Dollar, Secretary/Treasurer
Wayne Berkenmeier, Vice President Special Projects

The meeting was called to order by Larry G. Stephenson.

On the day, May 1, 2014, it was moved, seconded, and unanimously carried that Wayne Berkenmeier, acting as Vice President Special Projects of the Corporation, shall have the authority to sign, alone, any and all bid proposals, contracts and other legal of C. F. McDonald Electric, Inc., and/or McDonald Municipal and Industrial A Division of C. F. McDonald Electric, Inc.

There being no further business to come before the meeting, upon motion duly made, seconded, and unanimously carried, it was adjourned.

Larry G. Stephenson

ATTEST:

Diana Dollar

TEXAS DEPARTMENT OF LICENSING AND REGULATION

PO Box 12157 Austin, Texas 78711

LARRY G STEPHENSON
5044 TIMBER CREEK DR
HOUSTON TX 77017-5954

The Texas Department of Licensing and Regulation (TDLR) is responsible for licensing and regulating a broad range of occupations, businesses, facilities, and equipment in Texas. Our purpose is to protect the health and safety of Texans and ensure they are served by qualified professionals. We foster a predictable regulatory climate and avoid unreasonable government interference. In all of these endeavors, we:

- are open and transparent;
- apply clear, consistent, and common-sense standards;
- keep costs low and efficiency high; and
- deliver exceptional customer service.

For assistance contact Customer Service
Customer.service@tdlr.texas.gov
512-463-6599
800-803-9202 (toll free statewide)

TDLR's Mission:
To honor the trust of all Texans, safeguard the public, and provide a fair and efficient licensing and regulatory environment at the lowest possible cost.

TDLR's Vision:
To be the leader in public service by creating innovative, low-cost licensing and regulatory "next" practices, and cultivating highly-engaged employees who provide exceptional customer service.

TDLR's Core Values:
Accountability
Customer Service
Innovation
Integrity
Open and Free Communication
Respect
Teamwork

Visit us on the web at www.tdlr.texas.gov



TEXAS DEPARTMENT OF LICENSING AND REGULATION

PO Box 12157 Austin, Texas 78711

C F MCDONALD ELECTRIC INC
5044 TIMBER CREEK DR
HOUSTON TX 77017-5954

The Texas Department of Licensing and Regulation (TDLR) is responsible for licensing and regulating a broad range of occupations, businesses, facilities, and equipment in Texas. Our purpose is to protect the health and safety of Texans and ensure they are served by qualified professionals. We foster a predictable regulatory climate and avoid unreasonable government interference. In all of these endeavors, we:

- are open and transparent;
- apply clear, consistent, and common-sense standards;
- keep costs low and efficiency high; and
- deliver exceptional customer service.

For assistance contact Customer Service
Customer.service@tdlr.texas.gov
512-463-6599
800-803-9202 (toll free statewide)

TDLR's Mission:
To honor the trust of all Texans, safeguard the public, and provide a fair and efficient licensing and regulatory environment at the lowest possible cost.

TDLR's Vision:
To be the leader in public service by creating innovative, low-cost licensing and regulatory "next" practices, and cultivating highly-engaged employees who provide exceptional customer service.

TDLR's Core Values:
Accountability
Customer Service
Innovation
Integrity
Open and Free Communication
Respect
Teamwork

Visit us on the web at www.tdlr.texas.gov

STATE OF TEXAS

C F MCDONALD ELECTRIC INC

ELECTRICAL CONTRACTOR

TDLR
TEXAS DEPARTMENT OF LICENSING & REGULATION

LICENSE NUMBER 18339
EXPIRES 08/12/2024

TEXAS DEPARTMENT OF LICENSING & REGULATION

MINUTES OF MEETING
OF
BOARD OF DIRECTORS
OF

C. F. McDONALD ELECTRIC, INC.

A meeting of the Board Of Directors of the Corporation was held on this date and at the time and place set forth in the written waiver of Notice signed by the Chairman, fixing such time and place.

There were present the following:

Larry G. Stephenson, Chairman of The Board/Director
Harry Keller, Vice President
Diana Dollar, Secretary/Treasurer
Wayne Berkenmeier, Vice President Special Projects

The meeting was called to order by Larry G. Stephenson.

On the day, May 1, 2014, it was moved, seconded, and unanimously carried that Wayne Berkenmeier, acting as Vice President Special Projects of the Corporation, shall have the authority to sign, alone, any and all bid proposals, contracts and other legal of C. F. McDonald Electric, Inc., and/or McDonald Municipal and Industrial A Division of C. F. McDonald Electric, Inc.

There being no further business to come before the meeting, upon motion duly made, seconded, and unanimously carried, it was adjourned.

Larry G. Stephenson

ATTEST:

Diana Dollar

TEXAS DEPARTMENT OF LICENSING AND REGULATION

PO Box 12157 Austin, Texas 78711

LARRY G STEPHENSON
5044 TIMBER CREEK DR
HOUSTON TX 77017-5954

The Texas Department of Licensing and Regulation (TDLR) is responsible for licensing and regulating a broad range of occupations, businesses, facilities, and equipment in Texas. Our purpose is to protect the health and safety of Texans and ensure they are served by qualified professionals. We foster a predictable regulatory climate and avoid unreasonable government interference. In all of these endeavors, we:

- are open and transparent;
- apply clear, consistent, and common-sense standards;
- keep costs low and efficiency high; and
- deliver exceptional customer service.

For assistance contact Customer Service
Customer.service@tdlr.texas.gov
512-463-6599
800-803-9202 (toll free statewide)

TDLR's Mission:
To honor the trust of all Texans, safeguard the public, and provide a fair and efficient licensing and regulatory environment at the lowest possible cost.

TDLR's Vision:
To be the leader in public service by creating innovative, low-cost licensing and regulatory "next" practices, and cultivating highly-engaged employees who provide exceptional customer service.

TDLR's Core Values:
Accountability
Customer Service
Innovation
Integrity
Open and Free Communication
Respect
Teamwork

Visit us on the web at www.tdlr.texas.gov



TEXAS DEPARTMENT OF LICENSING AND REGULATION

PO Box 12157 Austin, Texas 78711

C F MCDONALD ELECTRIC INC
5044 TIMBER CREEK DR
HOUSTON TX 77017-5954

The Texas Department of Licensing and Regulation (TDLR) is responsible for licensing and regulating a broad range of occupations, businesses, facilities, and equipment in Texas. Our purpose is to protect the health and safety of Texans and ensure they are served by qualified professionals. We foster a predictable regulatory climate and avoid unreasonable government interference. In all of these endeavors, we:

- are open and transparent;
- apply clear, consistent, and common-sense standards;
- keep costs low and efficiency high; and
- deliver exceptional customer service.

For assistance contact Customer Service
Customer.service@tdlr.texas.gov
512-463-6599
800-803-9202 (toll free statewide)

TDLR's Mission:
To honor the trust of all Texans, safeguard the public, and provide a fair and efficient licensing and regulatory environment at the lowest possible cost.

TDLR's Vision:
To be the leader in public service by creating innovative, low-cost licensing and regulatory "next" practices, and cultivating highly-engaged employees who provide exceptional customer service.

TDLR's Core Values:
Accountability
Customer Service
Innovation
Integrity
Open and Free Communication
Respect
Teamwork

Visit us on the web at www.tdlr.texas.gov

STATE OF TEXAS

C F MCDONALD ELECTRIC INC

ELECTRICAL CONTRACTOR

TDLR
TEXAS DEPARTMENT OF LICENSING & REGULATION

LICENSE NUMBER 18339
EXPIRES 08/12/2024

TEXAS DEPARTMENT OF LICENSING & REGULATION

C.F. McDONALD ELECTRIC, INC.

5044 Timber Creek Dr.
Houston, Texas

Reviewed Statements of Assets, Liabilities, and Equity – Income Tax Basis

July 31, 2023 and 2022

Prepared by:

GRIFFING & COMPANY, P.C.
One Sugar Creek Center Blvd., Suite 650
Sugar Land, Texas 77478
(281) 491-8866

C.F. McDonald Electric, Inc.

Reviewed Statements of Assets, Liabilities, and Equity – Income Tax Basis

July 31, 2023 and 2022

Table of Contents

INDEPENDENT ACCOUNTANT'S REVIEW REPORT 1

FINANCIAL STATEMENTS

STATEMENTS OF ASSETS, LIABILITIES, AND EQUITY – INCOME TAX BASIS 3

NOTES TO THE FINANCIAL STATEMENTS 4

GRIFFING & COMPANY, P.C.
Certified Public Accountants & Consultants

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To Management
C.F. McDonald Electric, Inc.
Houston, Texas

We have reviewed the accompanying financial statement of C.F. McDonald Electric, Inc. (a corporation), which comprises the statements of assets, liabilities, and equity – income tax basis as of July 31, 2023 and 2022, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statement in accordance with the basis of accounting the company uses for income tax purposes; this includes determining that the basis of accounting the company uses for income tax purposes is an acceptable basis for the preparation of the financial statement in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of a financial statement that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statement for it to be in accordance with the basis of accounting the Company uses for income tax purposes. We believe that the results of our procedures provide a reasonable basis for our conclusion.

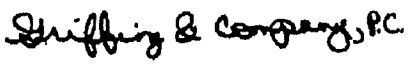
We are required to be independent of C.F. McDonald Electric, Inc. and to meet our ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our reviews, we are not aware of any material modifications that should be made to the accompanying financial statement in order for it to be in conformity with the basis of accounting the Company uses for income tax purposes.

Basis of Accounting

We draw attention to NOTE A of the financial statement, which describes the basis of accounting. The financial statement has been prepared in accordance with the basis of accounting the Company uses for income tax purposes, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our conclusion is not modified with respect to this matter.



GRIFFING & COMPANY, P.C.
Sugar Land, Texas

August 23, 2023

C.F. McDONALD ELECTRIC, INC.
STATEMENTS OF ASSETS, LIABILITIES, AND EQUITY - INCOME TAX BASIS
JULY 31, 2023 AND 2022

ASSETS	2023	2022
Current Assets		
Cash	$ 8,359,595	$ 4,810,762
Contract receivables	8,631,663	10,293,723
Marketable securities	4,133,629	3,734,717
Contract assets	1,973,109	2,516,089
Prepaid insurance	150,962	97,906
Prepaid federal income tax	271,855	323,279
Employee loans, advances, and bid deposits	461	461
Total Current Assets	23,521,274	21,776,937
Property, Plant and Equipment		
Automotive equipment	2,342,824	1,928,812
Furniture and fixtures	286,908	268,423
Leasehold improvements	322,418	322,418
Total Property, Plant and Equipment	2,952,150	2,519,653
Accumulated depreciation	(2,711,872)	(2,318,246)
Net Property, Plant and Equipment	240,278	201,407
Long-Term Marketable Securities	3,872,652	4,177,728
TOTAL ASSETS	$ 27,634,204	$ 26,156,072
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable	$ 2,931,275	$ 2,744,264
Accounts payable - retainage	50,199	260,423
Contract Liabilities	3,989,275	2,561,554
Accrued compensation	4,222,410	2,964,487
Accrued state franchise tax	66,231	53,362
Pension, union and other payables	501,108	455,306
Total Current Liabilities	11,760,498	9,039,396
Equity		
Common stock, $10 par value, 1,000 shares authorized, 1 share issued and oustanding	10	10
Paid-in capital	8,782	8,782
Retained earnings	15,864,914	17,107,884
Total Equity	15,873,706	17,116,676
TOTAL LIABILITIES AND EQUITY	$ 27,634,204	$ 26,156,072

See accompanying notes and independent accountant's review report

NOTE A – NATURE OF OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies of C.F. McDonald Electric, Inc. (the "Company") is presented to assist in understanding the Company's financial statements. The financial statements and notes are representations of the Company's management, which is responsible for the integrity and objectivity of the financial statements.

Nature of Operations

C.F. McDonald Electric, Inc. is an electrical contractor, which provides services in the Houston area, and is 100% owned by Larry G. Stephenson. The majority of work is on fixed price contracts. The length of the Company's contracts vary, but are typically less than one year.

Basis of Accounting

The accompanying financial statements present financial results on the accrual basis of accounting the Company uses for federal income tax reporting. This basis differs from accounting principles generally accepted in the United States of America primarily because depreciation expense is computed and recorded using Internal Revenue Code lives and methods, securities classified as available for sale are carried in the financial statements at cost instead of fair value, unrealized holding gains and losses on investments are not recognized and reported in other comprehensive income. An asset has not been recorded for the overfunding of the defined pension benefit plan as described in NOTE E, and fair value measurements and disclosures have been omitted, as described in NOTE C.

Use of Estimates

The preparation of financial statements in conformity with the income tax basis of accounting requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. The use of estimates is emphasized in contractor financial statements because the contract revenues, contract costs, and corresponding gross profit recognized on contracts in progress are based solely on estimates of the revenues and cost of the revenues to be earned and incurred on these contracts. The assets actually realized and the liabilities actually paid will differ from the amounts recorded and disclosed that are based on estimates and assumptions. Management believes that these estimates and assumptions provide a reasonable basis for the fair presentation of the financial statements.

Marketable Securities

Marketable securities are carried at cost in accordance with the income tax basis of accounting. The Company considers all bonds, certificates of deposit and bond funds as marketable securities to be held to maturity.

NOTE A – NATURE OF OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Contract Receivables

Contract receivables are recorded at the amount management expects to collect on balances outstanding at the end of the period. Balances that are still outstanding after management has used reasonable collection efforts are written off and reported in the results of operations in the period when determined. Based on management's assessment of the credit history with customers having outstanding balances and the current relationship with them, management has concluded that all accounts are collectible and will be collected within the next year and has not recorded a reserve for bad debts.

The Company follows the practice of filing statutory liens on all construction projects where collection problems are anticipated. The liens would serve as collateral for contract receivables.

Property, Plant and Equipment

Property, plant and equipment is carried at cost. Depreciation of automotive equipment, furniture and fixtures, and leasehold improvements are computed over their estimated useful lives as follows:

Automotive equipment	5 years
Furniture and fixtures	3 - 7 years
Leasehold improvements	5 - 39 years

The Company uses the Modified Accelerated Cost Recovery System in depreciation calculations for both financial reporting and income tax purposes. Additional first year depreciation expense (section 179) is generally taken to the full extent available under income tax laws. Normal repairs and maintenance are expensed as incurred whereas significant improvements, which materially increase values or extend useful lives, are capitalized and depreciated over the remaining estimated useful lives of the related assets. Upon sale or retirement of depreciable assets, the related cost and accumulated depreciation are removed from the accounts. Any gain or loss on the sale or retirement is recognized in current operations.

Depreciation expense for the years ended July 31, 2023 and 2022 was $503,111 and $115,818, respectively.

Revenue and Cost Recognition

The Company recognizes revenues from fixed price and modified fixed price construction contracts on the percentage of completion method, measured by the percentage of total costs incurred to date to management's estimate of total cost to be incurred for each contract. This method is used because management considers total costs to be the best available measure of the progress on these contracts. Because of the inherent uncertainties in estimating costs, it is at least reasonably possible that the estimates will change in the near term. Revenues from time-and-material contracts are recognized currently as work is performed.

NOTE A – NATURE OF OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue and Cost Recognition (continued)
Contract costs include all direct material and labor costs as well as those indirect costs related to contract performance, such as indirect labor, supplies, tools, repairs, and depreciation. Selling, general, and administrative costs are charged to expense as incurred. Provisions for estimated losses on uncompleted contracts are made in the period in which such losses are determined. Changes in job performance, job conditions, and estimated profitability resulting from job performance, job conditions, contract penalty provisions, claims, change orders, and settlements, may result in revisions to costs and income and are recognized in the period in which the revisions are determined.

The asset "costs and estimated earnings in excess of billing on uncompleted contracts" represents revenues recognized in excess of amounts billed. The liability "billings in excess of costs and estimated earnings on uncompleted contracts" represents billings in excess of revenues earned. Projects in which the costs exceed the contract amount are recognized at the point the loss is incurred. All amounts in these accounts are contingent upon the amount estimated to complete the project as it relates to the total cost incurred to date.

The following table provides information about receivables, contract assets and contract liabilities from contracts with customers as of July 31:

	2023	2022	2021
Contract receivables (contract asset)	$8,631,663	$10,293,723	$7,528,829
Costs and estimated earnings in excess of billings (contract asset)	$1,973,109	$2,516,089	$798,503
Billings in excess of costs and estimated earnings (contract liability)	$3,989,275	$2,561,554	$1,390,815

Advertising
The Company expenses advertising costs as they are incurred. Advertising expense for the years ended July 31, 2023 and 2022 was $24,308 and $52,655, respectively.

Sales Tax
Texas imposes a sales tax of 8.25% on all of the Company's sales to nonexempt customers. The Company collects the sales tax from customers and remits the entire amount to the State. The Company's accounting policy is to exclude the tax collected and remitted to the State from contract revenues.

Tax Expense
The Company is subject to federal income tax and has recorded provisions included in tax expense for the years ended July 31, 2023 and 2022 of $51,424 and $42,407, respectively. A federal income tax prepayment of $271,855 and $323,279 have been recorded as of July 31, 2023 & 2022, respectively.

NOTE A – NATURE OF OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Tax Expense (continued)
Penalties and interest assessed by taxing authorities are included in operating expenses in the accompanying statements of revenues, expenses and retained earnings.

The Company recognizes tax benefits only to the extent that the Company believes it is "more likely than not" that its tax positions will be sustained upon examination by the taxing authorities. Management believes that all of the positions taken on its federal and state returns would more likely than not be sustained upon examination.

Federal income tax returns of the Company for 2019, 2020, and 2021 are subject to examination by the Internal Revenue Service, generally for three years after they are filed.

For state tax reporting purposes, the Company is subject to the Texas Franchise Tax. At July 31, 2023 and 2022, accruals for state franchise taxes have been recorded in the amount of $66,231 and $53,362, respectively.

NOTE B – CONTRACT RECEIVABLES

Contract receivables at July 31, 2023 and 2022 consist of:

	2023	2022
Billed		
Completed and contracts in progress	$ 7,279,761	$ 9,200,405
Retainage	1,351,872	1,093,318
	$ 8,631,633	$ 10,293,723

NOTE C – FAIR VALUE OF FINANCIAL INSTRUMENTS

The financial statements are prepared in accordance with the income tax basis of accounting. Accordingly, the values of various assets and liabilities represent tax basis measurements. See NOTE A.

Cost and fair value of equity securities classified as held to maturity at July 31, 2023 and 2022 are as follows:

	2023	2022
Bonds, certificates of deposit, and bond funds at fair value	$ 7,656,674	$ 7,712,566
Gross unrecognized holding (gains) losses	349,607	199,879
Net carrying amount – at cost	8,006,281	7,912,445
Less: current marketable securities	(4,133,629)	(3,734,717)
Long-term marketable securities	$ 3,872,652	$ 4,177,728

The bonds and certificates of deposit have maturities of ten years or less.

NOTE D – COSTS AND ESTIMATED EARNINGS ON UNCOMPLETED CONTRACTS

Costs, estimated earnings, and billings on uncompleted contracts at July 31, 2023 and 2022 are summarized as follows:

	2023	2022
Costs incurred on uncompleted contracts	$ 28,107,425	$ 29,174,122
Estimated earnings	8,950,965	11,253,194
	37,058,390	40,427,316
Billings to date	(39,074,556)	(40,472,781)
	$ (2,016,166)	$ (45,465)
Included in the statements of assets, liabilities, and equity under the following captions:		
Contract assets	$ 1,973,109	$ 2,516,089
Contract liabilities	(3,989,275)	(2,561,554)
	$ (2,016,166)	$ (45,465)

NOTE E – PENSION PLANS

Defined Benefit Pension Plan

The Company has a defined benefit pension plan (the "Plan") which covers substantially all of the non-union employees. The Plan is over funded on a termination basis and the Company amended the defined benefit pension plan on February 1, 2011 to freeze participation in the Plan.

NOTE E – PENSION PLANS (continued)

Latest Actuarial Valuation Date	August 1, 2022	August 1, 2021
Contributions	$ -	$ -
Additional Accrued Contributions	$ -	$ -
Benefit Obligation	$ 5,368,126	$ 5,429,026
Fair Value of Plan Assets	$ 10,903,533	$ 11,661,928
Benefits paid to participants	$ -	$ 809,839

Multiemployer Pension Plan

The Company contributes to a multiemployer pension plan under the terms of a collective bargaining agreement (CBA). This plan is different from a single employer plan in the following aspects:

- Amounts contributed to a multiemployer plan by one employer may be used to provide benefits to employees of other participating employers.
- If a participating employer stops contributing to the plan the unfunded obligations of the plan may be borne by the remaining participating employers; and
- If the Company chooses to stop participating in the plan it may be required to pay a withdrawal liability based on the unfunded status of the plan.

The Company's participation in this plan for the year ended December 31, 2022 and 2021 is outlined below. The "EIN/PN" column provides the Employee Identification Number and the three-digit plan number as reflected on the Form 5500. The most recent Pension Protection Act (PPA) zone status is based on information the Company received from the plan, and is certified by the plan's actuary. Plans in the red zone are less than 65% funded, plans in the yellow zone are between 65% to 80% funded, and the plans in the green zone are at least 80% funded.

The FIP/RP Status/Pending Implemented column indicates plans for which a Financial Improvement Plan (FIP) on a Rehabilitation Plan (RP) is either pending or has been implemented. The Surcharge Imposed column indicates if a surcharge has been imposed on contributions to the plan. The Company did not provide more than 5% of total contributions to the plan.

Pension Trust Fund	EIN/PN	PPA Zone Status 2023	PPA Zone Status 2022	Company Contributions 7/31/23	Company Contributions 7/31/22
International Brotherhood of Electrical Workers Local Union No. 716 Pension Plan	74-6174676/001	Green 12/31/22	Green 12/31/21	$ 459,204	$ 407,133

Pension Trust Fund	FIP/RP Status/Pending/Implemented	Surcharge Imposed	Expiration date of CBA
International Brotherhood of Electrical Workers Local Union No. 716 Pension Plan	N/A	No	8/25/24

NOTE F - COMMITMENTS

Lease Obligation – Related Party
The Company leases its principal office and warehouse from its sole shareholder. These two facilities are presently being leased on month to month leases for $29,820 per month.

Related party rent expense for the years ended July 31, 2023 and 2022 was $357,840 and $357,840 respectively.

NOTE G – CONCENTRATION OF CREDIT RISK

Financial instruments that potentially subject the Company to concentrations of credit risk consist principally of cash accounts in financial institutions and contract receivables.

Uninsured Cash Accounts
The Company maintains its cash balances with major banks and the amounts from time to time exceed the insured Federal Deposit Insurance Corporation limit of $250,000. The Company selects depository institutions based on management's review of the financial stability of the institutions. The Company has not incurred losses related to these deposits and investments. At July 31, 2024 and 2022, the Company had uninsured cash balances of $8,057,596 and $4,332,301, respectively.

Major Customer Information
At July 31, 2023, four customers accounted for approximately 26% of the Company's contract receivables balance. Receivables due from these customers were approximately $ 2,208,525.

At July 31, 2022, five customers accounted for approximately 34% of the Company's contract receivables balance. Receivables due from these customers were approximately $3,465,854.

NOTE H – WARRANTIES

The Company provides a one year warranty covering defects specific to its portion of contracts on construction projects. The warranty historically has not produced significant costs and is difficult to estimate. Accordingly, there is no accrued warranty expense recorded at July 31, 2023 or 2022.

NOTE J - SUBSEQUENT EVENTS

Date of Management Evaluation
Management has evaluated subsequent events through August 23, 2023, the date on which the financial statements were available to be issued. No significant events subsequent to July 31, 2023 have come to management's attention that would require adjustment to or disclosure in the accompanying financial statements.

SECTION 00 45 46

VENDOR COMPLIANCE TO STATE LAW

The 1985 Session of the Texas Legislature passed House Bill 620 relative to the award of contracts to non-resident bidders. This law provides that, in order to be awarded a contract as low bidder, non-resident bidders (out of state contractors whose corporate officers or principal place of business are outside of the state of Texas) bid projects for construction, improvements, supplies or services in Texas at an amount lower than the lowest Texas resident by the same amount that a Texas resident bidder would be required to underbid a non-resident bidder in order to obtain a comparable contract in the state in which the non-resident's principal place of business is located. The appropriate blanks in Section A must be filled out by all out-of-state or non-resident bidders in order for your bid to meet specifications. The failure of out-of-state or non-resident contractors to do so will automatically disqualify that bidder. Resident bidders must check the line in Section B.

A. Non-resident bidder in _____ (give state), our principal place of business, are required to be _____ percent lower than resident bidders by state law.
Non-resident vendors in _____ (give state), our principal place of business, are not required to underbid resident bidders.

B. Our principal place of business or corporate offices are in the State of Texas:
5044 Timber Creek Houston, TX 77017.

BIDDER:
McDonald Municipal and Industrial - A Division of C. F. McDonald Electric, Inc.
(Company Name)

By Wayne Berkenmeier
(please print)

Address: 5044 Timber Creek
Houston, TX 77017

Signature:

Title: Diane Dollar
Secretary/Treasurer
(please print)

City State Zip

THIS FORM MUST BE RETURNED WITH YOUR PROPOSAL

END OF SECTION

1 THIS PAGE INTENTIONALLY LEFT BLANK

BID BOND (PENAL SUM FORM)

Bidder Name: McDonald Municipal and Industrial, a Division of C.F. McDonald Electric, Inc. Address *(principal place of business)*: 5044 Timber Creek Houston, TX 77017	**Surety** Name: Merchants Bonding Company (Mutual) Address *(principal place of business)*: 6700 Westown Parkway West Des Moines, IA 50266
Owner Name: City of Taylor Address: 400 Porter Street Taylor, TX 76574	**Bid** Project: Electrical Improvements Project City of Taylor 400 Porter Street Taylor, TX 76574 Bid Due Date: April 9, 2024

Bond

Penal Sum: Five Percent of Greatest Amount Bid Dollars ($ 5% G.A.B.)

Date of Bond: March 18, 2024

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

Bidder	Surety
McDonald Municipal and Industrial, a Division of C.F. McDonald Electric, Inc. *(Full formal name of Bidder)*	Merchants Bonding Company (Mutual) *(Full formal name of Surety) (corporate seal)*
By: _____ *(Signature)*	By: _____ *(Signature) (Attach Power of Attorney)*
Name: Wayne Berkenmeier *(Printed or typed)*	Name: Michael Maddux *(Printed or typed)*
Title: Vice President Special Projects	Title: Attorney-in-Fact
Attest: _____ *(Signature)*	Attest: _____ *(Signature)*
Name: Diane Dollar *(Printed or typed)*	Name: Todd Mohr *(Printed or typed)*
Title: Secretary/Treasurer	Title: Witness

Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.

EJCDC® C-430, Bid Bond (Penal Sum Form).
Copyright® 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
   3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
   3.2. All Bids are rejected by Owner, or
   3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

C Tyler Smith; Chris Kolkhorst; Denise Raker; James R Reid; Michael Maddux; Ryan K Moss; Sandra Villegas; Stacie Clark

their true and lawful Attorney(s)-In-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 3rd day of February , 2024 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 3rd day of February 2024 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 18th day of March , 2024 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

William Warner Jr.
Secretary

POA 0018 (1/24)

MERCHANTS BONDING COMPANY

MERCHANTS BONDING COMPANY (MUTUAL) • P.O. BOX 14498 • DES MOINES, IOWA 50306-3498
PHONE: (800) 678-8171 • FAX: (515) 243-3854

Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company or HMO first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company or HMO. If you don't, you may lose your right to appeal.

To get information or file a complaint with your insurance company or HMO:

Merchants Bonding Company (Mutual)
Call: Compliance Officer at (800) 671-8171
Toll-free: (800) 671-8171
Email: regulatory@merchantsbonding.com
Mail: P.O. Box 14498, Des Moines, Iowa 50306-3498

To get insurance information you may also contact your agent:

Higginbotham Insurance Agency Inc
Call: (713) 952-9990
Mail: 11700 Katy Freeway Ste 1100, Houston, TX 77079

The Texas Department of Insurance
To get help with an insurance question or file a complaint with the state:
Call with a question: 1-800-252-3439
File a complaint: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov
Mail: Consumer Protection, MC: CO-CP, Texas Department of Insurance,
PO Box 12030, Austin, TX 78711-2030

¿Tiene una queja o necesita ayuda?

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros o HMO. Si no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través del proceso de quejas o de apelaciones de su compañía de seguros o HMO. Si no lo hace, podría perder su derecho para apelar.

Para obtener información o para presentar una queja ante su compañía de seguros o HMO: Merchants Bonding Company (Mutual)

Llame a: Compliance Officer al (800) 671-8171

Teléfono gratuito: (800) 678-8171

Correo electrónico: regulatory@merchantsbonding.com

Dirección postal: P.O. Box 14498 , Des Moines, Iowa, 50306-3498

El Departamento de Seguros de Texas

Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame con sus preguntas al: 1-800-252-3439

Presente una queja en: www.tdi.texas.gov

Correo electrónico: ConsumerProtection@tdi.texas.gov

Dirección postal: Consumer Protection, MC: CO-CP, Texas Department of Insurance, PO Box 12030, Austin, TX 78711-2030

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/27/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Ashley Enrique
Higginbotham Insurance Agency, Inc. 11700 Katy Freeway, Suite 1100 Houston TX 77079	PHONE (A/C, No, Ext): 817-349-2279 FAX (A/C, No): 817-347-6981 E-MAIL ADDRESS: aenrique@higginbotham.net

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : United Fire & Casualty Co.	13021
INSURER B : Travelers Property Casualty Company Of America	25674
INSURER C : Texas Mutual Insurance Company	22945
INSURER D : Westchester Surplus Lines Ins Co	10172
INSURER E : Houston Casualty Company	42374
INSURER F :	

INSURED: CFMCD
McDonald Municipal & Industrial,
a Div. of C.F. McDonald Electric, Inc.
5044 Timber Creek Dr.
Houston TX 77017-595

COVERAGES **CERTIFICATE NUMBER:** 1221880481 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			85318281	4/1/2024	4/1/2025	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X PD Ded- $1,000						MED EXP (Any one person)	$ 5,000
	X Contractual Liab						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY [X] PRO-JECT [X] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			85318281	4/1/2024	4/1/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR			CUP2T41569324NF	4/1/2024	4/1/2025	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED X RETENTION $ 10,000						PROD-COMP APS AGG	$ 10,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			0001303563	4/1/2024	4/1/2025	X PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	L/R Equipment / Instal. Floater			46308377	4/1/2024	4/1/2025	*See Below	
D	Pollution Liability			G27577313010	4/1/2024	4/1/2025	*See Below	
E	Professional Liability			HCC2469262	4/1/2024	4/1/2025	*See Below	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverages:
Crime Policy Number: 105917903: Policy Term: 4/01/2024-04/01/2025 Single Loss Limit - $750,000; $5,000 Single Loss Retention
Installation Floater Policy Number: 46308377: $3,000,000 All Job Sites; $5,000 Deductible
Leased/Rented Equipment Policy Number: 46308377: $200,000 Per Item Limit; $1,000 Deductible
Pollution Liability Policy Number: G27577313010: $10,000,000 Each Pollution Condition; $5,000 Deductible
Professional Liability Policy Number: HCC2469262: $1,000,000 Each Claim; $1,000,000 Total of All Claims; $15,000 Deductible Per Claim

See Attached...

CERTIFICATE HOLDER

City of Taylor
400 Porter Street
Taylor TX 76574

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

AGENCY CUSTOMER ID: CFMCD

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Higginbotham Insurance Agency, Inc.	McDonald Municipal & Industrial, a Div. of C.F. McDonald Electric, Inc. 5044 Timber Creek Dr. Houston TX 77017-595
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

The General Liability policy includes a blanket additional insured endorsement that provides additional insured status to the certificate holder only when there is a written insured contract between the insured and certificate holder that requires such status.

The General Liability policy includes a blanket waiver of subrogation endorsement that provides this feature only when there is a written contract between the insured and the certificate holder that requires it.

The General Liability policy includes a primary and non-contributory provision only when there is a written contract between the insured and the certificate holder that requires such provision.

The General Liability policy includes a blanket endorsement providing 30 days' notice of cancellation that provides this feature only when there is a written contract between the named insured and the certificate holder that requires it, except 10 days of nonpayment of premium.

The General Liability policy includes a blanket additional insured endorsement, which includes Completed Operations and Ongoing Operations, that provides additional insured status to the certificate holder only when there is a written insured contract between the insured and certificate holder that requires such status.

The General Liability policy includes Contractual Liability.

The Commercial Automobile policy includes a blanket additional insured endorsement that provides additional insured status to the certificate holder only when there is a written insured contract between the insured and certificate holder that requires such status.

The Commercial Automobile policy includes a blanket waiver of subrogation endorsement that provides this feature only when there is a written contract between the insured and the certificate holder that requires it.

The Commercial Automobile policy includes a primary and non-contributory provision only when there is a written contract between the insured and the certificate holder that requires such provision.

The Commercial Automobile policy includes a blanket endorsement providing 30 days' notice of cancellation that provides this feature only when there is a written contract between the named insured and the certificate holder that requires it, except 10 days of nonpayment of premium.

The Umbrella Liability policy is follow form on the General Liability, Automobile Liability and Employers' Liability policies.

The Umbrella Liability policy includes a blanket endorsement providing 30 days' notice of cancellation that provides this feature only when there is a written contract between the named insured and the certificate holder that requires it, except 10 days of nonpayment of premium.

The Workers Compensation policy includes a blanket waiver of subrogation endorsement that provides this feature only when there is a written contract between the insured and the certificate holder that requires it.

The Workers Compensation policy includes a blanket endorsement providing 30 days' notice of cancellation that provides this feature only when there is a written contract between the named insured and the certificate holder that requires it, except 10 days of nonpayment of premium.

The Workers Compensation policy includes a United States Longshore and Harbor Workers' Compensation Act Coverage Endorsement.

The Workers Compensation policy includes a Texas Maritime Coverage Endorsement.

The Contractors Pollution Liability policy includes a blanket additional insured endorsement that provides additional insured status to the certificate holder only when there is a written insured contract between the insured and certificate holder that requires such status.

The Contractors Pollution Liability policy includes a blanket additional insured endorsement, which shall be primary and non-contributory only when there is a written contract between the insured and the certificate holder that requires such provision.

The Contractors Pollution Liability policy includes a blanket additional insured endorsement, which includes Products- Completed Operations Hazard that provides additional insured status to the certificate holder only when there is a written insured contract between the insured and certificate holder that requires such status.

The Contractors Pollution policy includes a includes a blanket waiver of subrogation endorsement that provides this feature only when there is a written contract between the insured and the certificate holder that requires it.

RE: HDR Project #10337675 – Electrical Improvements Project

Certificate holder is insured as noted above and complete to include: City of Taylor, Engineer, respective officers, directors, members, partners, employees, and consultants

© 2008 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

AIRCO MECHANICAL

HVAC · ELECTRICAL · PLUMBING

CITY OF TAYLOR

ELECTRICAL IMPROVEMENTS PROJECT

HDR PROJECT # 10337675

BID DATE – 4/9/24

BID FORM

FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

1.01 This Bid is submitted to: City of Taylor, 400 Porter Street, Taylor, Texas 76574.

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

A. Required Bid security;

B. List of Proposed Subcontractors;

C. List of Proposed Suppliers;

D. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such authority within the time for acceptance of Bids;

E. Contractor's license number as evidence of Bidder's State Contractor's License or a covenant by Bidder to obtain said license within the time for acceptance of Bids;

F. Required Bidder Qualification Statement with supporting data;

ARTICLE 3—BASIS OF BID—LUMP SUM BID AND UNIT PRICES

3.01 *Lump Sum Bid and Unit Price Bid*

A. Bidder will complete the Work in accordance with the Contract Documents for the following stipulated price(s) in 3.01.A.1 below:

EJCDC® C-410, Bid Form for Construction Contract.
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

1. Base Bid Items

Bid Item No.	Description		Unit	Est. Qty.	Bid Unit Price	Bid Amount
BASE BID ITEMS						
1	Mobilization, Bonds & Insurance	5% of Total Bid Price	LS	1	$ 22,049.00	$ 22,049.00
2	Fire Station #1	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 94,610.00	$ 94,610.00
3	Fire Station #1	50 kW Diesel Generator (Diesel, 24-HR Fuel Tank, Level II Enclosure)	EA	1	$ 71,256.00	$ 71,256.00
4	Fire Station #1	Automatic Transfer Switch	EA	1	$11,895.00	$11,895.00
5	Fire Station #1	Concrete Equipment Pad	CY	4	$ 1,725.00	$ 6,900.00
6	Fire Station #1	Excavation	CY	130	$ 62.12	$ 8,075.00
7	Fire Station #1	Select Fill	CY	100	$ 64.00	$ 6,400.00
8	Fire Station #1	Lean Clay Cap	CY	30	$106.67	$ 3,200.00
9	Fire Station #1	Haul Off and Disposal	CY	130	$ 6.92	$ 900.00
10	Fire Station #2	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 9,451.00	$ 9,451.00
11	Fire Station #2	Manual Transfer Switch	EA	1	$ 6,572.00	$ 6,572.00
12	Utility Maintenance	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 12,174.00	$ 12,174.00
13	Utility Maintenance	Manual Transfer Switch	EA	1	$ 6,530.00	$ 6,530.00
14	Animal Shelter	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 51,515.00	$ 51,515.00

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Bid Item No.	Description		Unit	Est. Qty.	Bid Unit Price	Bid Amount
15	Animal Shelter	Manual Transfer Switch	EA	1	$ 18,784.00	$ 18,784.00
16	Public Works	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 69,066.00	$ 69,066.00
17	Public Works	Manual Transfer Switch	EA	1	$ 6,719.00	$ 6,719.00
18	City Hall	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 39,763.00	$ 39,763.00
19	City Hall	Manual Transfer Switch	EA	1	$18,784.00	$ 18,784.00
TOTAL BASE BID (SUM OF ITEMS 1-19)						$458,747.00
20	Owner's Contingency	Amount not Guaranteed to Contractor (20% of Total of Items 1 through 19)	LS	1	$91,749.00	$ 91,749.00
TOTAL BASE BID PLUS CONTINGENCY			$ 550,496.00			

ARTICLE 4—TIME OF COMPLETION

4.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of days indicated in the Agreement.

4.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 5—BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

5.01 *Bid Acceptance Period*

A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

5.02 *Instructions to Bidders*

A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

5.03 *Receipt of Addenda*

A. Bidder hereby acknowledges receipt of the following Addenda:

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Addendum Number	Addendum Date
No Addendum's Issued	No Addendum's Issued

ARTICLE 6—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

6.01 *Bidder's Representations*

A. In submitting this Bid, Bidder represents the following:

1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

6.02 *Bidder's Certifications*

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.

2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.

3. Bidder has not solicited or induced any individual or entity to refrain from bidding.

4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:

a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.

b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.

c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.

d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

BIDDER hereby submits this Bid as set forth above:

Bidder:

Airco Mechanical, Ltd.

(typed or printed name of organization)

By: 

(individual's signature)

Name: **William Chambliss**

(typed or printed)

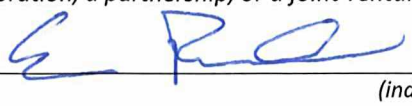
Title: **President**

(typed or printed)

Date: **4/8/24**

(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest: 

(individual's signature)

Name: **Eric Parrott**

(typed or printed)

Title: **Witness**

(typed or printed)

Date: **4/8/24**

(typed or printed)

Bidder's Address for giving notices:

1000 South IH-35, Round Rock, TX 78681

Bidder's Contact Person:

Name: **Jesse Elliott**

(typed or printed)

Title: **Electrical Service Sales Estimator**

(typed or printed)

Phone: **512-541-0588**

Email: **jelliott@aircomechanical.com**

Address: **1000 South IH-35, Round Rock, TX 78681**

Bidder's Contractor License No.: (if applicable) **TECL 35427**

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

UNANIMOUS CONSENT OF BOARD OF DIRECTORS
OF
AIRCO MECHANICAL, LTD.

The undersigned, being all members of the Board of Directors (the "***Board***") of AIRCO MECHANICAL, LTD. (the "***Corporation***"), a Delaware corporation, and such Board being the governing body of the Company, and who acts herein pursuant to the provisions of the Delaware General Corporation Law, do hereby adopt the following resolutions, which shall have the same force and effect as if such resolutions were duly adopted by the unanimous vote of the Board at a duly called, noticed and convened meeting thereof, and do hereby approve each and every action effected thereby:

WHEREAS, the Board desires to submit electrical, plumbing, & mechanical construction & service proposals in the name of the Corporation for the purposes of carrying on the business of the Corporation;

WHEREAS, the Board has determined that it is in the best interests of the Corporation to submit such proposals and that the Corporation will receive a direct or indirect benefit from submitting such proposals.

NOW, THEREFORE, BE IT RESOLVED, that the President (William "Chip" Chambliss) and/or the Treasurer (Tammye Brown), individually and without joinder of any other party, be and hereby are authorized, on behalf of the Corporation, to submit such proposals with one or more customers on such terms and conditions as may be agreed upon with said customers, and that such officers of the Corporation are authorized to execute any resolutions or other documentation required by said customers for such proposals.

BE IT FURTHER RESOLVED, that any and all acts of the Board or any officers of the Corporation taken prior to or after the adoption of these resolutions, in furtherance of the transactions contemplated by these resolutions, are hereby ratified, affirmed, approved and adopted in all respects as the valid and binding acts of the Corporation.

IN WITNESS WHEREOF, the members of the Board hereto subscribe their names as of the 8th day of April, 2024.

WILLIAM CHAMBLISS
Director of AIRCO MECHANICAL, LTD.

ANDRE HUYNH
Director of AIRCO MECHANICAL, LTD.

BID BOND (PENAL SUM FORM)

Bidder Airco Mechanical, Ltd. Name: (Full formal name of Bidder) Address *(principal place of business)*: (Address of Bidder's principal place of business) PO Box 1598, Round Rock, Texas 78680	**Surety** SureTec Insurance Company Name: (Full formal name of Surety) Address *(principal place of business)*: (Address of Surety's principal place of business) 9500 Arboretum Blvd., Suite 400 Austin, Texas 78759
Owner Name: City of Taylor Address: 400 Porter Street Taylor, TX 76574	**Bid** Project: Electrical Improvements Project City of Taylor 400 Porter Street Taylor, TX 76574 Bid Due Date: April 9, 2024

Bond

Penal Sum: (Amount) Five Percent of The Total Amount Bid (5%)

Date of Bond: (Date) April 9, 2024

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

Bidder	Surety
Arico Mechanical, Ltd. *(Full formal name of Bidder)*	SureTec Insurance Company *(Full formal name of Surety) (corporate seal)*
By: _____ *(Signature)*	By: _____ *(Signature) (Attach Power of Attorney)*
Name: William Chambliss *(Printed or typed)*	Name: April M Terbay *(Printed or typed)*
Title: President	Title: Attorney-In-Fact
Attest: _____ *(Signature)*	Attest: _____ *(Signature)*
Name: Erin Parrott *(Printed or typed)*	Name: Samuel J Terbay, Jr. *(Printed or typed)*
Title: Witness	Title: Witness

Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.

EJCDC® C-430, Bid Bond (Penal Sum Form).
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
   3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
   3.2. All Bids are rejected by Owner, or
   3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

POA# 4221197

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Patrick L Watkins, Sheila Pennington Noxon, Rodney T Watkins, James F Siddons, April M Terbay, Andrew Webb, Jeff Husk, Christopher Scott

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Ten Million and 00/100 Dollars ($10,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 18th day of May , 2023 .

SureTec Insurance Company

By: _____
Michael C. Keimig, President

SURETEC INSURANCE COMPANY

MARKEL INSURANCE COMPANY CORPORATE SEAL ILLINOIS

Markel Insurance Company

By: _____
Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 18th day of May , 2023 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.

JULIE E. MCCLARY
Notary Public State of Texas
Commission # 12947680-5
Commission Expires March 29, 2026

By: _____
Julie E. McClary, Notary Public
My commission expires 3/29/2026

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do herby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 9th day of April , 2024 .

SureTec Insurance Company

By: _____
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: _____
Andrew Marquis, Assistant Secretary

Any Instrument Issued in excess of the penalty stated above is totally void and without any validity. 4221197
For verification of the authority of this Power you may call (713)812-0800 on any business day between 8:30 AM and 5:00 PM CST.

SureTec Insurance Company

IMPORTANT NOTICE

Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9500 Arboretum Blvd., Suite
400
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252- 3439. You may write the Texas Department of Insurance at:

PO Box 149104
Austin, TX 78714-
9104
Fax#: 512-490-1007
Web: http://www.tdi.state.tx.us
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIMS DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

---

00 43 33
PROPOSED MAJOR EQUIPMENT FORM

PART 1 - LANGUAGE FOR THE INSTRUCTIONS TO BIDDERS

1.1 GENERAL

A. Submit, in accordance with Paragraph 11.03.C hereof, the following:
   1. Completed "Proposed Major Equipment Form" for the materials and equipment required thereon.
   2. A list of the Subcontractors proposed for the following portions of the Work: Mechanical, Concrete, and Electrical Work.

PART 2 - LANGUAGE OF THIS DOCUMENT 00 43 33

2.1 GENERAL

A. Bidder shall complete and submit this form in accordance with the instructions below and as required by Paragraph 11.02 of the Instructions to Bidders.

B. In the table below, Bidder shall indicate the proposed manufacturer and local representative of the associated item(s) proposed for use in the Work, should Bidder be awarded the Contract.

C. Indicate on this form only proposed manufacturers that are expressly indicated by name in the Bidding Documents. Owner has the right to consider the Bid non-responsive and may reject the Bid if Bidder indicates: (a) a manufacturer other than those expressly named in the Bidding Documents for that item; (b) no proposed manufacturer and associated local representative for one or more items; or (c) more than one proposed manufacturer or local representative for a given item. However, Owner is not obligated to reject any Bid for the benefit of any Bidder, prospective Supplier, or other individual or entity.

D. Owner's right to reject proposed Suppliers is established in Article 11 of the Instructions to Bidders and Paragraph 7.07 of the General Conditions (as may be modified by the Supplementary Conditions).

TABLE OF PROPOSED SUPPLIERS FOR MAJOR ITEMS

GENERAL DESCRIPTION	SPECIFICATIONS SECTION NO.	PROPOSED MANUFACTURER	PROPOSED LOCAL REPRESENTATIVE
Generator	26 32 14	Generac SD50	WPI
ATS	26 36 00	Generac TX Series	WPI
MTS	26 36 00	EATON	Elliott Electric Supply

END OF DOCUMENT

This page intentionally left blank.

QUALIFICATIONS STATEMENT

ARTICLE 1—GENERAL INFORMATION

1.01 Provide contact information for the Business:

Legal Name of Business:	**Airco Mechanical, Ltd.**		
Corporate Office			
Name:	**William "Chip" Chambliss**	Phone number:	**(512) 837-2917**
Title:	**President**	Email address:	**chip@aircomechanical.com**
Business address of corporate office:	**1000 South IH-35** **Round Rock, TX 78681**		
Local Office			
Name:	**William "Chip" Chambliss**	Phone number:	**(512) 837-2917**
Title:	**President**	Email address:	**chip@aircomechanical.com**
Business address of local office:	**1000 South IH-35** **Round Rock, TX 78681**		

1.02 Provide information on the Business's organizational structure:

Form of Business:	☐ Sole Proprietorship ☐ Partnership ☒ Corporation		
☐ Limited Liability Company ☐ Joint Venture comprised of the following companies:			
	1. **Airco Mechanical Ltd. is an S-Corporation formed in Delaware**		
	2.		
	3.		
Provide a separate Qualification Statement for each Joint Venturer.			
Date Business was formed:	**1983**	State in which Business was formed:	**DE**
Is this Business authorized to operate in the Project location?	☒ Yes ☐ No ☐ Pending		

1.03 Identify all businesses that own Business in whole or in part (25% or greater), or that are wholly or partly (25% or greater) owned by Business:

Name of business:	**CA Airco Acquisitions, Inc.**	Affiliation:	**Parent company**
Address:	**1000 South IH-35, Round Rock, TX 78681**		
Name of business:		Affiliation:	
Address:			

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Name of business:		Affiliation:	
Address:			

1.04 Provide information regarding the Business's officers, partners, and limits of authority.

Name:	**William Chambliss**	Title:	**President**
Authorized to sign contracts: ☒ Yes ☐ No		Limit of Authority:	$ **Unlimited**
Name:		Title:	
Authorized to sign contracts: ☐ Yes ☐ No		Limit of Authority:	$
Name:		Title:	
Authorized to sign contracts: ☐ Yes ☐ No		Limit of Authority:	$
Name:		Title:	

ARTICLE 2—LICENSING

2.01 Provide information regarding licensure for Business:

Name of License:	Electrical Masters License		
Licensing Agency:	Texas Department of Licensing & Regulation		
License No:	316642	Expiration Date:	8/12/24
Name of License:	Electrical Contractor		
Licensing Agency:	Texas Department of Licensing & Regulation		
License No:	35427	Expiration Date:	9/4/24

ARTICLE 3—DIVERSE BUSINESS CERTIFICATIONS

3.01 Provide information regarding Business's Diverse Business Certification, if any. Provide evidence of current certification.

Certification	Certifying Agency	Certification Date
☐ Disadvantaged Business Enterprise		
☐ Minority Business Enterprise		
☐ Woman-Owned Business Enterprise		
☐ Small Business Enterprise		
☐ Disabled Business Enterprise		
☐ Veteran-Owned Business Enterprise		
☐ Service-Disabled Veteran-Owned Business		
☐ HUBZone Business (Historically Underutilized) Business		

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

☐ Other			
☒ None			

ARTICLE 4—SAFETY

4.01 Provide information regarding Business's safety organization and safety performance.

Name of Business's Safety Officer:	**Dillon Nance**	
Safety Certifications		
Certification Name	Issuing Agency	Expiration
CHST	BCSP	6/30/29
AAS Occupational Safety & Health	Columbia Southern University	N/A

4.02 Provide Worker's Compensation Insurance Experience Modification Rate (EMR), Total Recordable Frequency Rate (TRFR) for incidents, and Total Number of Recorded Manhours (MH) for the last 3 years and the EMR, TRFR, and MH history for the last 3 years of any proposed Subcontractor(s) that will provide Work valued at 10% or more of the Contract Price. Provide documentation of the EMR history for Business and Subcontractor(s).

Year	2023			2022			2021		
Company	EMR	TRFR	MH	EMR	TRFR	MH	EMR	TRFR	MH
Airco Mechanical, Ltd.	**.92**	**.40**	**1,483,558**	**1.21**	**.71**	**1,407,680**	**1.27**	**1.04**	**1,340,452**

ARTICLE 5—FINANCIAL

5.01 Provide information regarding the Business's financial stability. Provide the most recent audited financial statement, and if such audited financial statement is not current, also provide the most current financial statement.

Financial Institution:	**RBank**	
Business address:	**3600 East Palm Valley Drive Round Rock, TX 78665**	
Date of Business's most recent financial statement:		☐ Attached
Date of Business's most recent audited financial statement:	**12/31/23**	☒ Attached
Financial indicators from the most recent financial statement		
Contractor's Current Ratio (Current Assets ÷ Current Liabilities)		**1.64**
Contractor's Quick Ratio ((Cash and Cash Equivalents + Accounts Receivable + Short Term Investments) ÷ Current Liabilities)		**3.02**

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

ARTICLE 6—SURETY INFORMATION

6.01 Provide information regarding the surety company that will issue required bonds on behalf of the Business, including but not limited to performance and payment bonds.

Surety Name:	**SureTec Insurance Company**		
Surety is a corporation organized and existing under the laws of the state of:		**Texas**	
Is surety authorized to provide surety bonds in the Project location?		☒ Yes ☐ No	
Is surety listed in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" published in Department Circular 570 (as amended) by the Bureau of the Fiscal Service, U.S. Department of the Treasury? ☒ Yes ☐ No			
Mailing Address (principal place of business):	**9500 Arboretum Blvd., Suite 400**		
	Austin, TX 78759		
Physical Address (principal place of business):	**9500 Arboretum Blvd., Suite 400**		
	Austin, TX 78759		
Phone (main):	**(713) 812-0800**	Phone (claims):	**(866) 732-0099**

ARTICLE 7—INSURANCE

7.01 Provide information regarding Business's insurance company(s), including but not limited to its Commercial General Liability carrier. Provide information for each provider.

Name of insurance provider, and type of policy (CLE, auto, etc.):	
Insurance Provider	Type of Policy (Coverage Provided)
The Phoenix Insurance Company	**General Liability**
Travelers Indemnity Company of American	**Automobile Liability / Umbrella Liability**
Texas Mutual Insurance	**Workers Compensation**

Are providers licensed or authorized to issue policies in the Project location?	☒ Yes ☐ No
Does provider have an A.M. Best Rating of A-VII or better?	☒ Yes ☐ No

Mailing Address (principal place of business):	**3834 Spicewood Springs Road, Suite 100**
	Austin, TX 78759
Physical Address (principal place of business):	**3834 Spicewood Springs Road, Suite 100**
	Austin, TX 78759

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Phone (main):	(512) 452-8877	Phone (claims):	(512) 452-8877

ARTICLE 8—CONSTRUCTION EXPERIENCE

8.01 Provide information that will identify the overall size and capacity of the Business.

Average number of current full-time employees:	808
Estimate of revenue for the current year:	$240,000,000
Estimate of revenue for the previous year:	$195,927,000

8.02 Provide information regarding the Business's previous contracting experience.

Years of experience with projects like the proposed project:				
As a general contractor:	41	As a joint venturer:		
Has Business, or a predecessor in interest, or an affiliate identified in Paragraph 1.03:				
Been disqualified as a bidder by any local, state, or federal agency within the last 5 years? ☐ Yes ☒ No				
Been barred from contracting by any local, state, or federal agency within the last 5 years? ☐ Yes ☒ No				
Been released from a bid in the past 5 years? ☐ Yes ☒ No				
Defaulted on a project or failed to complete any contract awarded to it? ☐ Yes ☒ No				
Refused to construct or refused to provide materials defined in the contract documents or in a change order? ☐ Yes ☒ No				
Been a party to any currently pending litigation or arbitration? ☐ Yes ☒ No				
Provide full details in a separate attachment if the response to any of these questions is Yes.				

8.03 List all projects currently under contract in Schedule A and provide indicated information.

8.04 List a minimum of three and a maximum of six projects completed in the last 5 years in Schedule B with references and contact information, and provide indicated information to demonstrate the Business's experience with projects similar in type and cost of construction.

8.05 In Schedule C, provide information on key individuals whom Business intends to assign to the Project. Provide resumes for those individuals included in Schedule C. Key individuals include the Project Manager, Project Superintendent, Quality Manager, and Safety Manager. Resumes may be provided for Business's key leaders as well.

ARTICLE 9—REQUIRED ATTACHMENTS

9.01 Provide the following information with the Statement of Qualifications:

A. If Business is a Joint Venture, separate Qualifications Statements for each Joint Venturer, as required in Paragraph 1.02.

B. Diverse Business Certifications if required by Paragraph 3.01.

C. Certification of Business's safety performance if required by Paragraph 4.02.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

D. Financial statements as required by Paragraph 5.01.

E. Attachments providing additional information as required by Paragraph 8.02.

F. Schedule A (Current Projects) as required by Paragraph 8.03.

G. Schedule B (Previous Experience with Similar Projects) as required by Paragraph 8.04.

H. Schedule C (Key Individuals) and resumes for the key individuals listed, as required by Paragraph 8.05.

I. Additional items as pertinent.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

WATKINS
INSURANCE GROUP

October 24, 2023

Airco Mechanical Ltd
PO Box 1598
Round Rock, TX 78680

RE: Workers Compensation Experience Modification Rate

To Whom It May Concern:

Please note, your NCCI calculated workers compensation experience modification rate as of 10/24/23 for Airco Mechanical Ltd are as follows:

Rating Effective Date	Experience Modifier
10/10/2023	.92
10/10/2022	1.21
10/10/2021	1.27
10/10/2020	.91
10/10/2019	.69

If you have any questions or require additional information or supporting documentation, please let me know.

Sincerely,

Dulce Strange
Dulce Strange
Commercial Service Advisor

3834 Spicewood Springs Rd, Ste 100 · Austin, TX 78759
Phone (512) 452-8877 · Fax (512) 452-0999

C-A Airco Acquisition, Inc. and Subsidiary

Consolidated Financial Statements
and Supplementary Information

December 31, 2023 and 2022

armanino

armanino

INDEPENDENT AUDITOR'S REPORT

To the Stockholders' of
C-A Airco Acquisition, Inc.
Round Rock, Texas

Opinion

We have audited the accompanying consolidated financial statements of C-A Airco Acquisition, Inc. (a Texas S-corporation) and Subsidiary (the "Company"), which comprise the consolidated balance sheets as of December 31, 2023 and 2022, and the related consolidated statements of income, stockholders' equity, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of C-A Airco Acquisition, Inc. and Subsidiary as of December 31, 2023 and 2022, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of C-A Airco Acquisition, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about C-A Airco Acquisition, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

C-A Airco Acquisition, Inc. and Subsidiary
Consolidated Balance Sheets
December 31, 2023 and 2022

	2023	2022
ASSETS		
Current assets		
Cash and cash equivalents	$ 8,525,408	$ 4,067,348
Contract receivables, net	42,995,513	38,101,398
Contract assets	4,208,544	2,992,620
Other accounts receivable	68,018	173,819
Inventory	2,373,641	1,909,264
Prepaid expenses	971,823	457,536
Due from related party	16,370	342,564
Employee receivables	10,728	14,661
Total current assets	59,170,045	48,059,210
Property and equipment, net	3,713,607	3,801,000
Other assets		
Right-of-use assets	24,617,759	4,381,889
Other assets	60,000	60,000
Total other assets	24,677,759	4,441,889
Total assets	$ 87,561,411	$ 56,302,099
LIABILITIES AND STOCKHOLDERS' EQUITY		
Current liabilities		
Accounts payable	$ 14,845,625	$ 13,043,957
Accrued payroll	3,249,088	1,857,810
Accrued expenses and other	1,209,374	777,843
State income taxes payable	173,150	99,789
Contract liabilities	13,114,496	8,595,451
Deferred revenue	492,108	507,018
Accrued warranty costs	447,907	161,428
Current portion of related party note payable	171,963	171,963
Operating lease liabilities, current portion	3,370,113	2,339,732
Total current liabilities	37,073,824	27,554,991
Note payable to related party, net of current portion	-	171,964
Operating lease liabilities, net of current portion	17,457,740	2,042,157
Total liabilities	54,531,564	29,769,112
Stockholders' equity		
Class A voting shares	1,105	1,105
Preferred stock - Class B nonvoting shares	236	236
Additional paid-in capital	1,718,659	1,718,659
Treasury stock	(1,672,929)	(851,005)
Retained earnings	32,982,776	25,663,992
Total stockholders' equity	33,029,847	26,532,987
Total liabilities and stockholders' equity	$ 87,561,411	$ 56,302,099

The accompanying notes are an integral part of these consolidated financial statements.

C-A Airco Acquisition, Inc. and Subsidiary
Consolidated Statements of Stockholders' Equity
For the Years Ended December 31, 2023 and 2022

	Class A Voting Shares		Preferred Stock - Class B Nonvoting Shares		Additional	Retained		
	Shares	Amount	Shares	Amount	Paid-In Capital	Earnings	Treasury Stock	Total
Balance, January 1, 2022	110,500	$ 1,105	23,557	$ 236	$ 1,718,659	$ 22,375,535	$ (335,115)	$ 23,760,420
Purchase of treasury shares	-	-	-	-	-	-	(515,890)	(515,890)
Stockholder distributions	-	-	-	-	-	(1,062,000)	-	(1,062,000)
Net income	-	-	-	-	-	4,350,457	-	4,350,457
Balance, December 31, 2022	110,500	1,105	23,557	236	1,718,659	25,663,992	(851,005)	26,532,987
Purchase of treasury shares	-	-	-	-	-	-	(821,924)	(821,924)
Stockholder distributions	-	-	-	-	-	(7,428,606)	-	(7,428,606)
Net income	-	-	-	-	-	14,747,390	-	14,747,390
Balance, December 31, 2023	110,500	$ 1,105	23,557	$ 236	$ 1,718,659	$ 32,982,776	$ (1,672,929)	$ 33,029,847

The accompanying notes are an integral part of these consolidated financial statements.

C-A Airco Acquisition, Inc. and Subsidiary
Notes to Consolidated Financial Statements
December 31, 2023 and 2022

1. NATURE OF OPERATIONS

C-A Airco Acquisition, Inc. was incorporated under the laws of the state of Texas on June 2, 2016. The Company purchased all the outstanding stock of Airco Mechanical, Ltd. on October 9, 2016. The Company is engaged in the installation and repair of heating, ventilation, and air-conditioning equipment (HVAC), and electrical and plumbing services for commercial and residential buildings primarily in Austin and San Antonio, Texas.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of accounting and financial statement presentation

The consolidated financial statements present the financial position and results of operations of C-A Airco Acquisition, Inc. and its wholly-owned subsidiary, Airco Mechanical, Ltd. (collectively, the "Company"). All significant intercompany transactions and accounts have been eliminated in the consolidated financial statements. The accompanying consolidated financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (GAAP).

Use of estimates

The preparation of consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the consolidated financial statements and accompanying notes. Significant estimates used in preparing these consolidated financial statements include the stage of completion of construction contracts, estimate of loss projects, allowances for doubtful accounts, asset retirement obligations, useful lives of depreciable assets, and certain accrued expenses. Actual results could differ from the estimates and assumptions used.

Concentration of credit risk

The Company maintains its cash accounts in various depository institutions. Financial instruments that potentially subject the Company to concentrations of credit risk consist of cash and trade accounts receivable. The Company maintains its cash balances in highly rated financial institutions, which at times may exceed federally insured limits. The Company has not experienced any loss relating to cash and cash equivalents in these accounts. The Company is engaged primarily in the installation and repair of heating, ventilation, and air-conditioning equipment (HVAC) for commercial and residential buildings primarily in Austin and San Antonio, Texas. Concentrations of credit risk with respect to contract receivables are with property management companies, construction companies and developers. Liens are filed on properties when necessary to assure payment. The Company performs periodic credit evaluations of its customers' financial condition and generally does not require collateral.

One customer represented 11% of contract receivables as of December 31, 2023 and no customer represented more than 10% of contract receivables as of December 31, 2022. No customer represented more than 10% of revenues for the years ended December 31, 2023 or 2022.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue recognition (continued)

The Company's pre-paid commercial maintenance and construction contract costs and related revenues are generally recognized over time as work progresses due to continuous transfer to the customer. Revenues from fixed-price and modified fixed-price construction contracts are recognized on the percentage-of-completion method measured by the cost-to-cost method. This method is used because management considers expended costs to be the best available measure of progress on these contracts.

Contract costs include all direct material and labor costs and those indirect costs related to contract performance, such as indirect labor, equipment rental, supplies, tools, repairs and depreciation costs. Selling, general and administrative costs are charged to expense as incurred. Provisions for estimated losses on uncompleted contracts are made in the year in which such losses are determined. Changes in job performance, job conditions and estimated profitability, including those arising from contract penalty provisions and final contract settlements, may result in revisions to costs and income and are recognized in the year in which the revisions are determined. Profit incentives are included in revenues when their realization is reasonably assured. Claims are charged against revenues when realization is probable and can be reasonably estimated.

Contract assets represent revenue recognized in excess of amounts billed and include unbilled receivables (typically for cost reimbursable contracts) and contract work in process (typically for fixed-price contracts). Unbilled receivables, which represent an unconditional right to payment subject only to the passage of time, are recognized as accounts receivable when they are billed under the terms of the contract. Advances that are payments on account of contract assets are deducted from contract assets. The Company anticipates that substantially all incurred cost associated with contract assets as of December 31, 2023 is expected to be billed and collected within one year and therefore is classified as current in the accompanying consolidated balance sheet. Contract liabilities represent amounts billed to clients in excess of revenue recognized to date.

Revenue based on timing of satisfaction of performance obligations consisted of the following:

Performance obligations satisfied over time	$ 162,353,056
Performance obligations satisfied at a point in time	33,574,162
	$ 195,927,218

Provisions for estimated losses on uncompleted contracts are made in the period in which such losses are deemed probable. Changes in job performance, job conditions, and estimated profitability, including those arising from contract penalty provisions and final contract settlements, may result in revisions to costs and income and are recognized in the period in which the revisions are determined. Profit incentives are included in revenues when their realization is reasonably assured. An amount equal to contract costs attributable to claims is included in revenues when realization is probable and the amount can be reliably estimated.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Inventories

Inventories consist primarily of sheet metal and air handling parts and accessories. Inventories are carried at the lower of cost or net realizable value using standard costs.

Property and equipment

Depreciation of property and equipment is computed using the straight-line method over the following estimated useful lives:

Office equipment and fixtures	3 - 7 years
Machinery and equipment	3 - 10 years
Transportation equipment	2 - 5 years
Computer hardware and software	2 - 3 years
Leasehold improvements	2 - 8 years

Operating leases

The Company leases copiers, vehicles, office and yard space under various operating leases with terms exceeding one year, exclusive of optional renewal periods, and accounts for these leases in accordance with FASB ASC 842, *Leases* ("ASC 842"). This guidance requires lessees to recognize a lease liability and a right-of-use ("ROU") asset for all leases, including operating leases, with terms greater than 12 months on its consolidated balance sheet. Whether an arrangement contains a lease is evaluated at the inception of the arrangement. The Company estimates its lease liability at the present value of future rent payments required under a lease using its incremental borrowing rate for a term approximating the lease term. Certain leases include options to extend the lease. The lease values include options to extend the lease when it is reasonably certain the Company will exercise such options. The Company's right-of-use asset initially is equal to its lease liability, adjusted for any lease incentives received or lease payments made. Rent expense is recorded on a straight-line basis over the term of a lease. At December 31, 2023 and 2022, the Company does not lease any assets under finance leases. Leases of 12 months or less are not included in the Company's right-of-use assets and lease liabilities. Rent expense for such leases is recorded on a straight-line basis over the term of the lease.

Income taxes

The Company has elected to be taxed as an S Corporation under the provisions of the Internal Revenue Code. Under these provisions, the Company is not required to pay federal corporate taxes on their taxable income. The stockholders are liable for federal income taxes on their respective shares of the Company's taxable income.

3. CONTRACT RECEIVABLES

Contract receivables, net consisted of the following:

	2023	2022
Contract receivables	$ 33,848,026	$ 26,790,420
Retainage receivables	10,626,741	11,758,243
	44,474,767	38,548,663
Allowance for credit losses	(1,479,254)	(447,265)
	$ 42,995,513	$ 38,101,398

4. CONTRACT ASSETS AND CONTRACT LIABILITIES

The net amounts included in the accompanying consolidated balance sheets are as follows:

	2023	2022
Contract assets	$ 4,208,544	$ 2,992,620
Contract liabilities	(13,114,496)	(8,595,451)
	$ (8,905,952)	$ (5,602,831)

Contract assets and contract liabilities included the following:

	2023	2022
Costs incurred on uncompleted contracts	$ 143,915,128	$ 185,767,682
Estimated earnings on uncompleted contracts	36,819,658	32,738,551
	180,734,786	218,506,233
Less: billings on uncompleted contracts	(189,640,738)	(224,109,064)
	$ (8,905,952)	$ (5,602,831)

7. LEASES (continued)

The scheduled minimum lease payments under the lease terms are as follows:

Year ending December 31,	
2024	$ 4,293,780
2025	3,665,405
2026	3,384,473
2027	2,983,093
2028	2,244,921
Thereafter	8,945,825
	25,517,497
Less: discount to present value	(4,689,644)
Future minimum lease payments, net of discount	20,827,853
Current portion	(3,370,113)
	$ 17,457,740

The weighted average remaining lease term was 9.15 years and the weighted average discount rate was 4.85% as of December 31, 2023.

8. LINE OF CREDIT

The Company had a line of credit available in the amount of $5,000,000. The line expired on October 11, 2022 and was subsequently renewed on October 11, 2022 with a new expiration date of October 11, 2024. The line bears interest at the Wall Street Journal Prime Rate plus .250 percentage points with an interest rate floor of 6.50% and an interest rate ceiling of 18%. The interest rate was 8.75% and 7.75% at December 31, 2023 and 2022, respectively. The line was secured by all contracts receivable owned by the Company and is guaranteed by two members of management. No amounts were outstanding on this line of credit as of December 31, 2023 or 2022.

9. STOCKHOLDERS' EQUITY

The Company may issue two classes of shares, designated as Class A Voting and Class B Nonvoting. The authorized number of Class A Voting shares is 1,800,000 and the par value is $0.01. The authorized number of Class B Nonvoting shares is 200,000 and the par value is $0.01. Class A Voting shares and Class B Nonvoting shares shall be identical in all respects except that the holders of Class A voting shares shall have full voting power for the election of company directors and for all other purposes.

SUPPLEMENTARY INFORMATION

C-A Akco Acquisition, Inc. and Subsidiary
Schedule of Contracts in Progress
(continued)

	Total Contract			Contract Totals				At December 31, 2023		Before January 1, 2023			During Year Ended December 31, 2023		
Job Number	Contract Price	Total Estimated Cost	Gross Profit	Revenues Earned	Costs to Date	Billed to Date	Earned Profit to Date	Contract Liabilities	Contract Assets	Revenues Earned	Cost of Revenues	Gross Profit	Revenues Earned	Cost of Revenues	Gross Profit
2240918	587,628	475,032	112,596	-	-	-	-	-	-	-	-	-	-	-	-
2230768	567,234	467,269	120,025	-	-	-	-	-	-	-	-	-	-	-	-
2230838	572,669	491,642	80,355	6,365	5,471	-	894	-	6,365	-	-	-	6,365	5,471	894
2230458	556,973	444,613	112,360	304,047	245,504	160,909	62,143	-	147,057	-	-	-	304,047	245,504	62,143
2230699	540,136	457,949	82,187	298,441	253,030	343,767	45,411	(45,346)	-	-	-	-	298,441	253,030	45,411
2236542	539,790	434,740	105,050	31,396	25,286	43,458	6,110	(12,062)	-	-	-	-	31,396	25,286	6,110
2239525	536,567	410,551	126,016	269,921	206,529	312,249	63,392	(42,328)	-	-	-	-	269,921	206,529	63,392
2230446	535,186	367,194	167,992	528,256	392,436	535,146	135,820	(6,890)	-	12,946	9,918	2,548	515,310	382,518	132,792
2230533	519,000	435,522	83,478	-	-	-	-	-	-	-	-	-	-	-	-
2230260	518,978	441,132	77,846	244,114	207,498	199,659	36,617	-	44,464	-	-	-	244,114	207,498	36,617
2220484	512,598	272,464	239,730	493,158	262,518	511,502	230,641	(18,344)	-	69,512	43,920	20,591	423,646	213,597	210,049
2230693	504,452	418,007	86,825	16,799	13,921	42,625	2,878	(25,826)	-	-	-	-	16,799	13,921	2,878
2220623	499,926	339,589	159,937	466,045	312,567	499,926	147,174	(33,881)	-	-	-	-	466,045	312,567	147,478
2230364	499,250	396,974	102,276	50,519	40,170	17,601	10,349	-	32,918	-	-	-	50,519	40,170	10,349
2230782	497,483	404,390	93,093	-	-	-	-	-	-	-	-	-	-	-	-
2230365	495,856	417,122	78,734	29,558	24,965	18,932	4,693	-	10,626	-	-	-	29,558	24,965	4,693
2230459	495,609	413,055	82,945	144,717	120,760	256,264	23,957	(112,047)	-	-	-	-	144,717	120,760	23,957
2230158	493,475	450,659	92,816	146,129	118,644	18,767	27,485	-	127,342	-	-	-	146,129	118,644	27,485
2220163	486,576	341,127	145,451	466,665	327,167	486,576	139,499	(19,913)	-	159,710	124,544	30,167	306,955	194,623	109,332
2230744	452,949	391,751	91,238	343,996	279,014	255,590	64,982	-	88,407	-	-	-	343,996	279,014	64,982
2230674	452,847	374,323	96,564	-	-	-	-	-	-	-	-	-	-	-	-
2230647	474,432	401,155	73,277	2,233	1,888	-	345	-	2,233	-	-	-	2,233	1,888	345
2230442	474,336	359,960	115,436	337,281	255,199	432,229	82,042	(94,948)	-	-	-	-	337,281	255,199	82,042
2230440	465,109	374,925	90,184	76,702	61,829	35,977	14,872	-	40,725	-	-	-	76,702	61,829	14,872
2230207	463,810	363,543	100,267	375,716	294,493	451,026	81,223	(75,310)	-	-	-	-	375,716	294,493	81,223
2230300	462,600	378,269	83,734	51,300	42,002	245,104	9,298	(196,868)	-	-	-	-	51,300	42,002	9,298
2220359	460,443	411,115	49,328	460,415	411,060	460,443	49,355	(28)	-	17,260	14,863	2,417	443,155	396,226	46,929
2230670	459,079	368,262	90,817	-	-	-	-	-	-	-	-	-	-	-	-
2210357	450,674	473,936	(23,262)	450,674	473,936	450,674	(23,262)	-	-	410,336	374,676	31,660	40,338	99,260	(54,922)
2230541	450,660	352,030	87,970	65,616	52,497	-	13,119	-	65,616	-	-	-	65,616	52,497	13,119
2230258	450,560	350,603	100,357	349,573	267,393	349,767	81,180	(1,194)	-	-	-	-	349,573	267,393	81,180
2230424	427,896	396,406	121,490	83,584	59,852	427,896	23,731	(344,312)	-	-	-	-	83,584	59,852	23,731
2230479	427,351	288,823	138,528	235,610	159,236	272,127	76,374	(36,517)	-	-	-	-	235,610	159,236	76,374
2220293	423,854	338,353	85,701	419,277	334,506	423,854	84,769	(4,603)	-	159,408	134,071	24,337	260,869	200,437	60,432
2230440	423,301	402,721	20,580	367,257	349,402	423,031	17,855	(55,774)	-	-	-	-	367,257	349,402	17,855
2220620	415,953	237,340	178,613	411,671	234,497	415,953	176,774	(4,282)	-	10,478	7,441	3,037	401,193	227,056	173,737
2210239	412,677	394,309	18,368	411,630	393,359	412,677	18,321	(1,047)	-	317,777	301,607	16,169	93,854	91,752	2,152
2230476	412,429	267,471	144,958	245,462	171,092	376,763	74,370	(131,301)	-	-	-	-	245,462	171,092	74,370
2220313	412,244	272,144	140,100	402,773	265,866	539,403	136,907	-	5,370	10,141	7,650	2,491	392,632	258,216	134,416
2220265	411,345	349,623	61,722	192,249	163,402	356,932	29,447	(163,573)	-	-	-	-	192,249	163,402	28,847
2230327	409,632	349,279	59,353	257,049	219,747	269,756	37,342	(12,665)	-	-	-	-	257,049	219,747	37,342
2240912	395,000	315,861	79,139	-	-	-	-	-	-	-	-	-	-	-	-
2220241	393,783	299,132	95,631	367,531	293,413	393,783	93,118	(6,232)	-	124,024	102,046	21,978	263,506	191,367	72,139
2230177	393,574	320,301	73,266	392,443	319,314	393,574	73,055	(1,131)	-	-	-	-	392,443	319,314	73,055
2230314	389,356	260,727	128,629	362,244	245,947	360,358	121,337	(22,072)	-	-	-	-	362,244	245,947	121,337
2220202	365,704	267,571	98,137	365,708	267,571	365,708	98,137	-	-	275,066	216,342	58,744	110,622	71,229	39,393
2230054	379,253	307,239	72,014	336,456	272,592	379,253	63,863	(42,797)	-	-	-	-	336,456	272,592	63,863
2210091	370,537	597,055	(226,519)	370,537	597,055	370,060	(226,519)	-	537	364,829	592,658	(227,829)	5,708	4,397	1,311
2230425	369,450	238,238	131,212	6,448	4,158	-	2,290	-	6,448	-	-	-	6,448	4,158	2,290
2230472	366,519	302,044	64,475	222,194	183,307	340,741	39,047	(118,547)	-	-	-	-	222,194	183,307	39,047
2220527	365,653	284,291	81,362	350,416	272,422	365,653	77,993	(15,267)	-	916	750	166	349,500	271,672	77,828
2230230	361,000	295,622	72,378	6,847	5,474	-	1,373	-	6,847	-	-	-	6,847	5,474	1,373
2220548	360,560	276,742	83,255	123,616	94,865	210,472	28,721	(86,857)	-	-	-	-	123,616	94,865	28,721
2230455	349,261	251,642	96,619	196,757	142,171	274,354	54,547	(77,596)	-	-	-	-	196,757	142,171	54,547
2230729	345,060	282,494	62,566	4,213	3,450	345,060	763	(340,767)	-	-	-	-	4,213	3,450	763
2230520	344,533	282,316	62,217	209,220	171,438	276,652	37,781	(69,432)	-	-	-	-	209,220	171,438	37,781
2230444	342,403	241,396	61,007	276,117	226,848	296,359	49,269	(20,242)	-	-	-	-	276,117	226,848	49,269
2230585	330,780	255,717	85,063	317,269	238,075	340,780	79,194	(23,511)	-	-	-	-	317,269	238,075	79,194
2210974	339,098	333,271	5,827	339,098	333,271	339,098	5,827	-	-	339,098	331,595	7,503	-	1,676	(1,676)
2230292	338,917	269,454	69,463	306,165	243,803	329,313	62,362	(23,148)	-	-	-	-	306,165	243,803	62,362
2230243	330,688	252,747	177,941	268,774	172,915	330,688	95,859	(61,914)	-	-	-	-	268,774	172,915	95,859
2230451	326,664	259,693	67,571	164,972	130,847	117,135	34,126	-	47,837	-	-	-	164,972	130,847	34,126
2230129	323,655	262,249	61,406	55,437	44,920	24,138	10,518	-	27,304	-	-	-	55,437	44,920	10,518
2230180	323,626	229,573	94,053	20,315	14,411	8,958	5,904	-	11,357	-	-	-	20,315	14,411	5,904
2230265	314,640	495,048	(180,408)	261,607	411,607	314,640	(150,000)	(53,033)	-	-	-	-	261,607	411,607	(150,000)
2230391	309,506	224,447	85,059	255,190	185,658	176,669	69,532	-	78,521	-	-	-	255,190	185,658	69,532
2230507	303,400	236,228	65,172	292,509	229,495	303,400	63,014	(5,591)	-	-	-	-	292,509	229,495	63,014
2230360	299,795	221,447	78,348	228,967	169,656	240,119	59,312	(51,251)	-	-	-	-	228,967	169,656	59,312
2220526	299,349	229,825	69,524	288,290	221,334	299,349	66,956	(11,059)	-	776	633	143	287,514	220,701	66,813
2240910	293,448	234,741	58,707	-	-	-	-	-	-	-	-	-	-	-	-
2230170	290,443	185,563	105,040	229,558	146,563	275,841	82,995	(46,283)	-	-	-	-	229,558	146,563	82,995
2230613	290,432	233,566	66,966	77,326	59,515	223,564	17,311	(146,638)	-	-	-	-	77,326	59,515	17,811
2230410	290,000	237,505	52,495	204,497	167,479	125,149	37,017	-	79,348	-	-	-	204,497	167,479	37,017
2220496	287,009	133,906	153,103	35,284	17,962	-	20,422	-	35,284	1,147	355	792	37,137	17,506	19,631
2230349	285,366	194,599	90,767	143,207	97,657	139,275	45,550	-	3,932	-	-	-	143,207	97,657	45,550
2230422	285,550	222,019	63,531	139	109	3,515	30	(3,376)	-	-	-	-	139	109	30
2220263	277,924	219,319	58,605	277,924	219,319	277,924	58,605	-	-	16,026	12,141	2,645	261,898	207,178	55,920
2230171	273,217	203,429	69,788	247,178	184,041	271,592	63,137	(24,714)	-	-	-	-	247,178	184,041	63,137
2230412	272,844	217,634	55,210	173,040	138,025	269,797	35,015	(47,756)	-	-	-	-	173,040	138,025	35,015
2230196	271,159	191,277	79,882	236,804	167,043	265,409	69,761	(31,605)	-	-	-	-	236,804	167,043	69,761
2230603	270,000	226,238	43,762	33,439	28,267	75,699	5,172	(41,260)	-	-	-	-	33,439	28,267	5,172
2230084	269,195	212,905	56,290	269,195	212,905	269,195	56,290	-	-	-	-	-	269,195	212,905	56,290
2220116	265,379	207,390	60,949	265,379	207,390	265,379	60,949	-	-	158,171	130,578	27,592	107,208	76,811	33,397
2240913	267,522	189,943	77,579	-	-	-	-	-	-	-	-	-	-	-	-
2230347	266,509	194,330	71,979	215,526	157,274	196,335	58,251	-	19,191	-	-	-	215,526	157,274	58,251
2230354	264,274	195,003	69,271	263,048	194,669	264,274	68,949	(1,226)	-	-	-	-	263,048	194,669	68,849
2220528	258,802	212,449	46,354	252,540	207,308	258,802	45,232	(6,262)	-	99,207	76,754	22,453	153,333	130,554	22,779
2230251	258,192	155,689	102,523	216,114	130,299	249,283	85,815	(33,169)	-	-	-	-	216,114	130,299	85,815
2230044	253,030	177,932	75,098	231,112	162,519	253,030	68,593	(21,918)	-	-	-	-	231,112	162,519	68,593
2230606	252,845	181,479	71,366	-	-	-	-	-	-	-	-	-	-	-	-
2230539	237,431	186,027	51,404	182,510	142,997	197,741	39,514	(15,231)	-	-	-	-	182,510	142,997	39,514
2210368	231,624	361,201	(129,577)	190,964	282,201	231,624	(101,237)	(50,660)	-	182,189	251,596	(69,407)	(1,225)	30,605	(31,830)
2240919	228,000	184,388	43,612	-	-	-	-	-	-	-	-	-	-	-	-
2230176	226,829	192,485	34,034	51,711	43,954	78,200	7,757	(26,489)	-	-	-	-	51,711	43,954	7,757
2210131	224,429	195,543	28,886	195,766	170,568	209,818	25,199	(13,052)	-	169,206	137,666	32,140	26,560	32,901	(6,341)
2230567	224,070	183,306	38,764	57,995	47,962	96,238	10,033	(38,240)	-	-	-	-	57,995	47,962	10,033
2230703	223,600	182,440	40,561	15,054	12,316	45,717	2,738	(33,663)	-	-	-	-	15,054	12,316	2,738
2230540	222,775	169,756	53,019	2,899	2,209	-	690	-	2,899	-	-	-	2,899	2,209	690
2230338	220,922	171,393	49,429	52,532	40,773	115,168	11,759	(62,636)	-	-	-	-	52,532	40,773	11,759
2220342	218,878	133,515	85,363	218,878	133,515	218,878	85,363	-	-	54,693	39,931	14,762	164,185	93,584	70,601
2220657	217,211	96,136	121,075	217,211	96,136	217,211	121,075	-	-	93,176	59,151	34,025	124,035	36,985	87,050
2210358	210,533	213,326	(2,793)	210,533	213,326	210,533	(2,793)	-	-	191,707	177,704	14,003	18,826	35,622	(16,796)
2230345	202,049	154,185	47,864	176,369	134,549	199,661	41,740	(22,292)	-	-	-	-	176,369	134,549	41,740
2220641	201,312	157,124	44,188	169,558	154,974	131,545	42,514	-	67,010	-	-	-	169,558	154,974	43,584
Small jobs	17,678,365	12,982,196	4,696,169	9,725,813	6,947,814	10,616,216	2,777,999	(1,614,533)	704,129	499,067	356,875	112,212	9,226,726	6,560,939	2,665,787
Contract assets related to service jobs						(747,352)		-	747,352						
	335,747,459	268,837,858	66,909,592	180,734,786	143,915,127	189,640,738	36,819,658	(13,114,456)	4,208,544	43,214,459	37,319,467	5,894,972	137,520,347	106,595,661	30,924,686

C-A Airco Acquisition, Inc. and Subsidiary
Schedule of Completed Contracts

	Contract Totals			Before January 1, 2023			As of December 31, 2023		
Job Number	Revenues Earned	Cost of Revenues	Gross Profits	Revenues Earned	Cost of Revenues	Gross Profits	Revenues Earned	Cost of Revenues	Gross Profits
2210118	576,889	582,811	(5,922)	567,084	568,797	(1,713)	9,805	14,013	(4,209)
2220626	561,168	446,842	114,326	-	-	-	561,168	446,842	114,326
2220220	559,724	394,358	165,366	391,132	296,825	94,307	168,592	97,533	71,059
2220028	557,124	514,990	42,134	553,291	510,000	43,291	3,833	4,990	(1,157)
2210382	543,599	455,094	88,505	490,324	411,756	78,568	53,275	43,338	9,937
2210296	507,136	359,463	147,673	477,419	345,311	132,108	29,717	14,152	15,565
2210150	499,351	368,175	131,176	495,258	367,496	127,762	4,093	679	3,414
2220045	497,000	443,735	53,265	145,253	118,756	26,498	351,747	324,980	26,767
2220092	489,105	288,216	200,889	156,843	114,632	42,211	332,262	173,584	158,677
2210349	473,581	331,627	141,954	473,581	329,617	143,964	-	2,010	(2,010)
2220517	465,744	310,320	155,425	-	-	-	465,744	310,320	155,425
2210243	451,181	402,244	48,937	451,181	398,688	52,493	-	3,555	(3,555)
2220006	449,894	506,441	(56,547)	375,218	351,370	23,847	74,676	155,070	(80,394)
2220209	447,658	311,356	136,302	335,636	248,189	87,447	112,022	63,166	48,856
2220211	438,994	249,539	189,455	149,027	103,606	45,421	289,967	145,934	144,033
2210374	424,826	281,257	143,569	408,428	269,938	138,490	16,398	11,319	5,078
2210248	407,455	280,826	126,629	407,455	280,826	126,629	-	-	-
2230038	403,029	293,521	109,508	-	-	-	403,029	293,521	109,508
2200316	395,040	347,512	47,527	395,040	346,385	48,655	-	1,128	(1,128)
2220443	389,355	252,062	137,293	250,743	189,213	61,531	138,612	62,850	75,762
2220470	386,849	302,912	83,937	137,084	100,662	36,422	249,765	202,250	47,515
2220255	384,590	291,196	93,394	265,135	191,308	73,827	119,455	99,888	19,567
2210214	377,674	470,993	(93,319)	374,080	470,594	(96,514)	3,594	399	3,195
2210304	374,498	458,605	(84,107)	304,525	246,759	57,766	69,973	211,846	(141,873)
2220038	368,360	376,556	(8,196)	365,453	377,175	(11,722)	2,907	(619)	3,526
2210041	365,936	349,634	16,303	364,973	347,714	17,259	964	1,920	(956)
2220397	361,993	196,541	165,452	476	300	176	361,517	196,242	165,275
2220467	*353,664*	*243,049*	*110,615*	*178,263*	*132,703*	*45,560*	*175,401*	*110,346*	*65,055*
2220304	352,574	300,260	52,314	309,442	274,257	35,184	43,132	26,003	17,130
2220264	344,650	366,390	(21,740)	205,883	182,338	23,545	138,767	184,053	(45,286)
2210314	343,611	349,389	(5,778)	328,326	322,202	6,124	15,285	27,188	(11,902)
2220333	342,155	272,825	69,330	22,184	17,055	5,129	319,971	255,770	64,201
2220403	334,112	247,294	86,818	89,877	69,205	20,672	244,235	178,089	66,146
2210384	330,072	222,679	107,393	326,543	222,409	104,133	3,529	270	3,260
2220430	326,634	260,524	66,110	43,990	35,775	8,216	282,644	224,749	57,895
2210400	322,351	368,624	(46,273)	294,305	341,144	(46,839)	28,046	27,479	567
2210094	320,931	232,184	88,747	320,931	232,184	88,747	-	-	-
2210365	316,147	427,259	(111,112)	268,354	348,461	(80,107)	47,793	78,798	(31,005)
2210063	311,962	507,609	(195,647)	303,339	503,281	(199,941)	8,623	4,329	4,294
2210306	307,273	188,423	118,850	189,086	139,624	49,461	118,187	48,799	69,389
2210352	299,516	238,767	60,749	293,963	234,158	59,805	5,553	4,610	943
2220568	294,078	217,206	76,872	980	776	204	293,098	216,430	76,668
2210251	292,697	244,991	47,706	292,697	244,720	47,977	-	271	(271)
2220231	290,860	231,819	59,041	256,798	227,575	29,223	34,062	4,244	29,818
2220510	275,704	158,712	116,992	110,450	89,929	20,521	165,254	68,783	96,471
2220334	272,771	392,554	(119,783)	245,195	353,009	(107,813)	27,576	39,546	(11,970)
2220335	267,798	200,042	67,756	227,776	176,220	51,556	40,022	23,822	16,200
2210322	267,382	219,823	47,559	259,769	216,596	43,172	7,613	3,227	4,387
2220216	267,109	160,671	106,438	267,109	159,659	107,450	-	1,012	(1,012)
2220021	266,712	271,013	(4,301)	251,783	250,274	1,509	14,929	20,739	(5,810)
2220228	264,239	143,729	120,510	263,074	140,490	122,584	1,165	3,239	(2,074)
2230153	262,551	124,104	138,447	-	-	-	262,551	124,104	138,447
2210396	261,293	156,335	104,958	257,893	153,515	104,379	3,400	2,820	580
2220037	260,815	204,047	56,768	256,625	203,088	53,537	4,190	959	3,230
2220003	250,484	212,126	38,358	243,416	207,723	35,693	7,068	4,403	2,664
2230241	245,050	127,349	117,701	-	-	-	245,050	127,349	117,701
2200143	231,101	238,145	(7,044)	231,101	238,145	(7,044)	-	-	-
2220416	230,692	149,340	81,352	174,013	123,082	50,931	56,679	26,258	30,421
2220601	230,441	138,755	91,686	-	-	-	230,441	138,755	91,686
2200140	225,633	258,309	(32,676)	225,633	258,309	(32,676)	-	-	-
2220088	222,851	172,220	50,631	131,885	110,461	21,424	90,966	61,759	29,207
2210191	215,435	167,291	48,144	217,822	165,776	52,046	(2,387)	1,515	(3,902)
2220574	*215,000*	*161,178*	*53,822*	*12,282*	*9,807*	*2,475*	*202,718*	*151,370*	*51,348*
2220096	213,257	189,455	23,802	194,338	164,233	30,105	18,919	25,222	(6,303)
2210152	208,175	187,360	20,815	198,844	170,887	27,957	9,331	16,473	(7,142)
2220536	208,158	299,277	(91,119)	42,504	34,982	7,521	165,654	264,295	(98,640)
2210391	207,675	103,033	104,642	197,104	102,520	94,585	10,571	513	10,058
2230174	205,576	127,544	78,032	-	-	-	205,576	127,544	78,032
2220282	203,277	134,276	69,001	181,142	120,165	60,978	22,135	14,112	8,023
Small Jobs	18,943,074	12,941,877	5,887,223	8,956,530	6,811,410	2,145,120	9,986,544	6,130,468	3,856,077
Service jobs	33,574,162	19,282,333	14,291,829	-	-	-	33,580,391	19,282,333	14,298,058
	233,692,437	**184,700,372**	**48,878,091**	**175,291,795**	**148,438,215**	**26,853,580**	**58,406,871**	**36,262,157**	**22,144,714**

C-A Airco Acquisition, Inc. and Subsidiary
Consolidating Statement of Income

Year ended December 31, 2023	Airco Mechanical, Ltd	C-A Airco Acquisition, Inc	Eliminations	Consolidated Total
Contract revenues	$ 157,074,277	$ -	$ -	$ 162,353,056
Service revenues	38,852,941	-	-	33,574,162
Total revenues	195,927,218	-	-	195,927,218
Cost of revenues	142,847,818	-	-	142,847,818
Gross profit	53,079,400	-	-	53,079,400
Selling, general and administrative expenses	39,280,194	-	-	39,280,194
Income from operations	13,799,206	-	-	13,799,206
Other income (expense):				
Other income	1,179,681	-	-	1,179,681
Interest expense	(27,517)	-	-	(27,517)
Income before provision for state income tax	1,152,164	-	-	1,152,164
Income tax	203,980	-	-	203,980
Net income	$ 14,747,390	$ -	$ -	$ 14,747,390

C-A Airco Acquisition, Inc. and Subsidiary

Communication with Those
Charged with Governance

December 31, 2023

armanino

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Qualitative Aspects of the Company's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Company are described in Note 2 to the financial statements.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

Management's estimate of the expected cost of completion of construction contracts (including their stage of completion), as well as the estimate of loss projects, are based on job managers who are skilled and have years of experience in job costing/estimating. We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Management's estimate of the allowance for credit losses is based on a specific customer by customer reserve analysis. We evaluated the key factors and assumptions used to develop the reserve in determining that it is reasonable in relation to the financial statements taken as a whole.

Related to FASB ASC 842, Leases, the Company estimates the discount rate and the lease term to be used in calculating the lease liability based on the risk-free treasury rates and the likelihood of exercising renewal options on various leases. We evaluated the key factors and assumptions used to develop the estimates and determined that the assumptions are reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the Company's financial statements relate to revenue recognition in accordance with ASC 606 (Note 2) and transactions with related parties (Note 6).

Significant Difficulties Encountered During the Audit

We encountered no significant difficulties in performing and completing our audit.

AIRCO MECHANICAL

1000 South IH 35 | Round Rock, TX 78681 | 512.837.2917 | aircomechanical.com

March 29, 2024

Armanino LLP

This representation letter is provided in connection with your audit of the consolidated financial statements of C-A Airco Acquisition, Inc. and Subsidiary (the "Company"), which comprise the consolidated balance sheets as of December 31, 2023 and 2022, and the related consolidated statements of income, stockholders' equity, and cash flows for the years then ended, and the related notes to the financial statements, for the purpose of expressing an opinion as to whether the consolidated financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of March 29, 2024, the following representations made to you during your audit.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated November 8, 2023, including our responsibility for the preparation and fair presentation of the consolidated financial statements.

2. The consolidated financial statements referred to above are fairly presented in conformity with U.S. GAAP.

3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

4. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.

5. Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.

19. We are not aware of any side letters, emails, or oral arrangements with our suppliers that modify or supersede the terms of the purchase orders and/or contracts.

20. We have implemented proper controls to identify revenue recognition in accordance with ASC 606, Revenue Recognition—Construction-Type and Production-Type Contracts. For the revenue contracts:

    a We have taken all appropriate and reasonable measures to inform employees of the Company and our sales force to comply with company policies in this regard.

    b We have reviewed all amounts of revenue that have been deferred, as of the balance sheet date, in accordance with the above-captioned accounting rules generally accepted in the United States, and believe that these revenues are appropriately deferred and will be realized in the future periods.

    c We have fully disclosed to you all sales terms, including all rights of return or price adjustments, upgrade/update rights, and any other relevant provisions.

    d We are not aware of any rebates, rewards, allowances, or similar items that we have obtained that have not been discussed with the accounting department.

    e We are not aware of any future commitments or awards we have made/promised to suppliers in exchange for current year pricing adjustments or relief.

    f We are not aware of any future pricing commitments we have made to customers in exchange for current business.

21. We believe that construction completed and in progress, at contract prices is realizable in accordance with the provisions of the contract.

22. The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. A list of the uncorrected misstatements is attached to the representation letter.

Information Provided

23. We have provided you with:

    a Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the consolidated financial statements, such as records, documentation, and other matters.

    b Additional information that you have requested from us for the purpose of the audit.

    c Unrestricted access to persons within the Company from whom you determined it necessary to obtain audit evidence.

36. The Company was in compliance with all debt covenants under their respective loan agreements as of December 31, 2023.

37. We currently do not have any tax positions that we would consider uncertain as of the balance sheet date.

38. Members' equity rights and privileges have been properly disclosed.

39. Management intends not to provide refunds or concessions that are not required under the provisions of any contractual arrangement, and the entity's historical performance supports such intent.

40. We determine standalone selling price for performance obligations by considering multiple factors including, but not limited to, prices we charge for similar offerings, market conditions, competitive landscape and pricing practices.

41. As required by ASU 2014-15, Presentation of Financial Statements — Going Concern, we have evaluated conditions and events known and reasonably knowable at the financial statement issuance date and provided to you our analysis determining substantial doubt about the Company's ability to continue as a going concern for one year after financial statement issuance date does not exist.

42. We have implemented FASB ASC 326 during the audit period. We have implemented the new accounting standard in accordance with the transition guidance prescribed in the standard, and it did not have a material impact on the consolidated financial statements.

Tammye Brown, Controller

Chip Chambliss, President

Schedule A—Current Projects

Name of Organization	Airco Mechanical		
Project Owner	Brandywine	Project Name	Broadmoor
General Description of Project	13 story multi family with multiple generators		
Project Cost	10 million	Date Project Completed	9/1/2024

Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name	Lyndall Groos	Ken Phelps	Dillon Nance	

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner			Brandywine		
Designer	Mark Bigbie	Engineer	Jordan & Skala	469.385.1616	
Construction Manager	Ryan Hanel	Project Executive	White Construction	254.482.1133	rvanh@whiteconst.com

Project Owner	Dabella	Project Name	Dabella
General Description of Project	6 story office bldg with generator		
Project Cost	2.5 million	Date Project Completed	

Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name	Eric Parrott	Jose Perez	Dillon Nance	

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner	Dabella				
Designer	Julianna Mansell	Engineer	Consulting Engineers	214.750.2900	
Construction Manager	Cory Oviatt	PM	Arco Murray	737.263.6541	coviatt@arcomurray.com

Project Owner		Project Name	MTECH
General Description of Project	TI with manufacturing and office finish out		
Project Cost	1 million	Date Project Completed	5/1/2024

Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name	Eric Parrott	Juan Rosales	Dillon Nance	

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer	Nikoals Rabroker	EE	Star of TX	254.613.4741	rabroker@staroftexasengineering.com
Construction Manager	Sammy Masuro	PM	CM Construction	201.783.2049	sammy@Cmconstructors.com

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Schedule B—Previous Experience with Similar Projects

Name of Organization	Airco Mechanical				
Project Owner		Project Name	Virtex		
General Description of Project	Chip manufacturing facility				
Project Cost	676,825.00	Date Project Completed	2.26.22		
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name	Eric Parrott	David Gonzalez		Dillon Nance	

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner	Thomas Jackson	Facilities	Virtex	512.855.1569	Thomas.Jackson@VIRTEX.us
Designer	David Pich	EE	Amped Engineering	512.400.4189	
Construction Manager	Hans Hiboldt	Superintendent	Paradigm Construction	512.877.0479	h.hilboldt@teamparadigm.com

Project Owner		Project Name	PEC Cedar Park		
General Description of Project	Add generator and upgrade power for truck maitnenance				
Project Cost	272,652.00	Date Project Completed	7.19.22		
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name	Eric Parrott	David Gonzalez		Dillon Nance	

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner	Bud Collora	PM	PEC	830.868.6056	bud.collora@peci.com
Designer	Todd Keener	EE	Keener Engineering services	830.997.0180	tkeener@keener-engineering.com
Construction Manager	Fromberg		Fromberg Construction		

Project Owner		Project Name			
General Description of Project					
Project Cost		Date Project Completed			
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name					

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Copyright® 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Schedule C—Key Individuals

Project Manager			
Name of individual	Ryan Johnson		
Years of experience as project manager	10 years		
Years of experience with this organization	23 years of Electrical Experience		
Number of similar projects as project manager	25 at minimum		
Number of similar projects in other positions	6 at minimum		
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
Covert Cadillac		20%	May 28, 2024
San Marcos Fire Station 4		20%	June 31, 2024
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name	Robin Bleiweiss	Name	Bailey Elliott
Title/Position	Facilities Project Manager	Title/Position	Owner / Manager
Organization	Firefly Aerospace	Organization	Elliott Construction
Telephone	346.336.2272	Telephone	512.569.9567
Email	robin.bleiweiss@fireflyspace.com	Email	belliottjr@yahoo.com
Project	Building 6	Project	Covert Cadillac
Candidate's role on project	Project Manager	Candidate's role on project	Project Manager

Project Superintendent			
Name of individual	Omar Guerrero		
Years of experience as project superintendent	Five		
Years of experience with this organization	One		
Number of similar projects as project superintendent	Twelve		
Number of similar projects in other positions	Twenty		
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
Service Van Operator / Job Superintendent			
Chick Fil A McCreless CPS Project		Starts 4/23/24	5/17/24
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name	Anthony Gonzales	Name	
Title/Position	Service Manager	Title/Position	
Organization	Alterman Electrical	Organization	
Telephone	(737) 344-8241	Telephone	
Email		Email	
Project	Office	Project	
Candidate's role on project	Manage Daily Operations for Service Dept.	Candidate's role on project	

EJCDC® C-451, Qualifications Statement—Schedule C—Key Individuals.
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Safety Manager			
Name of individual	Dillon Nance		
Years of experience as safety manager	9		
Years of experience with this organization	6		
Number of similar projects as safety manager	100+		
Number of similar projects in other positions	100+		
Current Project Assignments			
Name of assignment	Percent of time used for this project	Estimated project completion date	
N/A	N/A	N/A	
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name	Tara Gray	Name	Darla Sommerfield
Title/Position	Senior Safety Manager	Title/Position	Safety Training Manager
Organization	Harvey-Cleary	Organization	First On-Site
Telephone	(512) 706-5869	Telephone	(512) 297-6391
Email	tgray@harveycleary.com	Email	darla.sommerfield@firstonsite.com
Project	Multiple	Project	Multiple
Candidate's role on project	Safety Manager	Candidate's role on project	Safety Manager

Quality Control Manager			
Name of individual	Justin Morgan		
Years of experience as project superintendent	14		
Years of experience with this organization	3		
Number of similar projects as project superintendent	16+		
Number of similar projects in other positions	40+		
Current Project Assignments			
Name of assignment	Percent of time used for this project	Estimated project completion date	
Chikfila McCreless CPS Project	10%	5/14/24	
Chikfila Bastrop PDC Project	10%	5/17/24	
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name	Jose Avalos	Name	Cameron McCoy
Title/Position	Superintendent	Title/Position	Project Manager
Organization	Tumlinson Electric	Organization	S. Covey Enterprises
Telephone	(512) 299-0086	Telephone	(979) 220-1037
Email	N/A	Email	cameron@scovey.net
Project	Multiple	Project	Maintenance Coordinator
Candidate's role on project	Superintendent / QA/QC	Candidate's role on project	Superintendent / QA/QC

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

This Statement of Qualifications is offered by:

Business: Airco Mechanical, Ltd.
(typed or printed name of organization)

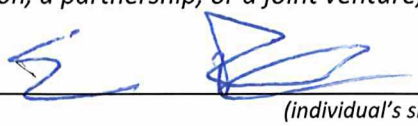
By: 
(individual's signature)

Name: William Chambliss
(typed or printed)

Title: President
(typed or printed)

Date: 4/8/24
(date signed)

(If Business is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: 
(individual's signature)

Name: Eric Parrott
(typed or printed)

Title: Witness
(typed or printed)

Address for giving notices:
1000 South IH-35, Round Rock, TX 78681

Designated Representative:

Name: Jesse Elliott
(typed or printed)

Title: Electrical Service Sales Estimator
(typed or printed)

Address:
1000 South IH-35, Round Rock, TX 78681

Phone: (512) 837-2917

Email: jelliott@aircomechanical.com

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

SECTION 00 45 46

VENDOR COMPLIANCE TO STATE LAW

The 1985 Session of the Texas Legislature passed House Bill 620 relative to the award of contracts to non-resident bidders. This law provides that, in order to be awarded a contract as low bidder, non-resident bidders (out of state contractors whose corporate officers or principal place of business are outside of the state of Texas) bid projects for construction, improvements, supplies or services in Texas at an amount lower than the lowest Texas resident by the same amount that a Texas resident bidder would be required to underbid a non-resident bidder in order to obtain a comparable contract in the state in which the non-resident's principal place of business is located. The appropriate blanks in Section A must be filled out by all out-of-state or non-resident bidders in order for your bid to meet specifications. The failure of out-of-state or non-resident contractors to do so will automatically disqualify that bidder. Resident bidders must check the line in Section B.

A. Non-resident bidder in _____ (give state), our principal place of business, are required to be _____ percent lower than resident bidders by state law.
Non-resident vendors in _____ (give state), our principal place of business, are not required to underbid resident bidders.

B. Our principal place of business or corporate offices are in the State of Texas:
Airco Mechanical, Ltd.

BIDDER:

Airco Mechanical, Ltd.
(Company Name)

By William Chambliss
(please print)

Address: 1000 South IH-35

Signature: [signature]

Title: William Chambliss
(please print)

Round Rock TX 78681
City State Zip

THIS FORM MUST BE RETURNED WITH YOUR PROPOSAL

END OF SECTION

TAKNEK

USA: 4400 West US-82, Gainesville,Texas, 76240
M: +1(225)200-9058 P: +1(888)-4- TAKNEK

Tuesday, April 9, 2024

Re: Proposal 104332-24

Hello,

We are pleased to offer our proposal for the Electrical Improvements Project. Which includes demolition, furnishing, and installation work as mentioned in the bid documents.

If we can be of any further service, or if you have any questions, please do not hesitate to contact us.

Kind Regards,
Jeet Singh

President | Taknek

USA Manufacturing: 4400 West Highway-82, Gainesville, Texas, USA, 76240
M: +1-225-200-9058
W: +1-888-4-TAKNEK
E: jeet.singh@taknek.com

www.taknek.com

TAKNEK

What You Can Imagine We Can Create

This email, including attachments, is intended for the person or company named and may contain confidential and/or legally privileged information. Unauthorized disclosure, copying or use of this information may be unlawful and is prohibited. If you are not the intended recipient, please delete this message and notify the sender.



BID BOND (PENAL SUM FORM)

Bidder	Surety
Name: Taknek, LLC Address *(principal place of business)*: (Address of Bidder's principal place of business) 4400 W. Highway 82 Gainesville, TX 76240	Name: Great Midwest Insurance Company Address *(principal place of business)*: (Address of Surety's principal place of business) 800 Gessner, Suite 600 Houston, TX 77024
Owner Name: City of Taylor Address: 400 Porter Street Taylor, TX 76574	**Bid** Project: Electrical Improvements Project City of Taylor 400 Porter Street Taylor, TX 76574 Bid Due Date: April 8, 2024

Bond

Penal Sum: (Amount) Five Percent of Total Amount Bid (5%)

Date of Bond: (Date) April 8, 2024

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

Bidder	Surety
Taknek, LLC *(Full formal name of Bidder)*	Great Midwest Insurance Company *(Full formal name of Surety) (corporate seal)*
By: _____ *(Signature)*	By: _____ *(Signature) (Attach Power of Attorney)*
Name: Charanjeet Singh *(Printed or typed)*	Name: Todd A. Stein *(Printed or typed)*
Title: PRESIDENT	Title: Attorney-In-Fact
Attest: _____ *(Signature)*	Attest: _____ *(Signature)*
Name: _____ *(Printed or typed)*	Name: Cheryl C May *(Printed or typed)*
Title:	Title: Witness

Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.

EJCDC® C-430, Bid Bond (Penal Sum Form).
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
   3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
   3.2. All Bids are rejected by Owner, or
   3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Todd A. Stein, Mark Levinson, Jeff McQuate, Mary Brenner-Miller

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Ten Million dollars ($10,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 11th day of February, 2021.

GREAT MIDWEST INSURANCE COMPANY

BY _____
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 11th day of February, 2021, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

CHRISTINA BISHOP
Notary Public, State of Texas
Comm. Expires 04-14-2025
Notary ID 131090488

BY _____
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 8th Day of April 24.

BY _____
Leslie K. Shaunty
Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

BID FORM

FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

1.01 This Bid is submitted to: City of Taylor, 400 Porter Street, Taylor, Texas 76574.

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

A. Required Bid security;

B. List of Proposed Subcontractors;

C. List of Proposed Suppliers;

D. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such authority within the time for acceptance of Bids;

E. Contractor's license number as evidence of Bidder's State Contractor's License or a covenant by Bidder to obtain said license within the time for acceptance of Bids;

F. Required Bidder Qualification Statement with supporting data;

ARTICLE 3—BASIS OF BID—LUMP SUM BID AND UNIT PRICES

3.01 *Lump Sum Bid and Unit Price Bid*

A. Bidder will complete the Work in accordance with the Contract Documents for the following stipulated price(s) in 3.01.A.1 below:

EJCDC® C-410, Bid Form for Construction Contract.
Copyright® 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

1. Base Bid Items

Bid Item No.	Description		Unit	Est. Qty.	Bid Unit Price	Bid Amount
BASE BID ITEMS						
1	Mobilization, Bonds & Insurance	5% of Total Bid Price	LS	1	$26,000	$26,000
2	Fire Station #1	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$64,000	$ 64,000
3	Fire Station #1	50 kW Diesel Generator (Diesel, 24-HR Fuel Tank, Level II Enclosure)	EA	1	$60,000	$60,000
4	Fire Station #1	Automatic Transfer Switch	EA	1	$45,000	$45,000
5	Fire Station #1	Concrete Equipment Pad	CY	4	$ 3,500	$14,000
6	Fire Station #1	Excavation	CY	130	$150	$ 19,500
7	Fire Station #1	Select Fill	CY	100	$ 180	$18,000
8	Fire Station #1	Lean Clay Cap	CY	30	$90	$ 2,700
9	Fire Station #1	Haul Off and Disposal	CY	130	$150	$ 19,500
10	Fire Station #2	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$25,000	$25,000
11	Fire Station #2	Manual Transfer Switch	EA	1	$22,000	$22,000
12	Utility Maintenance	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$25,000	$25,000
13	Utility Maintenance	Manual Transfer Switch	EA	1	$22,000	$ 22,000
14	Animal Shelter	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$20,000	$20,000

Copyright® 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Bid Item No.	Description		Unit	Est. Qty.	Bid Unit Price	Bid Amount
15	Animal Shelter	Manual Transfer Switch	EA	1	$ 32,000	$ 32,000
16	Public Works	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$ 22,000	$ 22,000
17	Public Works	Manual Transfer Switch	EA	1	$22,000	$22,000
18	City Hall	Electrical Work (Demo/ Installation/ Wiring/ Grounding)	LS	1	$29,000	$29,000
19	City Hall	Manual Transfer Switch	EA	1	$45,000	$45,000
TOTAL BASE BID (SUM OF ITEMS 1-19)						$ 532,700
20	Owner's Contingency	Amount not Guaranteed to Contractor (20% of Total of Items 1 through 19)	LS	1	$ 106,000	$106,000
TOTAL BASE BID PLUS CONTINGENCY			$ 638,700			

ARTICLE 4—TIME OF COMPLETION

4.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of days indicated in the Agreement.

4.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 5—BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

5.01 *Bid Acceptance Period*

A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

5.02 *Instructions to Bidders*

A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

5.03 *Receipt of Addenda*

A. Bidder hereby acknowledges receipt of the following Addenda:

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Addendum Number	Addendum Date

ARTICLE 6—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

6.01 *Bidder's Representations*

A. In submitting this Bid, Bidder represents the following:

1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

6.02 *Bidder's Certifications*

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.

2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.

3. Bidder has not solicited or induced any individual or entity to refrain from bidding.

4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:

a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.

b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.

c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.

d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

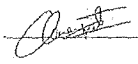
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

BIDDER hereby submits this Bid as set forth above:

Bidder:

TAKNEK LLC

(typed or printed name of organization)

By: 

(individual's signature)

Name: CHARANJEET SINGH

(typed or printed)

Title: PRESIDENT

(typed or printed)

Date: 04/09/2024

(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest: _____

(individual's signature)

Name: _____

(typed or printed)

Title: _____

(typed or printed)

Date: _____

(typed or printed)

Bidder's Address for giving notices:

4400 ,W Highway 82 ,Gainesville Texas 76240

Bidder's Contact Person:

Name: CHARANJEET SINGH

(typed or printed)

Title: PRESIDENT

(typed or printed)

Phone: 817-231-0124

Email: sales@taknek.com

Address:

4400 ,W Highway 82,Gainesville,Texas 76240

Bidder's Contractor License No.: (if applicable) _____

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

QUALIFICATIONS STATEMENT

ARTICLE 1—GENERAL INFORMATION

1.01 Provide contact information for the Business:

Legal Name of Business:	TAKNEK LLC		
Corporate Office 4400 W Highway 82 Gainesville Texas 76240			
Name:	CHARANJEET SINGH	Phone number:	817-231-0124
Title:	PRESIDENT	Email address:	sales@taknek.com
Business address of corporate office:	4400 ,W Highway 82,Gainesville ,Texas 76240		
Local Office TAKNEK LLC			
Name:	CHARANJEET SINGH	Phone number:	817-231-0124
Title:	PRESIDENT	Email address:	sales@taknek.com
Business address of local office:	4400 ,W Highway 82,Gainesville ,Texas 76240		

1.02 Provide information on the Business's organizational structure:

Form of Business:	☐ Sole Proprietorship ☐ Partnership ☐ Corporation		
☑ Limited Liability Company ☐ Joint Venture comprised of the following companies:			
	1.		
	2.		
	3.		
Provide a separate Qualification Statement for each Joint Venturer.			
Date Business was formed:	March 7,2017	State in which Business was formed:	Texas
Is this Business authorized to operate in the Project location?	☑ Yes ☐ No ☐ Pending		

1.03 Identify all businesses that own Business in whole or in part (25% or greater), or that are wholly or partly (25% or greater) owned by Business:

Name of business:		Affiliation:	
Address:			
Name of business:		Affiliation:	
Address:			

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Name of business:		Affiliation:	
Address:			

1.04 Provide information regarding the Business's officers, partners, and limits of authority.

Name:		Title:	
Authorized to sign contracts: ☐ Yes ☐ No		Limit of Authority:	$
Name:		Title:	
Authorized to sign contracts: ☐ Yes ☐ No		Limit of Authority:	$
Name:		Title:	
Authorized to sign contracts: ☐ Yes ☐ No		Limit of Authority:	$
Name:		Title:	

ARTICLE 2—LICENSING

2.01 Provide information regarding licensure for Business:

Name of License:	General Contractor		
Licensing Agency:	City of Gainesville, TX		
License No:	23-000149	Expiration Date:	06/05/2024
Name of License:	Electrical contractor		
Licensing Agency:	Texas department of licensing and regulation		
License No:	36657	Expiration Date:	12/03/2024

ARTICLE 3—DIVERSE BUSINESS CERTIFICATIONS

3.01 Provide information regarding Business's Diverse Business Certification, if any. Provide evidence of current certification.

Certification	Certifying Agency	Certification Date
☐ Disadvantaged Business Enterprise		
☐ Minority Business Enterprise		
☐ Woman-Owned Business Enterprise		
☐ Small Business Enterprise		
☐ Disabled Business Enterprise		
☐ Veteran-Owned Business Enterprise		
☐ Service-Disabled Veteran-Owned Business		
☐ HUBZone Business (Historically Underutilized) Business		

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

✓

Type text here

☐ Other			
☑ None			

ARTICLE 4—SAFETY

4.01 Provide information regarding Business's safety organization and safety performance.

Name of Business's Safety Officer:	Alberto Chavez	
Safety Certifications		
Certification Name	Issuing Agency	Expiration

4.02 Provide Worker's Compensation Insurance Experience Modification Rate (EMR), Total Recordable Frequency Rate (TRFR) for incidents, and Total Number of Recorded Manhours (MH) for the last 3 years and the EMR, TRFR, and MH history for the last 3 years of any proposed Subcontractor(s) that will provide Work valued at 10% or more of the Contract Price. Provide documentation of the EMR history for Business and Subcontractor(s).

Year									
Company	EMR	TRFR	MH	EMR	TRFR	MH	EMR	TRFR	MH
TAKNEK LLC	0.74	0	95,438	0.82	0	98,748	0.86	0	79,758

ARTICLE 5—FINANCIAL

5.01 Provide information regarding the Business's financial stability. Provide the most recent audited financial statement, and if such audited financial statement is not current, also provide the most current financial statement.

Financial Institution:	TAKNEK LLC	
Business address:	4400 ,W Highway 82,Gainesville ,Texas 76240	
Date of Business's most recent financial statement:	12/31/2023	☑ Attached
Date of Business's most recent audited financial statement:		☐ Attached
Financial indicators from the most recent financial statement		
Contractor's Current Ratio (Current Assets ÷ Current Liabilities)		8.248
Contractor's Quick Ratio ((Cash and Cash Equivalents + Accounts Receivable + Short Term Investments) ÷ Current Liabilities)		4.959

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

ARTICLE 6—SURETY INFORMATION

6.01 Provide information regarding the surety company that will issue required bonds on behalf of the Business, including but not limited to performance and payment bonds.

Surety Name:	Great Midwest Insurance Company		
Surety is a corporation organized and existing under the laws of the state of:		TEXAS	
Is surety authorized to provide surety bonds in the Project location?		☑ Yes ☐ No	
Is surety listed in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" published in Department Circular 570 (as amended) by the Bureau of the Fiscal Service, U.S. Department of the Treasury? ☑ Yes ☐ No			
Mailing Address (principal place of business):	800 Gessner Road, Suite # 600 Houston, Texas 77024		
Physical Address (principal place of business):	800 Gessner Road, Suite # 600 Houston, Texas 77024		
Phone (main):	(713) 935-4800	Phone (claims):	(713) 935-4800

ARTICLE 7—INSURANCE

7.01 Provide information regarding Business's insurance company(s), including but not limited to its Commercial General Liability carrier. Provide information for each provider.

Name of insurance provider, and type of policy (CLE, auto, etc.):	UNIA INC	
Insurance Provider	Type of Policy (Coverage Provided)	
Hartford Underwriters Insurance Company	Commercial, General,Auto	
Twin City Fire Insurance Company	WORKERS COMPENSATIONAND EMPLOYERS' LIABILITY	
Are providers licensed or authorized to issue policies in the Project location?		☑ Yes ☐ No
Does provider have an A.M. Best Rating of A-VII or better?		☑ Yes ☐ No
Mailing Address (principal place of business):	2201 CAROLINE ST,HOUSTON,TX,77002	
Physical Address (principal place of business):	2201 CAROLINE ST,HOUSTON,TX,77002	

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Phone (main):	7136550335	Phone (claims):	7136550335

ARTICLE 8—CONSTRUCTION EXPERIENCE

8.01 Provide information that will identify the overall size and capacity of the Business.

Average number of current full-time employees:	60
Estimate of revenue for the current year:	$2.3 million
Estimate of revenue for the previous year:	$16.2 million

8.02 Provide information regarding the Business's previous contracting experience.

Years of experience with projects like the proposed project: 7				
As a general contractor:	✓	As a joint venturer:		
Has Business, or a predecessor in interest, or an affiliate identified in Paragraph 1.03:				
Been disqualified as a bidder by any local, state, or federal agency within the last 5 years? ☐ Yes ☑ No				
Been barred from contracting by any local, state, or federal agency within the last 5 years? ☐ Yes ☑ No				
Been released from a bid in the past 5 years? ☐ Yes ☑ No				
Defaulted on a project or failed to complete any contract awarded to it? ☐ Yes ☑ No				
Refused to construct or refused to provide materials defined in the contract documents or in a change order? ☐ Yes ☑ No				
Been a party to any currently pending litigation or arbitration? ☐ Yes ☑ No				
Provide full details in a separate attachment if the response to any of these questions is Yes.				

8.03 List all projects currently under contract in Schedule A and provide indicated information.

8.04 List a minimum of three and a maximum of six projects completed in the last 5 years in Schedule B with references and contact information, and provide indicated information to demonstrate the Business's experience with projects similar in type and cost of construction.

8.05 In Schedule C, provide information on key individuals whom Business intends to assign to the Project. Provide resumes for those individuals included in Schedule C. Key individuals include the Project Manager, Project Superintendent, Quality Manager, and Safety Manager. Resumes may be provided for Business's key leaders as well.

ARTICLE 9—REQUIRED ATTACHMENTS

9.01 Provide the following information with the Statement of Qualifications:

A. If Business is a Joint Venture, separate Qualifications Statements for each Joint Venturer, as required in Paragraph 1.02.

B. Diverse Business Certifications if required by Paragraph 3.01.

C. Certification of Business's safety performance if required by Paragraph 4.02.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

D. Financial statements as required by Paragraph 5.01.

E. Attachments providing additional information as required by Paragraph 8.02.

F. Schedule A (Current Projects) as required by Paragraph 8.03.

G. Schedule B (Previous Experience with Similar Projects) as required by Paragraph 8.04.

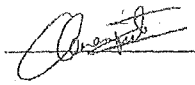
H. Schedule C (Key Individuals) and resumes for the key individuals listed, as required by Paragraph 8.05.

I. Additional items as pertinent.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

This Statement of Qualifications is offered by:

Business: TAKNEK LLC
(typed or printed name of organization)

By: 
(individual's signature)

Name: CHARANJEET SINGH
(typed or printed)

Title: PRESIDENT
(typed or printed)

Date: 04/09/2024
(date signed)

(If Business is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____
(individual's signature)

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Address for giving notices:
4400 ,W Highway 82 ,Gainesville, Texas 76240

Designated Representative:

Name: CHARANJEET SINGH
(typed or printed)

Title: PRESIDENT
(typed or printed)

Address:
4400 ,W Highway 82,Gainesville,Texas 76240

Phone: 817-231-0124

Email: sales@taknek.com

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Schedule A—Current Projects

Name of Organization	TAKNEK LLC				
Project Owner	City of Paris		Project Name	Phase 1 WWTP Improvements	
General Description of Project	Water treatment plant improvements.				
Project Cost	$13,928,210		Date Project Completed	April ,2025	
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name	Stephen Rattrree	John Flores	Alberto Chavez	Mathin Akumalla	
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager	Jamie Voigt	Project Manager	Thalle	2149707838	jvoigt@thalle.com

Project Owner	City of Georgetown		Project Name	Stonewall Ranch Pump Station Improvements	
General Description of Project	Split case Pump station addition, Generator & accessories, Electrical building addtion				
Project Cost	$2,930,900		Date Project Completed	July, 2024	
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name	Naveen Kumar	Sean Briscoe	Nohemi	Danny Padilla	
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer	Thomas D. Valle	Principal	KPA Engineers	2547733731	tvalle@kpaengineers.com
Construction Manager					

Project Owner	City of Mansfield		Project Name	Plant Control System Replacement	
General Description of Project	Bud Ervin Water Treatment Plant Plant Control System Replacement				
Project Cost	$831,000		Date Project Completed	March,2024	
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name	Stephen Rattrree	Bradford Maddle	Samarjeet Singh	Rafael	
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer	Patrick Moseley	Senior Engineer	Plummer	8178061700	pmoseley@plummer.com
Construction Manager					

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Schedule B—Previous Experience with Similar Projects

Name of Organization	TAKNEK LLC				
Project Owner	City of Commerce		Project Name	Pump Station Improvements	
General Description of Project	Installation of booster pump, electrical building and other related work				
Project Cost	$842,563		Date Project Completed	12/2022	
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name	Stephen Rattrree	Patrick wise	Samarjeet Singh	Rafael	
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer	Steve Farabaugh	Engineer	KSA ENGINEERS	2019702726	sfarabaugh@ksaeng.com
Construction Manager					

Project Owner	Sterigenics		Project Name	SALT LAKE CITY EQUIPMENT ENHANCEMENT	
General Description of Project	Electrical and controls work				
Project Cost	$3,297,570		Date Project Completed	12/2022	
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name	Mathin Akumalla	Sean Briscoe	Alberto Chavez	Danny Padilla	
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer	John Frauglis	Project Manager	Pond and company	4043136958	fragulisj@pondco.com
Construction Manager					

Project Owner	City of Fontana		Project Name	Pump Station Improvements	
General Description of Project	Installation of Booster pump, piping, electrical and associated work				
Project Cost	$1,257,000		Date Project Completed	06/2023	
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager	
Name	Naveen Kumar	Bradford Maddle	Samarjeet Singh	Rafael	
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner	Tom Smith	Engineer	City of Fontana	9099917989	t.smith@fontanaca.gov
Designer					
Construction Manager					

EJCDC® C-451, Qualifications Statement—Schedule B—Previous Experience with Similar Projects.
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

Schedule C—Key Individuals

Project Manager			
Name of individual	Stephen Rattrree		
Years of experience as project manager	15		
Years of experience with this organization	5		
Number of similar projects as project manager	20		
Number of similar projects in other positions	2		
Current Project Assignments			
Name of assignment	Percent of time used for this project	Estimated project completion date	
City of Paris	30%	April ,2025	
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name	Jamie Voigt	Name	
Title/Position	Project Manager	Title/Position	
Organization	Thalle	Organization	
Telephone	2149707838	Telephone	
Email	jvoigt@thalle.com	Email	
Project	City of Paris	Project	
Candidate's role on project	Project Manager	Candidate's role on project	

Project Superintendent			
Name of individual	John Flores		
Years of experience as project superintendent	18		
Years of experience with this organization	5		
Number of similar projects as project superintendent	25		
Number of similar projects in other positions	5		
Current Project Assignments			
Name of assignment	Percent of time used for this project	Estimated project completion date	
City of Paris	30%	April ,2025	
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name	Jamie Voigt	Name	
Title/Position	Project Manager	Title/Position	
Organization	Thalle	Organization	
Telephone	2149707838	Telephone	
Email	jvoigt@thalle.com	Email	
Project	City of Paris	Project	
Candidate's role on project	Project Superintendent	Candidate's role on project	

EJCDC® C-451, Qualifications Statement—Schedule C—Key Individuals.
Copyright® 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Safety Manager			
Name of individual	Alberto Chavez		
Years of experience as project manager	7		
Years of experience with this organization	3		
Number of similar projects as project manager	6		
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment	Percent of time used for this project	Estimated project completion date	
City of Paris	30%	April ,2025	
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name	Jamie Voigt	Name	
Title/Position	Project Manager	Title/Position	
Organization	Thalle	Organization	
Telephone	2149707838	Telephone	
Email	jvoigt@thalle.com	Email	
Project	City of Paris	Project	
Candidate's role on project	Safety Manager	Candidate's role on project	

Quality Control Manager			
Name of individual	Mathin Akumalla		
Years of experience as project superintendent	12		
Years of experience with this organization	4		
Number of similar projects as project superintendent	15		
Number of similar projects in other positions	5		
Current Project Assignments			
Name of assignment	Percent of time used for this project	Estimated project completion date	
City of Paris	30%	April ,2025	
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name	Jamie Voigt	Name	
Title/Position	Project Manager	Title/Position	
Organization	Thalle	Organization	
Telephone	2149707838	Telephone	
Email	jvoigt@thalle.com	Email	
Project	City of Paris	Project	
Candidate's role on project	Quality Control manager	Candidate's role on project	

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

SECTION 00 45 46

VENDOR COMPLIANCE TO STATE LAW

The 1985 Session of the Texas Legislature passed House Bill 620 relative to the award of contracts to non-resident bidders. This law provides that, in order to be awarded a contract as low bidder, non-resident bidders (out of state contractors whose corporate officers or principal place of business are outside of the state of Texas) bid projects for construction, improvements, supplies or services in Texas at an amount lower than the lowest Texas resident by the same amount that a Texas resident bidder would be required to underbid a non-resident bidder in order to obtain a comparable contract in the state in which the non-resident's principal place of business is located. The appropriate blanks in Section A must be filled out by all out-of-state or non-resident bidders in order for your bid to meet specifications. The failure of out-of-state or non-resident contractors to do so will automatically disqualify that bidder. Resident bidders must check the line in Section B.

A. Non-resident bidder in _____ (give state), our principal place of business, are required to be _____ percent lower than resident bidders by state law.
Non-resident vendors in _____ (give state), our principal place of business, are not required to underbid resident bidders.

B. Our principal place of business or corporate offices are in the State of Texas:
4400 ,W Highway 82,Gainesville ,Texas 76240 .

BIDDER:

TAKNEK LLC
(Company Name)

By CHARANJEET SINGH
(please print)

Address: 4400 ,W Highway 82

Signature: _____

Title: PRESIDENT
(please print)

Gainesville Texas 76240
City State Zip

THIS FORM MUST BE RETURNED WITH YOUR PROPOSAL

END OF SECTION

STEPHEN RATTEREE (PROJECT MANAGER)

Steve has over 15 years of project management experience ranging from subsurface remediation projects for national oil companies to Electrical & controls upgrade projects for municipal wastewater and water clients. During that time, he led projects to implement financial, reporting, on-boarding systems and Customer Relationship Management (CRM) software. As a Project Management Professional, he focuses on delivering Electrical & controls projects that are on budget, on schedule and in scope for his clients. He ensures that the scope of work is in constant alignment with his client's requirements.

Experience

City of Denison WTP Improvements

Worked with client to develop a scope of work, budget and schedule to relocate Server from client's old location to new one. Identified team, coordinated resources and led kickoff meeting. Coordinated cost control study and installation of all instruments at a WTP. Managed procurement of materials, FAT testing, and subcontractors. Maintained consistent communications with field personnel to ensure scope and cost baselines were followed. Communicated with field staff on Estimate at Completion for project (EAC) based on cost performance index. Project was completed on time and under budget by 15%.

City of Commerce: (TxCDBG Raw Water Pump Station Improvements)

As a Project Manager, he was responsible for preparing scope, budget, and schedule for a control improvements upgrade on project which includes booster pump, building, electrical & control conduits, Control building PLC & SCADA programming integrating floats, level sensors, switches and other controls instruments. Project benefited the client by providing water level data and eliminating manual monitoring tasks. Reviewed and approved invoicing. Closed out project on time, on budget and in scope.

City of Mansfield (Bud Ervin Water Treatment Plant Control System Replacement):

As Project Manager oversaw work from begin to FAT of instrumentation and controls implementation project that included eight new, two modified control panels, network rack, SCADA migration, Reviewed and approved invoicing and managed several changes. Closed out project on time, under budget and in scope.

City of Waxahachie (Lake Waxahachie Pump Station No. 2 Electrical Control Room Upgrades)

This is ongoing project and as a project Manager he is responsible for collaborating with client to develop requirements for electrical & controls upgrade project for a pump station upgrade project. Developed scope of work, budget and schedule and oversaw execution of project. Managed design and procurement from Pumps, pipes,valves, MCC panel, new control panel and Programmable Logic Controllers (PLCs), etc.

JOHN FLORES (PROJECT SUPERINTENDENT)

John has been working in the field of Electrical contracting for more than 15 years. He has successfully implemented several projects which included VFD, Soft starter, Power Distribution Panels. Some of the projects that he has worked included the upgradation of Electrical installation & maintenance, PLC & SCADA systems. he has a master electrician license & working on different projects as per industry standards.

Experience

Kinder Morgan - Valero Oil Refinery, Port Authur, TX

Perform maintenance on ship loaders, 3 miles of conveyor systems, troubleshooting Allen Bradly PLC. Attended 40 hours hands on Fundamentals of programmable logic, controllers, and PLC. National Technology Transfer inc. (Instrumentation Technician 3rd semester at ABC Contractors of Southwest TX) Nederland, TX

PCL Chemical Plant- Freeport, TX

He was responsible for DCS control wires and terminations.

Bechtel-LNG Plant, Sabine Pass, LA

He was working on 4160 switch gears, stress cones and terminations/pre-commissioning. Performed motor runs and functional testing of controls, DCS, 4160 and 480 volts switch gears. Stress cones and high voltage transformers.

Bechtel-Power Plant, Temple, TX

He was responsible for Terminations of controls and power cables along with high voltage transformers.

Bechtel- Power Plant, Sherman, TX

He was responsible for Functional testing, motor runs, 480 and 4160 volts switch gears. High and low voltage transformers.

US Trades- Frito-lay Plant, Houston, TX

He was responsible for Conveyor systems, conduits, wire pulling, and terminations. PLC and MCC

Burrow Global - Oil Refinery, Crystal, TX

He was responsible for Function testing, 480 motor runs and PLC.

ISC Construction-Motiva, NPC Unit, Oil Refinery, Port Arthur, TX

He worked as a QA/QC/I&E Inspector

CB & I-Propane Plant, Sabine Pass, TX

He was incharge of 30 employees. Responsible for turnover packages and terminations.

IES/Davis - Chemical Plant, Port Lavaca, TX

He was responsible for conduits, wire pulling and terminations.

CB & I-Chemical Plant, Beaumont, TX

He was Responsible for conduits, wire pulling and terminations.

IES/Davis-Power Plant, Hastings, NE

He was In charge of 40 employees. Other responsibilities include: conduits, wire pulling and terminations.

IES/Davis Electric-Paper Mill, Bennettsville, SC

He was Responsible for conduits, wire pulling and terminations.

ISC Construction-Exxon Mobile, Beaumont, TX

He was In charge of 32 employees. Responsible for terminations.

Shaw Constructors-Power Plant, Alexandria, LA

He was In charge of 80 employees. Other responsibilities include: conduit, lighting, cable tray, conveyor systems, pulling cables, high voltage terminations.

ALBERTO CHAVEZ (SAFETY OFFICER)

Alberto has 7+ years of experience in safety where he job was Provide or recommend visual aids, training aids, and other materials on specific safety subjects & prepare and present a variety of safety and training programs to employees, supervisors, and managers to disseminate information relating to safety goals, regulations, practices, techniques and standards. Investigates accidents and injuries involving personnel or equipment, as well as complaints launched by personnel. Reviews injuries, property damage, liability, vehicle collisions, claims involving the department and initiates appropriate action. Conducts planned and unplanned safety audits and inspections to reduce occupational safety risk factors and ensure compliance with safety directives and federal, state and local regulations. Monitored drug/alcohol testing programs for drivers and high risk positions, etc.

Related Experience

City of El Reno Lift station replacement improvements
The project consists of bypass pumping of wastewater, removal of existing lift station equipment, placement of new lift station equipment along with electrical improvements and miscellaneous appurtenances

City of Mustang Lift station
The project includes but is not limited to a fourteen-foot (14') diameter concrete submersible lift station completes with a cast-in place wet well, three (3) submersible pumps with all accessories, riser piping, valves, and coatings; 6-inch force main to WWTP site; influent sanitary sewer line; chain link fencing; site grading and drainage; concrete access drive; and all associated electrical work

City of Enid Lift station improvement
The project included Providing and installing Natural Gas-Powered Emergency Generators with sound attenuating enclosure, reinforced concrete foundation, two-inch natural gas line, and necessary electrical and appurtenances for a complete emergency electrical power systems for the lift station

City of Fontana Pump station improvements:
The project included pump replacement, piping, electrical, controls, pads, pavement, and related site work.

City of Vallejo Pump station improvements:
The project includes the Replacement of the existing submersible pumps, with the addition of one shelf spare, two existing VFDs with motor starters, two check valves electrical & and control conduits, Control building PLC & SCADA programming integrating floats, level sensors, switches and other controls instruments.

City of Norman Lift Station rehabilitation:
The project includes submersible pumps with accessories, associated piping, valves, header and force main; manhole, influent sanitary sewer line; concrete pavement and driveway and related electrical work

MATHIN AKUMULLA (QUALITY CONTROL MANAGER)

Mathin has experience in QC Management for 10+ year where he was responsible for developing and implementing project-specific quality control, inspect and evaluate the work area in accordance with plans, specifications, and contract documents, reporting deficiencies as appropriate and elevating issues as needed to ensure safe work practices and quality. He had developed, gather, maintain, and/or submit work plans, submittals, reports, etc. Ensure that subcontractors are aware of all project quality control. Plan for and conduct a three-phase inspection program to include: Preparatory Meetings and Reports; Initial Phase Inspections and Reports; Follow-up Inspections and Reports; and Final Phase Inspections and Lead and document quality control meetings with the project team and/or customers; and provide written minutes.

Related Experience:

City of Broken Arrow Lift Station & Force main Improvements
The project includes new pumps, valves, controls, flow meter vault and electrical improvements at the existing Greens Lift Station. Project also includes construction of approximately 10,400 linear feet of 18" PVC force main

City of Claremore Lift station rehab
The Project consists of constructing installation of a 12-foot internal diameter lift station that includes a reinforced concrete wet well and concrete pad, excavation and disposal of utility spoils, three submersible pumps, hatches, paving, 50 LF of 12-inch PVC force main, approx. 40 LF of 18-inch PVC gravity sanitary sewer, site grading, groundwater control system, piping, fittings, valves, coatings, sodding, trench safety system, electrical, controls and appurtenances

City of Newton Lift Station Generators
The Project consists a diesel generator, electrical duct bank, conduit, wiring starters, breakers, and control panels; and all else specified and shown on the construction documents, complete in place for a fully functioning lift station and force main.

City of Blanchard Sanitary Sewer improvements:
The Project consists of installation of 6" HDPE gravity sanitary sewer by pipe bursting within unopened right-of-way as well as city streets in Liberty, Texas. The project includes connections to existing manholes, installation of new manholes, tie-ins to existing residential services, pavement repair and other appurtenances

City of Vallejo Pump station improvements:
The project includes the Replacement of the existing submersible pumps, with the addition of one shelf spare, two existing VFDs with motor starters, two check valves electrical & and control conduits, Control building PLC & SCADA programming integrating floats, level sensors, switches and other controls instruments.

City of Norman Lift Station rehabilitation:
The project includes submersible pumps with accessories, associated piping, valves, header and force main: manhole, influent sanitary sewer line; concrete pavement and driveway and related electrical work.

Taknek LLC
Balance Sheet
As of December 31, 2023

	Total
ASSETS	
Current Assets	
Bank Accounts	
Bank of America (8907)	10,826.86
Employees-FUB-8525	588.89
First United Bank-8498	155,190.16
FUB-8471	827.74
Petty Cash	854.27
Susser Bank (5192)	581,377.52
Total Bank Accounts	$ 749,665.44
Accounts Receivable	
Accounts Receivable (A/R)	2,254,840.08
Total Accounts Receivable	$ 2,254,840.08
Other Current Assets	
Inventory Asset	375,827.28
Undeposited Funds	0.00
Total Other Current Assets	$ 375,827.28
Total Current Assets	$ 3,380,332.80
Fixed Assets	
Accumulated Depreciation	-2,031,241.00
Building	1,500,000.00
Equipments & Tools	1,166,405.70
Furniture & Euipment	650,000.00
Land	45,000.00
Leasehold Improvements	590,700.00
Machinery & Equipment	102,415.00
Office Furniture	35,332.27
Vehicles	183,647.19
Total Fixed Assets	$ 2,242,259.16
Other Assets	
Due to/Due From Taknak Holdings	0.00
Total Other Assets	$ 0.00
TOTAL ASSETS	$ 5,622,591.96
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	579,054.99
Total Accounts Payable	$ 579,054.99
Credit Cards	
BofA CC (0907)	7,123.66

Brandon Bednarz (6368) - 1	3,584.26
Jimmie William (4530) - 1	472.31
John Flores (4659) - 1	4,723.80
Mike Shield Credit Card	240.77
Rafael Meraz (0315) - 1	464.13
Samarjeet Singh (3477) - 1	4,604.60
Sean Credit Card	847.13
Veronica Martinez (7053) - 1	14,110.57
Total Credit Cards	$ 36,171.23
Other Current Liabilities	
Direct Deposit Payable	0.00
Payroll Liabilities	66,442.80
Total Other Current Liabilities	$ 66,442.80
Total Current Liabilities	$ 681,669.02
Total Liabilities	$ 681,669.02
Equity	
Partner's Equity	0.00
Partner Contributions	3,649,082.52
Partner Distributions	-1,817,026.59
Total Partner's Equity	$ 1,832,055.93
Reconciliation Adjustment	129,504.11
Retained Earnings	1,401,090.33
Net Income	1,578,272.57
Total Equity	$ 4,940,922.94
TOTAL LIABILITIES AND EQUITY	$ 5,622,591.96

SOLE MEMBER OPERATING AGREEMENT
OF
Taknek, LLC

A Texas Limited Liability Company

THIS OPERATING AGREEMENT ("Agreement") is made and entered into as of Feb 5th, 2018, by and among Taknek, LLC a Texas Limited Liability Company (the "Company") and Charanjeet Singh, executing this Agreement as the sole member of the Company (the "Member") and hereby states as follows:

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

1. Organization.

   1. Formation of LLC.

      The Member has formed a Texas Limited Liability Company named Taknek, LLC by filing the Articles of Organization with the office in the State of Texas on March 2nd, 2017. The operation of the Company shall be governed by the terms of this Agreement and the applicable laws of the State of Texas relating to the formation, operation and taxation of a LLC, specifically the provisions under Title 3, Chapter 101 (Limited Liability Companies) which set out the guidelines and procedures for the formation and operation of a LLC hereinafter collectively referred to as the "Statutes." To the extent permitted by the Statutes, the terms and provisions of this Agreement shall control in the event there is a conflict between the Statutes and this Agreement.

   2. Purposes and Powers.

      a) The purposes of the Company shall be:

         (i) Provide technological solutions to the manufacturing industries; and

         (ii) Manufacture machines for the production plants

         (iii) Robotic integration of the system by make controls

         (iv) To perform or engage in any and all activities and/or businesses for which limited liability companies may be engaged under the Statutes.

      b) The Company shall have all powers necessary and convenient to affect any purpose for which it is formed, including all powers granted by the Statutes.

   3. Duration.

      The Company shall continue in existence until dissolved, liquidated or terminated in

b. Liability to Third Parties. The Member shall not be liable for the debts, obligations or liabilities of the Company, including under a judgment, decree or order of a court.

c. Rights, Powers and Obligations of Manager.

d. The Company is organized as a "member-managed" limited liability company.

e. The Member is designated as the initial managing member.

f. Ownership of Company Property.

The Company's assets shall be deemed owned by the Company as an entity, and the Member shall have no ownership interest in such assets or any portion thereof. Title to any or all such Company assets may be held in the name of the Company, one or more nominees or in "street name", as the Member may determine.

g. Other Activities.

Except as limited by the Statutes, the Member may engage in other business ventures of any nature, including, without limitation by specification, the ownership of another business similar to that operated by the Company. The Company shall not have any right or interest in any such independent ventures or to the income and profits derived therefrom.

10. Limitation of Liability; Indemnification.

a) Limitation of Liability and Indemnification of Member.

i. The Member (including, for purposes of this Section, any estate, heir, personal representative, receiver, trustee, successor, assignee and/or transferee of the Member) shall not be liable, responsible or accountable, in damages or otherwise, to the Company or any other person for: (i) any act performed, or the omission to perform any act, within the scope of the power and authority conferred on the Member by this agreement and/or by the Statutes except by reason of acts or omissions found by a court of competent jurisdiction upon entry of a final judgment rendered and un-appealable or not timely appealed ("Judicially Determined") to constitute fraud, gross negligence, recklessness or intentional misconduct; (ii) the termination of the Company and this Agreement pursuant to the terms hereof; (iii) the performance by the Member of, or the omission by the Member to perform, any act which the Member reasonably believed to be consistent with the advice of attorneys, accountants or other professional advisers to the Company with respect to matters relating to the Company, including actions or omissions determined to constitute violations of law but which were not undertaken in bad faith; or (iv) the conduct of any person selected or engaged by the Member.

ii. The Company, its receivers, trustees, successors, assignees and/or transferees shall indemnify, defend and hold the Member harmless from and against any and all liabilities, damages, losses, costs and expenses of any nature whatsoever, known or unknown, liquidated or unliquidated, that are incurred by the Member (including amounts paid in satisfaction of judgments, in settlement of any action, suit, demand, investigation, claim or proceeding ("Claim"), as fines or penalties) and from and against all legal or other such costs as well as the expenses of investigating or defending against any Claim or threatened or anticipated Claim arising out of, connected with or relating to this Agreement, the Company or its business affairs in any way; provided, that the conduct of the Member which gave rise to the action against the Member is indemnifiable under the standards set forth in Section 10(a)(i).

iii. Upon application, the Member shall be entitled to receive advances to cover the costs of defending or settling any Claim or any threatened or anticipated Claim against the Member that may be subject to indemnification hereunder upon receipt by the Company of any undertaking by or on behalf of the Member to repay such advances to the Company, without interest, if the Member is Judicially Determined not to be entitled to indemnification.

iv. All rights of the Member to indemnification under this Section 10(a) shall (i) be cumulative of, and in addition to, any right to which the Member may be entitled to by contract or as a matter of law or equity, and (ii) survive the dissolution, liquidation or termination of the Company as well as the death, removal, incompetency or insolvency of the Member.

v. The termination of any Claim or threatened Claim against the Member by judgment, order, settlement or upon a plea of *nolo contendere* or its equivalent shall not, of itself, cause the Member not to be entitled to indemnification as provided herein unless and until Judicially Determined to not be so entitled.

11. Death, Disability, Dissolution.

a. Death of Member. Upon the death of the Member, the Company shall be dissolved. By separate written documentation, the Member shall designate and appoint the individual who will wind down the Company's business and transfer or distribute the Member's Interests and Capital Account as designated by the Member or as may otherwise be required by law.

b. Disability of Member. Upon the disability of a Member, the Member may continue to act as Manager hereunder or appoint a person to so serve until the Member's Interests and Capital Account of the Member have been transferred or distributed.

c. Dissolution. The Company shall dissolve and its affairs shall be wound up on the first to occur of:

i. At a time, or upon the occurrence of an event specified in the Articles of Organization or this Agreement.

ii. The determination by the Member that the Company shall be dissolved.

12. Miscellaneous Provisions.

a. Article Headings. The Article headings and numbers contained in this Agreement have been inserted only as a matter of convenience and for reference, and in no way shall be construed to define, limit or describe the scope or intent of any provision of this Agreement.

b. Entire Agreement. This Agreement constitutes the entire agreement between the Member and the Company. This Agreement supersedes any and all other agreements, either oral or written, between said parties with respect to the subject matter hereof.

c. Severability. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

d. Amendment. This Agreement may be amended or revoked at any time by a written document executed by the Member.

e. Binding Effect. Subject to the provisions of this Agreement relating to transferability, this Agreement will be binding upon and shall inure to the benefit of the parties, and their respective distributes, heirs, successors and assigns.

f. Governing Law. This Agreement is being executed and delivered in the State of Texas and shall be governed by, construed and enforced in accordance with the laws of the State of Texas.

IN WITNESS WHEREOF, the Member has hereunto set such Member's hand as of the day and year first above written.

Taknek, LLC

Managing Member's Signature: 

Print Name: Charanjeet Singh
Date: Feb 5th, 2018

FACILITY ELECTRICAL UPGRADES FOR EMERGENCY GENERATORS

City Council

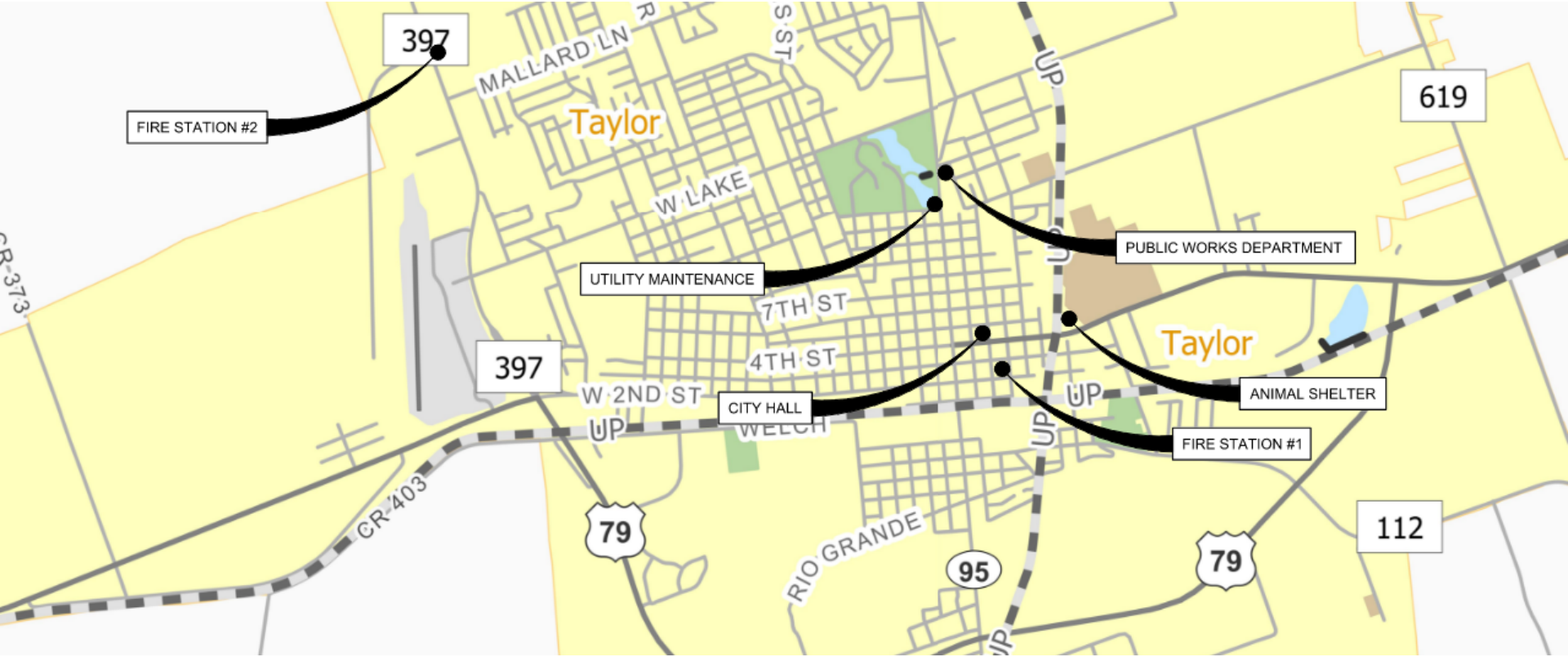
City of Taylor

April 25th, 2024

© 2014 HDR, Inc., all rights reserved.

SUMMARY

- Construction to install five manual transfer switches, one automatic transfer switch, and one diesel generator at critical city facilities.
- City facilities will be more resilient to major weather events and major power grid disturbances.
- Bid amount: $468,800.00 from Use Tax.
- Contractor: Texan Municipal and Industrial



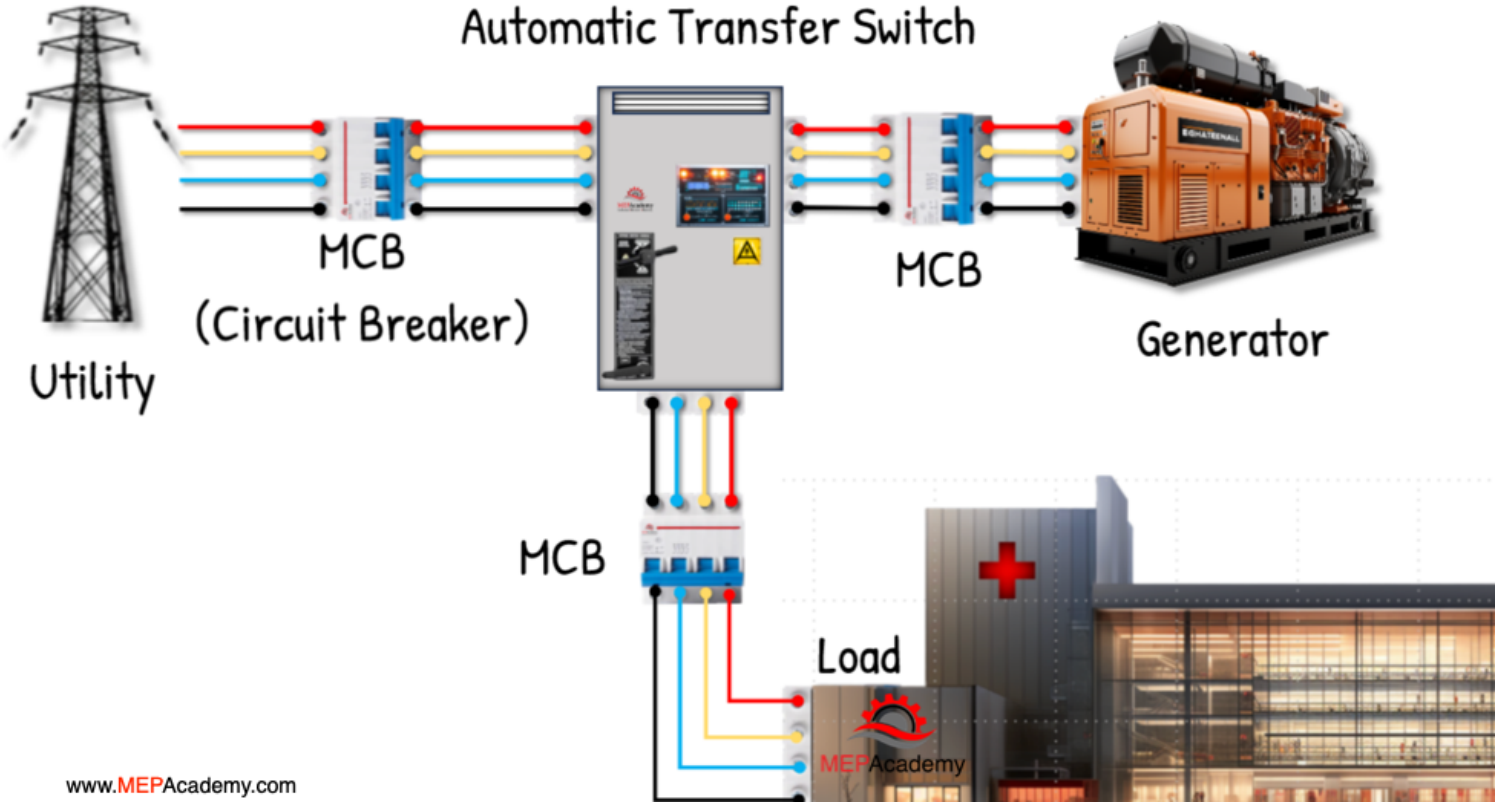
CRITICAL FACILITIES LOCATIONS

INSTALL SUMMARY

- Fire Station #1
  - Diesel Generator and Automatic Transfer Switch
- Fire Station #2, City Hall, Public Works, Utility Maintenance, Animal Shelter
  - Manual Transfer Switches at each location



MOBILE GENERATORS



AUTOMATIC TRANSFER SWITCH

TIMELINE

- Kick off to begin May 1st
- Lead time to from submittal date to delivery of Diesel Generator and Automatic Transfer Switch is estimated at 20 weeks
- Maximum of 210 days to construction completion
- To be completed prior to December 2024

City Council Meeting
April 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 8.

Agenda Title: **Introduce Ordinance 2024-19 Amending the FY 2024 Budget.**

Council Action to be Taken: Introduce Ordinance 2024-19

Department Submitted: Finance

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE / DESCRIPTION

The purpose of this agenda item is to introduce Ordinance 2024-19 amending the FY 2024 Budget.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Council has taken action and approved budget amendments in prior fiscal years.
The FY 2024 budget was originally adopted by Council on August 24, 2023.

The purpose of this budget amendment is to have the budget reflect actual financial activity including changes in the budget related to unbudgeted expenditures and revenues. 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 two attachments to this request:

Ordinance No. 2024-19 – 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

PROS	CONS

• 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.	• If unapproved, accounts will not accurately reflect the activity that has occurred in the account and some accounts would remain over expended.

4. RECOMMENDATION

Staff recommends that Council introduce Ordinance 2024-19 to amend the FY 2024 budget.

5. FUNDING SOURCE

Various funding sources as identified in Exhibit A.

6. TIMELINE

Ordinance 2024-19 is being introduced on April 25, 2024. Staff will schedule adoption of the ordinance for the May 9th meeting.

7. OTHER OPTIONS

8. ATTACHMENTS

1. Budget Amend Ord 2024-19
2. Presentation - Budget Amendment

ORDINANCE NO. 2024-19

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE NO. 2023-38 ADOPTED ON AUGUST 24, 2023, MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; 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, 2023 and ending September 30, 2024, 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, 2023 and ending September 30, 2024.

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 25th day of April, 2024.

PASSED, APPROVED, and **ADOPTED** this the ____ day of _____, 2024.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder, City Attorney

Exhibit A FY 2024 Q2 Budget Amendments — Ordinance 2024-19

		Adopted Budget	Amendment Amount	Amended Budget
100 - General Fund				
Revenue				
440-359	**Miscellanous Donations**	$ 3,000		$ 39,550
	Various donations		$ 36,550	
	440 - General Fund Revenue Total	**$ 3,000**	**$ 36,550**	**$ 39,550**
Expenses				
City Management				
501-111	**Regular Full Time**	$ 671,713		**$ 717,945**
	Performance Pay		$ 46,232	
	501 - City Management Department Totals	**$ 671,713**	**$ 46,232**	**$ 717,945**
Public Information				
503-111	**Regular Full Time**	$ 63,846		$ 124,346
	New position Director of Communications approved by Council on 1/25/24		$ 60,500	
503-120	**UNUM LIFE**	$ 146		$ 292
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 146	
503-121	**FICA SOCIAL SECURITY**	$ 4,899		$ 12,401
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 7,502	
503-122	**WORKERS COMPENSATION**	$ 225		$ 450
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 225	
503-123	**STATE UNEMPLOYMENT TAXES**	$ 162		$ 324
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 162	
503-124	**RETIREMENT-TMRS**	$ 8,465		$ 16,490
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 8,025	
503-126	**HEALTH INSURANCE**	$ 7,875		$ 11,824
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 3,949	

		Adopted Budget	Amendment Amount	Amended Budget
503-127	**DENTAL INSURANCE**	$ 288		$ 478
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 190	
503-128	**LONG TERM DISABILITY**	$ 192		$ 367
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 175	
503-129	**VISION INSURANCE**	$ 49		$ 74
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 25	
503-261	**Office Furniture**	$ -		$ 2,435
	Furniture for new staff position for PIO Director		$ 2,435	
503-267	**Computers**	$ 2,000		$ 4,006
	New staff position, PIO Director		$ 2,006	
503-323	**Trunk Telephone Charges**	$ -		$ 350
	New staff position, PIO Director desk phone		$ 350	
	503 - Public Information Department Total	**$ 88,147**	**$ 85,690**	**$ 173,837**
Human Resources				
504-111	**Regular Full Time**	$ 262,487		$ 270,192
	Performance Pay		$ 7,705	
	504 - Human Resources Department Total	**$ 262,487**	**$ 7,705**	**$ 270,192**
City Clerk				
505-111	**Regular Full Time**	$ 134,018		$ 141,723
	Performance Pay		$ 7,705	
	505 - City Clerk Department Total	**$ 134,018**	**$ 7,705**	**$ 141,723**
Finance				
512-111	**Regular Full Time**	$ 632,238		$ 639,943
	Performance Pay		$ 7,705	
512-533	**CAD Entity Fee**	$ 75,600		$ 79,600
	Per Senate Bill 2 passed increasing the homestead causing the overall levy percentage to increase for all non-ISD allocations		$ 4,000	
	512 - Finance Department Total	**$ 707,838**	**$ 11,705.36**	**$ 719,543.36**

Exhibit A FY 2024 Q2 Budget Amendments — Ordinance 2024-19

		Adopted Budget	Amendment Amount	Amended Budget
Development Services				
522-111	**Regular Full Time**	$ 649,462		**$ 657,167**
	Performance Pay		$ 7,705	
	522 - Development Services Total	**$ 649,462**	**$ 7,705.36**	**$ 657,167.36**
Library				
532-111	**Regular Full Time**	$ 393,480		$ 401,185
	Performance Pay		$ 7,705	
	532 - Library Department Total	**$ 393,480**	**$ 7,705.36**	**$ 401,185.36**
Fire				
542-111	**Regular Full Time**	$ 2,187,725		$ 2,195,430
	Performance Pay		$ 7,705	
542-247	**Turnout Protective Gear**	$ 38,806		$ 40,306
	Increase for bunker gear Funding from Exxon grant		$ 1,500	
	542 - Fire Department Total	**$ 2,226,531**	**$ 9,205**	**$ 2,235,736**
Police				
552-111	**Regular Full Time**	$ 3,073,500		$ 3,081,205
	Performance Pay		$ 7,705	
552-131	**Uniform**	$ 23,890		$ 27,290
	Flashlights Funded with general donations		$ 3,400	
552-242	**Fire Arms Supplies**	$ 12,010		$ 14,814
	Red DOT sights Funded with general donations		$ 2,804	
552-259	**Miscellaneous Supplies**	$ 2,970		$ 4,396
	Radio microphones with carryover FY 23 donations		$ 1,426	
552-532	**Software Maintenance/License**	$ 119,256		$ 125,256
	Flock camera overage project carried over to FY 24 due to TxDOT Permits		$ 6,000	
552-539	**Other Contracted Services**	$ 230,803		$ 297,315
	Dispatch consolettes originally budgeted in the 592 department as a transfer to CIP for $64,000. Additional cost of $2,512 is offset by budgeted use tax revenue. This was approved in FY 23 carry over to FY 24 ***Funded by Use Tax***		$ 66,512	
	552 - Police Department Total	**$ 3,462,429**	**$ 87,847**	**$ 3,550,276**

Exhibit A FY 2024 Q2 Budget Amendments — Ordinance 2024-19

		Adopted Budget	Amendment Amount	Amended Budget
Streets & Ground Main				
563-111	**Regular Full Time**	$ 976,950		$ 984,655
	Performance Pay		$ 7,705	
563-221	**Street Repair Materials**	$ 104,000		$ 504,000
	Materials for additional street leveling. Funded by Use Tax		$ 400,000	
	563 - Streets & Ground Maintenance Total	**$ 1,080,950**	**$ 407,705**	**$ 1,488,655**
Parks & Recreation				
565-111	**Regular Full Time**	$ 638,490		$ 646,195
	Performance Pay		$ 7,705	
	565 - Parks & Recreation Department Total	**$ 638,490**	**$ 7,705**	**$ 646,195**
Internal Svces/Bldg Maint				
566-111	**Regular Full Time**	$ 257,763		$ 265,468
	Performance Pay		$ 7,705	
	566 - Internal Services/Bldg Maint Department Total	**$ 257,763**	**$ 7,705**	**$ 265,468**
Nondepartmental				
592-813	**Contribution to Civic Programs**	$ 10,000		$ 24,500
			$ 14,500	
592-814	**Transfer to CIP**	$ 2,296,337		$ 1,466,480
	FY 23 PD Vehicle outfitted tranfer to 384-518-723		$ (91,883.00)	
	Utility Maintenance Dump Truck tranfer to 384-518-723		$ (113,993.00)	
	FY 24 PD Vehicle outfitted tranfer to 384-518-723		$ (91,883.00)	
	Mauldin 9.5 Ton Conveyor Feed Super Paver tranfer to 384-518-723		$ (131,000.00)	
	Zero Turn Mowers x2 tranfer to 384-518-723		$ (30,761.00)	
	Building Maintenance Chevrolet 3/4 Ton replacement tranfer to 384-518-723		$ (67,252.00)	
	Utility Maintenance Chevrolet 1 Ton replacement x2 tranfer to 384-518-723		$ (139,252.00)	
	Streets Chevrolet 1 Ton Ext Cab addition MDUS tranfer to 384-518-723		$ (52,711.00)	
	Streets Chevrolet 1 Ton Ext Cab addition TUF tranfer to 384-518-723		$ (52,711.00)	
	Personnel Fleet 2nd mechanic tranfer to 382-517-111		$ (36,240)	
	Personnel Airport P/T TO F/T Funded by Use Tax 350-732-111		$ (22,171)	

		Adopted Budget	Amendment Amount	Amended Budget
	Police transfer of new position expenditures Council approved 9/28/2023		$ (62,830)	
Nondepartmental				
592-815	**Interfund Transfers Out**	$ 380,000		$ -
	Zero Turn Mowers x1 transfer to Fund 384-518-724		$ (22,000)	
	Shredder for Utility Tractor transfer to 384-518-724		$ (21,517)	
	12 Ton Dump Truck Freightliner transfer to 384-518-724		$ (130,732)	
	Cemetery materials transfer to 370-761-221		$ (60,000)	
	WWTP John Deere Backhoe replacement carryover FY 23 384-518-724		$ (99,134)	
	Streets Chevrolet 3/4 Ton replacement carryover FY 23 384-518-723		$ (33,288)	
	Personnel Airport P/T TO F/T Funded by Use Tax 350-732-111		$ (13,329)	
	592 - Nondepartmental Total	**$ 2,686,337**	**$ (1,446,936)**	**$ 1,490,980**
	Total General Fund Expenditure Adjustments	**$ 13,259,645**	**$ (752,319)**	**$ 12,758,905**
	123 - Main Street			
Contribution Civic Prog				
615-813	**Façade Grant**	$ 75,000		$ 136,546
	Use of restricted fund balance from previous TIF transfers		$ 61,546	
	Total Main Street Fund	**$ 75,000**	**$ 61,546**	**$ 136,546**
	129 - Library Grant/Donation			
Expenses				
624-267	**Computers**	$ -		$ 11,084
	12 new computers for the library Funded by St. David's Grant carryover FY 23		$ 11,084	
	Total Library Grant/Donations	**$ -**	**$ 11,084**	**$ 11,084**
	350 - Airport			
Revenue				
450-370	**Transfer from General Fund**	**$ -**		$ 35,500
	Transfer from 100-592-814 for Personnel Airport P/T TO F/T		$ 35,500	
Expenses				
732-111	**Regular Full Time**	$ 111,678		$ 147,178
	Personnel Airport P/T TO F/T Funded by Use Tax		$ 35,500	

		Adopted Budget	Amendment Amount	Amended Budget
732-719	**Other Capital Outlay**	$ 190,000		$ 300,000
	One time contribution for Ramp project with TxDOT. Funded by 2017 Bond		$ 110,000	
	Total Airport Fund	**$ 301,678**	**$ 181,000**	**$ 482,678**
	370 - Cemetery			
	Revenue			
450-370	**Interfund Transfer In**	$ 29,000		
			$ 60,000	
	Expenses			
761-221	**Street Repair Materials**	$ -		$ 60,000
	Cemetery road work this is carry over from FY 23 Funded by Use Tax		$ 60,000	
	Total Cemetery Expenses	**$ -**	**$ 60,000**	**$ 60,000**
	382 - Fleet Services Operating			
	Revenue			
420-329	**Payment of Claims**	$ -		$ 6,662
	TML Claim #342 and 348		$ 6,662	
450-365	**Transfer In From General Fund**	$ -		$ 36,240
	Personnel Fleet 2nd mechanic tranfer in from Fund 100-592		$ 36,240	
	Total Fleet Replacement Revenue Adjustments	**$ -**	**$ 42,902**	**$ 42,902**
	Expenses			
517-111	**Fleet Services Section**	$ 1,813		$ 38,053
	Personnel Fleet 2nd mechanic tranfer in from Fund 100-592		$ 36,240	
517-429	**Body Shop Repairs**	$ -		$ 6,662
	Repairs on #342		$ 5,007	
	Repairs on #348		$ 1,655	
	Total Fleet Replacement Expenditure Adjustments	**$ 1,813**	**$ 42,902**	**$ 44,716**
	384 - Fleet Replacement Fund			
	Revenue			
340-278	**Equipment Replacement Fee**	$ 1,010,735		$ 2,088,852
	FY 23 PD Vehicle outfitted		$ 91,883	
	Utility Maintenance Dump Truck		$ 113,993	
	FY 24 PD Vehicle outfitted		$ 91,883	

		Adopted Budget	Amendment Amount	Amended Budget
	Mauldin 9.5 Ton Conveyor Feed Super Paver		$ 131,000	
	Zero Turn Mowers x2		$ 52,761	
	Building Maintenance Chevrolet 3/4 Ton replacement		$ 67,252	
	Utility Maintenance Chevrolet 1 Ton replacement x2		$ 139,252	
	Streets Chevrolet 1 Ton Ext Cab addition MDUS		$ 52,711	
	Streets Chevrolet 1 Ton Ext Cab addition TUF		$ 52,711	
	Shredder for Utility Tractor		$ 21,517	
	12 Ton Dump Truck Freightliner		$ 130,732	
			$ 99,134	
	WWTP John Deere Backhoe replacement carryover FY 23			
			$ 33,288	
	Streets Chevrolet 3/4 Ton replacement carryover FY 23			
	Total Fleet Replacement Fund	$ 1,010,735	$ 1,078,117	$ 2,088,852
Expenses				
518-723	**Motor Vehicles**	$ 222,000		$ 750,980
	FY 23 PD Vehicle outfitted Funded by Use Tax		$ 91,883	
	FY 24 PD Vehicle outfitted Funded by Use Tax		$ 91,883	
	Building Maintenance Chevrolet 3/4 Ton replacement Funded by Use Tax		$ 67,252	
	Utility Maintenance Chevrolet 1 Ton replacement x2 Funded by Use Tax		$ 139,252	
	Streets Chevrolet 1 Ton Ext Cab addition MDUS Funded by Use Tax		$ 52,711	
	Streets Chevrolet 1 Ton Ext Cab addition TUF Funded by Use Tax		$ 52,711	
	Streets Chevrolet 3/4 Ton replacement carryover FY 23 Funded by Use Tax		$ 33,288	
518-724	**Heavy Equipment**	$ 451,673		$ 1,000,810
	Utility Maintenance Dump Truck Funded y Use Tax		$ 113,993	
	Mauldin 9.5 Ton Conveyor Feed Super Paver Funded by Use Tax		$ 131,000	
	Zero Turn Mowers x3 Funded by Use Tax		$ 52,761	
	Shredder for Utility Tractor Funded by Use Tax		$ 21,517	
	WWTP John Deere Backhoe replacement carryover FY 23 Funded by Use Tax		$ 99,134	
	12 Ton Dump Truck Freightliner Funded by Use Tax		$ 130,732	
	Total Fleet Replacement	$ 673,673	$ 1,078,117	$ 1,751,790

FY 2024
2nd Quarter
Budget Amendments

Exhibit A FY 2024 Q2 Budget Amendments — Ordinance 2024-19

		Adopted Budget	Amendment Amount	Amended Budget
100 - General Fund				
Revenue				
440-359	**Miscellanous Donations**	$ 3,000		$ 39,550
	Various donations		$ 36,550	
	440 - General Fund Revenue Total	**$ 3,000**	**$ 36,550**	**$ 39,550**
Expenses				
City Management				
501-111	**Regular Full Time**	$ 671,713		**$ 717,945**
	Performance Pay		$ 46,232	
	501 - City Management Department Totals	**$ 671,713**	**$ 46,232**	**$ 717,945**
Public Information				
503-111	**Regular Full Time**	$ 63,846		$ 124,346
	New position Director of Communications approved by Council on 1/25/24		$ 60,500	
503-120	**UNUM LIFE**	$ 146		$ 292
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 146	
503-121	**FICA SOCIAL SECURITY**	$ 4,899		$ 12,401
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 7,502	
503-122	**WORKERS COMPENSATION**	$ 225		$ 450
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 225	
503-123	**STATE UNEMPLOYMENT TAXES**	$ 162		$ 324
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 162	
503-124	**RETIREMENT-TMRS**	$ 8,465		$ 16,490
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 8,025	
503-126	**HEALTH INSURANCE**	$ 7,875		$ 11,824
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 3,949	

		Adopted Budget	Amendment Amount	Amended Budget
503-127	**DENTAL INSURANCE**	$ 288		$ 478
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 190	
503-128	**LONG TERM DISABILITY**	$ 192		$ 367
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 175	
503-129	**VISION INSURANCE**	$ 49		$ 74
	Additional increase for new position Director of Communications approved by Council on 1/25/24		$ 25	
503-261	**Office Furniture**	$ -		$ 2,435
	Furniture for new staff position for PIO Director		$ 2,435	
503-267	**Computers**	$ 2,000		$ 4,006
	New staff position, PIO Director		$ 2,006	
503-323	**Trunk Telephone Charges**	$ -		$ 350
	New staff position, PIO Director desk phone		$ 350	
	503 - Public Information Department Total	**$ 88,147**	**$ 85,690**	**$ 173,837**
Human Resources				
504-111	**Regular Full Time**	$ 262,487		$ 270,192
	Performance Pay		$ 7,705	
	504 - Human Resources Department Total	**$ 262,487**	**$ 7,705**	**$ 270,192**
City Clerk				
505-111	**Regular Full Time**	$ 134,018		$ 141,723
	Performance Pay		$ 7,705	
	505 - City Clerk Department Total	**$ 134,018**	**$ 7,705**	**$ 141,723**
Finance				
512-111	**Regular Full Time**	$ 632,238		$ 639,943
	Performance Pay		$ 7,705	
512-533	**CAD Entity Fee**	$ 75,600		$ 79,600
	Per Senate Bill 2 passed increasing the homestead causing the overall levy percentage to increase for all non-ISD allocations		$ 4,000	
	512 - Finance Department Total	**$ 707,838**	**$ 11,705.36**	**$ 719,543.36**

Exhibit A FY 2024 Q2 Budget Amendments — Ordinance 2024-19

		Adopted Budget	Amendment Amount	Amended Budget
Development Services				
522-111	**Regular Full Time**	$ 649,462		**$ 657,167**
	Performance Pay		$ 7,705	
	522 - Development Services Total	**$ 649,462**	**$ 7,705.36**	**$ 657,167.36**
Library				
532-111	**Regular Full Time**	$ 393,480		$ 401,185
	Performance Pay		$ 7,705	
	532 - Library Department Total	**$ 393,480**	**$ 7,705.36**	**$ 401,185.36**
Fire				
542-111	**Regular Full Time**	$ 2,187,725		$ 2,195,430
	Performance Pay		$ 7,705	
542-247	**Turnout Protective Gear**	$ 38,806		$ 40,306
	Increase for bunker gear Funding from Exxon grant		$ 1,500	
	542 - Fire Department Total	**$ 2,226,531**	**$ 9,205**	**$ 2,235,736**
Police				
552-111	**Regular Full Time**	$ 3,073,500		$ 3,081,205
	Performance Pay		$ 7,705	
552-131	**Uniform**	$ 23,890		$ 27,290
	Flashlights Funded with general donations		$ 3,400	
552-242	**Fire Arms Supplies**	$ 12,010		$ 14,814
	Red DOT sights Funded with general donations		$ 2,804	
552-259	**Miscellaneous Supplies**	$ 2,970		$ 4,396
	Radio microphones with carryover FY 23 donations		$ 1,426	
552-532	**Software Maintenance/License**	$ 119,256		$ 125,256
	Flock camera overage project carried over to FY 24 due to TxDOT Permits		$ 6,000	
552-539	**Other Contracted Services**	$ 230,803		$ 297,315
	Dispatch consolettes originally budgeted in the 592 department as a transfer to CIP for $64,000. Additional cost of $2,512 is offset by budgeted use tax revenue. This was approved in FY 23 carry over to FY 24 ***Funded by Use Tax***		$ 66,512	
	552 - Police Department Total	**$ 3,462,429**	**$ 87,847**	**$ 3,550,276**

Exhibit A FY 2024 Q2 Budget Amendments — Ordinance 2024-19

		Adopted Budget	Amendment Amount	Amended Budget
Streets & Ground Main				
563-111	**Regular Full Time**	$ 976,950		$ 984,655
	Performance Pay		$ 7,705	
563-221	**Street Repair Materials**	$ 104,000		$ 504,000
	Materials for additional street leveling. Funded by Use Tax		$ 400,000	
	563 - Streets & Ground Maintenance Total	**$ 1,080,950**	**$ 407,705**	**$ 1,488,655**
Parks & Recreation				
565-111	**Regular Full Time**	$ 638,490		$ 646,195
	Performance Pay		$ 7,705	
	565 - Parks & Recreation Department Total	**$ 638,490**	**$ 7,705**	**$ 646,195**
Internal Svces/Bldg Maint				
566-111	**Regular Full Time**	$ 257,763		$ 265,468
	Performance Pay		$ 7,705	
	566 - Internal Services/Bldg Maint Department Total	**$ 257,763**	**$ 7,705**	**$ 265,468**
Nondepartmental				
592-813	**Contribution to Civic Programs**	$ 10,000		$ 24,500
			$ 14,500	
592-814	**Transfer to CIP**	$ 2,296,337		$ 1,466,480
	FY 23 PD Vehicle outfitted tranfer to 384-518-723		$ (91,883.00)	
	Utility Maintenance Dump Truck tranfer to 384-518-723		$ (113,993.00)	
	FY 24 PD Vehicle outfitted tranfer to 384-518-723		$ (91,883.00)	
	Mauldin 9.5 Ton Conveyor Feed Super Paver tranfer to 384-518-723		$ (131,000.00)	
	Zero Turn Mowers x2 tranfer to 384-518-723		$ (30,761.00)	
	Building Maintenance Chevrolet 3/4 Ton replacement tranfer to 384-518-723		$ (67,252.00)	
	Utility Maintenance Chevrolet 1 Ton replacement x2 tranfer to 384-518-723		$ (139,252.00)	
	Streets Chevrolet 1 Ton Ext Cab addition MDUS tranfer to 384-518-723		$ (52,711.00)	
	Streets Chevrolet 1 Ton Ext Cab addition TUF tranfer to 384-518-723		$ (52,711.00)	
	Personnel Fleet 2nd mechanic tranfer to 382-517-111		$ (36,240)	
	Personnel Airport P/T TO F/T Funded by Use Tax 350-732-111		$ (22,171)	

		Adopted Budget	Amendment Amount	Amended Budget
	Police transfer of new position expenditures Council approved 9/28/2023		$ (62,830)	
Nondepartmental				
592-815	**Interfund Transfers Out**	$ 380,000		$ -
	Zero Turn Mowers x1 transfer to Fund 384-518-724		$ (22,000)	
	Shredder for Utility Tractor transfer to 384-518-724		$ (21,517)	
	12 Ton Dump Truck Freightliner transfer to 384-518-724		$ (130,732)	
	Cemetery materials transfer to 370-761-221		$ (60,000)	
	WWTP John Deere Backhoe replacement carryover FY 23 384-518-724		$ (99,134)	
	Streets Chevrolet 3/4 Ton replacement carryover FY 23 384-518-723		$ (33,288)	
	Personnel Airport P/T TO F/T Funded by Use Tax 350-732-111		$ (13,329)	
	592 - Nondepartmental Total	**$ 2,686,337**	**$ (1,446,936)**	**$ 1,490,980**
	Total General Fund Expenditure Adjustments	**$ 13,259,645**	**$ (752,319)**	**$ 12,758,905**
	123 - Main Street			
Contribution Civic Prog				
615-813	**Façade Grant**	$ 75,000		$ 136,546
	Use of restricted fund balance from previous TIF transfers		$ 61,546	
	Total Main Street Fund	**$ 75,000**	**$ 61,546**	**$ 136,546**
	129 - Library Grant/Donation			
Expenses				
624-267	**Computers**	$ -		$ 11,084
	12 new computers for the library Funded by St. David's Grant carryover FY 23		$ 11,084	
	Total Library Grant/Donations	**$ -**	**$ 11,084**	**$ 11,084**
	350 - Airport			
Revenue				
450-370	**Transfer from General Fund**	**$ -**		$ 35,500
	Transfer from 100-592-814 for Personnel Airport P/T TO F/T		$ 35,500	
Expenses				
732-111	**Regular Full Time**	$ 111,678		$ 147,178
	Personnel Airport P/T TO F/T Funded by Use Tax		$ 35,500	

Exhibit A FY 2024 Q2 Budget Amendments — Ordinance 2024-19

		Adopted Budget	Amendment Amount	Amended Budget
732-719	**Other Capital Outlay**	$ 190,000		$ 300,000
	One time contribution for Ramp project with TxDOT. Funded by 2017 Bond		$ 110,000	
	Total Airport Fund	**$ 301,678**	**$ 181,000**	**$ 482,678**
	370 - Cemetery			
	Revenue			
450-370	**Interfund Transfer In**	$ 29,000		
			$ 60,000	
	Expenses			
761-221	**Street Repair Materials**	$ -		$ 60,000
	Cemetery road work this is carry over from FY 23 Funded by Use Tax		$ 60,000	
	Total Cemetery Expenses	**$ -**	**$ 60,000**	**$ 60,000**
	382 - Fleet Services Operating			
	Revenue			
420-329	**Payment of Claims**	$ -		$ 6,662
	TML Claim #342 and 348		$ 6,662	
450-365	**Transfer In From General Fund**	$ -		$ 36,240
	Personnel Fleet 2nd mechanic tranfer in from Fund 100-592		$ 36,240	
	Total Fleet Replacement Revenue Adjustments	**$ -**	**$ 42,902**	**$ 42,902**
	Expenses			
517-111	**Fleet Services Section**	$ 1,813		$ 38,053
	Personnel Fleet 2nd mechanic tranfer in from Fund 100-592		$ 36,240	
517-429	**Body Shop Repairs**	$ -		$ 6,662
	Repairs on #342		$ 5,007	
	Repairs on #348		$ 1,655	
	Total Fleet Replacement Expenditure Adjustments	**$ 1,813**	**$ 42,902**	**$ 44,716**
	384 - Fleet Replacement Fund			
	Revenue			
340-278	**Equipment Replacement Fee**	$ 1,010,735		$ 2,088,852
	FY 23 PD Vehicle outfitted		$ 91,883	
	Utility Maintenance Dump Truck		$ 113,993	
	FY 24 PD Vehicle outfitted		$ 91,883	

		Adopted Budget	Amendment Amount	Amended Budget
	Mauldin 9.5 Ton Conveyor Feed Super Paver		$ 131,000	
	Zero Turn Mowers x2		$ 52,761	
	Building Maintenance Chevrolet 3/4 Ton replacement		$ 67,252	
	Utility Maintenance Chevrolet 1 Ton replacement x2		$ 139,252	
	Streets Chevrolet 1 Ton Ext Cab addition MDUS		$ 52,711	
	Streets Chevrolet 1 Ton Ext Cab addition TUF		$ 52,711	
	Shredder for Utility Tractor		$ 21,517	
	12 Ton Dump Truck Freightliner		$ 130,732	
			$ 99,134	
	WWTP John Deere Backhoe replacement carryover FY 23		$ 33,288	
	Streets Chevrolet 3/4 Ton replacement carryover FY 23			
	Total Fleet Replacement Fund	$ 1,010,735	$ 1,078,117	$ 2,088,852
Expenses				
518-723	**Motor Vehicles**	$ 222,000		$ 750,980
	FY 23 PD Vehicle outfitted Funded by Use Tax		$ 91,883	
	FY 24 PD Vehicle outfitted Funded by Use Tax		$ 91,883	
	Building Maintenance Chevrolet 3/4 Ton replacement Funded by Use Tax		$ 67,252	
	Utility Maintenance Chevrolet 1 Ton replacement x2 Funded by Use Tax		$ 139,252	
	Streets Chevrolet 1 Ton Ext Cab addition MDUS Funded by Use Tax		$ 52,711	
	Streets Chevrolet 1 Ton Ext Cab addition TUF Funded by Use Tax		$ 52,711	
	Streets Chevrolet 3/4 Ton replacement carryover FY 23 Funded by Use Tax		$ 33,288	
518-724	**Heavy Equipment**	$ 451,673		$ 1,000,810
	Utility Maintenance Dump Truck Funded y Use Tax		$ 113,993	
	Mauldin 9.5 Ton Conveyor Feed Super Paver Funded by Use Tax		$ 131,000	
	Zero Turn Mowers x3 Funded by Use Tax		$ 52,761	
	Shredder for Utility Tractor Funded by Use Tax		$ 21,517	
	WWTP John Deere Backhoe replacement carryover FY 23 Funded by Use Tax		$ 99,134	
	12 Ton Dump Truck Freightliner Funded by Use Tax		$ 130,732	
	Total Fleet Replacement	$ 673,673	$ 1,078,117	$ 1,751,790

City Council Meeting
April 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 9.

Agenda Title: **Hold a Public Hearing and introduce Ordinance 2024 -18, PZ 2024 -2045 regarding requests to change place type zoning at 7 different lots.**

Council Action to be Taken: Hold Public Hearing and introduce Ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

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

There is an individual report for each change request.

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

3. PROS and CONS

PROS	CONS
• Consistent with the 5 big ideas in the Comprehensive Plan	• It will take time for the community

• Implementation of the community's vision to return to a historic pattern of walkable, mixed use neighborhoods • Bringing more properties into conformity with the zoning regulations	and staff to acclimate to the new code.

4. RECOMMENDATION

At their April 9, 2024, meeting, the Planning and Zoning Commission made a recommendation on each of the individual place type zoning change requests. The Commission's recommendations are recorded on each individual change request.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – April 9, 2024

City Council public hearing and ordinance introduction – April 25, 2024

City Council consideration of ordinance approval – May 9, 2024

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _05a_PZ-2024-2045_45 CR 408_ Staff Report
2. _05a1_PZ-2024-2045 - 45 CR 408 - Location Map
3. _05a2_PZ-2024-2045 - 45 CR 408 - Current Zoning
4. _05a3_PZ-2024-2045 - 45 CR 408 - Proposed Zoning
5. _05a4_PZ-2024-2045 - 45 CR 408 - Notification Map
6. _05a5_PZ-2024-2045 - 45 CR 408 - Place Type Change Request Form
7. _05b_PZ-2024-2045_114 W 6th_ Staff Report
8. _05b1_PZ-2024-2045 - 114 6th W - Location Map
9. _05b2_PZ-2024-2045 - 114 6th W - Current Zoning
10. _05b3_PZ-2024-2045 - 114 6th W - Proposed Zoning
11. _05b4_PZ-2024-2045 - 114 6th W - Notification Map
12. _05b5_PZ-2024-2045 - 114 W 6th Place Type Change Request Form
13. _05c_PZ-2024-2045_400 Carlos G Parker Blvd SE_ Staff Report
14. _05c1_PZ-2024-2045 - 400 Carlos G Parker - Location Map

15. _05c2_PZ-2024-2045 - 400 Carlos G Parker - Current Zoning
16. _05c3_PZ-2024-2045 - 400 Carlos G Parker - Proposed Zoning
17. _05c4_ PZ 2024 - 2045_ 400 Carlos G Parker Notification Map
18. _05c5__PZ-2024-2045- place type change request 400 SE Carlos G Parker
19. _05d_PZ-2024-2045_South Loop_ Staff Report
20. _05d1_PZ-2024-2045 - South Loop - Location Map
21. _05d2_PZ-2024-2045 - South Loop - Current Zoning
22. _05d3_PZ-2024-2045 - South Loop - Proposed Zoning
23. _05d4_PZ-2024-2045 - South Loop - Notification Map
24. _05d5_PZ-2024-2045 place type change request South Loop
25. _05e_PZ-2024-2045_CGP & North Drive Staff Report
26. _05e1_Ord 2020-13 Amend Comp Plan FLUM, intersection of North Drive & Carlos Parker
27. _05e2_Ord 2020-14 Zoning change, Intersection of North Drive & Carlos Parker T66 (aka Spring Creek)
28. _05e3_PZ-2024-2045 - CGP & North Dr Location Map
29. _05e4_PZ-2024-2045 - CGP & North Dr - Current Zoning
30. _05e5_PZ-2024-2045 - CR 367 - Proposed Zoning
31. _05e6_PZ-2024-2045 - CR367 - Notification Map
32. _05e7_PZ-2024-2045_CGP & North Dr Place Type Change Request Form
33. _05f_PZ-2024-2045_W. Oak_ Staff Report
34. _05f1_PZ-2023-2045 - Oak St - Location Map
35. _05f2_PZ-2023-2045 - Oak St - Current Zoning
36. _05f3_PZ-2023-2045 - Oak St - Proposed Zoning
37. _05f4_PZ-2023-2045 - Oak St - Notification Map
38. _05f4_PZ-2024-2045-Place Type Zoning Chage Request form - 308 Sturgis LL
39. _05g_PZ-2024-2045_1104 E MLK Jr Blvd_ Staff Report
40. _05g1_PZ-2023-2045 - 1104 E MLK - Location Map
41. _05g2_PZ-2024-2045 - 1104 E MLK - Current Zoning
42. _05g3_PZ-2024-2045 - 1104 E MLK - Proposed Zoning
43. _05g4_PZ-2023-2045 - 1104 E MLK - Future Land Use
44. _05g5_PZ-2024-2045 - 1104 E MLK - Floodplains
45. _05g6_PZ-2023-2045 - 1104 E MLK - Notification Map
46. _05g7_PZ-2024-2045-Place type zoning request_1104 E MLK_
47. _05y_ PZ-2024-20455 Ordinance 2024-18
48. _05z_place type presentation PZ 2024 2045

City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	45 County Road 408
Legal Description:	Longhorn Acres, Lot 1, Acres 2.12 (R457151)
Date Submitted:	2.21.2024
Current Place Type:	P2 - Rural
Requested Place Type:	P2C – Rural Commercial
Future Land Use:	Area of Minimal Change
Requestor:	Edward Griffith & James Marek
Staff Analysis:	The requestor states that this request is to facilitate a drive-up ATM (City National Bank of Taylor). The subject property meets the one-acre minimum area requirement for the P2C Place Type. The subject property is located at the corner of North Main Street and County Road 408. Nearby P2C exists approximately 635 feet from the subject property. In addition, the City Council has approved similar Place Type requests from P2 to P2C at 4901 FM 619 and 13592 Chandler Road.
Staff Recommendation:	Approve P2C – Rural Commercial Place Type at 45 County Road 408.
P&Z Recommendation:	Approve P2C – Rural Commercial Place Type at 45 County Road 408.

Attachments

1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form

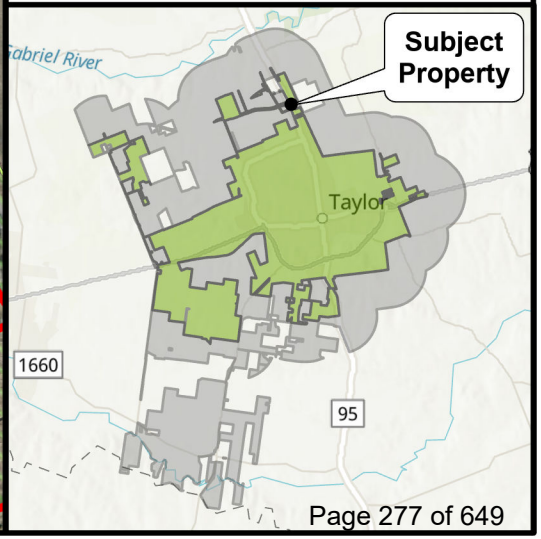


PZ-2024-2045

45 CR 408
Place Type Change
Location Map
Approximately 2.1 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 410 820
Feet





PZ-2024-2045

45 CR 408
Place Type Change
Current Zoning Map
Approximately 2.1 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

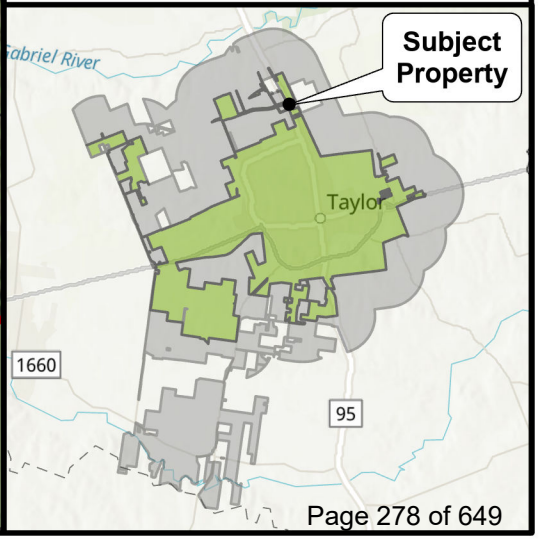
Overlay Zoning

- P1: Nature

Place Type Zoning

- P2: Rural
- P2C: Rural Commercial

N 0 200 400
Feet





PZ-2024-2045

45 CR 408
Place Type Change
Proposed Zoning Map
Approximately 2.1 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

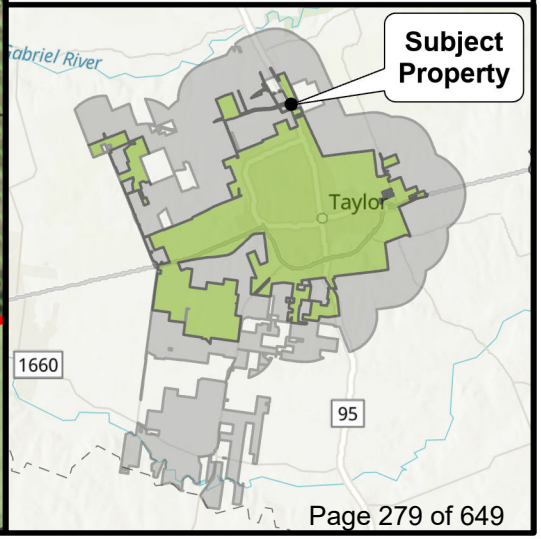
Overlay Zoning

- P1: Nature

Place Type Zoning

- P2: Rural
- P2C: Rural Commercial

N 0 200 400
Feet



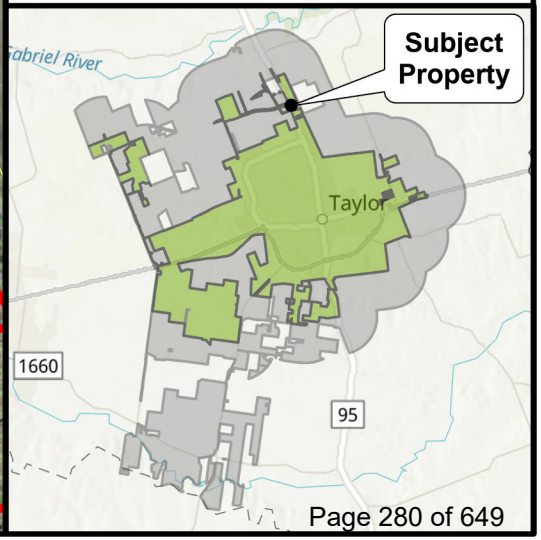


PZ-2024-2045

45 CR 408
Place Type Change
Notification Map
Approximately 2.1 acres

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

N 0 410 820
Feet



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s):CNB Financial Corporation, Inc (Holding Company of City National Bank of Taylor)_

Address for the proposed zoning change: _45 County Road 408

Phone: 512-671-2208_____ **E-mail: james.marek@cnbt.bank**_____

Current Place Type Zoning (Circle One)	**Requested Place Type Zoning (Circle One)**
P1 - Nature	P1 – Nature
(P2) Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	(P2C) Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

_Construction of drive up ATM. (No City Services Required.)_____

_____

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

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

Owner Name 1: Edward C. Griffith, Jr., President Signature: _____ Date: 2-21-24
Owner Name 2: James A. Marek, Vice President_____ Signature: _____ Date: 2/21/24

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

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

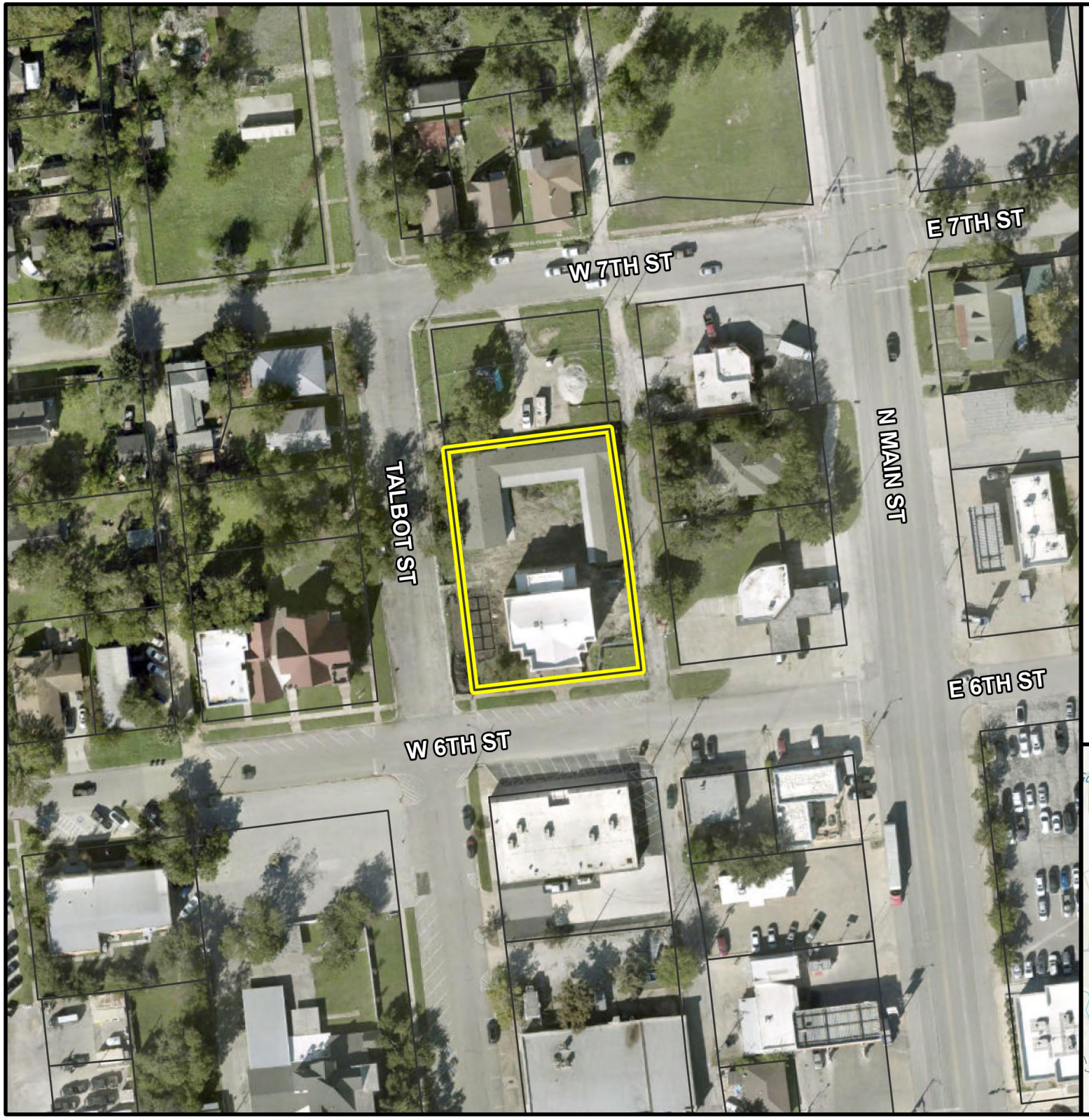
City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	5
Address/Location:	114 W. 6th Street
Legal Description:	Approximately 0.5165 acres of land described as the Map of the Town of Taylor, Lot 5 through 6, Block 33 (R015017)
Date Submitted:	3/4/2024
Current Place Type:	CS – Civic Space
Requested Place Type:	P5 – Urban Center
Future Land Use:	Market Center: Community
Requestor:	Doug Moss
Staff Analysis:	The requestor has ongoing construction at the subject property for the mixed-use development referred to as Talbot Commons. The location was previously a Church (First Presbyterian) and thus took the Place Type as Civic Space. When the City surveyed properties to identify the proper Place Type one of the determining factors was the use of the Williamson County Appraisal District (WCAD) "land use" category. At the time of collection, the subject property was designated as a Church and thus CS was allocated incorrectly to the property as the change of use in the WCAD system at the time did not accurately reflect the new commercial endeavor. In 2022 and 2023, permits were issued for the remodeling of the former church administrative buildings to be re-used as a small hotel and a food and beverage kiosk.
Staff Recommendation:	Approve P5 – Urban Center Place Type at 114 W. 6th Street.
P&Z Recommendation:	Approve P5 – Urban Center Place Type at 114 W. 6th Street.

Attachments

1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form



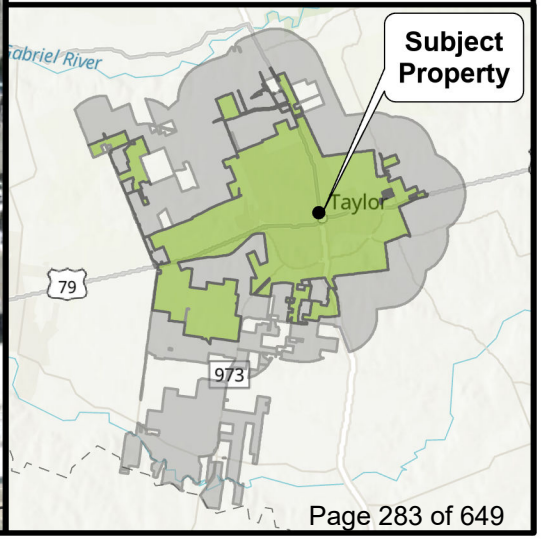
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

114 6th St W
Place Type Change
Location Map
Approximately 0.52 acres

City Limits
Subject Property
Parcels

N 0 100 200
Feet





PZ-2024-2045

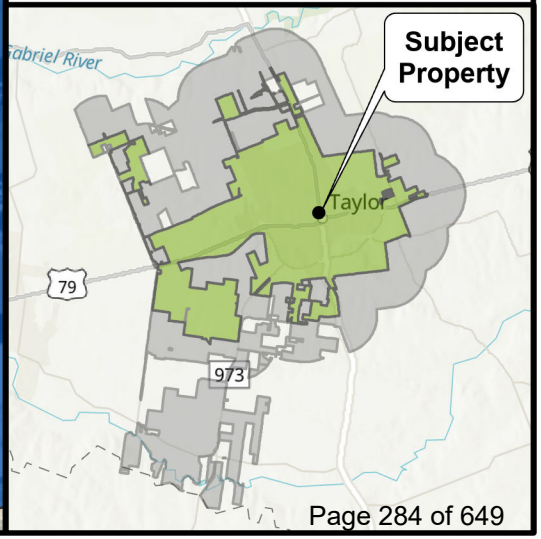
114 6th St W
Place Type Change
Current Zoning Map
Approximately 0.52 acres

- City Limits
- Subject Property
- Parcels

Place Type Zoning

- P4: Mix
- P5: Urban Center
- CS: Civic Space

N 0 100 200
Feet





PZ-2024-2045

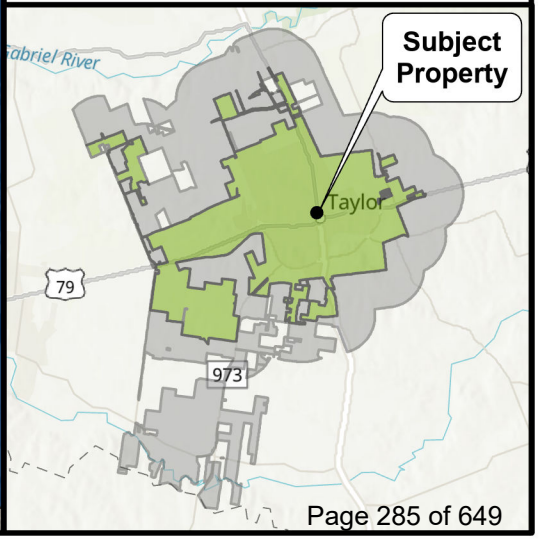
114 6th St W
Place Type Change
Proposed Zoning Map
Approximately 0.52 acres

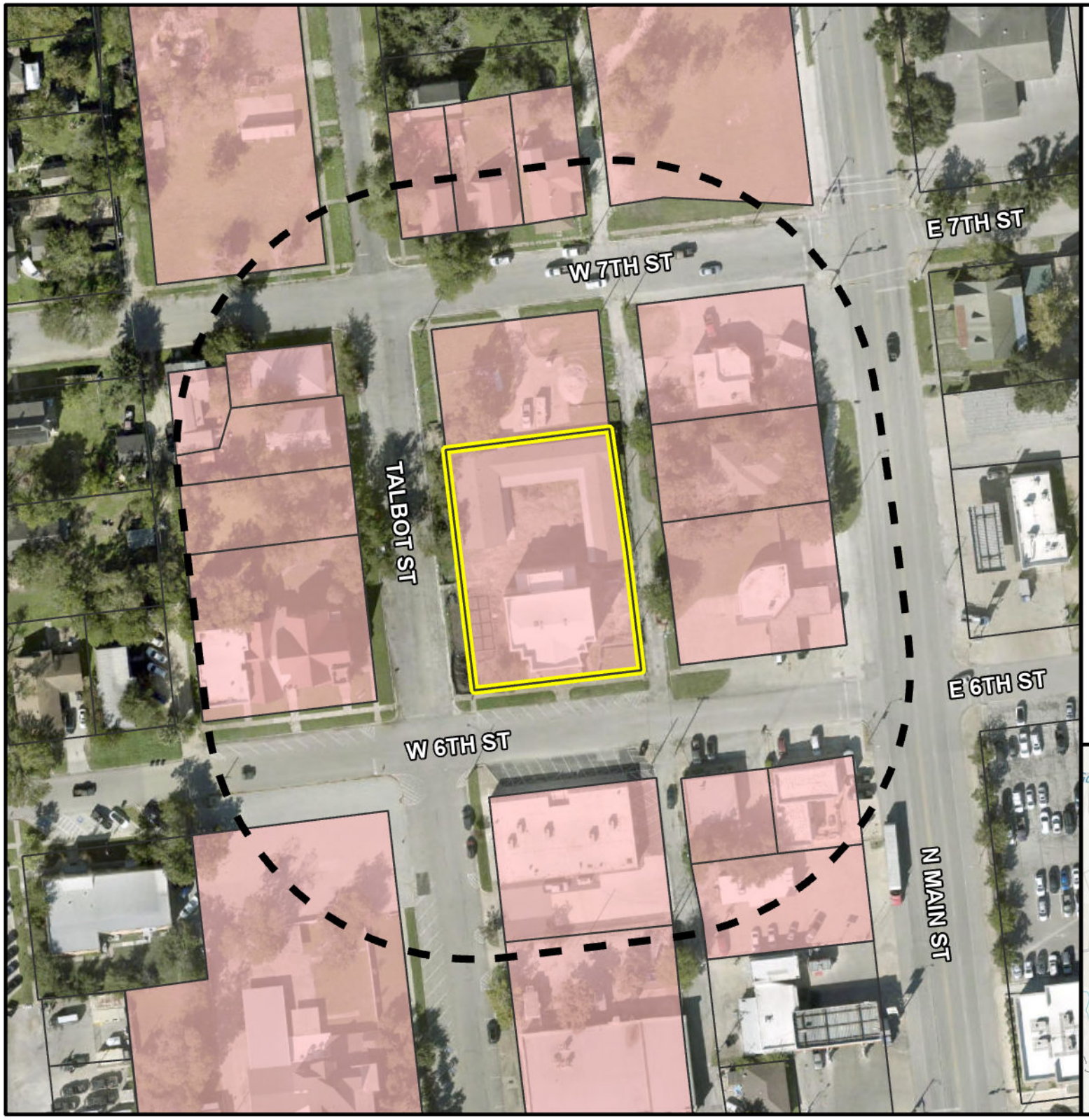
- City Limits
- Subject Property
- Parcels

Place Type Zoning

- P4: Mix
- P5: Urban Center
- CS: Civic Space

N 0 100 200
Feet



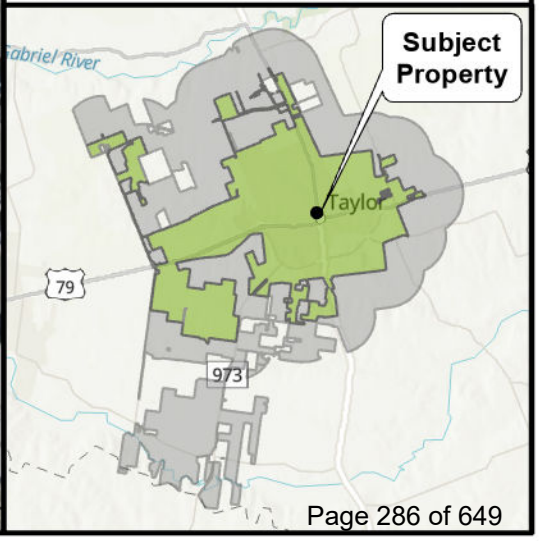


PZ-2024-2045

114 6th St W
Place Type Change
Notification Map
Approximately 0.52 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 100 200
Feet



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): _____

Address for the proposed zoning change: _____

Phone: _____ **E-mail:**_____

Current Place Type Zoning (Circle One)	**Requested Place Type Zoning (Circle One)**
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

_____
_____

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

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

Owner Name 1: _____ Signature: _____ Date: _____
Owner Name 2: _____ Signature: _____ Date: _____

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

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

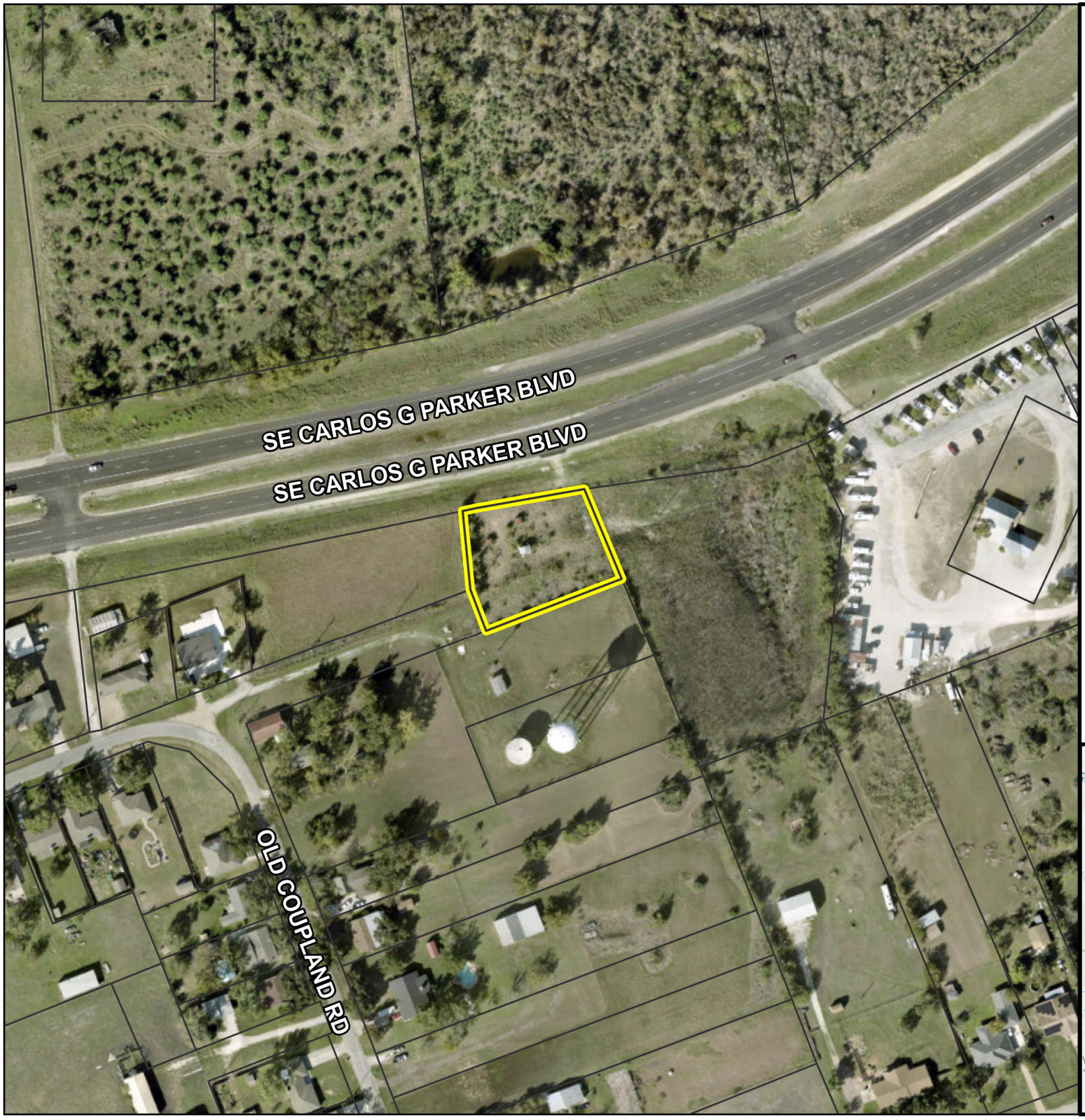
City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	400 Carlos G. Parker Blvd, SE
Legal Description:	Well addition, Lot 1, Acres 0.77 (R308656)
Date Submitted:	3/8/2024
Current Place Type:	P3 - Neighborhood
Requested Place Type:	P4 - Mix
Future Land Use:	Neighborhood Infill
Requestor:	Gangadhar Kandru
Staff Analysis:	The requestor is seeking a place type request for this lot and the adjoining lot (South Loop) to facilitate building modern tiny homes and a shopping mall. There are residential uses to the south of this site in the form of Place 2.5 – Large lot. The existing place types adjoining both lots (400 Carlos G Parker Blvd and South Loop) are P4 - Mix to the east and west. Place type changes were also approved for Employment Center and P4 further to the east near the Southwood Hills Road. A Special Use permit was also recently approved for the expansion and improvement of the Four Winds RV park to the east at 408 Carlos G Parker Blvd SE.
Staff Recommendation:	Approve P4 – Mix place type request for 400 Carlos G. Parker Blvd, SE
P&Z Recommendation:	Approve P4 – Mix place type request for 400 Carlos G. Parker Blvd, SE

Attachments

1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form



PZ-2024-2045

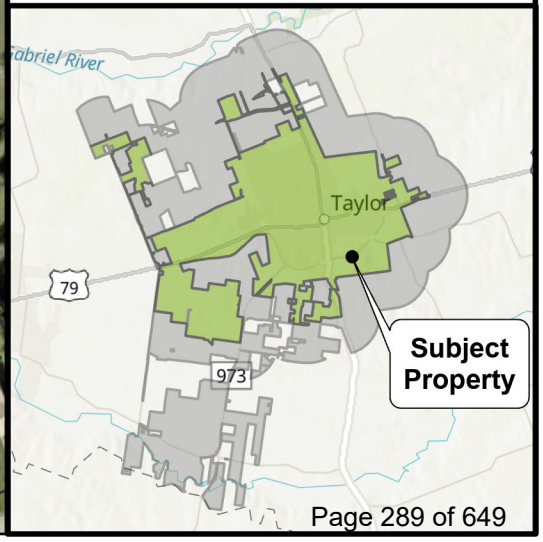
400 Carlos G Parker Blvd.
Place Type Change
Location Map
Approximately 0.8 acres

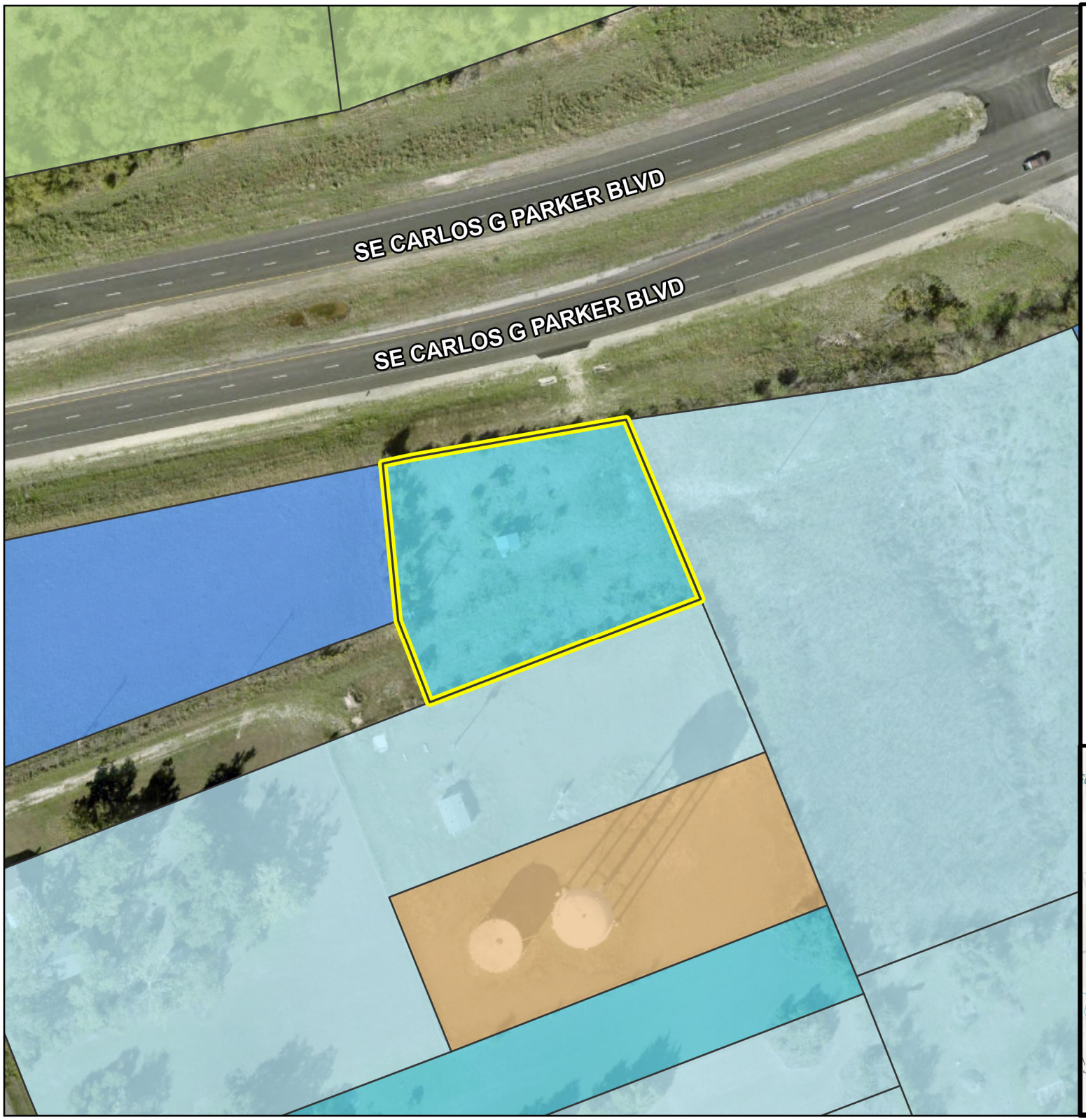
Subject Property

Parcels

N 0 200 400

Feet





PZ-2024-2045

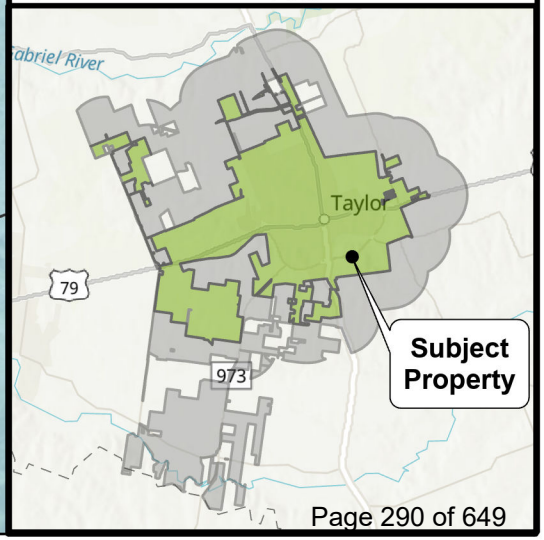
400 Carlos G Parker Blvd.
Place Type Change
Current Zoning Map
Approximately 0.8 acres

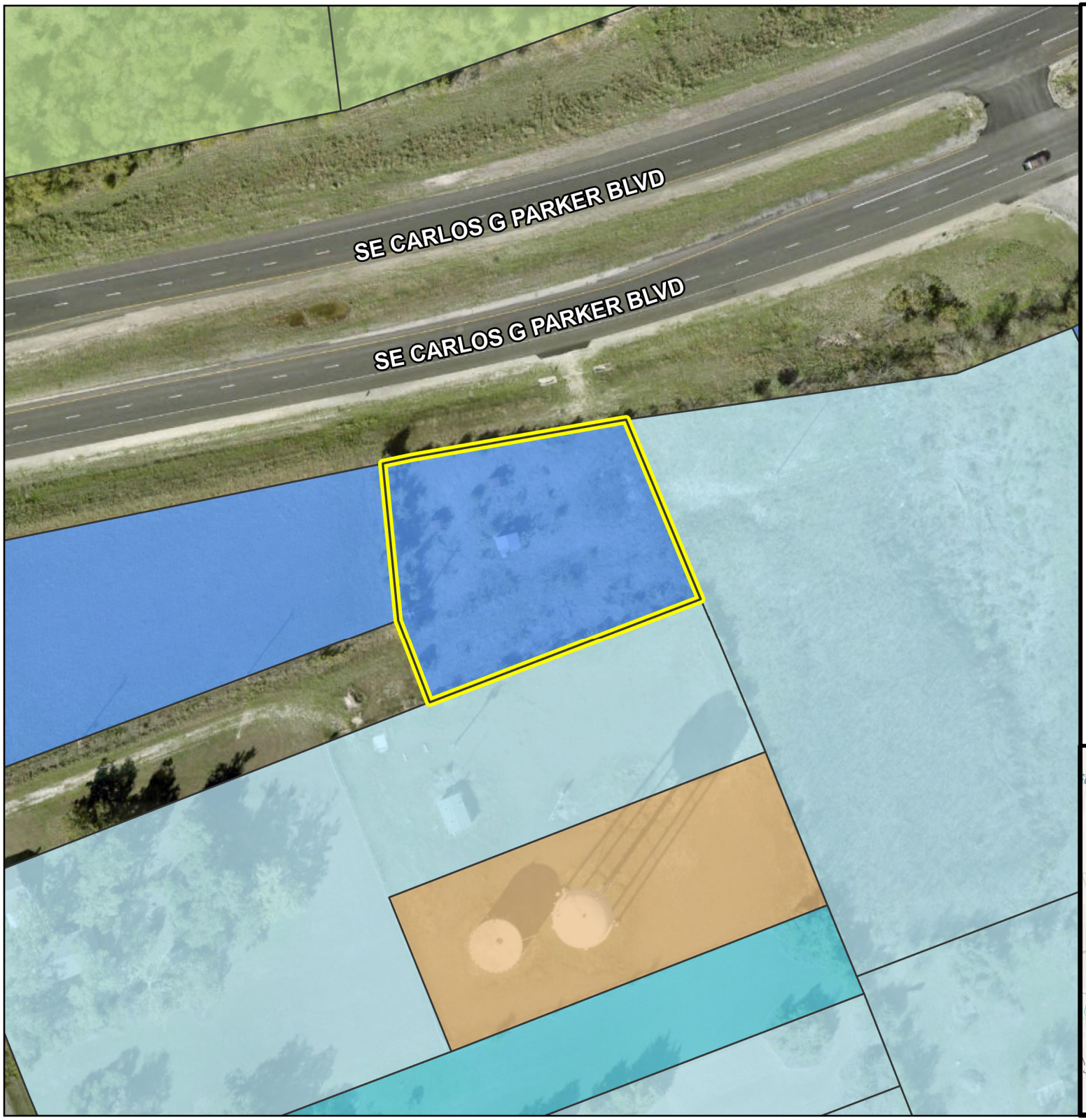
- Subject Property
- Parcels

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- CS: Civic Space

N 0 100 200
Feet





PZ-2024-2045

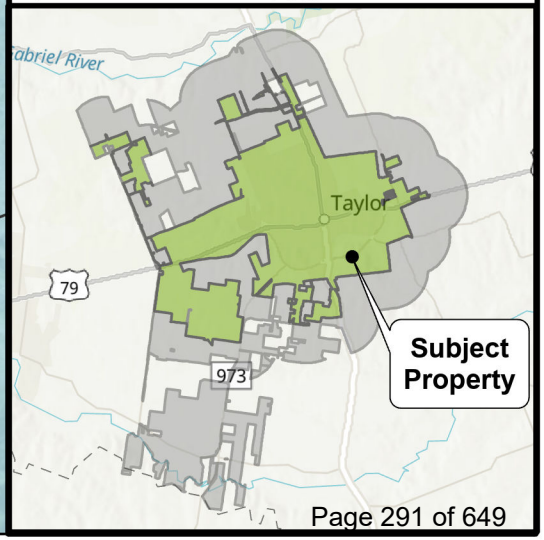
400 Carlos G Parker Blvd.
Place Type Change
Proposed Zoning Map
Approximately 0.8 acres

- Subject Property
- Parcels

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- CS: Civic Space

N 0 100 200
Feet



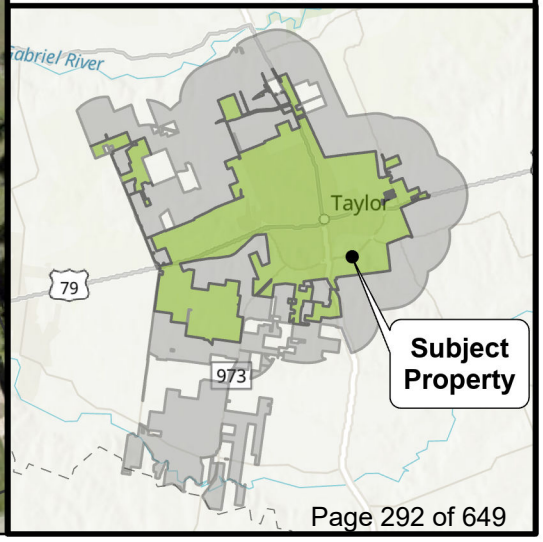


PZ-2024-2045

400 Carlos G Parker Blvd.
Place Type Change
Notification Map
Approximately 0.8 acres

- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 200 400
Feet



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): @ Stargate Ventures LLC

Address for the proposed zoning change: 400 SE Carlos G Parker Blvd, Taylor TX 76574

Phone: 669-268-4819 **E-mail:** mahesh22k@gmail.com

Current Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
(P2.5 – Large Lot)	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	(P4 – Mix)
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

want to build homes & shopping strip mall

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

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

Owner Name 1: Gurugadhar Kandru Signature: [signature] Date: 08/03/2024
Owner Name 2: _____ Signature: _____ Date: _____

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

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

City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	South Loop
Legal Description:	Coursey P. survey, Acres 2.916 (R019024)
Date Submitted:	3.8.2024
Current Place Type:	P2.5 - Large Lot
Requested Place Type:	P4 - Mix
Future Land Use:	Neighborhood Infill
Requestor:	Gangadhar Kandru
Staff Analysis:	The requestor is seeking a place type request for this lot and the adjoining lot (400 Carlos G Parker Blvd. SE) to facilitate building modern tiny homes and a shopping mall. There are residential uses to the south of this site in the form of Place Type 2.5 – Large lot. The existing place types adjoining both lots (South Loop and 400 Carlos G Parker Blvd) are P4 to the east and west. Place type changes were also approved for Employment Center and P4 further to the east near the Southwood Hills Road. A Special Use permit was also recently approved for the expansion and improvement of the Four Winds RV park to the east at 408 Carlos G Parker Blvd SE.
Staff Recommendation:	Approve P4 – Mix place type request for South Loop
P&Z Recommendation:	Approve P4 – Mix place type request for South Loop

Attachments

1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form

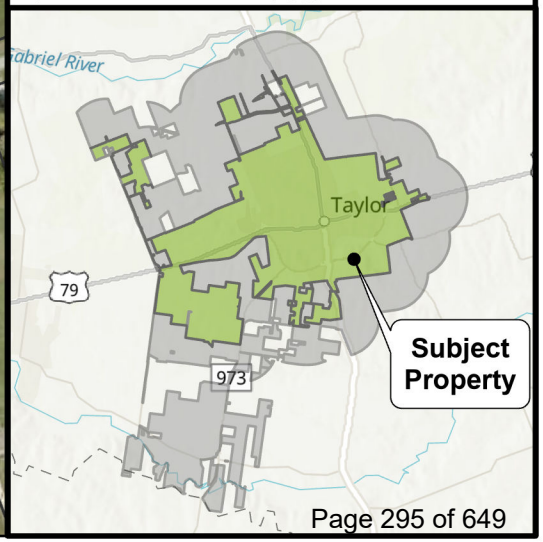


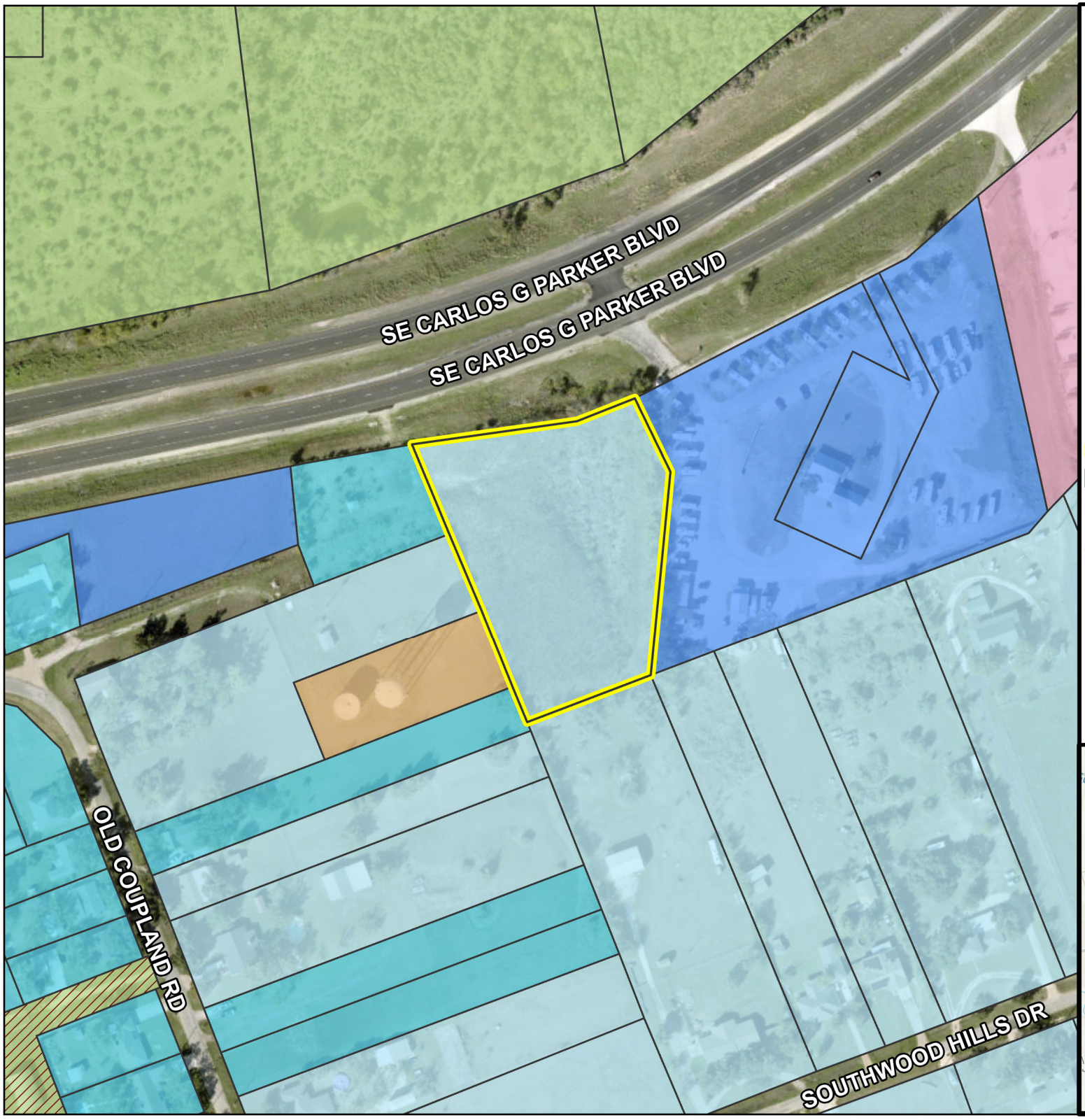
PZ-2024-2045

Located next to 400 SE Carlos G Parker Blvd.
Place Type Change
Location Map
Approximately 3.0 acres

Subject Property
Parcels

N 0 310 620
Feet





PZ-2024-2045

Located next to 400 SE Carlos G Parker Blvd.
Place Type Change
Current Zoning Map
Approximately 3.0 acres

- Subject Property
- Parcels

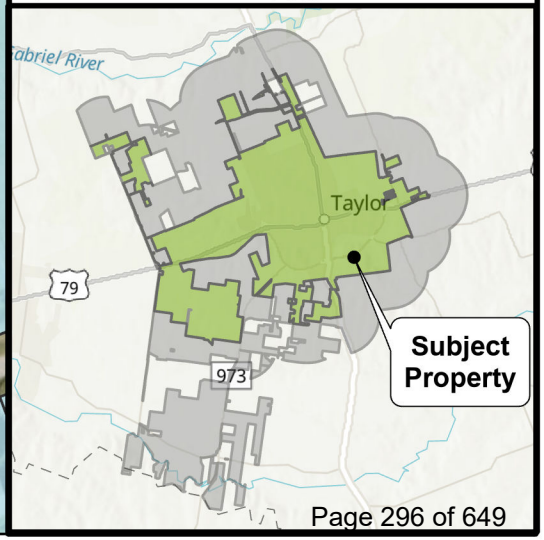
Overlay Zoning

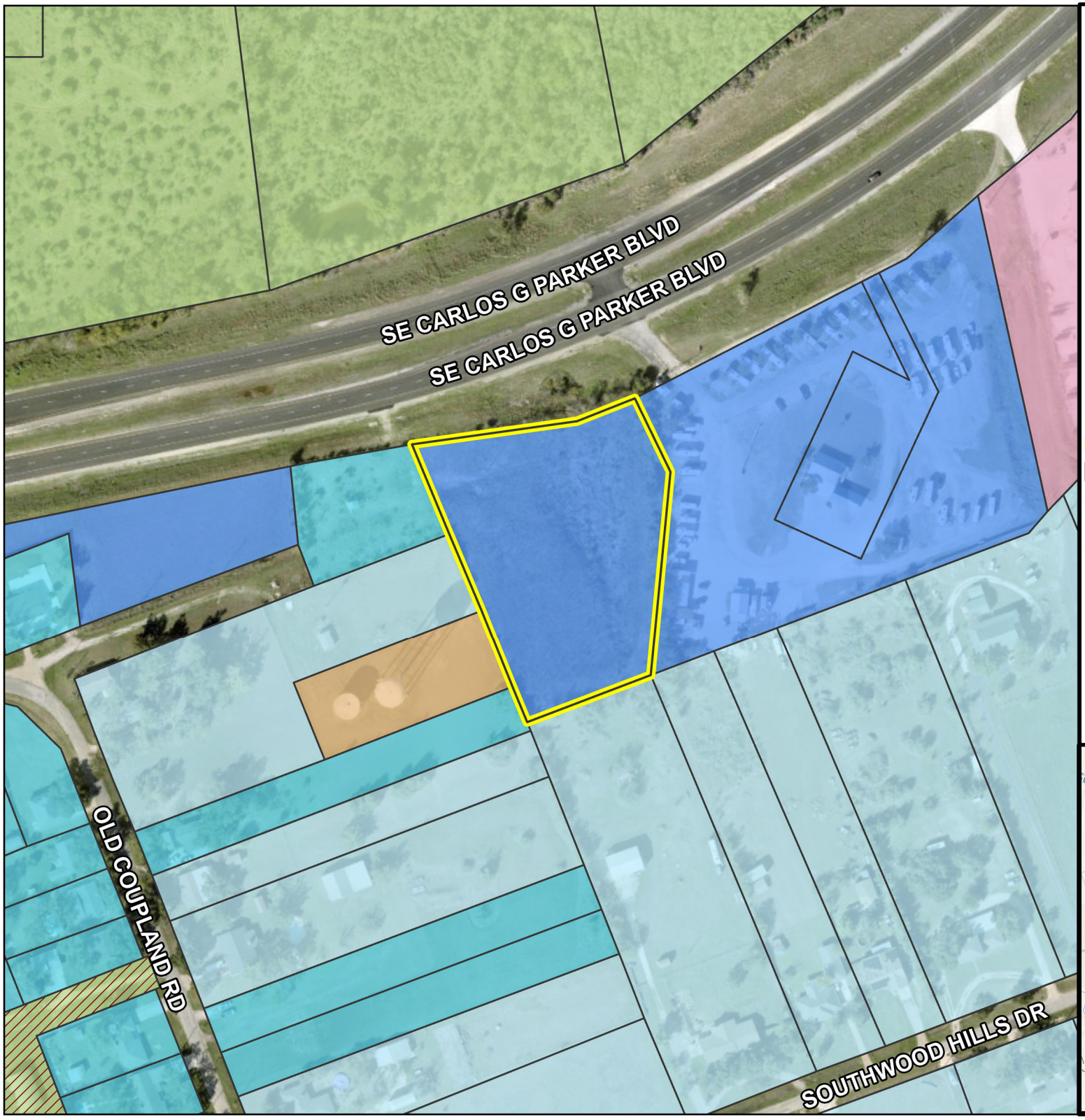
- Planned Development Overlay

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- EC: Employment Center
- CS: Civic Space

N 0 200 400
Feet





PZ-2024-2045

Located next to 400 SE Carlos G Parker Blvd.
Place Type Change
Proposed Zoning Map
Approximately 3.0 acres

- Subject Property
- Parcels

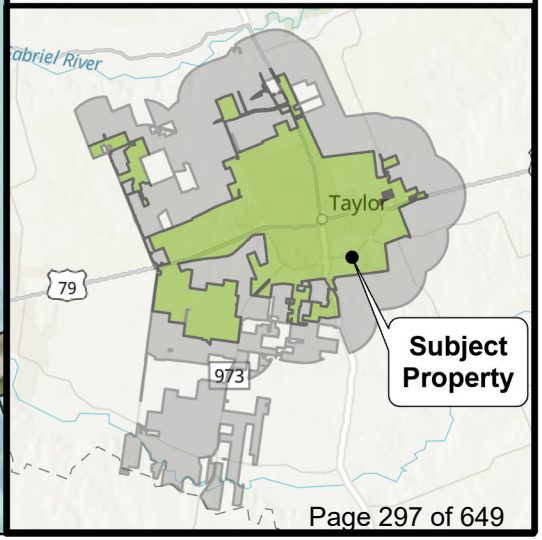
Overlay Zoning

- Planned Development Overlay

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- EC: Employment Center
- CS: Civic Space

N 0 200 400
Feet



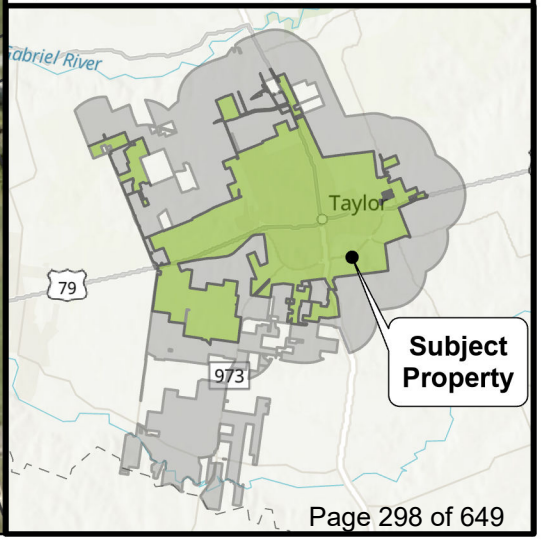


PZ-2024-2045

Located next to 400 SE Carlos G Parker Blvd.
Place Type Change Notification Map
Approximately 3.0 acres

- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 410 820
Feet



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Venture Capstar LLC

Address for the proposed zoning change: South Loop, Taylor TX 76574

Phone: 669 268 4819 **E-mail:** Mahesh22k@gmail.com

Current Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

want to build modern tiny homes & shopping strip mall

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

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

Owner Name 1: Gangadhar Kandru Signature: [signature] Date: 08/03/2024
Owner Name 2: _____ Signature: _____ Date: _____

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

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

City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	CR 367, Commonly known as north- western corner of North Drive and Carlos G Parker Blvd NW intersection
Legal Description:	Taylor 70 (BLK 1 LT3), Block 1, Lot 3, Acres 3.9885 (R613339)
Date Submitted:	2.29.2024
Current Place Type:	P4 - Mix
Requested Place Type:	EC – Employment Center
Future Land Use:	Neighborhood Infill
Requestor:	John Slivensky
Staff Analysis:	The requestor states that this place type change request is to reinstate the previous options (a convenience store, gas station and other retail) under the prior zoning ordinance when the property was initially platted as part of the Taylor 70 (now Spring Creek) development. The planned development for this subdivision in 2020 (PZ 2020 - 1227) and preliminary plat (PZ 2020-1260) included 289 single family residences and two commercial lots along the Carlos G Parker Blvd NW frontage. This place type change request relates to one of the two commercial lots. The two commercial lots were both zoned as B1 – Local commercial use under the old zoning ordinance. This lot was correctly translated to P4 – Mix place type zoning. The P4 place type zoning permits commercial and mixed use building types and retail uses excluding drive-through services and vehicle services. The requestor is seeking zoning to allow a convenience store with gas station. The convenience store is permitted in P4 as a retail use however the fueling station is not permitted in P4 because it is a vehicle services use. All areas designated as Employment Center require an Employment Center Plan to be approved prior to any development activity on the property. If this place type request is granted the Employment Center Plan for this location, given its proximity and juxtaposition to the residential subdivision to the north, needs to provide: (i) Appropriate connectivity to the Spring Creek residential neighborhood, (ii) that the proposed employment center uses, layout of the proposed buildings and accessory structures/apparatus and

	positioning of the gas pumps do not negatively impact the adjacent residential lots.
Staff Recommendation:	Approve Employment Center place type for WCAD parcel R613339 at the north -western corner of the North Drive and Carlos G Parker Blvd NW intersection with the condition that the Employment Center Plan provides sufficient protection for the adjacent residential lots from the proposed convenience store and gas station and that any other Employment Center uses are limited to those that are compatible with the adjacent neighborhood.
P&Z Recommendation:	Denial of Employment Center place type at the north- western corner of the North Drive and Carlos G Parker Blvd NW intersection

Attachments

1. Location Map
2. Ordinance 2020- 13 for Future Land Use Plan amendment to commercial use at Taylor 70
3. Ordinance 2020 – 14 for Residential Planned development and Local Commercial zoning district at Taylor 70
4. Current Place Type Map
5. Proposed Place Type Map
6. Notification Map
7. Place Type Request Form

ORDINANCE NO. 2020-13

AN ORDINANCE CHANGING THE COMPREHENSIVE PLAN FUTURE LAND USE PLAN MAP DESIGNATION FROM SINGLE-FAMILY TO COMMERCIAL ON PROPERTY DESCRIBED AS APPROXIMATELY 6.83 ACRES, LOCATED AT THE NORTHWEST INTERSECTION OF NORTH DRIVE AND N.W. CARLOS G. PARKER BOULEVARD, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R383650, PART OF AND OUT OF A 27.73 ACRE TRACT WITHIN WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on August 27, 2020, to consider the request made by Brett Corwin, for property which is legally described in Exhibits "A" and "B" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the Comprehensive Plan Future Land Use Plan Map designation from Single-Family to Commercial as shown on the map attached hereto as Exhibit "C"; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 11, 2020, to consider the Comprehensive Plan Future Land Use Plan Map Amendment, and recommended the change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the amendment to the Comprehensive Plan Future Land Use Plan Map designation for the Property.

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

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

SECTION 2. The Property is changed from Single-Family designation to Commercial designation.

SECTION 3. All other terms and conditions contained in the official Future Land Use Plan Map, except as amended herein, shall continue and remain in full force and effect.

SECTION 4. 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 5. In accordance with Article VIII of the City Charter, Ordinance 2020-13 was introduced before the Taylor City Council on the 27 day of August, 2020.

PASSED, APPROVED, and ADOPTED on the 10 day of September, 2020.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

Intermandeco, Ltd.

DATE: April 9, 2020

TO: Shelly Shelton, Senior Planner

And Staff of the City of Taylor

FROM: Intermandeco, GP LLC (Developer) – Brett Corwin

RE: FLUM Amendment Request – Slivensky Property

Ms. Shelton,

We are proposing to amend the City's FLUM to allow for a mix of commercial and residential on the 27.73 ac Slivensky Tract located on the NW corner of Carlos G. Parker Blvd and North Dr. The current FLUM calls for a Single-Family use. We believe that the addition of approximately 6.83 acres of commercial use on this tract along Carlos G. Park Blvd is appropriate and in line with the overall goals of the City's Comprehensive Plan. Below are examples of goals/objectives from the Comprehensive Plan and how they relate to our proposed FLUM amendment.

In Chapter 4 – Land Use of the Comprehensive Plan, there are key issues listed that were found to be important to the current citizens of Taylor. Below are a few of the points raised that we feel our FLUM amendment will address.

- Locations for new businesses and industries that will employ current residents and attract new residents to Taylor.
    - The addition of commercial on this tract will open up additional opportunities for new businesses on a main corridor in the City.

- Desire for the City to be more pedestrian friendly.
    - Locating a commercial use directly adjacent to a residential use gives residents a chance to walk/bike to nearby businesses instead of using a vehicle.

The Comprehensive Plan also provides goals for the City with specific objectives and actions. While not a complete list, below are a few of the objectives/actions from the Comprehensive Plan that are in alignment with our FLUM amendment.

- Objective L3: Provide viable retail, office and industrial areas that support opportunities for economic development.
    - Commercial tracts are well suited for this area of the City.

- Action L3.5: Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses – the Loop, appropriate portions of Business 79, FM 397, FM 973.
    - As noted in this action item, FM 397 (Carlos G Parker Blvd) can handle the amount of traffic that could be generated from a commercial use. Locating commercial along the frontage of the property will act as a buffer between Carlos D. Parker Blvd. and residential use tucked behind.

Base on the aforementioned reasons, we believe that the requested FLUM amendment is in step with the City's goals. We are very excited about this project and think it will be a great addition to the City of Taylor.

Sincerely,



Brett Corwin

City of Taylor
PZ-2020-1228
Comprehensive Plan/Future Land Use Plan Amendment
Staff Report

Requested Action: Amend the City of Taylor Comprehensive Plan Future Land Use Plan Map (FLUP) for approximately 6.83 acres located at the northwest corner of North Drive and NW Carlos G. Parker Blvd. from Single-Family Residential to Commercial.

Applicants: Brett Corwin/Intermandeco GP LLC

Subject Property: Approximately 6.83 acres, out of 27.73 acres, from the land use designation Single-Family to Commercial located at the northwest intersection of North Drive and NW Carlos G. Parker Blvd., more particularly described by Williamson Central Appraisal District Parcel R383650; part of and out of William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information
Current Zoning: Rural Agriculture (R/A)
Current Use: Agricultural Use
Current Future Land Use Plan Designation: Single-Family
Proposed Future Land Use Designation: Commercial

Adjacent Parcel Zoning Information
North: Vacant, Rural Agriculture (R/A); proposed R-1/RPD
South: Vacant, Rural Agriculture (R/A)
East: Single-Family Residential (R-1) and Local Business (B-1)
West: Crossroads Assembly of God Church, Local Business (B-1)

Purpose of the Future Land Use Plan

The adopted Future Land Use Plan is intended to guide development and influence policy to achieve the goals of the community as expressed in the City of Taylor 2004 Comprehensive Plan. It provides the City with a rational basis for current and future zoning decisions; however, the plan is intended to allow changes to accommodate the needs of Taylor as it grows and develops.

Purpose of the Request

The applicant is proposing to amend the Comprehensive Plan FLUP to change the designation of the 6.83 acres from Single-Family Residential to Commercial to allow for future commercial development. The applicant is also seeking a re-zoning of the property to B-1, Local Business, and the re-zoning cannot be granted without the proposed FLUP Amendment. In conjunction with the proposed commercial development along Carlos G. Parker, the applicant is proposing a single-family planned development on the remainder of the 27.73 acres and an additional 42.92 acres.

Staff Analysis

As City Staff we are charged with using the Comprehensive Plan as a guide to make recommendations to the Planning and Zoning Commission on proposed re-zoning requests.

The Comprehensive Plan includes Land Use Goals and Objectives along with associated actions to achieve those objectives. Some of the relevant Comprehensive Plan goals, objectives and actions to consider for this case include:

Land Use Goal: A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small town atmosphere of the City.

***Objective L3**: Provide viable retail, office and industrial areas that support opportunities for economic development.*

> ***Action L3.5:** Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397 FM 973.*

In addition to the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides. Some of the relevant statements include:

- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Residential and commercial areas may be adjacent if separated by a buffer.*
- *Neighborhoods should be buffered from arterials or major collector streets.*
- *Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.*
- *Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height limitations and adequate buffering and landscaping that encourage pedestrian access.*
- *Commercial areas should include a range of development types to serve regional as well as local needs, from large commercial developments to smaller, freestanding commercial sites*
- *Commercial development should be concentrated in nodes at intersections and along major arterials and collectors that are designed and constructed to accommodate heavy traffic.*
- *Landscaping should be included in all commercial development for screening as well as to provide visual continuity and compatibility with adjacent uses while encouraging pedestrian access or use.*

The FLUP Narratives describe the current and proposed land use categories as follows:

Existing FLUP Designation
Single-Family Residential:

- Schools, parks and community facilities should be located close to or within residential neighborhoods.

- Residential and commercial areas may be adjacent if separated by a buffer.
- Neighborhoods should be buffered from arterials or major collector streets.
- Residential developments should include adequate area for parks and recreation facilities, schools and churches, and other public facilities.
- Housing should be available for all income levels.
- There should be a variety of housing types on a variety of lot sizes [to] create complementary neighborhoods.

Proposed FLUP Designation
Commercial:

- Commercial areas should include a range of development types to serve regional as well as local needs, from large commercial developments to smaller, freestanding commercial sites.
- Commercial development should be concentrated in nodes at intersections and along major arterials and collectors that are designed and constructed to accommodate heavy traffic.
- Parcels should be large enough to accommodate commercial use.
- Commercial uses with more intensive operational or traffic service characteristics should be located away from most residential areas.
- Buffers should separate commercial uses from residential areas, especially where the commercial use involves visible storage or display of merchandise or materials.
- Landscaping should be included in all commercial development for screening as well as to provide visual continuity and compatibility with adjacent uses while encouraging pedestrian access or use.

The applicant requests the update to the Future Land Use Plan be granted so affirmative action can be taken on the concurrent request to change the zoning district from R/A to B-1. The Commercial designation would permit the applicant to move forward with the request for the change of zoning designation for the subject property. The proposed amendment will result in a future land use category for the area that is consistent with the zoning and land use categories of the surrounding parcels which will, in turn, enhance the proposed adjacent residential neighborhood by providing nearby amenities and encouraging a mix of uses and walkability.

Staff Recommendation

Staff recommends approval of the requested FLUP Amendment.

The proposed development along Carlos G. Parker Blvd. is appropriate as transportation needs can be met. There is adequate public infrastructure along Carlos G Parker Blvd, as well as CR 367, which will be the primary point of access for the residential portion of the subdivision. This is a development project occurring in an area which is already experiencing development (e.g. The Grove at Bull Creek) and has good access to Carlos G Parker Blvd. Mixed-use development meets a primary tenet of economic development and planning best practices by encouraging a mix of compatible uses in close proximity to existing infrastructure. As a City, it is crucial to steer growth to areas where there are adequate public facilities in order to capitalize upon existing resources. In the future, the re-zoning process will emphasize the importance of similar uses which require the same type of public facilities to manage existing resources and use them as efficiently as possible.

This proposed FLUP Amendment is consistent with the intent of the Comprehensive Plan as the land in the area is located along an arterial roadway which evolves into a major roadway and will act as a buffer between the arterial roadway and the residential portion of the subdivision. In the long term, the Commercial designation will further promote a mixed-use setting and the anticipated future re-zoning will ensure local commercial uses, which are compatible with the existing and proposed residential development.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for FLUP Amendments and making a recommendation to City Council either in favor of or in opposition to each request.

In determining a recommendation on a FLUP Amendment request, the Planning and Zoning Commission should consider the following factors:

- **Is the FLUP Amendment consistent with the Comprehensive Plan?**

The staff analysis indicates that this request for the change is consistent with the Comprehensive Plan. As mentioned previously in the staff analysis, this request promotes economic development, which is an objective in the Comprehensive Plan. Amending the FLUP in order to allow a re-zoning to B-1 would be consistent with –

> ***Action L1.5:*** *Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.*
> ***Action L3.5:*** *Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397, and FM 973.*

The Future Land Use Plan Amendment would further the goals in the Comprehensive Plan and is in line with best practices and policies mentioned previously in this report.

- **Is the FLUP Amendment compatible with the surrounding area?**

The staff analysis indicates this proposed FLUP Amendment is compatible with the surrounding area. Most of the surrounding area is agricultural land with some single-family development and a couple of commercial tracts. As stated previously, the subject property including the property to the north is in the process of consolidating for future development and to the south, a tract of vacant land is adjacent to The Grove at Bull Creek, which is currently being developed. There is an institutional use to the west and east (across North Drive), which are both zoned for commercial uses.

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

The purpose of the Comprehensive Plan and the City's development ordinances is to promote the health, safety and general welfare by promoting safe, orderly and economically sustainable development. According to the staff analysis, the purposes of the Planning Principles and Policy Guide of the Comprehensive Plan will be met as the proposed development will comply with all ordinances ensuring that concerns with regard to public health, safety and general welfare are addressed. For example, any

use that is not residential is required to screen when adjacent to residential land uses and zoning districts. There are other regulations in the City's development ordinances such as performance standards to minimize any adverse effects on adjacent properties. A FLUP Amendment and concurrent re-zoning of the subject property for commercial uses would encourage mixed-use development along with other similar land uses toward the area in Taylor which are being prepared to convert from agricultural to commercial and single-family residential uses. Additionally, as mentioned previously, this is peripheral development with sufficient transportation and utility access which will promote sustainable economic development by adding to the City's tax base and possibly employing Taylor residents.

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

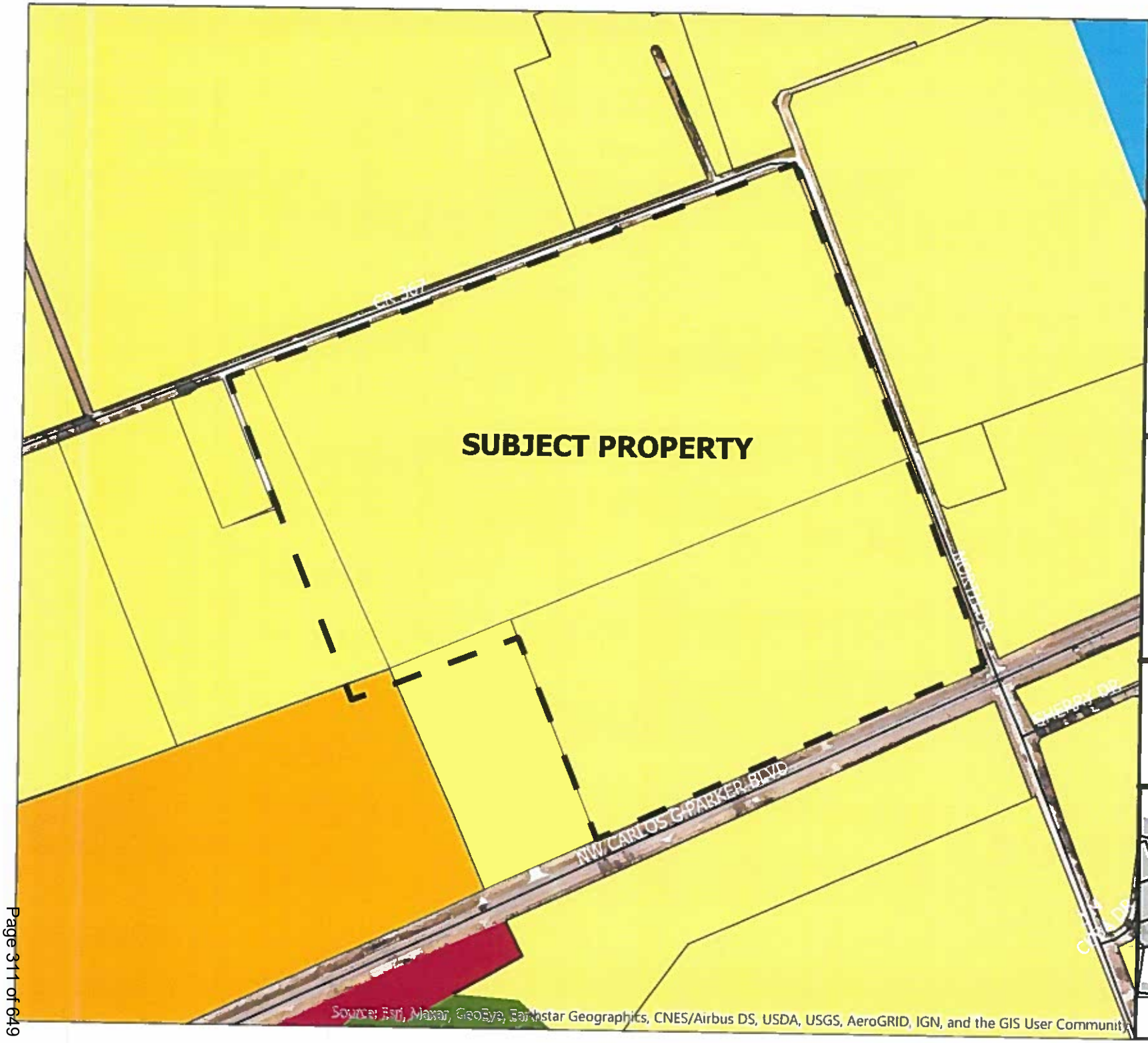
The staff analysis indicates that there is adequate infrastructure for this proposed development. The infrastructure has been available for years and this development may help to prompt other development in the area so the City will be able to reap the rewards of the initial investment. As stated in the Comprehensive Plan, *"We would like to be a community that is prepared for and amenable to new development while recognizing the fundamental importance of its established neighborhoods, corridors, and historic areas."* This development fulfills that vision by locating where the City established a development pattern for the efficient use of land, infrastructure and fiscal resources.

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

Taylor has had increased development in the recent past. This land is ripe for development; however, the FLUP does not reflect the recent activity. Changing the designation from Single-Family to Commercial promotes commercial development where there has been interest in new development. Between North Drive and Carlos G. Parker Blvd. a new subdivision being developed and the land to east and north of the subject property are the subject of Pre-Application meetings intermittently. The latter will be developed sometime in the future. This FLUP Amendment would make it possible to re-zone the subject property to B-1 for the planned future development.

Attachments:

1. Applicant Statement
2. Existing Future Land Use Plan Map
3. Current Zoning Map
4. Proposed Future Land Use Plan Map
5. Proposed Ordinance 2020-13



N

PZ-2020-1228

TRIBUTE/T66 EXISTING FUTURE LAND USE PLAN MAP

NORTH DR & CARLOS G PARKER BLVD

Legend

- Streets
- Tribute Property Boundary

2013 Future Land Use Plan

- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL

DRAWN BY: MH

CHECKED BY: SS



VICINITY MAP



N

PZ-2020-1228

TRIBUTE/T66 EXISTING ZONING MAP

NORTH DR & CARLOS G PARKER BLVD

Legend

- Streets
- Tribute Property Boundary

ZONING

- B-1
- B-2
- MF-2 Multi-Family
- R-1 Single Family
- R/A Rural Agriculture

DRAWN BY: MH

CHECKED BY: SS



VICINITY MAP

Exhibit " A "

(Zoning Exhibit)
William J. Baker Survey No. 2, Abstract No. 65

4WARD Land Surveying
PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.7453 ACRES (119,587 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 2.7453 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), being the south corner of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and being the south corner and **POINT OF BEGINNING** hereof;

THENCE, with the southwest line of said Slivensky remainder tract and the northeast line of said Lot ONE, **N21°42'03"W,** a distance of **292.39** feet to a calculated point for the west corner hereof, from which a bolt found for the west corner of said Slivensky remainder tract, and being the north corner of said Lot One, and being in the southeast line of a called 43 acres tract (called Second Tract) conveyed to Frank A. Grienert, Jr. in Volume 816, Page 443 (D.R.W.C.T.) bears, N21°56'21"W, a distance of 408.98 feet;

THENCE, leaving the northeast line of said Lot One, over and across said Slivensky remainder tract the following two (2) courses and distances:

1) **N68°09'37"E,** a distance of **419.55** feet to a calculated point for the north corner hereof;
2) **S25°17'42"E,** a distance of **266.52** feet to a calculated point for the east corner hereof, being in the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard;

THENCE, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard and the southeast line of said Slivnesky remainder tract, **S64°42'18"W,** a distance of **437.12** feet to he **POINT OF BEGINNING** and containing 2.7453 Acres (119,587 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975.dwg)

8/24/2020
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

STATE OF TEXAS
REGISTERED
JASON WARD
5811
PROFESSIONAL
LAND SURVEYOR

Exhibit "B"

4WARD Land Surveying
PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.0800 ACRES (177,724 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 4.0800 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "4Ward-Boundary" cap set for the intersection of the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), and the southwest right-of-way line of North Drive (apparent 40' right-of-way), being in the northeast line of said Slivensky remainder tract, and being the east corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the southwest right-of-way line of said North Drive, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, **S64°42'18"W**, a distance of **670.00** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the south corner hereof, from which a 1/2-inch iron rod found being in the southwest line of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) bears, S64°42'18"W, a distance of 704.97 feet;

THENCE, leaving the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, over and across said Slivensky remainder tract the following two (2) courses and distances:

1) **N21°41'15"W**, a distance of **265.79** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the west corner hereof;
2) **N64°42'18"E**, a distance of **670.00** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the north corner hereof, being in the northeast line of said Slivensky tract, and being in the southwest right-of-way line of said North Drive, from which a 1/2-inch iron rod found for the intersection of the northeast right-of-way line of said North Drive, being the southeast right-of-way line of County Road 367 (apparent 50' right-of-way), and being the north corner of a called 7 acres tract (called Second Tract) conveyed to Delphine Slivensky in Volume 429, Page 108 (D.R.W.C.T.) bears, N21°15"W, a distance of 1,466.63 feet;

THENCE, with the northeast line of said Slivensky tract, being in the southwest right-of-way line of said North Drive, **S21°41'15"E**, a distance of **265.79** feet to the **POINT OF BEGINNING** and containing 4.0800 Acres (177,724 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975_4.08ac_title.dwg)

3/19/2020
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

STATE OF TEXAS
REGISTERED
JASON WARD
5811
PROFESSIONAL
LAND SURVEYOR



N

PZ-2020-1228

TRIBUTE/T66 LOCATION MAP

6.83 ACRES

NORTH DR & CARLOS G PARKER BLVD

PROPOSED FLUP AMENDMENT TO CHANGE 6.83 ACRES FROM SINGLE-FAMILY TO COMMERCIAL

Legend

- Streets
- T66 Proposed Commercial

2013 Future Land Use Plan

- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- SEMI-PUBLIC/INSTITUTIONAL

DRAWN BY: MH

CHECKED BY: SS

ORDINANCE NO. 2020- 14

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 70.65 ACRES OF RURAL/AGRICULTURAL ZONING DISTRICT (R/A) TO APPROXIMATELY 6.83 ACRES OF LOCAL COMMERCIAL ZONING DISTRICT (B-1) AND APPROXIMATELY 63.83 ACRES OF SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (R-1/RPD), LOCATED AT THE NORTHWEST INTERSECTION OF NORTH DRIVE AND NW CARLOS G. PARKER BOULEVARD, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R383650 AND R018683; PART OF AND OUT OF WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, 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 August 27, 2020, to consider the request made by Brett Corwin, for property which is legally described in Exhibits "A", "B" and "C" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from approximately 70.65 acres of Rural/Agricultural Zoning District (R/A) to approximately 6.83 acres of Local Commercial Zoning District (B-1) and approximately 63.83 acres of Single-Family Residential Zoning Districts with a Residential Planned Development Overlay (R-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 11, 2020, to consider the zoning request, and recommended the zoning change to the City Council; and

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

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

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

SECTION 2. The property described in Exhibits "A" and "B", being 6.83 acres, is amended from Rural/Agricultural Zoning District (R/A) to Local Commercial Zoning District (B-1).

SECTION 3. The property described in Exhibit "C", being 63.83 acres, is amended from Rural/Agricultural Zoning District (R/A) to Single-Family Zoning District with a Residential Planned Development Overlay (R-1/RPD).

SECTION 4. The Residential Planned Development attached hereto and incorporated by reference as Exhibit "D" and hereby referred to as the Tribute 66 Residential Planned Development shall be applied to and be required for the 63.83 acres shown in Exhibit "C".

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from approximately 70.65 acres of Rural/Agricultural Zoning District (R/A) to approximately 6.83 acres of Local Commercial Zoning District (B-1) and approximately 63.83 acres of Single-Family Residential Zoning Districts with a Residential Planned Development Overlay (R-1/RPD).

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 2020-14 was introduced before the Taylor City Council on the 27 day of August, 2020.

PASSED, APPROVED, and ADOPTED on the 10 day of September, 2020.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

Exhibit " A "

(Zoning Exhibit)
William J. Baker Survey No. 2, Abstract No. 65

4WARD Land Surveying
PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.7453 ACRES (119,587 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 2.7453 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), being the south corner of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and being the south corner and **POINT OF BEGINNING** hereof;

THENCE, with the southwest line of said Slivensky remainder tract and the northeast line of said Lot ONE, **N21°42'03"W,** a distance of **292.39** feet to a calculated point for the west corner hereof, from which a bolt found for the west corner of said Slivensky remainder tract, and being the north corner of said Lot One, and being in the southeast line of a called 43 acres tract (called Second Tract) conveyed to Frank A. Grienert, Jr. in Volume 816, Page 443 (D.R.W.C.T.) bears, N21°56'21"W, a distance of 408.98 feet;

THENCE, leaving the northeast line of said Lot One, over and across said Slivensky remainder tract the following two (2) courses and distances:

1) **N68°09'37"E,** a distance of **419.55** feet to a calculated point for the north corner hereof;
2) **S25°17'42"E,** a distance of **266.52** feet to a calculated point for the east corner hereof, being in the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard;

THENCE, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard and the southeast line of said Slivnesky remainder tract, **S64°42'18"W,** a distance of **437.12** feet to he **POINT OF BEGINNING** and containing 2.7453 Acres (119,587 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975.dwg)

8/24/2020
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

STATE OF TEXAS
REGISTERED
JASON WARD
5811
PROFESSIONAL
LAND SURVEYOR

Exhibit "B"

PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.0800 ACRES (177,724 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 4.0800 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "4Ward-Boundary" cap set for the intersection of the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), and the southwest right-of-way line of North Drive (apparent 40' right-of-way), being in the northeast line of said Slivensky remainder tract, and being the east corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the southwest right-of-way line of said North Drive, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, **S64°42'18"W,** a distance of **670.00** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the south corner hereof, from which a 1/2-inch iron rod found being in the southwest line of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) bears, S64°42'18"W, a distance of 704.97 feet;

THENCE, leaving the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, over and across said Slivensky remainder tract the following two (2) courses and distances:

1) **N21°41'15"W,** a distance of **265.79** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the west corner hereof;
2) **N64°42'18"E,** a distance of **670.00** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the north corner hereof, being in the northeast line of said Slivensky tract, and being in the southwest right-of-way line of said North Drive, from which a 1/2-inch iron rod found for the intersection of the northeast right-of-way line of said North Drive, being the southeast right-of-way line of County Road 367 (apparent 50' right-of-way), and being the north corner of a called 7 acres tract (called Second Tract) conveyed to Delphine Slivensky in Volume 429, Page 108 (D.R.W.C.T.) bears, N21°15"W, a distance of 1,466.63 feet;

THENCE, with the northeast line of said Slivensky tract, being in the southwest right-of-way line of said North Drive, **S21°41'15"E,** a distance of **265.79** feet to the **POINT OF BEGINNING** and containing 4.0800 Acres (177,724 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975_4.08ac_title.dwg)

3/19/2020

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

STATE OF TEXAS
REGISTERED
JASON WARD
5811
PROFESSIONAL
LAND SURVEYOR

Exhibit "C"

(Zoning Exhibit)
William J. Baker Survey No. 2, Abstract No. 65

4WARD Land Surveying
PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 63.8277 ACRES (2,780,337 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 43 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO FRANK A GREINERT, JR, RECORDED IN VOLUME 816, PAGE 443 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING ALL OF A CALLED 7 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 429, PAGE 108 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 63.8277 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the southeast right-of-way line of County Road 367 (apparent 50' right-of-way), being the north corner of a called 1.167 acres tract conveyed to Trevor David Sladek in Document No. 2010073584 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and being the north end of an apparent gap between deed lines of the northeast line of said Sladek tract, the northeast line of a called 6.98 acres conveyed to Caroline S. Lefler in Document No. 2011073622 (O.P.R.W.C.T.) and the southwest line of said Greinert tract, and being the west corner of said Greinert tract, and being the west corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found for the most westerly northeast corner of said Sladek tract, and being the north corner of a called 0.918 acre tract conveyed to Laura Willis in Document No. 2014102466 (O.P.R.W.C.T.) bears, S67°05'13"W, a distance of 17.28 feet;

THENCE, leaving the northeast line of said Sladek tract, in part with the northwest line of said Greinert tract, in part with the northwest line of said Slivensky 7 acres tract, **N68°22'47"E,** a distance of **1,946.18** feet to a /2-inch iron rod found for the intersection of the southeast right-of-way line of said County Road 367 and the southwest right-of-way line of North Drive (apparent 40' right-of-way), being the north corner of said Slivinsky 7 acres tract;

THENCE, leaving the southeast right-of-way line of said County Road 367, with the southwest right-of-way line of said North Drive, and with the northeast line of said Slivensky 7 acres tract, and with the northeast line of said Slivensly remainder tract, **S21°41'15"E,** a distance of **1,466.62** feet to a calculated point for the east corner hereof, from which a 1/2-inch iron rod with "4Ward-Boundary" cap set for the intersection of the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), and the southwest right-of-way line of said North Drive, being in the northeast line of said Slivensky remainder tract bears, S21°41'15"E, a distance of 265.79 feet;

THENCE, leaving he southeast right-of-way line of said North Drive, over and across said Slivensky remainder tract the following two (2) courses and distances:

1) **S64°42'18"W,** a distance of **670.00** feet to a calculated point for an angle point hereof,

2) **S21°41'15"E**, a distance of **265.79** feet to a calculated point for an angle point hereof, being in the southeast line of said Slivensky remainder tract, and being in the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard;

THENCE, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard and the southeast line of said Slivnesky remainder tract, **S64°42'18"W**, a distance of **267.85** feet to a calculated point for an angle point hereof, from which a 1/2-inch iron rod found for the south corner of said Slivensky remainder tract, being in the southwest line of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) bears, S64°42'18"W, a distance of 437.12 feet;

THENCE, leaving the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, over and across said Slivnesky remainder tract the following two (2) courses and distances:

1) **N25°17'42"W**, a distance of **266.52** feet to a calculated point for an angle point hereof,
2) **S68°09'37"W**, a distance of **419.55** feet to a calculated point for an angle point hereof, being in the southwest line of said Slivnesky remainder tract, and being in the northeast line of said Lot One;

THENCE, with the southwest line of said Slivnesky remainder tract, and the northeast line of said Lot One, **N21°56'21"W**, a distance of **408.98** feet to a bolt found for the most southerly west corner hereof, being the west corner of said Slivensky remainder tract, and being the north corner of said Lot One, and being in the southeast line of said Greinert tract;

THENCE, leaving the southwest line of said Slivensky tract, with the common line of said Greinert tract and said Lot One, **S68°26'52"W**, a distance of **567.33** feet to a 60D nail found for the south corner hereof, being the south corner of said Greinert tract, and being the west corner of said Lot One, and being the north corner of a called 50.29 acres tract conveyed to D&L Land Developments, LLC in Document No. 2019009739 (O.P.R.W.C.T.), and being the south end of said gap between deed lines, from which a calculated point (from which an iron rod with "RPLS 5784" cap found bears, S26°37'48"E, a distance of 0.31 feet) for the east corner of said Lefler tract bears, S68°25'53"W, a distance of 6.59 feet;

THENCE, with the southwest line of said Greinert tract and the northeast line of said gap between deed lines, **N21°55'49"W**, a distance of **1,118.52** feet to the **POINT OF BEGINNING** and containing 63.8277 Acres (2,780,337 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975.dwg)

8/24/2020

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



T66
Residential Planned Development

PROPERTY

The subject property is located on the north side of FM 397 (Carlos G Parker Blvd) and the west side of North Dr consisting of approximately 63.83 acres as described in Exhibit 1.

PURPOSE

The purpose of this planned development zoning ordinance is to develop a project consisting of single-family detached homes with varying lot widths and sizes to incorporate various styles to accommodate a variety of housing types. This planned development incorporates a variety of lot sizes and product types in compliance with the goals of the City's Comprehensive Plan including several of the objectives laid out in Chapter 4 of the Comprehensive Plan.

SITE LAYOUT PLAN

A Site Layout Plan has been attached to this Development Plan as Exhibit 2 to illustrate the land use and design intent for the property. This Site Layout Plan may change due to unforeseen engineering concerns or market conditions but will maintain the intent of the approved Planned Development ordinance. The primary land use for the Project will be single-family detached residential housing. Single-Family lots served by alleys may have lot widths ranging from 30' to 40'. The ability to adjust lot width within that range on these lots will allow for a custom fit for homes and enables a more efficient use of the land. The total LUE's for the single-family portion of the project will be capped at 292 LUE's.

The lot size mix for the Project will be as follows, (i) a maximum of fifty-five percent (55%) of the lots will be between 30' & 40' in width and served by an alley, (ii) a minimum of thirty percent (30%) of the lots will be a minimum of 50' in width, and (iii) a minimum of fifteen percent (15%) of the lots will be a minimum of 60' in width.

The street layout was planned to create a high level of connectivity with multiple pathways in, out, and through the community. The shorter block lengths promote walkability and access to the community park and trails.

A variance is hereby given for Block E & K related to the definition of a block in the City's Subdivision Ordinance. These blocks are directly adjacent to unplatted property and unable to meet the definition of a block, because they are not "bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines."

DESIGN

A covered front porch area, a minimum of six (6) feet in width and four (4) feet in depth, forward of the home's primary entry door shall have architectural delineators such as a railing with slats, or a solid wall of height less than four (4) feet and greater than three (3) feet.

There will be no minimum square footage (other than that required by the building code) for homes in the Project, however, homes must comply with the following frontage buildout requirements. Director of Planning may administratively approve deviations from the requirements below on a case by case basis.

- Homes on lots equal to 60' in width or greater must have lot frontage buildout of at least 45'.

- Homes on lots equal to 55' in width and less than 60' in width must have lot frontage buildout of at least 45'.

- Homes on lots equal to 50' in width and less than 55' in width must have lot frontage buildout of at least 40'.

- Homes on lots equal to 45' in width and less than 50' in width must have lot frontage buildout of at least 35'.

- Homes on lots equal to 40' in width and less than 45' in width must have lot frontage buildout of at least 30'.

- Homes on lots equal to 35' in width and less than 40' in width must have lot frontage buildout of at least 25'.

- Homes on lots equal to 30' in width and less than 35' in width must have lot frontage buildout of at least 20'.

- Corner lots will be categorized in the same lot width range as the adjacent mid-block lots and will be required to have the same minimum frontage buildout.

For homes with garages accessed from the street, the front façade of the house must sit at least five (5) feet forward of the garage plane. All lots less than 50' wide must access the garage from the rear alley and may not access the garage or have a driveway from the street. Any lot equal to or greater than 50' wide that has access to a rear alley must access the garage from the rear alley and may not access the garage or have a driveway from the street.

Each single-family dwelling unit is required to have at minimum a two (2) car garage. Materials for detached garages must match the primary structure and be in accordance with this section.

ACCESSORY DWELLING UNITS

Accessory dwellings are allowed by right and may be above or attached to garages or standalone buildings. Accessory dwelling units may be up to 30% of the size of the primary structure on the same lot or 600 square feet whichever is greater.

DEVELOPMENT STANDARDS

Development Standards			
	Single-Family Alley Loaded Lots	Single-Family Standard Lots	Single-Family Large Lots
Minimum Lot Width (feet)[1,2]	30 - 40	50	60
Minimum Lot Square Footage	3,300	5,500	6,900
Setbacks			
Front (feet)	15	20	20
Interior Side or Alley Side (feet)	0 & 10 or 5 on either side[3]	5	5
Street Side (feet)	10	10	10
Rear for front entry lots (feet)	N/A	10	10
Rear for Alley Loaded lots (feet)	10	n/a	n/a
Maximum Height (feet)	35	35	35

1

Corner lots in each category are to be at least 5' wider than mid-block lots.

[2] Lot width is to be measured at the front building setback.

[3] Regardless of the side setback used for lots, spacing between the exterior walls of adjacent homes must be at least 10'.

SIDEWALKS

Sidewalks (5-ft in width) shall be constructed on both sides of all public streets, which shall be installed on a lot-by-lot basis by the homebuilders, except for the sidewalks constructed next to or adjacent to public areas, which will be part of the subdivision improvement plans and constructed by the developer.

STREETS & ALLEYS

Alleys are to be private (owned and maintained by the respective Property Owner's Association) and have a 20-foot right-of-way with a 14-foot paved asphalt driving surface bordered with a structured concrete curb. All local street sections and utility assignments will be in accordance with the attached Exhibit 6 of this ordinance. Due to narrower streets, all pavement sections should be designed in accordance with the Capital Area Pavement Engineers Council (CAPEC) Phase 3 Report - Pavement Design Manual, Final, prepared by HVJ Associates dated July 6, 2017 based on the actual subgrade conditions at the site.

LANDSCAPE REQUIREMENTS

All landscaping selections shall be from the City of Taylor's code of ordinances. One (1) street tree to be planted between the sidewalk and back of curb will be required for each Single-Family lot. All maintenance of street trees located in the right-of-way must meet and comply with City of Taylor ordinances. Corner lots that have street side frontage will be required to plant two additional street trees spaced 30'- 40' apart on that street side frontage between the sidewalk and back of curb. Street tree species will be specified by the Property Owner's association at the time of construction. All street trees will include root barrier to a minimum depth of 3-feet adjacent to the curb and sidewalk to help maintain structure of curb and sidewalk. All street trees placed adjacent to a single-family lot will be maintained by the homeowner and enforcement of maintenance will be handled by the Property Owners' Association. All landscaping not fronting or siding a residential lot shall be maintained by the Property Owners' Association. All other landscaping requirements not mentioned here will follow the City of Taylor's ordinances.

Street median and roundabout landscaping and park landscaping will consist of a mix of trees, shrubs, and other native plantings. Examples of the types of landscaping for the median and roundabout are included in Exhibit 4 of this agreement and examples of the types of landscaping for the park are included in Exhibit 5 of this agreement. These areas will be irrigated and maintained by the Property Owners' Association.

PARKLAND AND COMMON AMENITY AREAS

Parkland

The parkland dedication requirements of Subdivision Ordinance Section 2.12 will be met by the dedication of one Park site of approximately 4.21 acres. As depicted in the attached Exhibit 3, the Park Site will be equipped with park equipment along with a hike & bike trail providing connectivity in and though the community.

Common Amenity Areas
The Common Amenity Area requirements will be met by integrating the following amenities on-site:

- A playground suitable for ages 5-12 within the Park site
- Park benches within Park site (3 min. per park, 6-ft min. length, ground anchored)
- Pedestrian access:
  - Park site to include 5-foot wide crushed granite path throughout the site.
  - Park site will be accessible on all sides via the community trail and sidewalk system.

PROPERTY OWNERS' ASSOCIATION
A Property Owners' association shall be created to own and maintain the parks, street trees not fronting or siding a residential lot, drainage easements, detention ponds, and residential sign/monument easements and improvements, enforce the design guidelines, and other Covenants, Conditions and Restrictions to be enacted.

LIST OF EXHIBITS.

Exhibit 1 – RPD Metes & Bounds Description & Exhibit
Exhibit 2 – Site Layout Plan
Exhibit 3 – Park Layout Plan
Exhibit 4 – Median & Roundabout Landscaping Examples
Exhibit 5 – Park Landscaping Examples
Exhibit 6 – Typical Street Section / Typical Utility Assignment

Exhibit 1

(Zoning Exhibit)
William J. Baker Survey No. 2, Abstract No. 65

4WARD Land Surveying
PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 63.8277 ACRES (2,780,337 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 43 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO FRANK A GREINERT, JR, RECORDED IN VOLUME 816, PAGE 443 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING ALL OF A CALLED 7 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 429, PAGE 108 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 63.8277 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the southeast right-of-way line of County Road 367 (apparent 50' right-of-way), being the north corner of a called 1.167 acres tract conveyed to Trevor David Sladek in Document No. 2010073584 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and being the north end of an apparent gap between deed lines of the northeast line of said Sladek tract, the northeast line of a called 6.98 acres conveyed to Caroline S. Lefler in Document No. 2011073622 (O.P.R.W.C.T.) and the southwest line of said Greinert tract, and being the west corner of said Greinert tract, and being the west corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found for the most westerly northeast corner of said Sladek tract, and being the north corner of a called 0.918 acre tract conveyed to Laura Willis in Document No. 2014102466 (O.P.R.W.C.T.) bears, S67°05'13"W, a distance of 17.28 feet;

THENCE, leaving the northeast line of said Sladek tract, in part with the northwest line of said Greinert tract, in part with the northwest line of said Slivensky 7 acres tract, **N68°22'47"E**, a distance of **1,946.18** feet to a /2-inch iron rod found for the intersection of the southeast right-of-way line of said County Road 367 and the southwest right-of-way line of North Drive (apparent 40' right-of-way), being the north corner of said Slivinsky 7 acres tract;

THENCE, leaving the southeast right-of-way line of said County Road 367, with the southwest right-of-way line of said North Drive, and with the northeast line of said Slivensky 7 acres tract, and with the northeast line of said Slivensly remainder tract, **S21°41'15"E**, a distance of **1,466.62** feet to a calculated point for the east corner hereof, from which a 1/2-inch iron rod with "4Ward-Boundary" cap set for the intersection of the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), and the southwest right-of-way line of said North Drive, being in the northeast line of said Slivensky remainder tract bears, S21°41'15"E, a distance of 265.79 feet;

THENCE, leaving he southeast right-of-way line of said North Drive, over and across said Slivensky remainder tract the following two (2) courses and distances:

1) **S64°42'18"W**, a distance of **670.00** feet to a calculated point for an angle point hereof,

2) **S21°41'15"E**, a distance of **265.79** feet to a calculated point for an angle point hereof, being in the southeast line of said Slivensky remainder tract, and being in the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard;

THENCE, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard and the southeast line of said Slivnesky remainder tract, **S64°42'18"W**, a distance of **267.85** feet to a calculated point for an angle point hereof, from which a 1/2-inch iron rod found for the south corner of said Slivensky remainder tract, being in the southwest line of said Slivensky remainder tract, and being the east corner of Lot One, Block One, First Assembly of God, a subdivision recorded in Document No. 2011001491 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) bears, S64°42'18"W, a distance of 437.12 feet;

THENCE, leaving the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, over and across said Slivnesky remainder tract the following two (2) courses and distances:

1) **N25°17'42"W**, a distance of **266.52** feet to a calculated point for an angle point hereof,
2) **S68°09'37"W**, a distance of **419.55** feet to a calculated point for an angle point hereof, being in the southwest line of said Slivnesky remainder tract, and being in the northeast line of said Lot One;

THENCE, with the southwest line of said Slivnesky remainder tract, and the northeast line of said Lot One, **N21°56'21"W**, a distance of **408.98** feet to a bolt found for the most southerly west corner hereof, being the west corner of said Slivensky remainder tract, and being the north corner of said Lot One, and being in the southeast line of said Greinert tract;

THENCE, leaving the southwest line of said Slivensky tract, with the common line of said Greinert tract and said Lot One, **S68°26'52"W**, a distance of **567.33** feet to a 60D nail found for the south corner hereof, being the south corner of said Greinert tract, and being the west corner of said Lot One, and being the north corner of a called 50.29 acres tract conveyed to D&L Land Developments, LLC in Document No. 2019009739 (O.P.R.W.C.T.), and being the south end of said gap between deed lines, from which a calculated point (from which an iron rod with "RPLS 5784" cap found bears, S26°37'48"E, a distance of 0.31 feet) for the east corner of said Lefler tract bears, S68°25'53"W, a distance of 6.59 feet;

THENCE, with the southwest line of said Greinert tract and the northeast line of said gap between deed lines, **N21°55'49"W**, a distance of **1,118.52** feet to the **POINT OF BEGINNING** and containing 63.8277 Acres (2,780,337 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975.dwg)

8/24/2020

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



Site Layout Plan

Exhibit 2



* Specific dimensions of Street F improvements and ROW width to be finalized during subdivision improvement plans and final platting.

1" = 200'



Park Benches

Swingset

Playground

Street trees spaced
40' on center

5' Granite Trail
.60 mile total

5' Concrete
Sidewalk along
Carlos G. Parker

Park Layout Plan

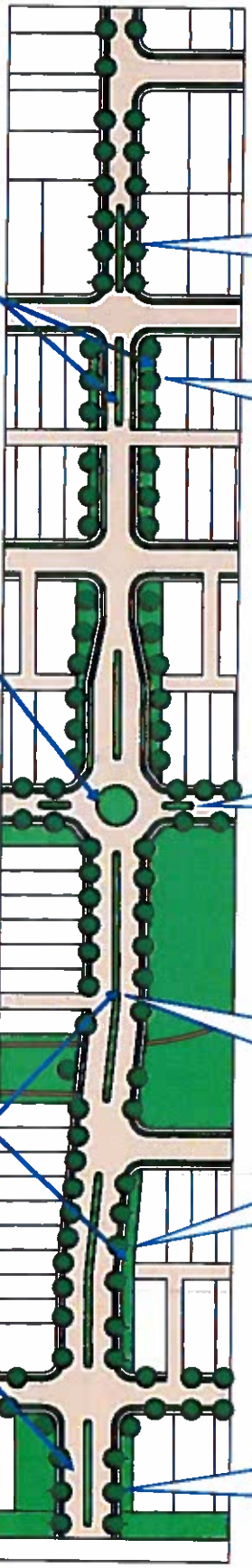
1" = 200'

Exhibit 3

Median & Roundabout Landscape Examples

Exhibit 4

Landscaped Median and Open Space







Landscaped Roundabout and Median





Landscaped Median and Open Space



Landscaped Entry and Median

1" = 200'

Park Landscape Examples

Exhibit 5

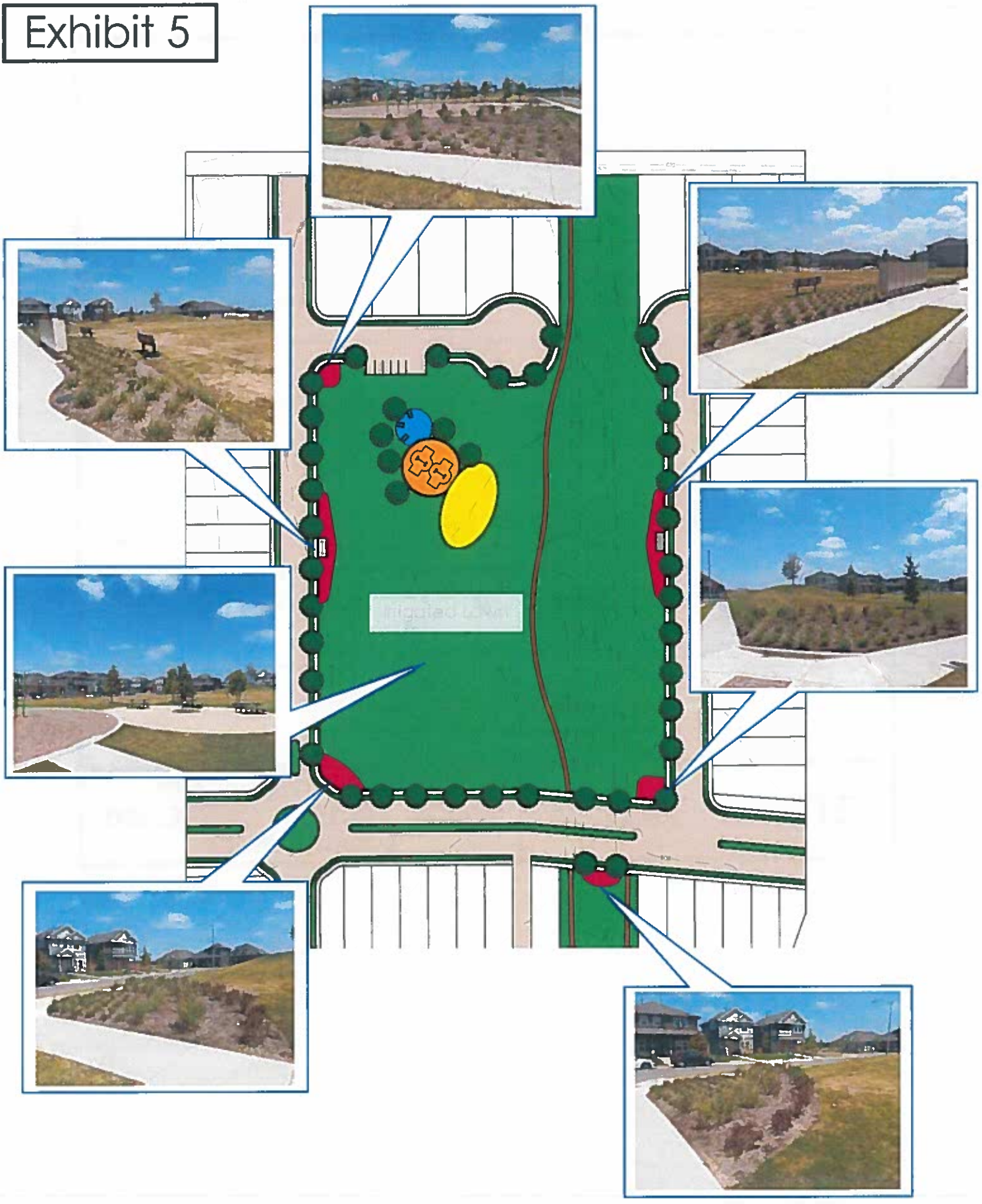
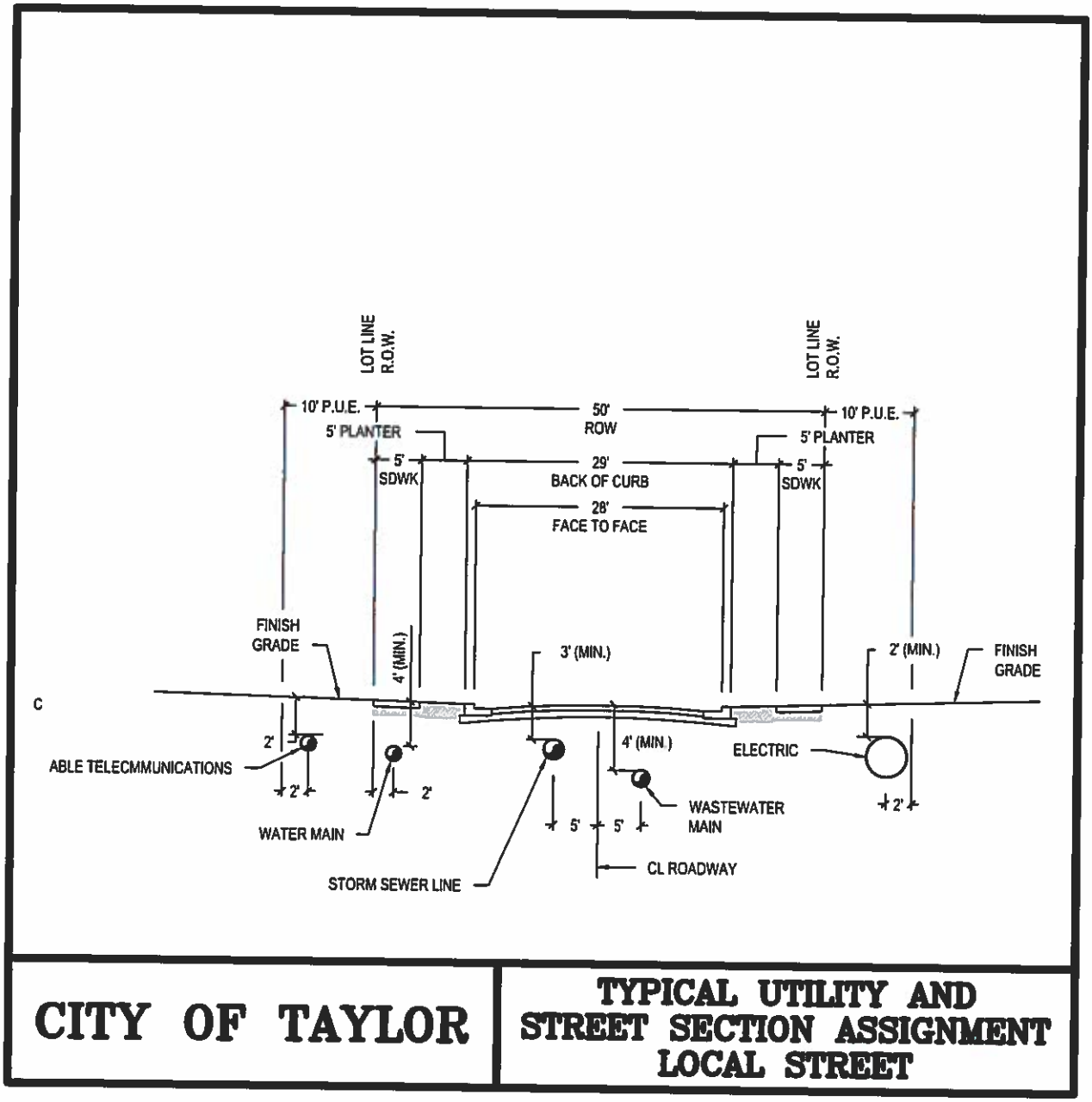
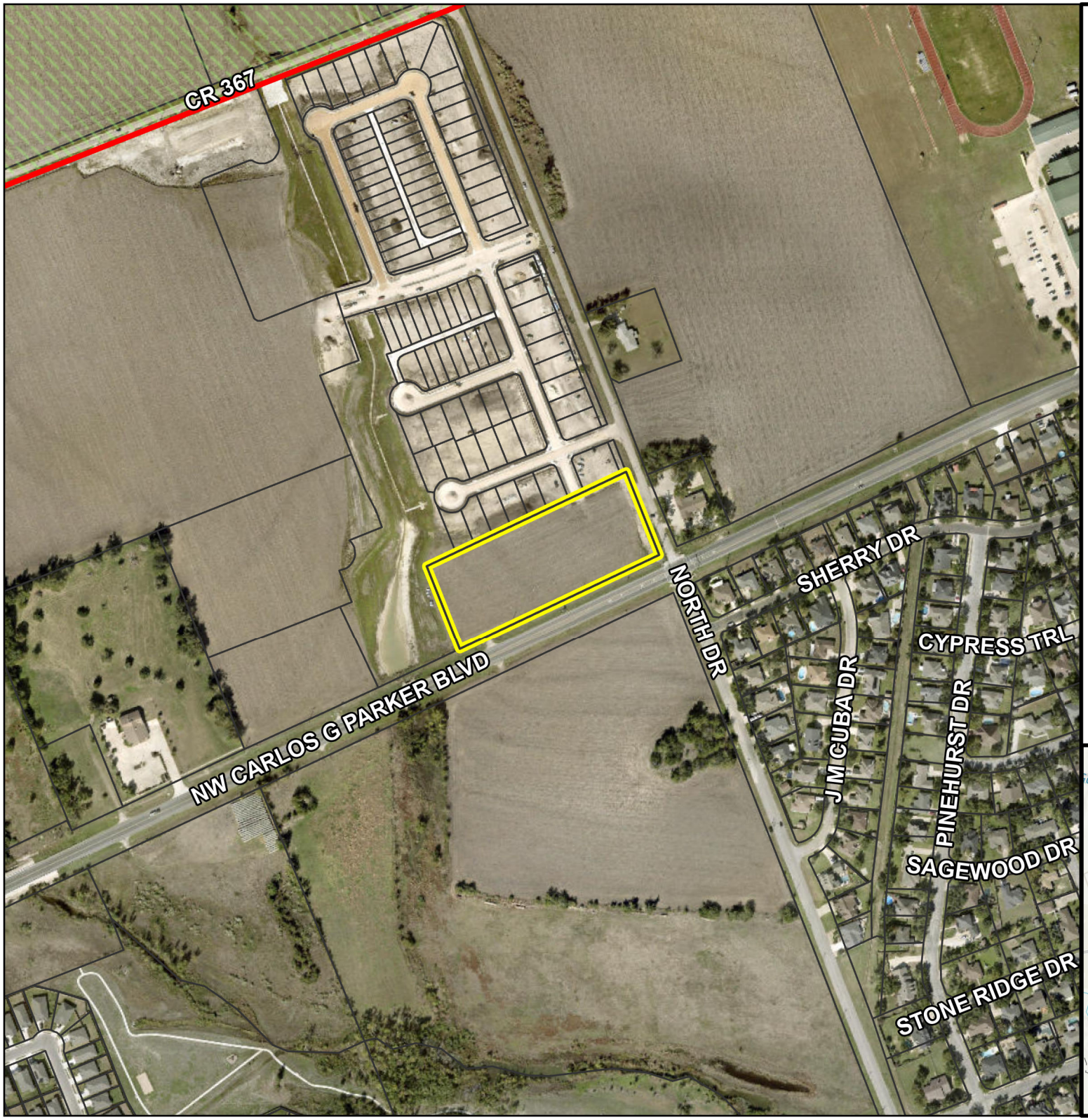


Exhibit 6



CITY OF TAYLOR	TYPICAL UTILITY AND STREET SECTION ASSIGNMENT LOCAL STREET

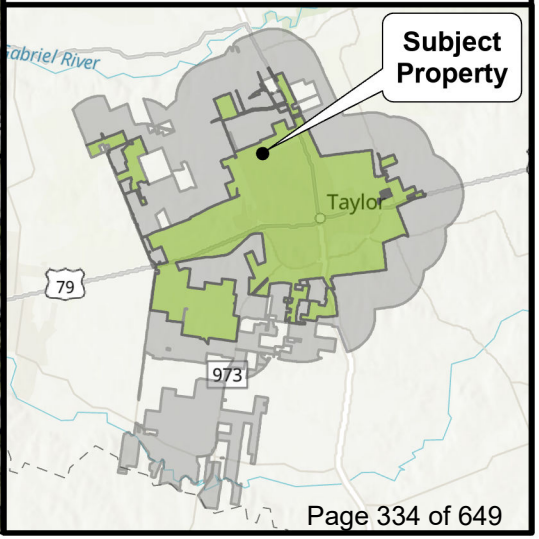


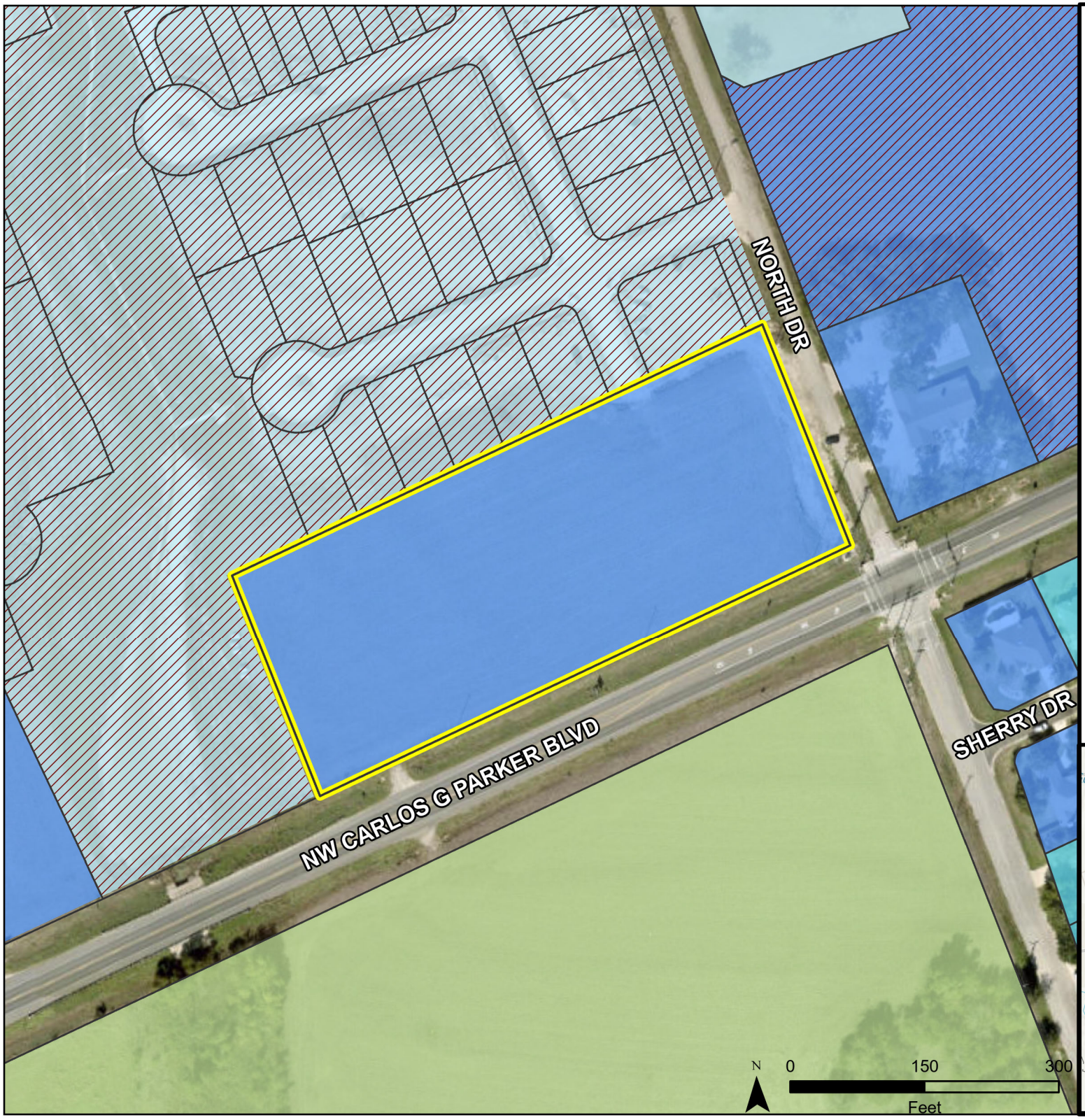
PZ-2024-2045

Located at the NW Corner of Carlos G Parker & North Dr
Place Type Change
Location Map
Approximately 4.0 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 410 820
Feet





PZ-2024-2045

Located at the NW Corner of Carlos G Parker & North Dr
Place Type Change
Current Zoning Map
Approximately 4.0 acres

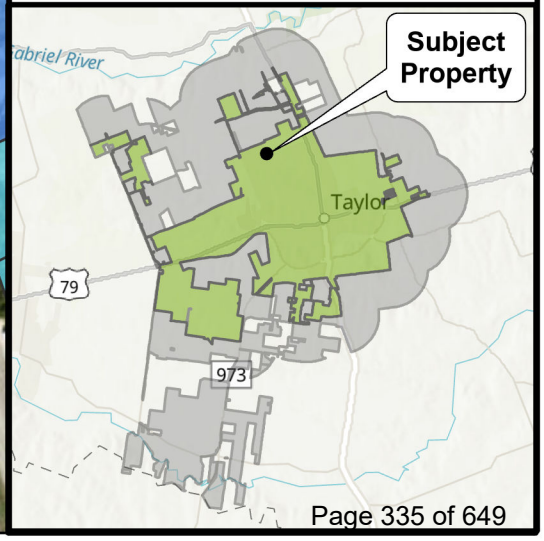
- Subject Property
- City Limits
- Parcels

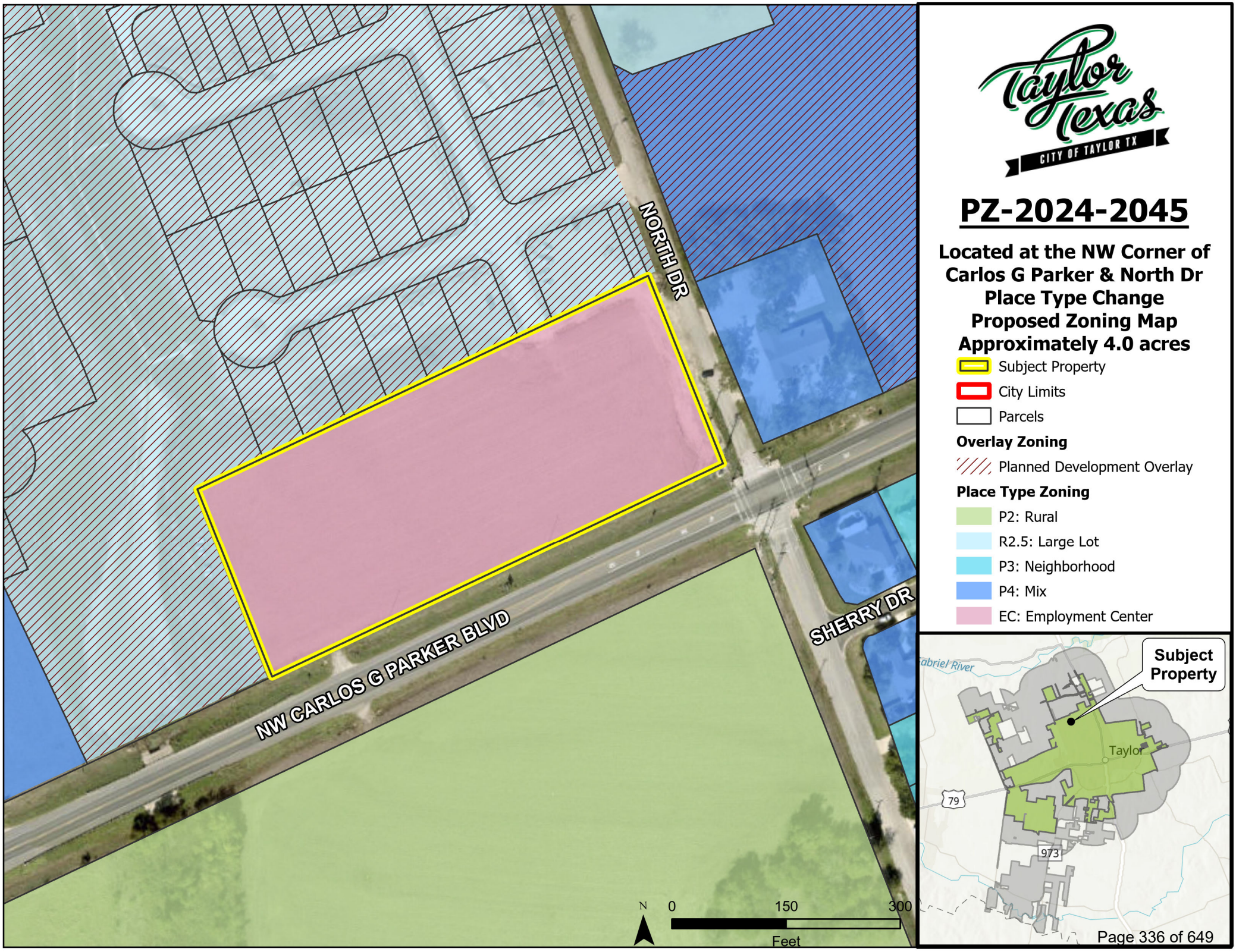
Overlay Zoning

- Planned Development Overlay

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix





PZ-2024-2045

Located at the NW Corner of Carlos G Parker & North Dr
Place Type Change
Proposed Zoning Map
Approximately 4.0 acres

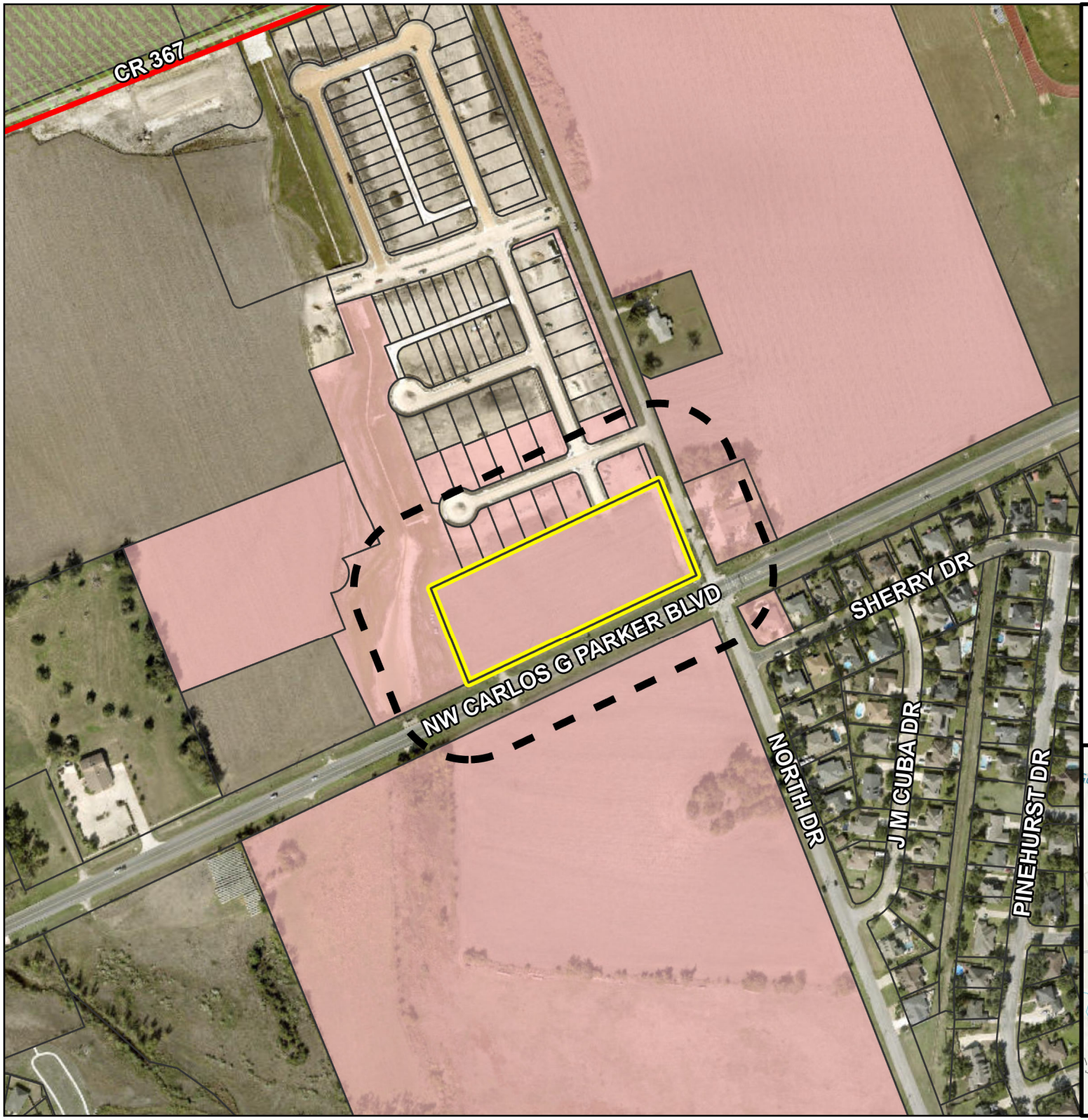
- Subject Property
- City Limits
- Parcels

Overlay Zoning

- Planned Development Overlay

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- EC: Employment Center

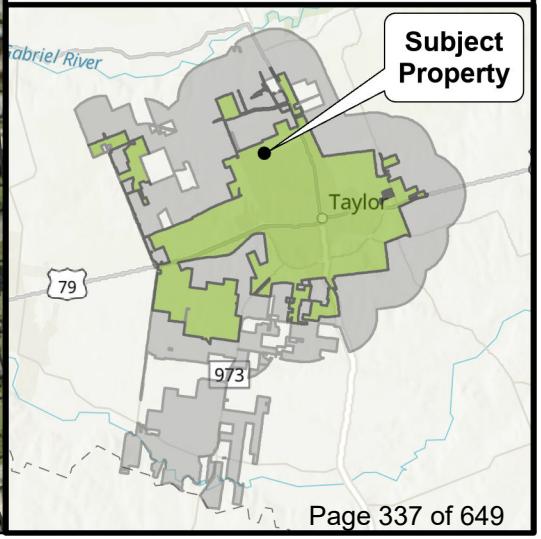


PZ-2024-2045

Located at the NW Corner of Carlos G Parker & North Dr
Place Type Change
Notification Map
Approximately 4.0 acres

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

N 0 410 820
Feet



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): DELPHINE SLIVENSKY ESTATE

Address for the proposed zoning change: R613339 - NW CORNER OF CARLOS PARKER BLVD & NORTH DRIVE

Phone: 512-632-3119 **E-mail:** JSLIVE@SBCGLOBAL.NET

Current Place Type Zoning (Circle One)	**Requested Place Type Zoning (Circle One)**
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
(P4 – Mix)	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	(EC – Employment Center)
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

TO REINSTATE PREVIOUS OPTIONS (C-STORE, GAS STATION, AND OTHER RETAIL) AS WHEN INITIALLY PLATTED AS PART OF SPRING CREEK DEVELOPMENT.

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

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

DELPHINE SLIVENSKY ESTATE
Owner Name 1: JOHN SLIVENSKY - EXE Signature: [signature] Date: 2-29-24
Owner Name 2: _____ Signature: _____ Date: _____

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

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

City of Taylor
Place Type Change Request
Staff Report

Item Details

Agenda No.	
Address/Location:	Intersection of W. Oak Street and Sturgis Street
Legal Description:	Taylor City of, Block 98 – Lot 3-12, 2 (N/PT), Acres 1.3399 (R015638)
Date Submitted:	2.16.2024
Current Place Type:	P4 – Mix
Requested Place Type:	P5 – Urban Center
Future Land Use:	Market: Neighborhood
Requestor:	Ryder Jeanes
Staff Analysis:	The requestor states that this 1.33 acre lot sits directly on Main Street and is the first point of connection south of the train tracks to connect downtown north to downtown south. They hope to have similar building scale on this lot as downtown to build a future office building and other 4-5 story mixed use structures. This higher density on the corner will help connect this lot's location to downtown Taylor in an appropriate manner. The P5 – Urban Center Place Type is intended to function as a higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential. The Future Land Use designation associated with P5 is Market Center: Community or Market Center: Regional. The Future Land Use designation with this lot is Market Center: Neighborhood. This designation would typically have smaller scale buildings and neighborhood-serving retailers such as a bank, café, dry cleaner, or florist. These uses can be accommodated within the P4 – Mix Place Type and the scale of building types permitted in P4 would be more appropriate for the adjacent neighborhood. The requested P5 place type would be inconsistent with the Future Land Use designation of Market Center: Neighborhood. A similar request for P5 place type was denied at 105 W. Pecan in October 2023.
Staff Recommendation:	Denial of P5 – Urban Center place type at WCAD parcel R015638 at the intersection of W. Oak Street and Sturgis Street.
P&Z Recommendation:	Denial of P5 – Urban Center place type at WCAD parcel R015638 at the intersection of W. Oak Street and Sturgis Street.

Attachments

1. Location Map
2. Current Place Type Map
3. Proposed Place Type Map
4. Notification Map
5. Place Type Request Form

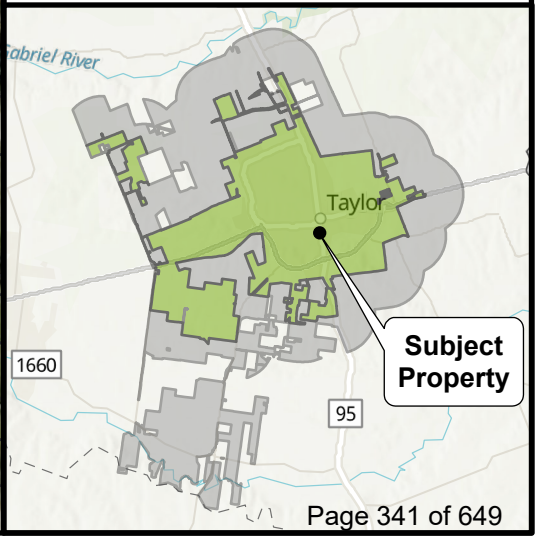


PZ-2024-2045

Generally Located S of Oak St. and E of Main St. (R015638)
Place Type Change
Location Map
Approximately 1.4 acres

City Limits
Subject Property
Parcels

N 0 200 400
Feet





PZ-2024-2045

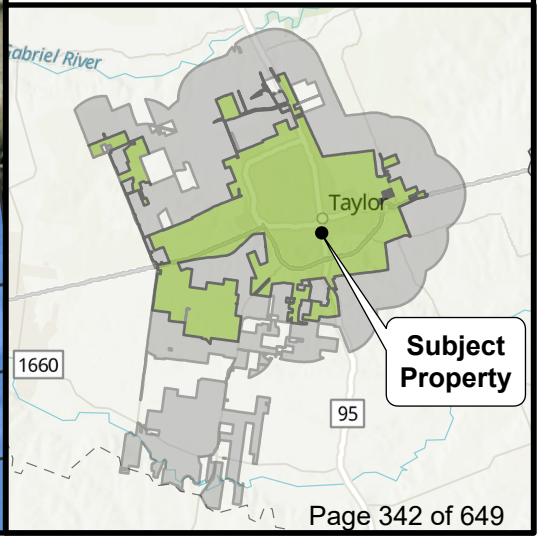
Generally Located S of Oak St. and E of Main St. (R015638)
Place Type Change
Current Zoning Map
Approximately 1.4 acres

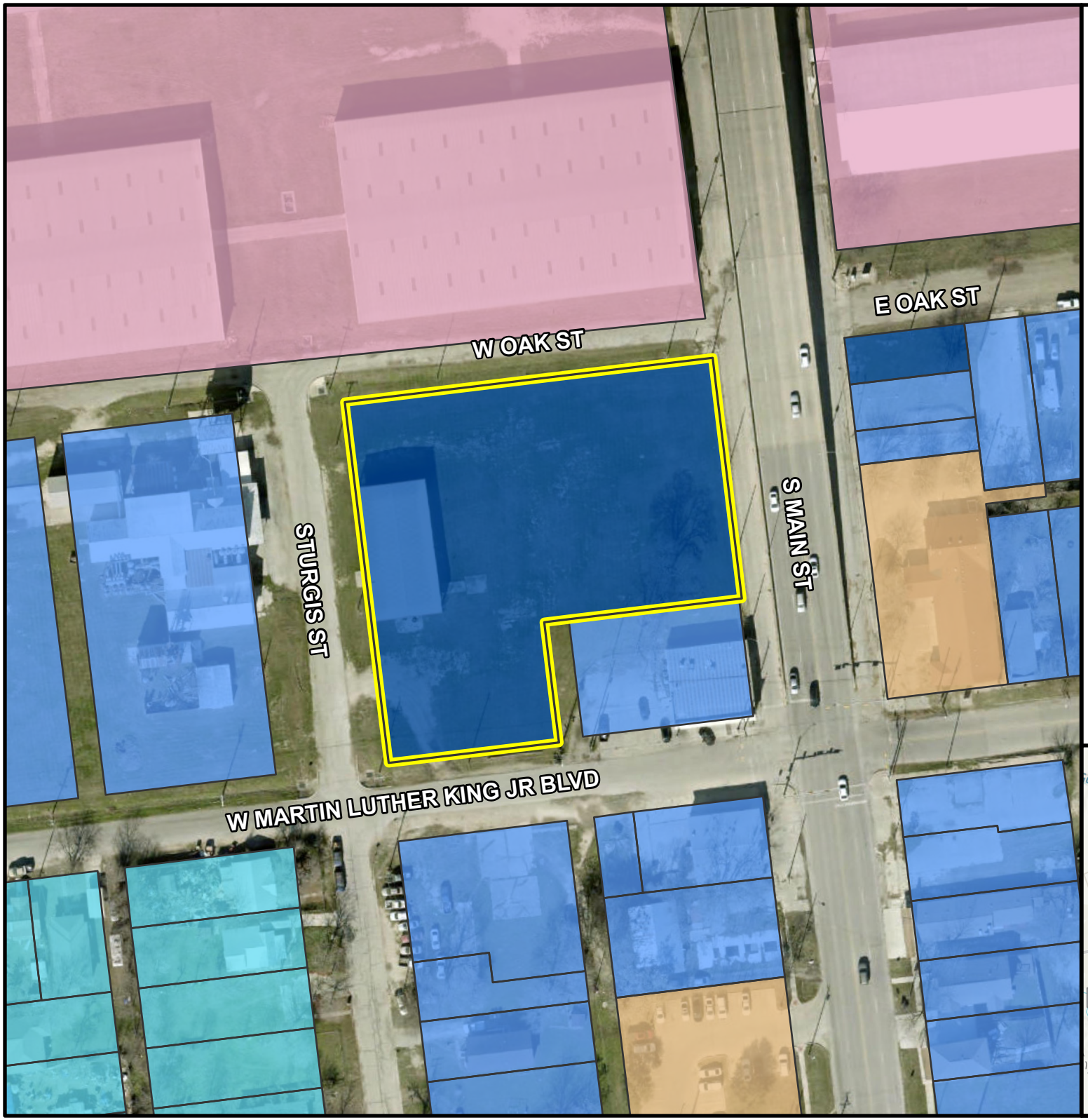
- City Limits
- Subject Property
- Parcels

Place Type Zoning

- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- EC: Employment Center
- CS: Civic Space

N 0 100 200 Feet





PZ-2024-2045

Generally Located S of Oak St. and E of Main St. (R015638)
Place Type Change
Proposed Zoning Map
Approximately 1.4 acres

City Limits
Subject Property
Parcels

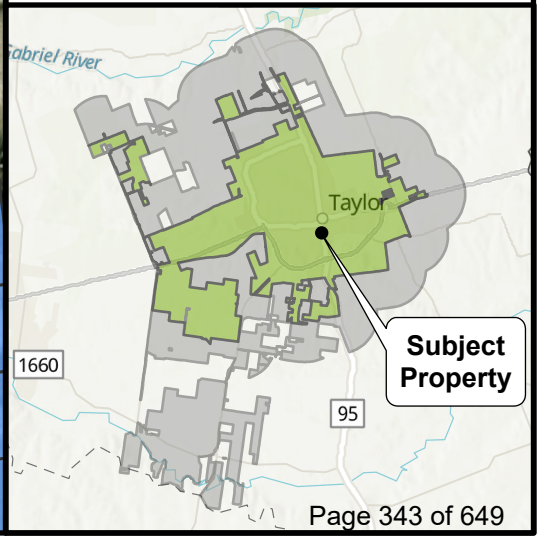
Place Type Zoning

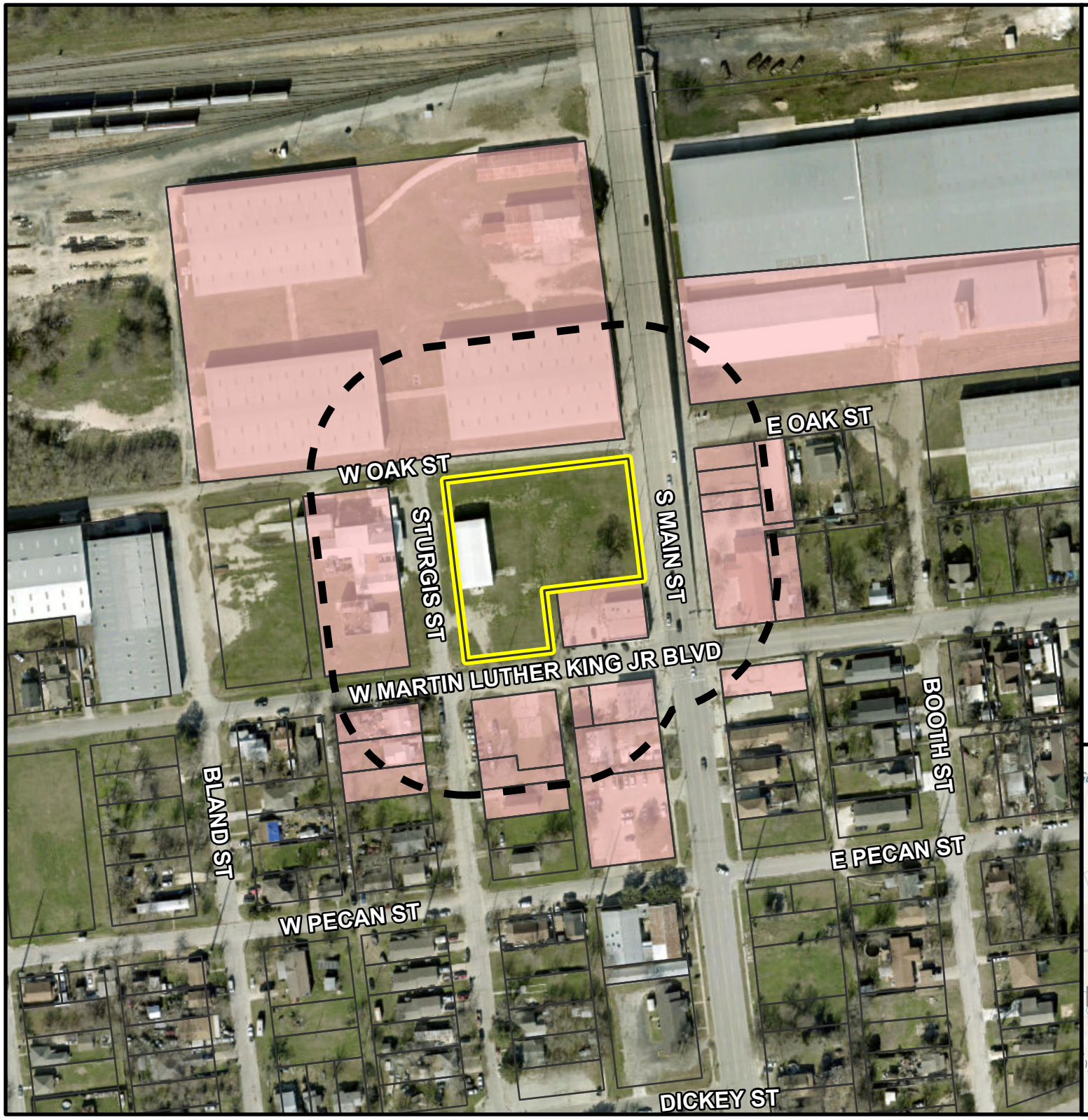
P3: Neighborhood
P4: Mix
P5: Urban Center
EC: Employment Center
CS: Civic Space

N

0 100 200

Feet



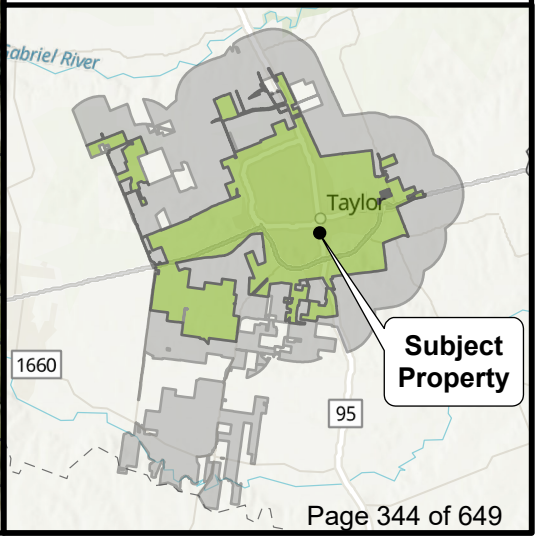


PZ-2024-2045

Generally Located S of Oak St. and E of Main St. (R015638)
Place Type Change Notification Map
Approximately 1.4 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 200 400
Feet



Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): 308 Sturgis LLC

Address for the proposed zoning change: No Address, Parcel ID Number: R015638

Phone: (512) 623-9545 **E-mail:** rjeanes@cldrealty.com

Current Place Type Zoning (Circle One)	**Requested Place Type Zoning (Circle One)**
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
P3 - Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	P5 – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:

This 1.33 acre lot sits directly on Main Street and is the first point of connection south of the train tracks to connect downtown north to downtown south. We hope to have similar building scale on this lot as downtown to build a future office building and other 4-5 story mixed use structures. This higher density on the corner will help connect this lot's location to downtown Taylor in an appropriate manner.

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

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

Owner Name 1: 308 Sturgis LLC Signature: _____ Date: 2/16/2024
Owner Name 2: _____ Signature: _____ Date: _____

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

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

City of Taylor
Place Type Change Request
Staff Report

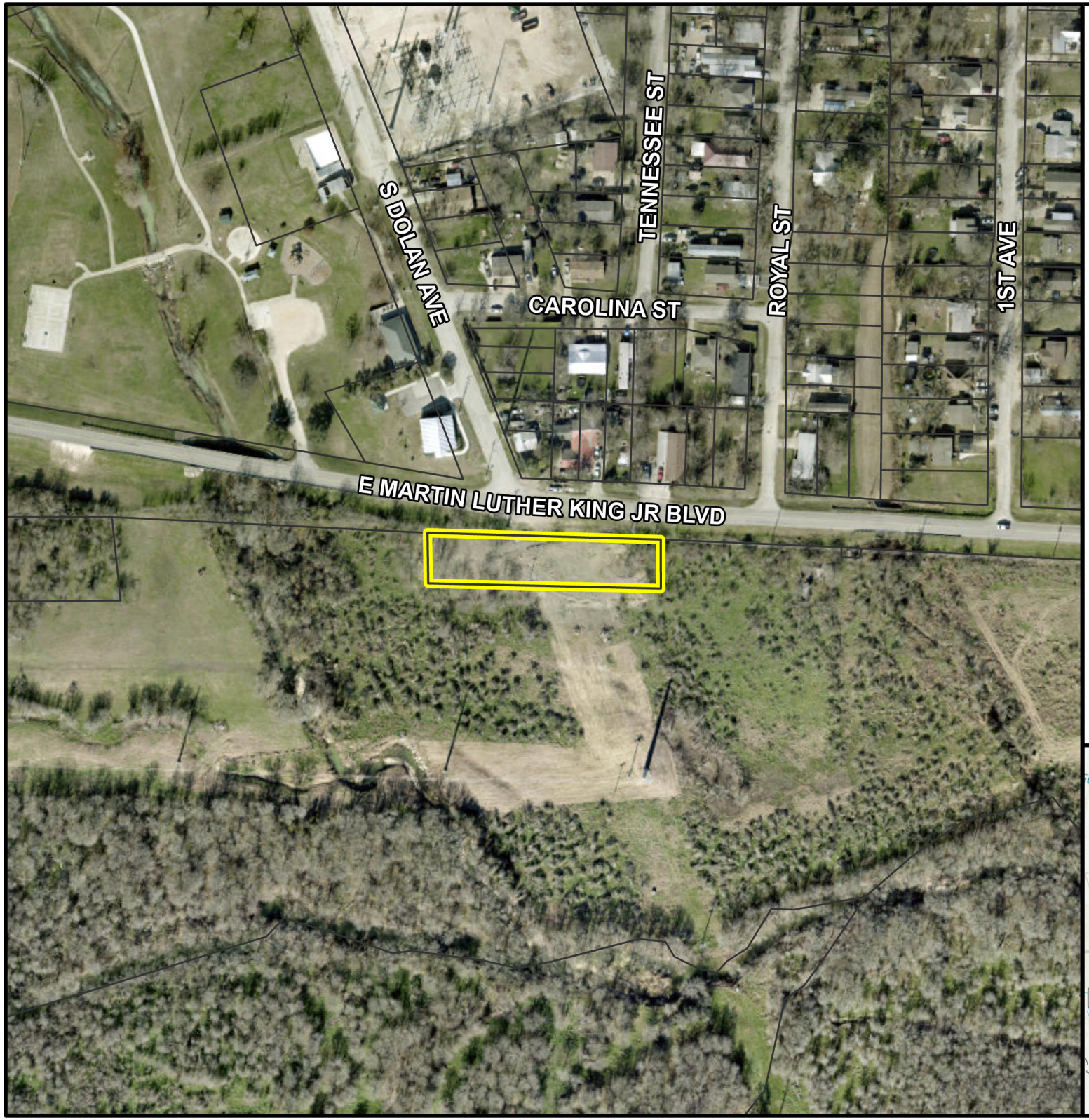
Item Details

Agenda No.	
Address/Location:	1104 East Martin Luther King Jr. Blvd
Legal Description:	Coursey, P. Survey, Acres 0.6 (R019053)
Date Submitted:	2.15.2024
Current Place Type:	P3 – Residential
Requested Place Type:	P5 – Urban Center
Future Land Use:	Open Space
Requestor:	Vanessa Hernandez
Staff Analysis:	The requestor has requested the place type change to keep the zoning commercial as it shows on the Williamson Central Appraisal District (WCAD). WCAD categorizes the lot as vacant land with a subcategory of vacant commercial land. The WCAD land use designation is not zoning. The City of Taylor is responsible for zoning within the City Limits. The only previous commercial related activity undertaken on this site was unauthorized business activities which were the subject of code enforcement investigations and notices of violation. These unauthorized activities by the previous landowner have now been resolved. The previous zoning for this lot was R1 – single family residential. This was correctly translated to P3 – Neighborhood Place Type. The proposed P5 – Urban Center place type designation is the most intense place type available. The P5 place type would be inappropriate on an isolated, single lot in a predominately residential area and with a future land use designation of open space. The future land use is designated open space because the whole lot lies within the City of Taylor 100 year flood plain.
Staff Recommendation:	Denial of Place type P5 at 1104 East Martin Luther King Jr. Blvd
P&Z Recommendation:	Denial of Place type P5 at 1104 East Martin Luther King Jr. Blvd

Attachments

1. Location Map
2. Current Place Type Map

3. Proposed Place Type Map
4. Future Land Use Map
5. Flood plain Map
6. Notification Map
7. Place Type Request Form

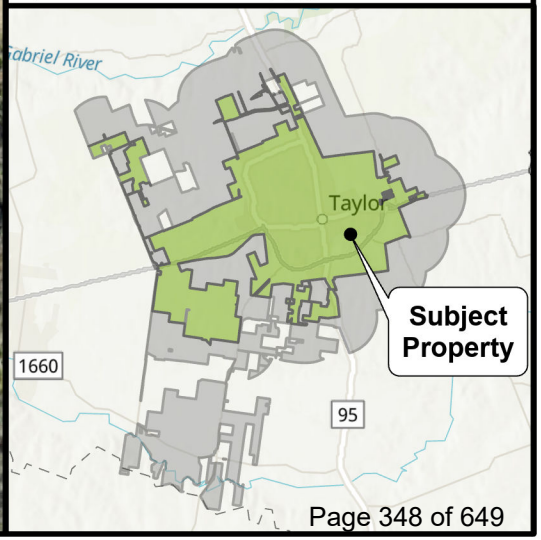


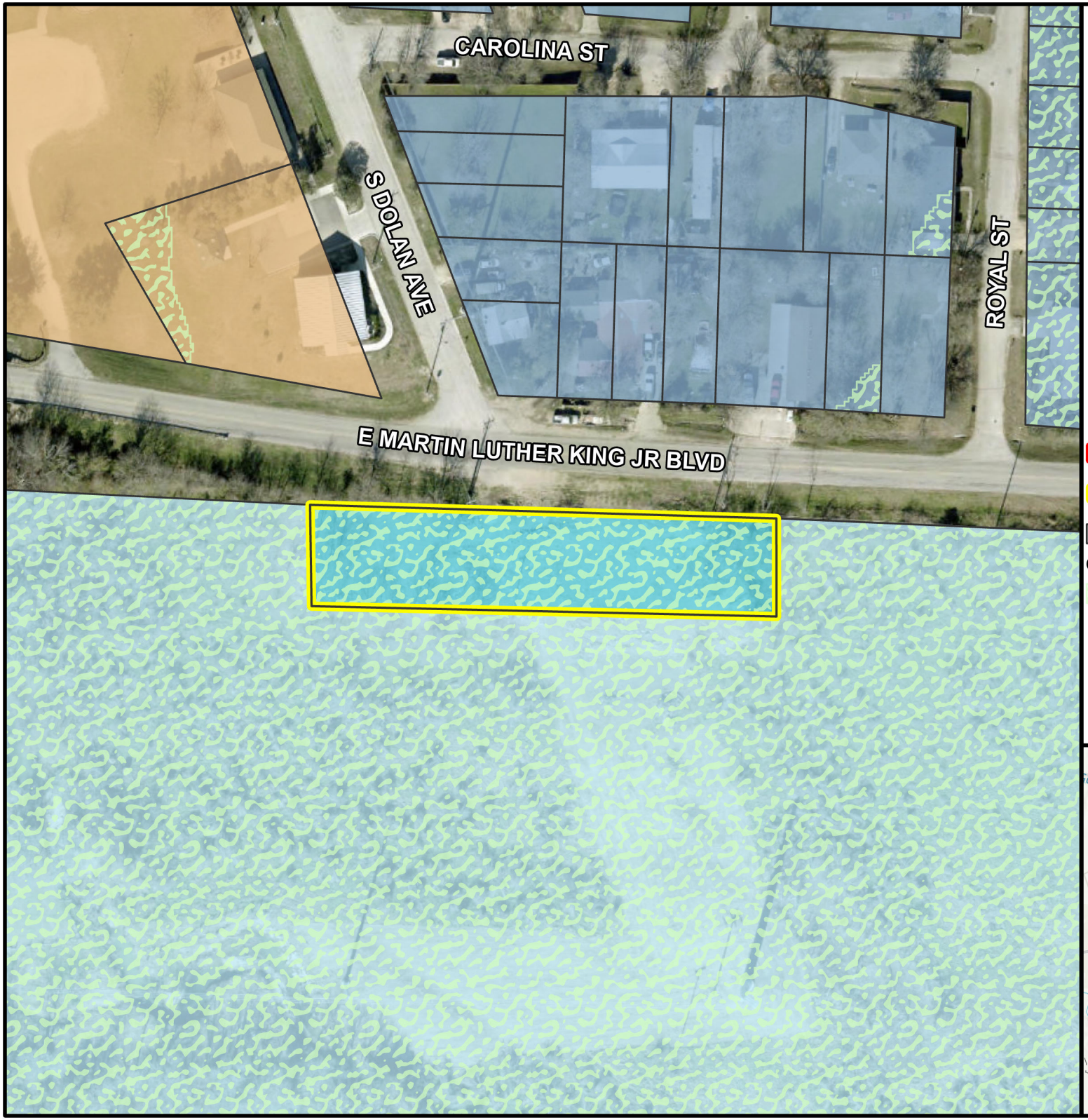
PZ-2024-2045

1104 E Martin Luther King Jr Blvd.
Place Type Change
Location Map
Approximately 0.6 acres

City Limits
Subject Property
Parcels

N 0 200 400
Feet





PZ-2024-2045

1104 E Martin Luther King Jr Blvd.
Place Type Change
Current Zoning Map
Approximately 0.6 acres

- City Limits
- Subject Property
- Parcels

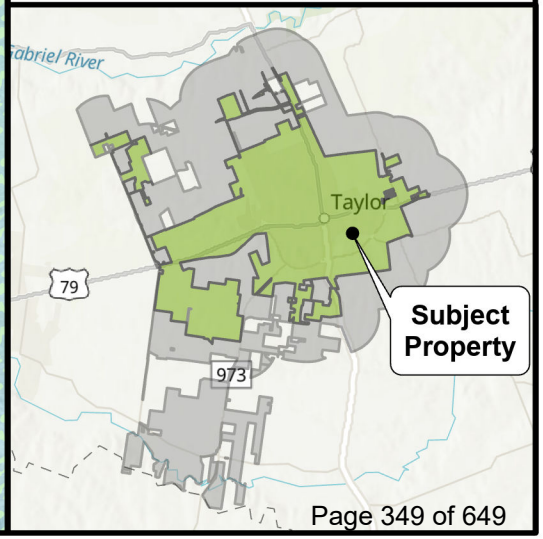
Overlay Zoning

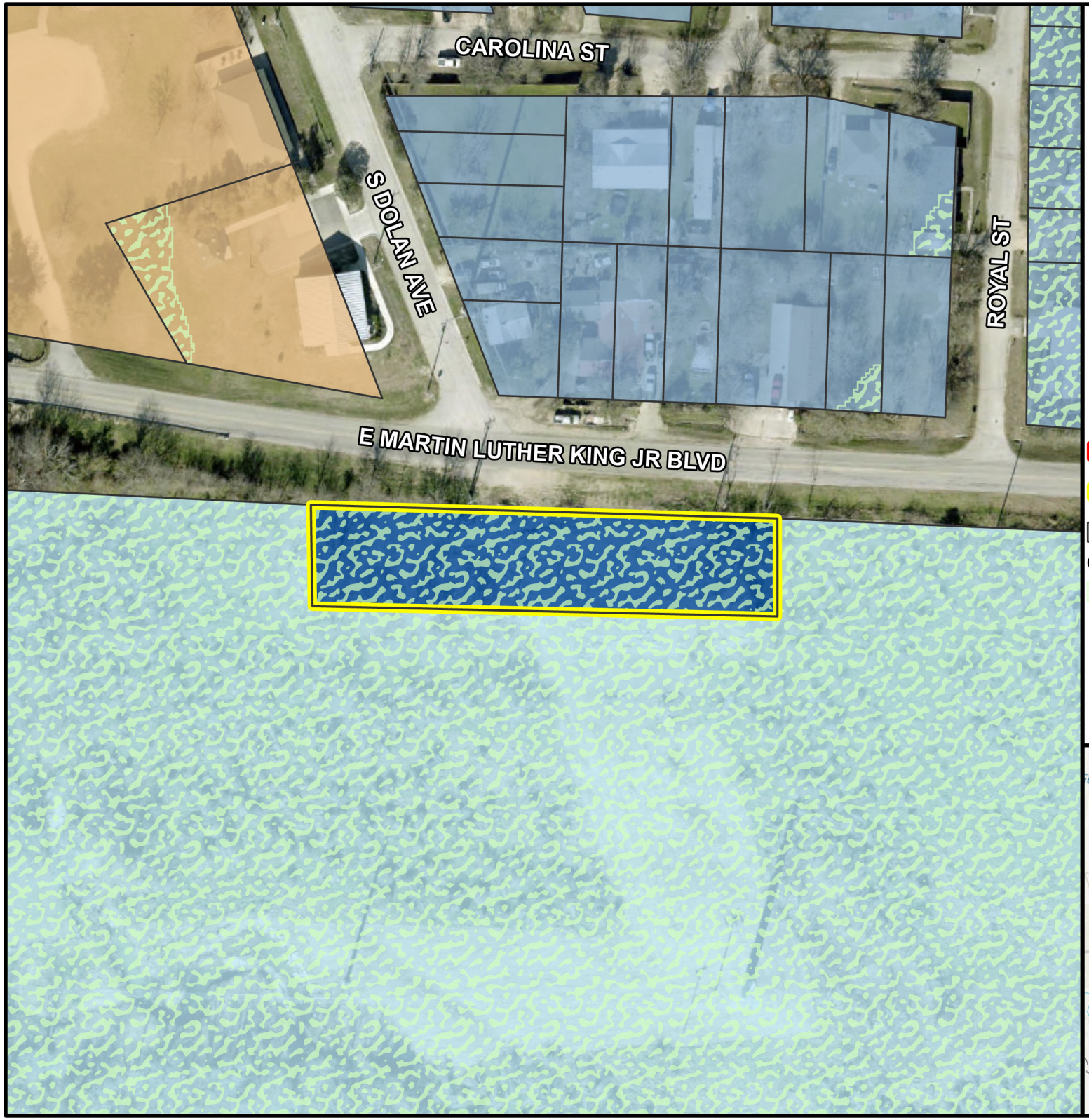
- P1: Nature

Place Type Zoning

- P2.5: Large Lot
- P3: Neighborhood
- P3M: Manufactured Housing
- CS: Civic Space
- Streets

N 0 100 200
Feet





Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

1104 E Martin Luther King Jr Blvd.
Place Type Change
Proposed Zoning Map
Approximately 0.6 acres

- City Limits
- Subject Property
- Parcels

Overlay Zoning

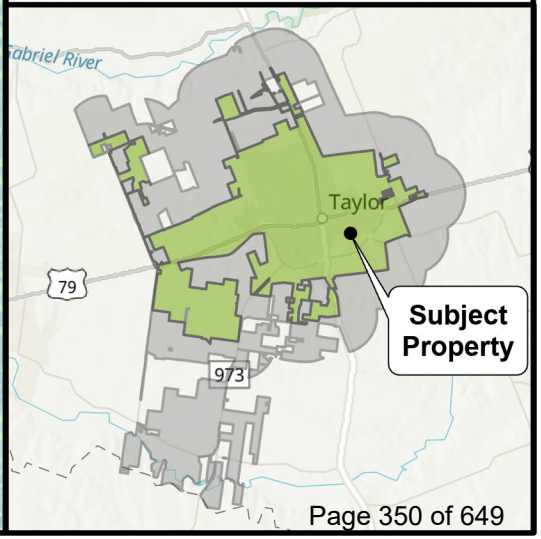
- P1: Nature

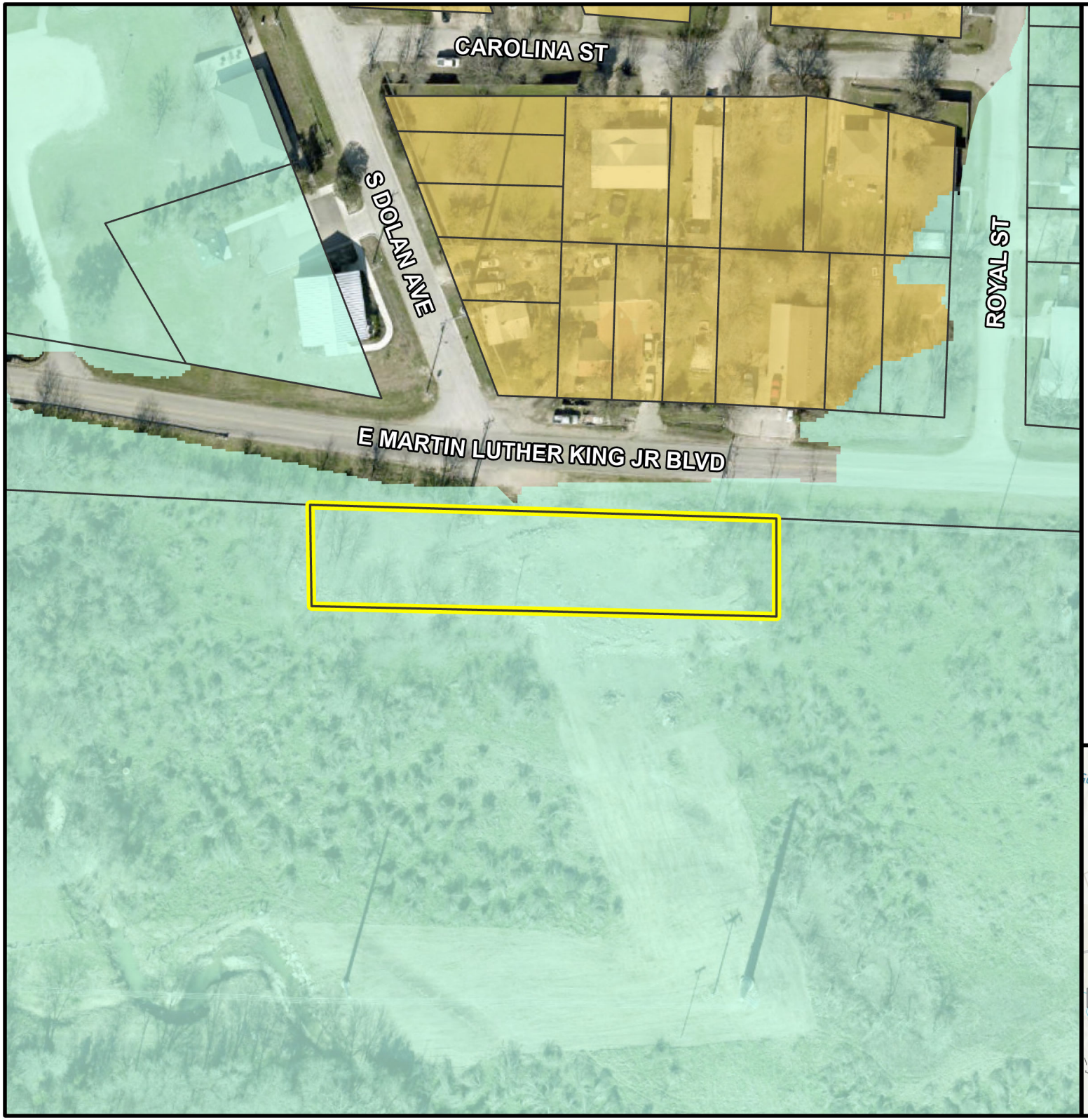
Place Type Zoning

- P2.5: Large Lot
- P3M: Manufactured Housing
- CS: Civic Space
- P5: Urban Center

Streets

N 0 100 200
Feet





PZ-2024-2045

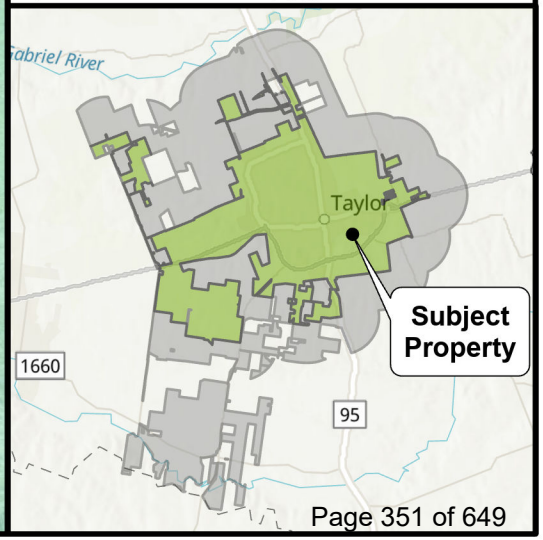
1104 E Martin Luther King Jr Blvd.
Place Type Change
Future Land Use Map
Approximately 0.6 acres

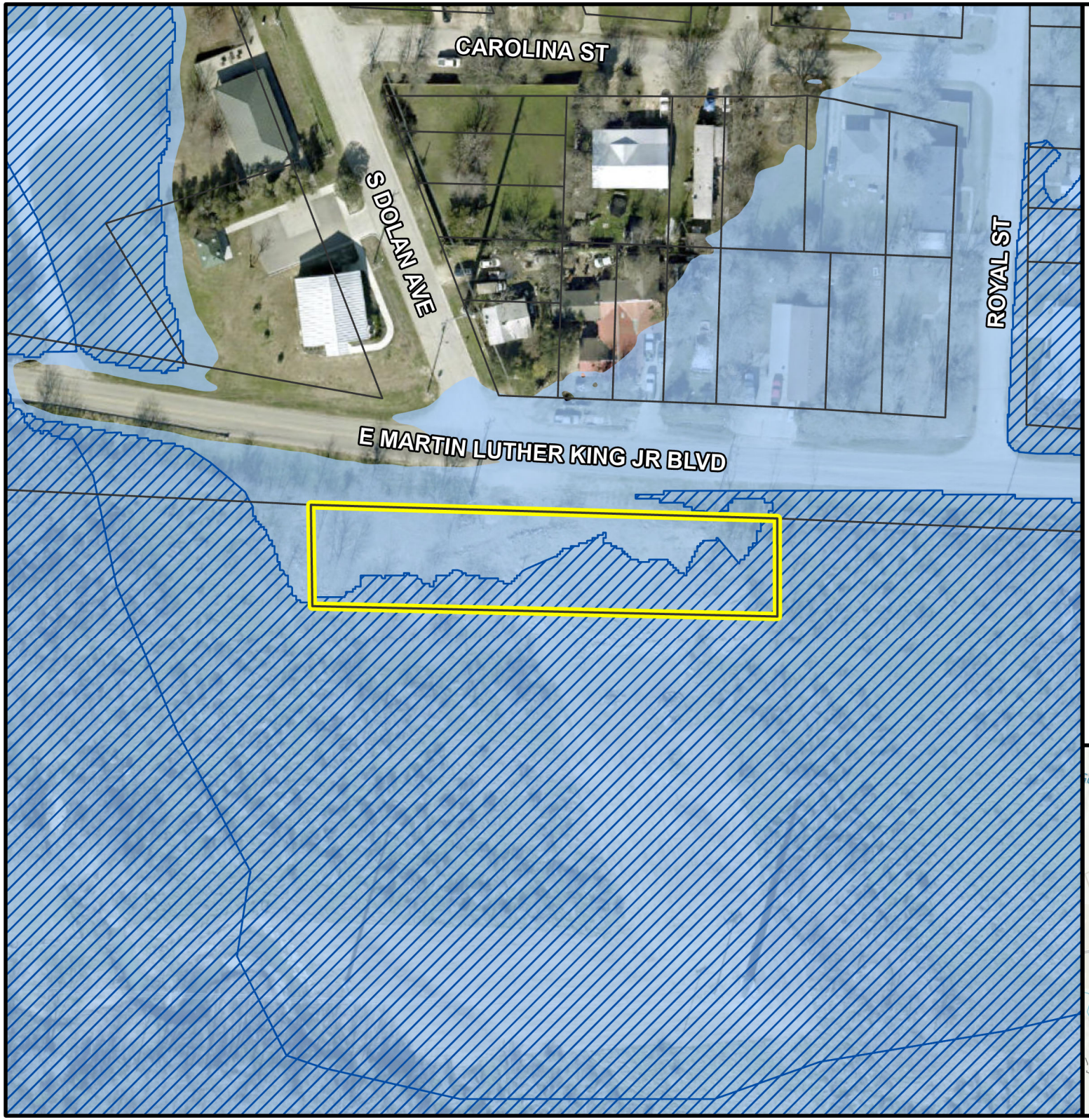
- City Limits
- Subject Property
- Parcels

Future Land Use

- Neighborhood Infill
- Open Space

N 0 100 200
Feet



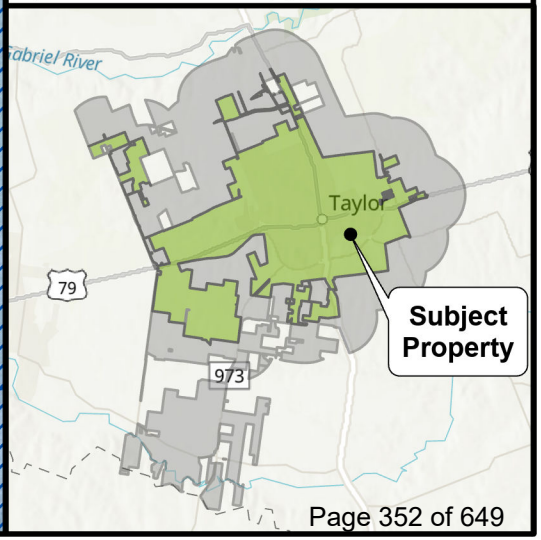


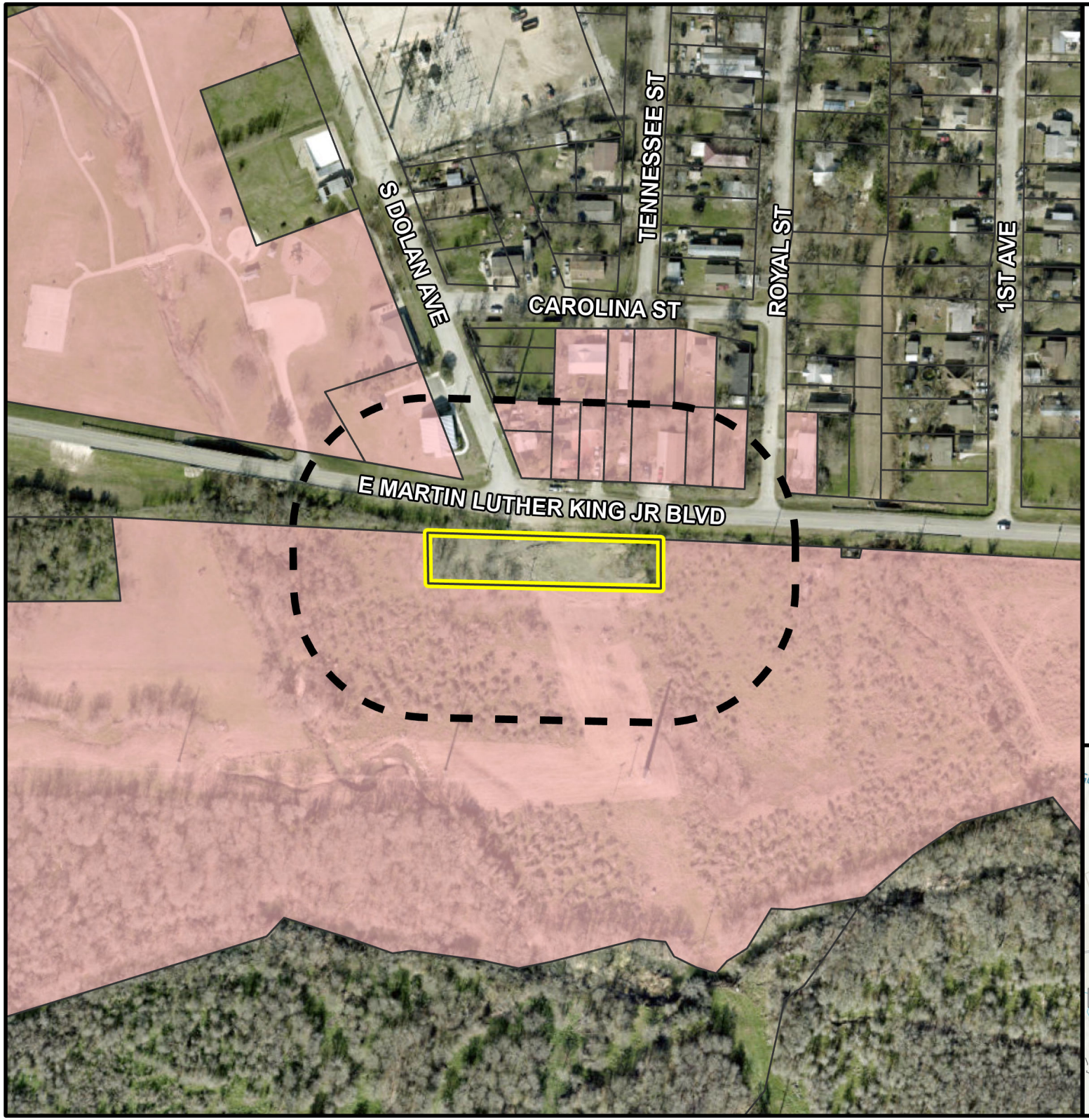
PZ-2024-2045

1104 E Martin Luther King Jr Blvd.
Place Type Change
Floodplain Map
Approximately 0.6 acres

- City Limits
- Parcels
- Taylor Floodplain
- FEMA Floodplain

N 0 100 200
Feet



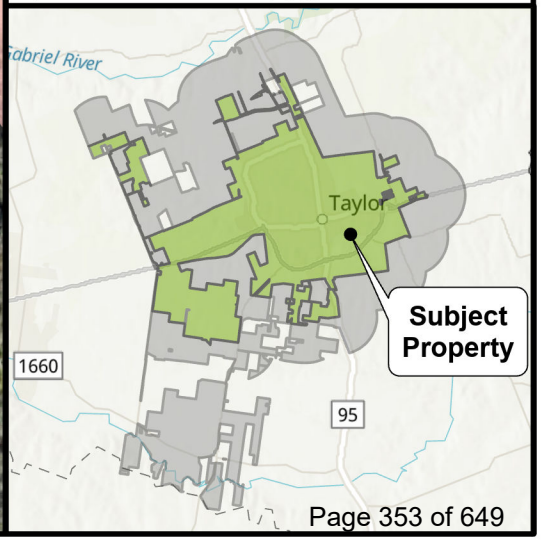


PZ-2024-2045

1104 E Martin Luther King Jr Blvd.
Place Type Change Notification Map
Approximately 0.6 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 200 400
Feet



Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Vanessa Hernandez
Address for the proposed zoning change: 1104 E. Martin Luther King Jr.
Phone: 5125773819 **E-mail:** jvrealestate.enter@gmail.com

Current Place Type Zoning (Circle One)	Requested Place Type Zoning (Circle One)
P1 - Nature	P1 – Nature
P2 - Rural P2 – Rural	P2 - Rural
P2C – Rural Commercial	P2C – Rural Commercial
P2.5 – Large Lot	P2.5 – Large Lot
(P3) Neighborhood	P3 – Neighborhood
P3M – Manufactured Housing	P3M – Manufactured Housing
P4 – Mix	P4 – Mix
P5 – Urban Center	(P5) – Urban Center
EC – Employment Center	EC – Employment Center
CS- Civic Space	CS – Civic Space

Reason for the Proposed Place Type Zoning Change Request:
We want to keep the zoning commertial as it shows in the county (CAD) I will have more opportunity to use it as commertial because of the Eastman half of property

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

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

Owner Name 1: Vanessa Hernandez Signature: [signature] Date: 2-15-24
Owner Name 2: _____ Signature: _____ Date: _____

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

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

ORDINANCE NO. 2024-18

AN ORDINANCE CHANGING THE PLACE TYPE ZONING FOR THE FOLLOWING PROPERTIES, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS: R457151 (GENERALLY LOCATED AT 45 COUNTY ROAD 408) FROM P2 (RURAL) TO P2C (RURAL COMMERCIAL), R015017 (GENERALLY LOCATED AT 114 W 6TH STREET) FROM CS (CIVIC SPACE) TO P5 (URBAN CENTER), R308656 (GENERALLY LOCATED AT 400 CARLOS G. PARKER BLVD. SE. FROM P3 (NEIGHBORHOOD) TO P4 (MIX) AND R019024 (GENERALLY LOCATED AT SOUTH LOOP) FROM P2.5 (LARGE LOT) TO P4 (MIX); AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on April 25, 2024, to consider the requests made by the applicants, whose properties are legally described in Exhibit "A" the Place Type Change Forms attached hereto and incorporated by reference herein for all purposes ("Properties"), to change the place type zoning as described above and as shown in Exhibit "B" on the Place Type Zoning Map; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 9, 2024, to consider the place type zoning requests, and recommended approval of the place type zoning changes to the City Council; and

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

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

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

SECTION 2. The place type zoning changes of the Properties are changed from:

Place Type Zoning District P2 (Rural) to P2C (Rural Commercial) at 45 County Road 408

Place Type Zoning District CS (Civic Space) to P5 (Urban Center) at 114 W 6th Street

Place Type Zoning District P3 (Neighborhood) to P4 (Mix) at 400 Carlos G. Parker Blvd. SE

Place Type Zoning District P2.5 (Large Lot) to P4 (Mix) at South Loop

SECTION 3. The official place type zoning map of the City of Taylor, Texas, is changed to show the Properties place type zoning as described in Section 2.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2024-18 was introduced before the Taylor City Council on the 25th day of April 2024.

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

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2024-18, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2024.

_____

Dianna McLean
City Clerk

EXHIBIT A

(Place Type Change Request Forms)

EXHIBIT B

(Proposed Place Type Maps)

City of Taylor
City Council

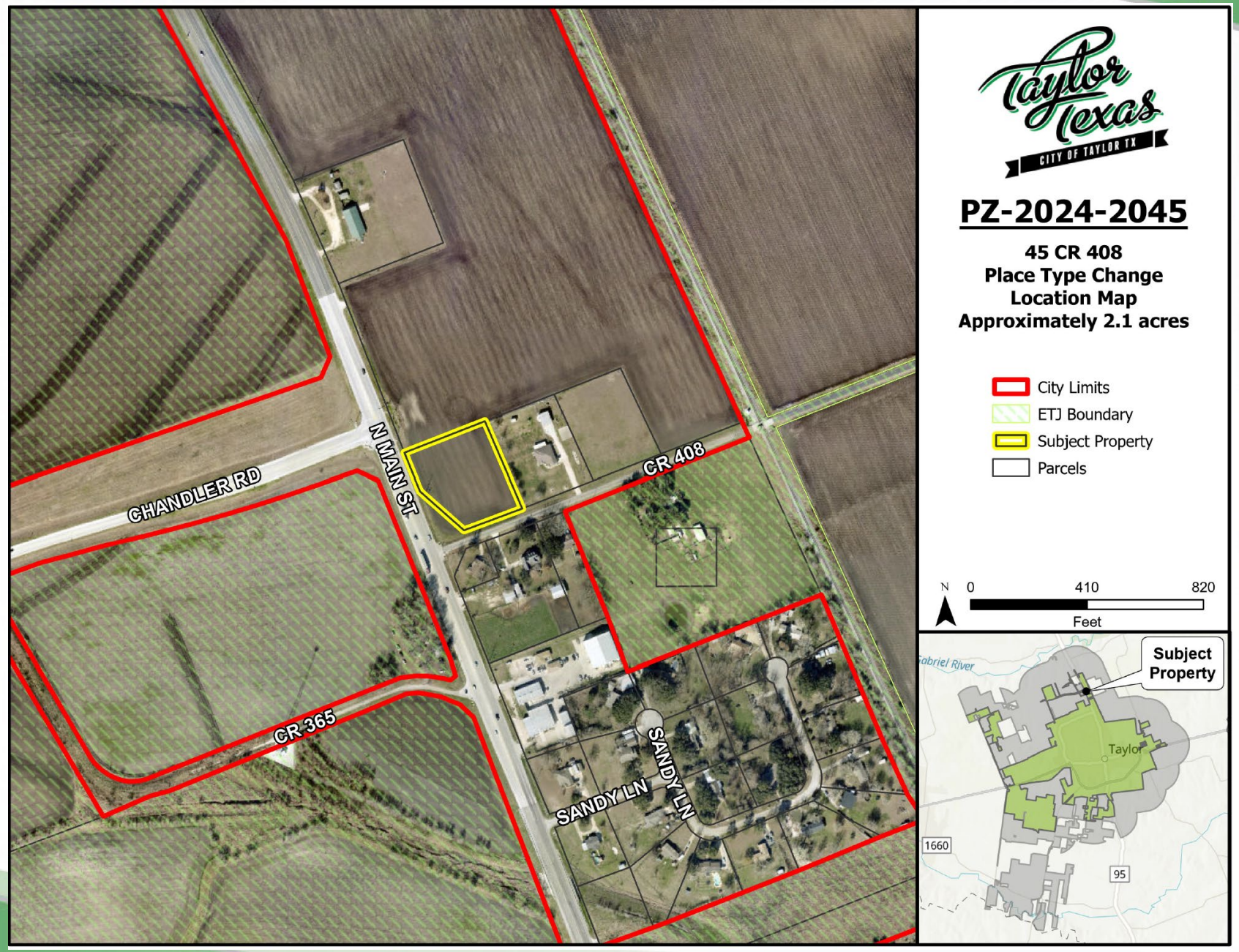
April 25, 2024

PZ-2024-2045

Place Type Change Requests

45 County Road 408
P2 – Rural to P2C – Rural Commercial

Location Map



Place Type (Zoning)
From → To



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

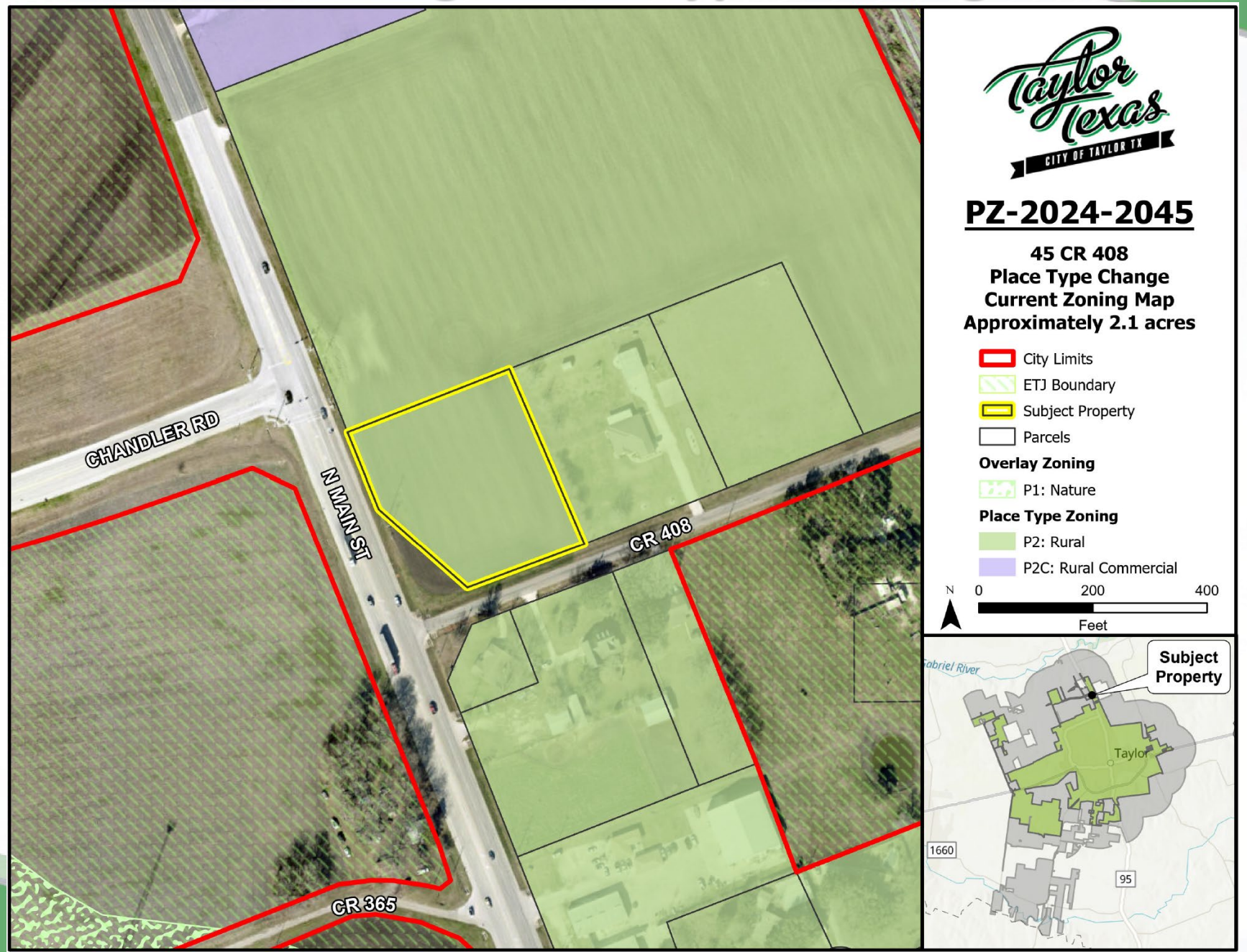
1 Acre Minimum

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.

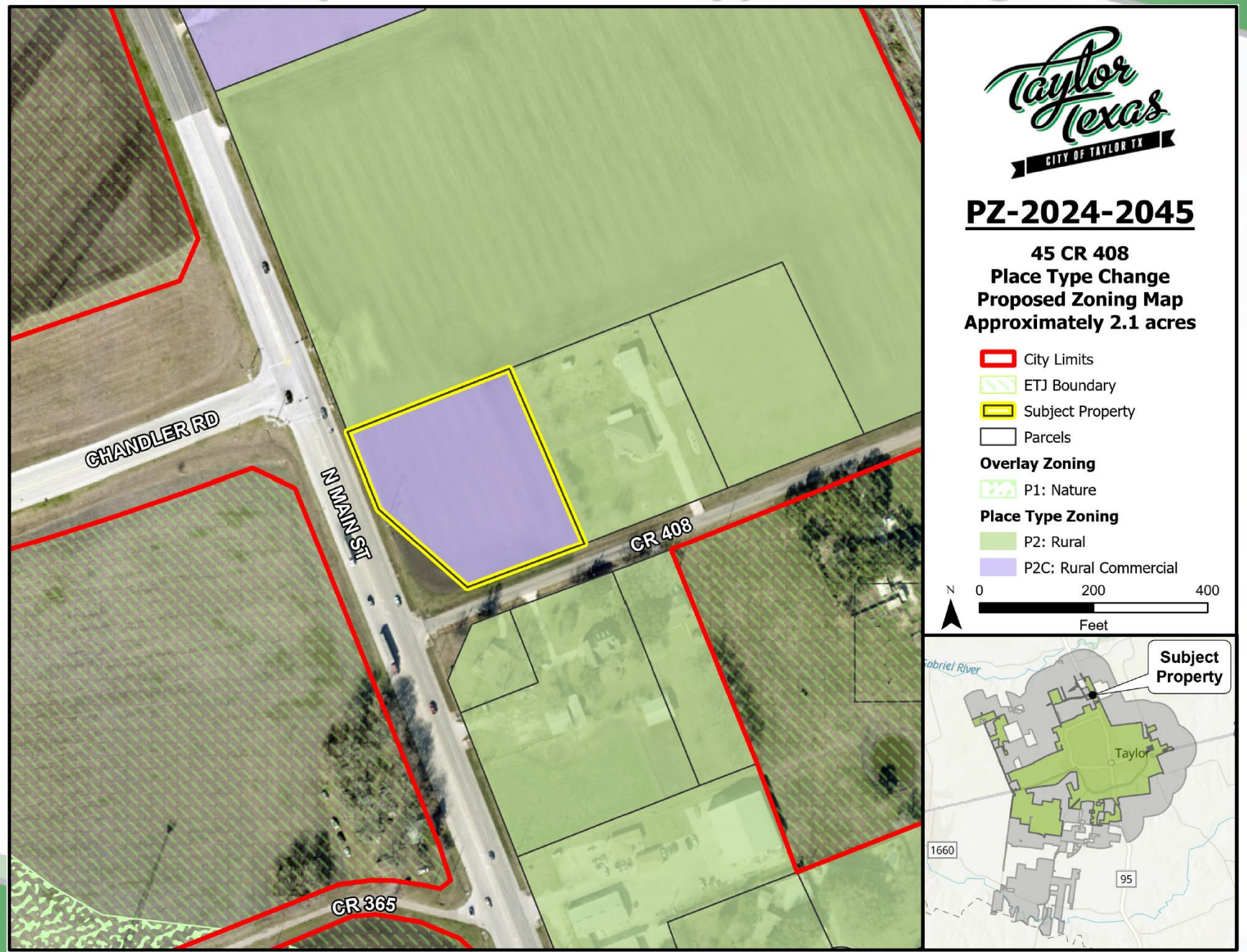
Building Types: Small Commercial, Highway Commercial, Carts, Kiosks, Food Trailers, Temporary Commercial, Commercial Accessory, and Civic Buildings

Land Development Code – Page 127

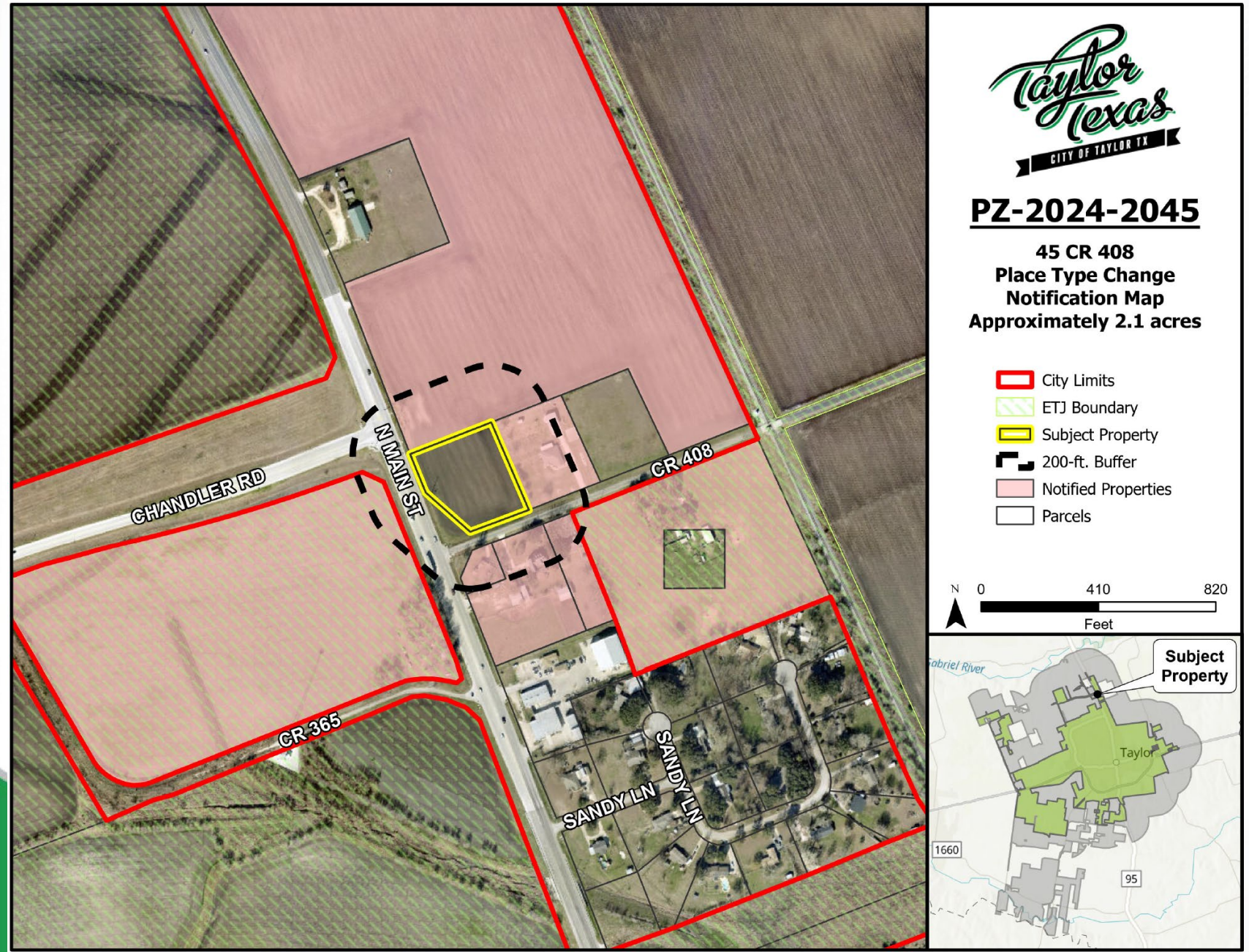
Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

45 CR 408
Place Type Change
Notification Map
Approximately 2.1 acres

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

N 0 410 820
Feet

- 8 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Taylor Texas
CITY OF TAYLOR TX

Planning & Zoning Recommendation

Planning & Zoning Commission recommends **Approval** of the change from P2 – Rural to P2C – Rural Commercial.

114 W. 6th Street
CS – Civic Space to P5 – Urban Center

Location Map



Place Type (Zoning)
From → To



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:

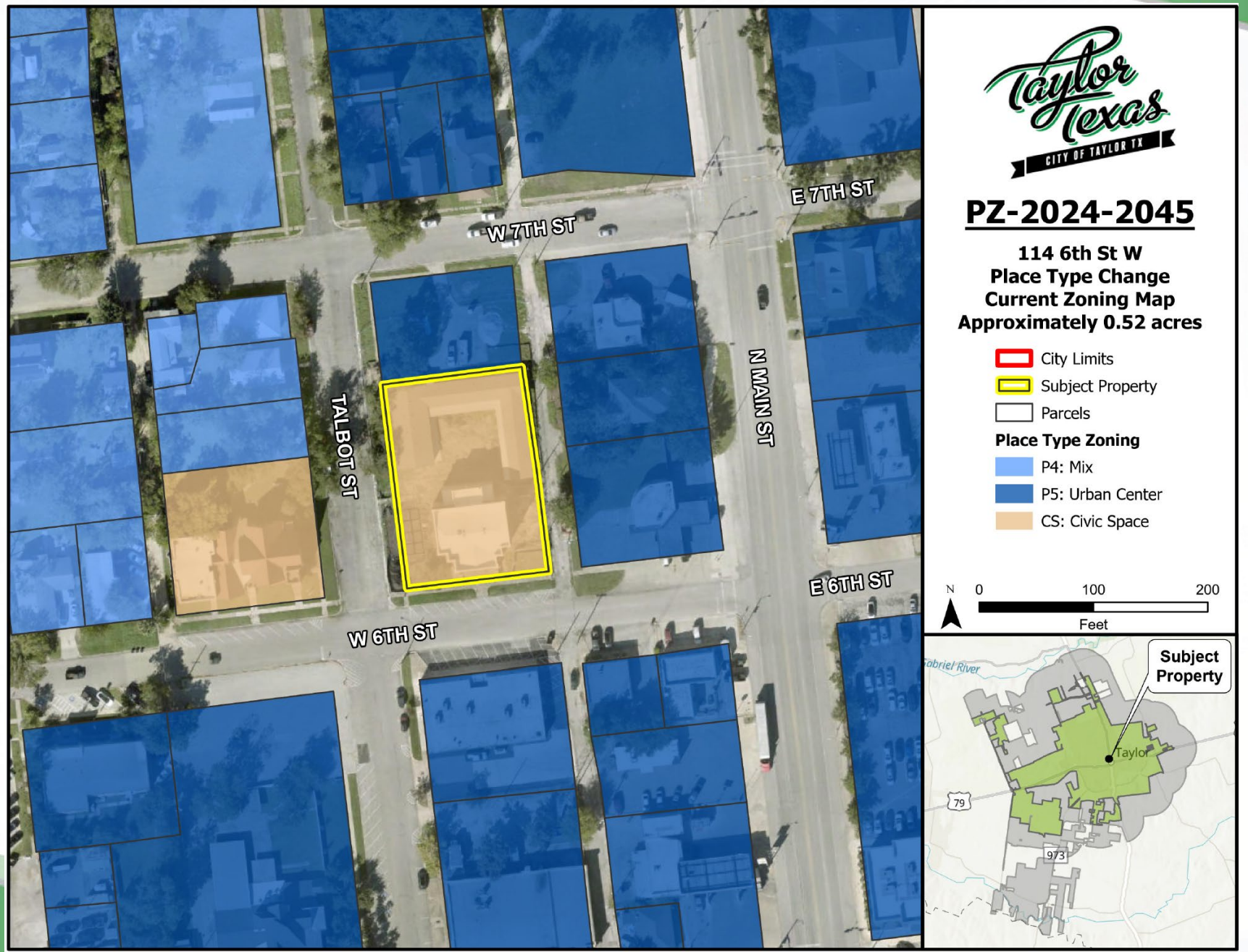
All Churches and affiliated properties were given Civic Space (CS) Place Type Zoning



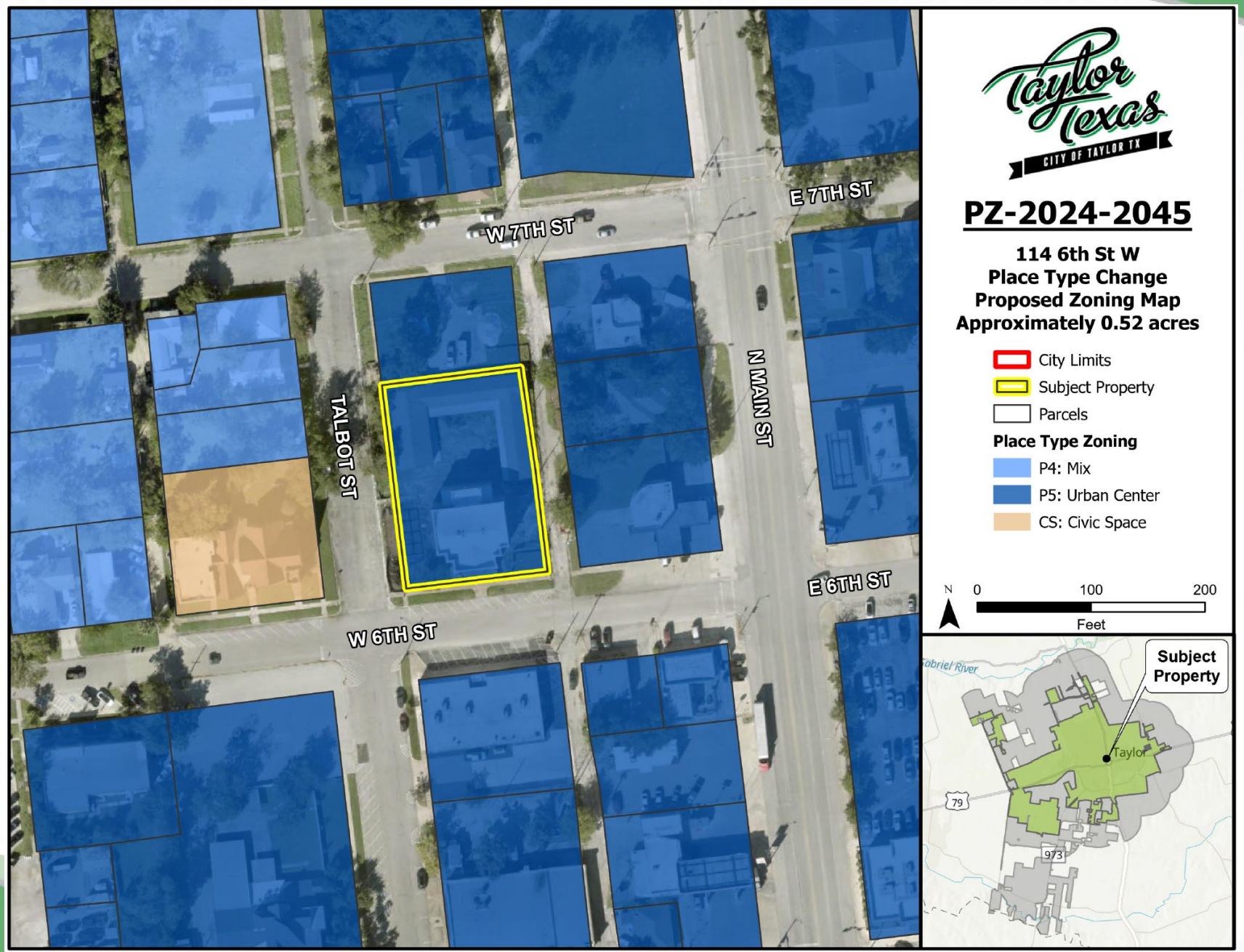
4.2.3.8 P5: URBAN CENTER

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.

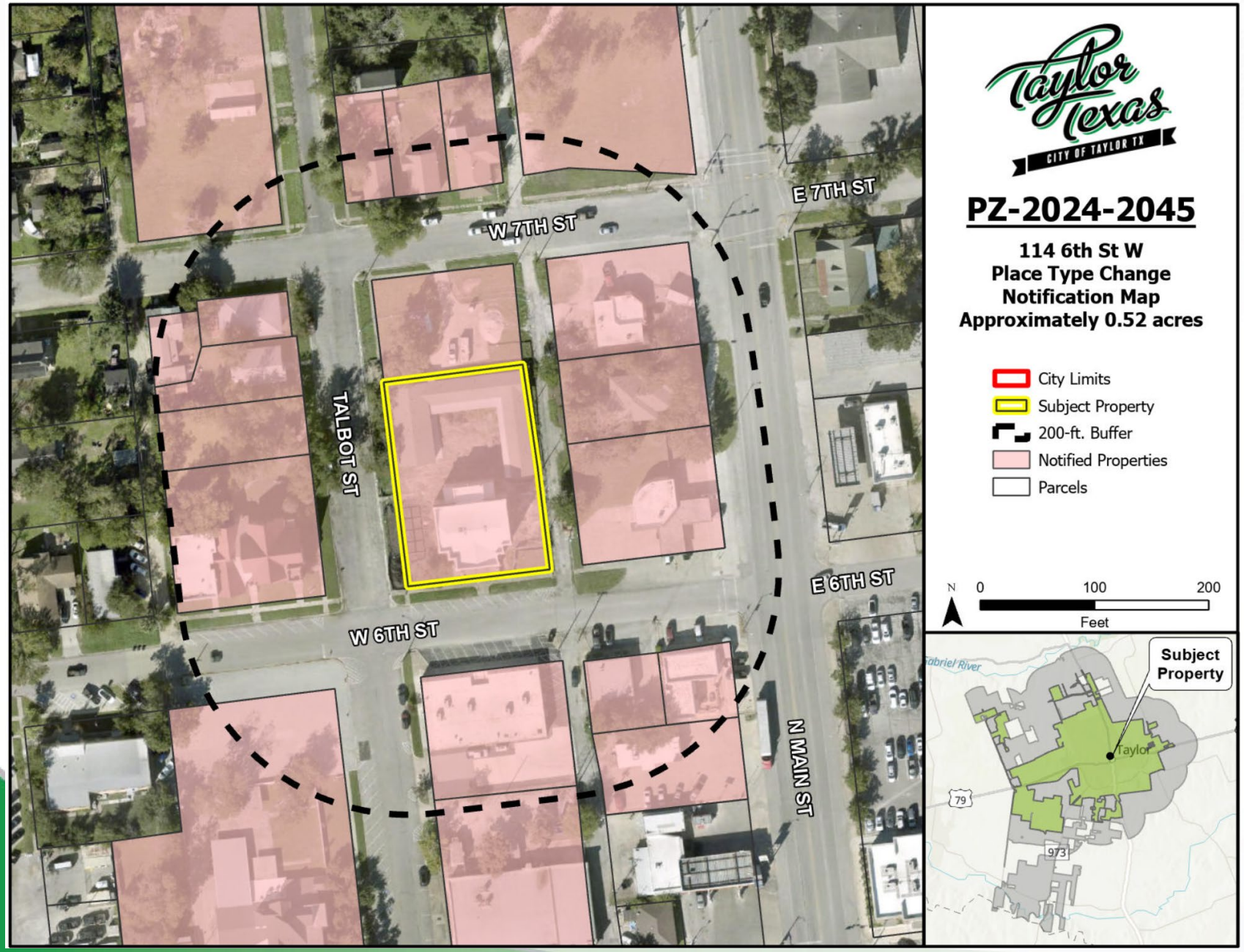
Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

114 6th St W
Place Type Change
Notification Map
Approximately 0.52 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 100 200
Feet

- 17 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

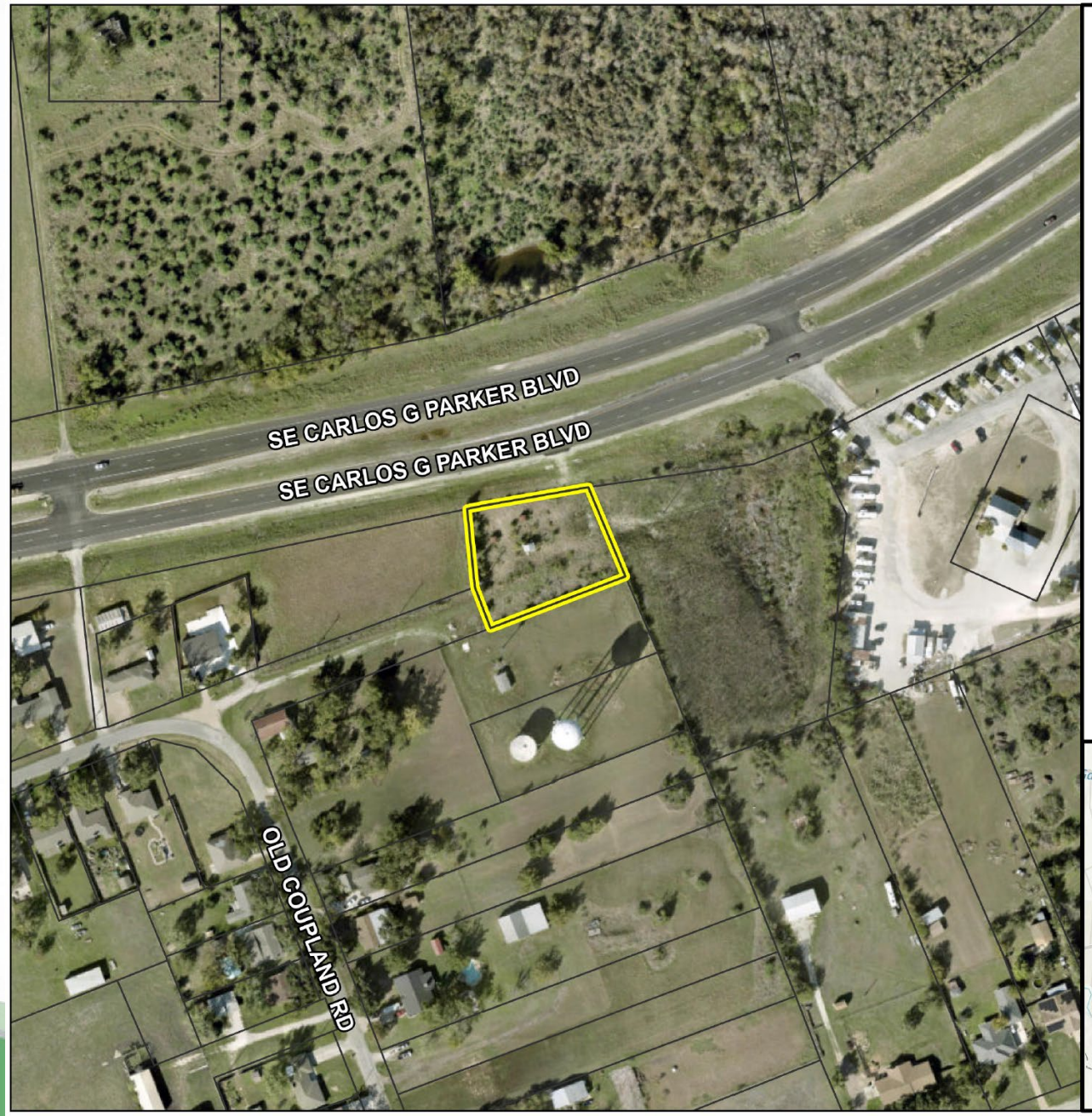
Taylor Texas
CITY OF TAYLOR TX

Planning & Zoning Recommendation

Planning & Zoning Commission recommends **Approval** of the change from CS – Civic Space to P5 – Urban Center.

400 Carlos G. Parker SE
P3 – Neighborhood to P4 – Mix

Location Map



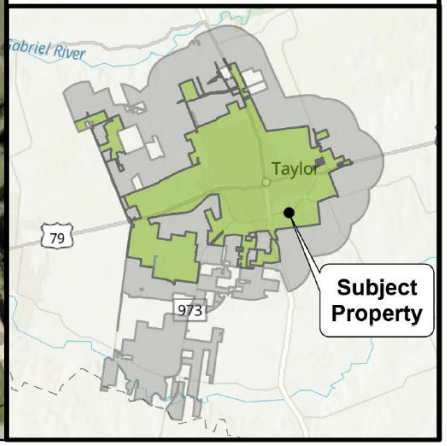
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

400 Carlos G Parker Blvd.
Place Type Change
Location Map
Approximately 0.8 acres

Subject Property
Parcels

N 0 200 400
Feet



Taylor Texas
CITY OF TAYLOR TX

Place Type (Zoning)
From → To



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.

Building Types: Detached & Attached Dwellings, Cottage Court, Duplex, Accessory Dwelling Unit, Residential Accessory, and Civic Buildings.

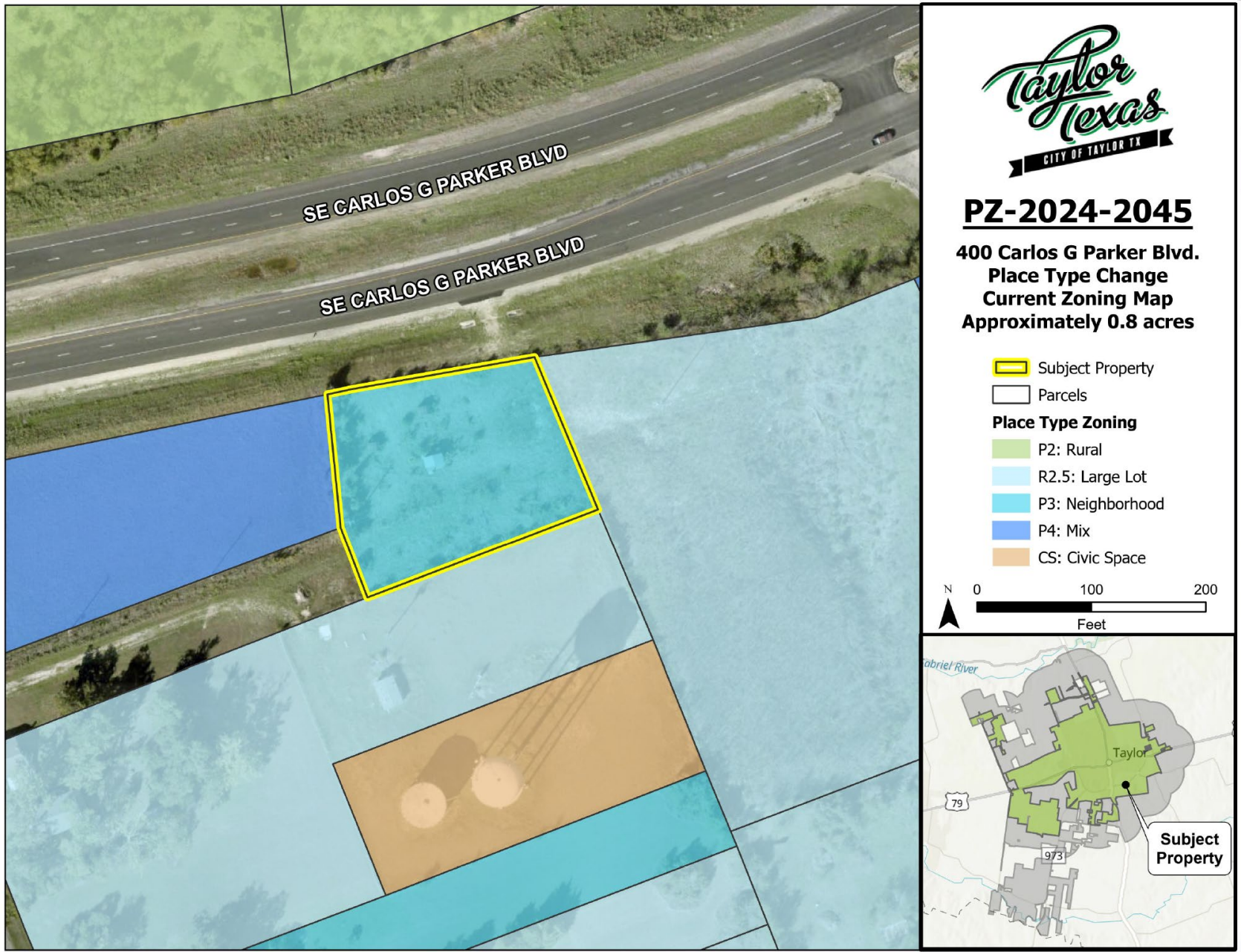
Land Development Code – Page 129



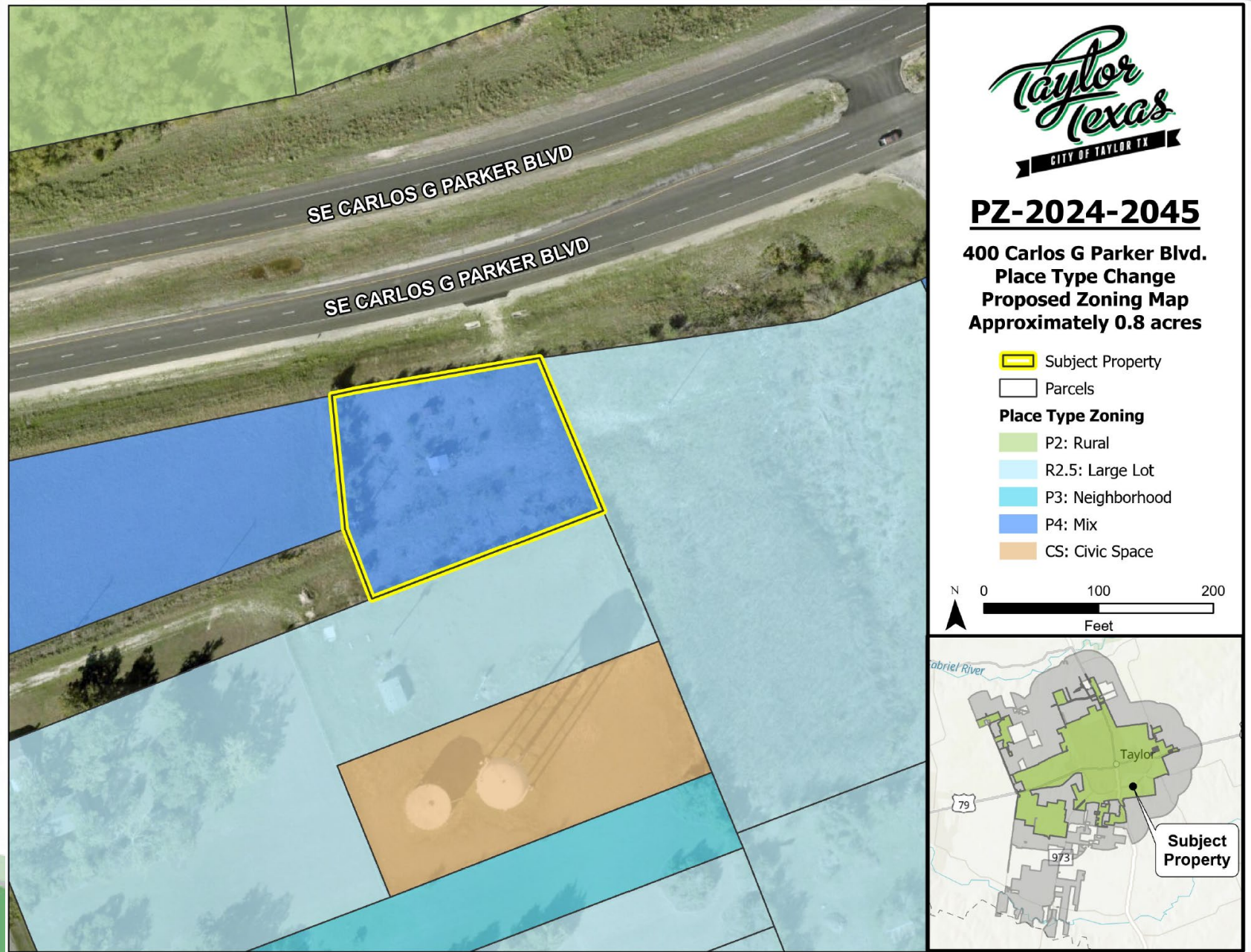
4.2.3.7 P4: MIX

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.

Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



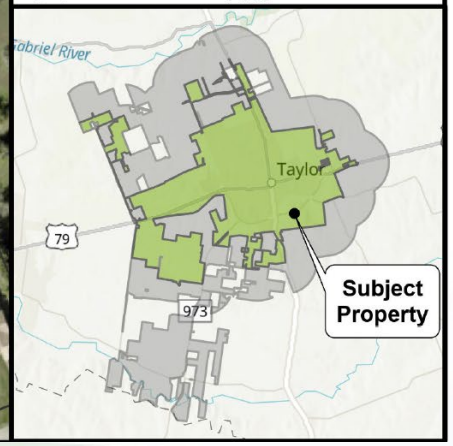
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

400 Carlos G Parker Blvd.
Place Type Change
Notification Map
Approximately 0.8 acres

Subject Property
200-ft. Buffer
Notified Properties
Parcels

N 0 200 400
Feet



- 6 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Taylor Texas
CITY OF TAYLOR TX

Planning & Zoning Recommendation

Planning & Zoning Commission recommends **Approval** of the change from P3 – Neighborhood to P4 – Mix.

South Loop
P2.5 – Large Lot to P4 – Mix

Location Map

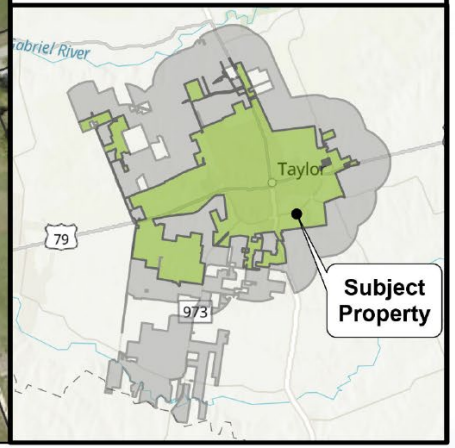


PZ-2024-2045

Located next to 400 SE Carlos G Parker Blvd.
Place Type Change
Location Map
Approximately 3.0 acres

Subject Property
Parcels

N 0 310 620
Feet



Place Type (Zoning)
From → To



4.2.3.4 P2.5: LARGE LOT

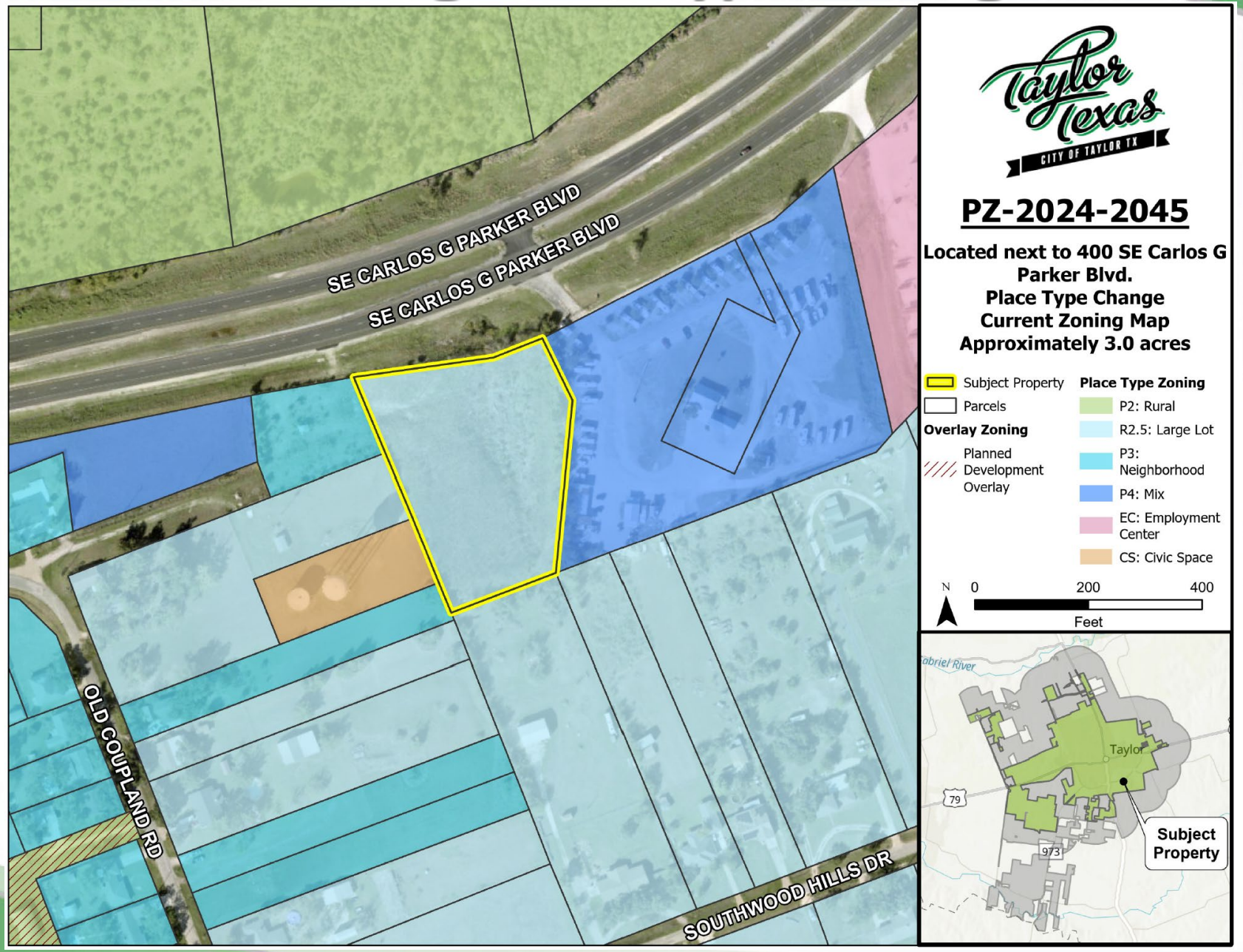
The P2.5 Large Lot Place Type includes properties that are one (1) acre or greater. Generally, the lots contain one (1) or more structures with large setbacks from the street. Properties may be entirely fenced but can be seen from the street edge. Generally, the properties are residential in nature.



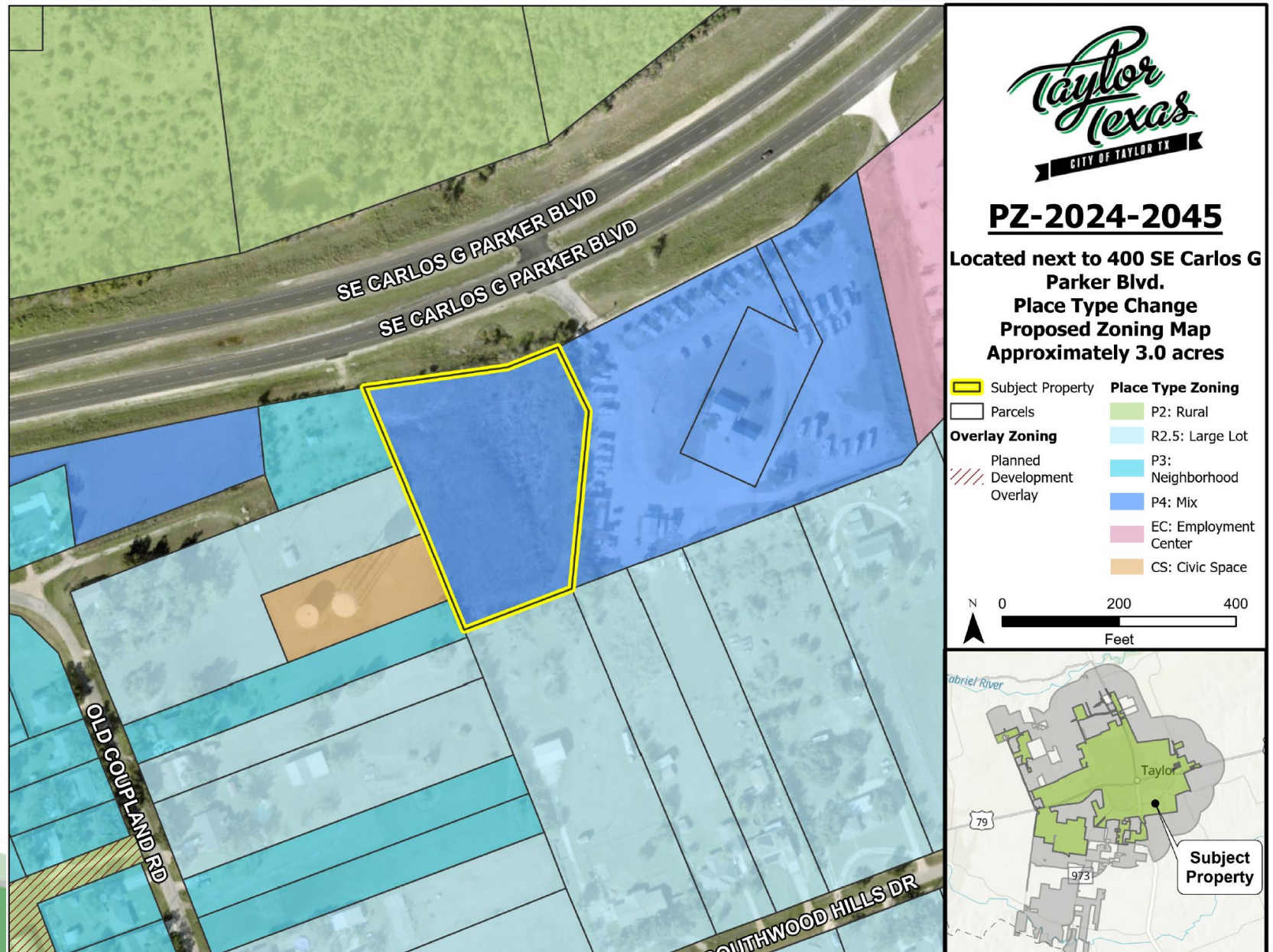
4.2.3.7 P4: MIX

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.

Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

Located next to 400 SE Carlos G Parker Blvd.
Place Type Change
Notification Map
Approximately 3.0 acres

- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 410 820
Feet

- 13 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

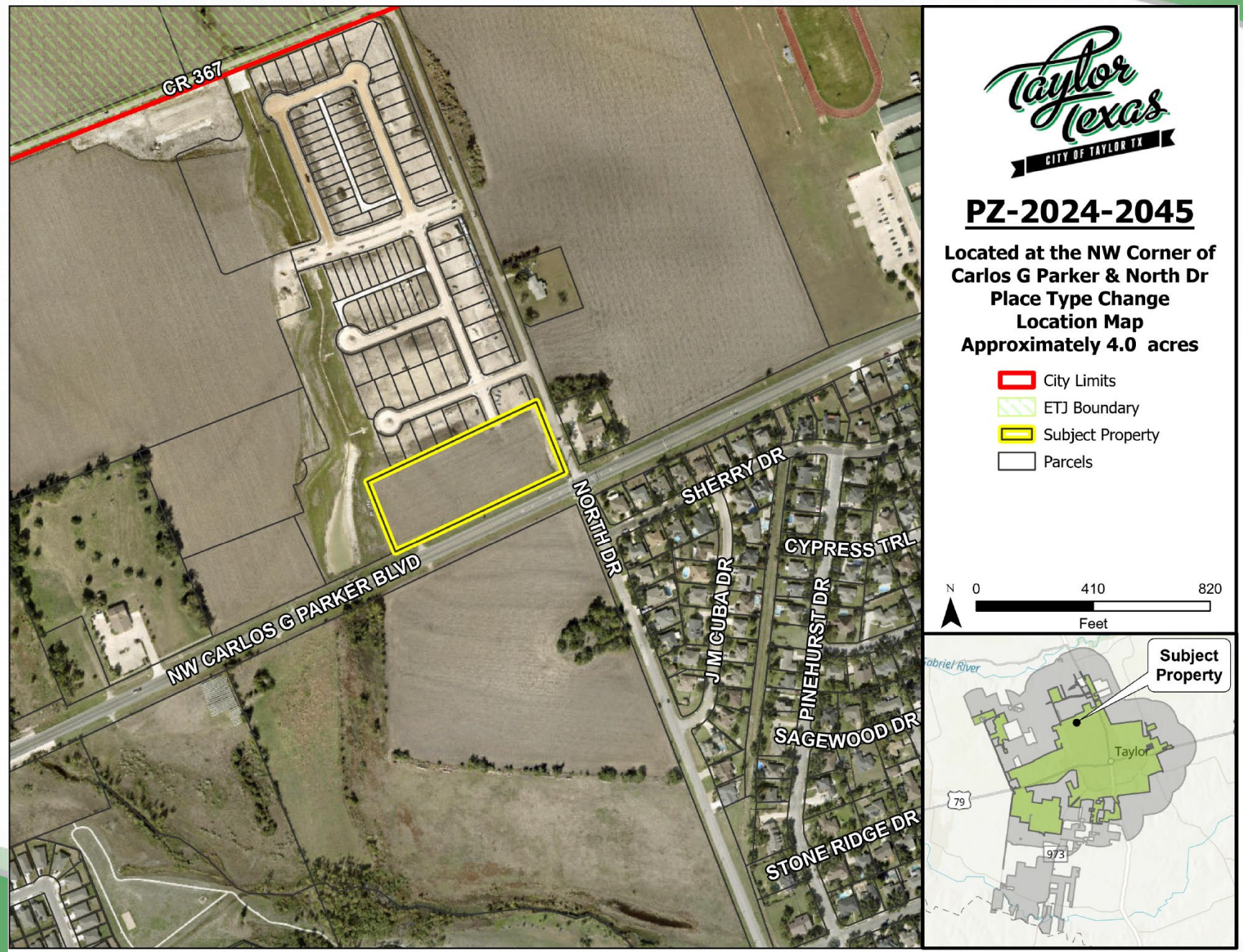
Taylor Texas
CITY OF TAYLOR TX

Planning & Zoning Recommendation

Planning & Zoning Commission recommends **Approval** of the change from P2.5 – Large Lot to P4 – Mix.

Carlos G. Parker & North Drive
P4 – Mix to EC – Employment Center

Location Map



Place Type (Zoning)
From → To



4.2.3.7 P4: MIX

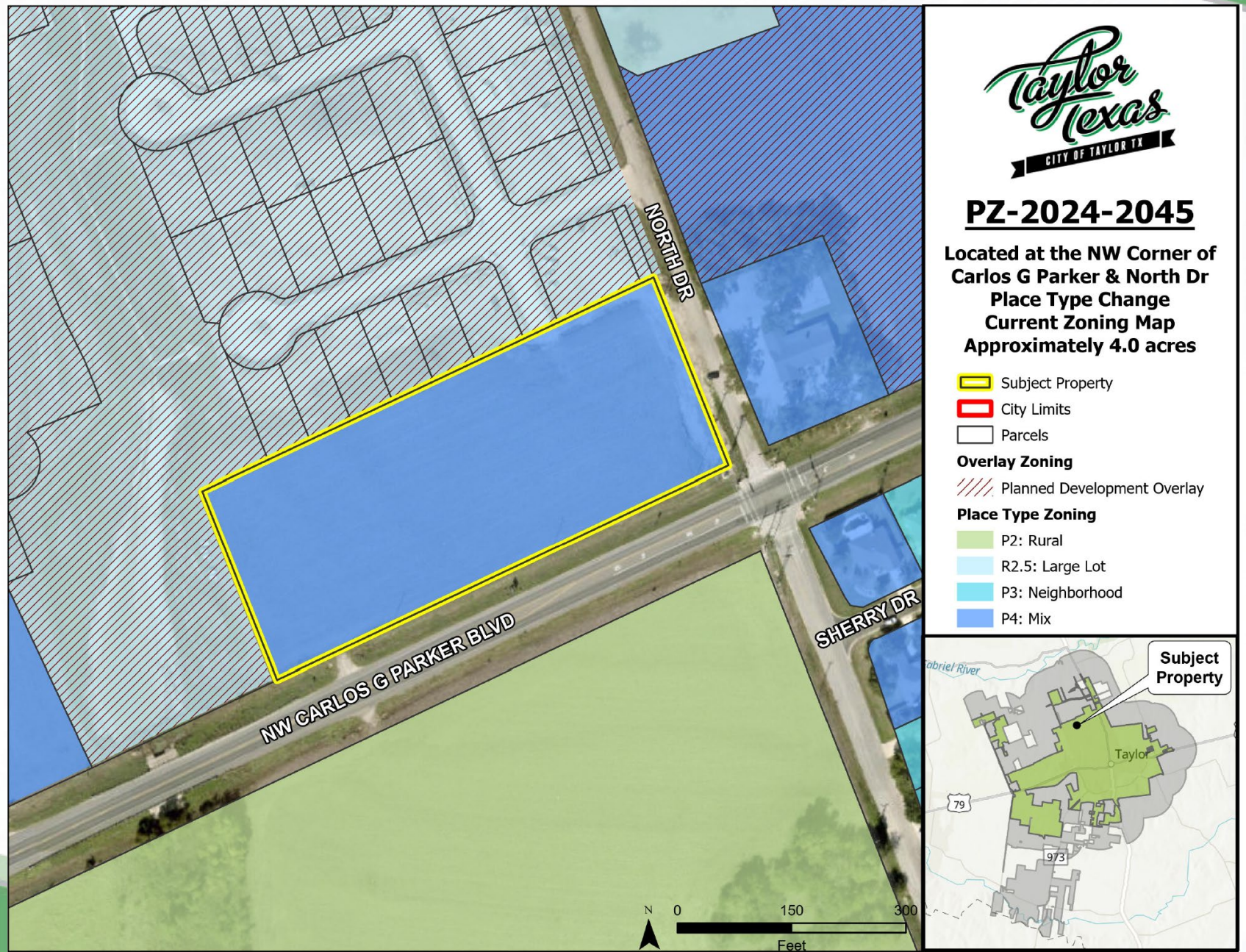
The P4 Mix Place Type functions as a smooth transition from commercial-oriented P5 Urban Center Place Type outward to the established residential P3 Neighborhood Place Type. P4 Mix regulates a variety of building types ranging from smaller commercial buildings to intermixed house-form commercial and 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.



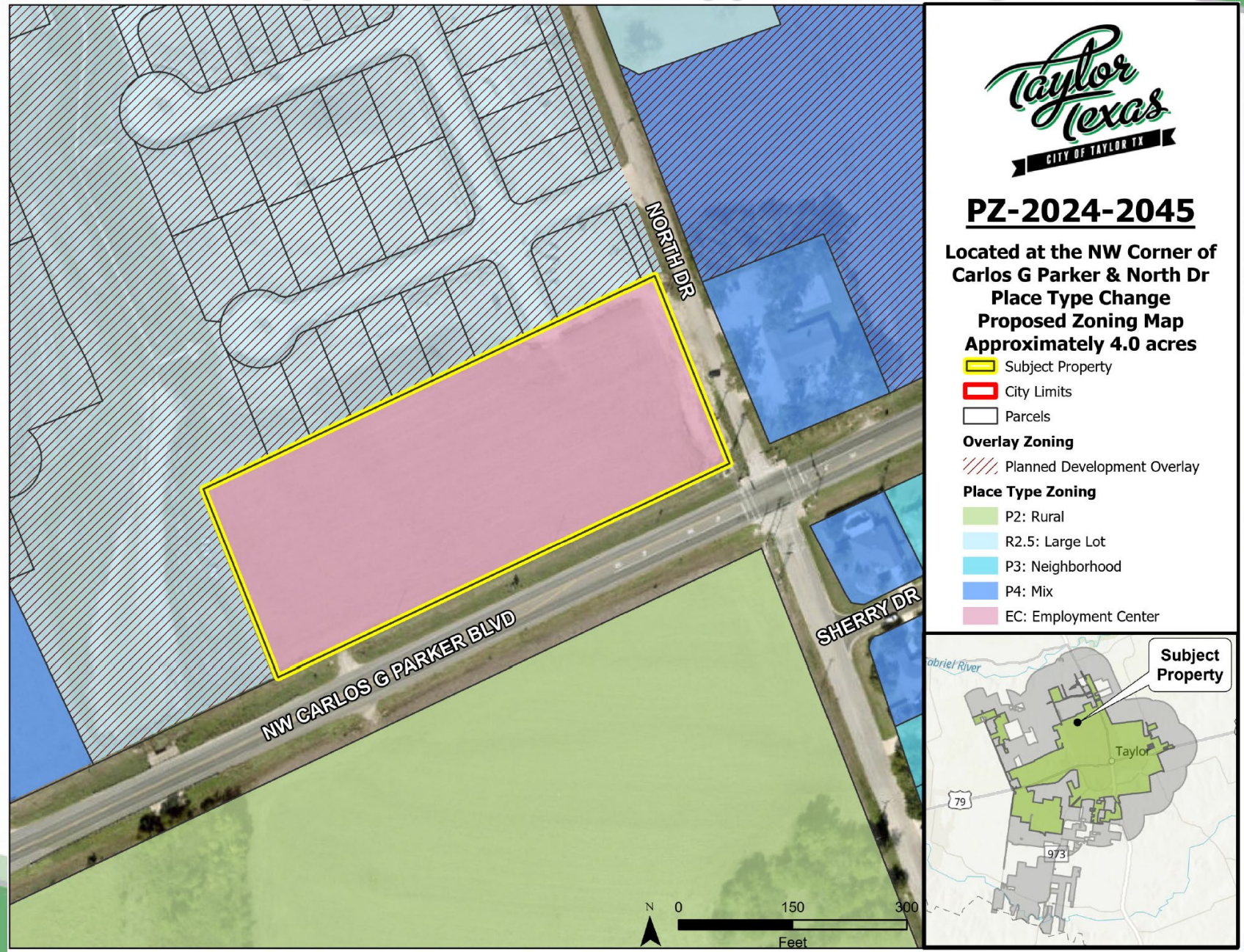
4.2.3.9 EC: EMPLOYMENT CENTER

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.

Existing Place Type Zoning



Proposed Place Type Zoning



Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

Located at the NW Corner of Carlos G Parker & North Dr
Place Type Change
Proposed Zoning Map
Approximately 4.0 acres

- Subject Property
- City Limits
- Parcels

Overlay Zoning

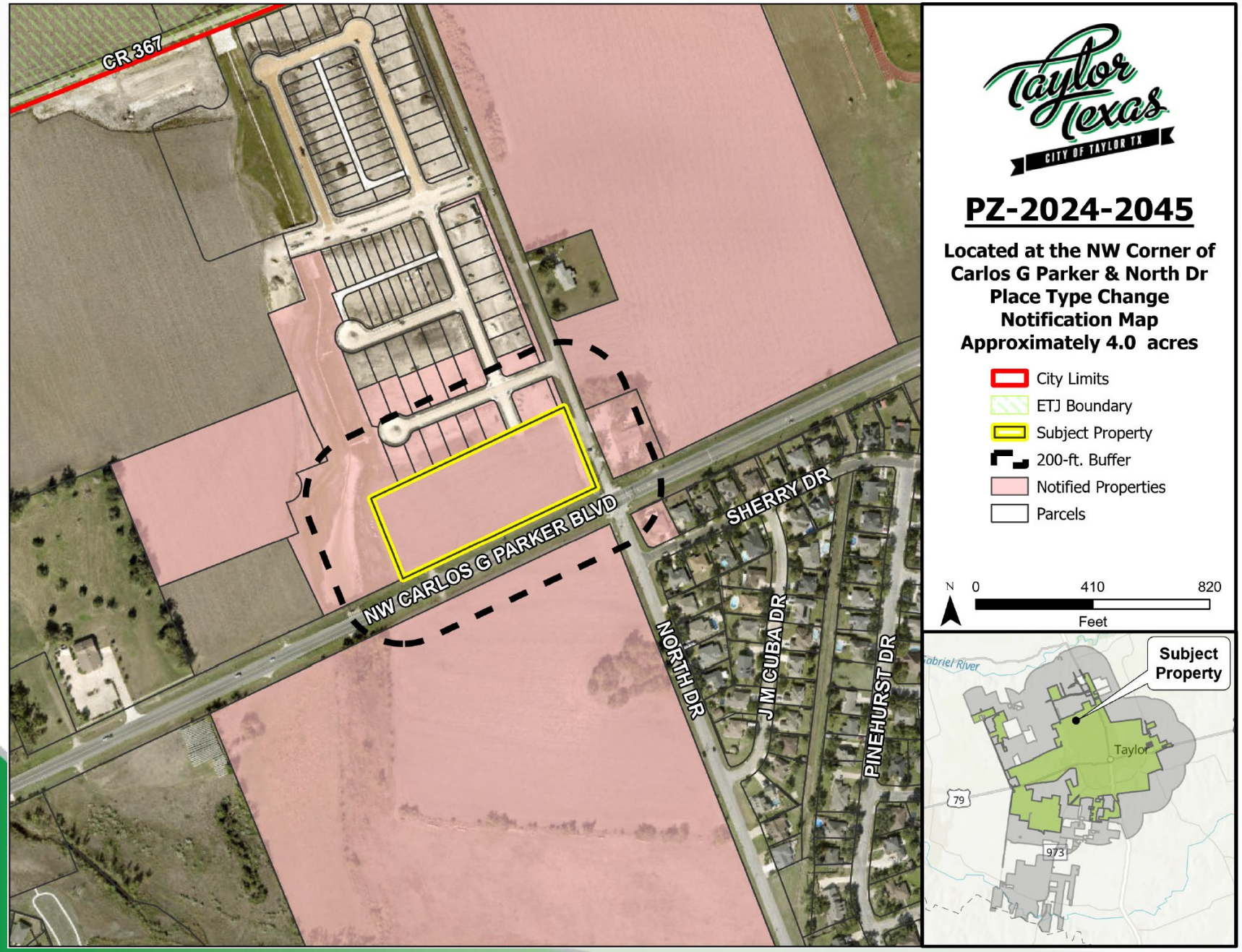
- Planned Development Overlay

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- EC: Employment Center

Taylor Texas
CITY OF TAYLOR TX

Notification Map



Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

Located at the NW Corner of Carlos G Parker & North Dr
Place Type Change
Notification Map
Approximately 4.0 acres

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

N 0 410 820
Feet

- 6 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Taylor Texas
CITY OF TAYLOR TX

Planning & Zoning Recommendation

Planning & Zoning Commission recommends **denial** of the change from P4 – Mix to EC – Employment Center.

Southeast corner of W. Oak St. and Sturgis St.
P4 – Mix to P5 – Urban Center

Location Map



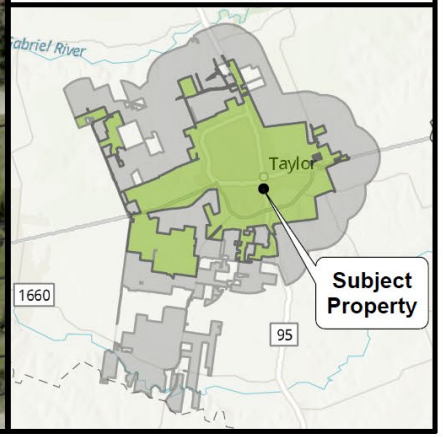
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

Generally Located S of Oak St. and E of Main St. (R015638)
Place Type Change
Location Map
Approximately 1.4 acres

City Limits
Subject Property
Parcels

N 0 200 400
Feet



Taylor Texas
CITY OF TAYLOR TX

Place Type (Zoning)
From → To



4.2.3.7 P4: MIX

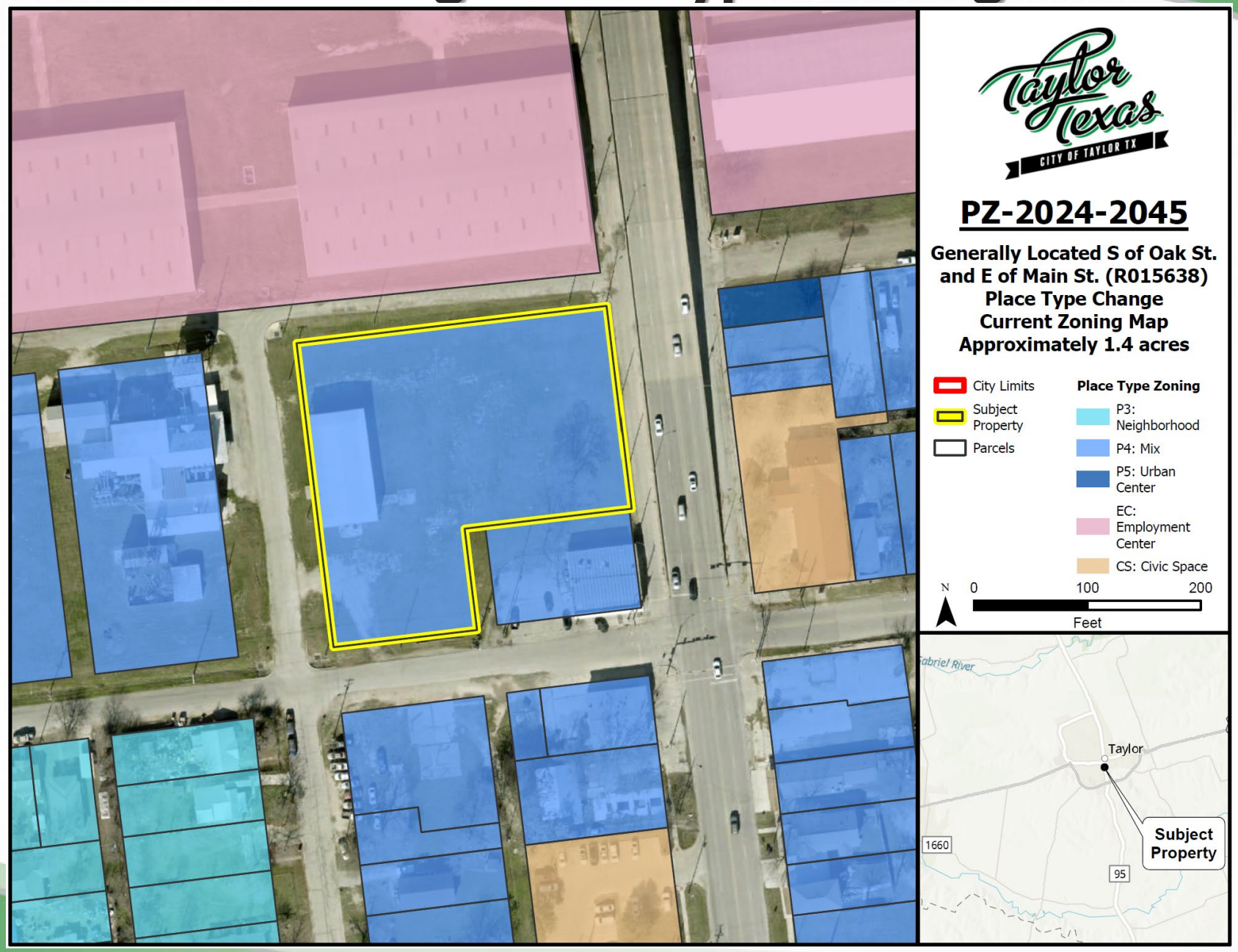
The P4 Mix Place Type functions as a smooth transition from commercial-oriented P5 Urban Center Place Type outward to the established residential P3 Neighborhood Place Type. P4 Mix regulates a variety of building types ranging from smaller commercial buildings to intermixed house-form commercial and 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.



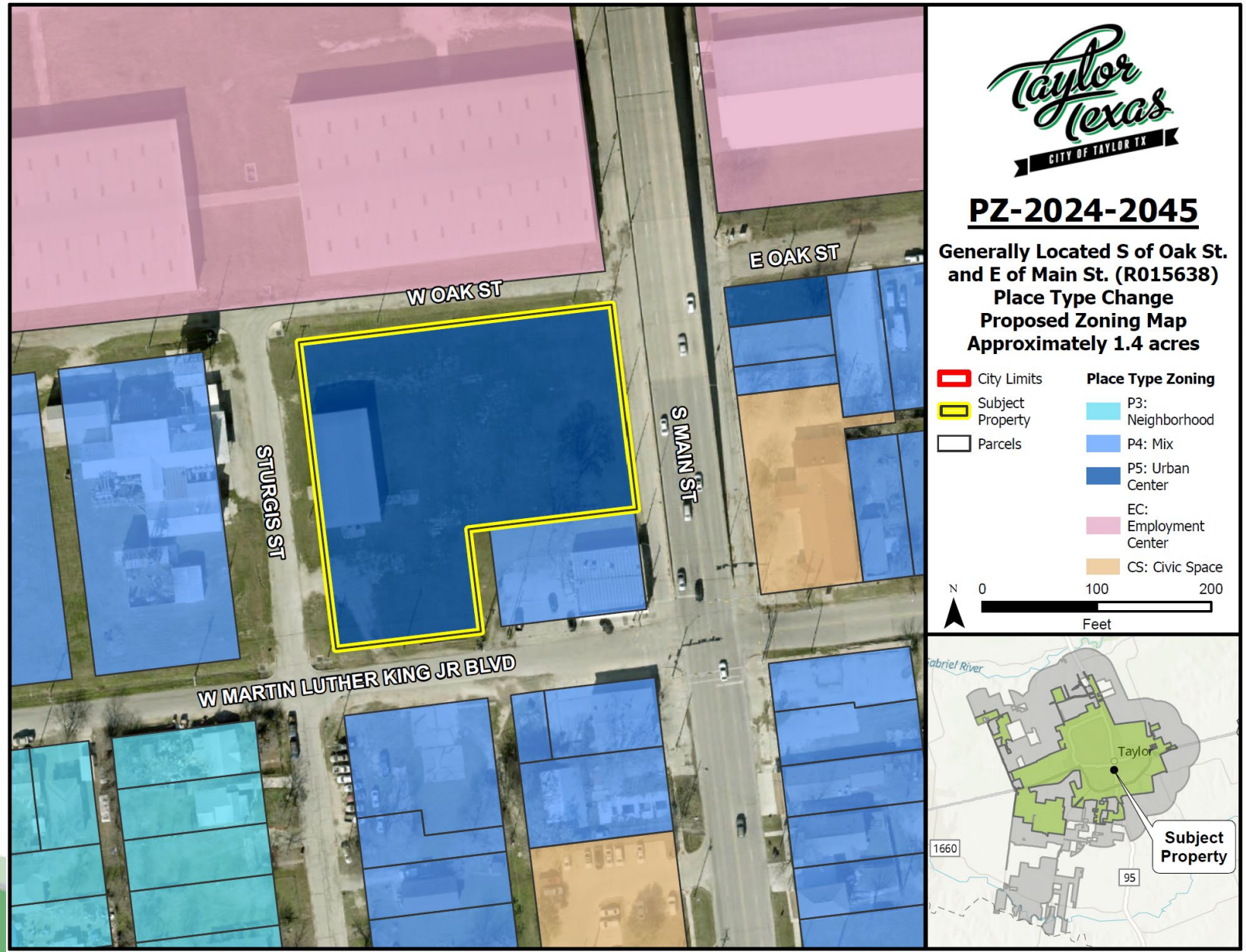
4.2.3.8 P5: URBAN CENTER

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.

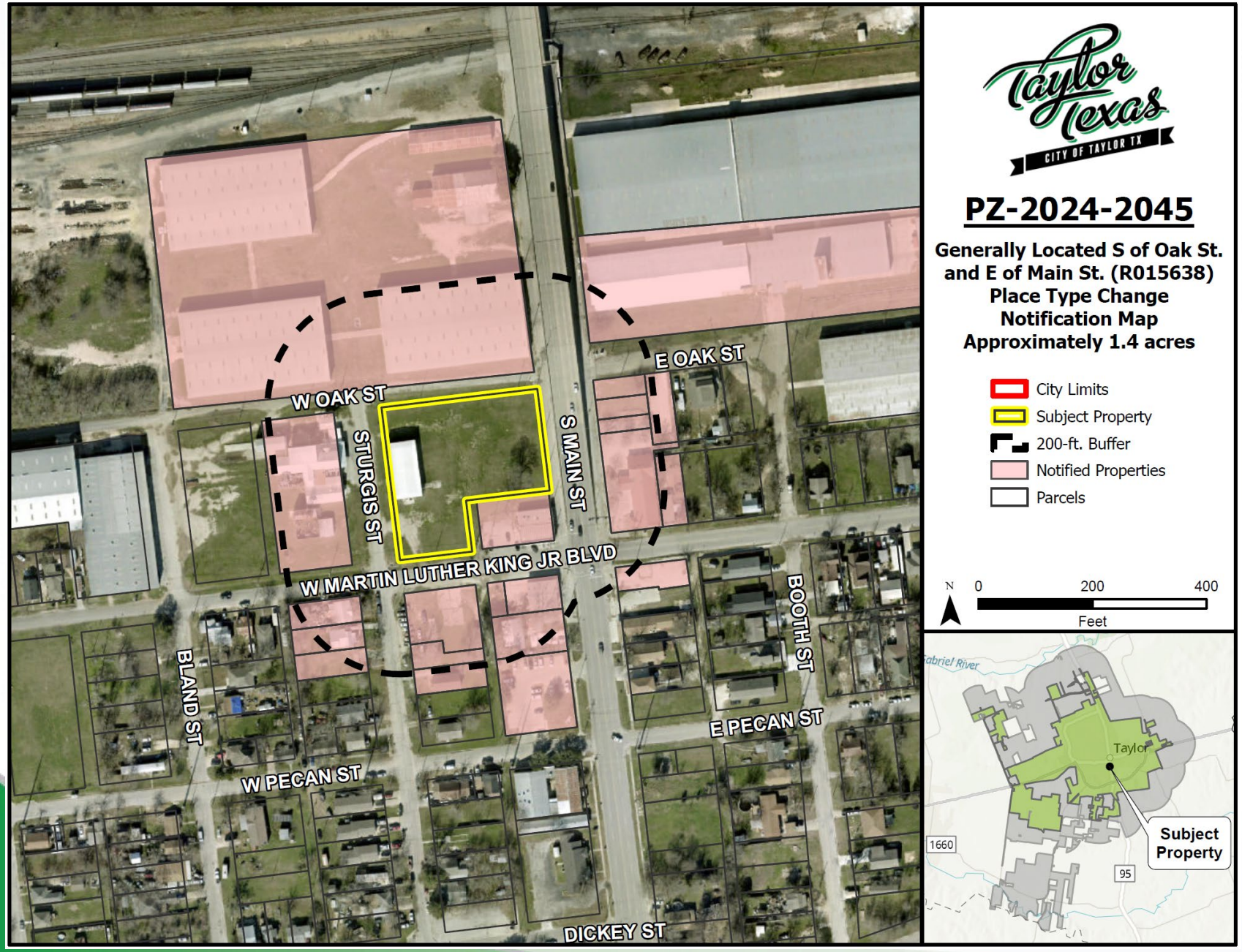
Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



PZ-2024-2045

Generally Located S of Oak St. and E of Main St. (R015638)
Place Type Change
Notification Map
Approximately 1.4 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 200 400
Feet

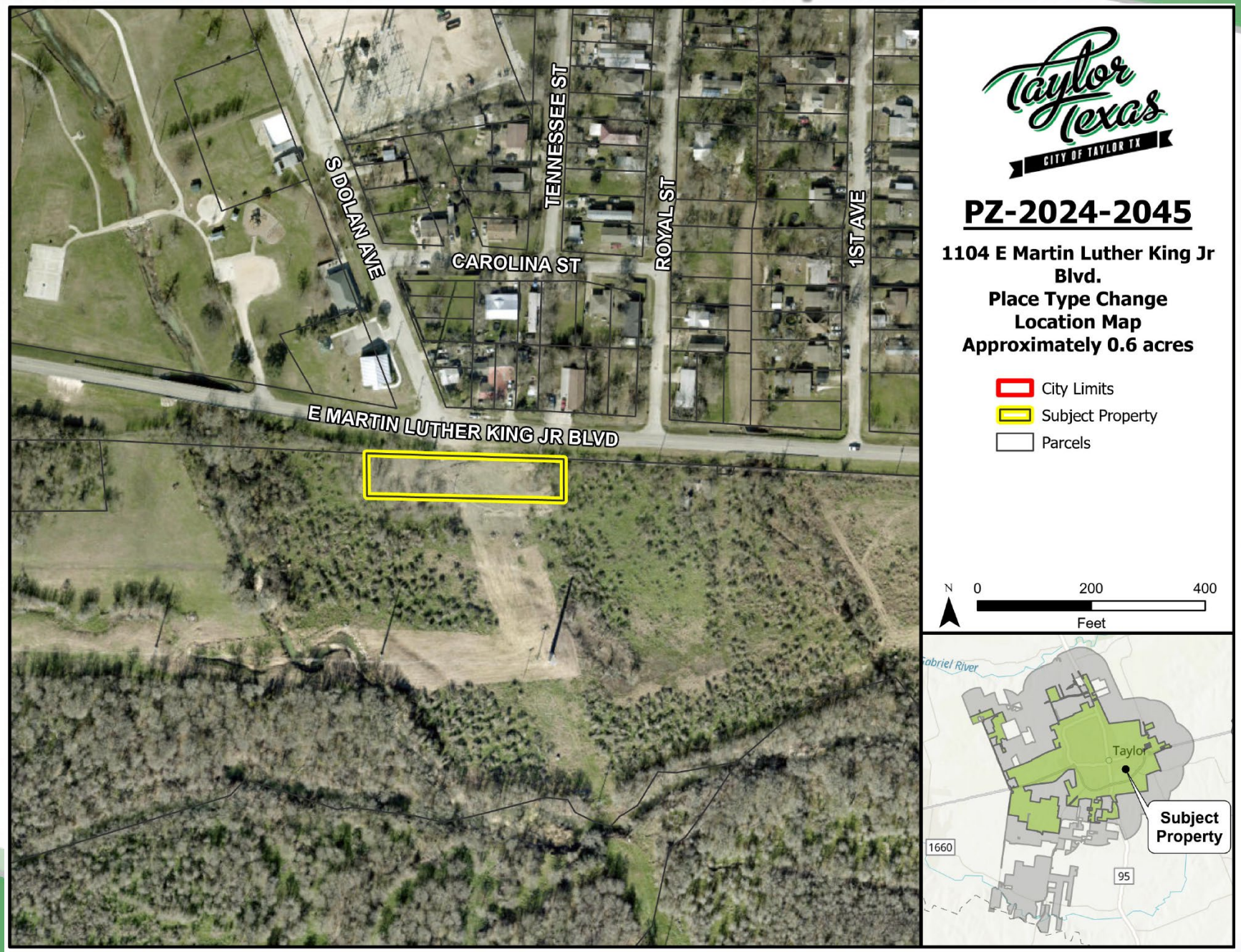
- 16 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Staff Recommendation

Planning & Zoning Commission recommends **denial** of the change from P4 – Mix to P5 – Urban Center.

1104 E. MLK Jr. Blvd.
P3 – Neighborhood to P5 – Urban Center

Location Map



Place Type (Zoning)
From → To



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.

Building Types: Detached & Attached Dwellings, Cottage Court, Duplex, Accessory Dwelling Unit, Residential Accessory, and Civic Buildings.

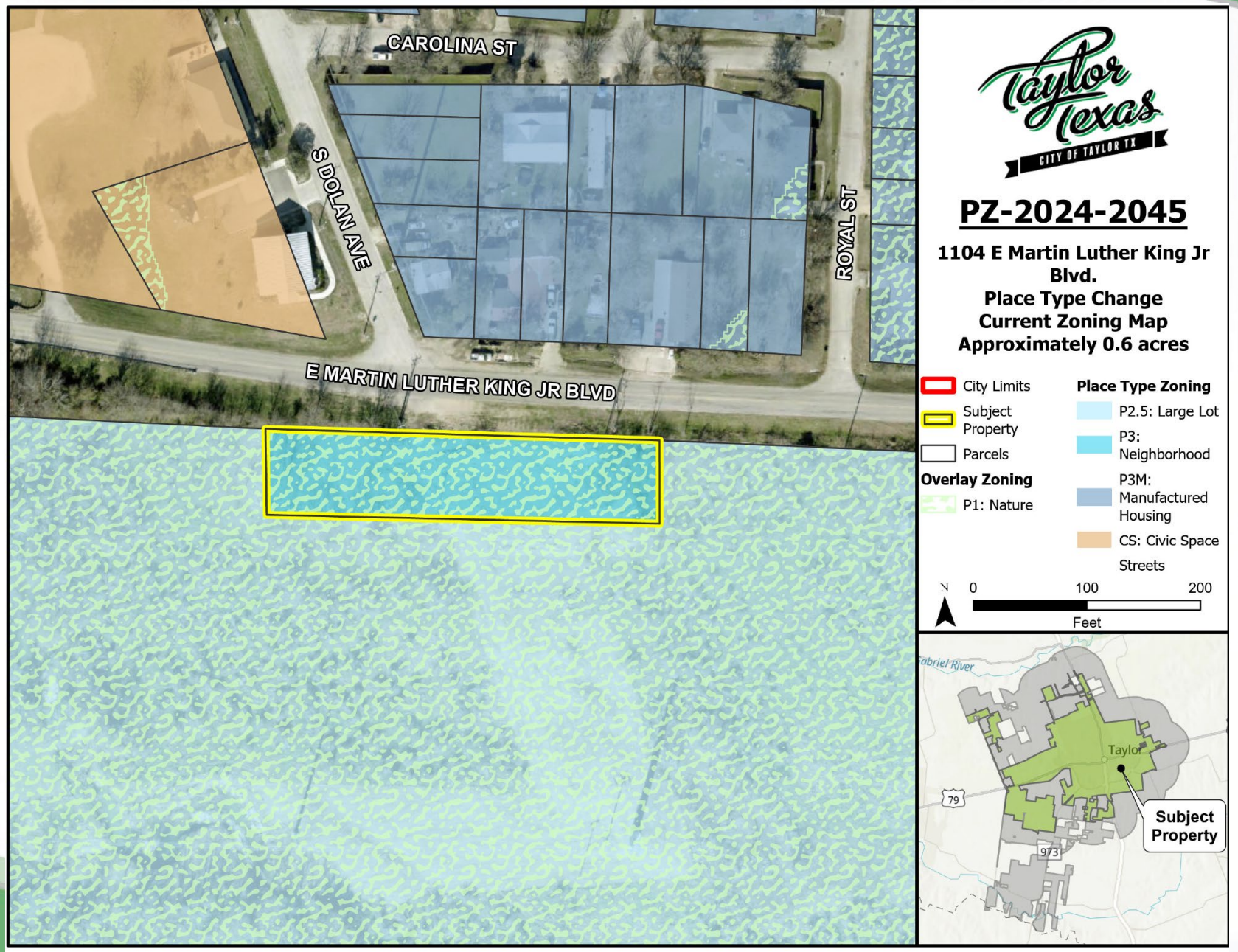
Land Development Code – Page 129



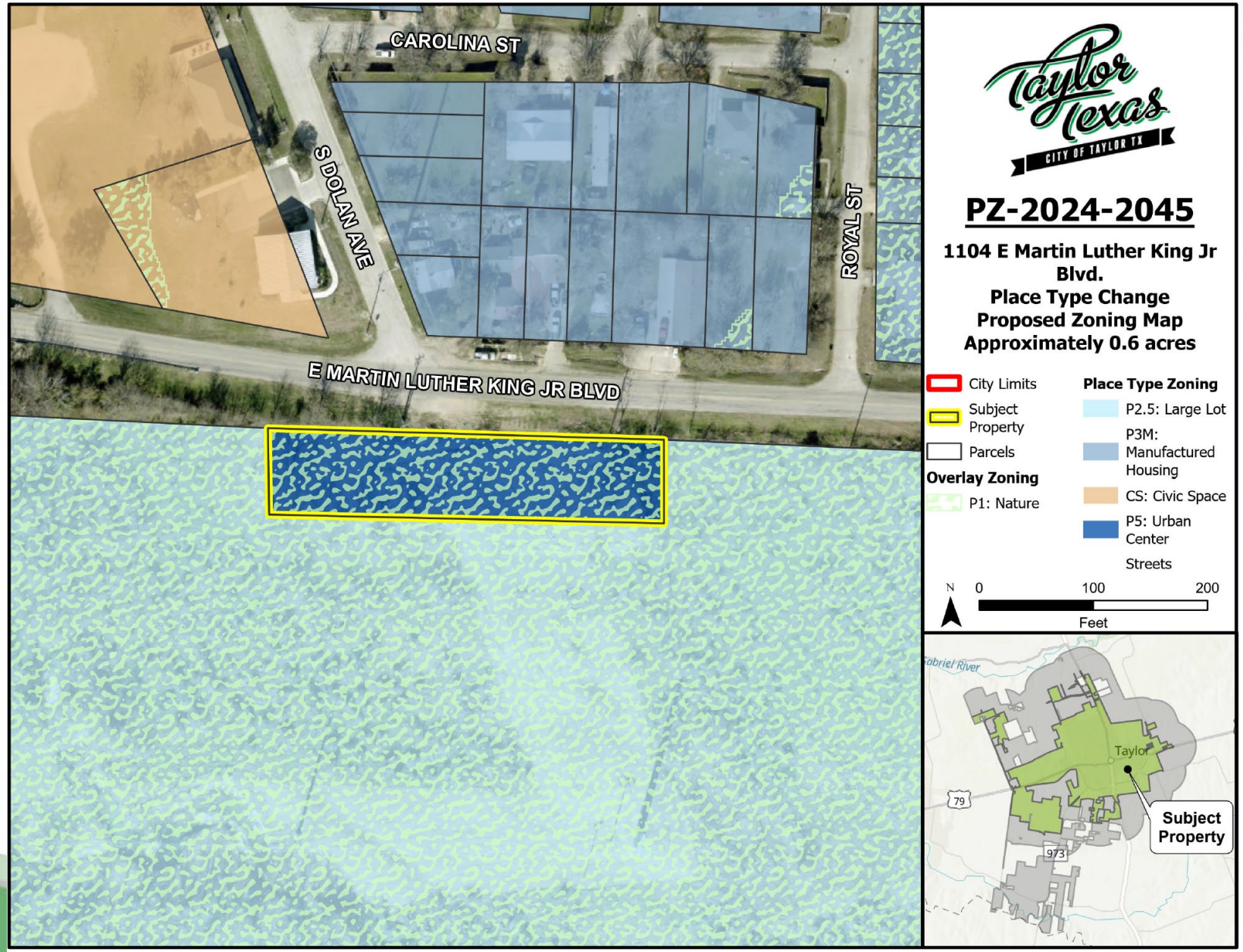
4.2.3.8 P5: URBAN CENTER

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.

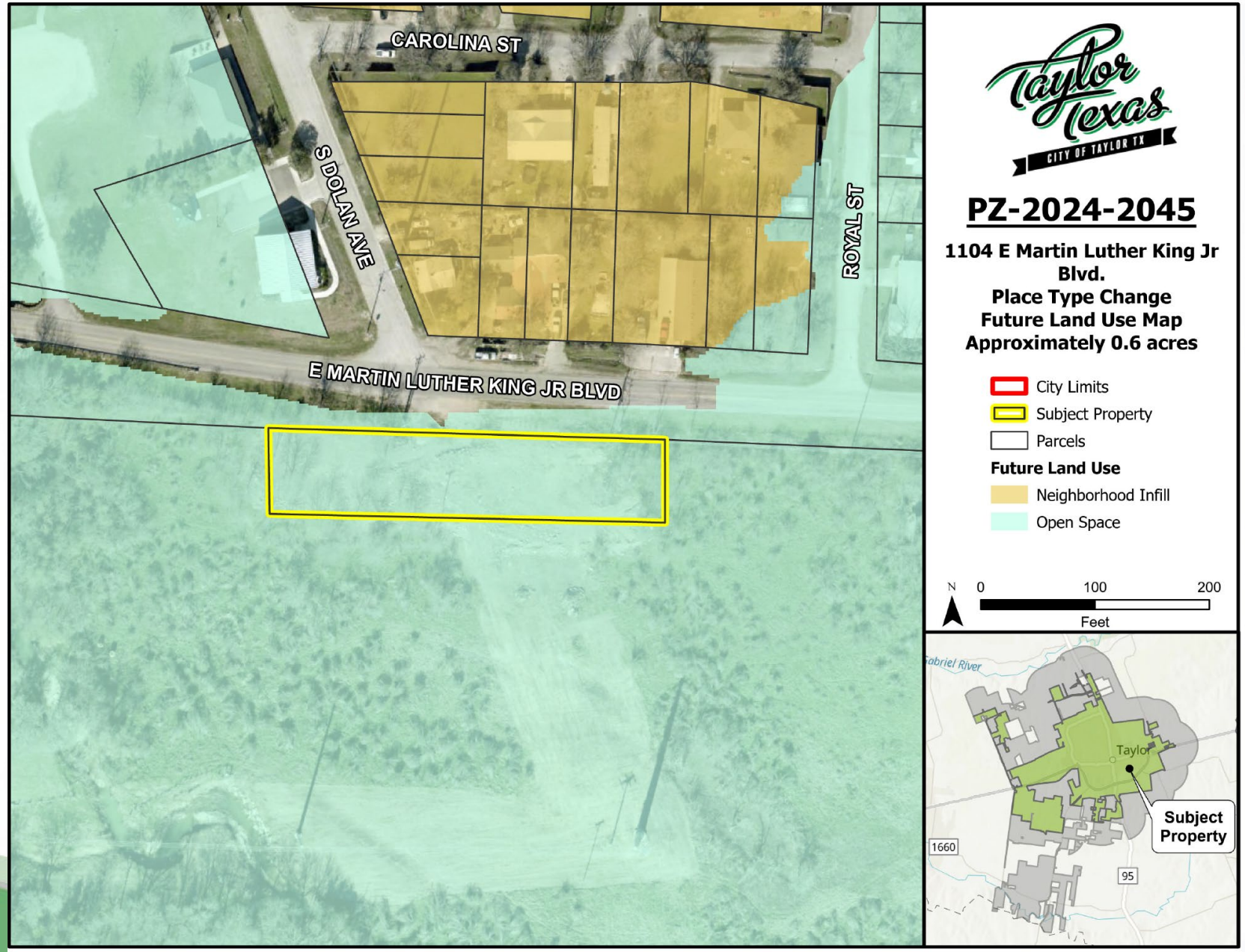
Existing Place Type Zoning



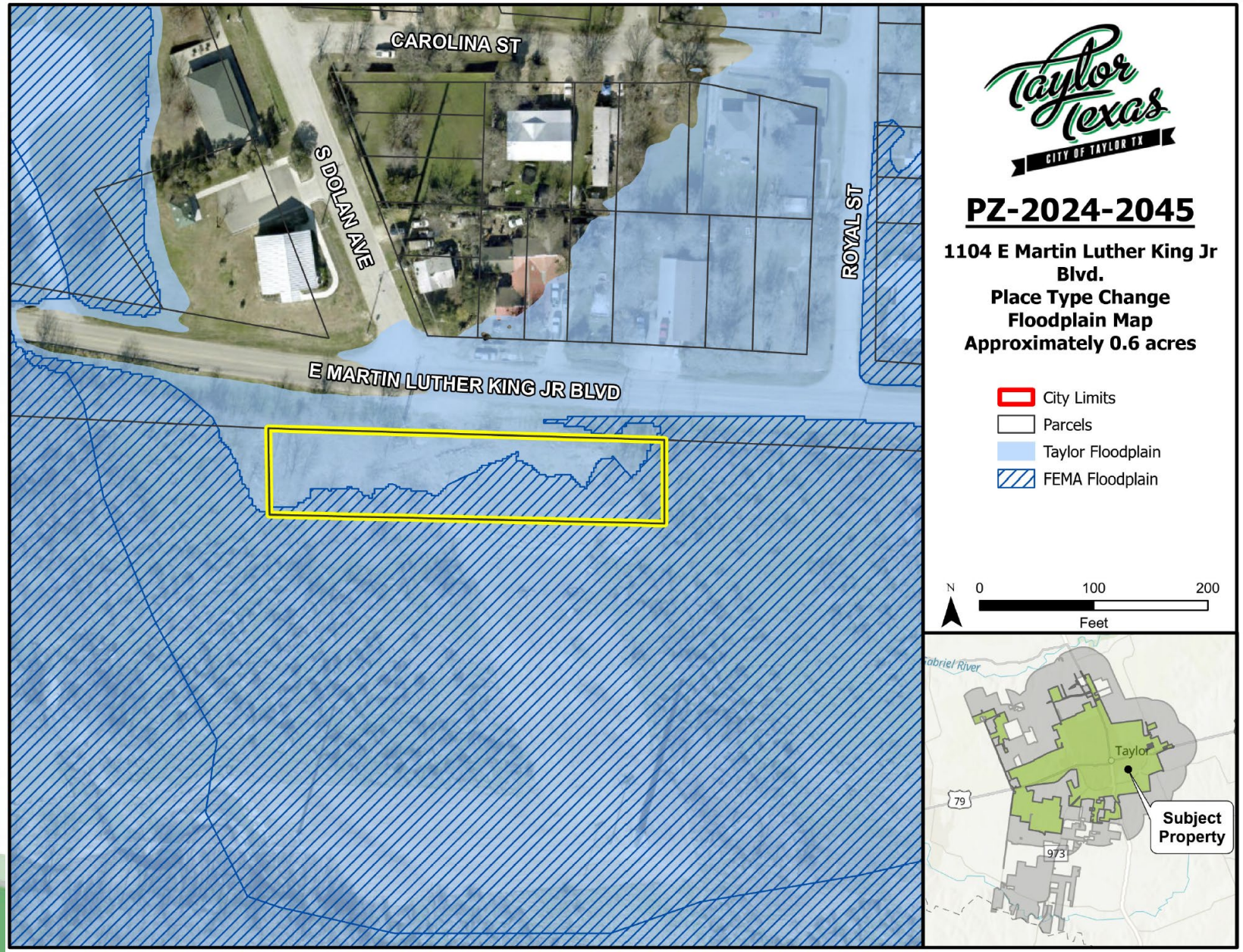
Proposed Place Type Zoning



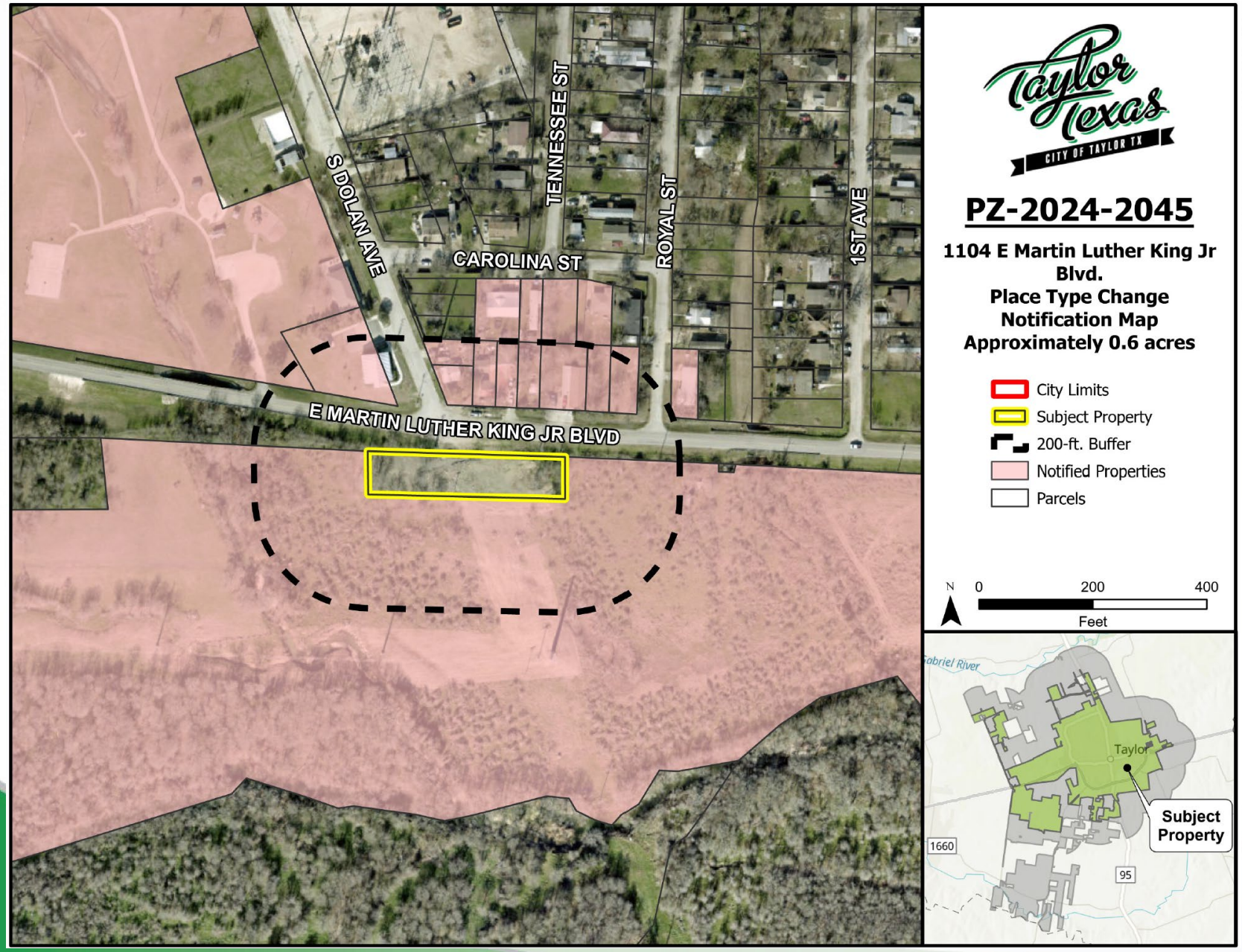
Future Land Use



Floodplains



Notification Map



Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2045

1104 E Martin Luther King Jr Blvd.
Place Type Change
Notification Map
Approximately 0.6 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 200 400
Feet

- 12 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Taylor Texas
CITY OF TAYLOR TX

Staff Recommendation

Planning & Zoning Commission recommends **Denial** of the change from P3 – Neighborhood to P5 – Urban Center.

City Council Meeting
April 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 10.

Agenda Title: **Hold a public hearing and introduce ordinance 2024-22, Special Use Permit PZ-2024-2066 to allow lodging without a full time, on-site operator at 1513 McLain Street.**

Council Action to be Taken: Hold Public Hearing and introduce Ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full time, on-site operator in the P3 (Neighborhood) place type.

The new Land Development Code (LDC), allows lodging (short-term rental), by right, if there is a full time, on-site operator in the P3 (Neighborhood) place type. In this case, a Special Use Permit is required as there is no full time, on-site operator for the short- term rental use at this property, (section 5.2.2.1 (1) (c) of the LDC).

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator. The request to operate a short-term rental is a new endeavor by the applicant for the subject property. Consequently, this property does not have any history with a previous lodging use. The operation of a short-term rental must ensure compatibility to performance standards (Land Development Code 5.9.4) related to all applicable potential nuisances (i.e., Noise, Vibration, Light and Glare, etc.).

Previous Special Use Permits for short term rentals without a full- time on- site operator within place type P3, in a residential neighborhood, which have been previously used for lodging purposes before the introduction of the LDC have been approved with a 3 year time limit. This time limit was to allow an opportunity for any potential nuisances to be reviewed as part of the renewal of a Special Use Permit.

Staff recommended approval to this special use permit request with a 3 year time limit. The Planning and Zoning Commission recommend denial of the special use permit based on safety concerns with adjoining properties including the church playground and no on-site operator for the proposed lodging use.

3. PROS and CONS

PROS	CONS
• Consistent with the 5 big ideas in the Comprehensive Plan. • Bringing more properties into conformity with the zoning regulations • Flexibility for the property owner • Adds to the variety of lodging options for visitors to the City	• Potential negative impacts on the local residents if short term renters are not considerate of neighbors (performance and compatibility standards).

4. RECOMMENDATION

Planning and Zoning Commission recommended denial of the special use permit

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – April 9, 2024

City Council public hearing and ordinance introduction – April 25, 2024

City Council consideration of ordinance approval – May 9, 2024

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _07_PZ-2024-2066_1513 McLain SUP Staff Report
2. _07a_PZ-2024-2066_1513 McLain SUP Letter of intent from applicant
3. _07b_PZ-2024-2066 - 1513 McLain - Location Map
4. _07c_PZ-2024-2066 - 1513 McLain - Current Zoning
5. _07d_PZ-2024-2066 - 1513 McLain - Notification Map
6. _07e_PZ-2024-2066_1513 McLain SUP Draft Ordinance 2024 -22 (2)

7. Presentation 1513 McLain St SUP

City of Taylor

PZ-2024-2066

Special Use Permit

Staff Report

Item Details

Subject Property:	1513 McLain Street
Total Acreage:	Approximately 0.236 acres
Legal Description:	A 0.236-acre tract of land out the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.
Applicant & Property Owner:	Milly Lee, EPPLEE, LLC
Current Zoning:	P3 - Neighborhood
Request:	A request to obtain a Special Use Permit to use the property as lodging (short-term rental) without a full time, on-site operator.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property consists of a two bedroom, 2 bath, 1,268 square foot home. The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full-time, on-site operator. Within the P3 – Neighborhood Place Type, the Land Development Code (LDC) allows lodging (short-term rental) by right if there is a full-time, on-site operator and requires a Special Use Permit if there is no full-time, on-site operator (Section 5.2.2.1 (1) (c)).

The current zoning is Place Type P3 – Neighborhood which generally includes lower density residential areas.

Location:

The subject property is located at 1513 McLain Street.

Physical and Natural Features:

The subject property consists of a 10,280 square foot lot with one single family structure occupying the property. The subject property exists in an established neighborhood of similarly sized lots and homes.

Growth Sector Designations:

The subject property is identified as Infill Neighborhood Sector (G-4). This allocation 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.

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Neighborhood Infill that represents existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing infill neighborhoods accommodate smaller neighborhood-oriented retail and services.

The subject property is currently zoned Place Type P3 – Neighborhood. This district generally includes low-density residential areas. P3 does not allow short-term rentals without a full-time, on-site operator residing on the property. The applicant does not have a full-time, on-site operator residing on the property and therefore they are requesting a Special Use Permit to operate a short term rental and allow the tenants to be the sole occupiers of the property.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P3: Neighborhood	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Home
South	P3	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Home
East	P3	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Home
West	P3 & CS – Civic Space	Infill Neighborhood Sector G-4	Neighborhood Infill	Single Family Home & Church

Transportation

The subject property gains primary access from McLain Street. There is not an alley present and street parking is available.

Utilities

The subject property is located within the City of Taylor Water and Sewer CCN. There are existing water (6-inch) and wastewater (8-inch) lines along McLain.

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. Seventeen (17) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, March 24, 2024.

Staff Analysis

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator. The request to operate a short-term rental is a new endeavor of the applicant for the subject property and the site does not have any history of noncompliance. The operation of a short-term rental must ensure compatibility to performance standards (Land Development Code 5.9.4) related to all applicable potential nuisances (i.e., Noise, Vibration, Light and Glare, etc.).

Previous Special Use Permits for short term rentals without a full- time on- site operator in similar locations within a residential neighborhood have been approved with a 3 year time limit. This time limit was to allow an opportunity for any potential nuisances to be reviewed as part of the renewal of a Special Use Permit.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Special Use Permit.

Planning and Zoning Commission Recommendation

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

Is the Special Use Permit consistent with the Comprehensive Plan?

- The Special Use Permit would permit a short-term rental in a single-family home in an established neighborhood. The utilization of a short-term rental at the subject property remains consistent with the Comprehensive Plan.

Is the Special Use Permit compatible with the surrounding area?

- The use of the subject property as a short-term rental is compatible with the surrounding area.

Does the Special Use Permit promote the public health, safety, or general welfare?

- Staff analysis determined that the subject property is in accord with the Planning Principles and Policy Guide in the Comprehensive Plan that aims to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Public utilities are established in the area.

Do current conditions indicate that a Special Use Permit is necessary?

- Conditions do indicate that a Special Use Permit is necessary to allow lodging without a full-time, on-site operator.

Attachments:

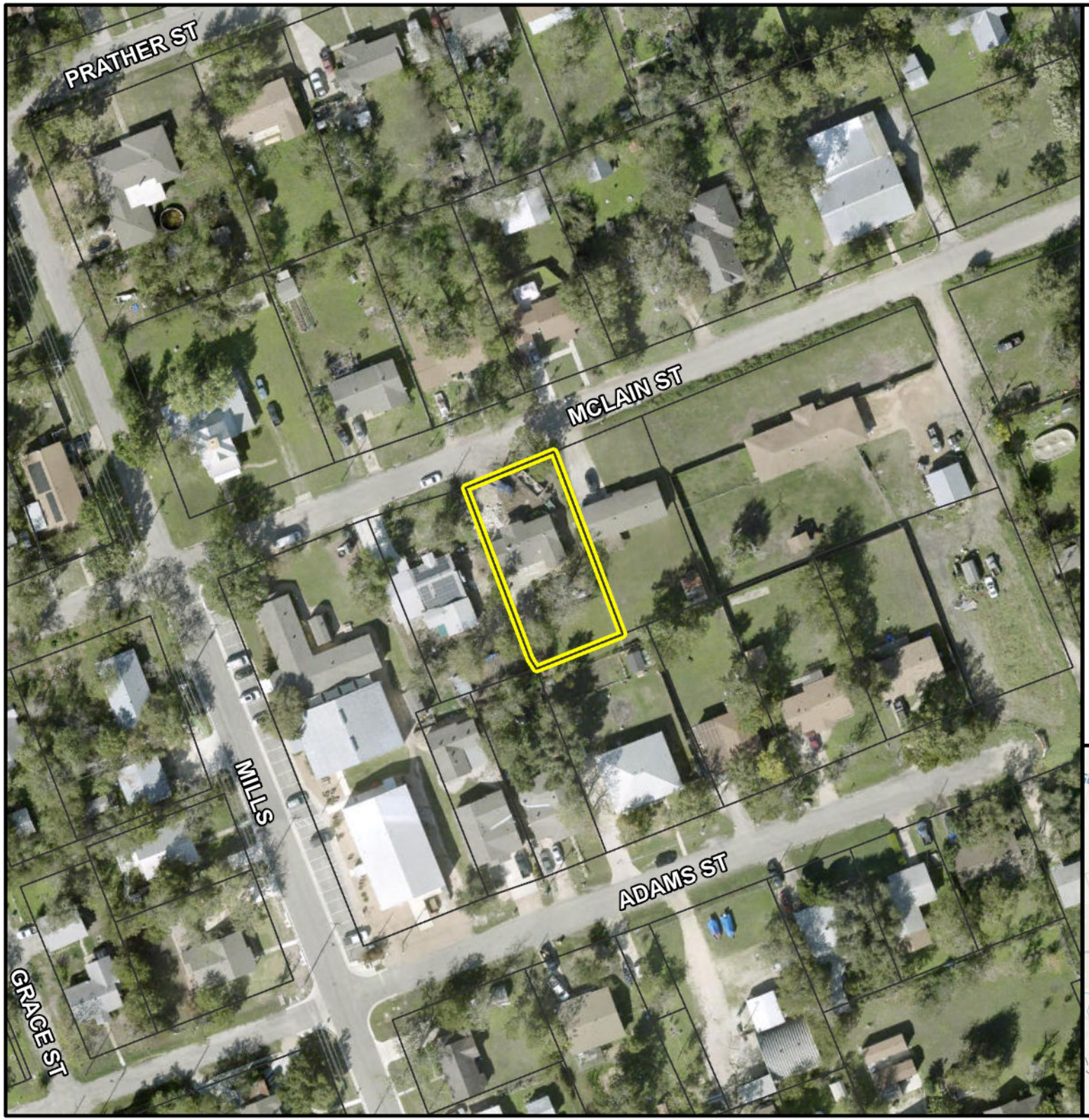
1. Letter of Intent from Applicant

2. Location Map
3. Zoning Map
4. Notification Map
5. Draft Ordinance

SHORT TERM RENTAL SPECIAL USE PERMIT APPLICATION

EPPLEE, LLC plans to furnish and provide 1513 McLain as a short term rental to address some of the housing needs in booming Taylor, Texas. EPPLEE, LLC and its members and employees have extensive experience in property management and are excited to provide the same great, responsive service and well-maintained housing to visitors and residents of Taylor. As the registered agent form states, the property will be managed by EPPLEE, LLC, whose employees are Milly Lee and Evan Eppinger. The business is located at 16702 Anjou Lane in Round Rock, TX. This 1268 sq ft, 2 bed/2 bath property will be available for short term rentals ranging from 3 days to 1 year, or longer depending on the needs of the potential tenant. The maximum number of tenants allowed per the leasing agreement will be 4 adults. Residents would be expected to park on the driveway, which can easily fit 5 cars without impeding any access. We expect the neighbors to be minimally impacted as several rules and regulations in regards to use of the property (no parties) and noise (no outside noise after 9 PM) will be in place with all rental agreements. We are looking forward to the feedback from the community in regards to this special use permit.

Full list of house rules regarding use:
No outside noise after 9 PM
Quiet hours after 9 PM
No parties
No more than 4 guests on the property at any time
No smoking inside the house
No illegal substances to be brought on property
No fireworks
Trash on curb on Wednesdays by 8 AM
Trash back in by Thursday at 8 AM

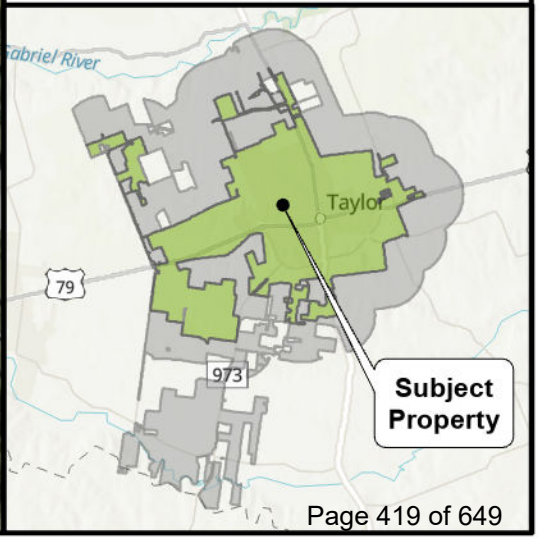


PZ-2024-2066

1513 McLain Street
Special Use Permit
Location Map
Approximately 0.15 acres

City Limits
Subject Property
Parcels

N 0 100 200
Feet





PZ-2024-2066

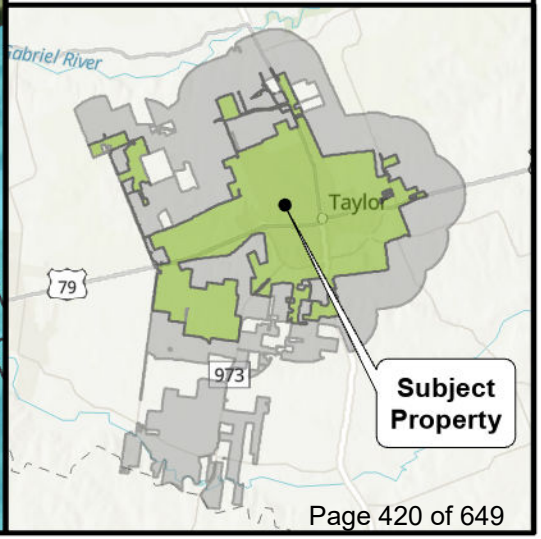
1513 McLain Street
Special Use Permit
Current Zoning Map
Approximately 0.15 acres

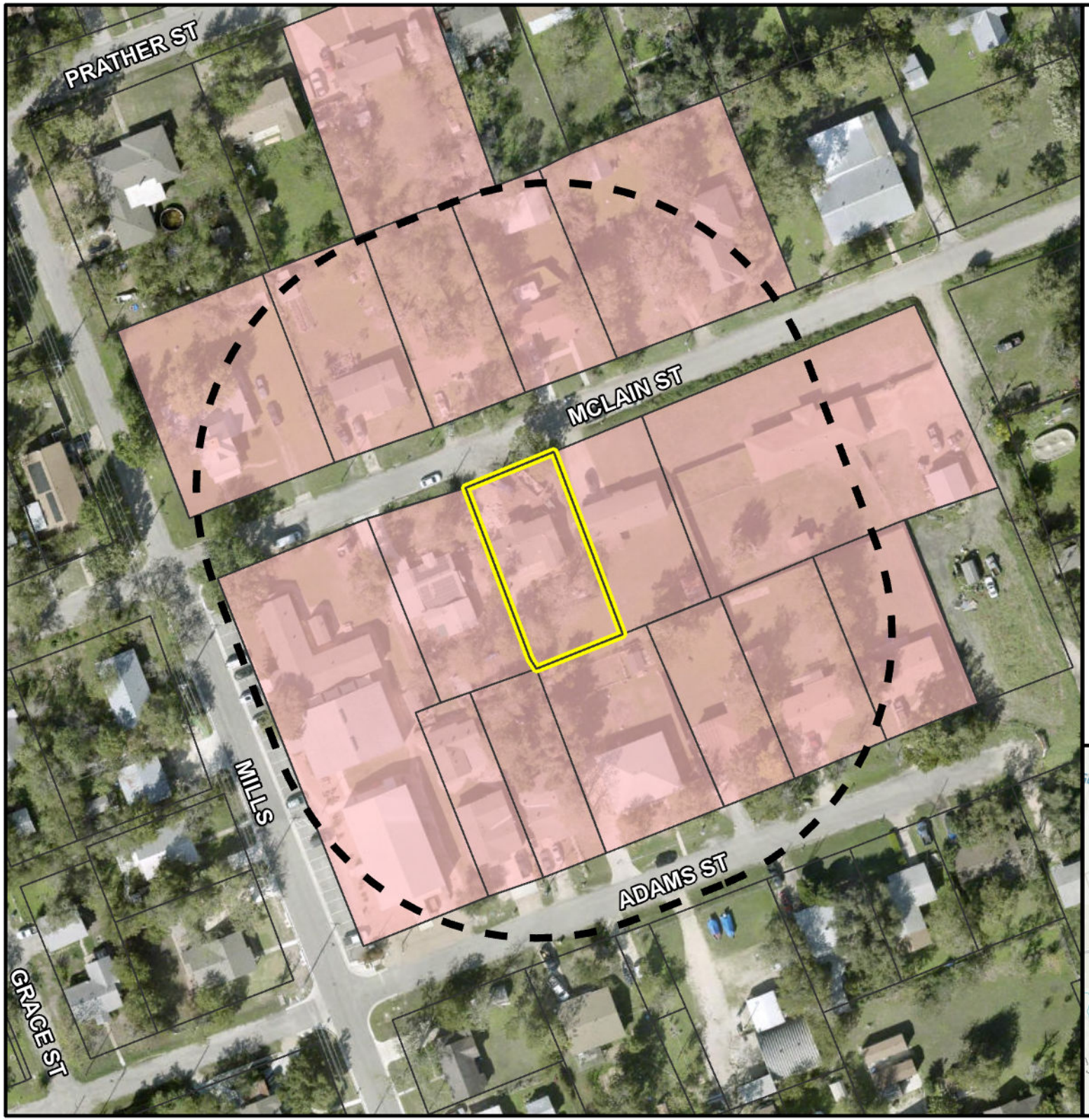
- City Limits
- Subject Property
- Parcels

Place Type Zoning

- P3: Neighborhood
- CS: Civic Space

N 0 100 200
Feet



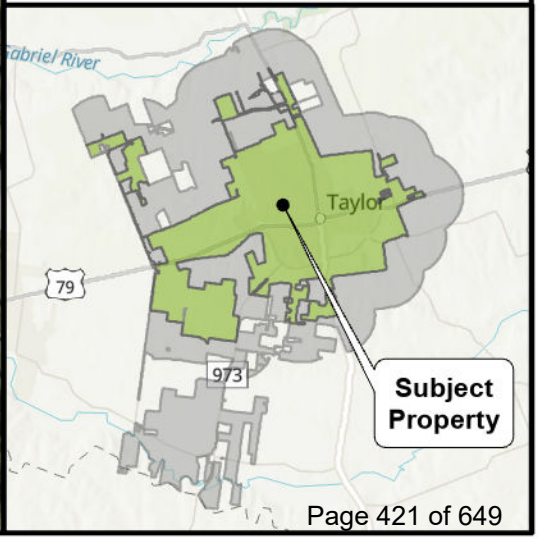


PZ-2024-2066

1513 McLain Street
Special Use Permit
Notification Map
Approximately 0.15 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 100 200
Feet



Draft ORDINANCE NO. 2024-22

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR LODGING WITHOUT A FULL TIME, ON-SITE OPERATOR, LOCATED AT 1513 MCLAIN STREET, LEGALLY DESCRIBED AS APPROXIMATELY 0.236 ACRE TRACT OF LAND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665, MORE PARTICULARILY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISASL DISTRCT PARCEL R014838, TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on April 25, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to request a Special Use Permit for lodging without a full time, on-site operator, which is a use required to obtain a Special Use Permit to grant approval within the P3 – Neighborhood Place Type zoning district; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 9, 2024, to consider the Special Use Permit request, and recommended denial of the Special Use Permit to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Special Use Permit.

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

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

SECTION 2. The Property is approved for a Special Use Permit to allow lodging without a full-time, on-site operator.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Special Use Permit for the Property as shown in Exhibit "B" attached hereto for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2024-22 was introduced before the Taylor City Council on the 25th day of April, 2024.

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

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2024-22, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2024.

_____
Dianna McLean
City Clerk

EXHIBIT A

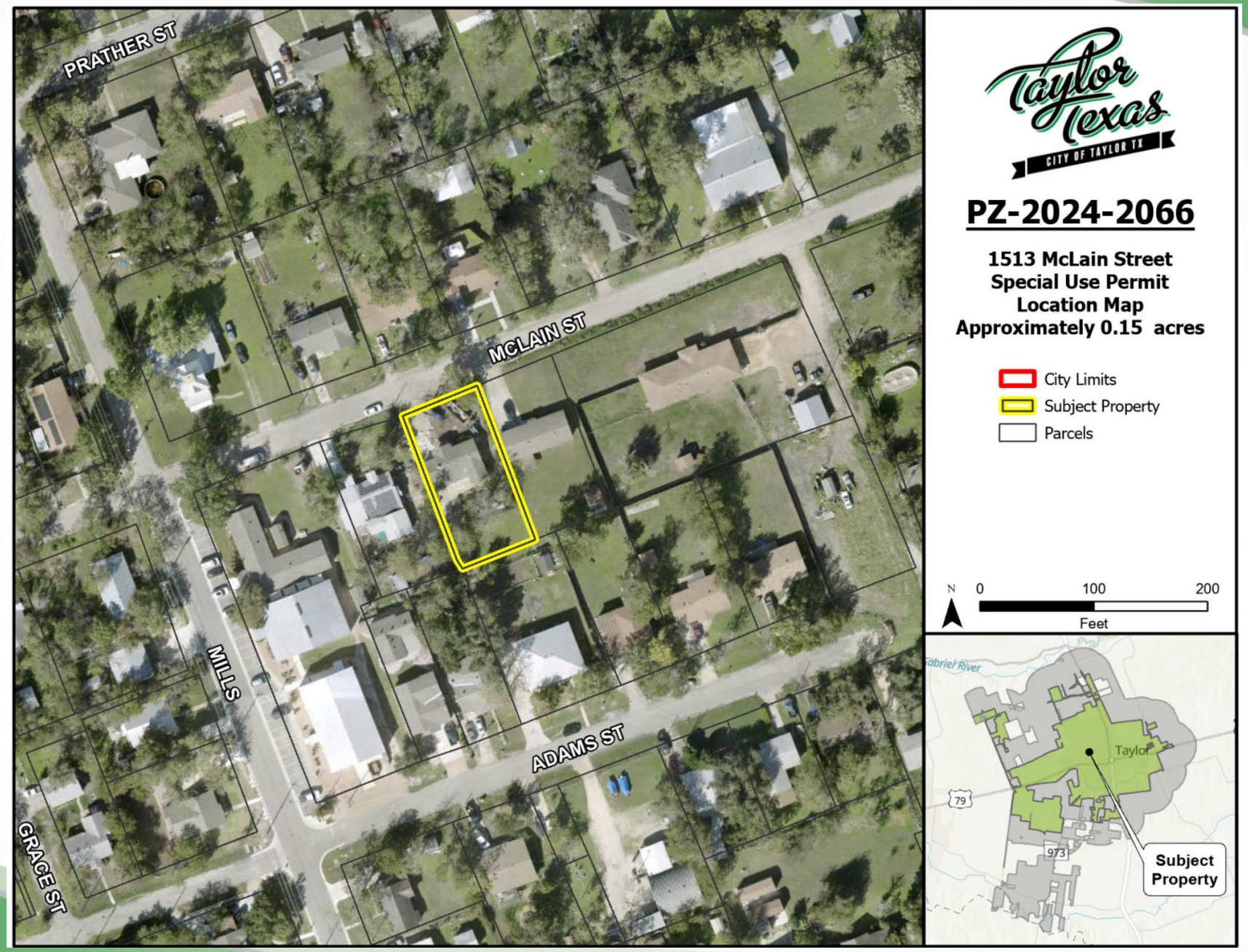
(Legal Description/Survey)

City of Taylor
City Council

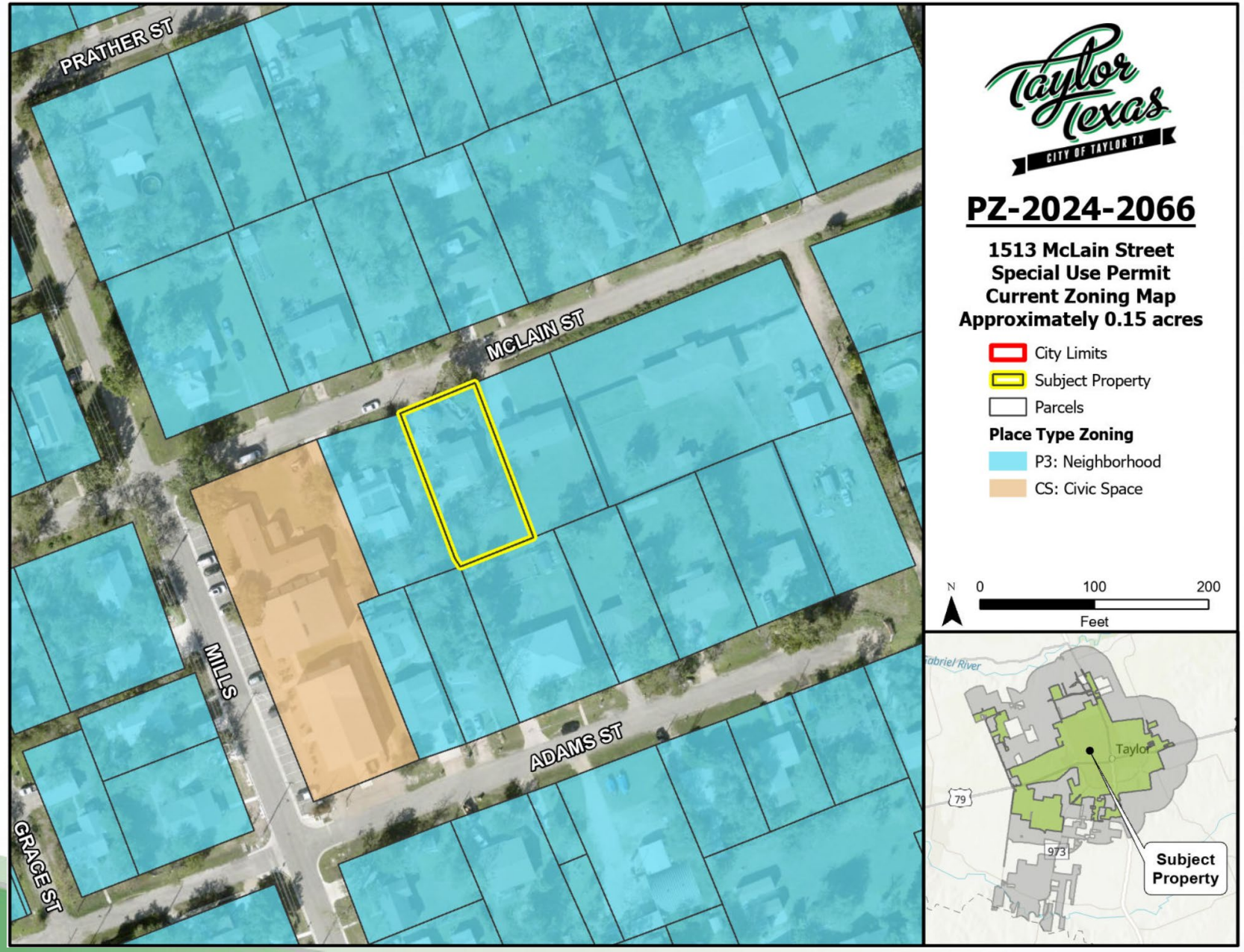
April 25 12, 2024

PZ-2024-2066
1513 McLain Street – Special Use Permit

Location Map



Existing Place Type Zoning



Request

- 1513 McLain to operate as a short term rental property.
- Applicant states <u>there will not be an on-site operator</u> (someone dwelling on the property full-time as their primary residence).
- New request as short-term rental and no history of noncompliance.
- P&Z to consider if a time limit should be placed.

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.

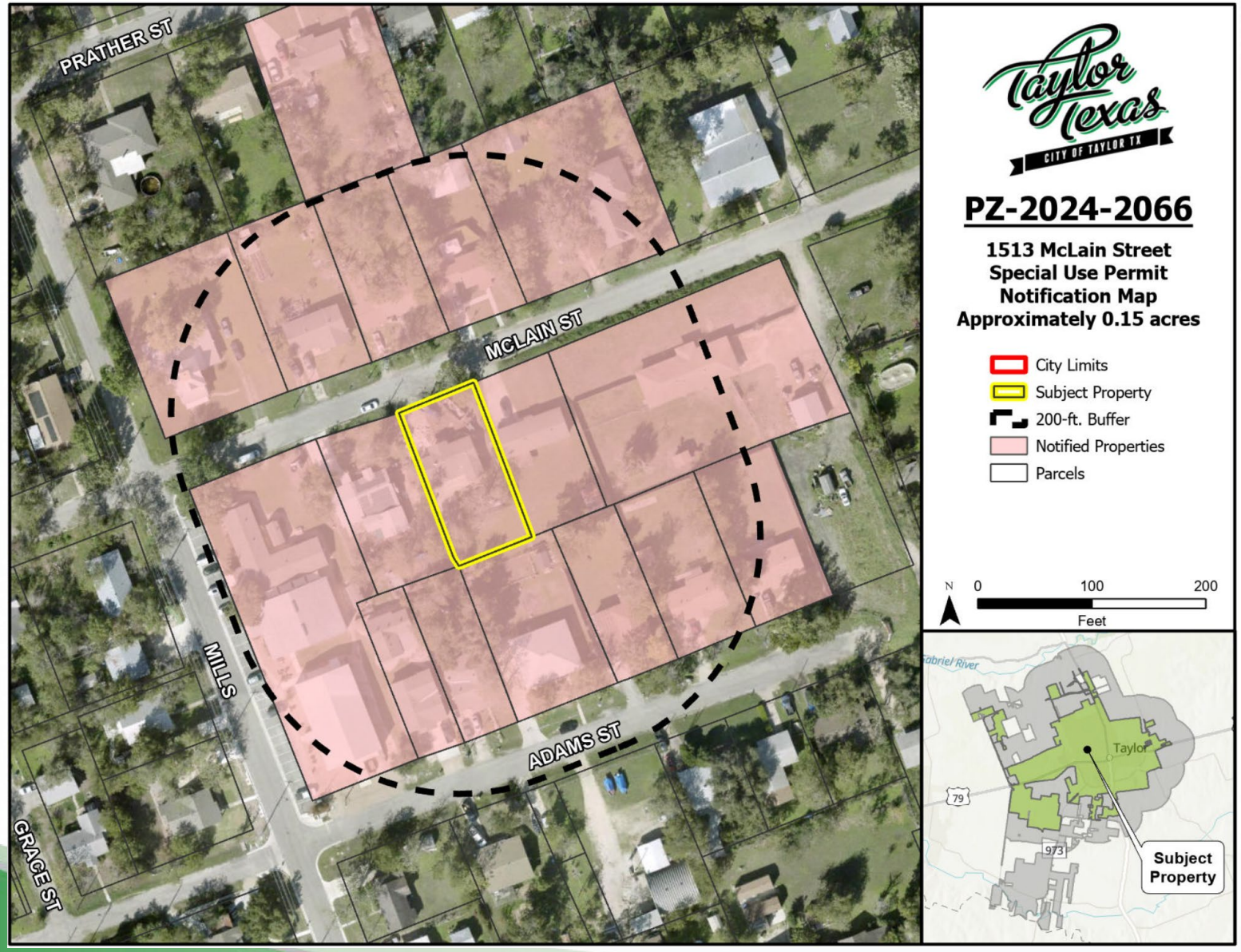
- (a) Dwelling
- (b) Home Occupation
- (c) Lodging with a full time, on-site operator. Specific Use Permit without a full time, on-site operator
- (d) Accessory Commercial Use with Specific Use Permit

(2) P4, P5

- (a) Dwelling
- (b) Home Occupation
- (c) Lodging
- (d) Accessory Commercial Use

(3) EC- as determined in Employment Center Plan

Notification Map



- 17 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Planning & Zoning Recommendation

Planning and Zoning Commission recommended **Denial** of the Special Use Permit to operate a short term rental without a full-time on-site operator based on safety concerns with adjoining properties and no on- site operator proposed for the lodging use.

City Council Meeting
April 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Quality of Life Economic Vitality

Agenda Item Number: 11.

Agenda Title: **Hold a Public Hearing and introduce Ordinance 2024 -23, PZ-2023-1753 for an Infill Neighborhood Plan for land generally located at the southeastern corner of Booth Street and E. Rio Grande Street, commonly known as Avery Apartments.**

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

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

Throughout fall of 2023 the applicant has worked with the city and the city's urban design consultant to produce an infill neighborhood plan to develop multi-family residential housing on property owned by the Taylor Housing Authority.

An Infill Neighborhood Plan was developed to address neighborhood structure and scale, civic spaces, and frontage types.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Upon analyzing the request for an Infill Neighborhood Plan for multifamily use in P4: Mix Place Type, the proposed plan is consistent with the surrounding zoning of the properties along all sides, immediately adjacent to the subject property. The Infill Neighborhood Plan request is consistent with the following policies in the Envision Taylor Comprehensive Plan:

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

1. Developing in an area with existing infrastructure allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan.

- H4 – Infill missing middle housing and accessory dwelling units should be prioritized

over new, large lot single family development.

1. The applicant has proposed multifamily which is a form of missing middle housing.

See the staff report for further analysis of this Infill Neighborhood Plan.

3. PROS and CONS

PROS	CONS
• Consistent with the Comprehensive Plan and Land Development Code (subject to conditions in the report) • Contributes to addressing the diverse housing needs of the City • Introduces an extension of an existing street to improve the connectivity of this site with the surrounding area	• Flooding concerns

4. RECOMMENDATION

Planning and Zoning Commission recommended Conditional Approval of the requested Infill Neighborhood Plan. The Conditions of Approval are based on the urban and architectural design comments found on pages 23 (X.6) and 24 (X.7) of the plan packet that will be required to be addressed within the Site Development and Building Permit phases of development.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – April 9, 2024

City Council public hearing and ordinance introduction – April 25, 2024

City Council consideration of ordinance approval – May 9, 2024

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _09_PZ-2023-1753 Avery Site INP Staff Report
2. _09a_PZ-2023-1753 Avery Site INP Location Map
3. _09b_PZ-2023-1753 Avery Site INP Growth Sector
4. _09c_PZ-2023-1753 Avery Site INP Future Land Use
5. _09d_PZ-2023-1753 Avery Site INP Current Zoning
6. _09e_PZ-2023-1753 Avery Site INP Notification Map
7. _09f_PZ-2023-1753_Avery Site INP Master Plan & Standards
8. _09g_PZ-2023-1753 Avery Site INP Ordinance 2024-23
9. _09H_ExhibitA_PZ-2023-1753-avery survey - 4.12.23
10. _09i_Exhibit B_PZ-2023-1753_Avery Site INP Master Plan & Standards
11. _09j_Presentation Avery Apartments PZ 2023 1753

City of Taylor
PZ-2023-1753
Zoning Amendment
Staff Report

Item Details

Subject Property:	310 E. Rio Grande Street
Total Acreage:	Approximately 8.867 acres
Legal Description:	Approximately 8.867 acres of land generally located at the southeast corner of Booth Street and E. Rio Grande Street, commonly known as Avery Apartments, legally described as Blocks 2 through 4 of the Avery Addition, more particularly described by the Williamson Central Appraisal District Parcel R464064, Taylor, Williamson County, Texas.
Applicant:	Jessica Tripi, Knight Development
Property Owner(s):	Ebbi Green, Taylor Housing Authority
Request:	A request for an Infill Neighborhood Plan
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

Throughout fall of 2023 the applicant has worked with the city and the city's urban design consultant to produce a neighborhood plan to develop multi-family residential housing on property owned by the Taylor Housing Authority.

An Infill Neighborhood Plan was developed to address neighborhood structure and scale, civic spaces, and frontage types. The plan (see attached) contains:

- a Master Plan with development program and annotations,
- a Regulating Plan with both general and design-specific standards to allow flexibility and is based on Primary and Secondary frontages,
- a Thoroughfare Plan with applicable front types or cross sections,
- a Civic Space plan,
- a Fire Apparatus Access diagram, and an Addressing Plan.

The applicant, city staff, and Michael Watkins Architect and his team of urban designers met to collaboratively conduct a virtual design charette the week of August 1, 2023. During that week a neighborhood layout was developed and after the charette multiple iterations (pages 20-22) of the plan layout were prepared and reviewed by staff and the applicant.

In finalizing the plan, the city's urban design consultant noted that various urban and architectural design standards required addressing by the applicant. These standards have not

been addressed within the Neighborhood Plan by the applicant and therefore comments by the city's urban design consultant remain (pages 23-24) to address first-story grading, façade glazing, use of forecourts, primary frontage buildout, location of entrances to units, massing of the structures, and floorplan layout.

Location:

The subject property is located at the Southwest corner of E. Rio Grande Street and Booth Street.

Physical and Natural Features:

The subject property is vacant land that is relatively flat with some mature trees and FEMA Effective 100-year floodplain along the south edge of the property.

Growth Sector Designations:

The subject property is located within the Infill Neighborhood Sector (G-4). 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 Neighborhood Infill. Infill Neighborhoods represent existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing infill neighborhoods accommodate smaller neighborhood-oriented retail and services (Envision Taylor Comprehensive Plan page 76).

The subject property is currently zoned P4 – Mix Place Type which is intended to function 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 including small apartment buildings.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P3: Neighborhood and P3M: Manufactured Housing	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residential
South	P2 – Rural	Reserved Open Sector (O-2)	Open Space	Vacant
East	P4 – Mix	Intended Growth Sector (G-3)	Neighborhood Infill	Vacant
West	P4 – Mix	Infill Growth Sector (G-5)	Market: Neighborhood	Single Family Residential

Transportation

The subject property gains access from E. Rio Grande Street to the north, Barker Street to the east, E. Mustang Street to the south and Booth Street to the west. The continuation of Simon Street is proposed to bisect the subject property to recreate a typical block from the north (across E. Rio Grande).

Utilities

The subject property is located within the City of Taylor water and sewer CCN. The property is served by 6-inch waterlines along the north, east, and west boundaries of the property and served by 12" wastewater lines along the north and south property boundaries.

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 employment center plan request. Forty-eight (48) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, March 24, 2024.

Staff Analysis

Upon analyzing the request for an Infill Neighborhood Plan for multifamily use in P4: Mix Place Type, the proposed plan is consistent with the surrounding zoning of the properties along all sides, immediately adjacent to the subject property. The Neighborhood Plan request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU11 – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
  - Developing in an area with existing infrastructure allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan.
- H4 – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single family development.
  - The applicant has proposed multifamily which is a form of missing middle housing.

Staff Recommendation

Staff recommends Conditional Approval of the requested Infill Neighborhood Plan. The Conditions of Approval are based on the urban and architectural design comments found on pages 23 (X.6) and 24 (X.7) of the plan packet that will be required to be addressed within the Site Development and Building Permit phases of development.

and Zoning Commission Recommendation

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

Is the Neighborhood Plan consistent with the Comprehensive Plan?

- The Neighborhood Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site with multi-family housing units in a walkable community which is consistent with Neighborhood Infill Land Use Designation.

Is the Neighborhood Plan compatible with the surrounding area?

- The Plan is compatible with other uses to the north, east, west, and to the south of the subject property.

Does the Neighborhood Plan promote the public health, safety, or general welfare?

- Staff analysis determined that the proposed Neighborhood Plan for the subject property will promote public health, safety, and general welfare. Additional comments for conditional approval will aid in achieving these goals further.

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

- Adequate water and wastewater are available to the subject property. The extension of Simon Street through the property will be required. Additional right-of-way improvements will be required to create safe spaces for pedestrians and vehicular traffic along Booth Street and E. Rio Grande Street.

Do current conditions indicate that a Neighborhood Plan is necessary?

- The Neighborhood Plan allows the subject property to consist of a walkable community of multi-family, and civic uses broken down into transect zones to reflect distinct physical environments.

Attachments:

1. Location Map
2. Growth Sectors Map
3. Future Land Use Map
4. Current Zoning Map
5. Notification Map
6. Proposed Avery Neighborhood Plan
7. Draft Ordinance



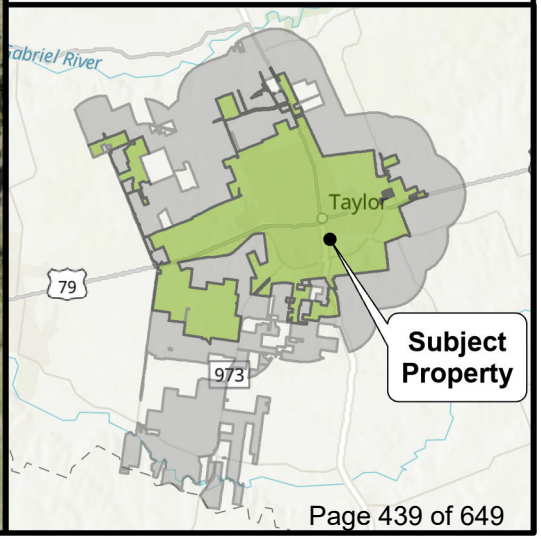
Taylor Texas
CITY OF TAYLOR TX

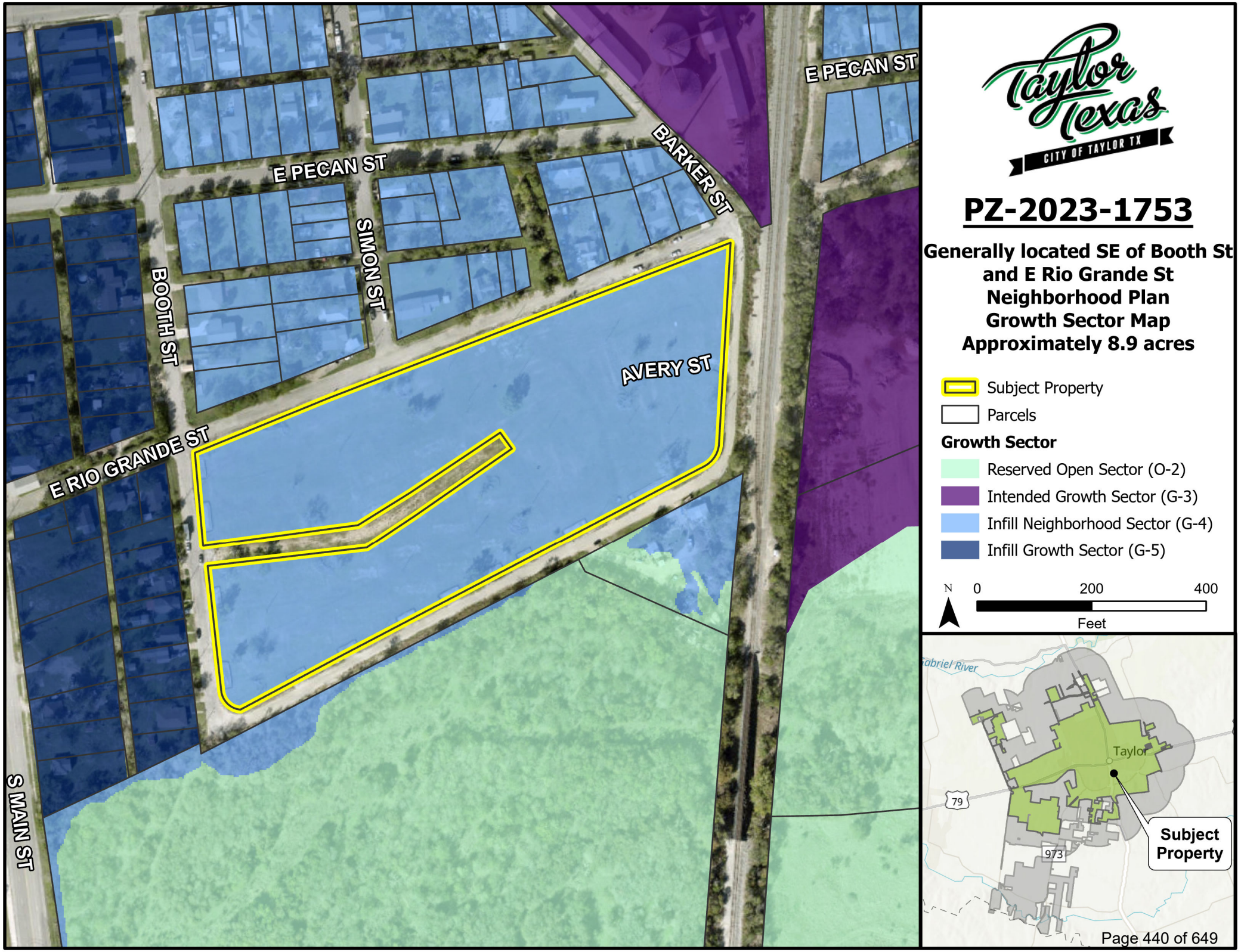
PZ-2023-1753

Generally located SE of Booth St and E Rio Grande St
Neighborhood Plan
Location Map
Approximately 8.9 acres

Subject Property
Parcels

N 0 360 720
Feet





PZ-2023-1753

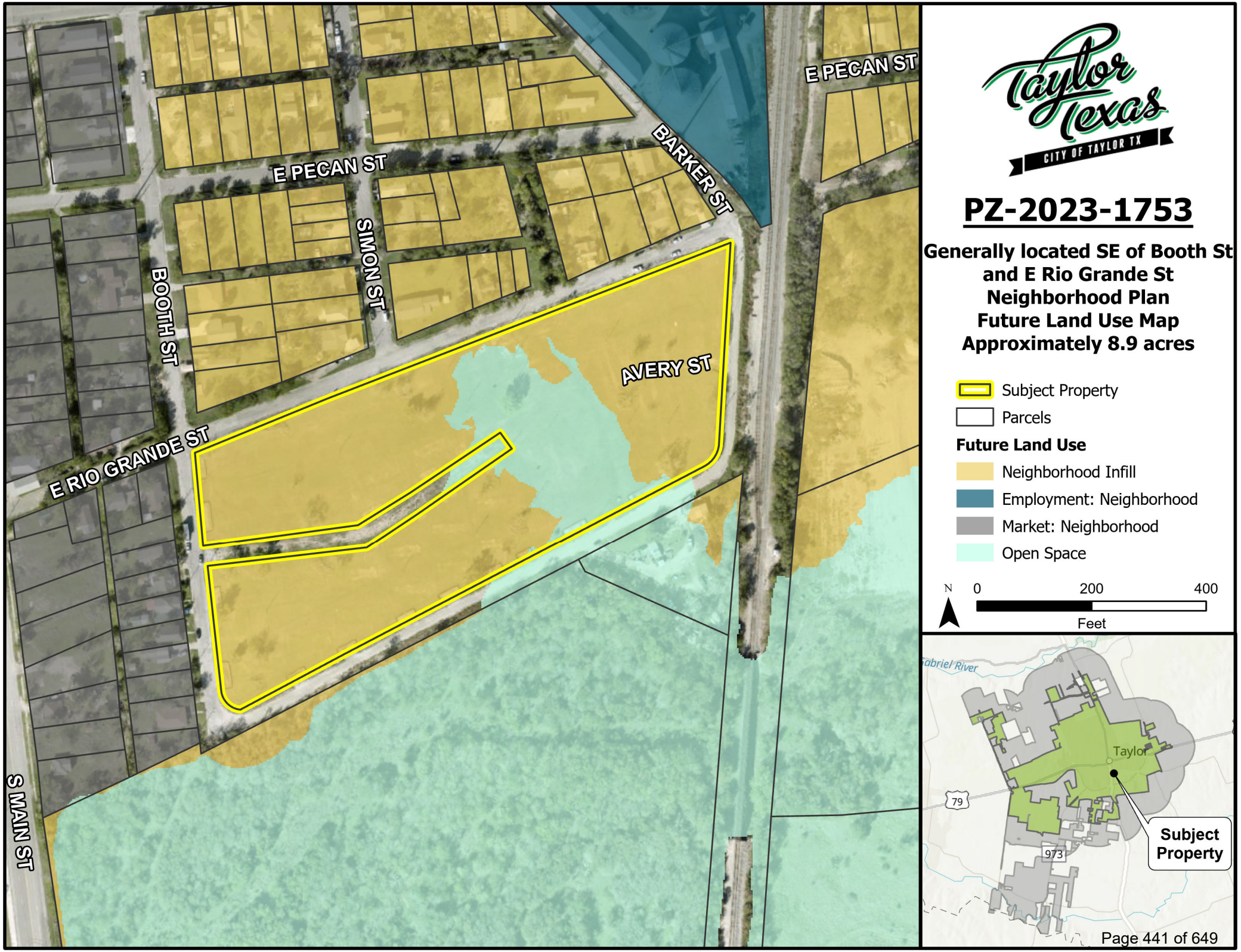
Generally located SE of Booth St and E Rio Grande St
Neighborhood Plan
Growth Sector Map
Approximately 8.9 acres

- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)
- Infill Growth Sector (G-5)

N 0 200 400
Feet



PZ-2023-1753

Generally located SE of Booth St and E Rio Grande St
Neighborhood Plan
Future Land Use Map
Approximately 8.9 acres

- Subject Property
- Parcels

Future Land Use

- Neighborhood Infill
- Employment: Neighborhood
- Market: Neighborhood
- Open Space

N 0 200 400
Feet



Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1753

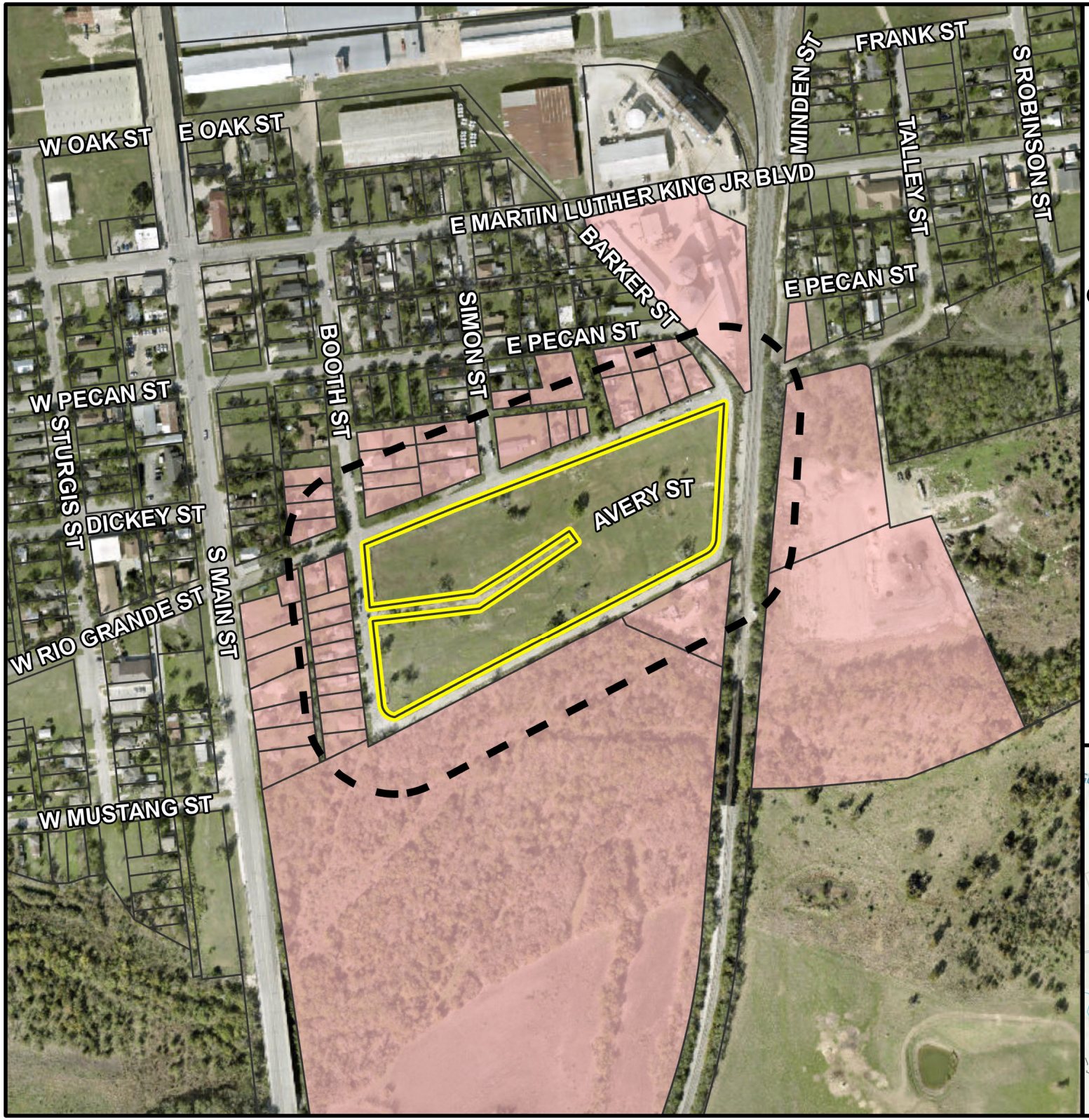
Generally located SE of Booth St and E Rio Grande St
Neighborhood Plan
Current Zoning Map
Approximately 8.9 acres

- Subject Property
- Parcels

Overlay Zoning
- P1: Nature

Place Type Zoning
- P2: Rural
- P3: Neighborhood
- P3M: Manufactured Housing
- P4: Mix
- P5: Urban Center
- CS: Civic Space

N 0 200 400
Feet



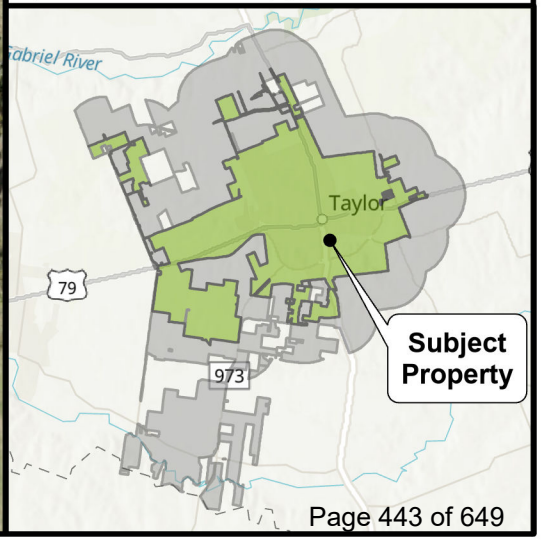
Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1753

Generally located SE of Booth St and E Rio Grande St
Neighborhood Plan
Notification Map
Approximately 8.9 acres

- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 360 720
Feet





A Neighborhood Plan for
The Avery Site

Taylor, Texas

A BACKGROUND

Regional Context Map A.1
Site in Context A.2
Comprehensive Plan Excerpts A.3
Existing Conditions Map A.4
Elevation Analysis A.5
Plan Proposed by Applicant A.6
Design Precedent A.7

B NEIGHBORHOOD PLAN

Master Plan in Context B.1
Master Plan B.2
Master Plan with Annotations B.3
Regulating Plan in Context B.4
Regulating Plan B.5
Design-Specific Standards B.6
Thoroughfare Plan B.7
Thoroughfare Types B.8
Civic Space Plan B.9

X APPENDIX

Fire Apparatus Access Diagram X.1
Addressing Plan. X.2
Previous Process Plans X.3
Architectural Comments X.6

March 14, 2024

For

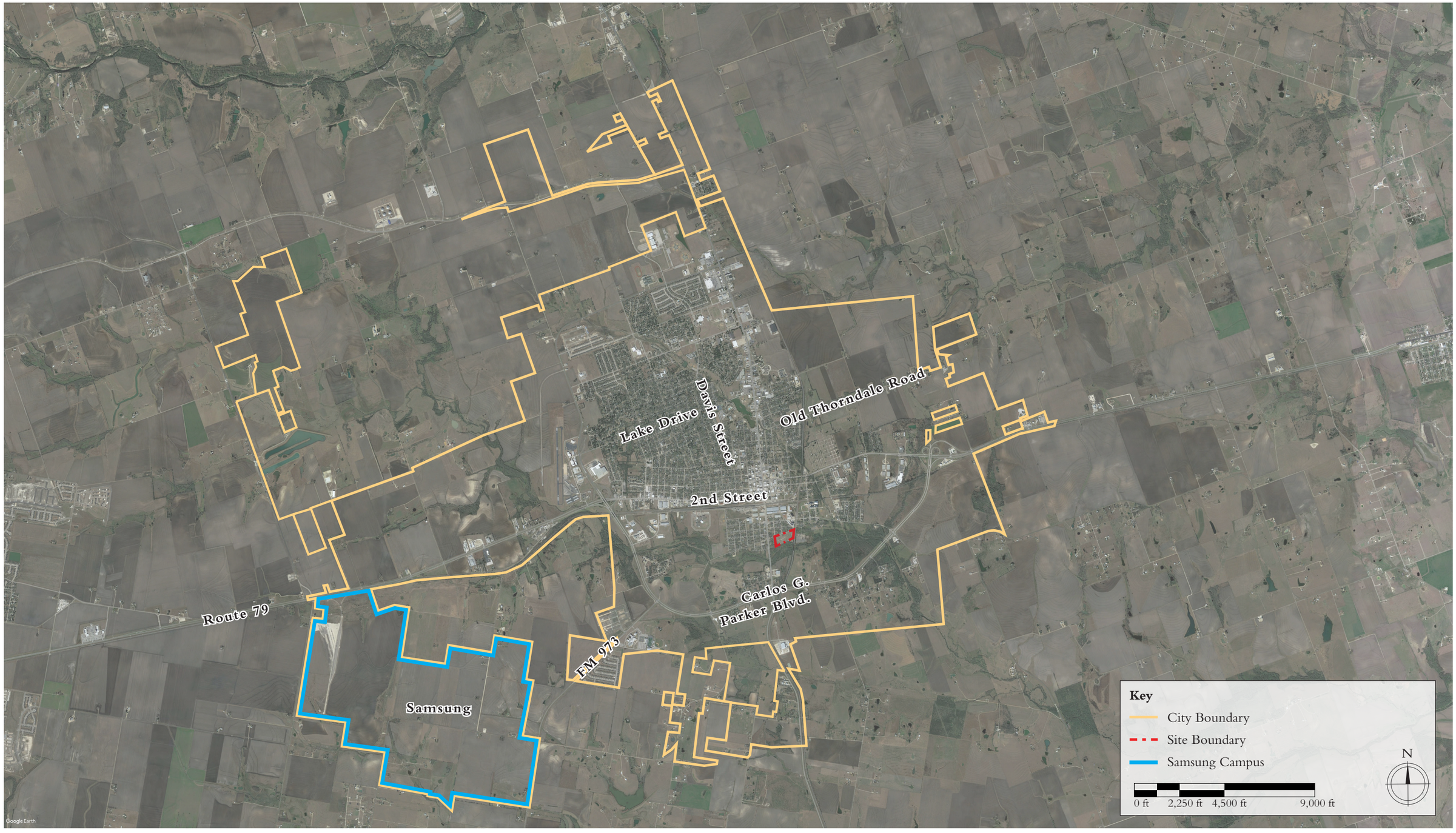
The City of Taylor, Texas

and

The Taylor Housing Authority

by

Michael Watkins Architect, llc


Lake Drive
Davis Street
Old Thorndale Road
2nd Street
Carlos G.
Parker Blvd.
Route 79
FM 973
Samsung
Key
City Boundary
Site Boundary
Samsung Campus
N
0 ft
2,250 ft
4,500 ft
9,000 ft
Google Earth

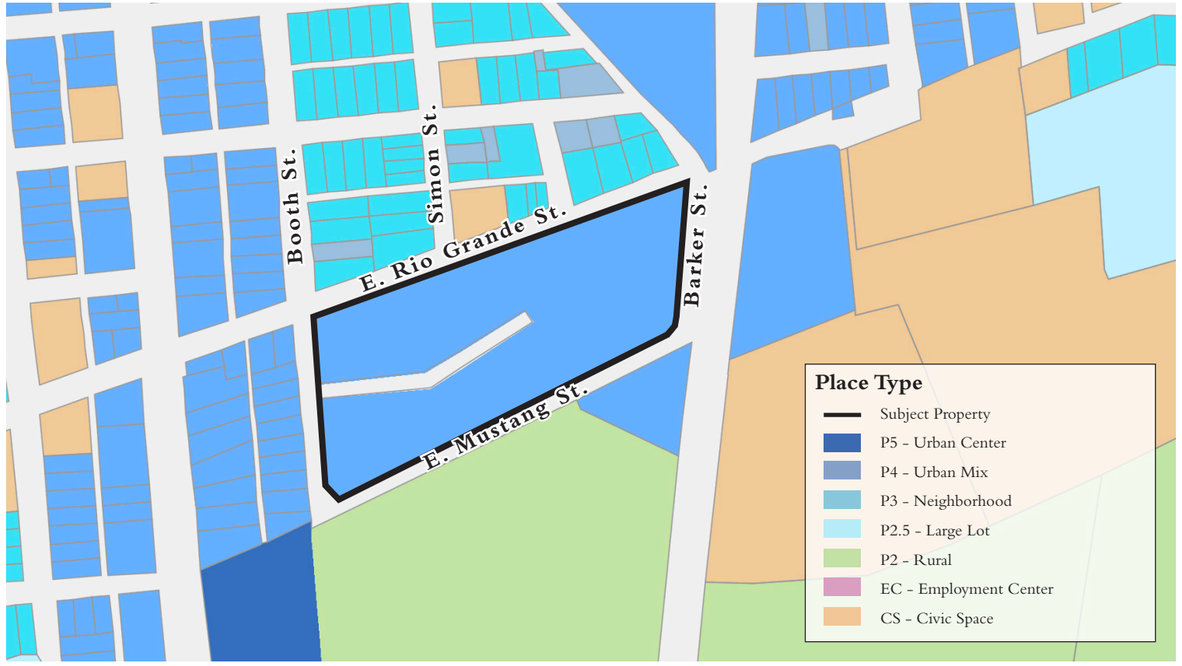


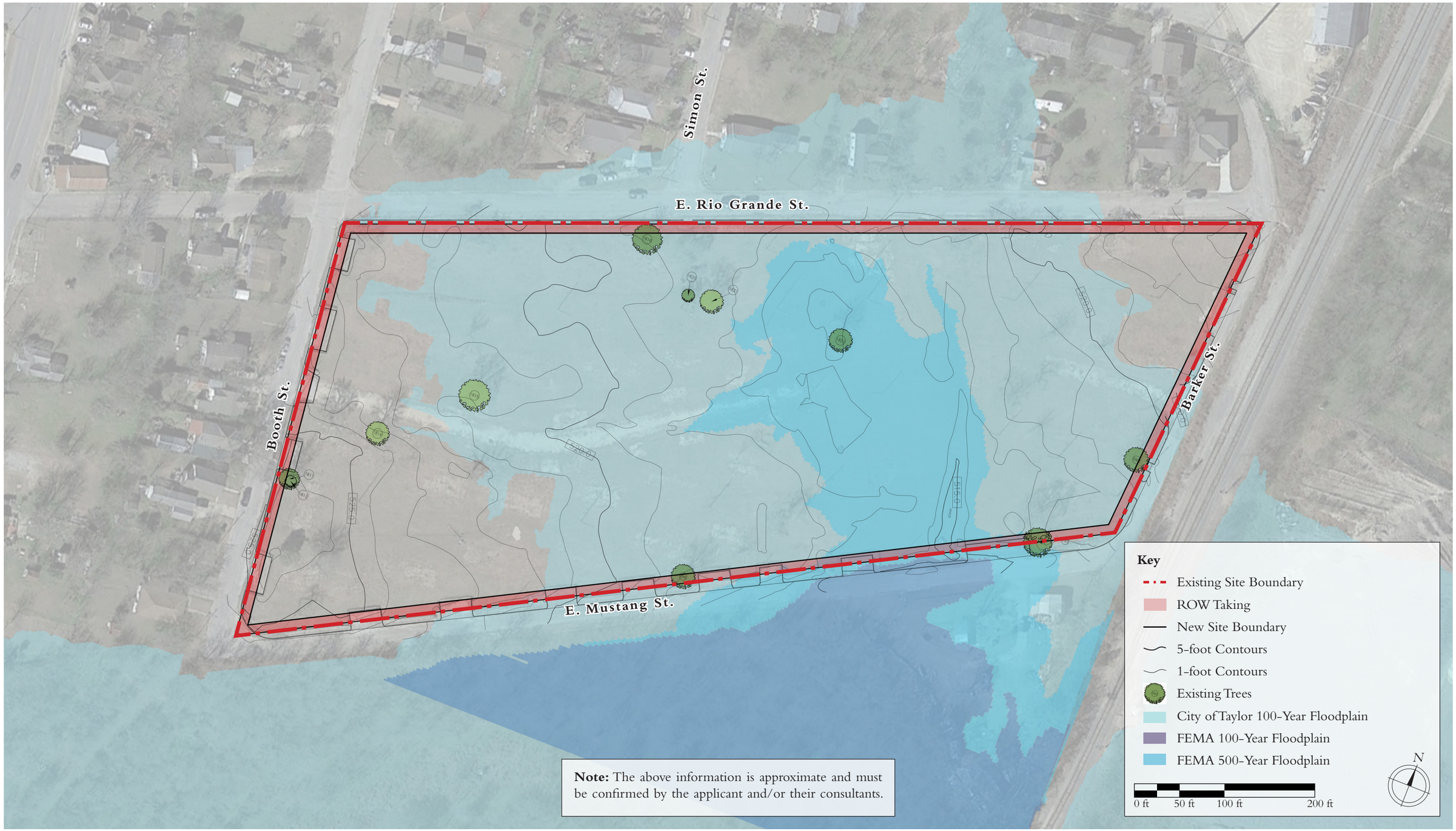
Clarence Perry's Neighborhood Unit Diagram
A Pedestrian Shed (1929)


Booth St.
Simon St.
E. Rio Grande St.
Barker St.
E. Mustang St.
City Sectors
Subject Property
Reserved Open Sector (O-2)
Not yet protected but valuable open space
Intended Growth Sector (G-3)
Encouraged to develop as compact residential and mixed-use
Infill Neighborhood Sector (G-4)
Development is encouraged to match the character of existing area
Infill Growth Sector (G-5)


Booth St.
Simon St.
E. Rio Grande St.
Barker St.
E. Mustang St.
Future Use
Subject Property
Open Space
Area of Minimal Change
Neighborhood Greenfield
New communities that contain a wide mix of residential uses and neighborhood services
Neighborhood Infill
Existing developed areas that can accommodate slight increases in density
Civic: Community
Mixed-use area centered around civic building such as a school or park
Market: Neighborhood
Larger scale mixed-use area anchored by retail destination
Employment Neighborhood
Larger scale mixed-use area anchored by retail destination


Booth St.
Simon St.
E. Rio Grande St.
Barker St.
E. Mustang St.
Transportation Plan
Subject Property
Existing Community Boulevard
Existing Neighborhood Avenue
Proposed Trail


Booth St.
Simon St.
E. Rio Grande St.
Barker St.
E. Mustang St.
Place Type
Subject Property
P5 - Urban Center
P4 - Urban Mix
P3 - Neighborhood
P2.5 - Large Lot
P2 - Rural
EC - Employment Center
CS - Civic Space


Simon St.
E. Rio Grande St.
Booth St.
Barker St.
E. Mustang St.
Key
Existing Site Boundary
ROW Taking
New Site Boundary
5-foot Contours
1-foot Contours
Existing Trees
City of Taylor 100-Year Floodplain
FEMA 100-Year Floodplain
FEMA 500-Year Floodplain
N
0 ft
50 ft
100 ft
200 ft
Note: The above information is approximate and must be confirmed by the applicant and/or their consultants.


Simon St.
E. Rio Grande St.
Booth St.
Barker St.
E. Mustang St.
525.0
525.0
520.0
520.0
515.0
515.0
Key
Site Boundary
10-foot Contours
2-foot Contours
>525'
520'-525'
515'-520'
<515'
N
0 ft
50 ft
100 ft
200 ft



Pavement

Sidewalk (Linear Ft)	2,433
Asphalt (Square Ft)	55,293

UNIT REQUIREMENTS:

MOBILITY ACCESSIBILITY (UFAS) REQUIREMENTS:
- 5% REQUIRED OF 71 UNITS
- 3.55 REQUIRED
- 4 PROVIDED

HEARING/ VISUAL (H/V) ACCESSIBILITY REQUIREMENTS:
- 2% REQUIRED OF 71 UNITS
- 1.42 REQUIRED
- 2 PROVIDED

UNIT MIX:

- 6- 1BR
- 20- 2BR
- 40-3BR
- 5-4BR

UFAS UNIT MIX:
- 1- 1BR
- 1- 2BR
- 1- 3BR
- 1-4BR

H/V UNIT MIX:
- 1- 1BR
- 1- 3BR

ACCESSIBLE PARKING SPACE REQUIREMENTS:
- 71 UNITS X 5% = 4 ACCCESSIBLE SPACES
- OFFICE + AMENITY = 1 SPACE
- (147 SPACES PROVIDED - 71 UNITS) X 2% = 2 SPACES
- 7 ACCESSIBLE SPACES REQUIRED
- 7 ACCESSIBLE SPACES PROVIDED

ZONING PARKING SPACE REQUIREMENTS:
PARKING SPACES:
- 2.25 PARKING SPACES PER UNIT 2+BR UNIT
- 2.25 X 65 = 146.25 SPACES REQUIRED
- 147 PARKING SPACES PROVIDED

ACCESSIBLE PARKING SPACES:
- 101- 150 REQUIRED TOTAL SPACES MINIMUM 5 ACCESSIBLE SPACES
- 5 ACCESSIBLE SPACES REQUIRED
- 7 ACCESSIBLE SPACES PROVIDED

SITE SIZE:
- 8.2 ACRES

DETENTION PONDS:
- NO DETENTION PONDS ARE REQUIRED OR PROVIDED.

LEGEND:

- ACCESSIBLE ROUTE
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE
- 500 YEAR FLOOD PLAIN
- 100 YEAR FLOOD PLAIN

NOT FOR CONSTRUCTION

Perez.

ARCHITECTURE
PLANNING
INTERIORS
LANDSCAPE
CONSTRUCTION
DEVELOPMENT

PEREZ
A PROFESSIONAL CORPORATION
2525 BURGUNDY STREET
NEW ORLEANS, LA 70117
WWW.E-PEREZ.COM

AVERY APARTMENTS RAD
TAYLOR HOUSING AUTHORITY

310 E. RIO GRANDE ST
TAYLOR, TX 76574
PRELIMINARY DESIGN

DATE: 01/06/2023
PROJECT NO.: 01-22-1028-00

REVISIONS:

No.	Date	Description

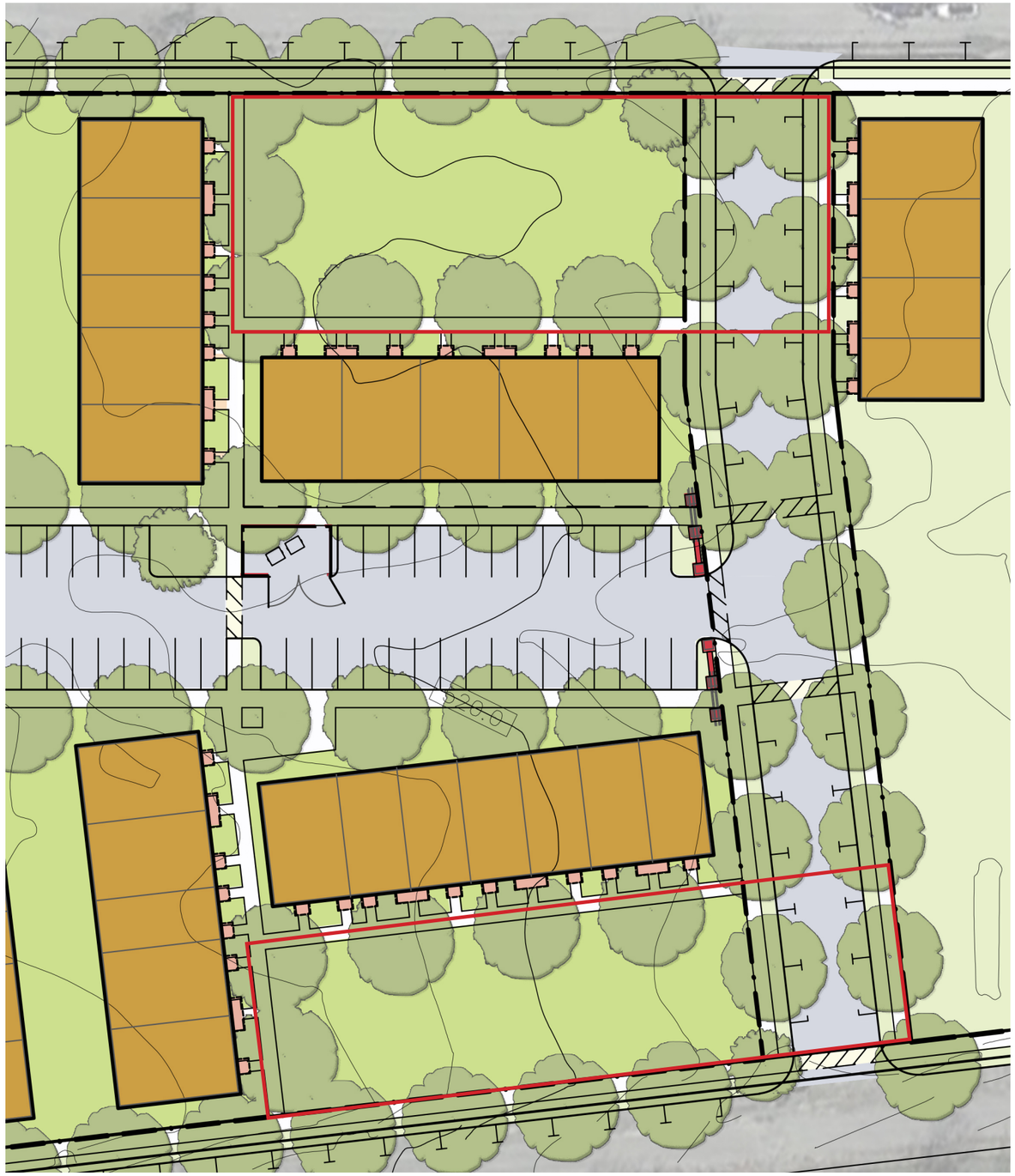
DRAWN BY: WX/ SD
CHECKED BY: KLM/ AOB

SHEET TITLE

SITE PLAN

SHEET NO

A0.00



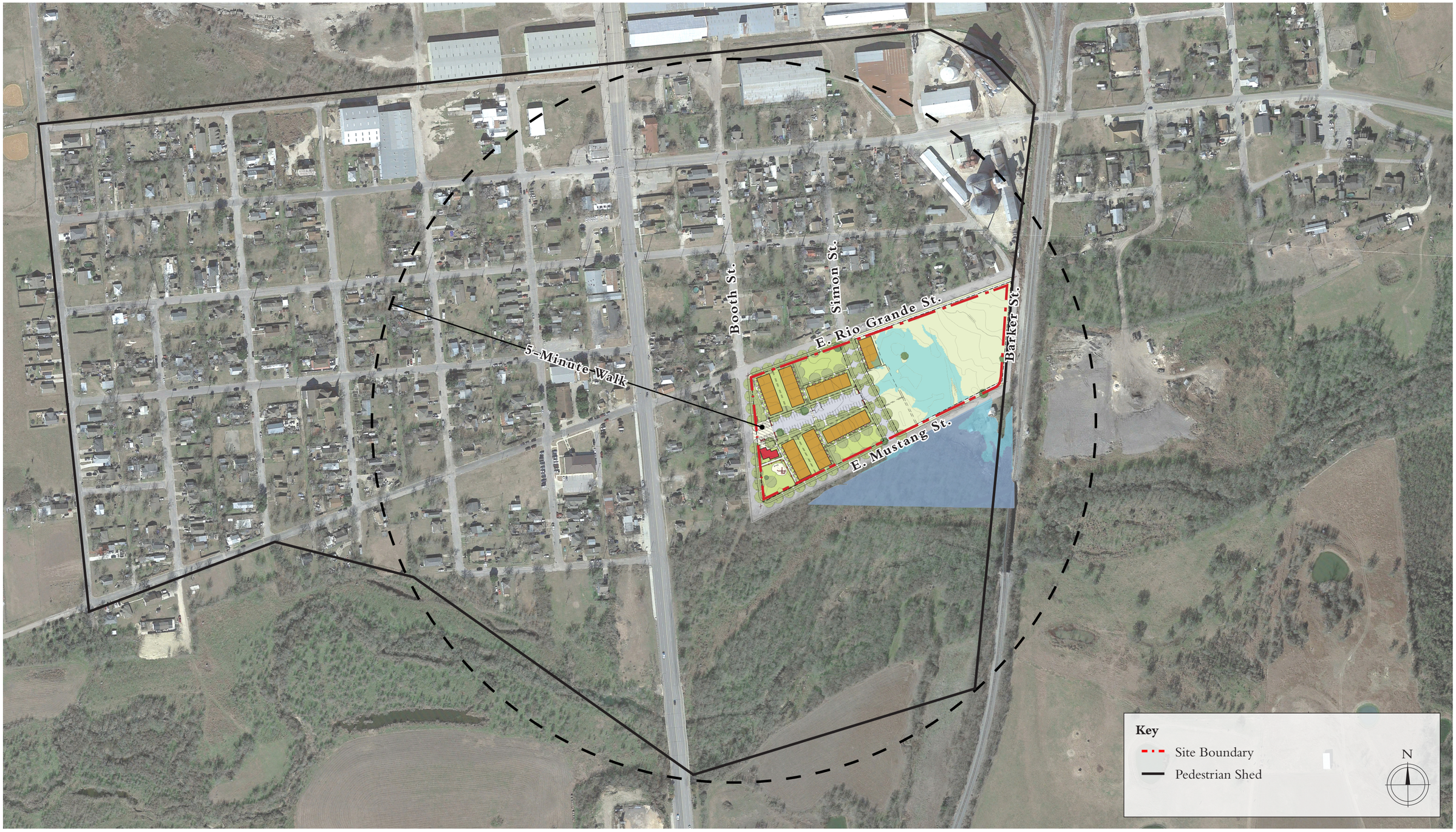






Guilford and York Courts **Baltimore, MD.**

Type:	Court
Scale:	135 ft. X 75 ft. Shaped by 2-story residential detached buildings and tall trees.
Use:	Shared green, recreational space, and eyes on the street.
Landscaping:	Lawn with sidewalk around the edges defined by tall trees and hedges.


5-Minute Walk
Booth St.
Simon St.
E. Rio Grande St.
Barker St.
E. Mustang St.
Key
Site Boundary
Pedestrian Shed
N



Requested Parking Ratios		Spaces
Multi-Family Residential	per unit	1.5
Leasing Office	per 1,000 SF	3

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

Area	Program	Spaces
Multi-Family Residential	71 units	107
Leasing Office	1,792 SF	6
	Total Requested	**113**
	Provided on Street	70
	Provided in Parking Lots	60
	Provided in Garages	0
	Total Provided	**130**

Pavement

	Plan Proposed by Applicant	Plan Proposed At left	Difference
Sidewalk (Linear Ft)	2433	2,530	+97
Asphalt (Square Ft)	55,293	33,503	-21,790

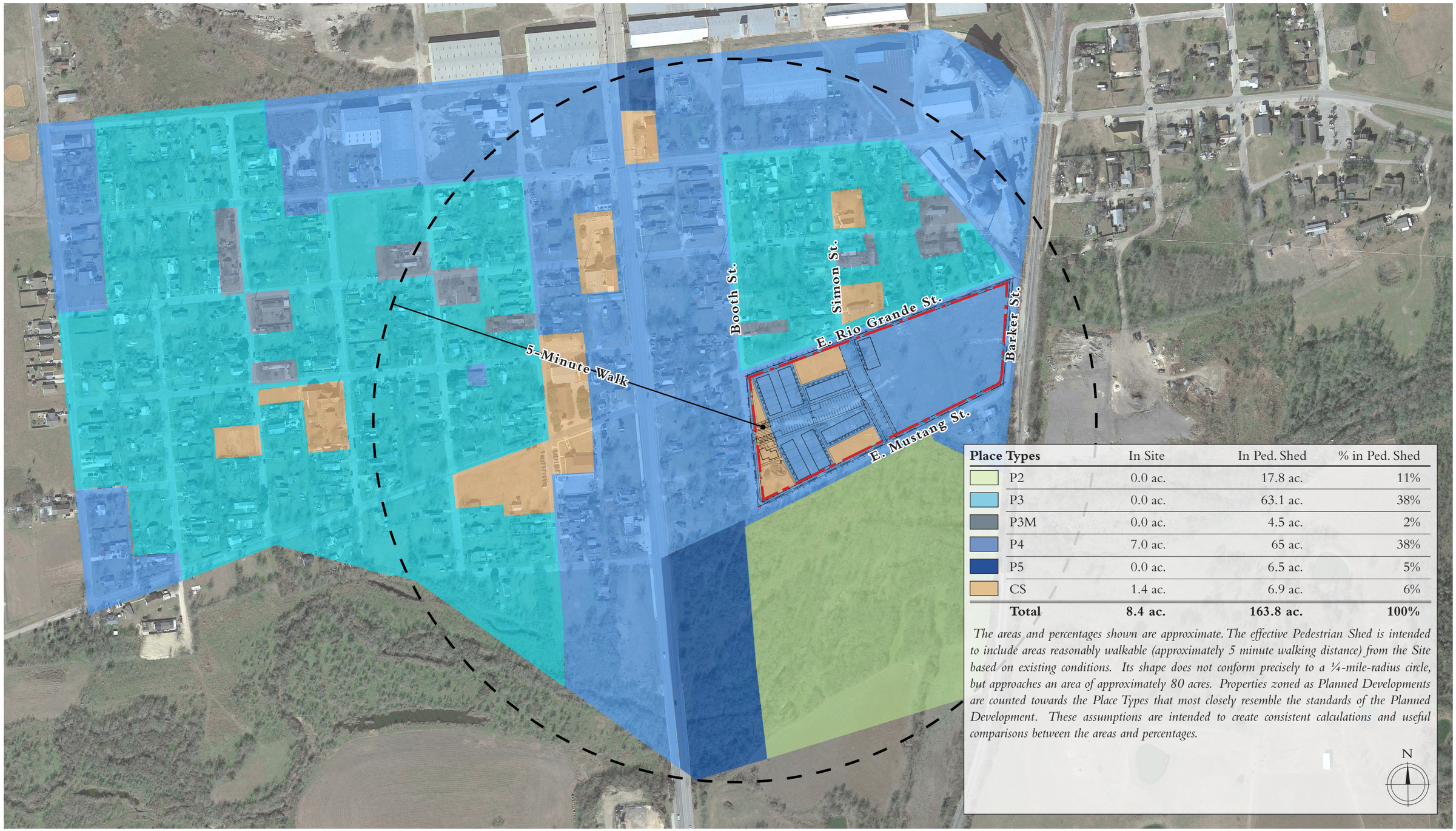
Key

- Site Boundary
- 5-foot Contours
- 1-foot Contours
- FEMA 500-Year Floodplain
- FEMA 100-Year Floodplain
- Multi-Family Residential
- Community Bldg.
- Lawn
- Existing Trees
- Proposed New Trees

0 ft 50 ft 100 ft 200 ft

N

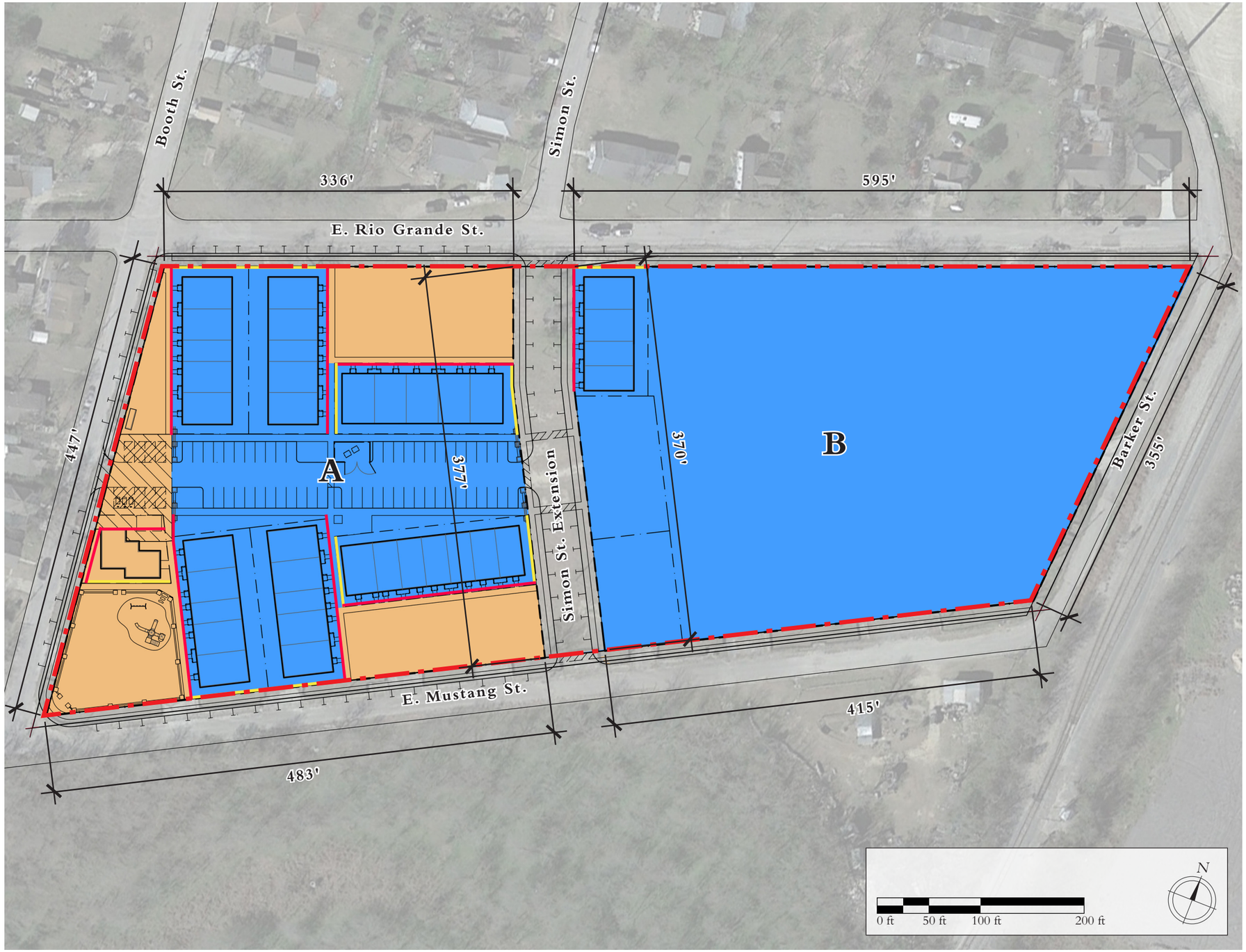

Handicapped accessible parking spaces. Exact location to be determined (Typ.)
Formal Entry Sign adds appeal and welcoming presence to the parcel.
Formal gates on both sides to provide security and aesthetic to the entry way.
Golf carts and parking in the plaza next to the administration for staff use.
Bike Racks. Exact location to be determined.
Administration office at entry to allow guest and future tenants access without inconvenience. This location will include a mail hub.
A fenced-in playground next to the administration building serves as the main shared amenity for the block.
Future Building Lots.
Key
1 Administration Building
2 Golf Carts
3 Entry Gate
4 Entry Sign
5 Park
6 Mail
7 Future Building Lots
N
0 ft
100 ft
200 ft
400 ft



Place Types	In Site	In Ped. Shed	% in Ped. Shed
P2	0.0 ac.	17.8 ac.	11%
P3	0.0 ac.	63.1 ac.	38%
P3M	0.0 ac.	4.5 ac.	2%
P4	7.0 ac.	65 ac.	38%
P5	0.0 ac.	6.5 ac.	5%
CS	1.4 ac.	6.9 ac.	6%
Total	**8.4 ac.**	**163.8 ac.**	**100%**

The areas and percentages shown are approximate. The effective Pedestrian Shed is intended to include areas reasonably walkable (approximately 5 minute walking distance) from the Site based on existing conditions. Its shape does not conform precisely to a ¼-mile-radius circle, but approaches an area of approximately 80 acres. Properties zoned as Planned Developments are counted towards the Place Types that most closely resemble the standards of the Planned Development. These assumptions are intended to create consistent calculations and useful comparisons between the areas and percentages.

N

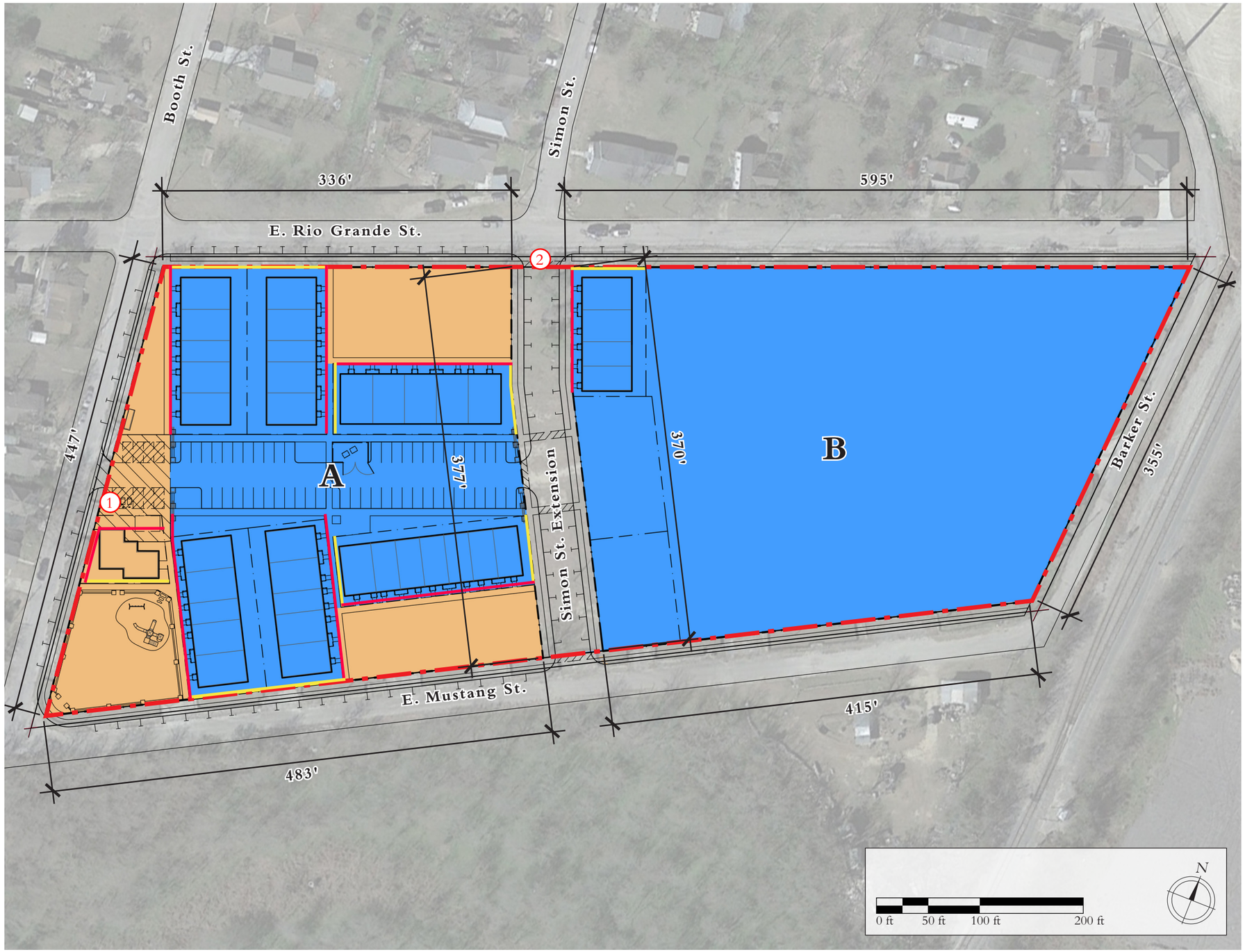


General Standards

1. Per the LDC § 3.8.1.3, the existing City of Taylor street grid shall be extended through the Avery Site with the extension of the Simon Street thoroughfare from East Rio Grande Street to East Mustang Street
2. A Variance is recommended to allow for Blocks A to exceed the maximum block length of 330 feet per the LDC § 3.8.2.9 Table based on the existing location of Simon Street.
3. The Avery Site is not anticipated to be further subdivided after the Simon Street Extension is introduced, however buildings shall be located as if they are on separate lots with respect to setbacks, lot lines, and other requirements as described in the LDC § 5.1.
4. It is anticipated that Block B will be further divided with an additional north-south thoroughfare when the remainder of that block is improved in order to satisfy the block length and perimeter requirements in the LDC § 3.8.2.9 Table.

Key

- P4 - Mix
- CS - Civic Space
- Primary Frontage
- Secondary Frontage



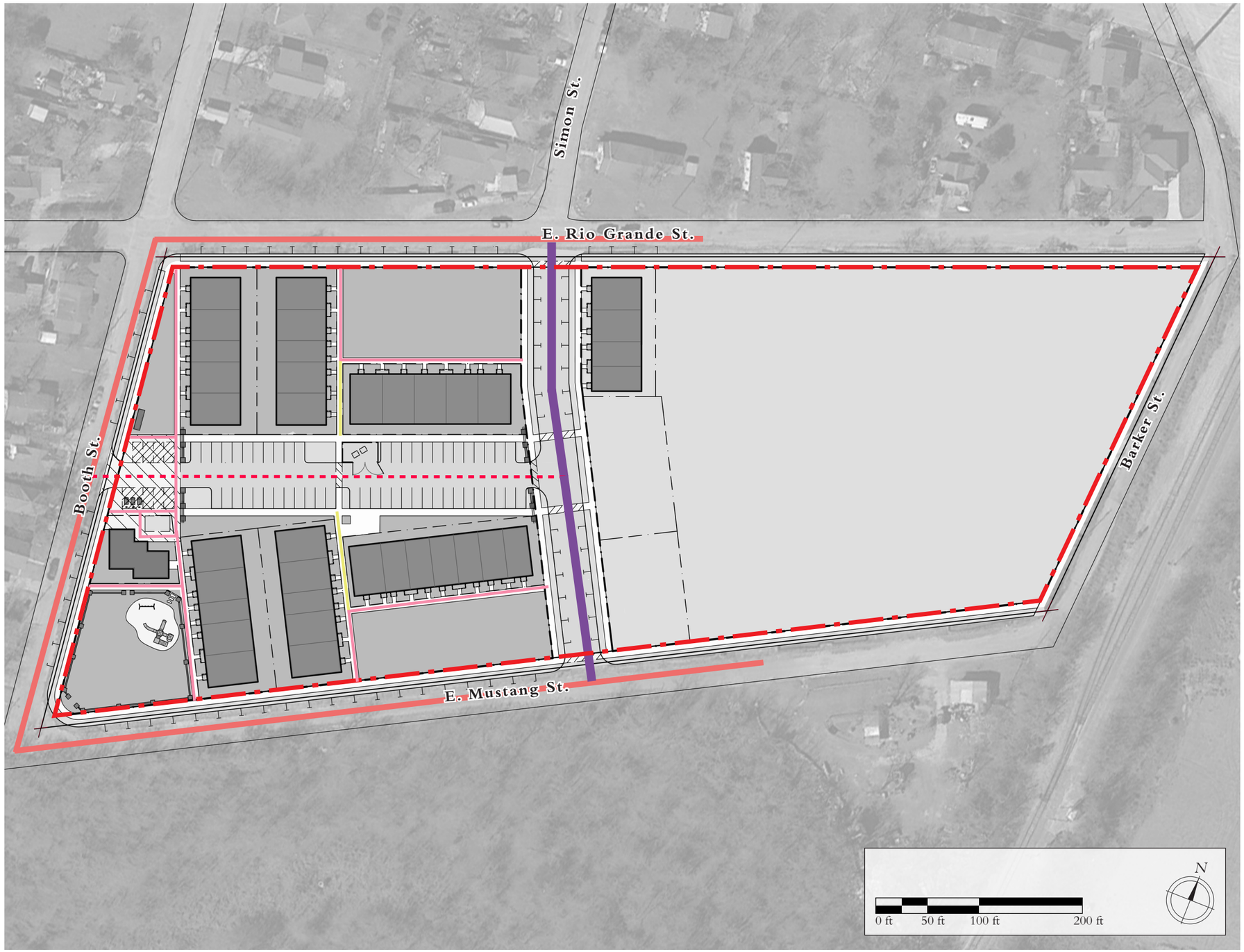
Design-Specific Standards

The following standards apply to specific locations noted on the accompanying plan:

1. A Variance is recommended to allow for head-in parking at the parking lot entry from Booth Street.
2. The Simon Street Extension is intended to align with the existing portion of Simon Street.

Key

- P4 - Mix
- CS - Civic Space
- Primary Frontage
- Secondary Frontage

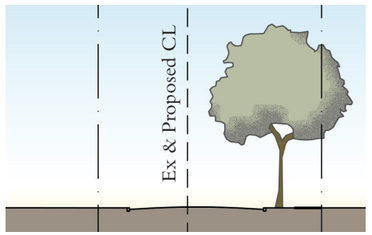


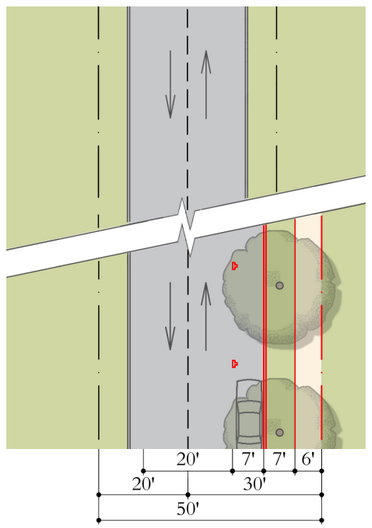
Front Thoroughfare Types

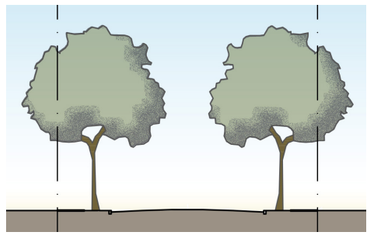
Name
Street Improvements
Simon St. Extended
Path
Sidewalk in Civic Space (*see Civic Space Standards*)

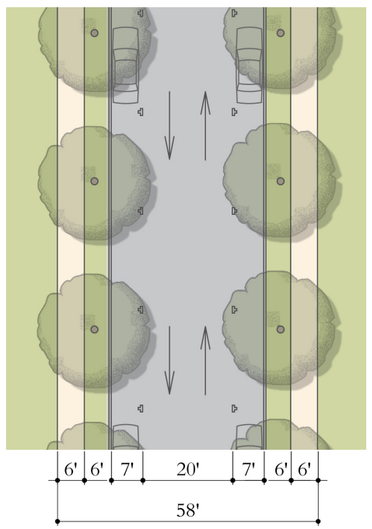
Rear Thoroughfare Types

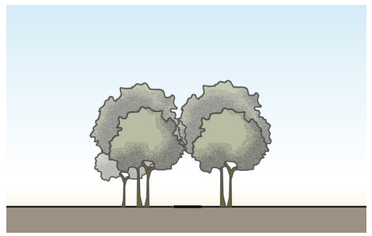
Name
Parking Lot

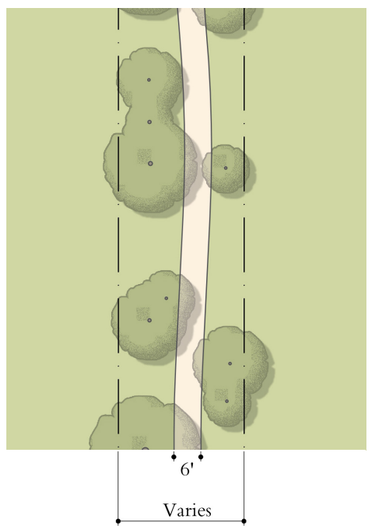


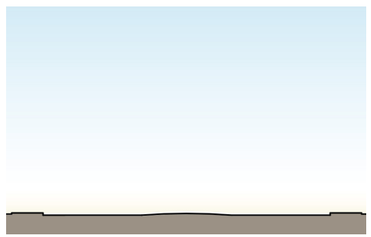


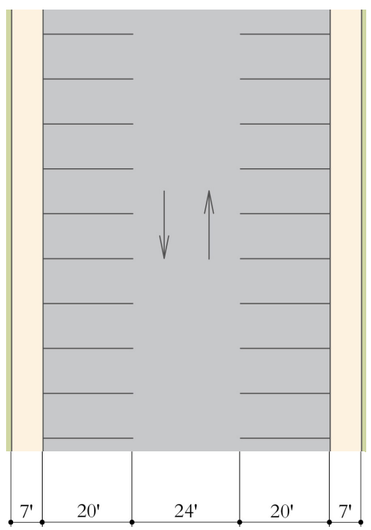












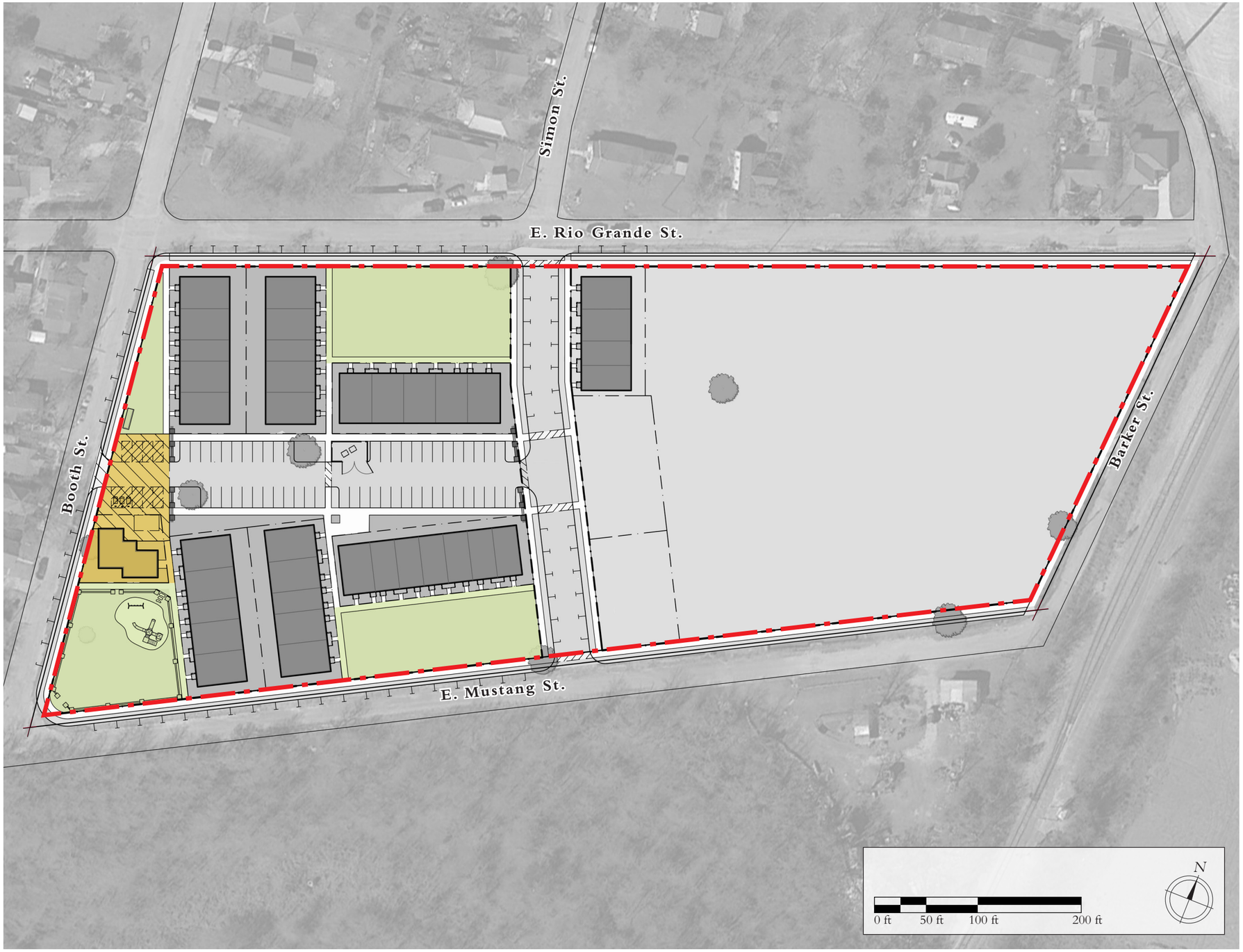
RIO GRANDE ST. BOOTH ST. E. MUSTANG ST. IMPROVEMENTS
Two-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee[i], 25-30 ft. o.c.
6 ft. Sidewalk
Minimum 20 foot clear width
Improvements to existing R.O.W. shown in red.

SIMON ST. EXTENDED
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
6 ft. Tree Lawn
Allee, 25-30 ft. o.c.
6 ft. Sidewalk
Minimum 20 foot clear width

PATH
N/A
N/A
N/A
N/A
Clustered
N/A
6 ft. Sidewalk
N/A
This Thoroughfare type will be privately owned and maintained.

PARKING LOT
Two-Way Traffic
Parking Both Sides
15 ft. Curb Radius; Apron at Street
Header Curb
N/A
N/A
7 ft. Sidewalk
Minimum 20 foot clear width
This Thoroughfare type will be privately owned and maintained. Pavement may be widened for greater clear width.

Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes



Civic Space Types

- Green
- Plaza

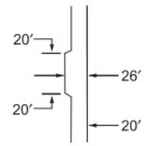
Total Civic Space: **1.4 acres**

Total Site Area: **8.4 acres**

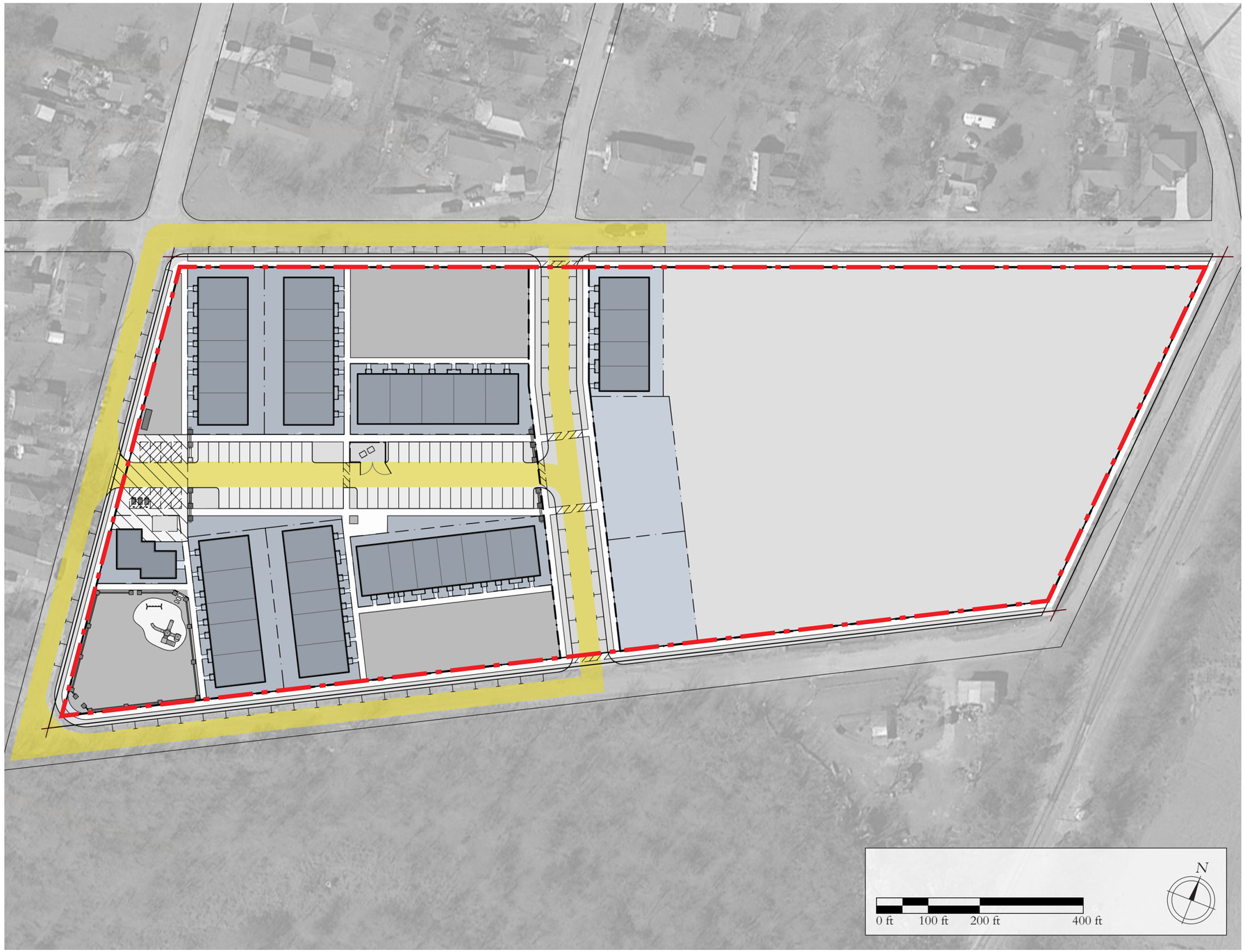
Civic Space Ratio: **17%**

Fire Apparatus Access Notes

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

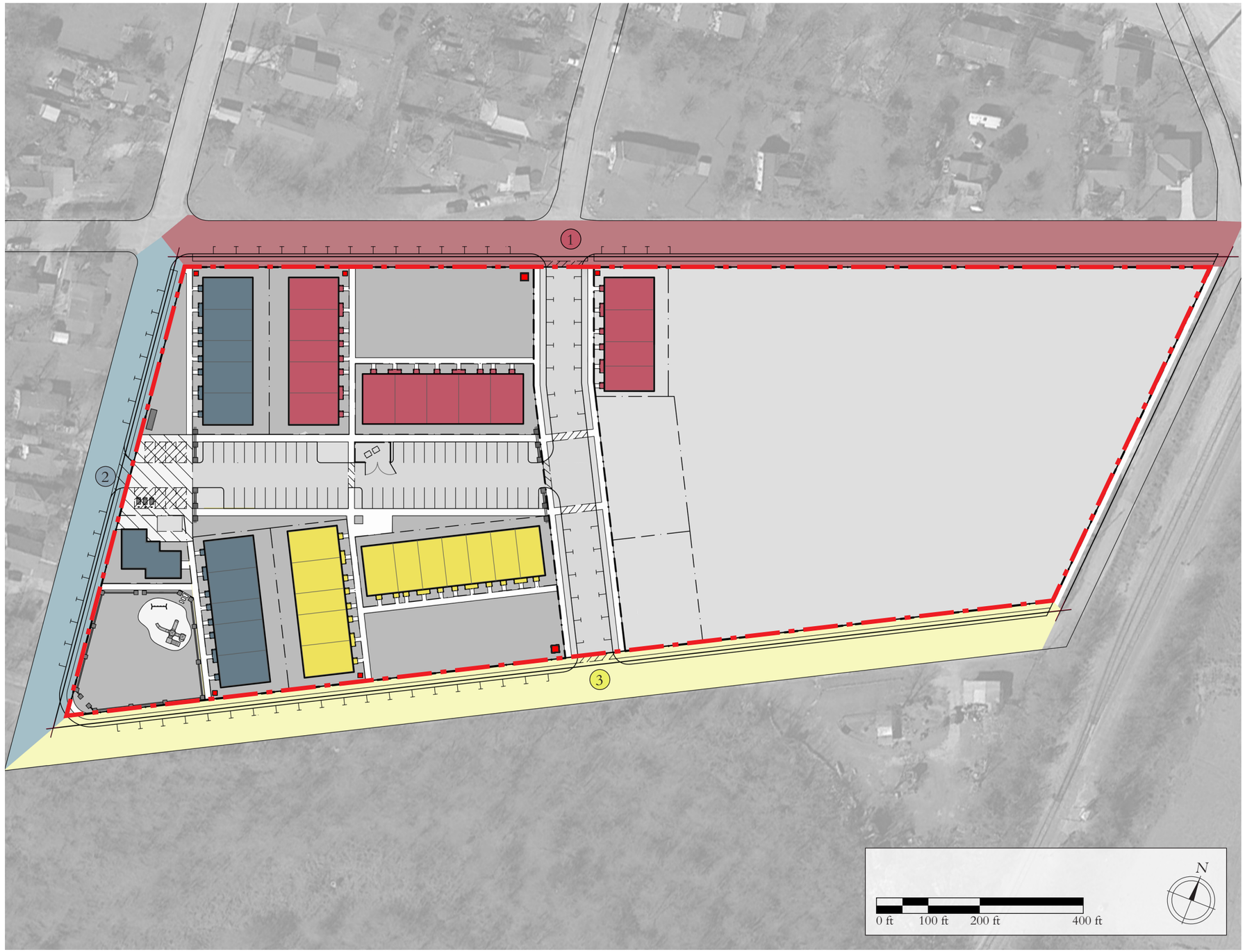


MINIMUM CLEARANCE AROUND A FIRE HYDRANT



Key

- Proposed 20-foot Fire Apparatus Access Route
- Buildings under 30 feet in height



Thoroughfare Names and Addressing Key

1. East Rio Grande Street
2. Booth Street
3. East Mustang Street
- Sign with unit numbers

Notes: This addressing plan is conceptual and is subject to refinements in future phases.



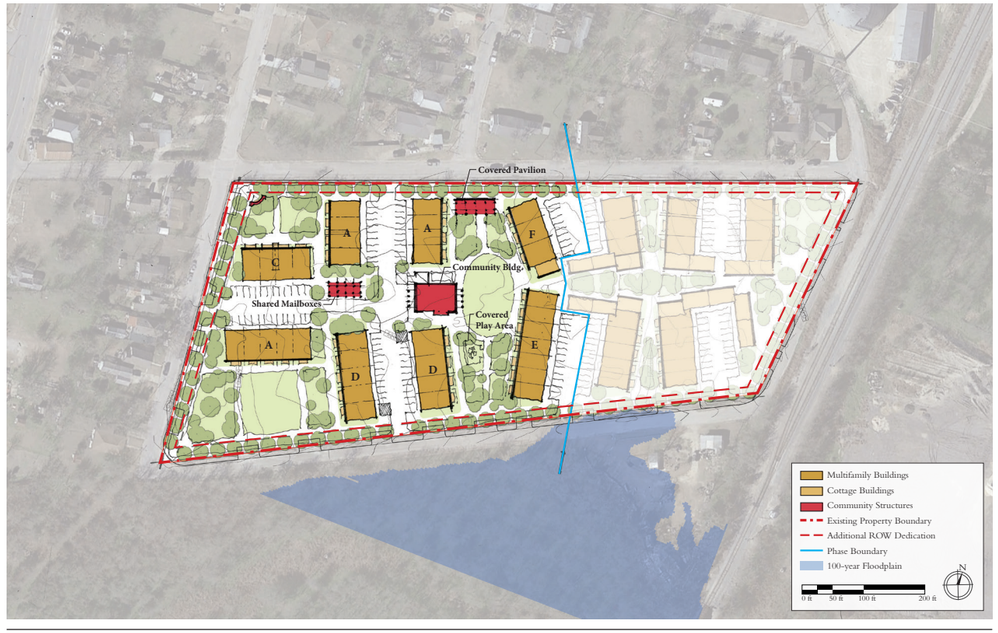


August 01 2023

EARLY CHARRETTE ITERATIONS







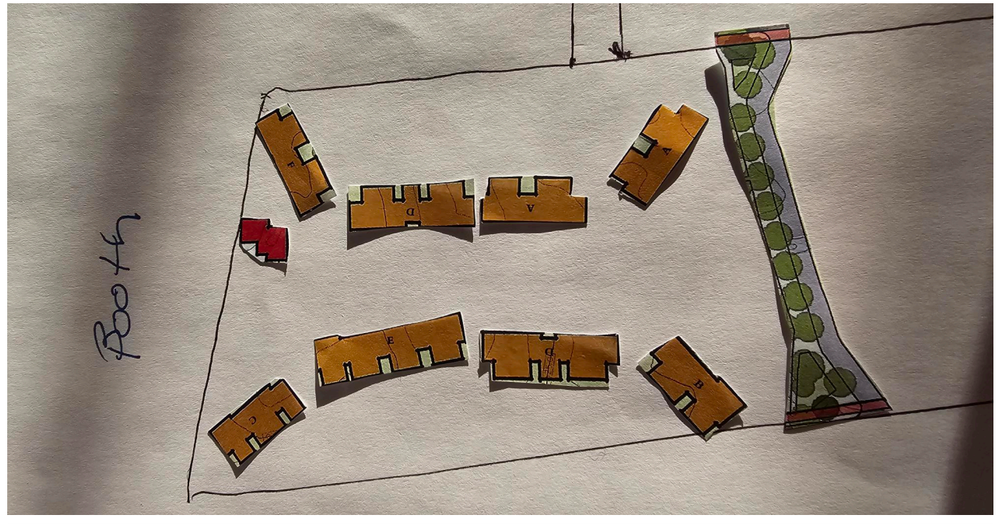
August 04 2023 End of Charrette Design



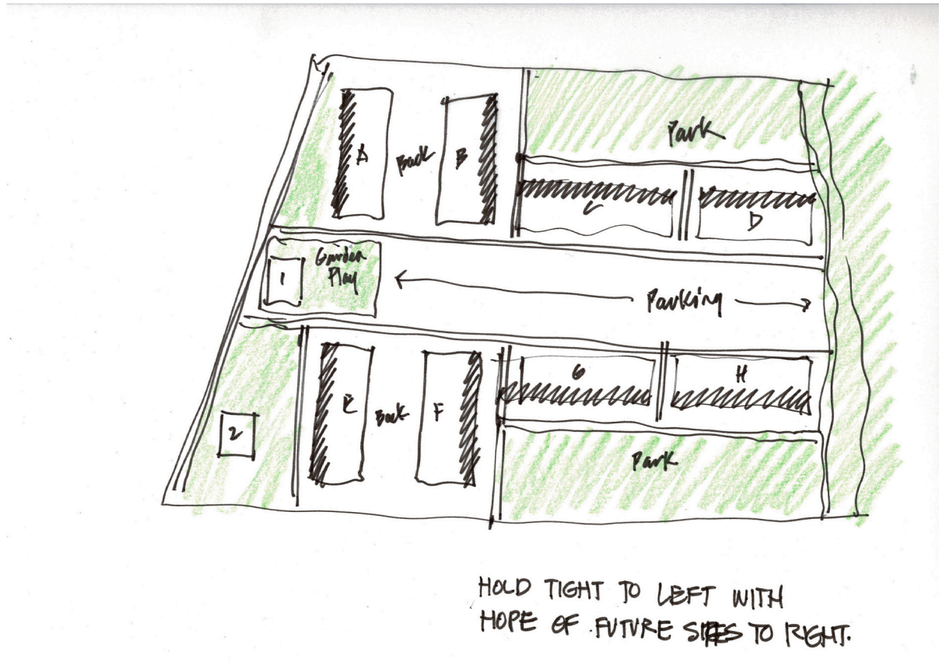
August 24 2023 Post Charrette Iteration



October 31 2023 Post Charrette Iteration



October 31 2023 Post Charrette Applicant Iteration



December 20 2023 Post Charrette Iteration



December 21 2023 Post Charrette Applicant Iteration



December 21 2023 Post Charrette Iteration

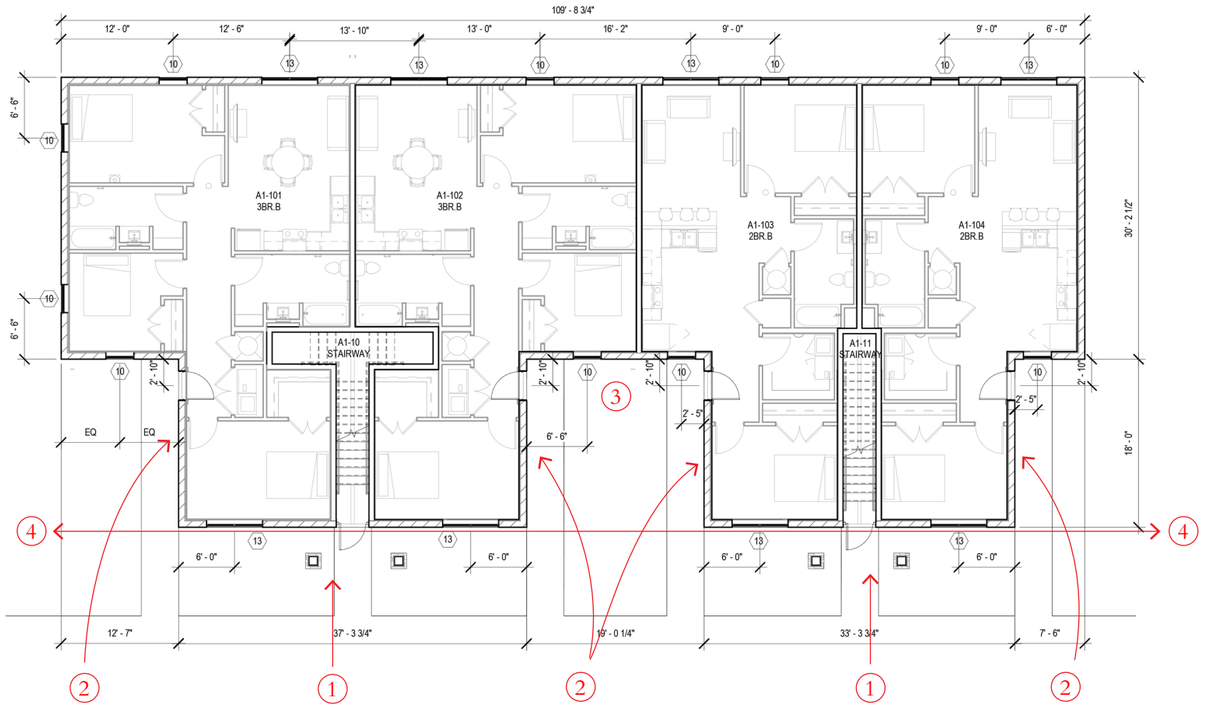


Assumed Parking Ratios		Spaces
Housing Authority Residential	per unit	1.5
Office	per 1,000 SF	3

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

Residential	Program	Spaces
Housing Authority Residential	72 units	108
Office	2,500 SF	8
	Total Required	**116**
	Provided on Street	58
	Provided in Parking Lots	69
	Provided in Garages	0
	Total Provided	**127**
	Difference	**+11**

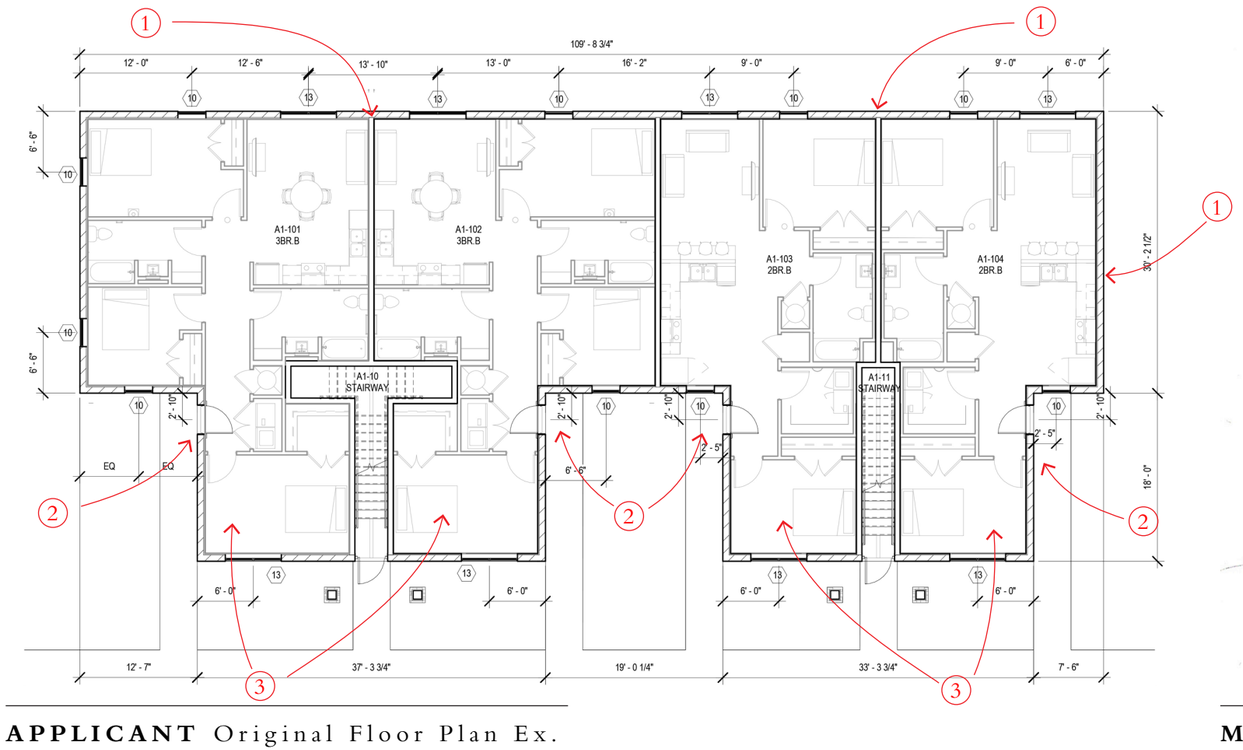
January 05 2024 Post Charrette Iteration



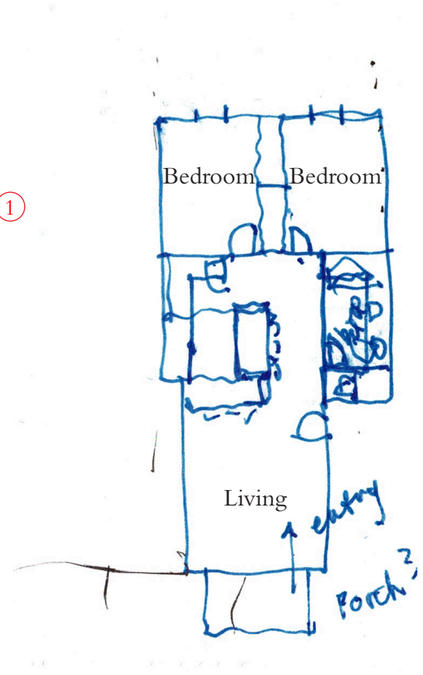
APPLICANT Original Building Plan Ex.

Comments on Urban Standards

1. **First-Story Grading.** At the first story, residential and private rooms must be raised a minimum of 2 feet from the average sidewalk grade at the primary frontage for the purpose of privacy.
2. **Facade Glazing.** Each facade must be glazed with clear glass for a minimum of 30% of the wall area of the first story.
3. **Forecourt.** A forecourt acts as a transitional space between the public realm and private dwellings. As such, adjoining walls are treated as a facade and each entrance must include one of the other frontage types. (porch, stoop, etc.)
4. **Primary Frontage Buildout.** When opting not to use a proper forecourt, a minimum of 80% of the facade must meet the front setback line.



APPLICANT Original Floor Plan Ex.



MWA Sketch for a Revised Floor Plan

Architectural Comments

1. **Rear Entrance.** Providing rear entrances to individual units, or shared between units, allows functional elements to be placed behind the building, better concealing them from the public realm. Access to parking, trash pickup, and the like can be out of view without needing to walk around the entire building from the primary entrance.
2. **Simple Massing** Simplifying the form of the buildings to have fewer exterior corners would allow more efficient floor plans and reduce construction costs.
3. **Living Space Facing the Street.** Placing living spaces along the front puts more "eyes on the street," creating a safer public realm while lending more privacy to spaces like bedrooms. Orienting more living space towards the public realm also allows for larger windows on the front elevation.

ORDINANCE NO. 2024-23

AN ORDINANCE APPROVING AN INFILL NEIGHBORHOOD PLAN OF APPROXIMATELY 8.867 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF BOOTH STREET AND E. RIO GRANDE STREET, COMMONLY KNOWN AS AVERY APARTMENTS, LEGALLY DESCRIBED AS BLOCKS 2 THROUGH 4 OF THE AVERY ADDITION, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R464064, CITY OF 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 April 25, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to approve the Infill Neighborhood Plan, referred to as The Avery Site; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 9, 2024, to consider the zoning request, and recommended approval of the Infill Neighborhood Plan to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Infill Neighborhood Plan and 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 Official Zoning map of the City of Taylor, Texas, is changed to indicate that a Infill Neighborhood Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the Infill Neighborhood Plan attached hereto for all purposes as Exhibit "B".

SECTION 3. 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 4. 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 5. In accordance with Article VIII of the City Charter, Ordinance 2024-23 was introduced before the Taylor City Council on the 25th day of April, 2024.

DRAFT

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

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2024-23, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the

public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2024.

_____
Dianna McLean
City Clerk

EXHIBIT A

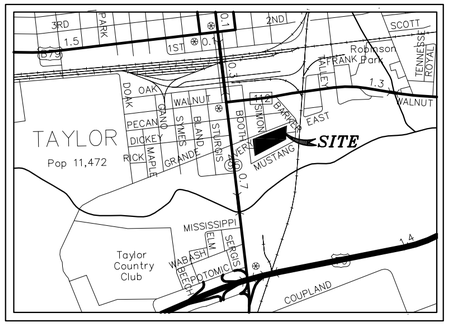
(Legal Description/Survey)

EXHIBIT B

(New Neighborhood Plan)

DRAFT

Vicinity Map
MAP NOT SCALE



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- E—E OVERHEAD ELECTRIC
- PLATTED LOT LINE
- 400 INDEX CONTOUR LINES
- NORMAL CONTOUR LINES
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- FOUND MAG
- BENCHMARK
- TEMPORARY BENCHMARK
- WATER METER
- POWER POLE
- WATER VALVE
- METER POLE
- MAILBOX
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TREES AS LABELED
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

Zoning Notes

Zoning Classification: MF-2, MULTI-FAMILY RESIDENTIAL DISTRICT

Permitted Use: N/A

Building Setbacks: Front=35', Side=20', Rear=20' (MF-2)

Source: City of Taylor
Development Services
400 Porter Street
Taylor, TX 78657
Phone No.: 512-352-3675

Parking Tabulation

PARKING SPACE SUMMARY:

NO DESIGNATED PARKING SPACES FOUND

TREE TAG NO.#	DIAMETER	DESCRIPTION
984	13"	PECAN
985	16"	PECAN
986	21"	PECAN
987	14"	PECAN
988	19"	OAK
989	20"	PECAN
990	19"	PECAN
991	12"	OAK
992	16"	OAK
993	22"	OAK
994	33"	OAK
995	28"	OAK
996	18.5"	ASH
997	22.5"	PECAN
998	24"	ASH
999	11"	CEDAR
1811	16"	ASH
1812	9"	PEAR
1813	24"	ASH
1814	18"	ASH
1815	24"	ASH
1816	19"	OAK
1817	22"	OAK
1818	23"	MULBERRY
1819	20"	ASH
1820	10"	CEDAR
1821	18"	HACKBERRY
1822	18"	ASH

E. RIO GRANDE ST.
(40' R.O.W. AS SCALED PER PLAT)
N 68°24'22" E 1012.87'

BOOTH ST.
(40' R.O.W. AS CONSTRUCTED)

BARKER ST.
(UNDETERMINED R.O.W.)
S 03°46'27" W 377.30'

E. MUSTANG ST.
(UNDETERMINED R.O.W.)
S 61°45'15" W 977.07'

TRAIN TRACKS
(VARIABLE WIDTH R.O.W.)
UNION PACIFIC RAIL ROAD

N 27°51'39" W 6.05'

TERRY WILSON & BRENDA WILSON
LOT 8
(DOC. NO. 2017116410)

SINKER MCFARLIN, JR.
LOT 9
(VOL. 1882, PG. 946)

JOHN N. JONES
LOT 10
(DOC. NO. 2020049538)

JESSIE BENAVIDES
LOT 12
(VOL. 588, PG. 707)

JESSIE BENAVIDES
LOT 13
(VOL. 453, PG. 85)

JESSIE BENAVIDES
LOT 14
(VOL. 453, PG. 79)

JJ SERVICES & SEPTIC SERVICE LLC
LOT 15
(DOC. NO. 2014042951)

VACANT LOT
(COMMERCIAL LAND)
BLOCKS II, III & IV
386253 SQ. FT.
8.867 ACRES

BLOCK I
BLOCK II
BLOCK III
BLOCK IV

N 06°52'38" W 469.50'
137.48'
45.11' (45)
142.89'

520.0
525.0
515.0

4' CONC. SDWLK.
CONC. DRAIN
PLATTED LOT LINE
ASPHALT DRVWY.
MAILBOX
CURB
FND. 1/2" WITH TLC CAP
FND. 1/2" IR
FND. 1/2" IR E/TLC CAP
FND. 1/2" PIPE
FND. MAG WITH INLAND 5050 WASHER
FND. MAG NAIL
TBM=X ON CURB ELEVATION =519.61'
BM ID: TO30 ELEVATION =579.82'
S 37°16'03" W 53542.01'
N 70°13'54" E 1.82'

GRAPHIC SCALE

0' 60' 120'

1 Inch = 60 Feet

Flood Zone

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48491C 0533 F effective date of DECEMBER 20, 2019
Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

At date of this survey, the property is in FEMA designated 100 Year ZONE SHADED X & X as verified by FEMA map Panel No: 48491C 0534 F effective date of DECEMBER 20, 2019
Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48491C 0541 F effective date of DECEMBER 20, 2019
Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

At date of this survey, the property is in FEMA designated 100 Year ZONE SHADED X & AE as verified by FEMA map Panel No: 48491C 0542 F effective date of DECEMBER 20, 2019
Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

General Survey Notes

1. BASIS OF BEARING, TEXAS CENTRAL ZONE, NAD 83.

2. WILLIAMSON COUNTY APPRAISAL DISTRICT ACCOUNT PROPERTY ID: R464064

3. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

4. THERE IS DIRECT ACCESS POINT TO THE SUBJECT PROPERTY VIA AVERY ST., PUBLIC RIGHT-OF-WAY.

5. ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6. SURVEYOR IS UNAWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED.

7. ON THE DATE OF THE FIELD SURVEY THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

8). THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

SURVEYOR'S NOTES:
THE PLAT OF RECORD IS ILLEGIBLE IN PARTS, WITHOUT BEARINGS OR STREET AND ALLEY RIGHT-OF-WAY WIDTHS. THE BEARINGS SHOWN HERE ARE PER STATE PLANE, TEXAS SOUTH CENTRAL ZONE, NAD 83, PHYSICAL MONUMENTATION WAS NOT CALLED TO BE SET AT LOT OR BLOCK CORNERS AT THE TIME SAID PLAT MAP OF RECORD WAS ORIGINALLY ESTABLISHED AND RECORDED. THE BOUNDARY, AS DEPICTED HEREON, IS BASED UPON THE EVIDENCE, AS FOUND ON-THE-GROUND, INCLUDING APPROXIMATE CENTERLINE OFFSETS OF EXISTING RIGHT-OF-WAYS AND LOT WIDTH AND DEPTH AS RECORDED ON THE PLAT, THE PLAT DOES NOT APPEAR TO BE DRAWN TO SCALE IN ALL PARTS. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF THE APPARENT INTENT OF THE PLAT OF RECORD AS EVIDENCED BY ON THE GROUND INFORMATION.

CONTOURS SHOWN HEREON WERE BASED ON ELEVATIONS DERIVED FROM GPS OBSERVATIONS USING THE LEICA SMARTNET RTK NETWORK AND REFERENCED TO THE CITY OF AUSTIN BENCHMARK AS SHOWN HEREON. VERTICLE DATUM: NAVD 88

TITLE COMMITMENT LEGAL

BLOCKS 2-4, AVERY ADDITION, IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 92, PAGE 487, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

ALTA/NSPS Land Title Survey

		NO.	REVISION	DATE
JOB NO.:	2303094130			
DATE:	03/14/23			
DRAWN BY:	JD/SDK/AM			
APPROVED BY:	AMR			

SURVEYOR'S CERTIFICATION

I, *AARON MICAH REYNOLDS*, a Registered Professional Land Surveyor in the State of Texas, do hereby certify To Borrower *TAYLOR HOUSING AUTHORITY* Lender: ____; Title company: ____;

that this map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(B), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on March 29, 2023.

AMERISURVEYORS
EXCELLENCE IN LAND SURVEYING
P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572 - 1995
WEB: WWW.AMERISURVEYORS.COM



TAYLOR HOUSING AUTHORITY

AVERY ST.,
TAYLOR, TX 76574
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
AARON MICAH REYNOLDS
6644
PROFESSIONAL LAND SURVEYOR

AARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644

Copyright © AmeriSurveyors LLC. FIRM REGISTRATION NUMBERS 10146400, 10193905. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a Title report issued by the Title Company listed above issued under Commitment No./GF No. shown on this survey. email questions to: info@amerisurveyors.com



A Neighborhood Plan for
The Avery Site

Taylor, Texas

A BACKGROUND

Regional Context Map A.1
Site in Context A.2
Comprehensive Plan Excerpts A.3
Existing Conditions Map A.4
Elevation Analysis A.5
Plan Proposed by Applicant A.6
Design Precedent A.7

B NEIGHBORHOOD PLAN

Master Plan in Context B.1
Master Plan B.2
Master Plan with Annotations B.3
Regulating Plan in Context B.4
Regulating Plan B.5
Design-Specific Standards B.6
Thoroughfare Plan B.7
Thoroughfare Types B.8
Civic Space Plan B.9

X APPENDIX

Fire Apparatus Access Diagram X.1
Addressing Plan. X.2
Previous Process Plans X.3
Architectural Comments X.6

March 14, 2024

For

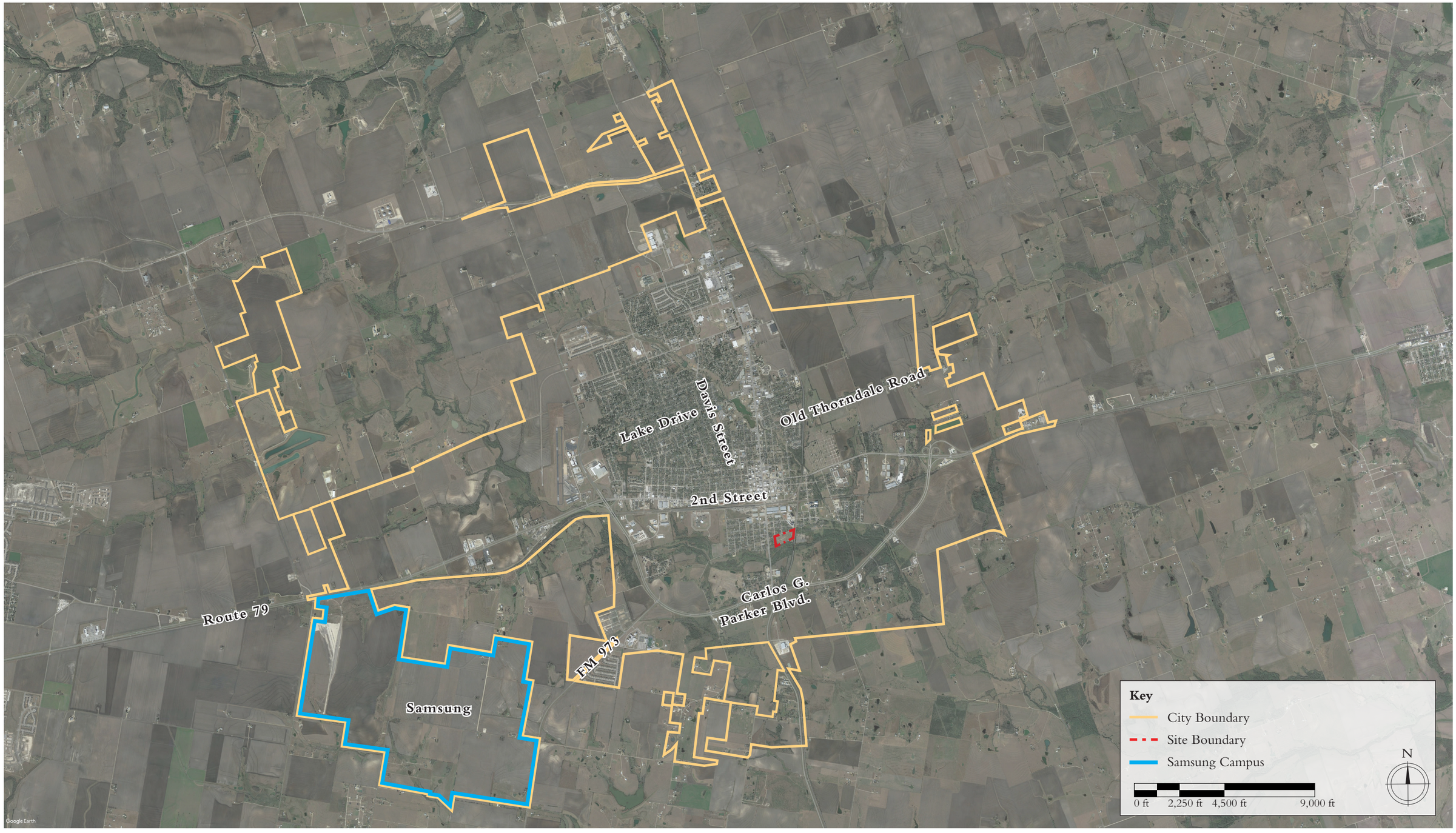
The City of Taylor, Texas

and

The Taylor Housing Authority

by

Michael Watkins Architect, llc



Michael Watkins Architect, llc © 2024
The design is subject to change. Not for construction.

REGIONAL CONTEXT MAP

Avery Site
March 14, 2024

A.1

Booth St.

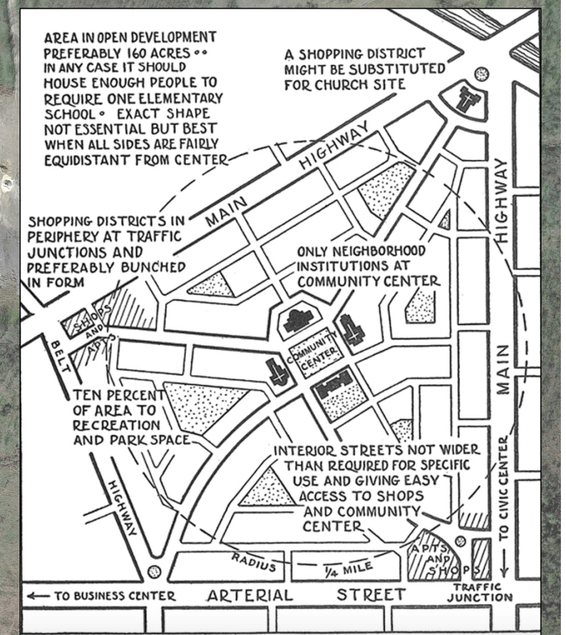
Simon St.

E. Rio Grande St.

Barker St.

5-Minute Walk

E. Mustang St.



Clarence Perry's Neighborhood Unit Diagram
A Pedestrian Shed (1929)

Key

Site Boundary

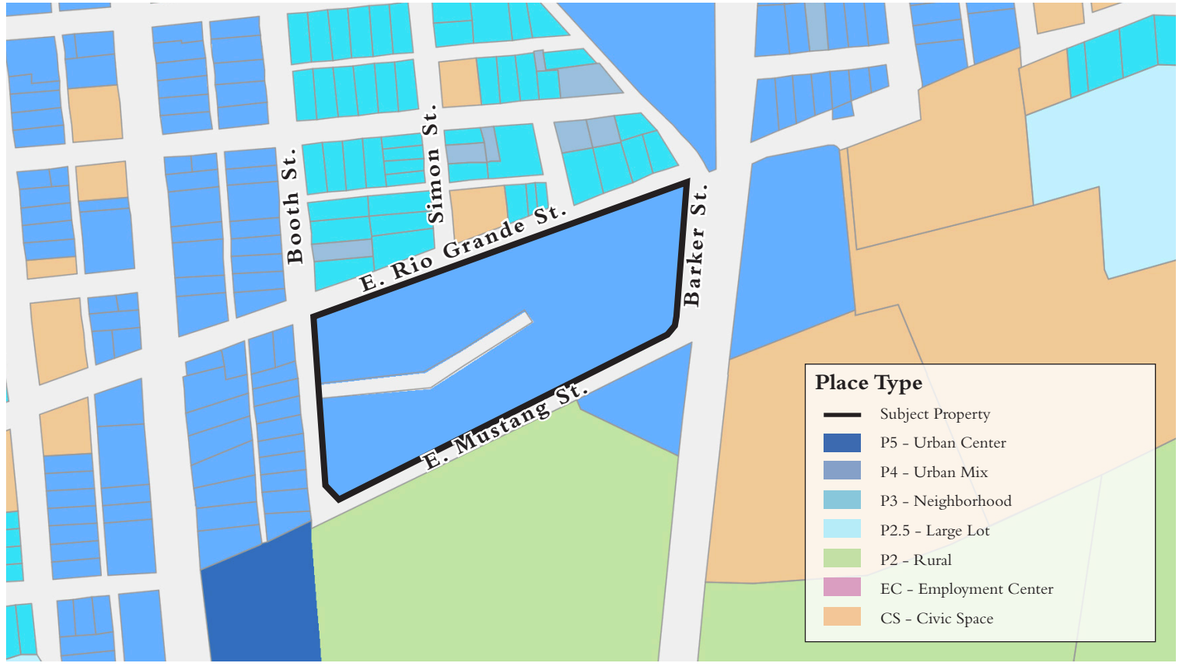
Pedestrian Shed

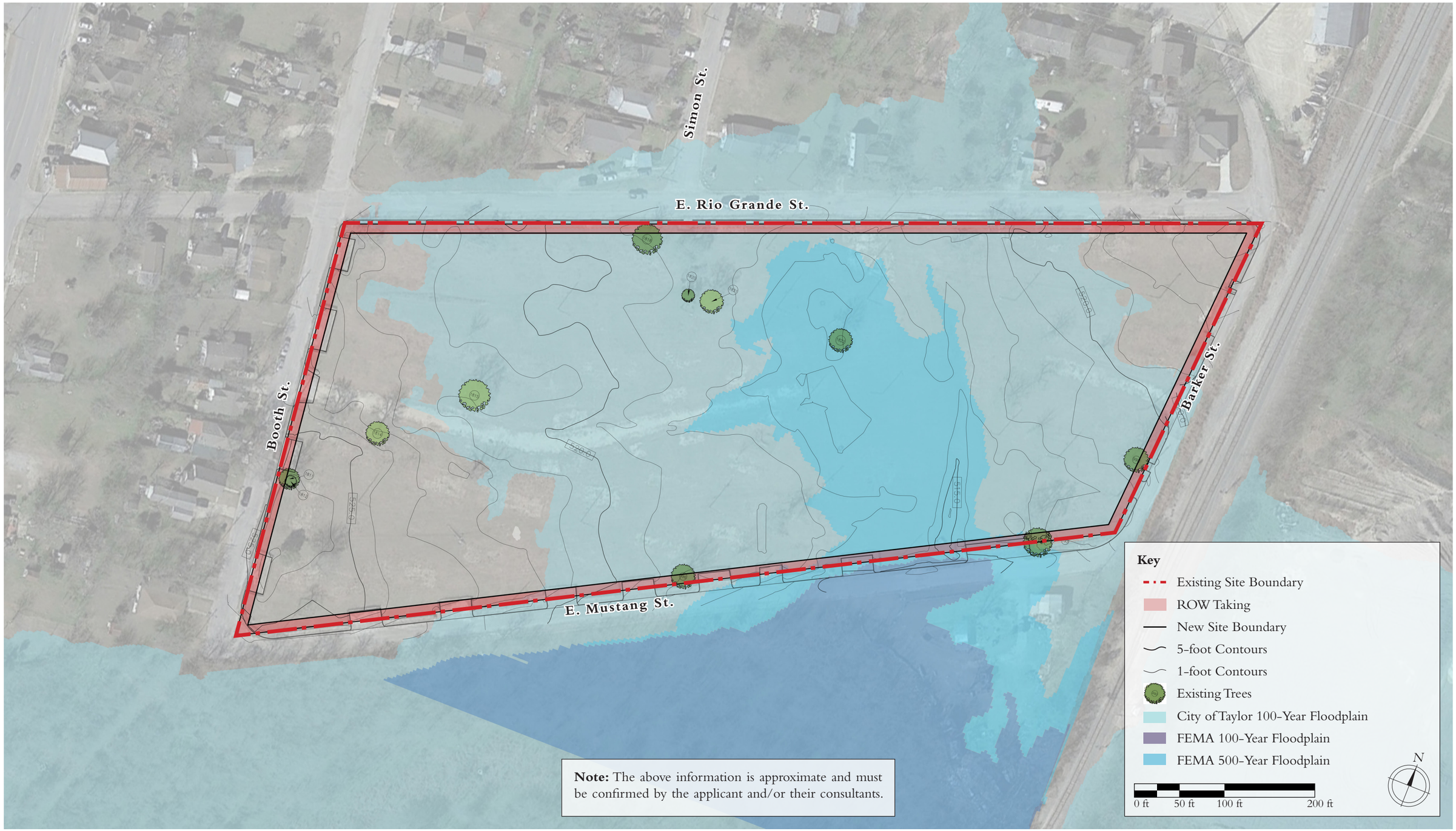
N


Booth St.
Simon St.
E. Rio Grande St.
Barker St.
E. Mustang St.
City Sectors
Subject Property
Reserved Open Sector (O-2)
Not yet protected but valuable open space
Intended Growth Sector (G-3)
Encouraged to develop as compact residential and mixed-use
Infill Neighborhood Sector (G-4)
Development is encouraged to match the character of existing area
Infill Growth Sector (G-5)


Booth St.
Simon St.
E. Rio Grande St.
Barker St.
E. Mustang St.
Future Use
Subject Property
Open Space
Area of Minimal Change
Neighborhood Greenfield
New communities that contain a wide mix of residential uses and neighborhood services
Neighborhood Infill
Existing developed areas that can accommodate slight increases in density
Civic: Community
Mixed-use area centered around civic building such as a school or park
Market: Neighborhood
Larger scale mixed-use area anchored by retail destination
Employment Neighborhood
Larger scale mixed-use area anchored by retail destination


Booth St.
Simon St.
E. Rio Grande St.
Barker St.
E. Mustang St.
Transportation Plan
Subject Property
Existing Community Boulevard
Existing Neighborhood Avenue
Proposed Trail


Booth St.
Simon St.
E. Rio Grande St.
Barker St.
E. Mustang St.
Place Type
Subject Property
P5 - Urban Center
P4 - Urban Mix
P3 - Neighborhood
P2.5 - Large Lot
P2 - Rural
EC - Employment Center
CS - Civic Space


Simon St.
E. Rio Grande St.
Booth St.
Barker St.
E. Mustang St.
Key
Existing Site Boundary
ROW Taking
New Site Boundary
5-foot Contours
1-foot Contours
Existing Trees
City of Taylor 100-Year Floodplain
FEMA 100-Year Floodplain
FEMA 500-Year Floodplain
N
0 ft
50 ft
100 ft
200 ft
Note: The above information is approximate and must be confirmed by the applicant and/or their consultants.


Simon St.
E. Rio Grande St.
Booth St.
Barker St.
E. Mustang St.
525.0
525.0
520.0
520.0
515.0
515.0
Key
Site Boundary
10-foot Contours
2-foot Contours
>525'
520'-525'
515'-520'
<515'
N
0 ft
50 ft
100 ft
200 ft



Pavement

Sidewalk (Linear Ft)	2,433
Asphalt (Square Ft)	55,293

UNIT REQUIREMENTS:

MOBILITY ACCESSIBILITY (UFAS) REQUIREMENTS:
- 5% REQUIRED OF 71 UNITS
- 3.55 REQUIRED
- 4 PROVIDED

HEARING/ VISUAL (H/V) ACCESSIBILITY REQUIREMENTS:
- 2% REQUIRED OF 71 UNITS
- 1.42 REQUIRED
- 2 PROVIDED

UNIT MIX:

- 6- 1BR
- 20- 2BR
- 40-3BR
- 5-4BR

UFAS UNIT MIX:
- 1- 1BR
- 1- 2BR
- 1- 3BR
- 1-4BR

H/V UNIT MIX:
- 1- 1BR
- 1- 3BR

ACCESSIBLE PARKING SPACE REQUIREMENTS:
- 71 UNITS X 5% = 4 ACCCESSIBLE SPACES
- OFFICE + AMENITY = 1 SPACE
- (147 SPACES PROVIDED - 71 UNITS) X 2% = 2 SPACES
- 7 ACCESSIBLE SPACES REQUIRED
- 7 ACCESSIBLE SPACES PROVIDED

ZONING PARKING SPACE REQUIREMENTS:
PARKING SPACES:
- 2.25 PARKING SPACES PER UNIT 2+BR UNIT
- 2.25 X 65 = 146.25 SPACES REQUIRED
- 147 PARKING SPACES PROVIDED

ACCESSIBLE PARKING SPACES:
- 101- 150 REQUIRED TOTAL SPACES MINIMUM 5 ACCESSIBLE SPACES
- 5 ACCESSIBLE SPACES REQUIRED
- 7 ACCESSIBLE SPACES PROVIDED

SITE SIZE:
- 8.2 ACRES

DETENTION PONDS:
- NO DETENTION PONDS ARE REQUIRED OR PROVIDED.

LEGEND:

- ACCESSIBLE ROUTE
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE
- 500 YEAR FLOOD PLAIN
- 100 YEAR FLOOD PLAIN

NOT FOR CONSTRUCTION

Perez.

ARCHITECTURE
PLANNING
INTERIORS
LANDSCAPE
CONSTRUCTION
DEVELOPMENT

PEREZ
A PROFESSIONAL CORPORATION
2525 BURGUNDY STREET
NEW ORLEANS, LA 70117
WWW.E-PEREZ.COM

AVERY APARTMENTS RAD
TAYLOR HOUSING AUTHORITY

310 E. RIO GRANDE ST
TAYLOR, TX 76574
PRELIMINARY DESIGN

DATE: 01/06/2023
PROJECT NO.: 01-22-1028-00

REVISIONS:

No.	Date	Description

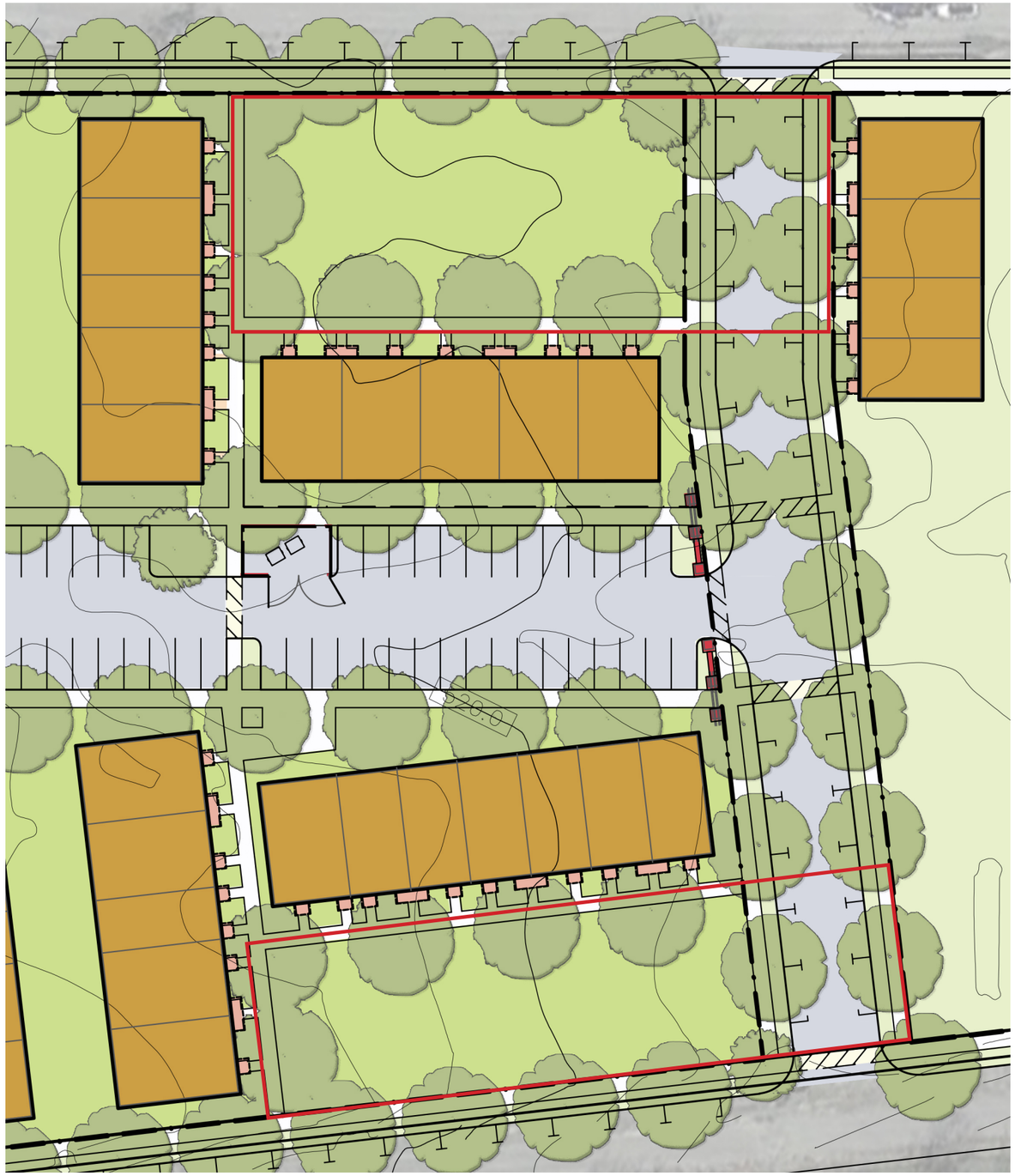
DRAWN BY: WX/ SD
CHECKED BY: KLM/ AOB

SHEET TITLE

SITE PLAN

SHEET NO

A0.00



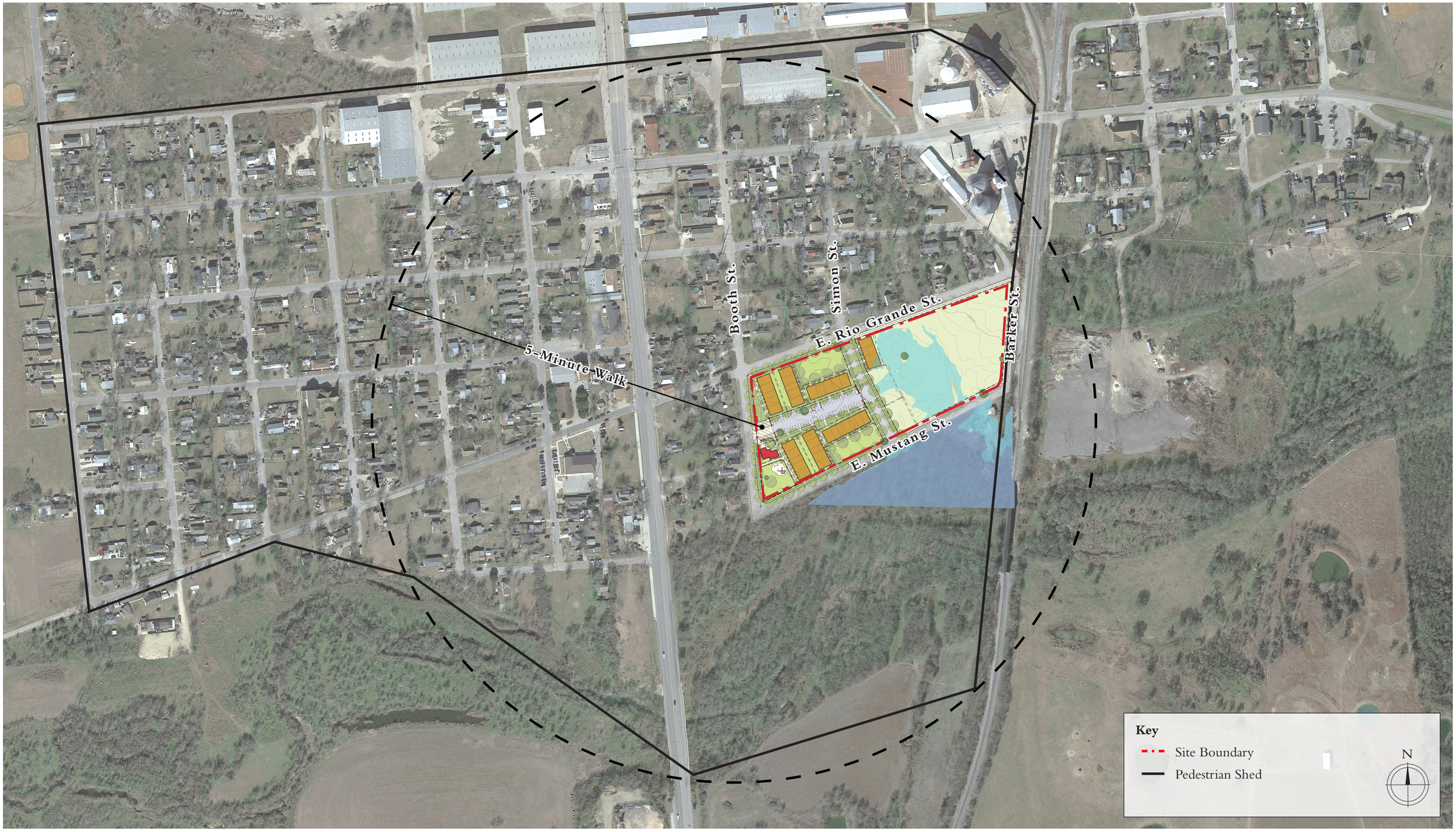






Guilford and York Courts **Baltimore, MD.**

Type:	Court
Scale:	135 ft. X 75 ft. Shaped by 2-story residential detached buildings and tall trees.
Use:	Shared green, recreational space, and eyes on the street.
Landscaping:	Lawn with sidewalk around the edges defined by tall trees and hedges.


Booth St.
Simon St.
E. Rio Grande St.
Barker St.
E. Mustang St.
5-Minute Walk
Key
Site Boundary
Pedestrian Shed
N



Requested Parking Ratios		Spaces
Multi-Family Residential	per unit	1.5
Leasing Office	per 1,000 SF	3

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

Area	Program	Spaces
Multi-Family Residential	71 units	107
Leasing Office	1,792 SF	6
	Total Requested	**113**
	Provided on Street	70
	Provided in Parking Lots	60
	Provided in Garages	0
	Total Provided	**130**

Pavement

	Plan Proposed by Applicant	Plan Proposed At left	Difference
Sidewalk (Linear Ft)	2433	2,530	+97
Asphalt (Square Ft)	55,293	33,503	-21,790

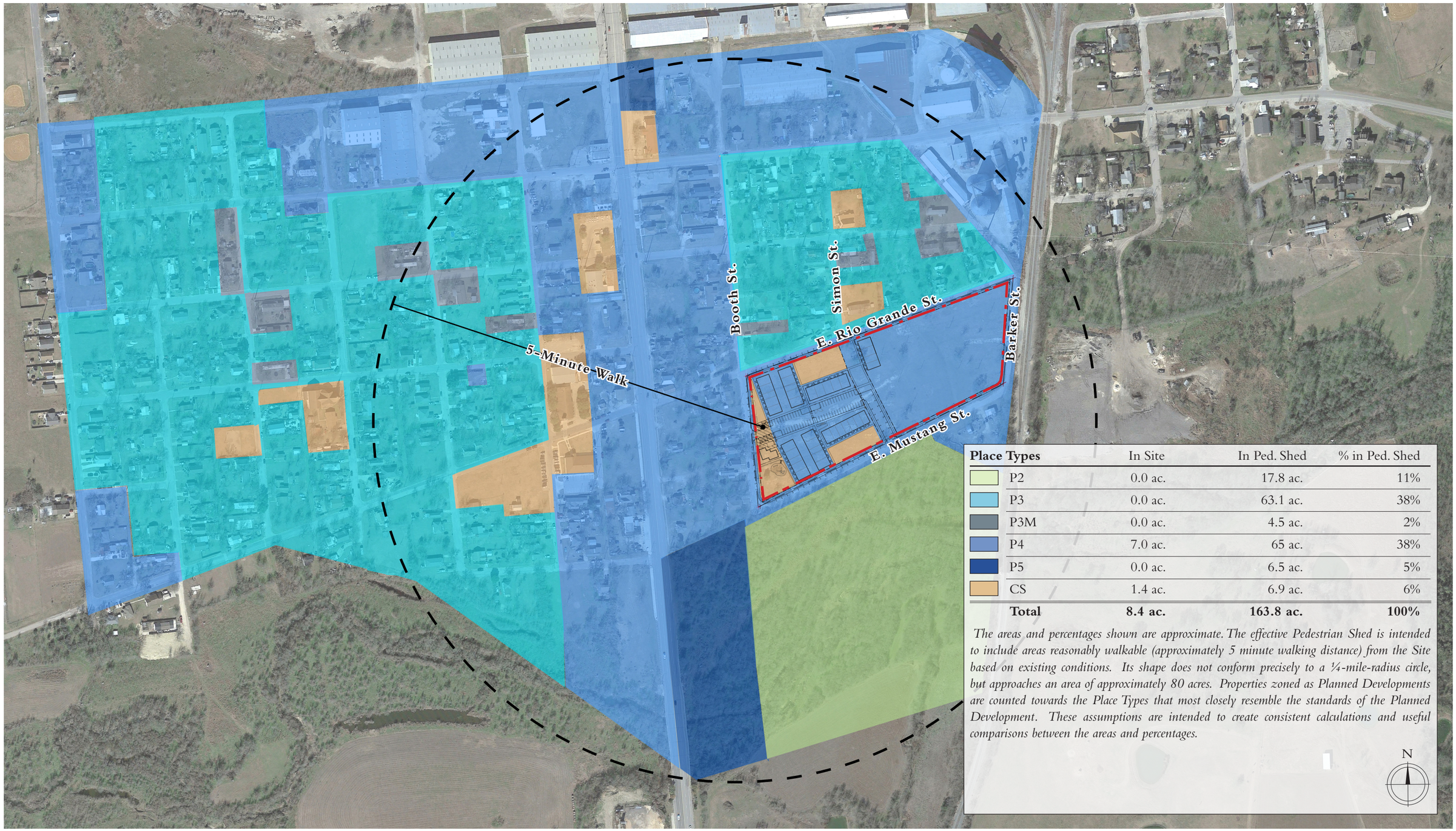
Key

- Site Boundary
- 5-foot Contours
- 1-foot Contours
- FEMA 500-Year Floodplain
- FEMA 100-Year Floodplain
- Multi-Family Residential
- Community Bldg.
- Lawn
- Existing Trees
- Proposed New Trees

0 ft 50 ft 100 ft 200 ft

N

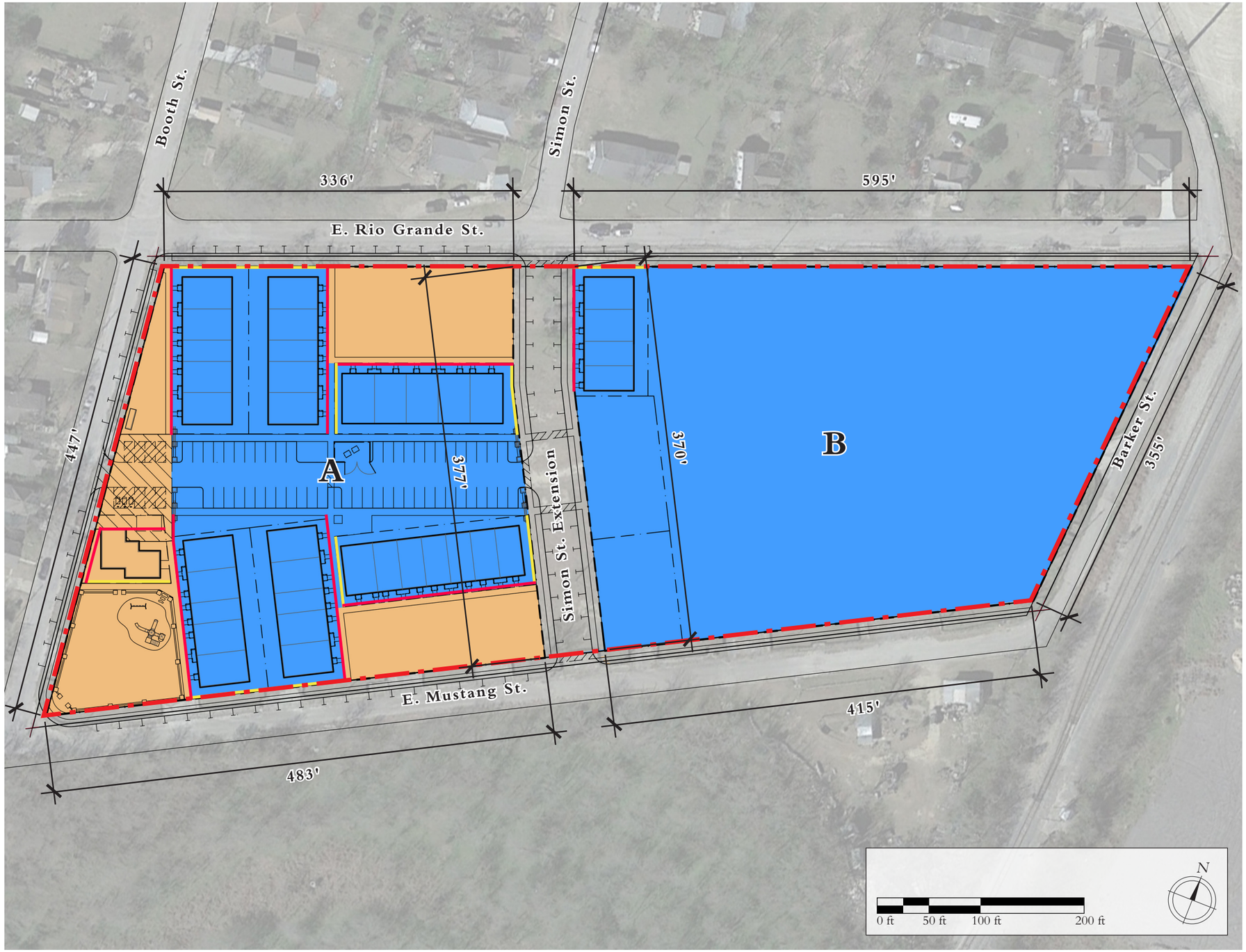

Handicapped accessible parking spaces. Exact location to be determined (Typ.)
Formal Entry Sign adds appeal and welcoming presence to the parcel.
Formal gates on both sides to provide security and aesthetic to the entry way.
Golf carts and parking in the plaza next to the administration for staff use.
Bike Racks. Exact location to be determined.
Administration office at entry to allow guest and future tenants access without inconvenience. This location will include a mail hub.
A fenced-in playground next to the administration building serves as the main shared amenity for the block.
Future Building Lots.
Key
1 Administration Building
2 Golf Carts
3 Entry Gate
4 Entry Sign
5 Park
6 Mail
7 Future Building Lots
N
0 ft
100 ft
200 ft
400 ft



Place Types	In Site	In Ped. Shed	% in Ped. Shed
P2	0.0 ac.	17.8 ac.	11%
P3	0.0 ac.	63.1 ac.	38%
P3M	0.0 ac.	4.5 ac.	2%
P4	7.0 ac.	65 ac.	38%
P5	0.0 ac.	6.5 ac.	5%
CS	1.4 ac.	6.9 ac.	6%
Total	**8.4 ac.**	**163.8 ac.**	**100%**

The areas and percentages shown are approximate. The effective Pedestrian Shed is intended to include areas reasonably walkable (approximately 5 minute walking distance) from the Site based on existing conditions. Its shape does not conform precisely to a ¼-mile-radius circle, but approaches an area of approximately 80 acres. Properties zoned as Planned Developments are counted towards the Place Types that most closely resemble the standards of the Planned Development. These assumptions are intended to create consistent calculations and useful comparisons between the areas and percentages.

N

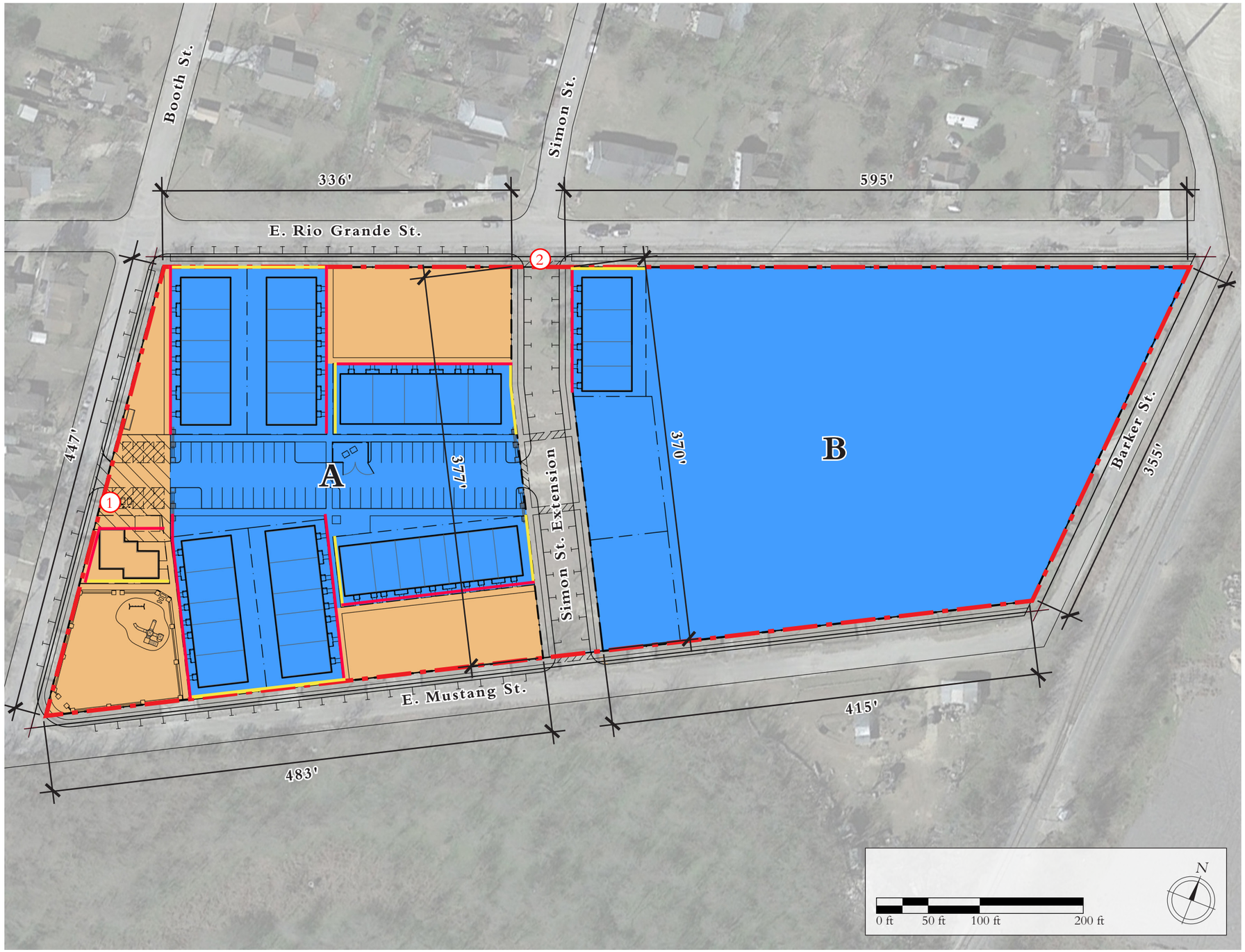


General Standards

1. Per the LDC § 3.8.1.3, the existing City of Taylor street grid shall be extended through the Avery Site with the extension of the Simon Street thoroughfare from East Rio Grande Street to East Mustang Street
2. A Variance is recommended to allow for Blocks A to exceed the maximum block length of 330 feet per the LDC § 3.8.2.9 Table based on the existing location of Simon Street.
3. The Avery Site is not anticipated to be further subdivided after the Simon Street Extension is introduced, however buildings shall be located as if they are on separate lots with respect to setbacks, lot lines, and other requirements as described in the LDC § 5.1.
4. It is anticipated that Block B will be further divided with an additional north-south thoroughfare when the remainder of that block is improved in order to satisfy the block length and perimeter requirements in the LDC § 3.8.2.9 Table.

Key

- P4 - Mix
- CS - Civic Space
- Primary Frontage
- Secondary Frontage



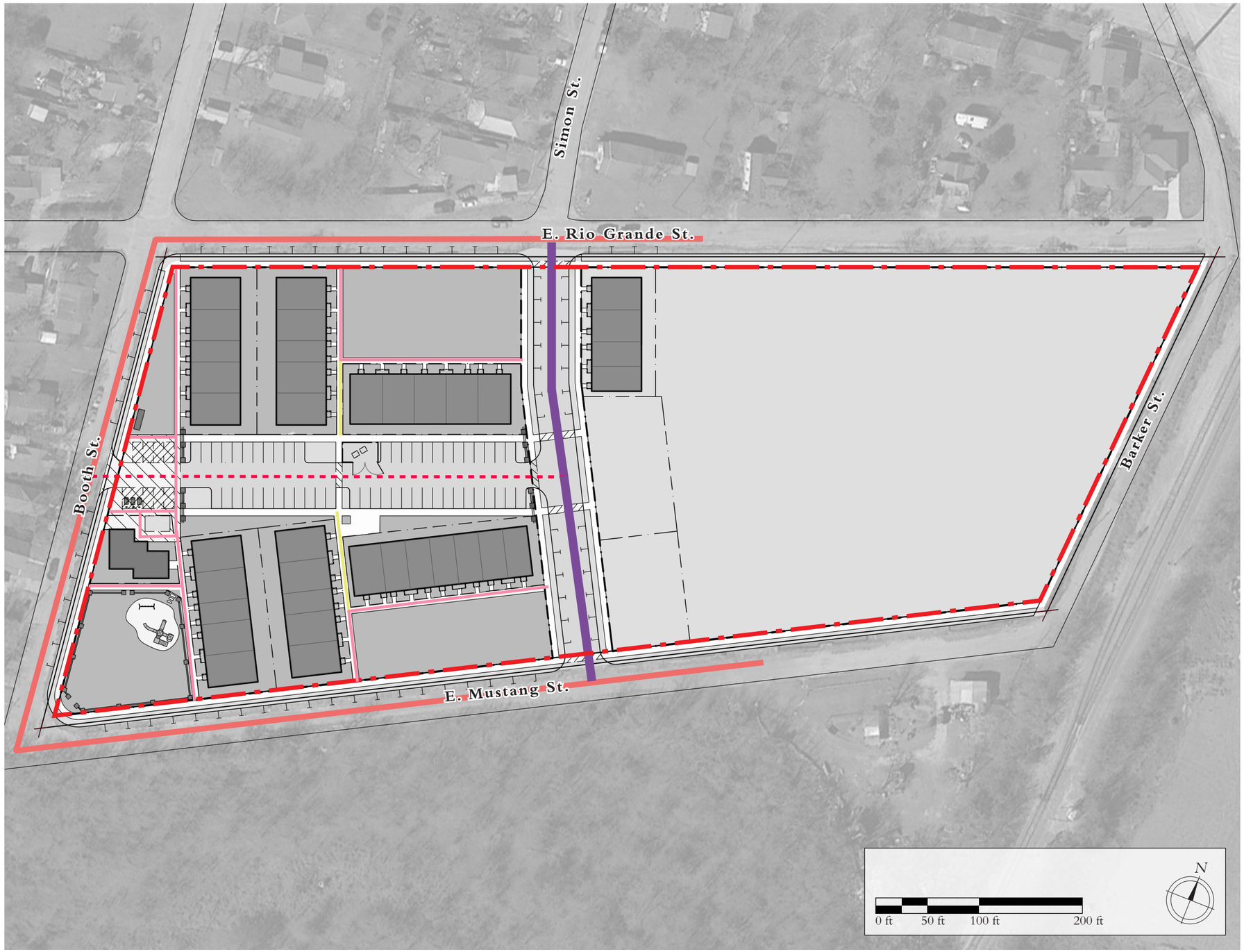
Design-Specific Standards

The following standards apply to specific locations noted on the accompanying plan:

1. A Variance is recommended to allow for head-in parking at the parking lot entry from Booth Street.
2. The Simon Street Extension is intended to align with the existing portion of Simon Street.

Key

- P4 - Mix
- CS - Civic Space
- Primary Frontage
- Secondary Frontage

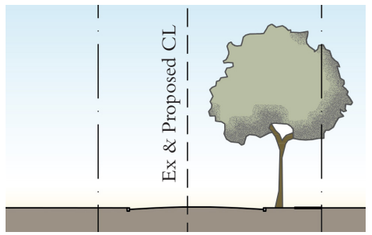


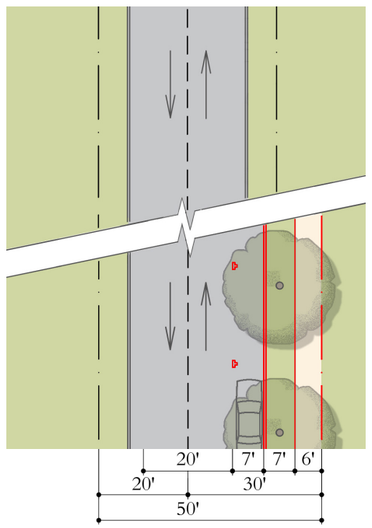
Front Thoroughfare Types

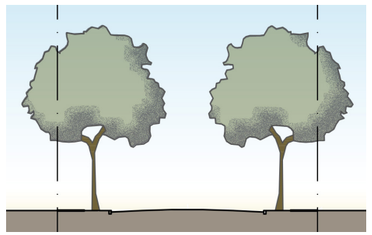
Name
Street Improvements
Simon St. Extended
Path
Sidewalk in Civic Space (*see Civic Space Standards*)

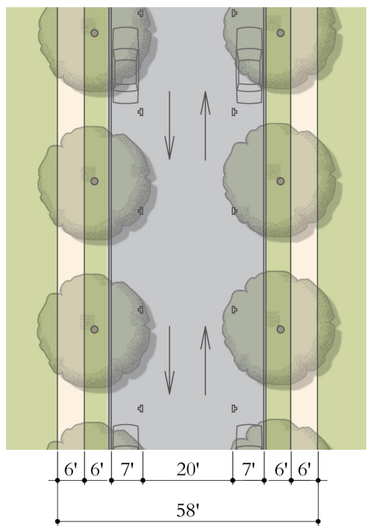
Rear Thoroughfare Types

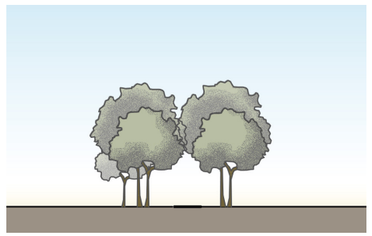
Name
Parking Lot

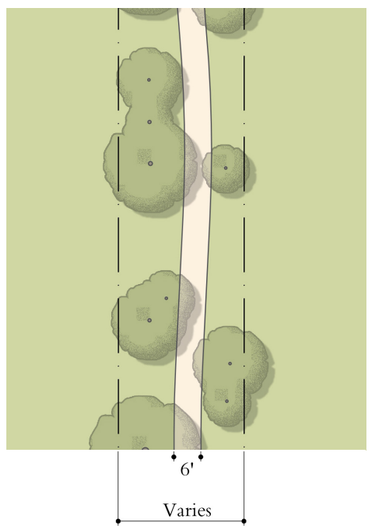


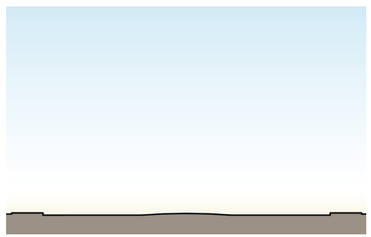


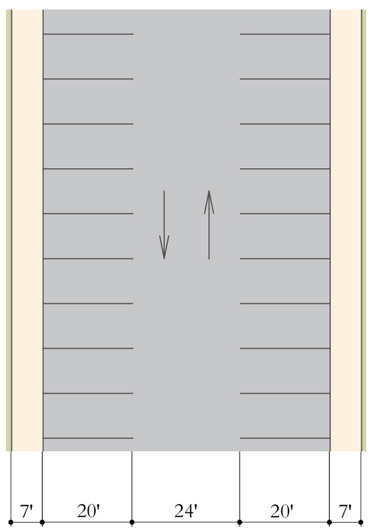




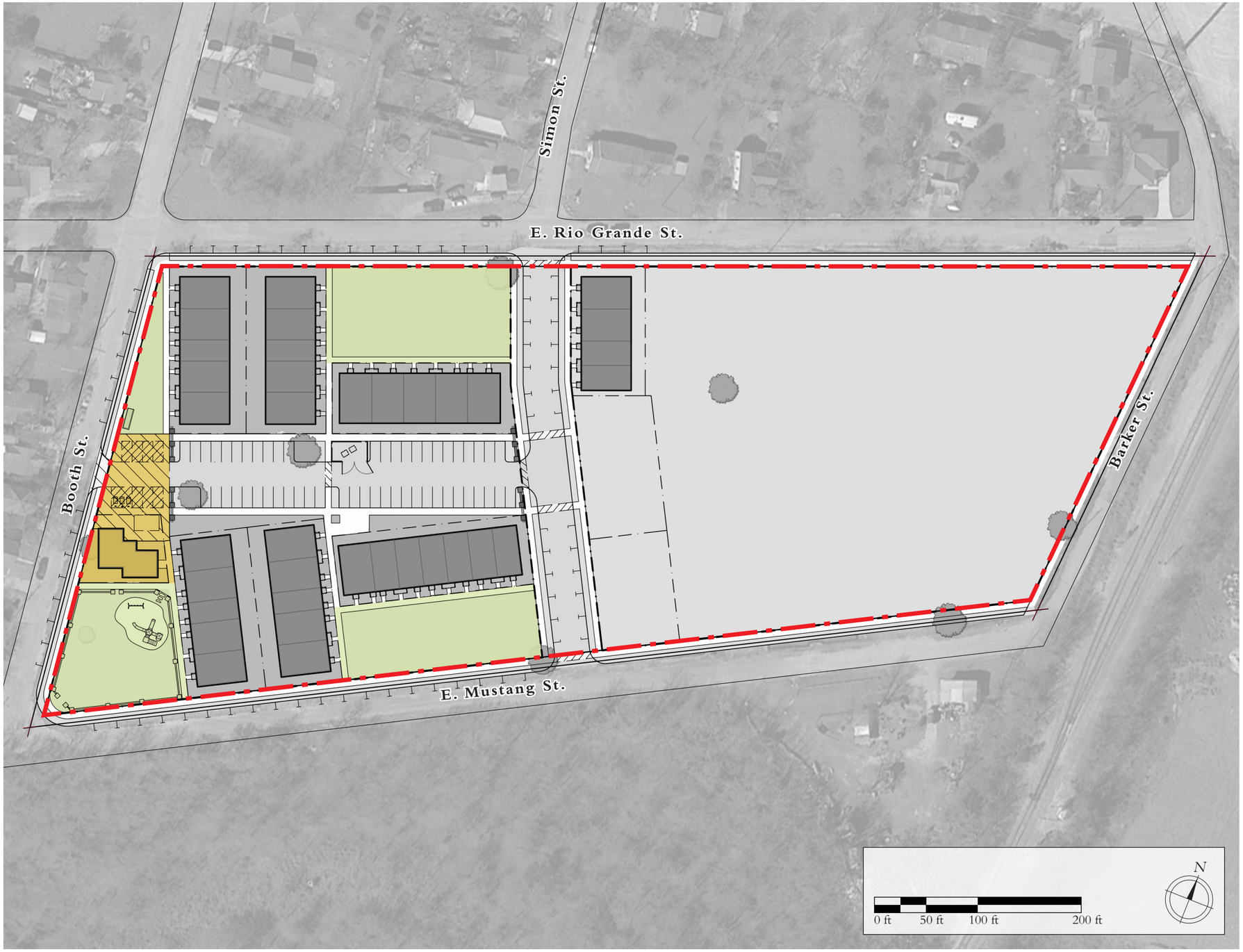








RIO GRANDE ST. BOOTH ST. E. MUSTANG ST. IMPROVEMENTS	SIMON ST. EXTENDED	PATH	PARKING LOT	
Two-Way Traffic	Two-Way Traffic	N/A	Two-Way Traffic	Traffic Lanes
Parking One Side	Parking Both Sides	N/A	Parking Both Sides	Parking Lanes
12 ft. Curb Radius	12 ft. Curb Radius	N/A	15 ft. Curb Radius; Apron at Street	Pavement / Curb
Header Curbs	Header Curbs	N/A	Header Curb	Curb Type
7 ft. Tree Lawn	6 ft. Tree Lawn	Clustered	N/A	Planter Type (includes curb if any)
Allee[i], 25-30 ft. o.c.	Allee, 25-30 ft. o.c.	N/A	N/A	Landscape Type
6 ft. Sidewalk	6 ft. Sidewalk	6 ft. Sidewalk	7 ft. Sidewalk	Walkway Type
Minimum 20 foot clear width	Minimum 20 foot clear width	N/A	Minimum 20 foot clear width	Fire Apparatus Access
Improvements to existing R.O.W. shown in red.		This Thoroughfare type will be privately owned and maintained.	This Thoroughfare type will be privately owned and maintained. Pavement may be widened for greater clear width.	Notes



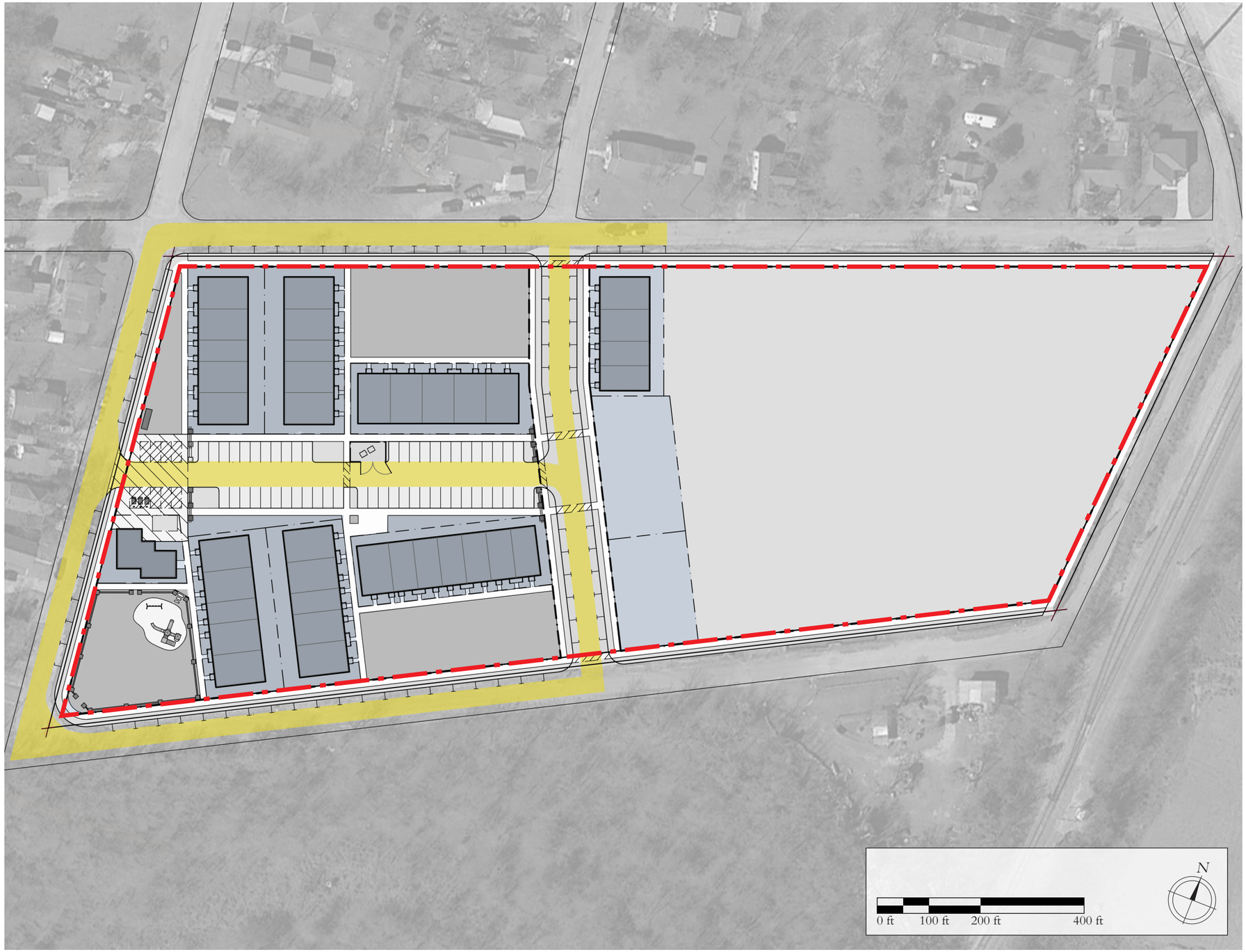
Civic Space Types

- Green
- Plaza

Total Civic Space: **1.4 acres**

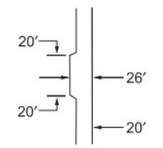
Total Site Area: **8.4 acres**

Civic Space Ratio: **17%**



Fire Apparatus Access Notes

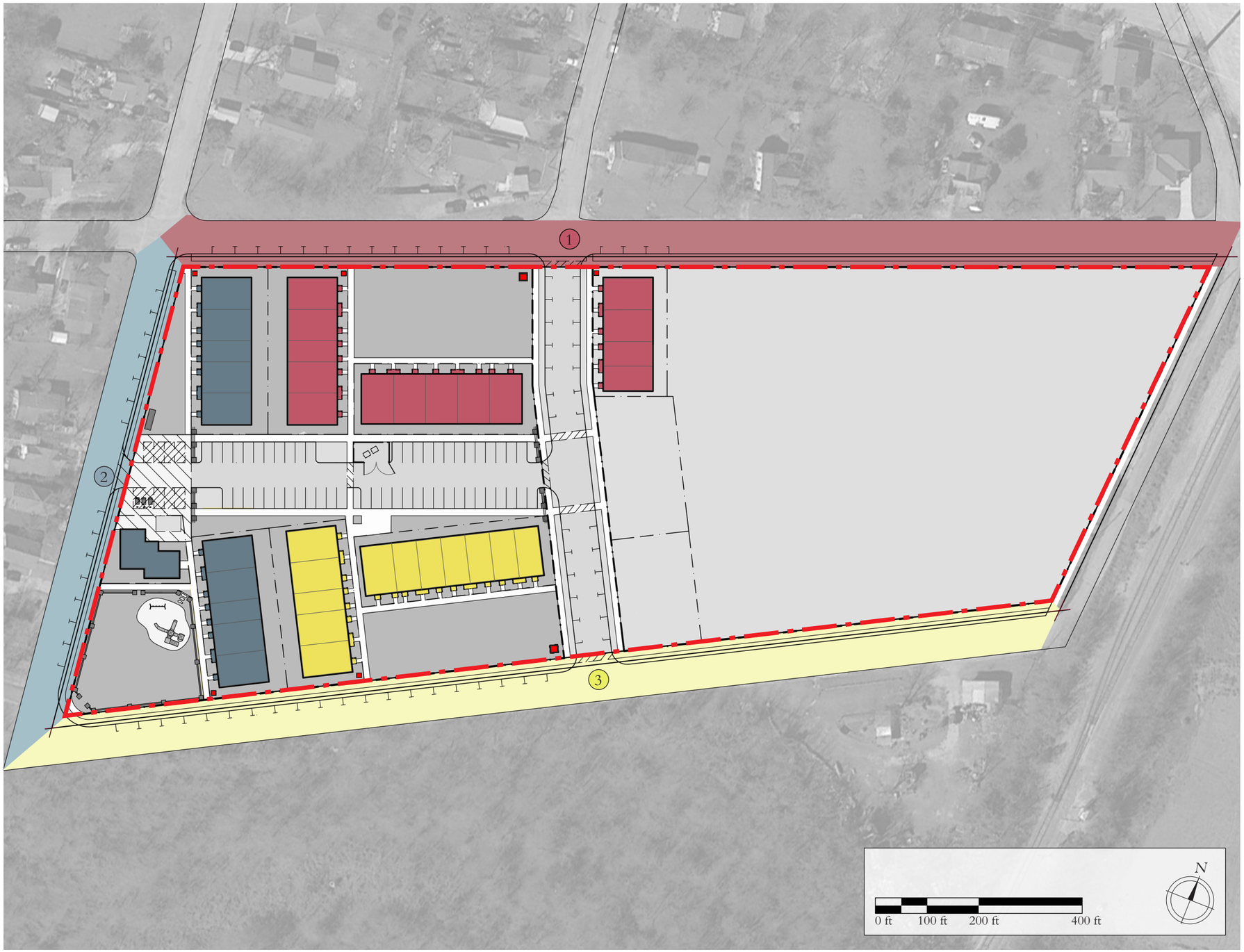
1. Applicants understanding of the relevant standards from these fire apparatus access notes to be confirmed by the City of Taylor.
2. For buildings less than 30 feet tall:
   - Fire Apparatus Access Roads shall be 20 feet clear minimum
3. All Fire Apparatus Access Roads shall have an effective inside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



MINIMUM CLEARANCE AROUND A FIRE HYDRANT

Key

- Proposed 20-foot Fire Apparatus Access Route
- Buildings under 30 feet in height



Thoroughfare Names and Addressing Key

1. East Rio Grande Street
2. Booth Street
3. East Mustang Street
- Sign with unit numbers

Notes: This addressing plan is conceptual and is subject to refinements in future phases.



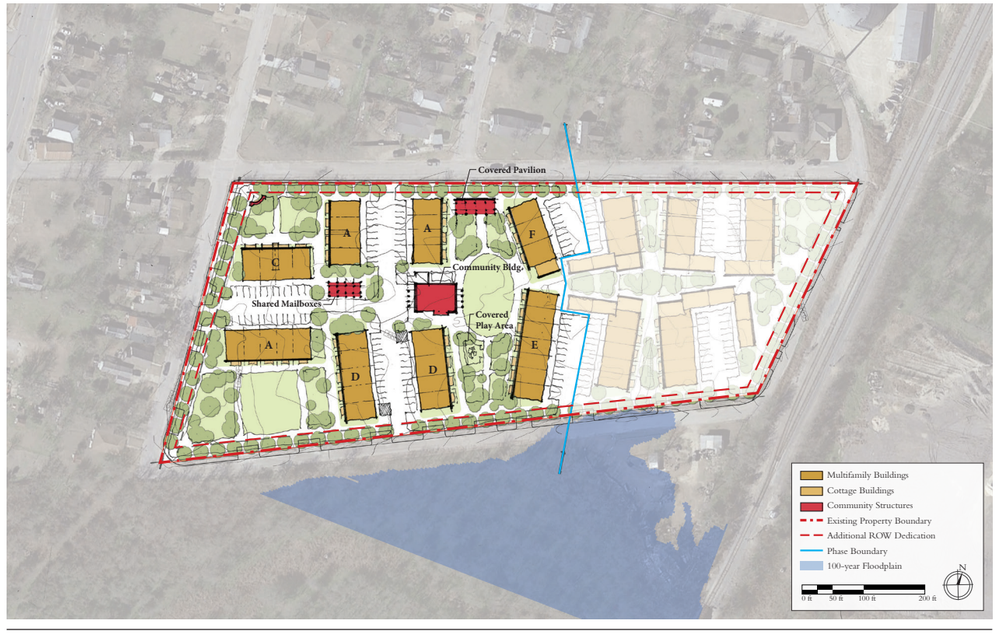


August 01 2023

EARLY CHARRETTE ITERATIONS







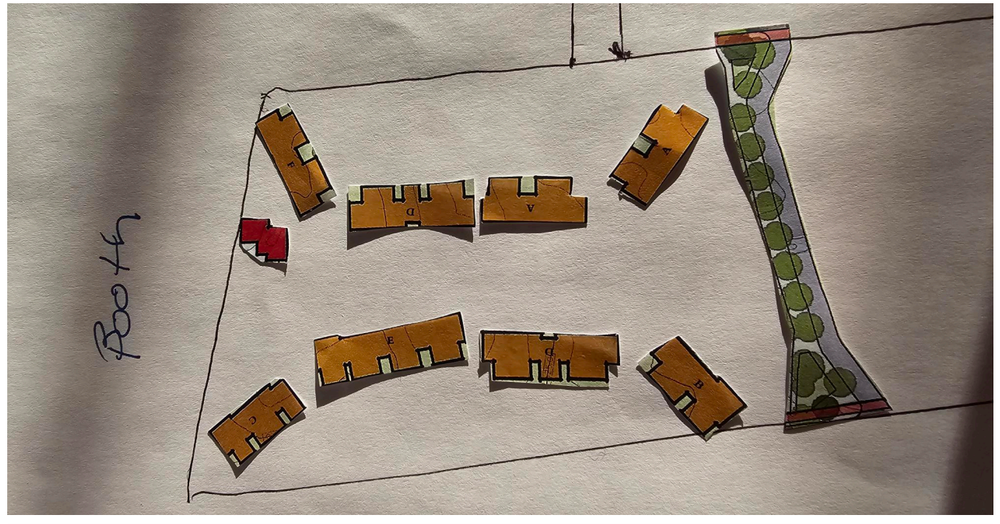
August 04 2023 End of Charrette Design



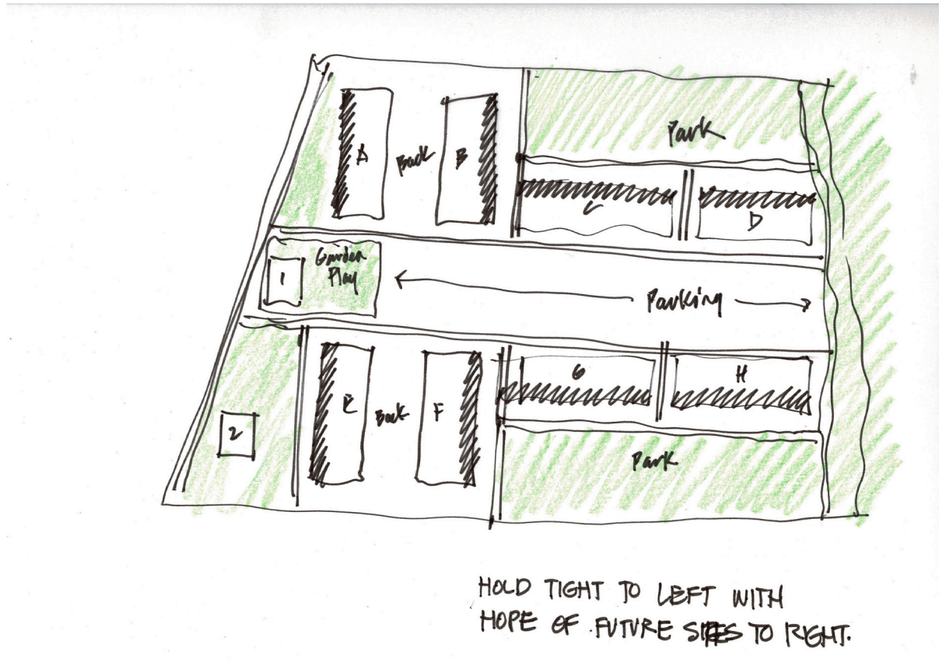
August 24 2023 Post Charrette Iteration



October 31 2023 Post Charrette Iteration



October 31 2023 Post Charrette Applicant Iteration



December 20 2023 Post Charrette Iteration



December 21 2023 Post Charrette Applicant Iteration



December 21 2023 Post Charrette Iteration

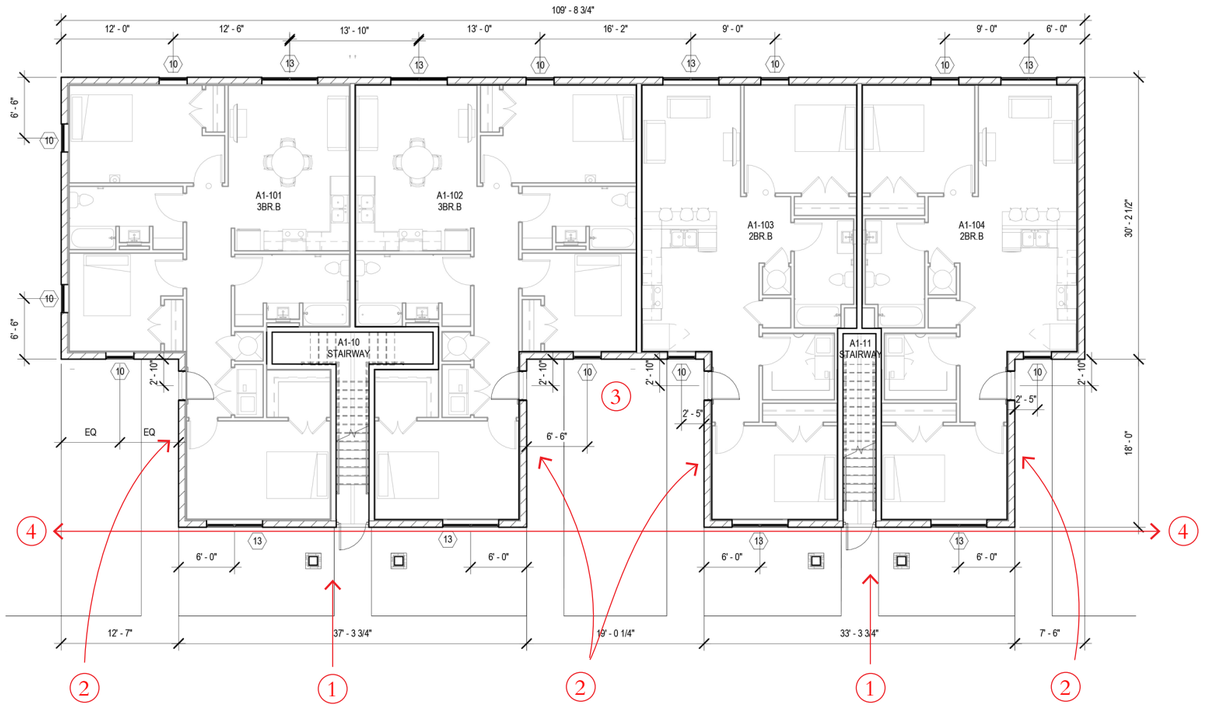


Assumed Parking Ratios		Spaces
Housing Authority Residential	per unit	1.5
Office	per 1,000 SF	3

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

Residential	Program	Spaces
Housing Authority Residential	72 units	108
Office	2,500 SF	8
	Total Required	**116**
	Provided on Street	58
	Provided in Parking Lots	69
	Provided in Garages	0
	Total Provided	**127**
	Difference	**+11**

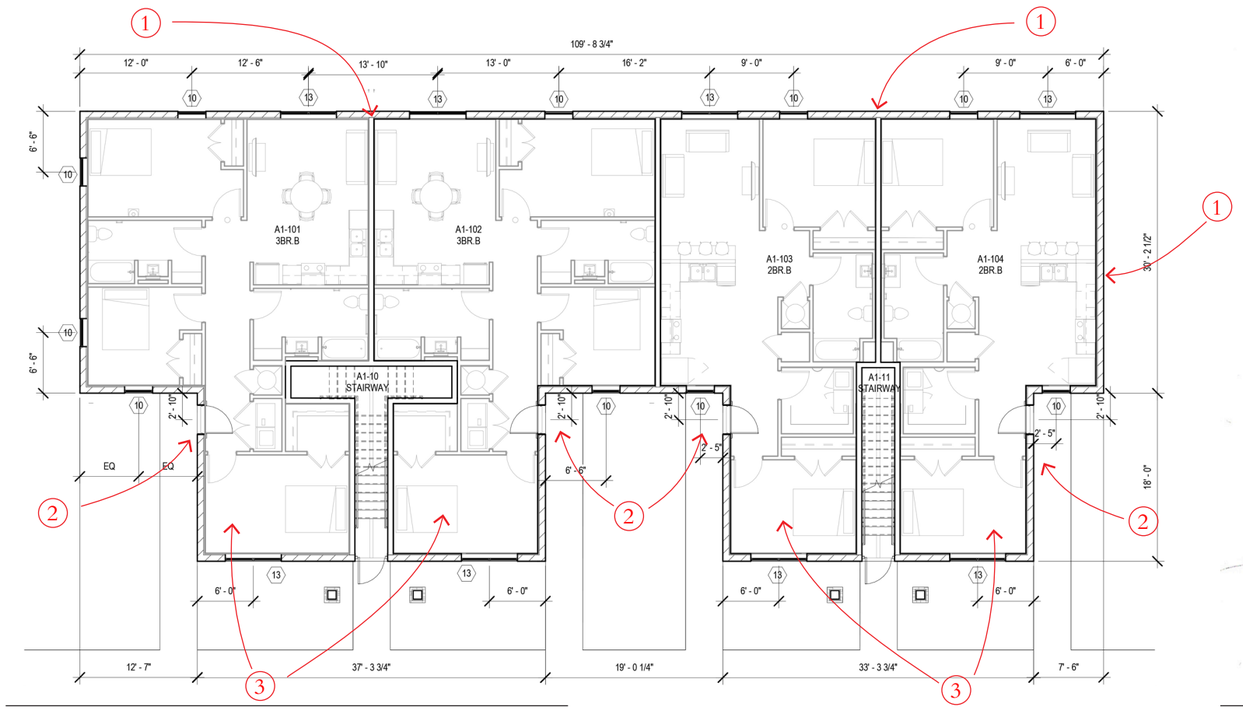
January 05 2024 Post Charrette Iteration



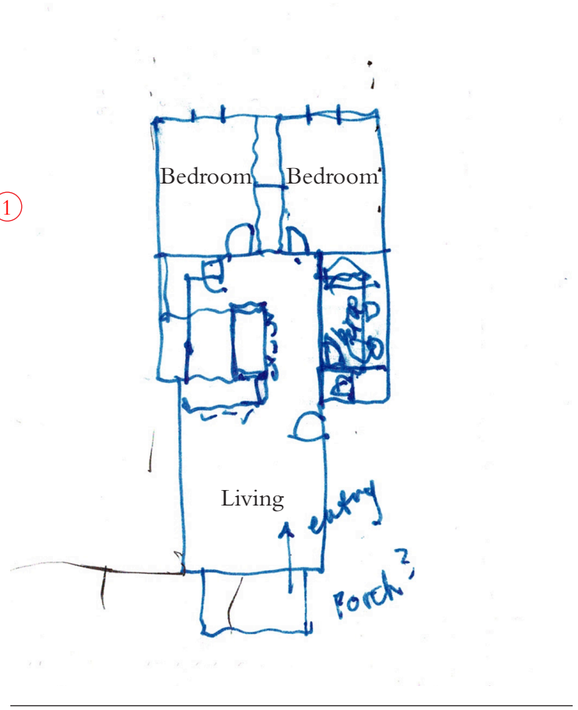
APPLICANT Original Building Plan Ex.

Comments on Urban Standards

1. **First-Story Grading.** At the first story, residential and private rooms must be raised a minimum of 2 feet from the average sidewalk grade at the primary frontage for the purpose of privacy.
2. **Facade Glazing.** Each facade must be glazed with clear glass for a minimum of 30% of the wall area of the first story.
3. **Forecourt.** A forecourt acts as a transitional space between the public realm and private dwellings. As such, adjoining walls are treated as a facade and each entrance must include one of the other frontage types. (porch, stoop, etc.)
4. **Primary Frontage Buildout.** When opting not to use a proper forecourt, a minimum of 80% of the facade must meet the front setback line.



APPLICANT Original Floor Plan Ex.



MWA Sketch for a Revised Floor Plan

Architectural Comments

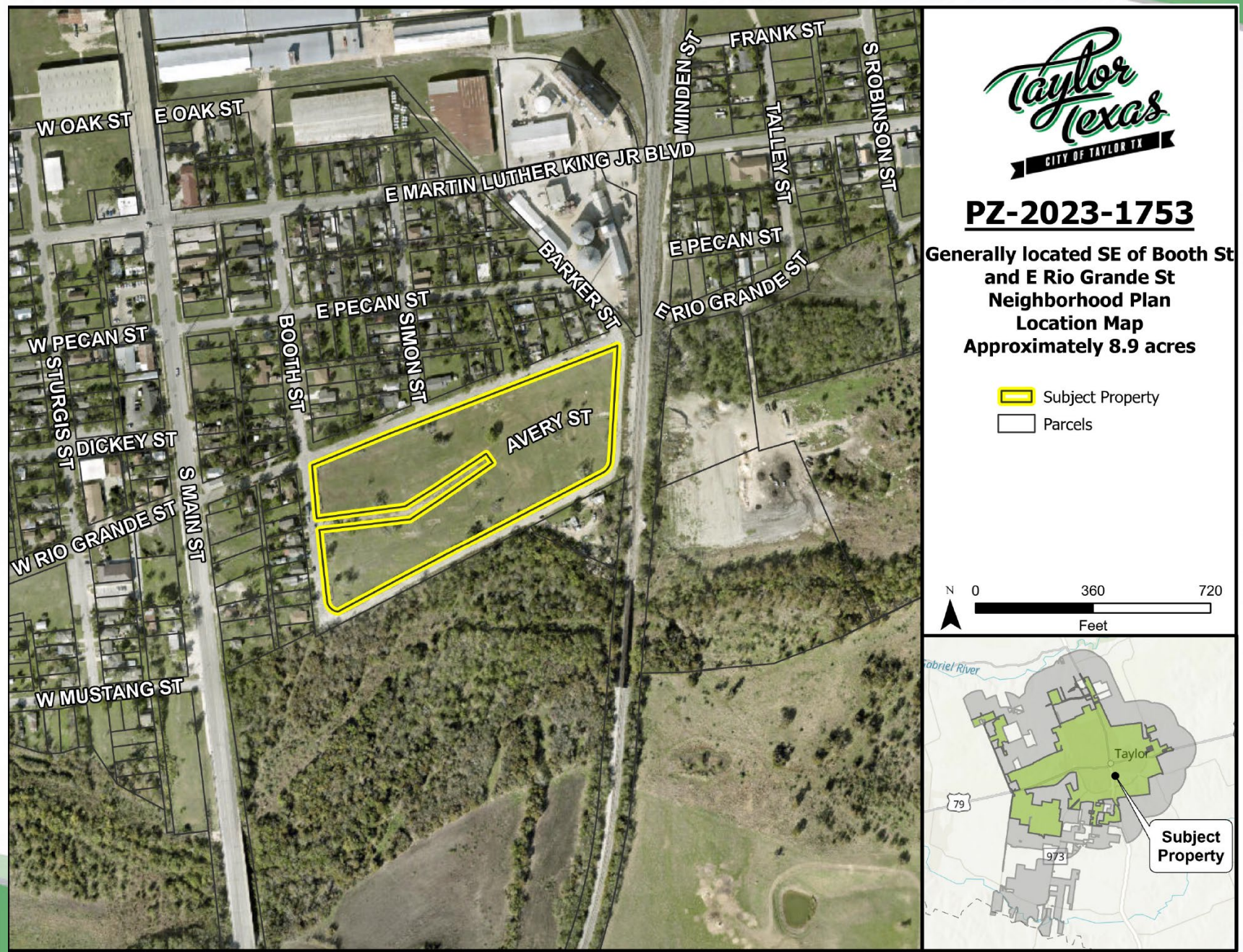
1. **Rear Entrance.** Providing rear entrances to individual units, or shared between units, allows functional elements to be placed behind the building, better concealing them from the public realm. Access to parking, trash pickup, and the like can be out of view without needing to walk around the entire building from the primary entrance.
2. **Simple Massing** Simplifying the form of the buildings to have fewer exterior corners would allow more efficient floor plans and reduce construction costs.
3. **Living Space Facing the Street.** Placing living spaces along the front puts more "eyes on the street," creating a safer public realm while lending more privacy to spaces like bedrooms. Orienting more living space towards the public realm also allows for larger windows on the front elevation.

City of Taylor
City Council

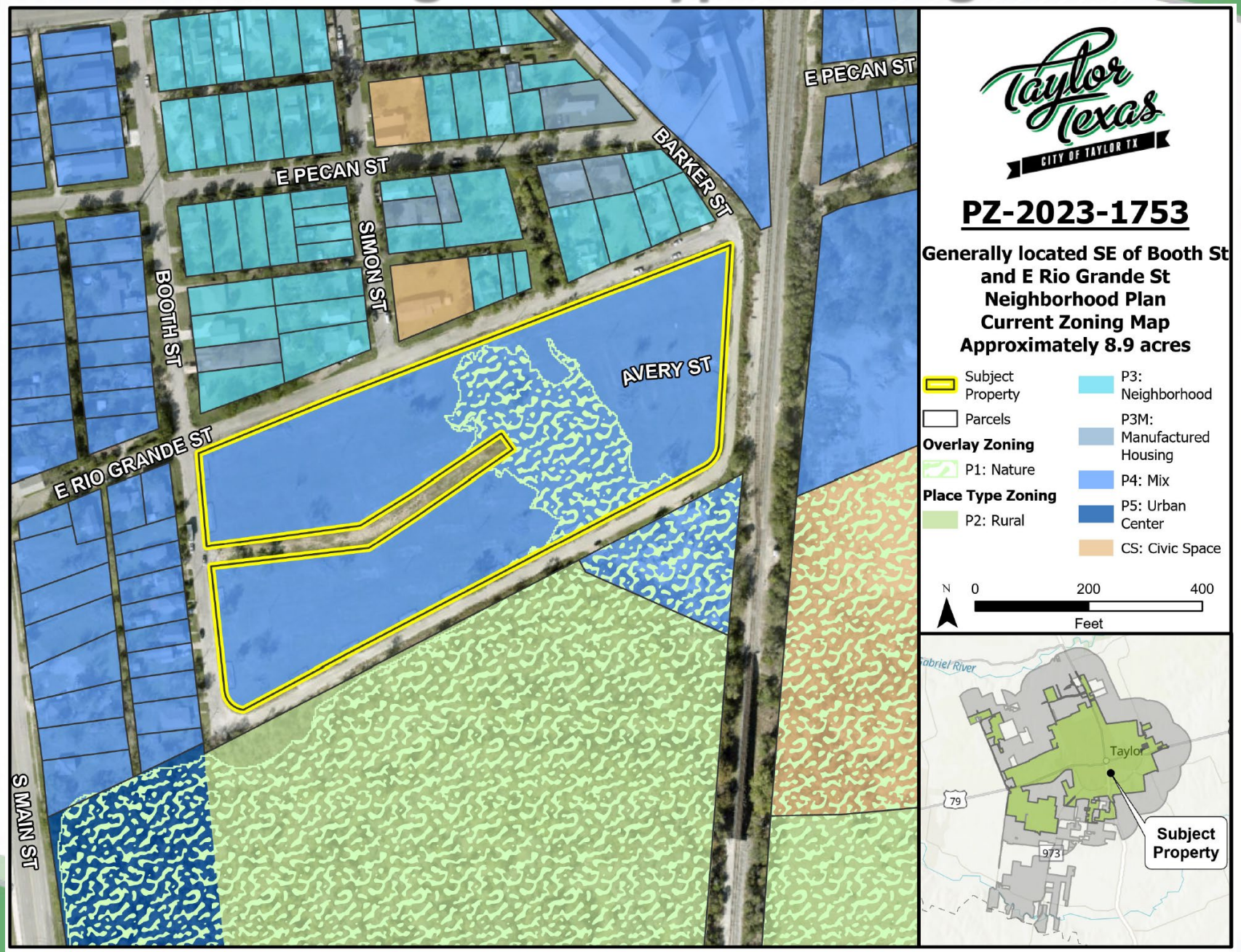
April 25, 2024

PZ-2023-1753
310 E. Rio Grande Street – Infill Neighborhood Plan

Location Map



Existing Place Type Zoning




Booth St.
Simon St.
E. Rio Grande St.
Barker St.
E. Mustang St.
City Sectors
Subject Property
Reserved Open Sector (O-2)
Not yet protected but valuable open space
Intended Growth Sector (G-3)
Encouraged to develop as compact residential and mixed-use
Infill Neighborhood Sector (G-4)
Development is encouraged to match the character of existing area
Infill Growth Sector (G-5)


Booth St.
Simon St.
E. Rio Grande St.
Barker St.
E. Mustang St.
Future Use
Subject Property
Open Space
Area of Minimal Change
Neighborhood Greenfield
New communities that contain a wide mix of residential uses and neighborhood services
Neighborhood Infill
Existing developed areas that can accommodate slight increases in density
Civic: Community
Mixed-use area centered around civic building such as a school or park
Market: Neighborhood
Larger scale mixed-use area anchored by retail destination
Employment Neighborhood
Larger scale mixed-use area anchored by retail destination


Booth St.
Simon St.
E. Rio Grande St.
Barker St.
E. Mustang St.
Transportation Plan
Subject Property
Existing Community Boulevard
Existing Neighborhood Avenue
Proposed Trail


Booth St.
Simon St.
E. Rio Grande St.
Barker St.
E. Mustang St.
Place Type
Subject Property
P5 - Urban Center
P4 - Urban Mix
P3 - Neighborhood
P2.5 - Large Lot
P2 - Rural
EC - Employment Center
CS - Civic Space



UNIT REQUIREMENTS:

MOBILITY ACCESSIBILITY (UFAS) REQUIREMENTS:
- 5% REQUIRED OF 71 UNITS
- 3.55 REQUIRED
- 4 PROVIDED

HEARING/ VISUAL (H/V) ACCESSIBILITY REQUIREMENTS:
- 2% REQUIRED OF 71 UNITS
- 1.42 REQUIRED
- 2 PROVIDED

UNIT MIX:

- 6- 1BR
- 20- 2BR
- 40-3BR
- 5-4BR

UFAS UNIT MIX:
- 1- 1BR
- 1- 2BR
- 1- 3BR
- 1-4BR

H/V UNIT MIX:
- 1- 1BR
- 1- 3BR

ACCESSIBLE PARKING SPACE REQUIREMENTS:
- 71 UNITS X 5% = 4 ACCESSIBLE SPACES
- OFFICE + AMENITY = 1 SPACE
- (147 SPACES PROVIDED - 71 UNITS) X 2% = 2 SPACES
- 7 ACCESSIBLE SPACES REQUIRED
- 7 ACCESSIBLE SPACES PROVIDED

ZONING PARKING SPACE REQUIREMENTS:
PARKING SPACES:
- 2.25 PARKING SPACES PER UNIT 2+BR UNIT
- 2.25 X 65 = 146.25 SPACES REQUIRED
- 147 PARKING SPACES PROVIDED

ACCESSIBLE PARKING SPACES:
- 101- 150 REQUIRED TOTAL SPACES MINIMUM 5 ACCESSIBLE SPACES
- 5 ACCESSIBLE SPACES REQUIRED
- 7 ACCESSIBLE SPACES PROVIDED

SITE SIZE:
- 8.2 ACRES

DETENTION PONDS:
- NO DETENTION PONDS ARE REQUIRED OR PROVIDED.

LEGEND:

- ACCESSIBLE ROUTE
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE
- 500 YEAR FLOOD PLAIN
- 100 YEAR FLOOD PLAIN

NOT FOR CONSTRUCTION

Perez.
ARCHITECTURE
PLANNING
INTERIORS
LANDSCAPE
CONSTRUCTION
DEVELOPMENT

PEREZ
A PROFESSIONAL CORPORATION
2638 BURGUNDY STREET
NEW ORLEANS, LA 70117
WWW.E-PEREZ.COM

AVERY APARTMENTS RAD
TAYLOR HOUSING AUTHORITY
310 E. RIO GRANDE ST
TAYLOR, TX 76574
PRELIMINARY DESIGN

DATE: 01/06/2023
PROJECT NO.: 01-22-1028-00

REVISIONS:

No.	Date	Description

DRAWN BY: WX/ SD
CHECKED BY: KLM/ AOB

SHEET TITLE
SITE PLAN

SHEET NO
A0.00



Requested Parking Ratios		Spaces
Multi-Family Residential	per unit	1.5
Leasing Office	per 1,000 SF	3

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

Area	Program	Spaces
Multi-Family Residential	71 units	107
Leasing Office	1,792 SF	6
	Total Requested	**113**
	Provided on Street	70
	Provided in Parking Lots	60
	Provided in Garages	0
	Total Provided	**130**

Pavement

	Plan Proposed by Applicant	Plan Proposed At left	Diffference
Sidewalk (Linear Ft)	2433	2,530	+97
Asphalt (Square Ft)	55,293	33,503	-21,790

Key

- Site Boundary
- 5-foot Contours
- 1-foot Contours
- FEMA 500-Year Floodplain
- FEMA 100-Year Floodplain
- Multi-Family Residential
- Community Bldg.
- Lawn
- Existing Trees
- Proposed New Trees

0 ft 50 ft 100 ft 200 ft

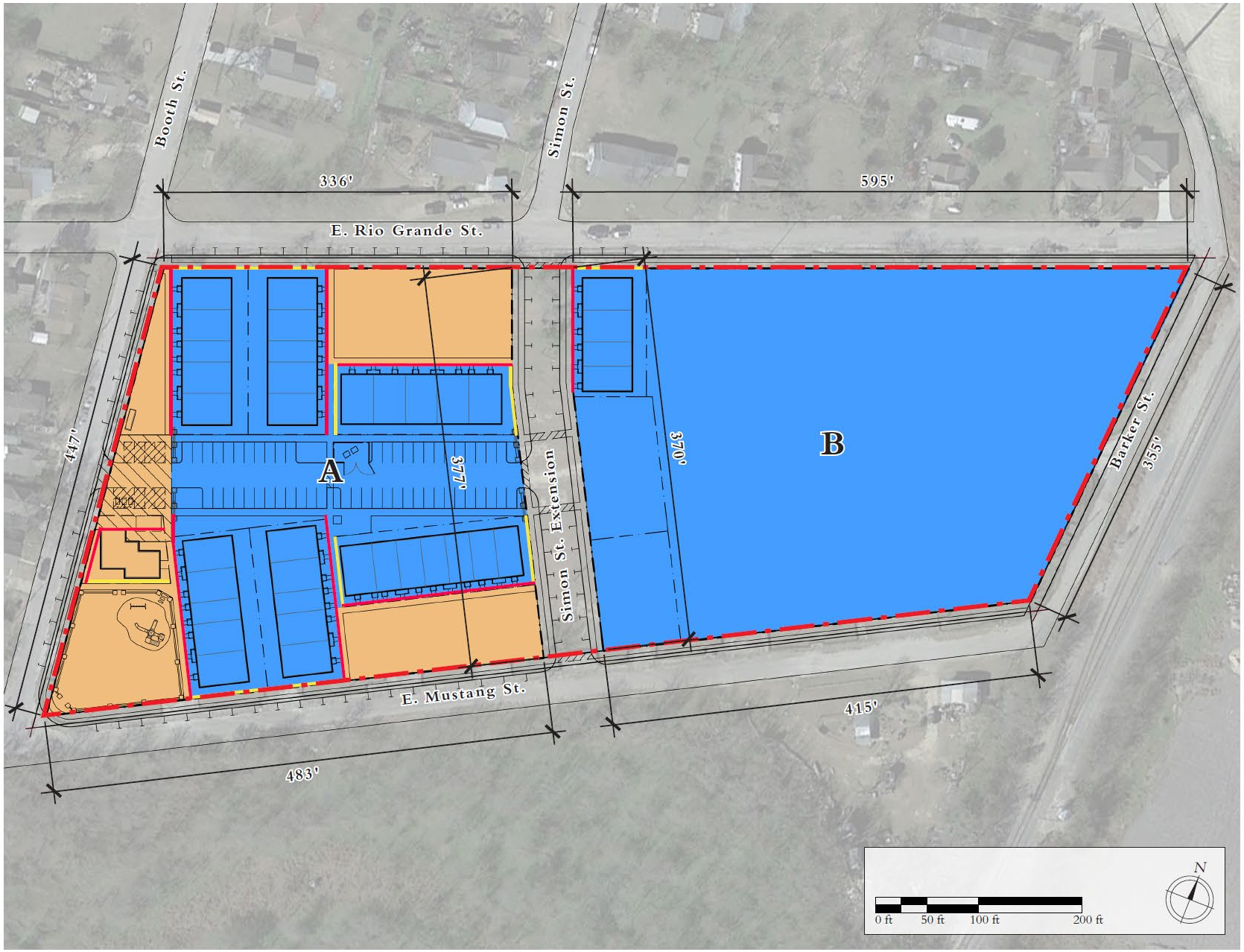
N

Michael Watkins Architect, LLC © 2023
The design is subject to change. Not for construction.

MASTER PLAN

Avery Site
March 14, 2024

B.2



General Standards

1. Per the LDC § 3.8.1.3, the existing City of Taylor street grid shall be extended through the Avery Site with the extension of the Simon Street thoroughfare from East Rio Grande Street to East Mustang Street
2. A Variance is recommended to allow for Blocks A to exceed the maximum block length of 330 feet per the LDC § 3.8.2.9 Table based on the existing location of Simon Street.
3. The Avery Site is not anticipated to be further subdivided after the Simon Street Extension is introduced, however buildings shall be located as if they are on separate lots with respect to setbacks, lot lines, and other requirements as described in the LDC § 5.1.
4. It is anticipated that Block B will be further divided with an additional north-south thoroughfare when the remainder of that block is improved in order to satisfy the block length and perimeter requirements in the LDC § 3.8.2.9 Table.

Design-Specific Standards

The following standards apply to specific locations noted on the accompanying plan:

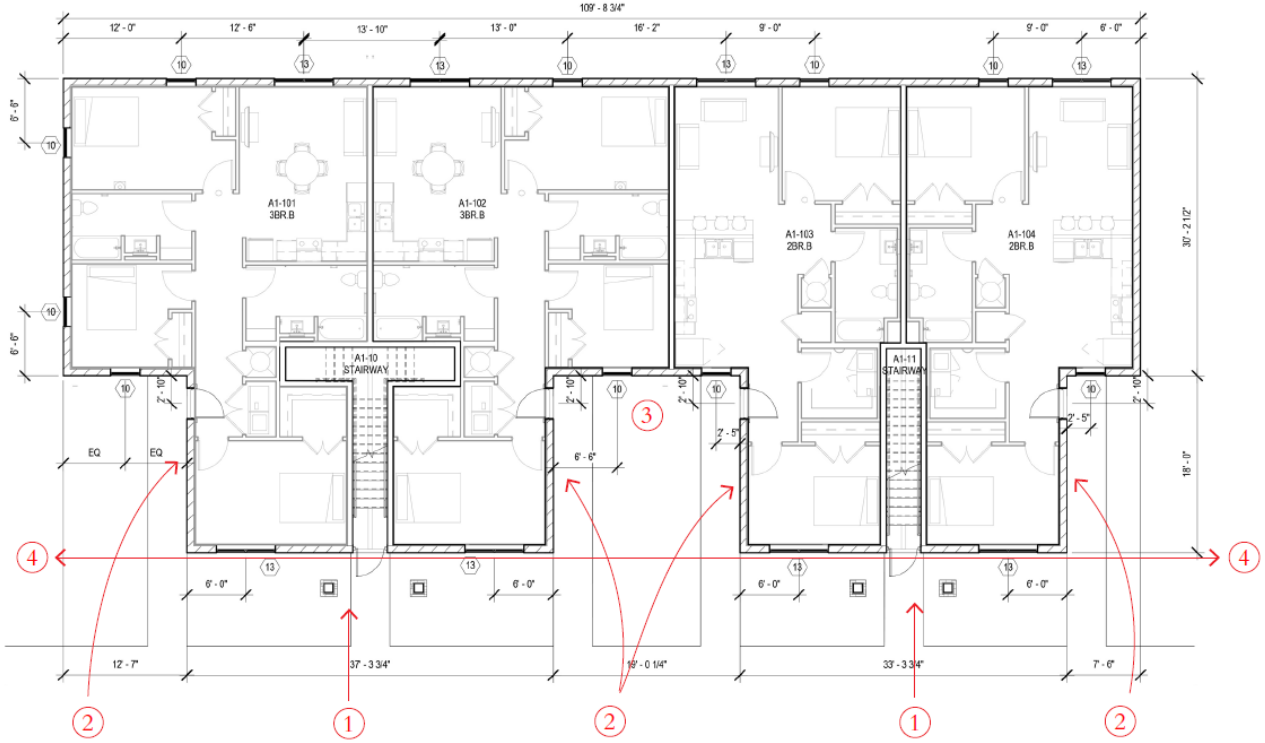
1. A Variance is recommended to allow for head-in parking at the parking lot entry from Booth Street.
2. The Simon Street Extension is intended to align with the existing portion of Simon Street.

Key

- P4 - Mix
- CS - Civic Space
- Primary Frontage
- Secondary Frontage

Architecture Feedback

Comments on Urban Standards
Page X.6



APPLICANT Original Building Plan Ex.

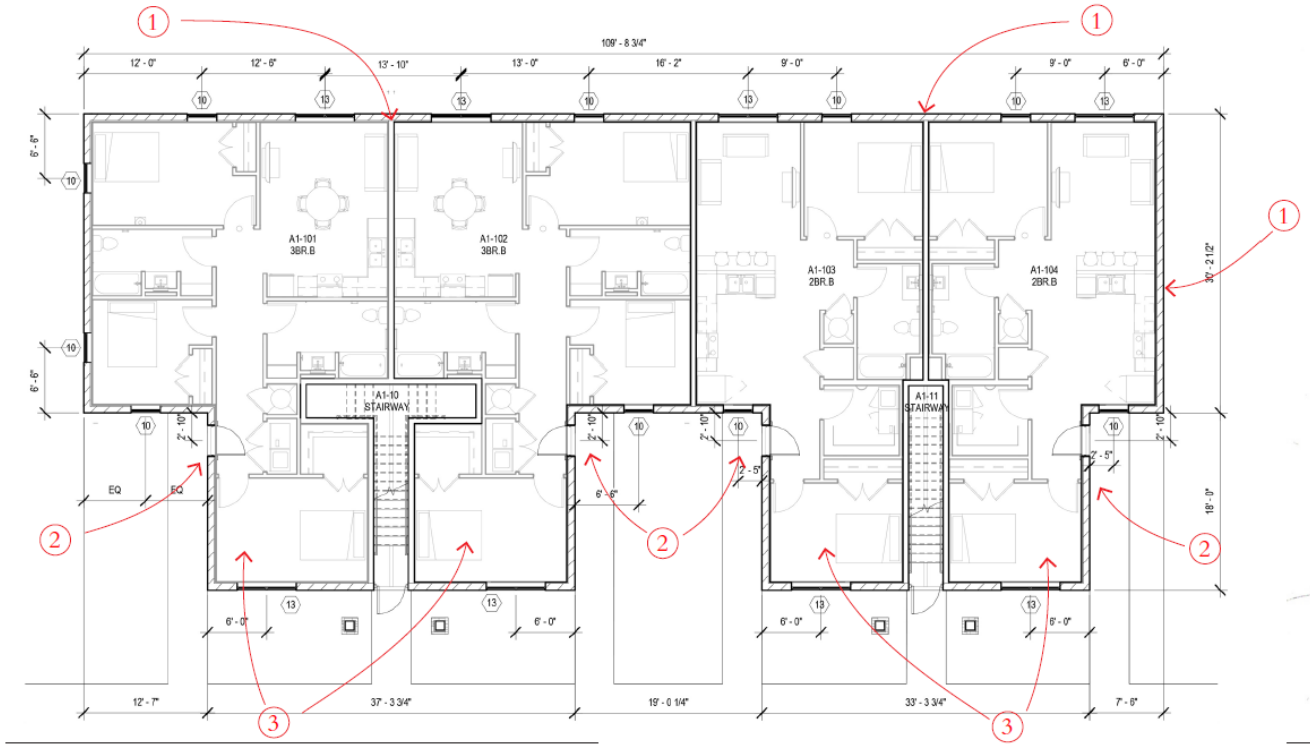
Comments on Urban Standards

1. **First-Story Grading.** At the first story, residential and private rooms must be raised a minimum of 2 feet from the average sidewalk grade at the primary frontage for the purpose of privacy.
2. **Facade Glazing.** Each facade must be glazed with clear glass for a minimum of 30% of the wall area of the first story.
3. **Forecourt.** A forecourt acts as a transitional space between the public realm and private dwellings. As such, adjoining walls are treated as a facade and each entrance must include one of the other frontage types. (porch, stoop, etc.)
4. **Primary Frontage Buildout.** When opting not to use a proper forecourt, a minimum of 80% of the facade must meet the front setback line.

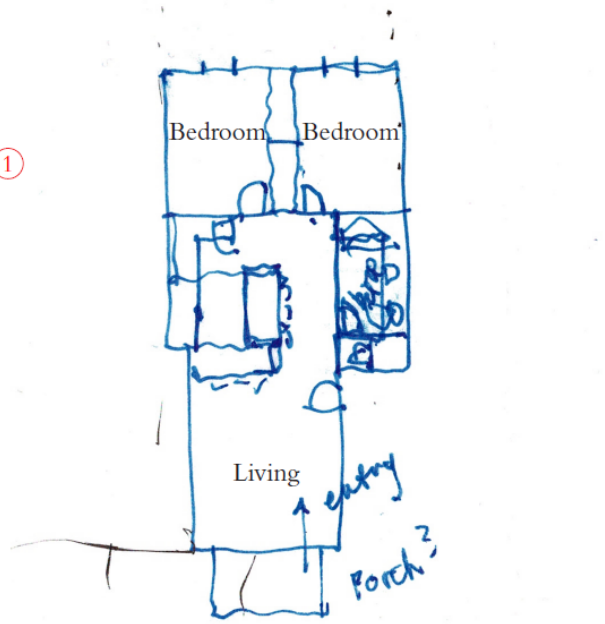
Architecture Feedback

Architectural Comments

Page X.7



APPLICANT Original Floor Plan Ex.

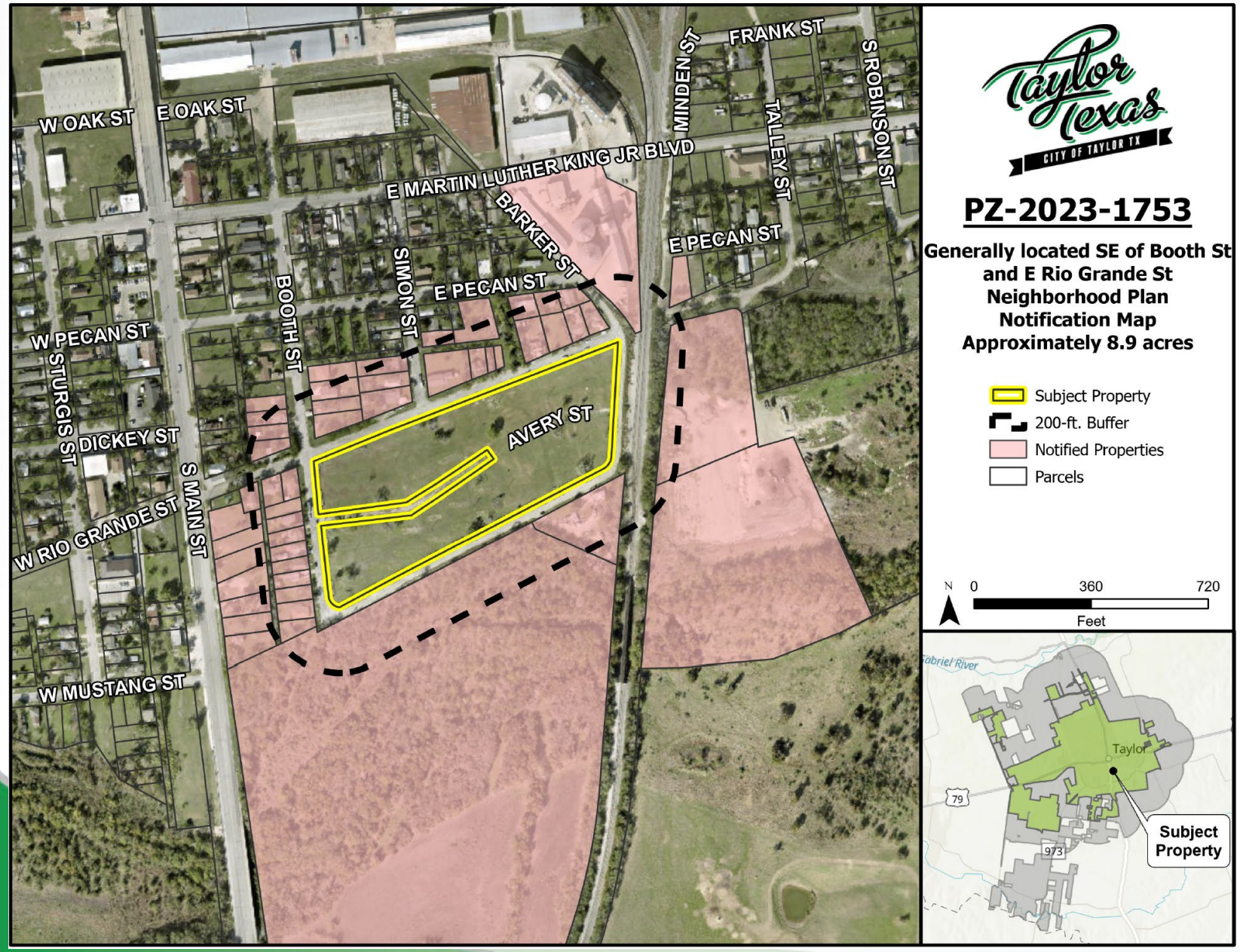


MWA Sketch for a Revised Floor Plan

Architectural Comments

1. **Rear Entrance.** Providing rear entrances to individual units, or shared between units, allows functional elements to be placed behind the building, better concealing them from the public realm. Access to parking, trash pickup, and the like can be out of view without needing to walk around the entire building from the primary entrance.
2. **Simple Massing** Simplifying the form of the buildings to have fewer exterior corners would allow more efficient floor plans and reduce construction costs.
3. **Living Space Facing the Street.** Placing living spaces along the front puts more "eyes on the street," creating a safer public realm while lending more privacy to spaces like bedrooms. Orienting more living space towards the public realm also allows for larger windows on the front elevation.

Notification Map



- 17 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Planning & Zoning Recommendation

Planning and Zoning Commission recommended **Conditional Approval*** of the requested Infill Neighborhood Plan.

*The Conditions of Approval are based on the urban and architectural design comments found on pages 23 (X.6) and 24 (X.7) of the plan packet that will be required to be addressed within the Site Development and Building Permit phases of development.

City Council Meeting
April 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Quality of Life Economic Vitality

Agenda Item Number: 12.

Agenda Title: **Hold a Public Hearing and introduce Ordinance 2024-24, PZ_2023-1884/1885 for an Employment Center Plan for property generally located at 4804 W 2nd Street and 13101 Highway 79.**

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

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

The applicant is requesting an Employment Center Plan for property located in the EC - Employment Center Place Type.

The applicant is proposing a mixed-use development of commercial and industrial uses with civic spaces for new construction in the City of Taylor. The current zoning, EC - Employment Center Place Type, requires that specific development standards be determined to fit the needs of the proposed use at the time of application through an Employment Center Plan for the subject property.

The City's Land Development Code states that the EC Place Type is meant to be used for job creation centers and building forms that do not fit within the character of the other walkable, mixed-use Place Types.

The applicant chose to work with the City's urban design consultant, Michael Watkins Architect, to complete an Employment Center Plan to address development standards and scale, street network, civic spaces, and frontage types.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Upon analyzing the request for an Employment Center Plan for industrial and commercial uses in EC - Employment Center Place Type, the proposed plan is consistent with the surrounding zoning of the vacant properties along all sides, immediately adjacent to the subject property. The

employment center plan request is consistent with the following policies in the Envision Taylor Comprehensive Plan:

- 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 use before expanding infrastructure to underdeveloped areas. The applicant currently has access to water on their property and would likely only be required to extend as needed (lateral lines to buildings). The City of Taylor has roadway and sewer infrastructure planned in the vicinity of the site. Furthermore, the Samsung and RCR developments immediately south of the subject property have already extended the infrastructure to this area in proximity to the subject site.
- LU10 – New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.

The staff report provides a more detailed analysis of this Employment Center Plan.

3. PROS and CONS

PROS	CONS
• Consistent with the Comprehensive Plan and Land Development Code • Potential to increase the commercial and industrial tax base of the City	• How the proposed development may impact adjoining landowners

4. RECOMMENDATION

The Planning and Zoning Commission recommended Approval of the Employment Center Plan subject to a landscape buffer having a depth of 90 feet along the northeastern property line adjacent to the Hughes property.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – April 9, 2024

City Council public hearing and ordinance introduction – April 25, 2024

City Council consideration of ordinance approval – May 9, 2024

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _11_PZ_2023_1884_1885 Taylor 100 ECP Staff Report
2. _11a1_PZ-2023-1884 Location Map
3. _11a2_PZ-2023-1885 Location Map
4. _11b1_PZ-2023-1884 Growth Sector Map
5. _11b2_PZ-2023-1885 Growth Sector Map
6. _11c1_PZ-2023-1884 Future Land Use Map
7. _11c2_PZ-2023-1885 Future Land Use Map
8. _11d1_PZ-2023-1884 Current Zoning Map
9. _11d2_PZ-2023-1885 Current Zoning Map
10. _11e1_PZ-2023-1884 Notification Map
11. _11e2_PZ-2023-1885 Notification Map
12. _11f_PZ-2023-1884_1885_Taylor 100 ECP Master Plan & Standards
13. _11g_PZ-2023-1884_1885 Taylor 100 Ordinance 2024 -24
14. _11h_Presentation PZ 2023 1884_1885 Employment Center Plan

City of Taylor
PZ-2023-1884 and PZ-2023-1885
Zoning Amendment
Staff Report

Item Details

Subject Property:	4804 W 2nd Street and 13101 Hwy 79
Total Acreage:	Approximately 100.78 acres
Legal Description:	Approximately 100.78 acres of land located in the James C. Eaves Survey, Abstract No. 213, more particularly described by the Williamson Central Appraisal District Parcels R362909 and R019149, Taylor, Williamson County, Texas.
Applicant:	Bethany Ross-McCullough & Todd McCullough, InSite Development
Property Owner(s):	4804 W. 2nd – William and Charlotte Albert Family LTD Partnership & 13101 Hwy 79 – Rebecca Shield Trustee of The Rebecca Shields Revocable Trust
Request:	A request for an Employment Center Plan for a total of 100.78 acres
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant is requesting an Employment Center Plan for property located in the EC Employment Center Place Type. The applicant is proposing a mixed-use development of commercial and industrial uses with civic spaces for new construction in the City of Taylor.

The current zoning, EC Employment Center Place Type requires that specific development standards be determined to fit the needs of the proposed use at time of application through an Employment Center Plan for the subject property. The City's Land Development Code states that the EC Place Type is meant to be used for job creation centers and building forms that do not fit within the character of the other Place Types.

The applicant chose to work with the City's design consultant, Michael Watkins Architect, to furnish the applicant and the city with an Employment Center Plan to address development standards and scale, civic spaces, and frontage types. The plan (see attached) contains:

- a regulating plan with design-specific standards to allow flexibility and is based on Primary and Secondary frontages,
- development standards that address Blocks, Public Frontages, Street Types, Parking Locations, Private Frontage Types, Lots, Building Types and Disposition, Permitted Uses, Access, and Signage for both Commercial and Industrial development,
- a thoroughfare plan with applicable front types or cross sections,
- a civic space plan,

- a fire apparatus access diagram, an addressing plan, and
- a master plan with development program and acreages.

The applicant, city staff, and Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charette the week of February 26, 2024. During that week this neighborhood layout was developed and after the charette, the development standards for the employment center plan were prepared and have been reviewed and finalized by staff and the applicant. The proposed community closely aligns with the City's long-term goals and will help the City meet the growing demand for industrial/ warehouse space and bring more jobs to the City.

Location:

The subject property is generally located north of US 79, west of the the intersection of US 79 and CR 373/ Lorax Lane and to the east of the intersection of US 79 and CR 3349. The new industrial developments of Samsung Campus and the RCR Taylor complex are in close proximity, to the South of the subject property.

Physical and Natural Features:

The subject property is vacant land that is relatively flat and devoid foliage with a drainage channel along the north edge of the property.

Growth Sector Designations:

The subject property is located within the Controlled Growth Sector Tier I (G-2.1)

"The Controlled Growth Sector Tier I consists of areas with incomplete infrastructure. As development occurs in the Controlled Growth Sector Tier II, infrastructure systems will be extended and may allow for development to occur in Tier I. (Envision Taylor Comprehensive Plan page 50)."

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Special Employment District.

"The Special Employment District was created to provide a location for other, large-scale employment land uses that are associated with Samsung or other regional high-tech businesses. These areas should be preserved for large-scale industrial users and low-density, single-family development is not recommended in these areas. Complimentary land uses such as commercial and retail services and high-density residential may be appropriate in the Special Employment District and should be part of a master plan associated with industrial and employment development" (Envision Taylor Comprehensive Plan page 81). The series of images included in Envision Taylor Comprehensive Plan page 81 shows how a special employment district can develop over time.

The subject property is currently zoned EC: Employment Center. This district typically provides for job creation centers and building forms that do not fit within the character of the other Place Types.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	EC: Employment Center	Controlled Growth Sector Tier I (G-2.1)	Employment: Special Zone	Vacant
South	ETJ	Controlled Growth Sector Tier II (G-2.2)	Employment: Special Zone	Vacant
East	EC: Employment Center	Controlled Growth Sector Tier I (G-2.1)	Employment: Special Zone	Vacant
West	EC: Employment Center	Controlled Growth Sector Tier I (G-2.1)	Employment: Special Zone	Vacant

Transportation

The subject property gains access off US 79 to the South.

US 79 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 Brazos River Authority Water District and City of Taylor water and sewer CCN. The property is served by 16-inch waterline along the south boundary of the property.

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 employment center plan request. **8** notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, March 24, 2024.

Staff Analysis

Upon analyzing the request for an Employment Center Plan for industrial and commercial uses in EC: Employment Center Place Type, the proposed plan is consistent with the surrounding zoning of the vacant properties along all sides, immediately adjacent to the subject property. The employment center plan request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- 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 use before expanding infrastructure to underdeveloped areas. The applicant currently has access to water on their property and would likely only be required to extend as needed (lateral lines to buildings). City of Taylor has roadway and sewer infrastructure planned in the vicinity of the site. Furthermore, the Samsung and RCR developments immediately South of subject property have already extended the infrastructure to this area in proximity to the subject site.
- LU10 – New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Employment Center Plan.

Planning and Zoning Commission Recommendation

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

Is the Employment Center Plan 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 commercial and industrial consistent with Employment: Special Zone Land Use Designation.

Is the Employment Center Plan compatible with the surrounding area?

- The Plan is compatible with other zoning to the north, east, west, and to the south of the subject property.

Does the Employment Center Plan promote the public health, safety, or general welfare?

- Staff analysis determined that the proposed EC Plan for 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?

- 16-inch waterline is available to tie into along the south property line. Wastewater will require off-site extensions before the property can be served. Streets are proposed to be constructed by the developer to provide access to the lots within the development.

Do current conditions indicate that an Employment Center Plan is necessary?

- The Taylor Land Development Code requires an Employment Center Plan on this property before any development permits can be considered on the subject property.

Attachments:

1. 1884/1885 Location Map
2. 1884/1885 Growth Sectors Map
3. 1884/1885 Future Land Use Map

4. 1884/1885 Current Zoning Map
5. 1884/1885 Notification Map
6. Taylor 100 Proposed Employment Center Plan Standards and Regulations

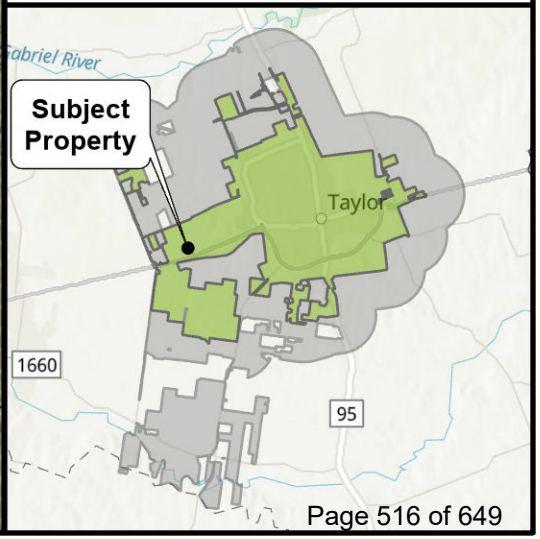


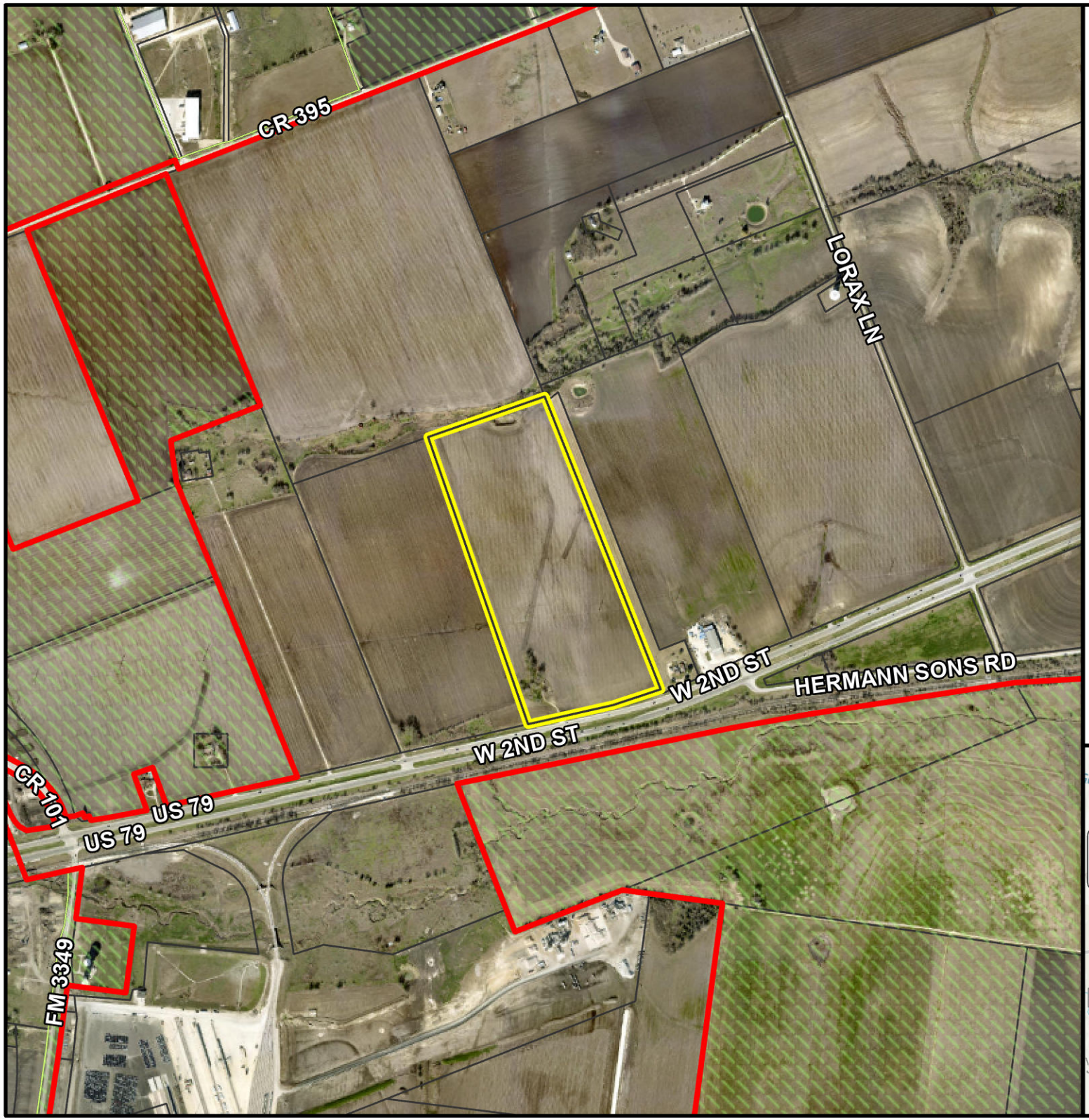
PZ-2023-1884

4804 W 2nd Street
Commercial Planned Development
Location Map
Approximately 52 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 1,000 2,000
Feet



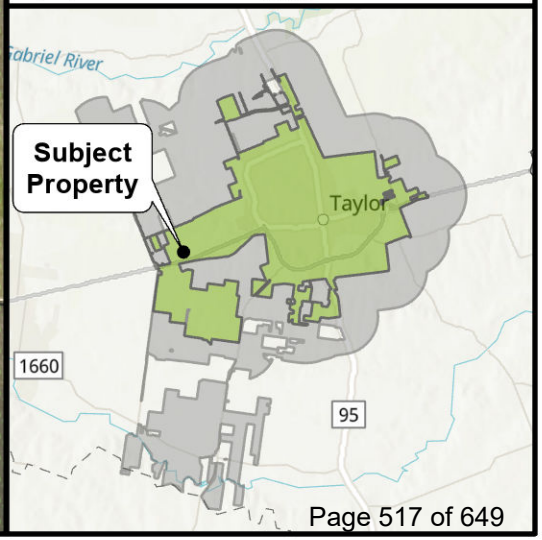


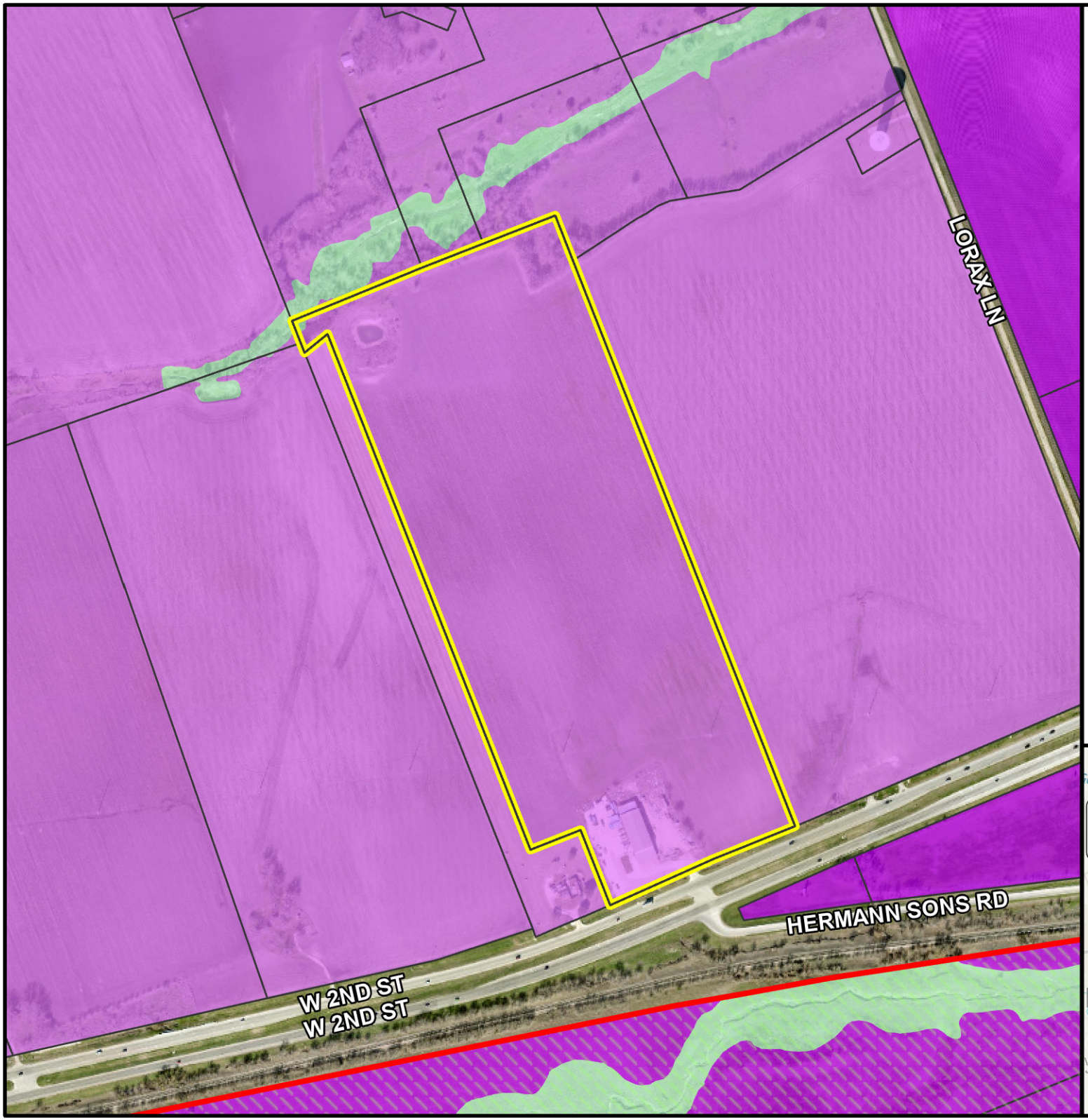
PZ-2023-1885

13101 Highway 79 W
Commercial Planned Development
Location Map
Approximately 51 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 1,000 2,000
Feet





PZ-2023-1884

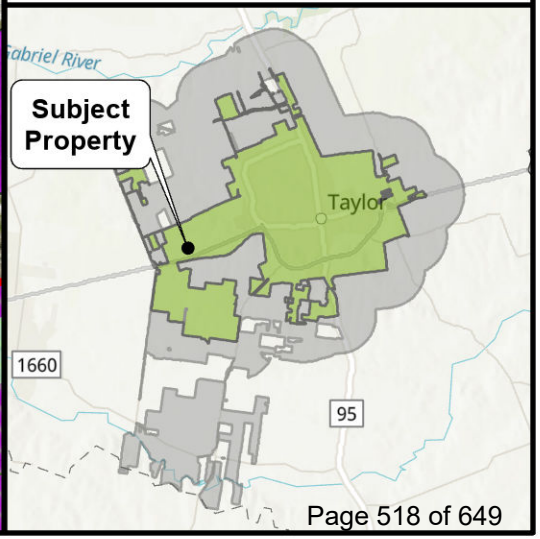
4804 W 2nd Street
Commercial Planned Development
Growth Sector Map
Approximately 52 acres

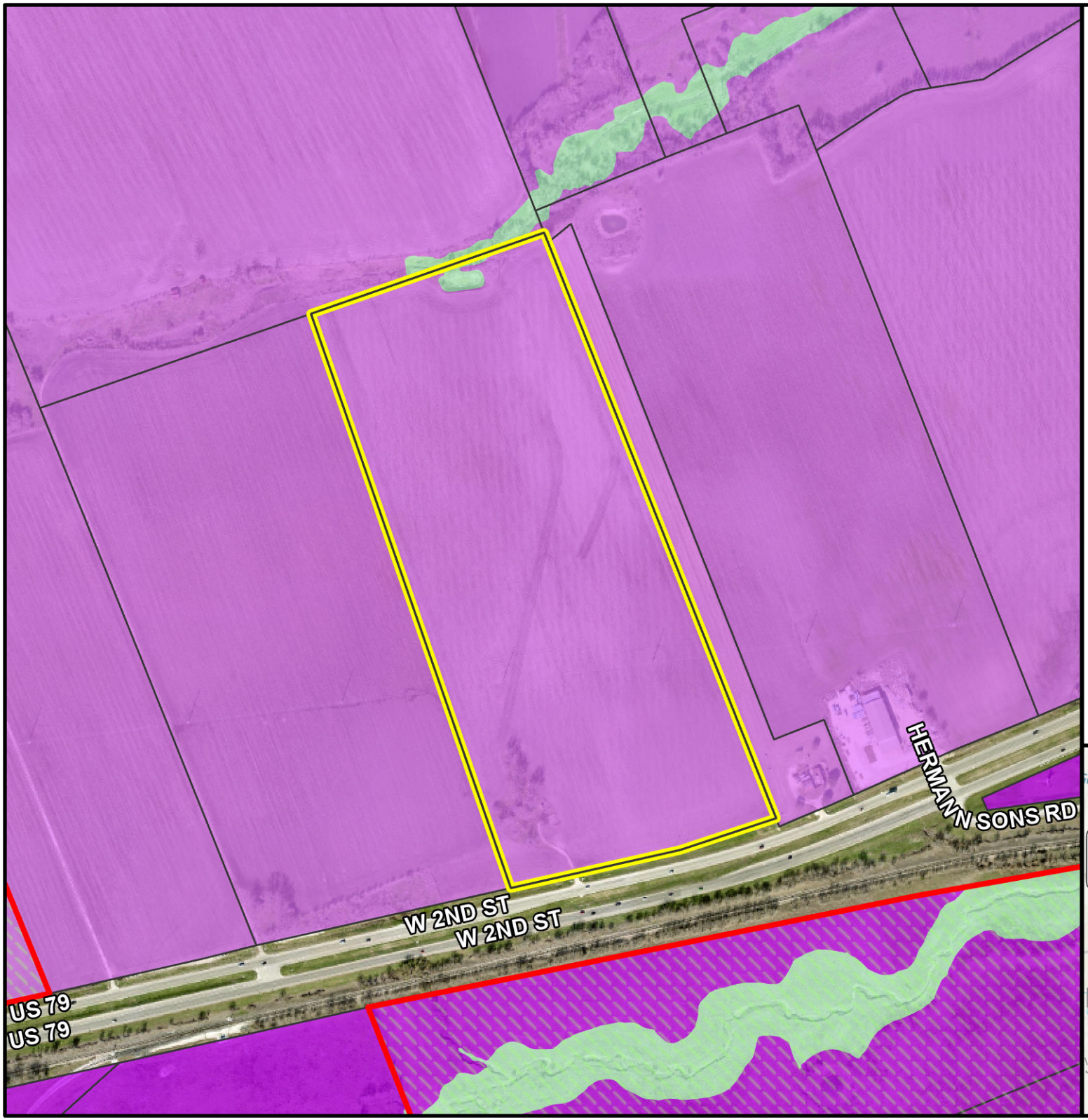
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier I (G-2.1)
- Controlled Growth Sector Tier II (G-2.2)

N 0 500 1,000 Feet





PZ-2023-1885

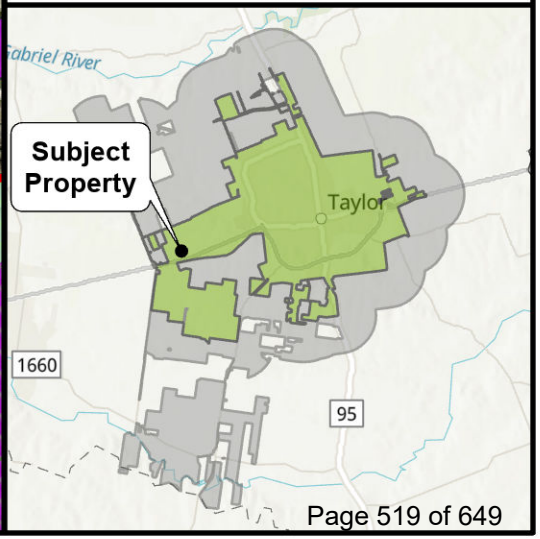
13101 Highway 79 W
Commercial Planned Development
Growth Sector Map
Approximately 51 acres

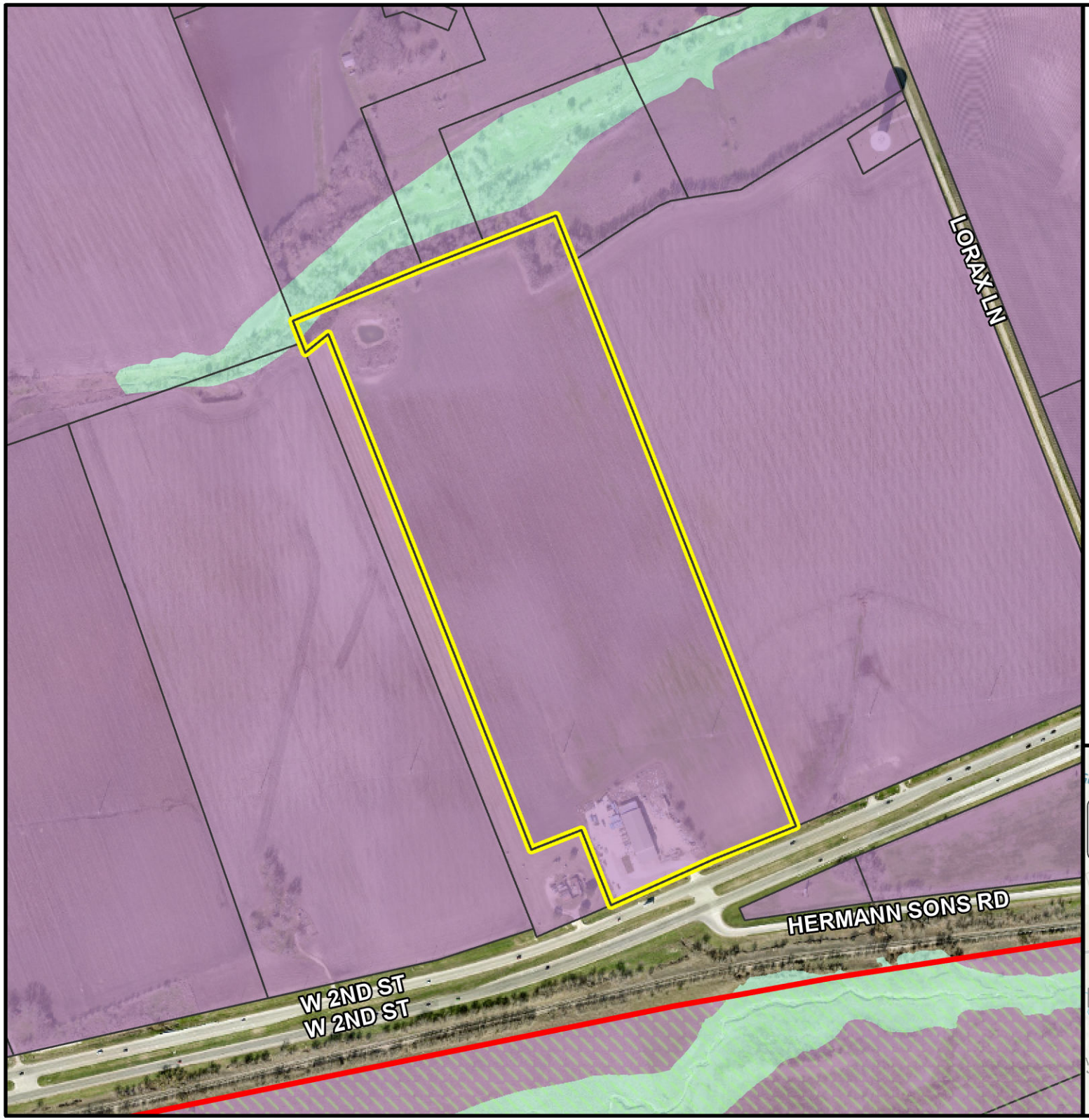
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier I (G-2.1)
- Controlled Growth Sector Tier II (G-2.2)

N 0 500 1,000
Feet





PZ-2023-1884

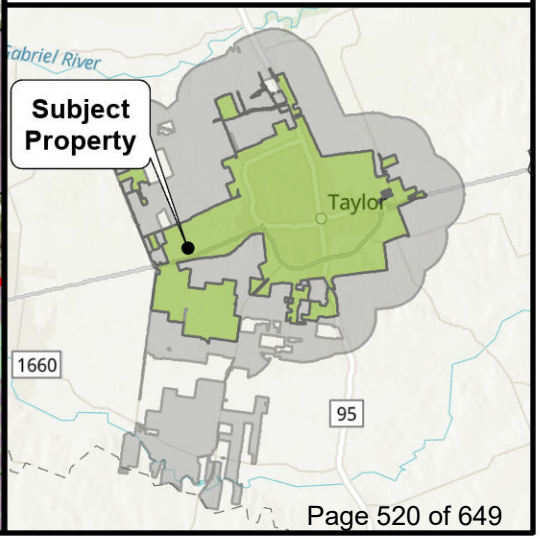
4804 W 2nd Street
Commercial Planned Development
Future Land Use Map
Approximately 52 acres

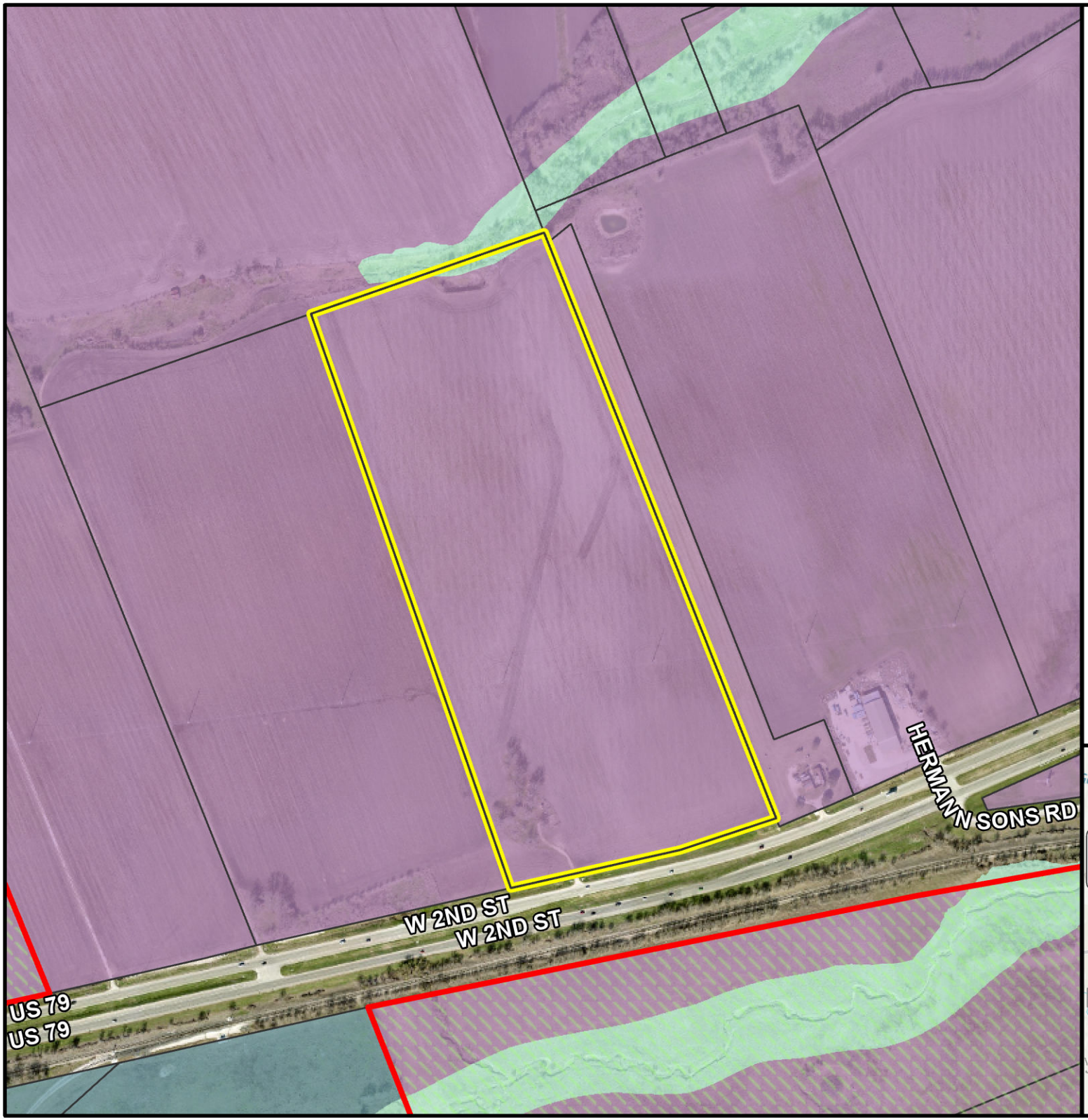
- City Limits
- ETJ Boundary
- Parcels

Future Land Use

- Employment: Special Zone
- Open Space

N 0 500 1,000
Feet





PZ-2023-1885

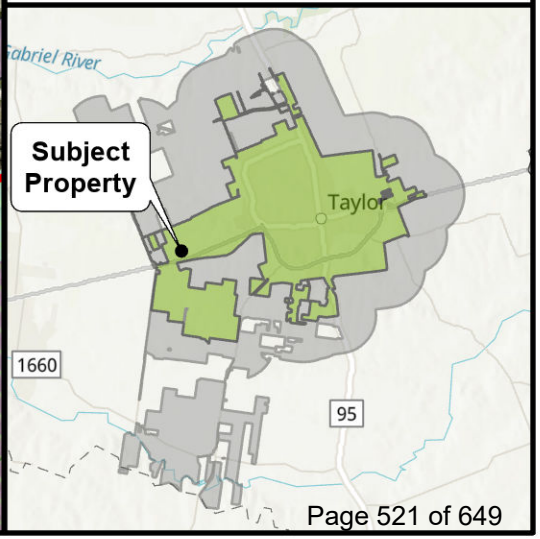
13101 Highway 79 W
Commercial Planned Development
Future Land Use Map
Approximately 51 acres

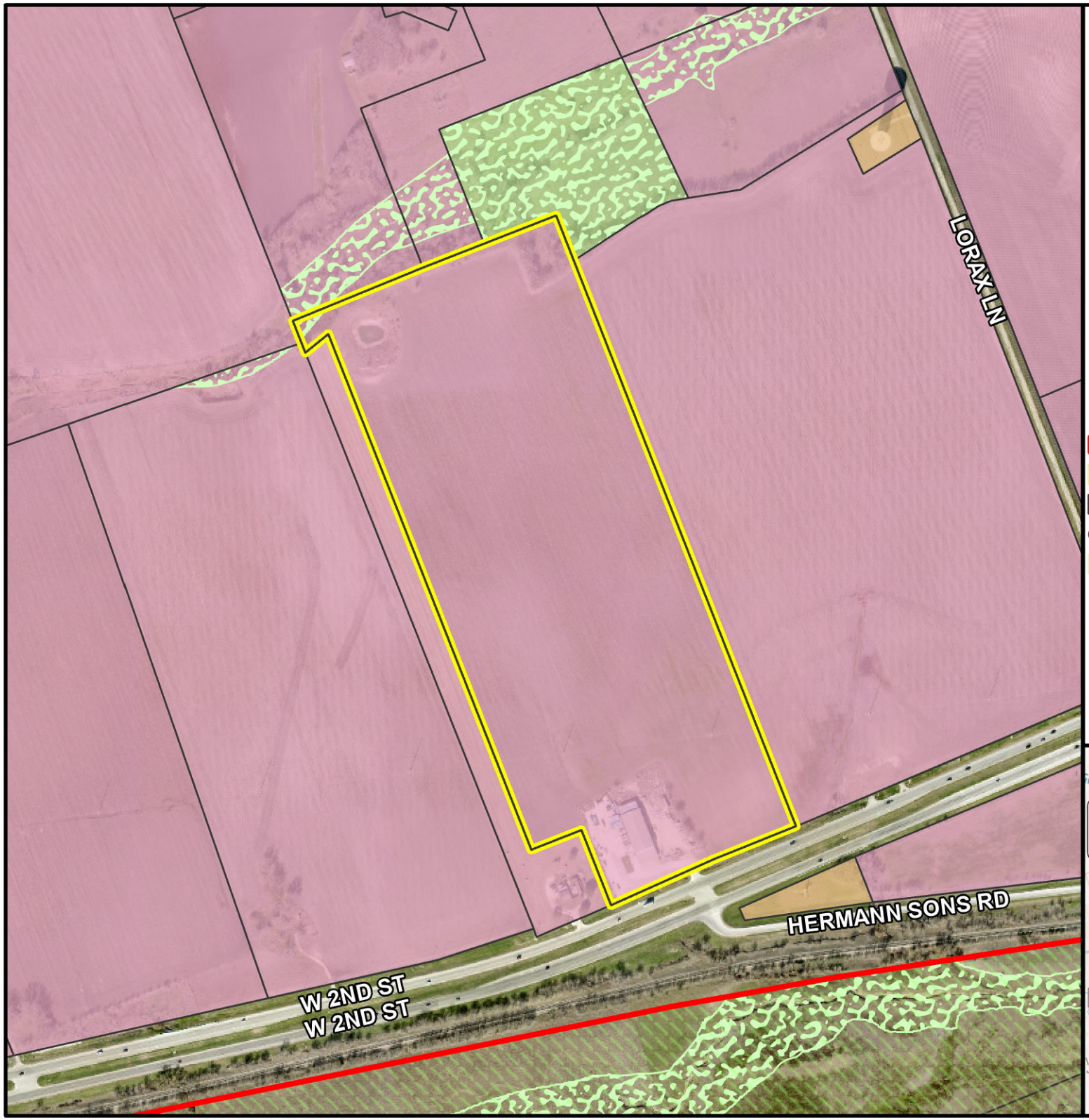
- City Limits
- ETJ Boundary
- Parcels

Future Land Use

- Employment: Regional
- Employment: Special Zone
- Open Space

N 0 500 1,000
Feet





PZ-2023-1884

4804 W 2nd Street
Commercial Planned Development
Current Zoning Map
Approximately 52 acres

- City Limits
- ETJ Boundary
- Parcels

Overlay Zoning

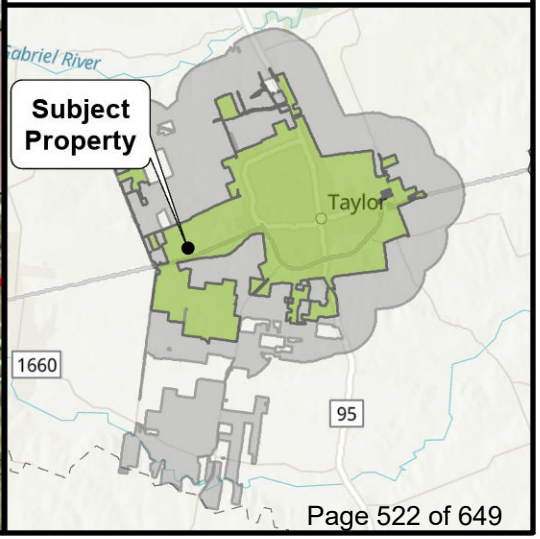
- P1: Nature

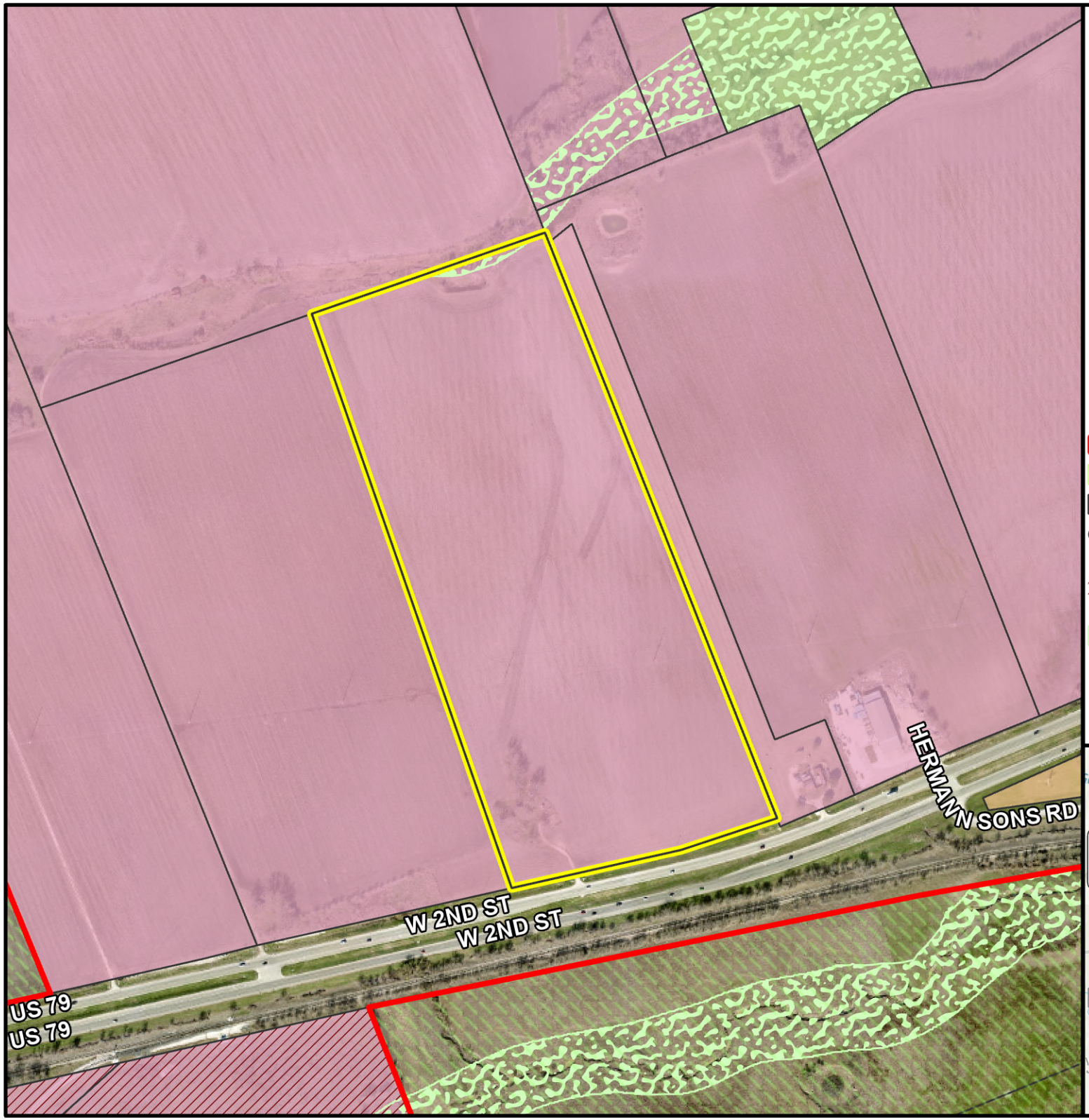
Place Type Zoning

- P2: Rural
- EC: Employment Center
- CS: Civic Space

Streets

N 0 500 1,000
Feet





PZ-2023-1885

13101 Highway 79 W
Commercial Planned Development
Current Zoning Map
Approximately 51 acres

- City Limits
- ETJ Boundary
- Parcels

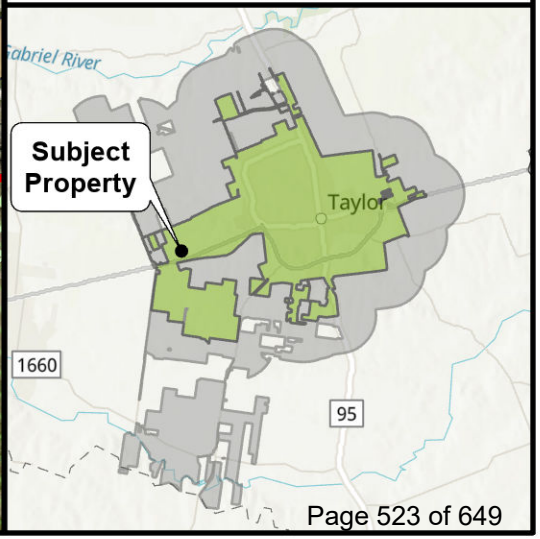
Overlay Zoning

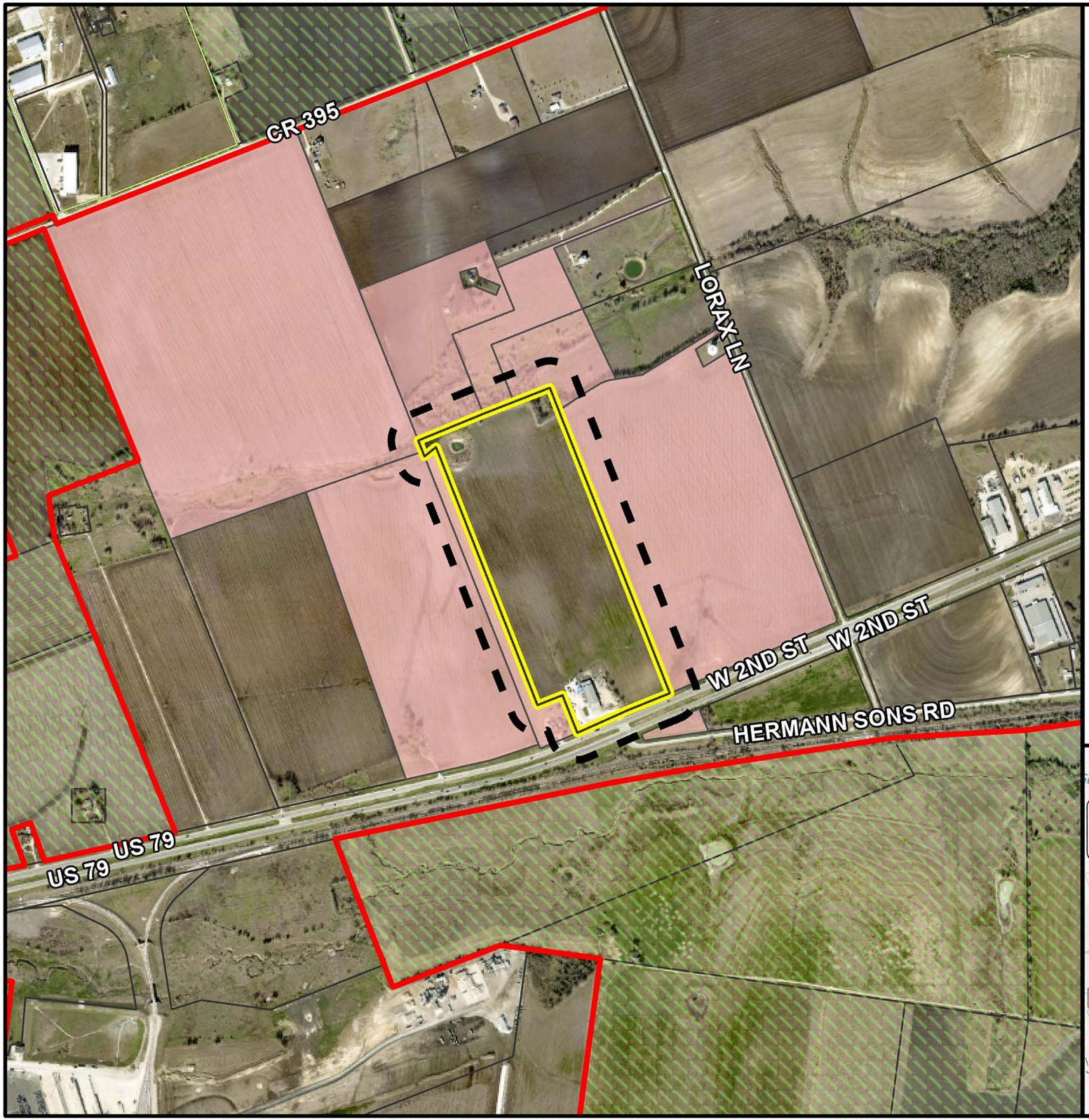
- Planned Development Overlay
- P1: Nature

Place Type Zoning

- P2: Rural
- EC: Employment Center
- CS: Civic Space
- Streets

N 0 500 1,000 Feet



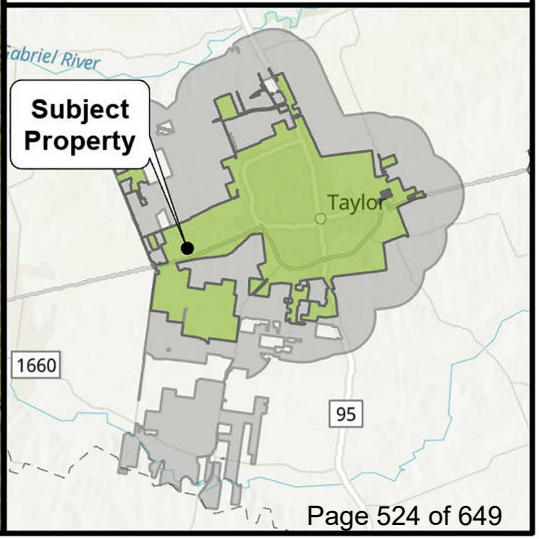


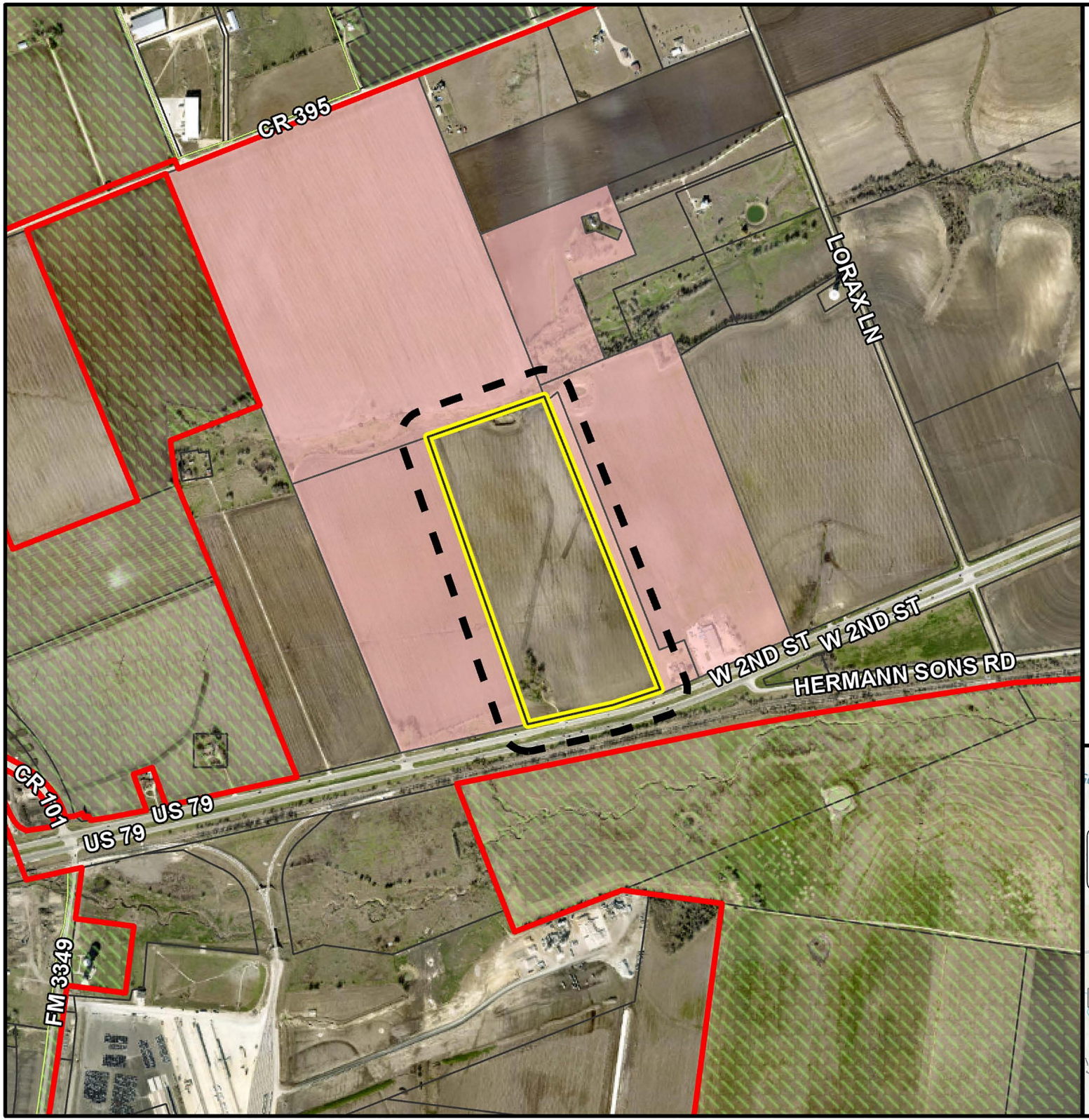
PZ-2023-1884

4804 W 2nd Street
Employment Center Plan
Notification Map
Approximately 52 acres

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

N 0 1,000 2,000
Feet



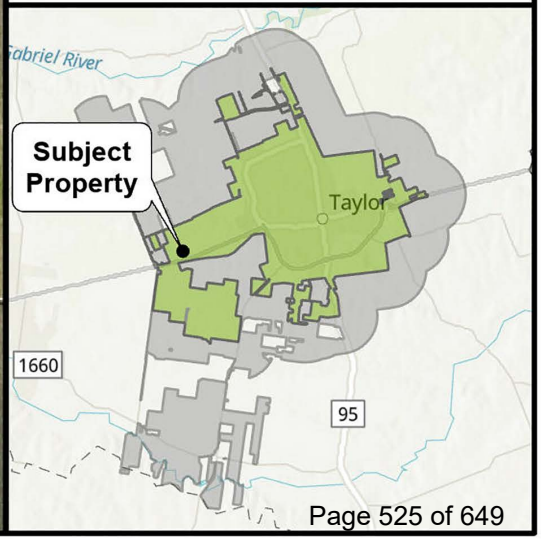


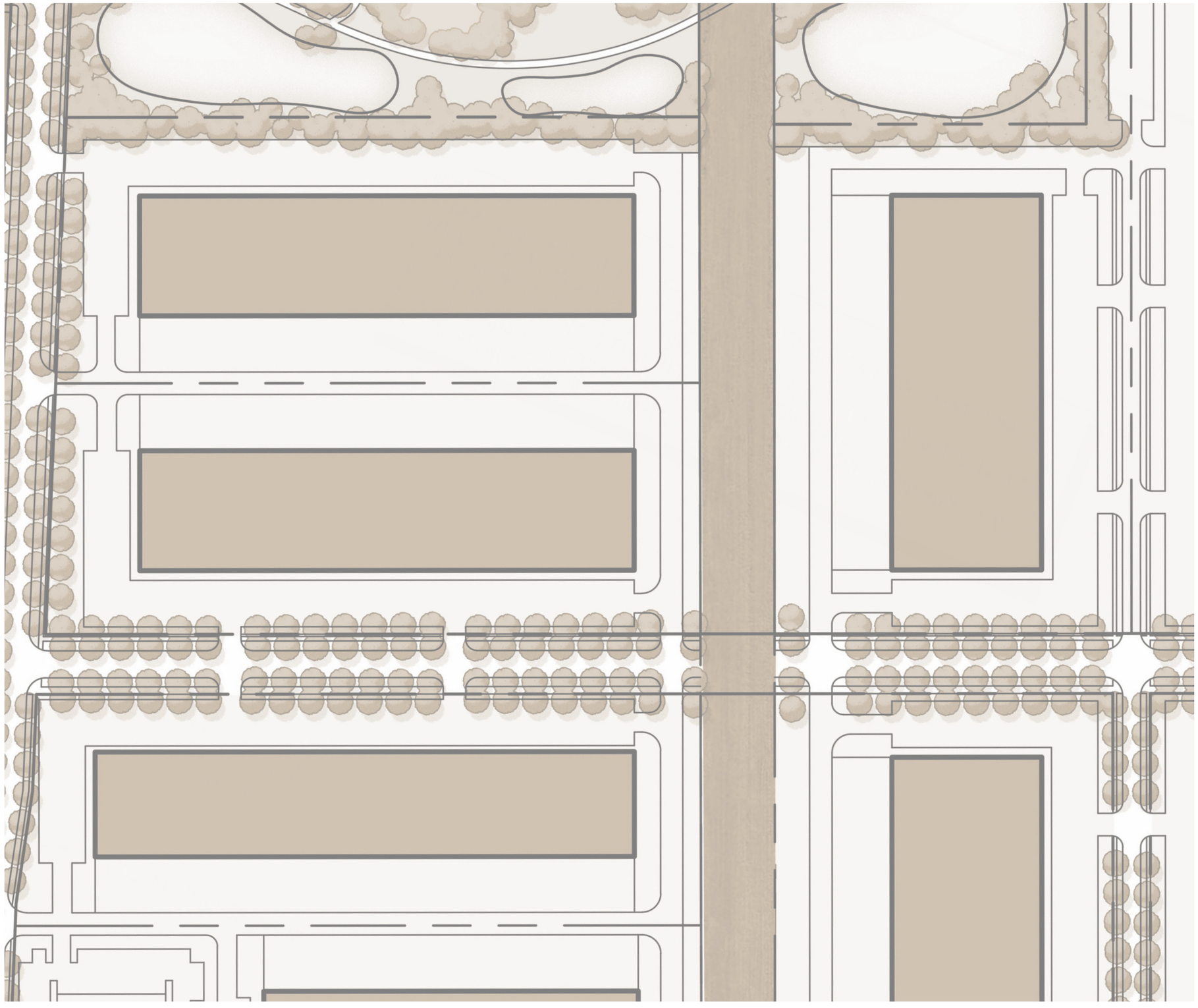
PZ-2023-1885

13101 Highway 79 W
Employment Center Plan
Notification Map
Approximately 51 acres

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

N 0 1,000 2,000
Feet





An Employment Center Plan For

Taylor 100

Taylor, Texas

A BACKGROUND

Regional Context Map A.1
Site in Context A.2
Comprehensive Plan Excerpts A.3
Existing Conditions Map A.4

B NEIGHBORHOOD PLAN

Master Plan in Context B.1
Master Plan B.2
Regulating Plan B.3
Design-Specific Standards B.4
Employment Center Standards B.5-6
Thoroughfare Plan B.7
Thoroughfare Types B.8-9
Civic Space Plan B.10

X APPENDIX

Fire Apparatus Access Diagram X.1
Addressing Plan. X.2
Master Plan with Program X.3
Program Acreage X.4

For

The City of Taylor, Texas

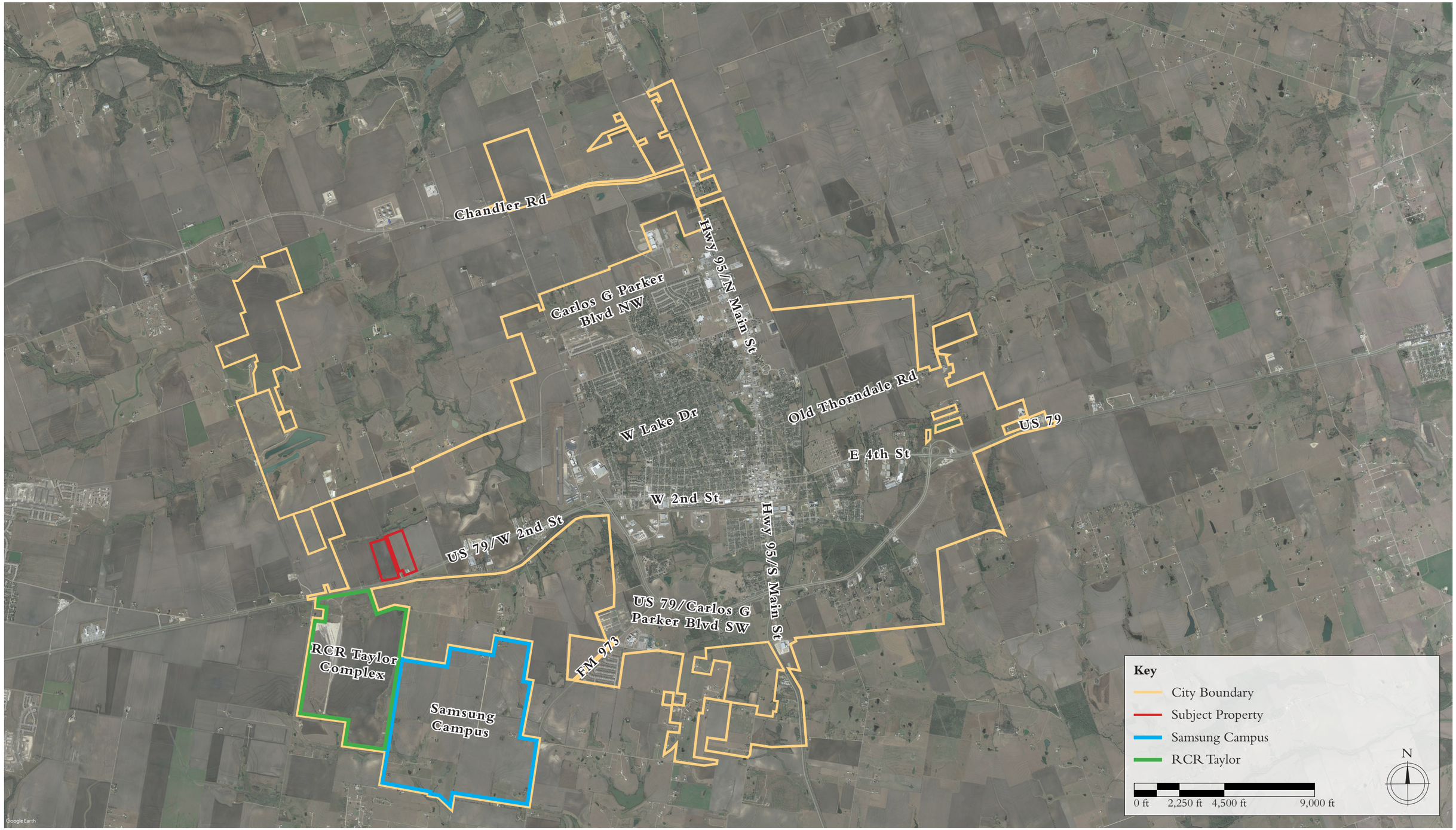
and

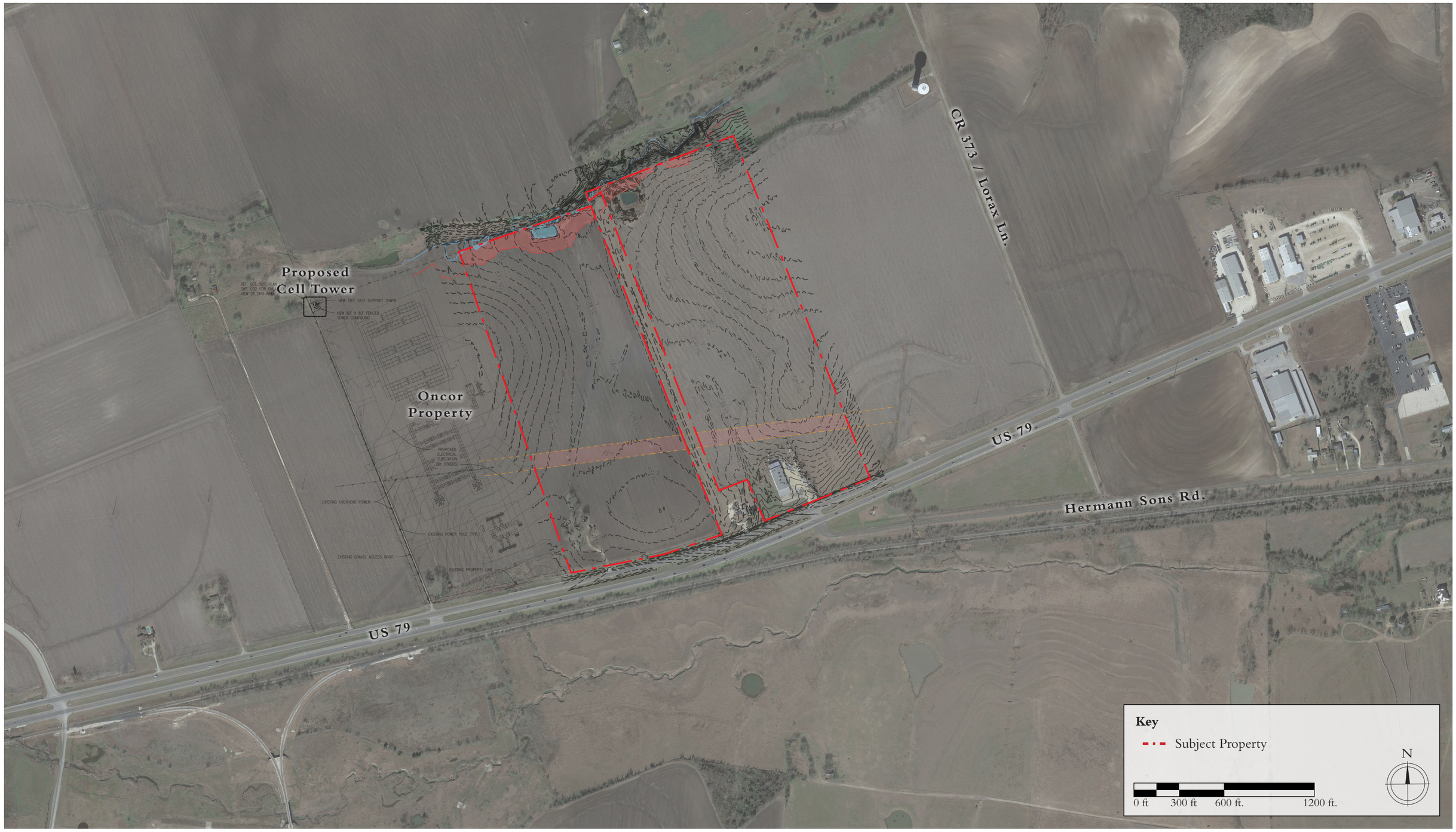
InSite Development, LLC.

by

Michael Watkins Architect, LLC

March 27, 2024


Chandler Rd
Carlos G Parker Blvd NW
Hwy 95/N Main St
W Lake Dr
Old Thorndale Rd
US 79
E 4th St
W 2nd St
US 79/W 2nd St
Hwy 95/S Main St
US 79/Carlos G Parker Blvd SW
FM 973
RCR Taylor Complex
Samsung Campus
Key
City Boundary
Subject Property
Samsung Campus
RCR Taylor
N
0 ft
2,250 ft
4,500 ft
9,000 ft
Google Earth

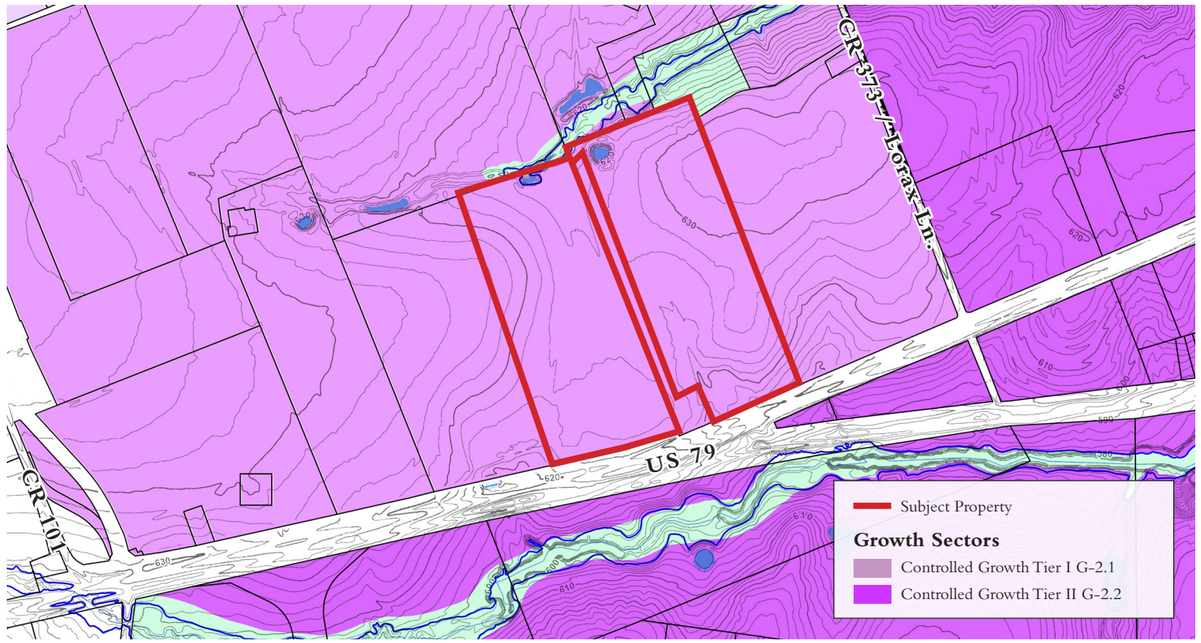


Michael Watkins Architect, LLC © 2021
The design is subject to change. Not for construction.

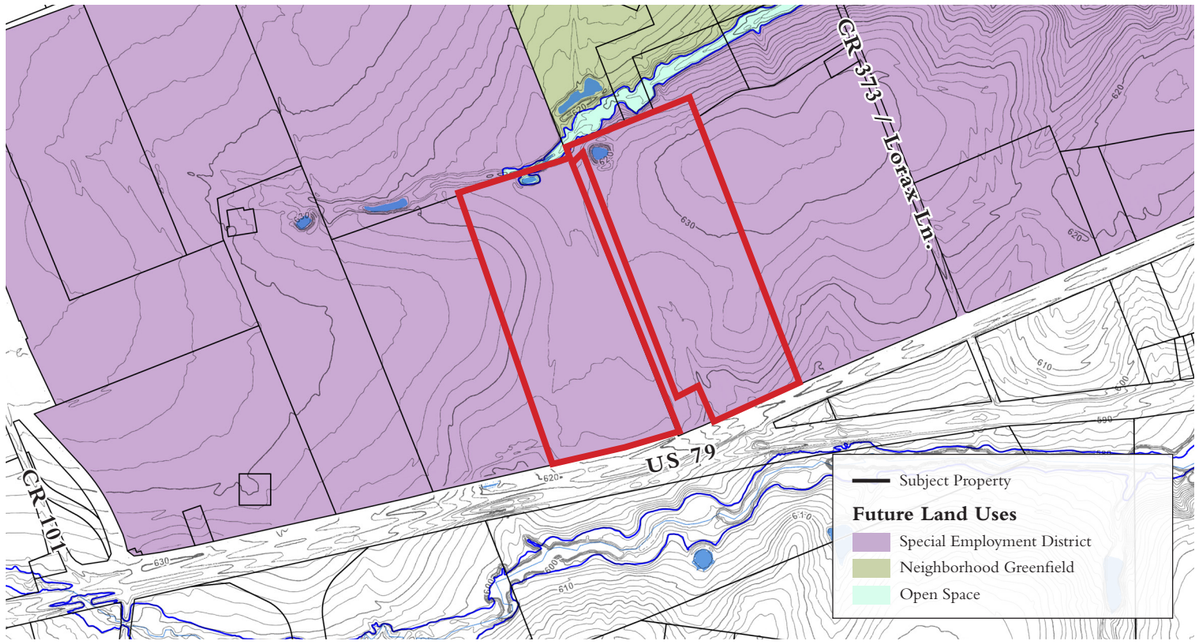
SITE IN CONTEXT

Taylor 100
March 27, 2024

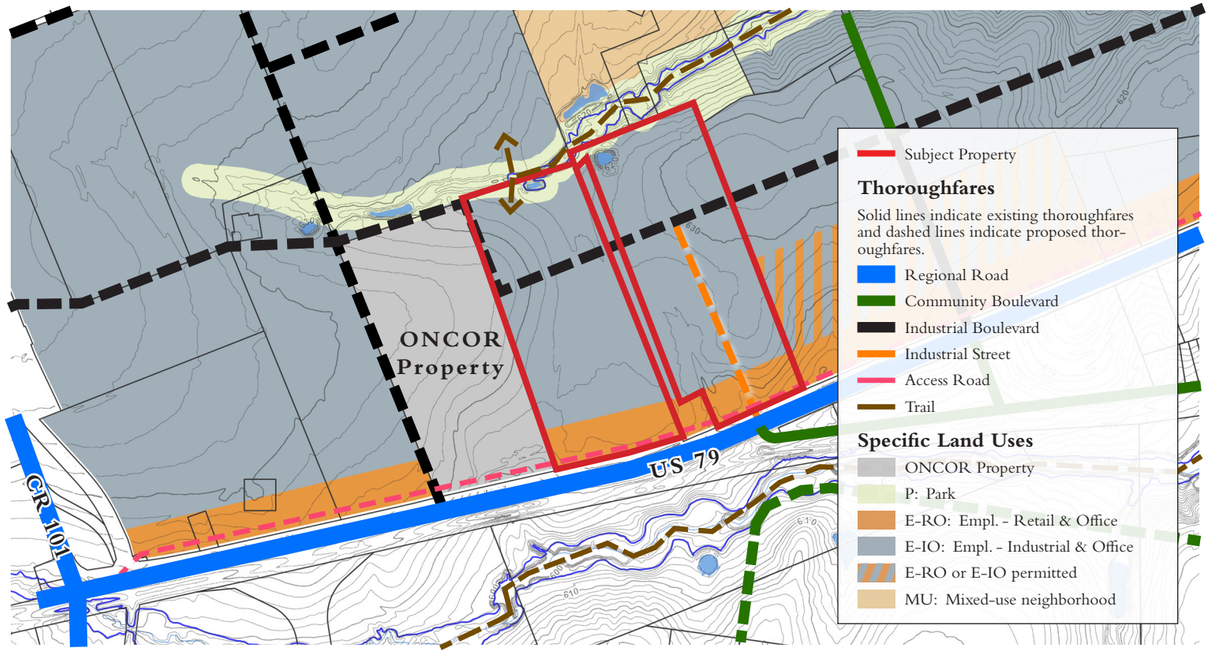
A.2



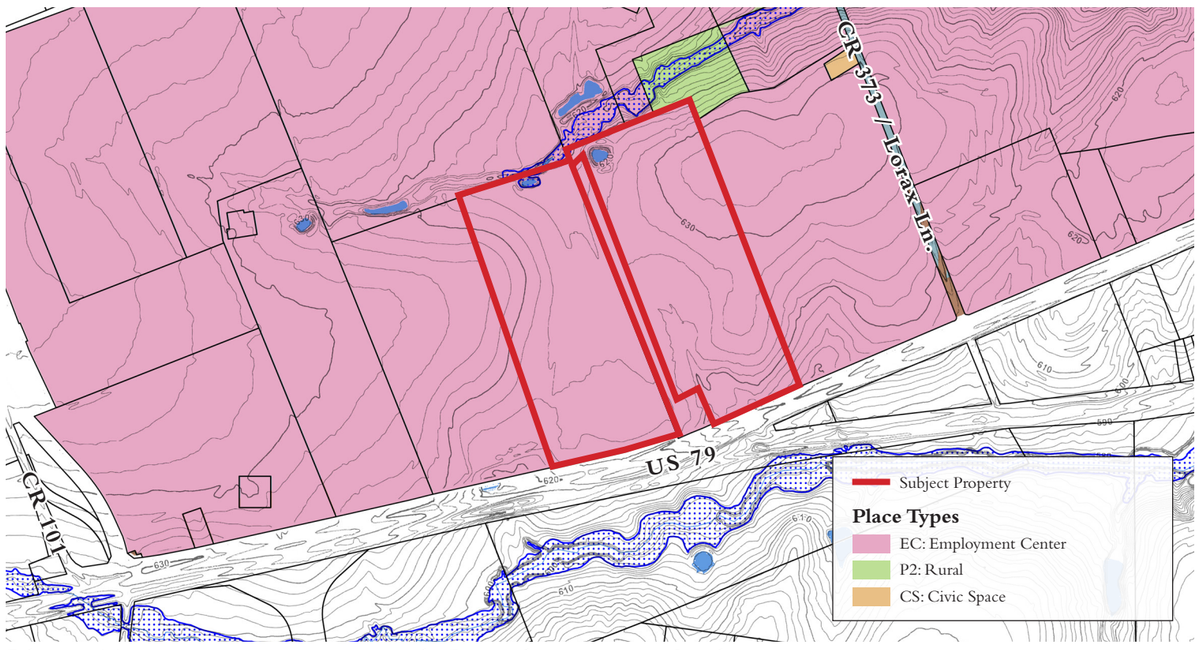
Growth Sector Plan: per SAP SED-North



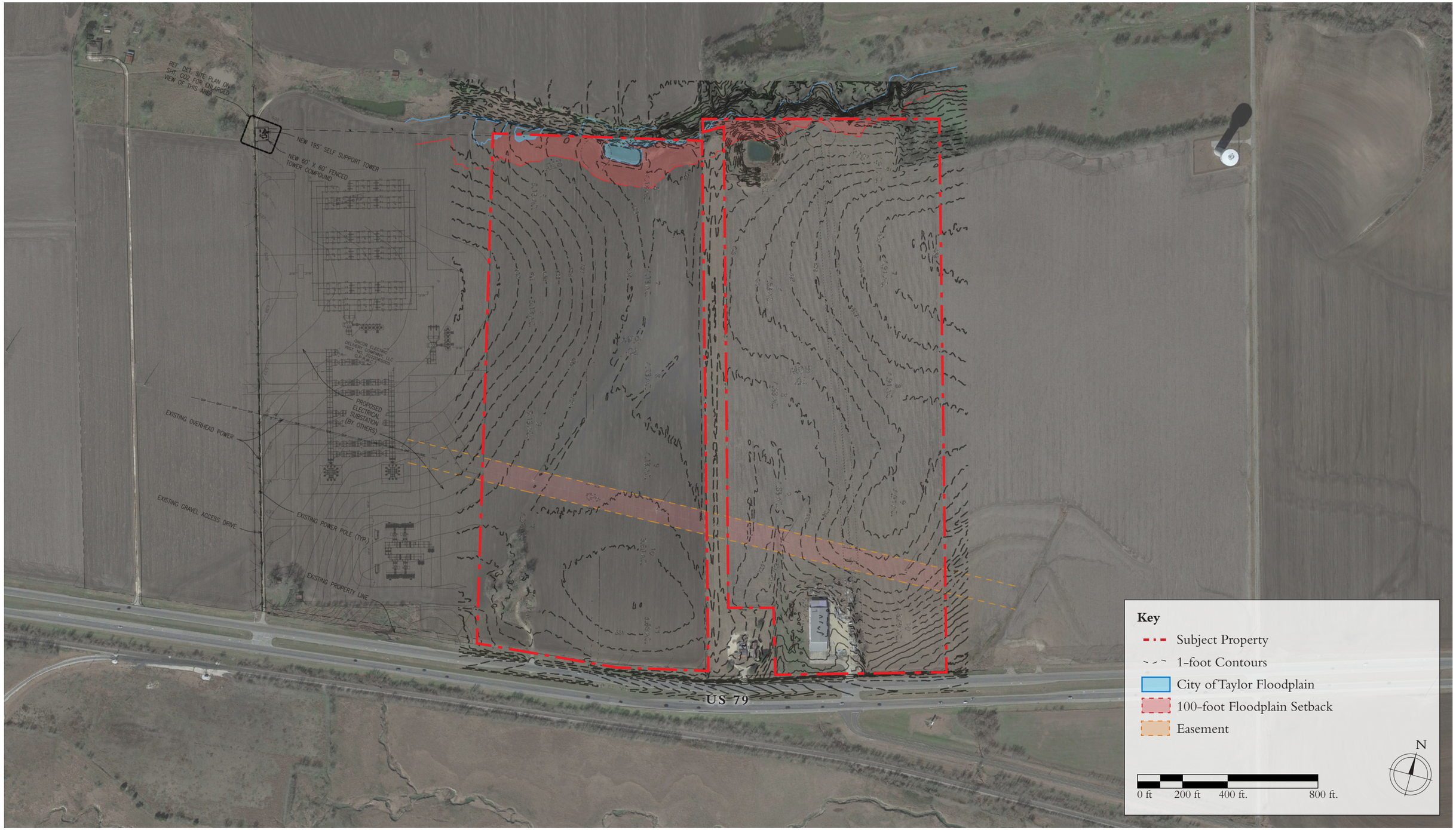
Future Land Use Plan: per SAP SED-North



Specific Land Use and Thoroughfare Plan: per SAP SED-North



Place Type Map: per Land Development Code

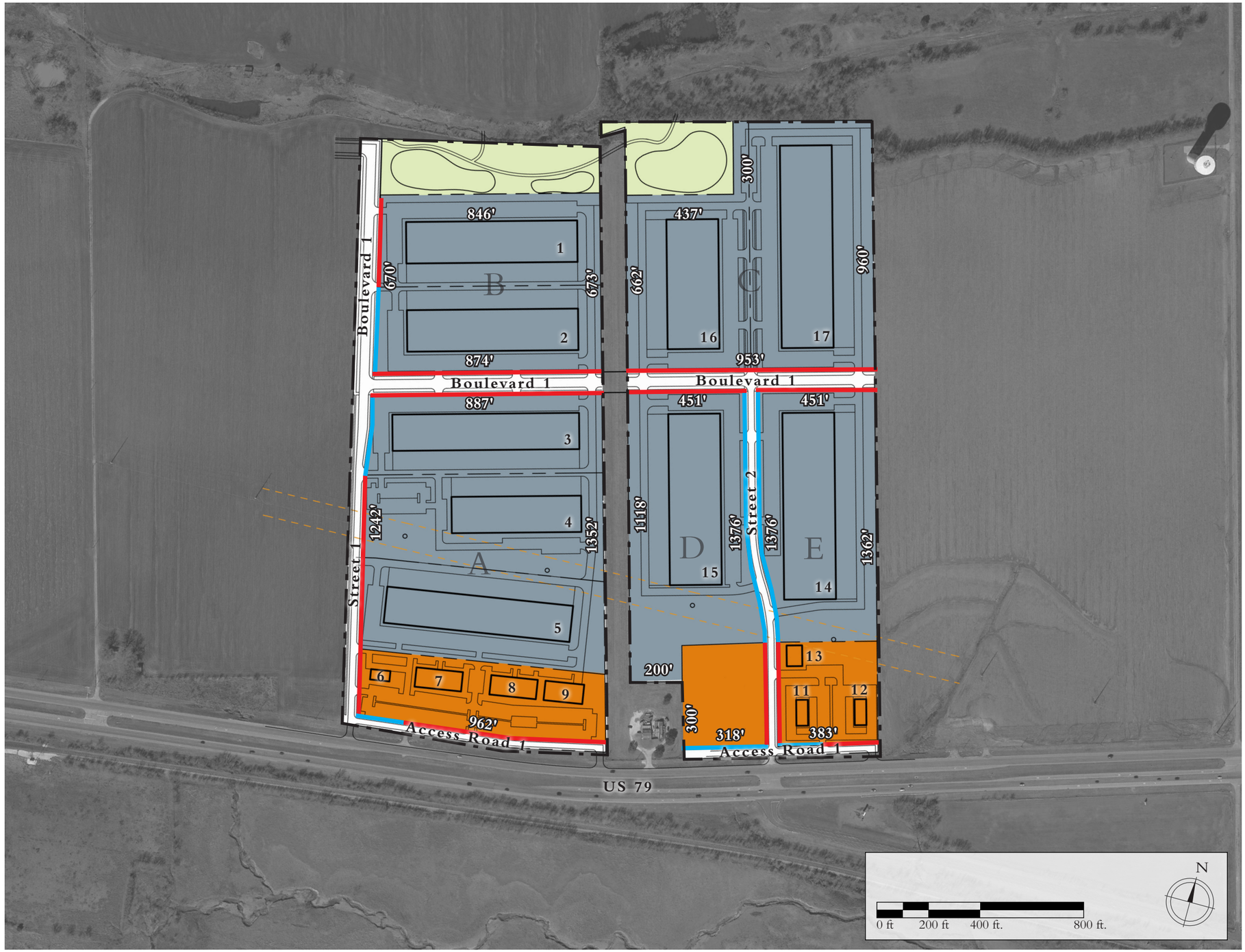

REF. DET. SITE PLAN ON SHT. C02 FOR ENLARGED VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED TOWER COMPOUND
DIXON ELECTRIC DELIVERY COMPANY LLC PROPOSED 138kV/69kV DELIVERY POINT
PROPOSED ELECTRICAL SUBSTATION (BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING GRAVEL ACCESS DRIVE
EXISTING POWER POLE (TYP.)
EXISTING PROPERTY LINE
US 79
Key
Subject Property
1-foot Contours
City of Taylor Floodplain
100-foot Floodplain Setback
Easement
N
0 ft
200 ft
400 ft.
800 ft.


REF. DES. SITE PLAN ON
SHT. D02 FOR ENLARGED
VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED
TOWER COMPOUND
ONCOR ELECTRIC
DELIVERY COMPANY LLC
(ESI) TCC (2012036503)
PROPOSED
ELECTRICAL
SUBSTATION
(BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING POWER POLE (TYP.)
EXISTING GRAVEL ACCESS DRIVE
EXISTING PROPERTY LINE
CR 373 / Lorax Ln.
US 79
Hermann Sons Rd.
US 79
Key
Subject Property
N
0 ft
300 ft
600 ft.
1200 ft.


REF. DET. SITE PLAN ON SHT. C02 FOR ENLARGED VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED TOWER COMPOUND
ONCOR ELECTRIC DELIVERY COMPANY LLC PROP. NO. 2 POWERSOURCE O.P.G. P.C.
PROPOSED ELECTRICAL SUBSTATION (BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING GRAVEL ACCESS DRIVE
EXISTING POWER POLE (TYP.)
EXISTING PROPERTY LINE
Boulevard 1
Boulevard 1
Boulevard 1
Street 1
Street 2
Access Road 1
Access Road 1
US 79
A
B
C
D
E
1
2
3
4
5
6
7
8
9
11
12
13
14
15
16
17
Key
Subject Property
1-foot Contours
City of Taylor Floodplain
100- foot Floodplain Setback
Overhead Electric Easement
Industrial Building
Commercial Building
N
0 ft
200 ft
400 ft.
800 ft.

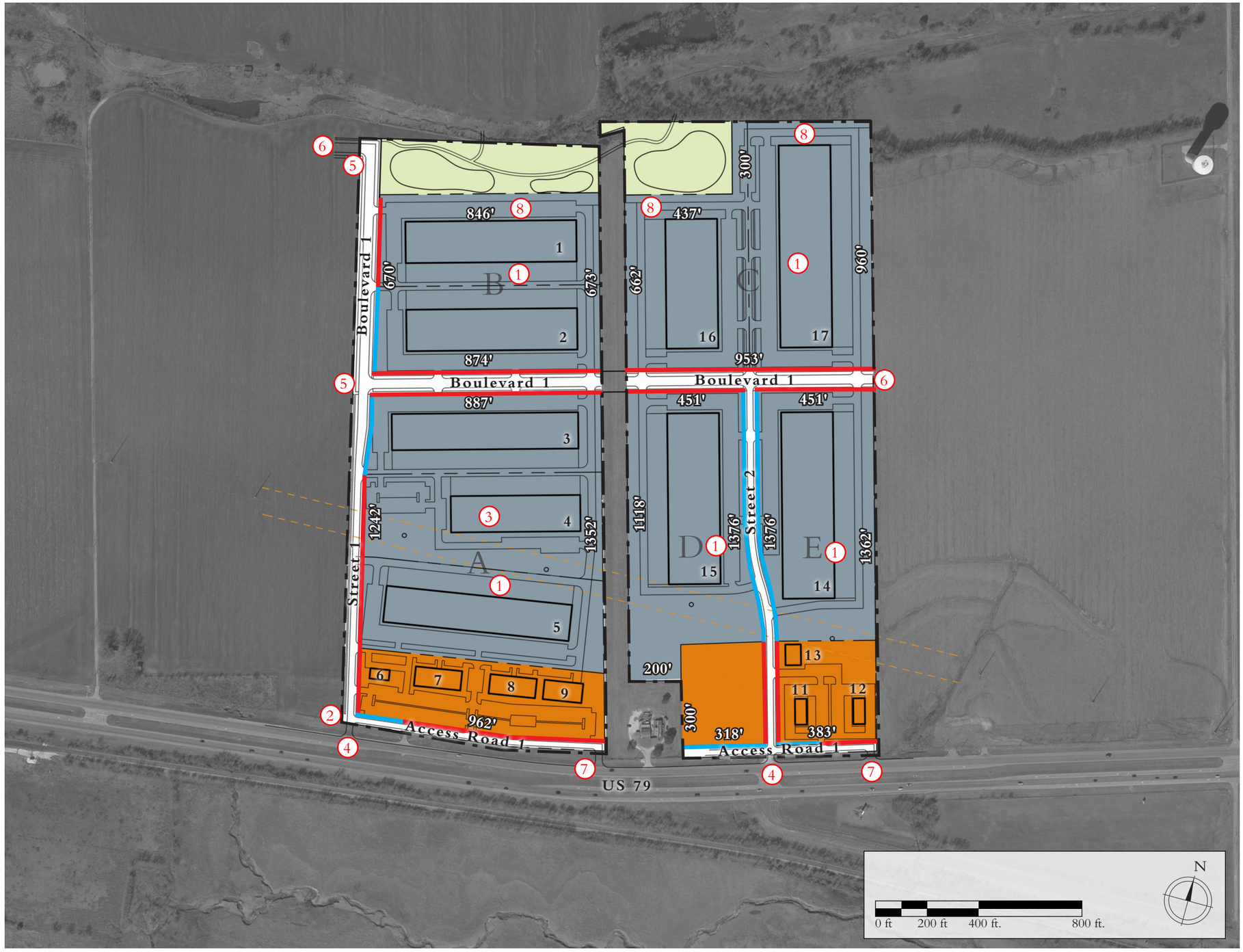
General Standards

1. A Variance is recommended to allow a lower ratio of Civic Space than is permitted for an Employment Center (see page B.6).



Key

- EC - Employment Center Commercial
- EC - Employment Center Industrial
- CS - Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions



Design-Specific Standards

The following standards apply to specific locations noted on the accompanying plan:

1. A Warrant is recommended for larger Block size for Blocks A, B, C, D, and E in order to accommodate the applicant's proposed industrial and commercial buildings and their associated parking.
2. A Variance is requested to permit an intersection with non-right angles at the connection of Street 1 and Access Road 1 given the shape of the subject property.
3. A Warrant is recommended to allow for a greater Build-to-Line and more parking in the First Layer for Building 4 than otherwise is permitted due to location of the overhead electric easement.
4. The precise location and design of the connections of Streets 1 and 2 with US 79 is subject to approval by TxDOT.
5. These intersections shall be stop controlled.
6. These Thoroughfares are intended to connect to the adjoining properties at the locations shown, with the exact location of that connection to be coordinated with the owners of the adjoining properties.
7. These connections to US 79 shall be used only for fire apparatus access.
8. Lots 1, 16, and 17 shall have a 30-foot landscape buffer where they border the park system along Mustang Creek as described in the SAP SED-North. Existing trees within this buffer shall be preserved where reasonably possible.

Key

- EC-I: Employment Center Commercial
- EC-C: Employment Center Industrial
- CS: Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions

EC-C: Employment Center - Commercial

Blocks	
Block Length (maximum)	1,400 ft.
Block Perimeter (maximum)	5,600 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	see *Thoroughfares* (B.8-9).
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted
Parking Location	
First Layer	permitted
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted

Lots	
Width (minimum)	none
Area (minimum	none
Lot coverage (maximum)	none
Build-to-Line (range)	none
Facade Buildout (minimum)	none
Stories (maximum)	5 stories
Building Types	
Detached Dwelling	not permitted
Attached Dwelling	not permitted
Cottage Court	not permitted
Duplex	not permitted
Triplex	not permitted
Quadraplex	not permitted
Small Apartment	not permitted
Large Apartment	not permitted
Manufactured Home/Park	not permitted
Accessory Dwelling Unit	not permitted
Recreational Vehicle Park	not permitted
Residential Accessory	not permitted
Small Commercial	permitted
Live/Work	permitted
Mixed-Use Commercial	permitted
Large Commercial	permitted
Highway Commercial	permitted
Industrial	not permitted
Carts, Kiosks, Food Trailers	permitted
Temporary Commercial	permitted
Commercial Accessory	permitted
Civic Buildings	permitted
Building Disposition	
Edgeyard	permitted
Sideyard	permitted
Courtyard	permitted
Rearyard	permitted

The following standards apply to all Lots within an Employment Center - Commercial (EC-C) Place Type:

1. **Intent.** The intent of the Employment Center - Commercial is to provide a place for highway-oriented Commercial uses with sufficient connectivity to surrounding walkable neighborhoods, Civic Spaces, and employment centers that pedestrian and bicycle connections between the two are feasible.
2. **Uses Permitted.** The following land uses are permitted:
   - Retail
   - Office
   - Lodging
   - Automobile/truck fueling, servicing, and washing facilities
   - Similar Uses: for a proposed use not listed herein, a warrant or variance may be issued.
3. **Access.** A safe, direct, and demarcated means of Pedestrian/bicycle access shall be provided to the Primary Entrance from the Thoroughfare network of the Employment Center Plan.
4. **Signage.** Exceptions to the Sign Standards of the LDC may be granted by Warrant in order to provide visibility for businesses from US 79.

EC-I: Employment Center - Industrial

Blocks	
Block Length (maximum)	1,400 ft.
Block Perimeter (maximum)	5,600 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	see *Thoroughfares* (B.8-9).
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	.
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted
Parking Location	
First Layer	permitted[4]
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted

Lots	
Width (minimum)	none
Area (minimum	none
Lot coverage (maximum)	none
Build-to-Line (range)	10ft. - 130 ft.
Facade Buildout (minimum)	40%
Stories (maximum)	5 stories
Building Types	
Detached Dwelling	not permitted
Attached Dwelling	not permitted
Cottage Court	not permitted
Duplex	not permitted
Triplex	not permitted
Quadraplex	not permitted
Small Apartment	not permitted
Large Apartment	not permitted
Manufactured Home/Park	not permitted
Accessory Dwelling Unit	not permitted
Recreational Vehicle Park	not permitted
Residential Accessory	not permitted
Small Commercial	permitted
Live/Work	permitted
Mixed-Use Commercial	permitted
Large Commercial	permitted
Highway Commercial	permitted
Industrial	permitted
Carts, Kiosks, Food Trailers	permitted
Temporary Commercial	permitted
Commercial Accessory	permitted
Civic Buildings	permitted
Building Disposition	
Edgeyard	permitted
Sideyard	permitted
Courtyard	permitted
Rearyard	permitted

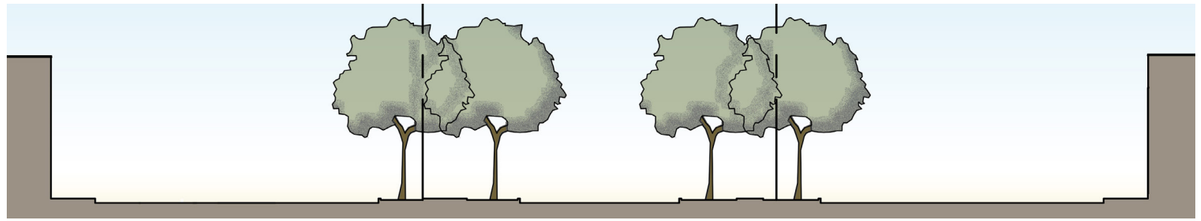
The following standards apply to all Lots within an Employment Center - Industrial (EC-I) Place Type:

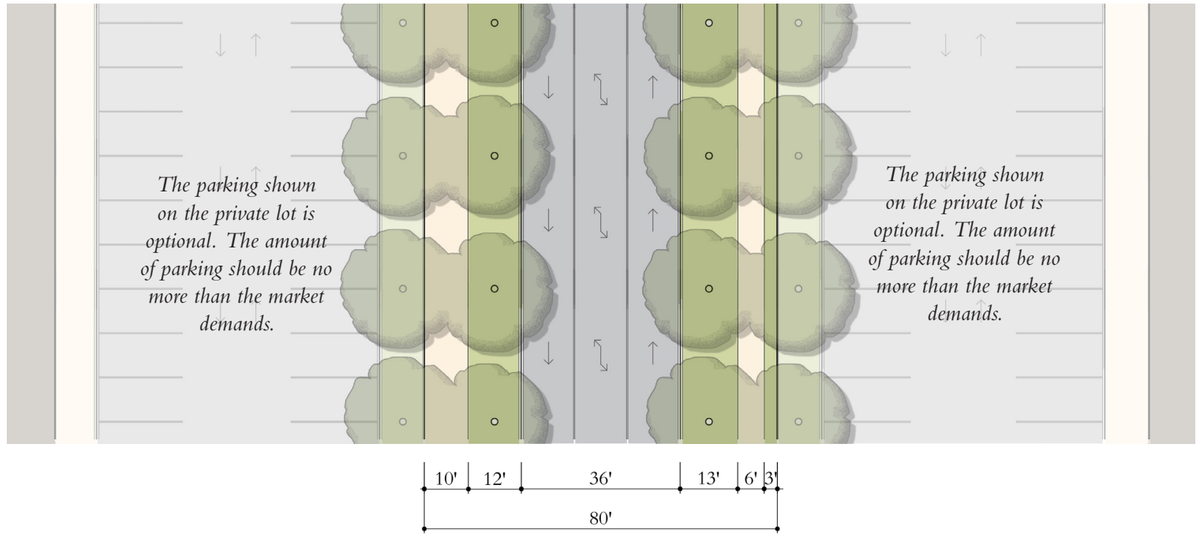
1. **Intent.** The intent of the Employment Center - Industrial is to provide a place for large-footprint industrial uses (and associated loading areas and truck access) with sufficient connectivity to surrounding walkable neighborhoods, Civic Spaces, and commercial centers that pedestrian and bicycle connections between the two are feasible.
2. **Uses Permitted.** The following land uses are permitted:
   - Retail
   - Office
   - Industrial
   - Automobile/truck fueling, servicing, and washing facilities
   - Similar Uses: for a proposed use not listed herein, a warrant or variance may be issued.
3. **Access.** A safe, direct, and demarcated means of Pedestrian/bicycle access shall be provided to the Primary Entrance from the Thoroughfare network of the Employment Center Plan.
4. **Parking.** Parking in the first layer shall not exceed the width of one drive aisle that is double-loaded with head-in parking.
5. **Truck Loading Docks.** Truck loading docks shall be permitted only in the Third Layer.



Front Thoroughfare Types

Name	*Type*	*ROW*	*Pavement*
Boulevard	IB	80	36
Street	IS	50	24
Road	AR	34	20
Trail in Civic Spaces			





IB-80-36

Industrial Boulevard
80 ft. ROW
36 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
12 ft. Tree Lawn/13 ft. Tree Lawn/3 ft. Landscape Lawn
Allee, 25-30 ft. o.c.
10 ft. Sidewalk/6 ft. Sidewalk
Provided

Trees may need to be maintained to permit a higher vertical clearance to accomodate truck traffic.

Thoroughfare Type
- IB Industrial Boulevard
- IS Industrial Street

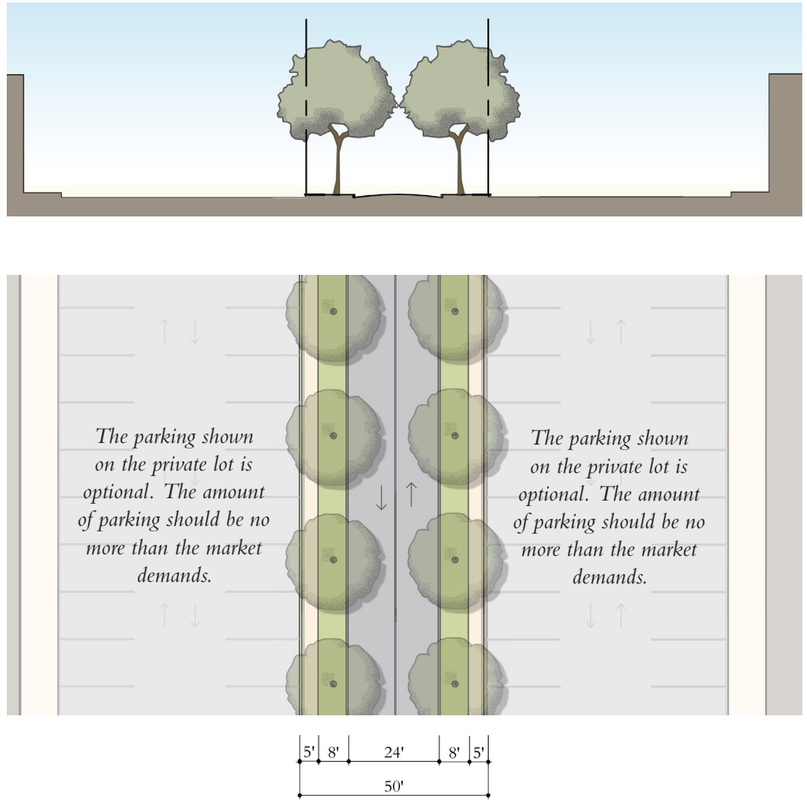
Right-of-Way Width

Pavement Width

XX-##-##

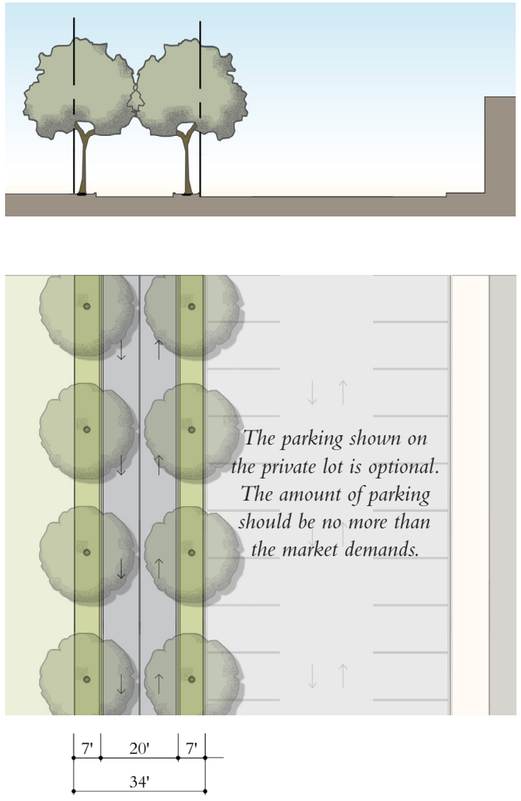
Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access

Notes



IS-50-24

Industrial Street
50 ft. ROW
24 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
8 ft. Tree Lawn
Allee, 25-30 ft. o.c.
5 ft. Sidewalk
Provided
Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.



AR-34-20

Access Road
34 ft. ROW
20 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
None
Provided
Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.

Thoroughfare Type
IS Industrial Street
AR Access Road

Right-of-Way Width

Pavement Width

XX-##-##

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



Civic Space Types

Park

Total Civic Space: 6.6 acres

Total Site Area: 103.5 acres

Civic Space Ratio: 6.4%

Michael Watkins Architect, llc © 2023
The design is subject to change. Not for construction.

CIVIC SPACE PLAN

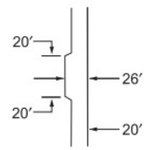
Taylor 100
March 27, 2024

B.10



Fire Apparatus Access Notes

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



MINIMUM CLEARANCE AROUND A FIRE HYDRANT

Key

- 26-foot Min. Fire Apparatus Access Road
- 20-foot Min. Fire Apparatus Access Road
- Buildings over 30 feet
- Buildings under 30 feet



Thoroughfare Names and Addressing Key

1 _____ Boulevard
2 _____ Street
3 _____ Street
4 _____ Road

Note: This addressing plan is conceptual and is subject to refinements in future phases.


REF. DET. SITE PLAN ON SHT. C02 FOR ENLARGED VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED TOWER COMPOUND
DIXON ELECTRIC DELIVERY COMPANY LLC PROP. NO. 2 SUBDIVISION D.E.C. PROJECT
PROPOSED ELECTRICAL SUBSTATION (BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING GRAVEL ACCESS DRIVE
EXISTING POWER POLE (TYP.)
EXISTING PROPERTY LINE
Boulevard 1
Boulevard 1
Boulevard 1
Street 1
Street 2
Access Road 1
Access Road 1
US 79
A
B
C
D
E
1
2
3
4
5
6
7
8
9
11
12
13
14
15
16
17
Commercial Program
Commercial 55,050 SF
Industrial Program
Industrial 1,014,800 SF
N
0 ft
200 ft
400 ft.
800 ft.


Park 1
3.86 acres
Park 2
2.76 acres
Parcel W6
6.95 acres
Parcel E6
7.83 acres
Parcel E5
10.50 acres
Parcel W5
6.67 acres
Parcel W4
6.37 acres
Parcel E4
11.10 acres
Parcel E3
9.69 acres
Parcel W3
7.79 acres
Parcel W2
7.68 acres
Parcel W1
6.00 acres
Out Parcel
2.97 acres
Parcel E1
3.52 acres
N
0 ft
200 ft
400 ft.
800 ft.

ORDINANCE NO. 2024-24

AN ORDINANCE APPROVING AN EMPLOYMENT CENTER PLAN FOR PROPERTY GENERALLY LOCATED AT 4804 W. 2ND STREET AND 13101 HIGHWAY 79, LEGALLY DESCRIBED AS APPROXIMATELY 100.78 ACRES OF LAND LOCATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R362909 AND R019149, TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on April 25, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to approve the Employment Center Plan, referred to as Taylor 100; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 9, 2024, to consider the zoning request, and recommended approval of the Employment Center Plan to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the New Neighborhood Plan and 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 Official Zoning map of the City of Taylor, Texas, is changed to indicate that a Employment Center Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the Employment Center Plan attached hereto for all purposes as Exhibit "B".

SECTION 3. 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 4. 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 5. In accordance with Article VIII of the City Charter, Ordinance 2024-24 was introduced before the Taylor City Council on the 25th day of April, 2024.

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

DRAFT

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2024-24, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2024.

_____

Dianna McLean
City Clerk

EXHIBIT A

(Legal Description/Survey)

EXHIBIT B

(New Neighborhood Plan)

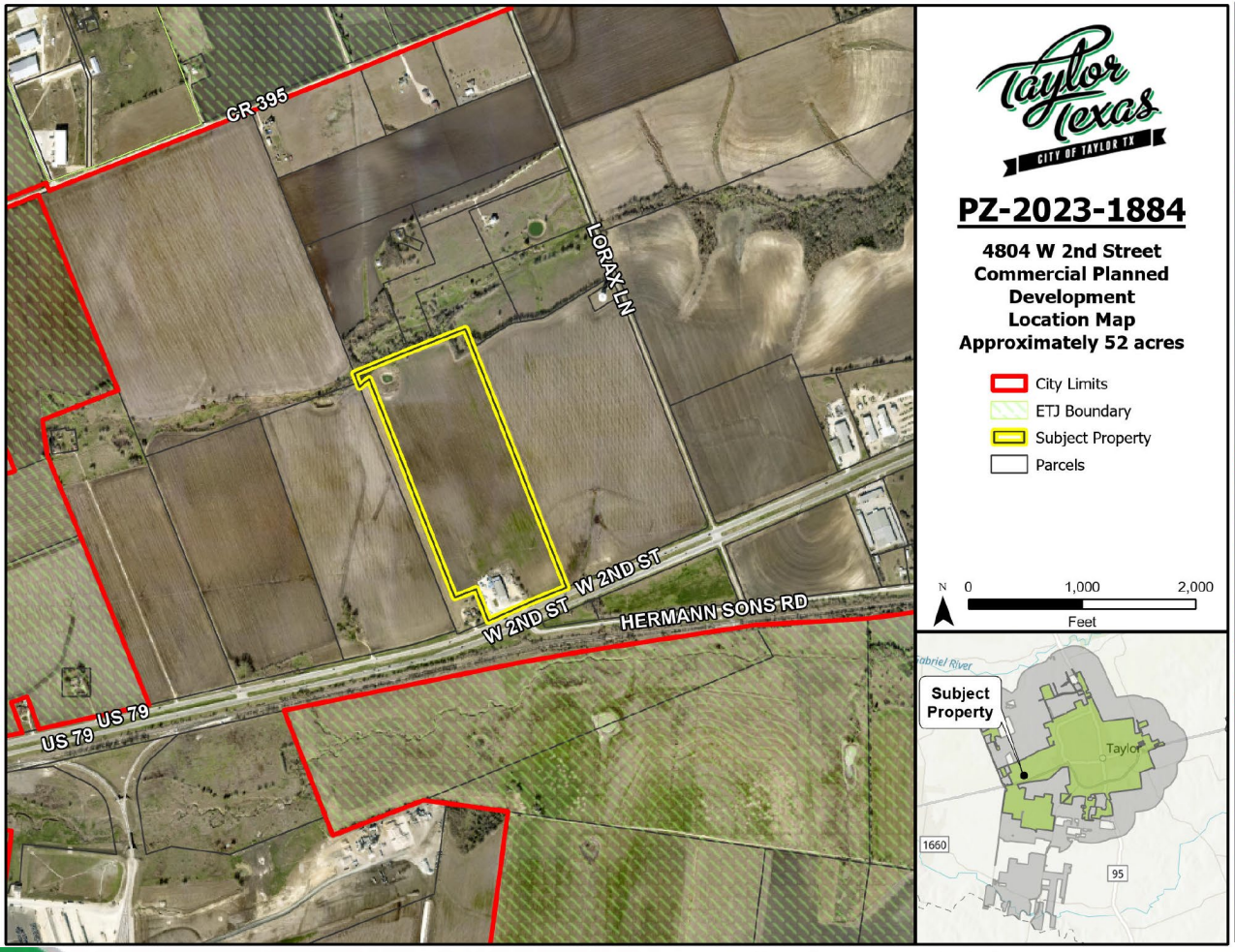
DRAFT

City of Taylor
City Council

April 25, 2024

PZ-2023-1884/1885
Taylor 100 – Employment Center Plan

Location Map



Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1884

4804 W 2nd Street
Commercial Planned Development
Location Map
Approximately 52 acres

City Limits
ETJ Boundary
Subject Property
Parcels

N 0 1,000 2,000
Feet



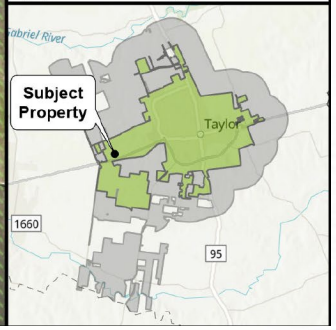
Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1885

13101 Highway 79 W
Commercial Planned Development
Location Map
Approximately 51 acres

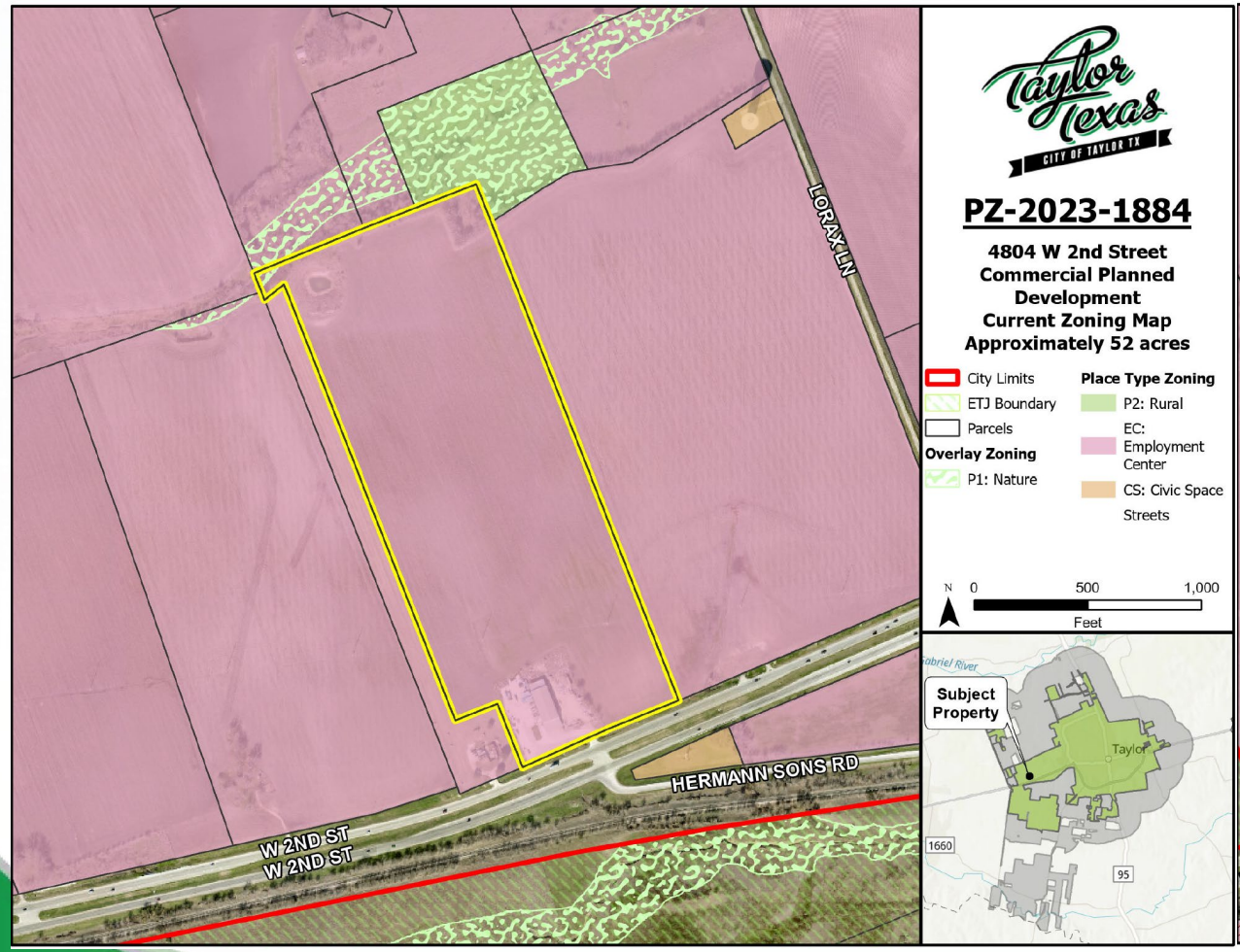
City Limits
ETJ Boundary
Subject Property
Parcels

N 0 1,000 2,000
Feet



Taylor Texas
CITY OF TAYLOR TX

Existing Place Type Zoning



Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1884

4804 W 2nd Street
Commercial Planned Development
Current Zoning Map
Approximately 52 acres

City Limits
ETJ Boundary
Parcels

Overlay Zoning
P1: Nature

Place Type Zoning
P2: Rural
EC: Employment Center
CS: Civic Space
Streets

N 0 500 1,000
Feet



Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1885

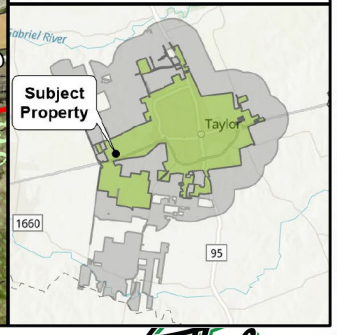
13101 Highway 79 W
Commercial Planned Development
Current Zoning Map
Approximately 51 acres

City Limits
ETJ Boundary
Parcels

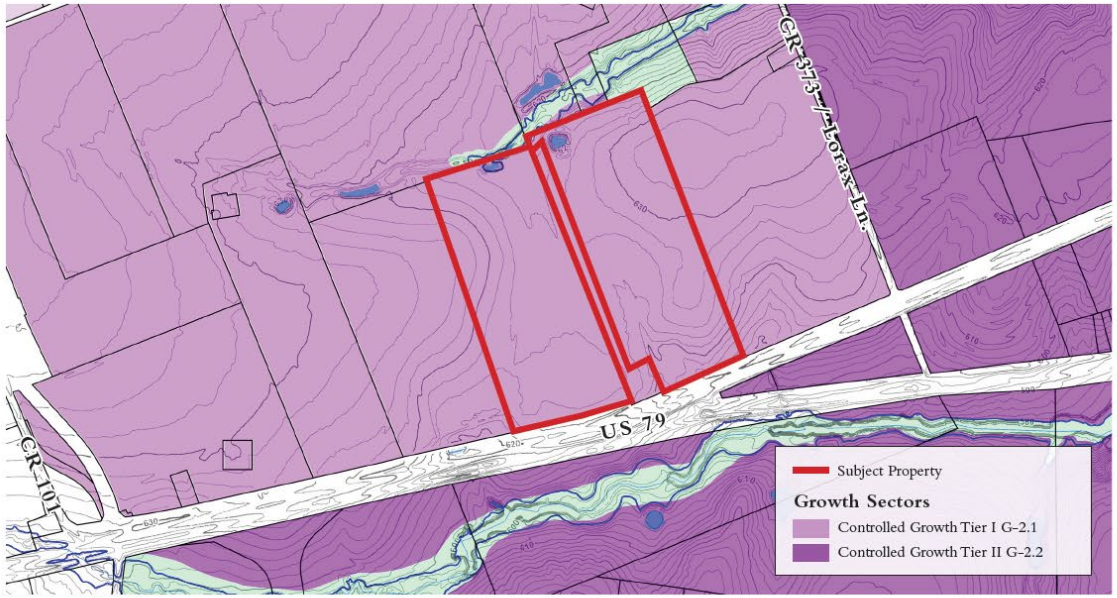
Overlay Zoning
Planned Development Overlay
P1: Nature

Place Type Zoning
P2: Rural
EC: Employment Center
CS: Civic Space
Streets

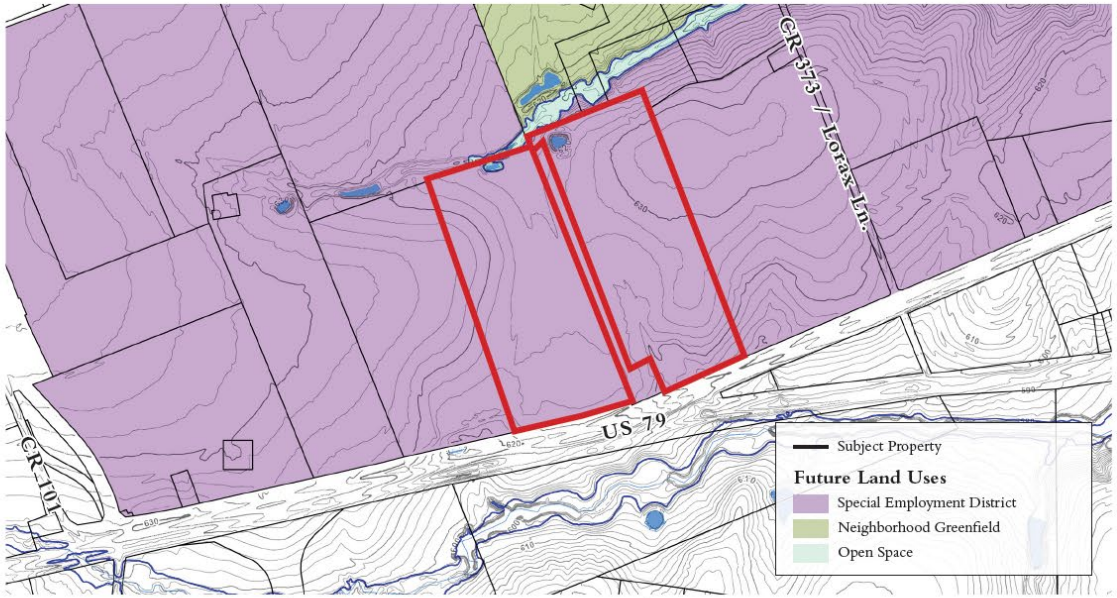
N 0 500 1,000
Feet



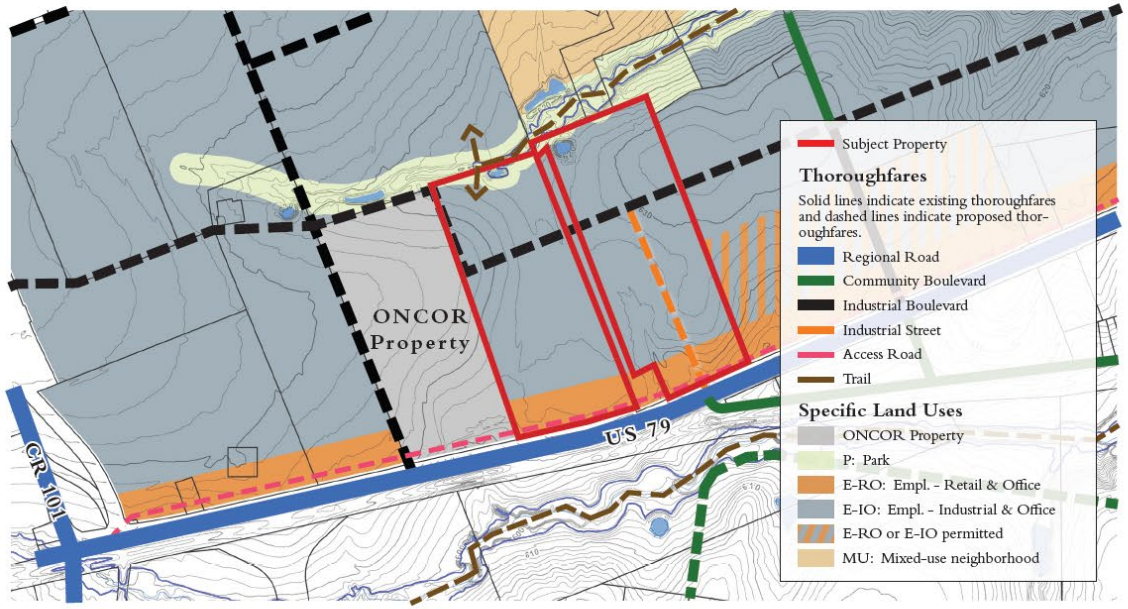
Taylor Texas
CITY OF TAYLOR TX



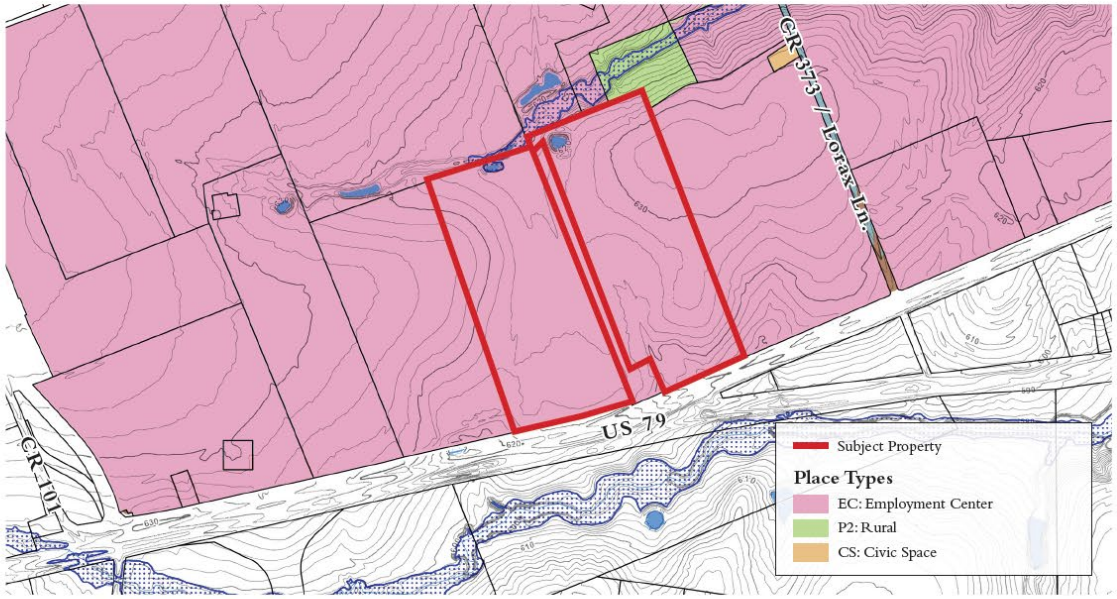
Growth Sector Plan: per SAP SED-North



Future Land Use Plan: per SAP SED-North

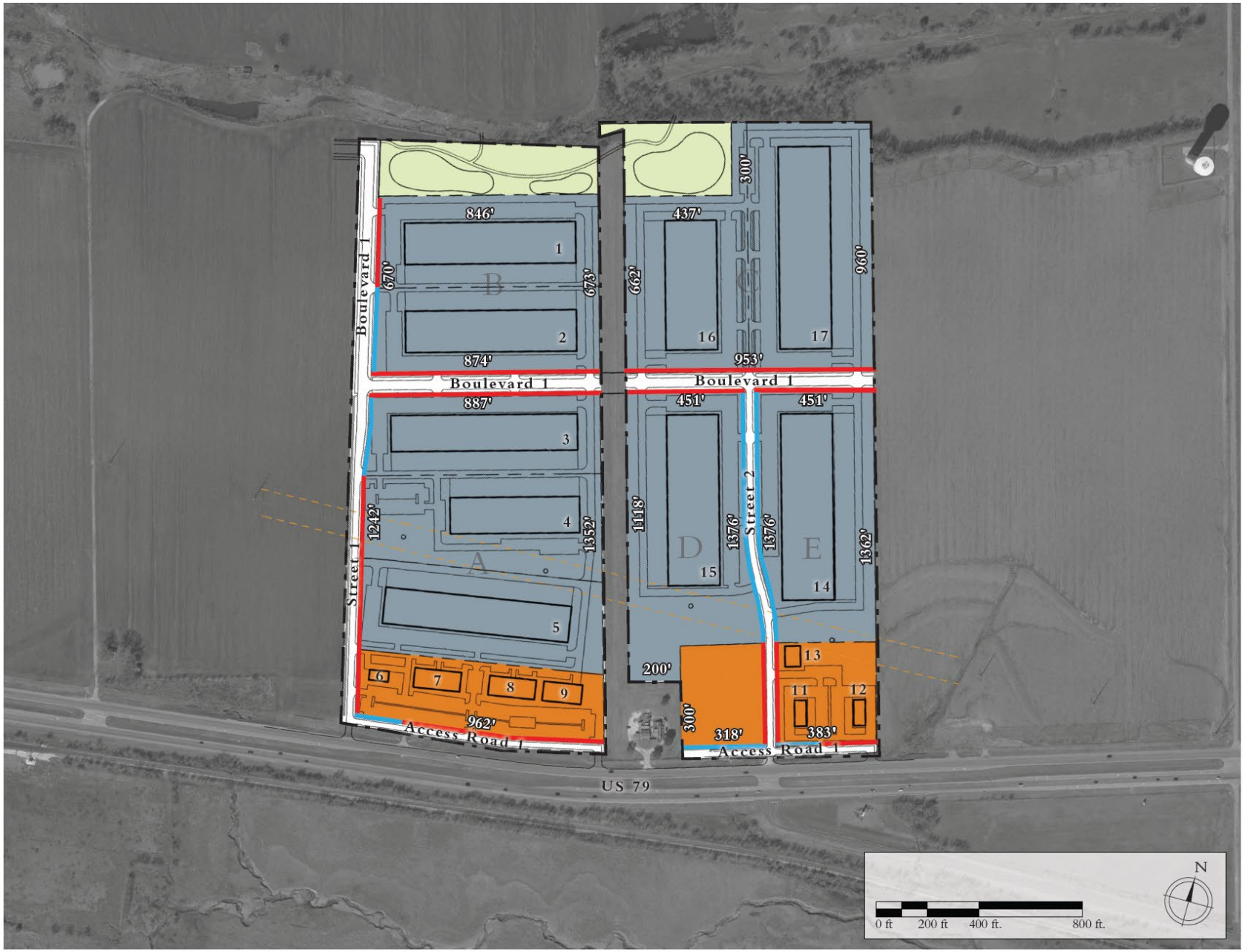


Specific Land Use and Thoroughfare Plan: per SAP SED-North



Place Type Map: per Land Development Code


Boulevard 1
Boulevard 1
Boulevard 1
Street 1
Street 2
Access Road 1
Access Road 1
US 79
A
B
C
D
E
1
2
3
4
5
6
7
8
9
11
12
13
14
15
16
17
Key
Subject Property
1-foot Contours
City of Taylor Floodplain
100- foot Floodplain Setback
Overhead Electric Easement
Industrial Building
Commercial Building
N
0 ft
200 ft
400 ft.
800 ft.



General Standards

1. A Variance is recommended to allow a lower ratio of Civic Space than is permitted for an Employment Center (see page B.6).

Design-Specific Standards

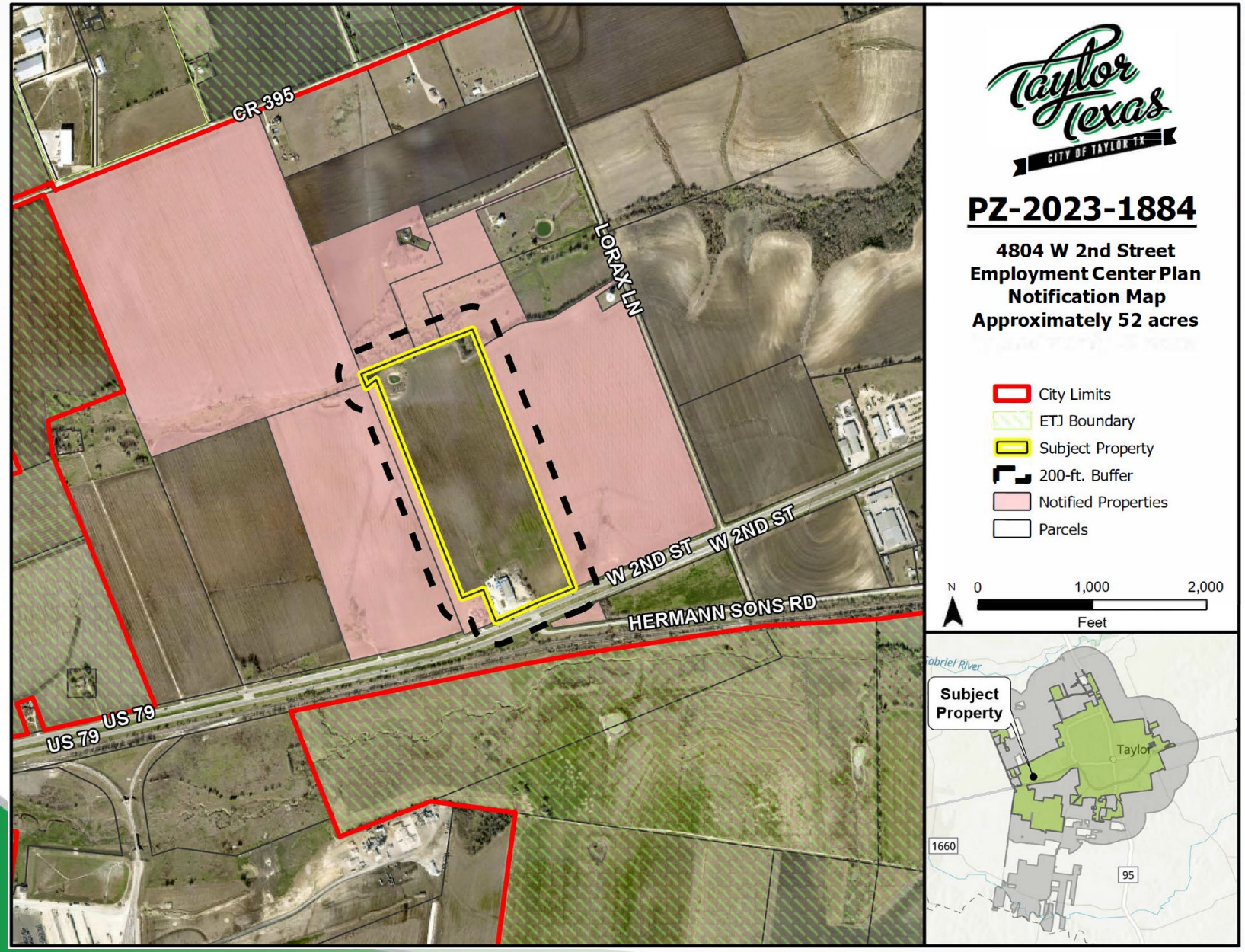
The following standards apply to specific locations noted on the accompanying plan:

1. A Warrant is recommended for larger Block size for Blocks A, B, C, D, and E in order to accommodate the applicant's proposed industrial and commercial buildings and their associated parking.
2. A Variance is requested to permit an intersection with non-right angles at the connection of Street 1 and Access Road 1 given the shape of the subject property.
3. A Warrant is recommended to allow for a greater Build-to-Line and more parking in the First Layer for Building 4 than otherwise is permitted due to location of the overhead electric easement.
4. The precise location and design of the connections of Streets 1 and 2 with US 79 is subject to approval by TxDOT.
5. These intersections shall be stop controlled.
6. These Thoroughfares are intended to connect to the adjoining properties at the locations shown, with the exact location of that connection to be coordinated with the owners of the adjoining properties.
7. These connections to US 79 shall be used only for fire apparatus access.
8. Lots 1, 16, and 17 shall have a 30-foot landscape buffer where they border the park system along Mustang Creek as described in the SAP SED-North. Existing trees within this buffer shall be preserved where reasonably possible.

Key

- EC - Employment Center Commercial
- EC - Employment Center Industrial
- CS - Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Notification Map



PZ-2023-1884

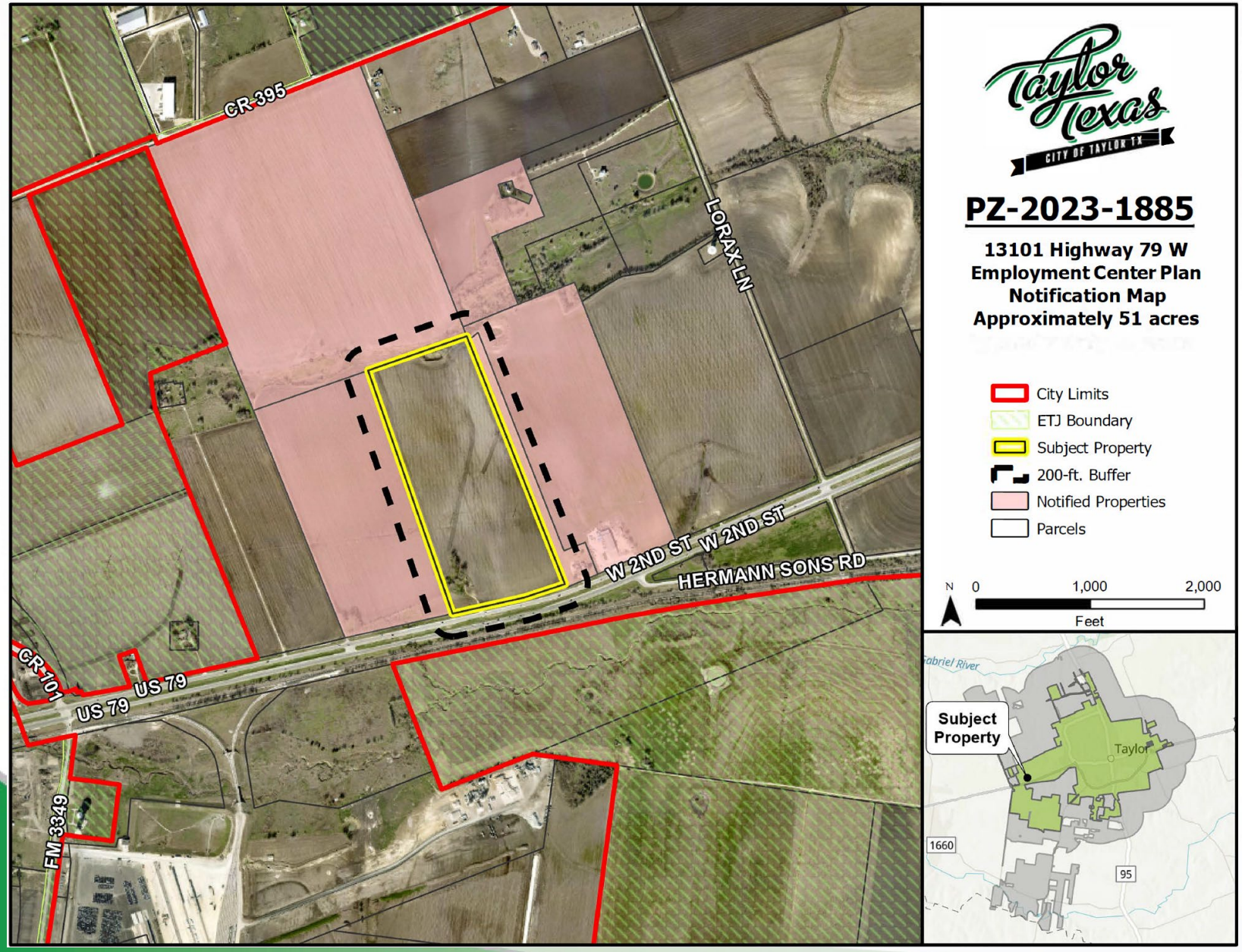
4804 W 2nd Street
Employment Center Plan
Notification Map
Approximately 52 acres

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

N 0 1,000 2,000
Feet

- 9 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Notification Map



Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1885

13101 Highway 79 W
Employment Center Plan
Notification Map
Approximately 51 acres

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

N 0 1,000 2,000
Feet

- 7 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Taylor Texas
CITY OF TAYLOR TX

Planning & Zoning Recommendation

Planning and Zoning Commission recommended **Approval** of the requested Employment Center Plan referred to as Taylor 100 subject to a landscape buffer with a depth of 90 feet being provided along the northern property line of the site


Boulevard 1
Boulevard 1
Boulevard 1
Street 1
Street 2
Access Road 1
Access Road 1
US 79
A
B
D
E
1
2
3
4
5
6
7
8
9
11
12
13
14
15
16
17
Key
Subject Property
1-foot Contours
City of Taylor Floodplain
100- foot Floodplain Setback
Overhead Electric Easement
Industrial Building
Commercial Building
30-foot Landscape Buffer
90-foot Landscape Buffer as recommended by Planning & Zoning Commission
N
0 ft
200 ft
400 ft.
800 ft.



City Council Meeting
April 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 13.

Agenda Title: **Hold a public hearing and introduce Ordinance 2024-26 establishing Investment Zone No. 10.**

Council Action to be Taken: Hold public hearing and Introduce Ordinance.

Department Submitted: City Manager

Staff Contact: Brian LaBorde, City Manager

1. PURPOSE / DESCRIPTION

In accordance with CH 312 of the Texas Tax Code, City is required to hold a public hearing to designate a Reinvestment Zone, Zone #10, prior to consider any tax abatements for any developments. The purpose for such zone is to allow for incentives to attract and/or retain economic development.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The request for such zone is being asked by Williamson County for lots, Lot 9 in Block 4 and Lot 1A in Block 6, in the RCR -Taylor Logistics Park, which are within the city limits, therefore, need city consideration for the County to consider a CH 312 abatement.
This is a CH 312 reinvestment zone out of the Local Government Code that the County will solely participate in. The City will not be participating in any incentive tied to this zone. This creation of the zone will not impact any city appraisal values or ad valorem.
Ben White, President/CEO, Taylor Economic Development Corporation will be in attendance to answer any questions with regards to the County's request for such zone.

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Hold a public hearing and introduce ordinance,

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Ordinance 2024-26 Designating Tax Abatement Reinvestment Zone No. 10
2. Taylor_notice public hearing tax abatement zone 10

ORDINANCE NO. 2024-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, DESIGNATING REINVESTMENT ZONE NO. 10; PROVIDING ELIGIBILITY OF THE ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; CONTAINING FINDINGS THAT THE AREA QUALIFIES TO BE DESIGNATED AS A REINVESTMENT ZONE AND THE IMPROVEMENTS SOUGHT ARE FEASIBLE AND PRACTICABLE AND OF BENEFIT TO THE LAND AND THE CITY; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF SAID ORDINANCE.

WHEREAS, the City Council of the City of Taylor, Texas, has caused notice to be published in a newspaper having general circulation in the City and has delivered such notice to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone described herein; and

WHEREAS, the City Council of the City of Taylor, Texas, has conducted a public hearing on the designation of the area described herein as a reinvestment zone on April 25, 2024 at 6:00 p.m. in the Council Chambers at the City Hall at which interested parties were allowed to speak and present evidence for or against the designation.

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

SECTION 1. That the City Council of the City of Taylor, Texas, finds that the area described herein will, if designated as a reinvestment zone, be reasonably likely to contribute to the retention or expansion of primary employment, or to attract major investment in the zone that will be of benefit to the property and contribute to the economic development of the City. The City Council further finds that the improvements sought are feasible and practicable and would be of benefit to the land to be included in the zone and to the City after the expiration of a tax abatement agreement.

SECTION 2. That pursuant to the provisions of Section 312.201 of the Texas Tax Code, the real property described in Exhibit "A" and made a part hereof for all purposes, is hereby designated as a reinvestment zone and for identification is assigned the name "Reinvestment Zone No. 10" or "Soulbrain Zone".

SECTION 3. That the property within Reinvestment Zone No. 10 is eligible for commercial-industrial tax abatement effective on January 1, 2024. The designation of Reinvestment Zone No. 10 does not obligate the City of Taylor to enter any tax abatement agreement with any person or entity for the abatement of taxes for any real or personal property located in Reinvestment Zone No. 10, nor does it obligate the City of Taylor to enter any agreements with any person or entity for the City to provide any incentives.

SECTION 4. That should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or as amended hereby, which shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Taylor in conflict with the provisions of this Ordinance shall be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict herewith shall remain in full force and effect.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication, as the law and charter in such cases provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ON THIS THE 9TH DAY OF MAY 2024.

CITY OF TAYLOR, TEXAS

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder, City Attorney

EXHIBIT "A"

Tract 1: Lot 9, Block 4, RCR-Taylor Logistics Park Final Plat, Phase 2, Blocks 3, 4, 5, and 6, a subdivision in Williamson County, Texas, according the map or plat thereof recorded under Document No. 2023095569 of the Official Public Records of Williamson County, Texas.

Tract 2: Lot 1A, Block 6, RCR-Taylor Logistics Park Amending Plat of Phase 2, Block 6, Lot 1, a subdivision in Williamson County, Texas, according the map or plat thereof recorded under Document No. 2023104579 of the Official Public Records of Williamson County, Texas.

CITY OF TAYLOR
NOTICE OF PUBLIC HEARING
DESIGNATION OF REINVESTMENT ZONE No. 10

The City of Taylor City Council will conduct a public hearing at 6:00 p.m. on ____, 2024, in the City Hall Council Chamber at 400 Porter Street Taylor, Texas to consider a reinvestment zone for tax abatement purposes under Chapter 312 Texas Tax Code.

At the hearing, interested persons are entitled to speak and present evidence for or against the designation of the property described below as Reinvestment Zone 10.

Tract 1: Lot 9, Block 4, RCR-Taylor Logistics Park Final Plat, Phase 2, Blocks 3, 4, 5, and 6, a subdivision in Williamson County, Texas, according the map or plat thereof recorded under Document No. 2023095569 of the Official Public Records of Williamson County, Texas.

Tract 2: Lot 1A, Block 6, RCR-Taylor Logistics Park Amending Plat of Phase 2, Block 6, Lot 1, a subdivision in Williamson County, Texas, according the map or plat thereof recorded under Document No. 2023104579 of the Official Public Records of Williamson County, Texas.

City Council Meeting
April 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality Quality of Life Streets/Infrastructure

Agenda Item Number: 14.

Agenda Title: **Consider Ordinance 2024-21 Authorizing The Issuance Of The City Of Taylor, Texas Combination Tax And Revenue Certificates Of Obligation, Series 2024; Levying An Ad Valorem Tax And Pledging Certain Surplus Revenues In Support Of The Certificates; Approving An Official Statement, A Paying Agent/Registrar Agreement And Other Agreements Relating To The Sale And Issuance Of The Certificates; And Ordaining Other Matters Relating To The Issuance Of The Certificates**

Council Action to be Taken: Approve Ordinance 2024-21

Department Submitted: Finance

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE / DESCRIPTION

This ordinance is required to authorize the City to issue the Combination Tax and Revenue Certificates of Obligation, Series 2024.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

This is the first and only reading of this ordinance required under Texas Government Code 1201.028. Approval of the ordinance can occur after the reading and at the same meeting. The City has issued debt in the past using the same procedure.

The City had a bond rating call on April 10th with Standard & Poor's and the City's credit rating was affirmed at AA with a stable outlook as the result of that review.

The CO's will be priced by our financial advisor through a competitive sale on the morning of April 25th. **The bid summary and final numbers from the sale will be announced at this City Council meeting**. Jennifer Ritter will discuss the bids with Council. Due to the timing of the bids, a presentation of the bids will be emailed to the Council the afternoon of the meeting

and will be shared during the meeting. A presentation summarizing the bond projects is included in the packet.

The Preliminary Official Statement was emailed to you prior to the meeting.

Council approved a resolution expressing the official intent to issue Certificates of Obligation on January 25, 2024

3. PROS and CONS

PROS	CONS
• Debt issuance provides immediate funding for projects and equipment purchases that would otherwise require many years to complete if paid for as you go. • Debt issuance accelerates the project completion schedule and allows for project cost savings by completing a project in whole, and at one time, versus multiple stages as would be required if paid as you go.	• Debt needs to be repaid and the tax rate is the primary source of funding for debt payments. • Debt issuance costs that would not occur in a cash funded/pay as you go project will add to the total cost.

4. RECOMMENDATION

Staff recommends Council approve Ordinance 2024-21. Missing information in the ordinance will be inserted after pricing is received on April 25 and our bond counsel will present a completed version after the meeting for the Mayor's signature.

5. FUNDING SOURCE

NA

6. TIMELINE

Immediate consideration and approval is required to ensure timely closing and delivery of the debt issuance.

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Ordinance 2024-21
2. Presentation Debt Issue

ORDINANCE NO. 2024-21

ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF TAYLOR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024; LEVYING AN AD VALOREM TAX AND PLEDGING CERTAIN SURPLUS REVENUES IN SUPPORT OF THE CERTIFICATES; APPROVING AN OFFICIAL STATEMENT, A PAYING AGENT/REGISTRAR AGREEMENT AND OTHER AGREEMENTS RELATING TO THE SALE AND ISSUANCE OF THE CERTIFICATES; AND ORDAINING OTHER MATTERS RELATING TO THE ISSUANOE THE CERTIFICATES

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

WHEREAS, the City Council of the City of Taylor, Texas (the "City") deems it advisable to issue certificates of obligation (the "Certificates") for the purpose of providing funds for paying contractual obligations incurred or to be incurred in connection with constructing, improving, designing, acquiring, and equipping the City's (1) water and waste water system, including replacing and upsizing existing waterlines and upsizing existing wastewater lines; (2) streets and transportation facilities, including easements and right of way, sidewalks, drainage, traffic improvements, parking and lighting; (3) flood control and drainage system; (4) parks and athletic fields to include splash pad reconstruction, lighting, parking, synthetic turf, concourse, shade, and bleachers; (5) public safety facilities, including Fire Station 1 and Fire Station 2; and (6) the payment of professional services in connection therewith including legal, architectural, fiscal and engineering fees and the costs of issuing the Certificates and other matters related thereto. The maximum principal amount of the Certificates to be authorized is $29,900,000; and

WHEREAS, the Certificates hereinafter authorized and designated are to be issued and delivered for cash pursuant to Subchapter C of Chapter 271, Local Government Code and Chapter 1502, Texas Government Code, as amended; and

WHEREAS, on January 25, 2024 the City Council passed a resolution authorizing and directing the City Clerk to give notice of intention to issue the Certificates; and

WHEREAS, the notice was published on February 7, 2024 and February 14, 2024 in the *Taylor Press*, a newspaper of general circulation in the City and a "newspaper" as defined in Section 2051.044, Government Code; and

WHEREAS, the City has not received a valid petition from the qualified voters of the City protesting the issuance of the Certificates; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Texas Government Code; and

WHEREAS, it is considered to be in the best interest of the City that the interest bearing Certificates be issued; therefor,

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

Section 1. RECITALS, AMOUNT AND PURPOSE OF THE CERTIFICATES. The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section. The Certificates of the City of Taylor, Texas (the "City") are hereby authorized to be issued and delivered in the aggregate principal amount of $29,900,000 for the purpose of providing funds for paying contractual obligations incurred or to be incurred in connection with constructing, improving, designing, acquiring, and equipping the City's (1) water and waste water system, including replacing and upsizing existing waterlines and upsizing existing wastewater lines; (2) streets and transportation facilities, including easements and right of way, sidewalks, drainage, traffic improvements, parking and lighting; (3) flood control and drainage system; (4) parks and athletic fields to include splash pad reconstruction, lighting, parking, synthetic turf, concourse, shade, and bleachers; (5) public safety facilities, including Fire Station 1 and Fire Station 2; and (6) the payment of professional services in connection therewith including legal, architectural, fiscal and engineering fees and the costs of issuing the Certificates and other matters related thereto.

Section 2. DESIGNATION, DATE, DENOMINATIONS, NUMBERS, AND MATURITIES OF CERTIFICATES. Each certificate issued pursuant to this Ordinance shall be designated: "CITY OF TAYLOR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024", and initially there shall be issued, sold, and delivered hereunder fully registered certificates, without interest coupons, dated May 23, 2024, in the denomination and principal amount hereinafter stated, numbered consecutively from R-1 upward (except the initial Certificate delivered to the Attorney General of the State of Texas which shall be numbered T-1), payable to the respective initial registered owners thereof (as designated in Section 12 hereof), or to the registered assignee or assignees of said Certificates or any portion or portions thereof (in each case, the "Registered Owner"), and the outstanding principal amount of the Certificates shall mature and be payable on August 15 in each of the years and in the principal amount, respectively, as set forth in the following schedule:

YEAR	PRINCIPAL AMOUNT	YEAR	PRINCIPAL AMOUNT
2025		2040	
2026		2041	
2027		2042	
2028		2043	
2029		2044	
2030		2045	
2031		2046	
2032		2047	
2033		2048	
2034		2049	
2035		2050	
2036		2051	

2037	2052
2038	2053
2039	2054

The term "Certificate" as used in this Ordinance shall mean and include collectively the Certificates initially issued and delivered pursuant to this Ordinance and all substitute Certificates exchanged therefor, as well as all other substitute Certificates and replacement Certificates issued pursuant hereto.

SECTION 3. INTEREST. The Certificates scheduled to mature during the years, respectively, set forth below shall bear interest from the dates specified in the FORM OF CERTIFICATE set forth in this Ordinance to their respective dates of maturity at the following rates per annum:

YEAR	RATE	YEAR	RATE
2025		2040	
2026		2041	
2027		2042	
2028		2043	
2029		2044	
2030		2045	
2031		2046	
2032		2047	
2033		2048	
2034		2049	
2035		2050	
2036		2051	
2037		2052	
2038		2053	
2039		2054	

Interest shall be payable in the manner provided and on the dates stated in the FORM OF CERTIFICATE set forth in this Ordinance.

Section 4. CHARACTERISTICS OF THE CERTIFICATES. (a) Registration, Transfer, Conversion and Exchange; Authentication. The City shall keep or cause to be kept at The Bank of New York Mellon Trust Company, National Association, Dallas, Texas (the "Paying Agent/Registrar") books or records for the registration of the transfer, conversion and exchange of the Certificates (the "Registration Books"), and the City hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the City and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the Registered Owner of each Certificate to which payments with respect to the Certificates shall be mailed, as herein provided; but it shall be the duty of each Registered Owner to notify the Paying

Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The City shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Paying Agent/Registrar shall make the Registration Books available within the State of Texas. The City shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Certificate or Certificates. Registration of assignments, transfers, conversions and exchanges of Certificates shall be made in the manner provided and with the effect stated in the FORM OF CERTIFICATE set forth in this Ordinance. Each substitute Certificate shall bear a letter and/or number to distinguish it from each other Certificate.

Except as provided in Section 4(c) of this Ordinance, an authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Certificate, date and manually sign said Certificate, and no such Certificate shall be deemed to be issued or outstanding unless such Certificate is so executed. The Paying Agent/Registrar promptly shall cancel all paid Certificates and Certificates surrendered for conversion and exchange. No additional ordinances, orders, or resolutions need be passed or adopted by the governing body of the City or any other body or person so as to accomplish the foregoing conversion and exchange of any Certificate or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution, and delivery of the substitute Certificates in the manner prescribed herein, and said Certificates shall be printed or typed on paper of customary weight and strength. Pursuant to Chapter 1201, Texas Government Code, as amended, and particularly Subchapter D thereof, the duty of conversion and exchange of Certificates as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Certificate, the converted and exchanged Certificate shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Certificate which initially was issued and delivered pursuant to this Ordinance, approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

(b) Payment of Certificates and Interest. The City hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Certificates, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the City and the Paying Agent/Registrar with respect to the Certificates, and of all conversions and exchanges of Certificates, and all replacements of Certificates, as provided in this Ordinance. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the past due interest shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Registered Owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

(c) In General. The Certificate (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Certificate to be payable only to the Registered Owners thereof, (ii) may be redeemed prior to their scheduled maturities (notice of which shall be given to the Paying Agent/Registrar by the City at least 45 days prior to any such redemption date

which shall indicate to which principal installments the redemption shall be applied), (iii) may be converted and exchanged for other Certificates, (iv) may be transferred and assigned in whole, but not in part, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on the Certificates shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the City shall have certain duties and responsibilities with respect to the Certificates, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF CERTIFICATE set forth in this Ordinance. The Certificate initially issued and delivered pursuant to this Ordinance is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Certificate issued in conversion of and exchange or substitute for any Certificate or Certificates issued under this Ordinance the Paying Agent/Registrar shall execute the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, in the form set forth in the FORM OF CERTIFICATE.

(d) Substitute Paying Agent/Registrar. The City covenants with the Registered Owners of the Certificates that at all times while the Certificates are outstanding the City will provide a competent and legally qualified bank, trust company, financial institution, or other agency to act as and perform the services of Paying Agent/Registrar for the Certificates under this Ordinance, and that the Paying Agent/Registrar will be one entity. The City reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than 30 days written notice to the Paying Agent/Registrar, to be effective at such time which will not disrupt or delay payment on the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the City covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Certificates, to the new Paying Agent/Registrar designated and appointed by the City. Upon any change in the Paying Agent/Registrar, the City promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each Registered Owner of the Certificates, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

(e) Book-Entry-Only System. The Certificates issued in exchange for the Certificates initially issued as provided in Section 4(i) shall be issued in the form of a separate single fully registered Certificate for each of the maturities thereof registered in the name of Cede & Co., as nominee of The Depository Trust Company of New York ("DTC") and except as provided in subsection (f) hereof, all of the outstanding Certificates shall be registered in the name of Cede & Co., as nominee of DTC.

With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the City and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among DTC participants (the "DTC Participant") or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates. Without limiting the

immediately preceding sentence, the City and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than a Registered Owner, as shown on the Registration Books, of any notice with respect to the Certificates, or (iii) the payment to any DTC Participant or any person, other than a Registered Owner, as shown on the Registration Books of any amount with respect to principal of or interest on the Certificates. Notwithstanding any other provision of this Ordinance to the contrary, but to the extent permitted by law, the City and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Certificate is registered in the Registration Books as the absolute owner of such Certificate for the purpose of payment of principal of and interest, with respect to such Certificate, for the purposes of registering transfers with respect to such Certificate, and for all other purposes of registering transfers with respect to such Certificates, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Certificates only to or upon the order of the respective Registered Owners, as shown in the Registration Books as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of and interest on the Certificates to the extent of the sum or sums so paid. No person other than a Registered Owner, as shown in the Registration Books, shall receive a Certificate evidencing the obligation of the City to make payments of principal, and interest pursuant to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks being mailed to the registered owner at the close of business on the Record Date the word "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

(f) Successor Securities Depository; Transfer Outside Book-Entry-Only System. In the event that the City determines to discontinue the book-entry system through DTC or a successor or DTC determines to discontinue providing its services with respect to the Certificate, the City shall either (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Certificates and transfer one or more separate Certificates to DTC Participants having Certificates credited to their DTC accounts. In such event, the Certificates shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names the Registered Owner transferring or exchanging Certificate shall designate, in accordance with the provisions of this Ordinance.

(g) Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Certificate is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, and interest on such Certificate and all notices with respect to such Certificate shall be made and given, respectively, in the manner provided in the Letter of Representations of the City to DTC.

(h) DTC Blanket Letter of Representations. The City confirms execution of a Blanket Issuer Letter of Representations with DTC establishing the Book-Entry-Only System which will be utilized with respect to the Certificates.

(i) Cancellation of Initial Certificate. On the closing date, one Initial Certificate representing the entire principal amount of the Certificates, payable in stated installments to the order of the purchaser of the Certificates or its designee set forth in Section 12 of this Ordinance, executed by manual or facsimile signature of the Mayor or Mayor Pro-Tem and City Clerk, approved by the Attorney General of Texas, and registered and manually signed by the Comptroller of Public Accounts of the State of Texas, will be delivered to such Purchaser set forth in Section 12 of this Ordinance or its designee. Upon payment for the Initial Certificate, the Paying Agent/Registrar shall cancel the Initial Certificate and deliver to DTC on behalf of such Purchaser one registered definitive Certificate for each year of maturity of the Certificates, in the aggregate principal amount of all the Certificates for such maturity.

Section 5. FORM OF CERTIFICATE. The form of the Certificate, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller of Public Accounts of the State of Texas to be attached to the Certificate initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as follows, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance.

FORM OF CERTIFICATE

NO. R-	**UNITED STATES OF AMERICA** **STATE OF TEXAS** **COUNTY OF WILLIAMSON** **CITY OF TAYLOR, TEXAS**	**PRINCIPAL AMOUNT** **$_____**

COMBINATION TAX AND REVENUE CERTIFICATE OF OBLIGATION
SERIES 2024

INTEREST RATE	**DATE OF CERTIFICATE**	**MATURITY DATE**	**CUSIP NO.**
	May 23, 2024		

REGISTERED OWNER:

PRINCIPAL AMOUNT: **DOLLARS**

ON THE MATURITY DATE specified above, the CITY OF TAYLOR, in the County of Williamson, State of Texas (the "City"), being a political subdivision of the State of Texas, hereby promises to pay to the Registered Owner set forth above, or registered assigns (hereinafter called the "Registered Owner") the principal amount set forth above, and to pay interest thereon from the

Date of Certificate, on February 15, 2025 and semiannually on each August 15 and February 15 thereafter to the maturity date specified above, or the date of redemption prior to maturity, at the interest rate per annum specified above; except that if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such principal amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged or converted from is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Certificate are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Certificate shall be paid to the Registered Owner hereof upon presentation and surrender of this Certificate at maturity, or upon the date fixed for its redemption prior to maturity, at The Bank of New York Mellon Trust Company, National Association, which is the "Paying Agent/Registrar" for this Certificate at its designated office for payment currently, Dallas, Texas (the "Designated Payment/Transfer Office"). The payment of interest on this Certificate shall be made by the Paying Agent/Registrar to the Registered Owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the City required by the ordinance authorizing the issuance of this Certificate (the "Ordinance") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the Registered Owner hereof, at its address as it appeared at the close of business on the last business day of the preceding month each such date (the "Record Date") on the registration books kept by the Paying Agent/Registrar (the "Registration Books"). In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Registered Owner. In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each owner of a Certificate appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice. Notwithstanding the foregoing, during any period in which ownership of the Certificate is determined only by a book entry at a securities depository for the Certificate, any payment to the securities depository, or its nominee or registered assigns, shall be made in accordance with existing arrangements between the City and the securities depository.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Certificate prior to maturity as provided herein shall be paid to the Registered Owner upon presentation and surrender of this Certificate for redemption and payment at the Designated Payment/Transfer Office of the Paying Agent/Registrar. The City covenants with the Registered Owner of this Certificate that on or before each principal payment date, interest payment date, and accrued interest payment date for this Certificate it will make available to the Paying Agent/Registrar, from

the "Interest and Sinking Fund" created by the Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Certificates, when due.

IF THE DATE for the payment of the principal of or interest on this Certificate shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS CERTIFICATE is dated May 23, 2024, authorized in accordance with the Constitution and laws of the State of Texas for the purpose of providing funds for paying contractual obligations incurred or to be incurred in connection with constructing, improving, designing, acquiring, and equipping the City's (1) water and waste water system, including replacing and upsizing existing waterlines and upsizing existing wastewater lines; (2) streets and transportation facilities, including easements and right of way, sidewalks, drainage, traffic improvements, parking and lighting; (3) flood control and drainage system; (4) parks and athletic fields to include splash pad reconstruction, lighting, parking, synthetic turf, concourse, shade, and bleachers; (5) public safety facilities, including Fire Station 1 and Fire Station 2; and (6) the payment of professional services in connection therewith including legal, architectural, fiscal and engineering fees and the costs of issuing the Certificates and other matters related thereto. The maximum principal amount of the Certificates to be authorized is $29,900,000.

ON AUGUST 15, 2033, or on any date thereafter, the Certificates of this Series maturing on and after August 15, 2034, may be redeemed prior to their scheduled maturities, at the option of the City, with funds derived from any available and lawful source, at par plus accrued interest to the date fixed for redemption as a whole, or in part, and, if in part, the particular maturities to be redeemed shall be selected and designated by the City and if less than all of a maturity is to be redeemed, the Paying Agent/Registrar shall determine by lot the Certificates, or a portion thereof, within such maturity to be redeemed (provided that a portion of a Certificate may be redeemed only in an integral multiple of $5,000).

WITH RESPECT TO any optional redemption of the Certificates, unless certain prerequisites to such redemption required by the Ordinance have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice shall state that said redemption may, at the option of the City, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

NO LESS THAN 30 days prior to the date fixed for any such redemption, unless the Purchaser (as defined in the Ordinance) is the sole Registered Owner of all of the outstanding

principal amount of the Certificates, the City shall cause the Paying Agent/Registrar to send notice by United States mail, first-class postage prepaid to the Registered Owner of each Certificate to be redeemed at its address as it appeared on the Registration Books of the Paying Agent/Registrar at the close of business on the business day next preceding the date of mailing such notice and to major securities depositories, national bond rating agencies and bond information services; provided, however, that the failure to send, mail or receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of the Certificates. By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Certificates. If due provision for such payment is made, all as provided above, the Certificates thereby automatically shall be treated as redeemed prior to its scheduled maturity, and it shall not bear interest after the date fixed for redemption, and it shall not be regarded as being outstanding except for the right of the Registered Owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment.

ALL CERTIFICATES OF THIS SERIES are issuable solely as fully registered certificates, without interest coupons, in the denomination of $5,000 and any integral multiple of $5,000 in excess thereof. As provided in the Ordinance, this Certificate may, at the request of the Registered Owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate principal amount of fully registered certificate, without interest coupons, payable to the appropriate Registered Owner, assignee or assignees, as the case may be, having the same denomination or denominations of $5,000 and in any integral multiple of $5,000 in excess thereof as requested in writing by the appropriate Registered Owner, assignee or assignees, as the case may be, upon surrender of this Certificate to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Ordinance. Among other requirements for such assignment and transfer, this Certificate must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Certificate or any portion or portions hereof in any denomination of $5,000 and any integral multiple of $5,000 in excess thereof to the assignee or assignees in whose name or names this Certificate or any such portion or portions hereof is or are to be registered. The form of Assignment printed or endorsed on this Certificate may be executed by the Registered Owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Certificate or any portion or portions hereof from time to time by the Registered Owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Certificate or portion thereof will be paid by the City. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer, conversion, or exchange (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or (ii) with respect to any Certificate or any portion thereof called for redemption prior to maturity, within 45 days prior to its redemption date; provided, however, such limitation of transfer shall not be applicable to an exchange by the Registered Owner of the unredeemed balance of the Certificates.

WHENEVER the beneficial ownership of this Certificate is determined by a book entry at a securities depository for the Certificate, the foregoing requirements of holding, delivering or

transferring this Certificate shall be modified to require the appropriate person or entity to meet the requirements of the securities depository as to registering or transferring the book entry to produce the same effect.

IN THE EVENT any Paying Agent/Registrar for the Certificates is changed by the City, resigns, or otherwise ceases to act as such, the City has covenanted in the Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the Registered Owner of the Certificates.

IT IS HEREBY certified, recited and covenanted that this Certificate has been duly and validly authorized, issued and delivered; that all acts, conditions and things required or proper to be performed, exist and be done precedent to or in the authorization, issuance and delivery of this Certificate have been performed, existed and been done in accordance with law; and that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Certificate, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in said City, and have been pledged for such payment, within the limit prescribed by law, and that this Certificate, together with other obligations of the City, is additionally secured by and payable from the surplus revenues of the City's Water and Sewer System, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or part of the Net Revenues of the City's Water and Sewer System, which amount shall not exceed $1,000 all as provided in the Ordinance.

BY BECOMING the Registered Owner of this Certificate, the Registered Owner thereby acknowledges all of the terms and provisions of the Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the City, and agrees that the terms and provisions of this Certificate and the Ordinance constitute a contract between each Registered Owner hereof and the City.

IN WITNESS WHEREOF, the City has caused this Certificate to be signed with the manual or facsimile signature of the Mayor of the City and countersigned with the manual or facsimile signature of the City Clerk of said City, and has caused the official seal of the City to be duly impressed, or placed in facsimile, on this Certificate.

_____ _____

City Clerk Mayor

(CITY SEAL)

FORM OF PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE
(To be executed if this Certificate is not accompanied by an
executed Registration Certificate of the Comptroller
Public Accounts of the State of Texas)

It is hereby certified that this Certificate has been issued under the provisions of the Ordinance described in the text of this Certificate; and that this Certificate has been issued in conversion or replacement of, or in exchange for, a certificate, certificates, or a portion of a certificate or certificates of a Series which originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.
Paying Agent/Registrar

By:_____
Authorized Representative

FORM OF ASSIGNMENT:

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto

_____

_____
Please insert Social Security or Taxpayer
Identification Number of Transferee

_____
_____
(Please print or typewrite name and address,
including zip code, of Transferee)

_____

the within Certificate and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney, to register the transfer of the within Certificate on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

_____ _____

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

NOTICE: The signature above must correspond with the name of the Registered Owner as it appears upon the front of this Certificate in every particular, without alteration or enlargement or any change whatsoever.

FORM OF REGISTRATION CERTIFICATE OF THE COMPTROLLER OF PUBLIC ACCOUNTS:

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO.

I hereby certify that this Certificate has been examined, certified as to validity and approved by the Attorney General of the State of Texas, and that this Certificate has been registered by the Comptroller of Public Accounts of the State of Texas.

Witness my signature and seal this

_____
Comptroller of Public Accounts
of the State of Texas

(COMPTROLLER'S SEAL)

INSERTIONS FOR THE INITIAL CERTIFICATE

The Initial Certificate shall be in the form set forth in this Section, except that:

A. immediately under the name of the Certificates, the headings "INTEREST RATE" and "MATURITY DATE" shall both be completed with the words “As Shown Below” and "CUSIP NO." shall be deleted.

B. the first paragraph shall be deleted and the following will be inserted:

"**ON THE DATE SPECIFIED BELOW,** the City of Taylor, Texas (the "City"), being a political subdivision, hereby promises to pay the annual installments set forth below to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on August 15 in each of the years, in the principal installments in the following schedule and bearing interest at the per annum rate stated above:

Year	Principal Amount	Interest Rates

(Information from Sections 2 and 3 to be inserted)

The City promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Closing Date at the respective Interest Rate per annum specified above. Interest is payable on February 15, 2025 and semiannually on each

August 15 and February 15 thereafter to the date of payment of the principal installment specified above; except, that if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such principal amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full."

C. The Initial Certificate shall be numbered "T-1."

Section 6. INTEREST AND SINKING FUND. A special "Interest and Sinking Fund" is hereby created and shall be established and maintained by the City at an official depository bank of said City. Said Interest and Sinking Fund shall be kept separate and apart from all other funds and accounts of said City, and shall be used only for paying the interest on and principal of said Certificates. All ad valorem taxes levied and collected for and on account of said Certificates shall be deposited, as collected, to the credit of said Interest and Sinking Fund. During each year while any of said Certificates are outstanding and unpaid, the governing body of said City shall compute and ascertain a rate and amount of ad valorem tax which will be sufficient to raise and produce the money required to pay the interest on said Certificates as such interest comes due, and to provide and maintain a sinking fund adequate to pay the principal of said Certificates as such principal matures (but never less than 2% of the original amount of said Certificates as a sinking fund each year); and said tax shall be based on the latest approved tax rolls of said City, with full allowances being made for tax delinquencies and the cost of tax collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in said City, for each year while any of said Certificates are outstanding and unpaid, and said tax shall be assessed and collected each such year and deposited to the credit of the aforesaid Interest and Sinking Fund. Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of said Certificates, as such interest comes due and such principal matures, are hereby pledged for such payment, within the limit prescribed by law. Accrued interest and any premium on the Certificates shall be deposited in the Interest and Sinking Fund and used to pay interest on the Certificates.

Section 7. REVENUES. The Certificates together with other obligations of the City, are additionally secured by and shall be payable from a limited pledge of the surplus revenues of the City's Water and Sewer System remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligation (now or hereafter outstanding) which are payable from all or any part of the net revenues of the City's Water and Sewer System, with such amount not to exceed $1,000 constituting "Surplus Revenues." The City shall deposit such Surplus Revenues to the credit of the Interest and Sinking Fund created pursuant to Section 6, to the extent necessary to pay the principal and interest on the Certificates. Notwithstanding the requirements of Section 6, if Surplus Revenues are actually on deposit or budgeted for deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes which otherwise would have been required to be levied pursuant to Section 6 may be reduced to the extent and by the amount of the Surplus Revenues then on deposit in the Interest and Sinking Fund or budgeted for deposit therein.

The Mayor of the City Council of the City and the City Clerk of the City are hereby ordered to do any and all things necessary to accomplish the transfer of monies to the Interest and Sinking Fund of this issue in ample time to pay such items of principal and interest.

Section 8. DEFEASANCE OF CERTIFICATES. (a) Any Certificate and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Certificate") within the meaning of this Ordinance, except to the extent provided in subsections (c) and (e) of this Section 8, when payment of the principal of such Certificate, plus interest thereon to the due date or dates (whether such due date or dates be by reason of maturity, upon redemption, or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof (including the giving of any required notice of redemption or the establishment of irrevocable provisions for the giving of such notice) or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar or an eligible trust company or commercial bank for such payment (1) lawful money of the United States of America sufficient to make such payment, (2) Defeasance Securities, certified by an independent public accounting firm of national reputation to mature as to principal and interest in such amounts and at such times as will ensure the availability, without reinvestment, of sufficient money to provide for such payment and when proper arrangements have been made by the City with the Paying Agent/Registrar or an eligible trust company or commercial bank for the payment of its services until all Defeased Certificates shall have become due and payable or (3) any combination of (1) and (2). At such time as a Certificate shall be deemed to be a Defeased Certificate hereunder, as aforesaid, such Certificate and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes or revenues herein levied and pledged as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities.

(b) The deposit under clause (ii) of subsection (a) shall be deemed a payment of a Certificate as aforesaid when proper notice of redemption of such Certificates shall have been given or upon the establishment of irrevocable provisions for the giving of such notice, in accordance with this Ordinance. Any money so deposited with the Paying Agent/Registrar or an eligible trust company or commercial bank as provided in this Section may at the discretion of the City Council of the City also be invested in Defeasance Securities, maturing in the amounts and at the times as hereinbefore set forth, and all income from all Defeasance Securities in possession of the Paying Agent/Registrar or an eligible trust company or commercial bank pursuant to this Section which is not required for the payment of such Certificate and premium, if any, and interest thereon with respect to which such money has been so deposited, shall be remitted to the City Council of the City.

(c) Notwithstanding any provision of any other Section of this Ordinance which may be contrary to the provisions of this Section, all money or Defeasance Securities set aside and held in trust pursuant to the provisions of this Section for the payment of principal of the Certificates and premium, if any, and interest thereon, shall be applied to and used solely for the payment of the particular Certificates and premium, if any, and interest thereon, with respect to which such money or Defeasance Securities have been so set aside in trust. Until all Defeased Certificates shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Certificates the same as if they had not been defeased, and the City shall make proper arrangements to provide and pay for such services as required by this Ordinance.

(d) Notwithstanding anything elsewhere in this Ordinance, if money or Defeasance Securities have been deposited or set aside with the Paying Agent/Registrar or an eligible trust company or commercial bank pursuant to this Section for the payment of Certificates and such Certificates shall not have in fact been actually paid in full, no amendment of the provisions of this Section shall be made without the consent of the registered owner of each Certificate affected thereby.

(e) Notwithstanding the provisions of subsection (a) immediately above, to the extent that, upon the defeasance of any Defeased Certificate to be paid at its maturity, the City retains the right under Texas law to later call that Defeased Certificate for redemption in accordance with the provisions of this Ordinance, the City may call such Defeased Certificate for redemption upon complying with the provisions of Texas law and upon the satisfaction of the provisions of subsection (a) immediately above with respect to such Defeased Certificate as though it was being defeased at the time of the exercise of the option to redeem the Defeased Certificate and the effect of the redemption is taken into account in determining the sufficiency of the provisions made for the payment of the Defeased Certificate.

As used in this Section, "Defeasance Securities" means (i) Federal Securities, (ii) noncallable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the City Council of the City adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Certificates are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent, and (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the City Council of the City adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Certificates, are rated as to investment quality by a nationally recognized investment rating firm no less than "AAA" or its equivalent. "Federal Securities" as used herein means direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America (including Interest Strips of the Resolution Funding Corporation).

Section 9. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED CERTIFICATES. (a) Replacement Certificates. In the event any outstanding Certificate is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new certificate of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Certificate, in replacement for such Certificate in the manner hereinafter provided.

(b) Application for Replacement Certificates. Application for replacement of damaged, mutilated, lost, stolen or destroyed Certificates shall be made by the Registered Owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Certificate, the Registered Owner applying for a replacement certificate shall furnish to the City and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Certificate, the Registered Owner shall furnish to the City and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Certificate, as the case may be. In every case of damage or mutilation of a Certificate, the Registered Owner

shall surrender to the Paying Agent/Registrar for cancellation the Certificate so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Section, in the event any such Certificates shall have matured, and no default has occurred which is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Certificates, the City may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Certificate) instead of issuing a replacement Certificate, provided security or indemnity is furnished as above provided in this Section

.

(d) Charge for Issuing Replacement Certificates. Prior to the issuance of any replacement certificate, the Paying Agent/Registrar shall charge the Registered Owner of such Certificate with all legal, printing, and other expenses in connection therewith. Every replacement Certificate issued pursuant to the provisions of this Section by virtue of the fact that any Certificate is lost, stolen or destroyed shall constitute a contractual obligation of the City whether or not the lost, stolen or destroyed Certificate shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Certificates duly issued under this Ordinance.

(e) Authority for Issuing Replacement Certificates. In accordance with Subchapter B of Chapter 1206, Texas Government Code, this Section 9 of this Ordinance shall constitute authority for the issuance of any such replacement Certificate without necessity of further action by the governing body of the City or any other body or person, and the duty of the replacement of such Certificate is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Certificate in the form and manner and with the effect, as provided in Section 4(a) of this Ordinance for the Certificates issued in conversion and exchange for other Certificates.

Section 10. CUSTODY, APPROVAL, AND REGISTRATION OF THE CERTIFICATE; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED. The Mayor of the City Council of the City is hereby authorized to have control of the Certificate initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Certificate pending their delivery and their investigation, examination, and approval by the Attorney General of the State of Texas, and their registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Certificate said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Certificate, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the City's Bond Counsel and the assigned CUSIP numbers, if any, may, at the option of the City, be printed on the Certificate issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the Registered Owners of the Certificate. In addition, if bond insurance is obtained, the Certificate may bear an appropriate legend as provided by the insurer.

Section 11. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE CERTIFICATES. (a) Covenants. The City covenants to take any action necessary to assure, or refrain from any action which would adversely affect, the treatment of the Certificates as obligations described in section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on which is not includable in the "gross income" of the holder for purposes of federal income taxation. In furtherance thereof, the City covenants as follows:

(1) to take any action to assure that no more than 10 percent of the proceeds of the Certificates or the projects financed therewith (less amounts deposited to a reserve fund, if any) are used for any "private business use," as defined in section 141(b)(6) of the Code or, if more than 10 percent of the proceeds of the Certificates or the projects financed therewith are so used, such amounts, whether or not received by the City, with respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than 10 percent of the debt service on the Certificates, in contravention of section 141(b)(2) of the Code;

(2) to take any action to assure that in the event that the "private business use" described in subsection (1) hereof exceeds 5 percent of the proceeds of the Certificates or the projects financed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of 5 percent is used for a "private business use" which is "related" and not "disproportionate," within the meaning of section 141(b)(3) of the Code, to the governmental use;

(3) to take any action to assure that no amount which is greater than the lesser of $5,000,000, or 5 percent of the proceeds of the Certificates (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;

(4) to refrain from taking any action which would otherwise result in the Certificates being treated as "private activity bonds" within the meaning of section 141(b) of the Code;

(5) to refrain from taking any action that would result in the Certificates being "federally guaranteed" within the meaning of section 149(b) of the Code;

(6) to refrain from using any portion of the proceeds of the Certificates, directly or indirectly, to acquire or to replace funds which were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) which produces a materially higher yield over the term of the Certificates, other than investment property acquired with --

(A) proceeds of the Certificates invested for a reasonable temporary period of 3 years or less or, in the case of a refunding bond, for a period of 90 days or less until such proceeds are needed for the purpose for which the bonds are issued,

(B) amounts invested in a bona fide debt service fund, within the meaning of section l.148-1(b) of the Treasury Regulations, and

(C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed 10 percent of the proceeds of the Certificates;

(7) to otherwise restrict the use of the proceeds of the Certificates or amounts treated as proceeds of the Certificates, as may be necessary, so that the Certificates do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);

(8) to refrain from using the proceeds of the Certificates or proceeds of any prior bonds to pay debt service on another issue more than 90 days after the date of issue of the Bonds in contravention of the requirements of section 149(d) of the Code (relating to advance refundings); and

(9) to pay to the United States of America at least once during each five-year period (beginning on the date of delivery of the Certificates) an amount that is at least equal to 90 percent of the "Excess Earnings," within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than 60 days after the Certificates have been paid in full, 100 percent of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code.

(b) Rebate Fund. In order to facilitate compliance with the above covenant (8), a "Rebate Fund" is hereby established by the City for the sole benefit of the United States of America, and such fund shall not be subject to the claim of any other person, including without limitation the bondholders. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.

(c) Proceeds. The City understands that the term "proceeds" includes "disposition proceeds" as defined in the Treasury Regulations and, in the case of refunding bonds, transferred proceeds (if any) and proceeds of the refunded bonds expended prior to the date of issuance of the Certificates. It is the understanding of the City that the covenants contained herein are intended to assure compliance with the Code and any regulations or rulings promulgated by the U.S. Department of the Treasury pursuant thereto. In the event that regulations or rulings are hereafter promulgated which modify or expand provisions of the Code, as applicable to the Certificates, the City will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated which impose additional requirements which are applicable to the Certificates, the City agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In furtherance of such intention, the City hereby authorizes and directs the City Manager or Director of Finance to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the City, which may be permitted by the Code as are consistent with the purpose for the issuance of the Certificates. This Ordinance is intended to satisfy the official intent requirements set forth in Section 1.150-2 of the Treasury Regulations.

(d) Allocation Of, and Limitation On, Expenditures for the Project. The City covenants to account for the expenditure of sale proceeds and investment earnings to be used for the purposes described in Section 1 of this Ordinance (the "Project") on its books and records in accordance with the requirements of the Internal Revenue Code. The City recognizes that in order for the proceeds to be considered used for the reimbursement of costs, the proceeds must be allocated to expenditures within 18 months of the later of the date that (1) the expenditure is made, or (2) the Project is completed; but in no event later than three years after the date on which the original expenditure is paid. The foregoing notwithstanding, the City recognizes that in order for proceeds to be expended under the Internal Revenue Code, the sale proceeds or investment earnings must be expended no more than 60 days after the earlier of (1) the fifth anniversary of the delivery of

the Certificates, or (2) the date the Certificates are retired. The City agrees to obtain the advice of nationally-recognized bond counsel if such expenditure fails to comply with the foregoing to assure that such expenditure will not adversely affect the tax-exempt status of the Certificates. For purposes hereof, the City shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(e) Disposition of Project. The City covenants that the property constituting the Project will not be sold or otherwise disposed in a transaction resulting in the receipt by the City of cash or other compensation, unless any action taken in connection with such disposition will not adversely affect the tax-exempt status of the Certificates. For purpose of the foregoing, the City may rely on an opinion of nationally-recognized bond counsel that the action taken in connection with such sale or other disposition will not adversely affect the tax-exempt status of the Certificates. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the City shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(f) Reimbursement. This ordinance is intended to satisfy the official intent requirements set forth in section 1.150-2 of the Treasury Regulations

(g) Written Procedures. Unless superseded by another action of the City, to ensure compliance with the covenants contained herein regarding private business use, remedial actions, arbitrage and rebate, the City hereby adopts and establishes the instructions attached hereto as Exhibit "A" as their written procedures for the Certificates and any other tax-exempt debt or obligation outstanding or hereafter issued.

Section 12. SALE OF CERTIFICATES. The Certificates are hereby sold to the bidder whose bid produced the lowest true interest cost, pursuant to the taking of public bids therefor, on this date, and shall be delivered to a syndicate of the purchasers represented by _____ (the "Purchaser") at a price of $_____ (representing the par amount of the Certificates of $_____ plus a net reoffering premium of $_____, less the underwriter's discount of $_____). The Certificates shall initially be registered in the name of Cede & Co.

Section 13. DEFAULT AND REMEDIES.

(a) Events of Default. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default: (i) the failure to make payment of the principal of or interest on any of the Certificates when the same becomes due and payable; or (ii) default in the performance or observance of any other covenant, agreement or obligation of the City, the failure to perform which materially, adversely affects the rights of the Registered Owners of the Certificates, and the continuation thereof for a period of 60 days after notice of such default is given by any Registered Owner to the City.

(b) Remedies for Default. (i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the City, or any official, officer or employee of the City in their official capacity, for the purpose of protecting and enforcing the

rights of the Registered Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies; (ii) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Certificates then outstanding.

(c) Remedies Not Exclusive. (i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificates or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Certificates shall not be available as a remedy under this Ordinance. (ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy. (iii) By accepting the delivery of a Certificate authorized under this Ordinance, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Ordinance do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers, employees or trustees of the City or the City Council. (iv) None of the members of the City Council, nor any other official or officer, agent, or employee of the City, shall be charged personally by the Registered Owners with any liability, or be held personally liable to the Registered Owners under any term or provision of this Ordinance, or because of any Event of Default or alleged Event of Default under this Ordinance.

Section 14. ESTABLISHMENT OF CONSTRUCTION FUND AND INTEREST EARNINGS. (a) Construction Fund. A special fund or account, to be designated the City of Taylor Series 2024 Certificates of Obligation Construction Fund (the "2024 Construction Fund") is hereby created and shall be established and maintained by the City at a depository bank of the City. The 2024 Construction Fund shall be kept separate and apart from all other funds and accounts of the City. The Construction Fund and the Interest and Sinking Fund shall be invested in accordance with the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended, and the City's Investment Policy.

(b) Interest Earnings. Interest earnings derived from the investment of proceeds from the sale of the Certificates shall be used along with the Certificate proceeds for the purpose for which the Certificates are issued as set forth in Section 1 hereof or to pay principal or interest payments on the Certificates; provided that after completion of such purpose, if any of such interest earnings remain on hand, such interest earnings shall be deposited in the Interest and Sinking Fund. It is further provided, however, that any interest earnings on bond proceeds which are required to be rebated to the United States of America pursuant to Section 11 hereof in order to prevent the Certificates from being arbitrage bonds shall be so rebated and not considered as interest earnings for the purposes of this Section.

Section 15. APPROVAL OF OFFICIAL STATEMENT. The City hereby approves the form and content of the Official Statement relating to the Certificates and any addenda, supplement or amendment thereto, and approves the distribution of such Official Statement in the reoffering of the Certificates by the Purchaser in final form, with such changes therein or additions thereto as the officer executing the same may deem advisable, such determination to be conclusively evidenced by his execution thereof. The distribution and use of the Preliminary Official Statement dated April 17, 2024, prior to the date hereof is confirmed, approved and ratified. The City Council

hereby finds and determines that the Preliminary Official Statement and final Official Statement were "deemed final" (as that term is defined in 17 CFR Section 240.15c(2)-12) as of their respective dates.

Section 16. APPROVAL OF PAYING AGENT/REGISTRAR AGREEMENT. Attached hereto as Exhibit "B" is a substantially final form of the Paying Agent/Registrar Agreement with an attached Blanket Issuer Letter of Representation. The Mayor of the City Council of the City is hereby authorized to amend, complete or modify such agreement as necessary and is further authorized to execute such agreement and the City Clerk is hereby authorized to attest such agreement.

Section 17. CONTINUING DISCLOSURE UNDERTAKING. (a) Annual Reports. The City shall provide annually to the MSRB, in an electronic format as prescribed by the MSRB, (i) within six months after the end of each fiscal year of the City ending in or after 2024, financial information and operating data, which information and data may be unaudited, with respect to the City of the general type included in the final Official Statement authorized by Section 15 of this Ordinance, being the information described in Exhibit "C" hereto and (ii) if not provided as part of such financial information and operating data, audited financial statements of the City, within twelve months after the end of each fiscal year of the City ending in or after 2024. Any financial statements to be so provided shall be (1) prepared in accordance with the accounting principles described in Exhibit "C" hereto, or such other accounting principles as the City may be required to employ from time to time pursuant to state law or regulation, and (2) audited, if the City commissions an audit of such statements and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within such period, then the City shall provide unaudited financial statements within such period, and audited financial statements for the applicable fiscal year to the MSRB, when and if the audit report on such statements become available.

If the City changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section.

The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document that is available to the public on the MSRB's internet web site or filed with the SEC. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(b) Event Notices. The City shall notify the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of ten business days after the occurrence of the event, of any of the following events with respect to the Certificates:

A. Principal and interest payment delinquencies;

B. Non-payment related defaults, if material within the meaning of the federal securities laws;

C. Unscheduled draws on debt service reserves reflecting financial difficulties;

D. Unscheduled draws on credit enhancements reflecting financial difficulties;

E. Substitution of credit or liquidity providers, or their failure to perform;

F. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701–TEB) or other material notices or determinations with respect to the tax status of the Certificates, or other events affecting the tax status of the Certificates

G. Modifications to rights of holders of the Certificates, if material within the meaning of the federal securities laws;

H. Certificate calls, if material within the meaning of the federal securities laws;

I. Defeasances;

J. Release, substitution, or sale of property securing repayment of the Certificates, if material within the meaning of the federal securities laws;

K. Rating changes;

L. Bankruptcy, insolvency, receivership or similar event of the City;

M. The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material within the meaning of the federal securities laws; and

N. Appointment of a successor or additional trustee or the change of name of a trustee, if material within the meaning of the federal securities laws.

O. Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and

P. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

"Financial Obligation" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

The City shall notify the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with subsection (a) of this Section by the time required by such subsection. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(c) Limitations, Disclaimers, and Amendments. The City shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the City remains an "obligated person" with respect to the Certificates within the meaning of the Rule, except that the City in any event will give notice of any deposit made in accordance with Section 12.02 of this Ordinance that causes the Certificates no longer to be outstanding.

The provisions of this Section are for the sole benefit of the holders and beneficial owners of the Certificates, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

No default by the City in observing or performing its obligations under this Section shall comprise a breach of or default under this Ordinance for purposes of any other provision of this Ordinance.

Should the Rule be amended to obligate the City to make filings with or provide notices to entities other than the MSRB, the City hereby agrees to undertake such obligation with respect to the Certificates in accordance with the Rule as amended.

Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

The provisions of this Section may be amended by the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any

amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the outstanding Certificates consents to such amendment or (b) a person that is unaffiliated with the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interest of the holders and beneficial owners of the Certificates. If the City so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with paragraph (a) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided. The City may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Certificates in the primary offering of the Certificates.

Section 19. NO RECOURSE AGAINST CITY OFFICIALS. No recourse shall be had for the payment of principal of or interest on the Certificates or for any claim based thereon or on this Ordinance against any official of the City or any person executing any Certificates.

Section 20. FURTHER ACTIONS. The officers and employees of the City are hereby authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the City all such instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Certificates, the initial sale and delivery of the Certificates, the Paying Agent/Registrar Agreement, and any insurance commitment letter or insurance policy. In addition, prior to the initial delivery of the Certificates, the Mayor, the City Clerk, the City Manager or Assistant City Manager, the City Attorney and Bond Counsel are hereby authorized and directed to approve any technical changes or corrections to this Ordinance or to any of the instruments authorized and approved by this Ordinance necessary in order to (i) correct any ambiguity or mistake or properly or more completely document the transactions contemplated and approved by this Ordinance and as described in the Official Statement, (ii) obtain a rating from any of the national bond rating agencies or satisfy requirements of any bond insurer, or (iii) obtain the approval of the Certificates by the Attorney General's office.

In case any officer of the City whose signature shall appear on any Certificate shall cease to be such officer before the delivery of such Certificate, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 21. INTERPRETATIONS. All terms defined herein and all pronouns used in this Ordinance shall be deemed to apply equally to singular and plural and to all genders. The titles and headings of the articles and sections of this Ordinance have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof. This Ordinance and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein and to sustain the validity of the Certificates and the validity of the lien on and pledge to secure the payment of the Certificates.

Section 22. INCONSISTENT PROVISIONS. All ordinances, orders or resolutions, or parts thereof, which are in conflict or inconsistent with any provisions of this Ordinance are hereby repealed to the extent of such conflict and the provisions of this Ordinance shall be and remain controlling as to the matters contained herein.

Section 23. INTERESTED PARTIES. Nothing in this Ordinance expressed or implied is intended or shall be construed to confer upon, or to give to, any person or entity, other than the City and the Registered Owners of the Certificates, any right, remedy or claim under or by reason of this Ordinance or any covenant, condition or stipulation hereof, and all covenants, stipulations, promises and agreements in this Ordinance contained by and on behalf of the City shall be for the sole and exclusive benefit of the City and the registered owners of the Certificates.

Section 24. INCORPORATION OF RECITALS. The City hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City hereby incorporates such recitals as a part of this Ordinance.

Section 25. REPEALER. All orders, resolutions and ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 26. SEVERABILITY. The provisions of this Ordinance are severable; and in case any one or more of the provisions of this Ordinance or the application thereof to any person or circumstance should be held to be invalid, unconstitutional, or ineffective as to any person or circumstance, the remainder of this Ordinance nevertheless shall be valid, and the application of any such invalid provision to persons or circumstances other than those as to which it is held invalid shall not be affected thereby.

Section 27. PERFECTION. Chapter 1208, Government Code, applies to the issuance of the Certificates and the pledge of ad valorem taxes and revenues granted by the City under Sections 6 and 7 of this Ordinance, and such pledge is therefore valid, effective and perfected. If Texas law is amended at any time while the Certificates are outstanding and unpaid such that the pledge of ad valorem taxes and revenues granted by the City under Sections 6 and 7 of this Ordinance is to be subject to the filing requirements of Chapter 9, Business & Commerce Code, then in order to preserve to the registered owners of the Certificates the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Business & Commerce Code and enable a filing to perfect the security interest in said pledge to occur.

Section 28. EFFECTIVE DATE. This Ordinance shall become effect immediately from and after its passage on first and final reading in accordance with Section 1201.028, Texas Government Code, as amended.

Section 29. NO PERSONAL LIABILITY. No covenant or agreement contained in the Certificates, this Ordinance or any corollary instrument shall be deemed to be the covenant or agreement of any member of the City Council or any officer, agent, employee or representative of the City Council in his individual capacity, and neither the directors, officers, agents, employees or representatives of the City Council nor any person executing the Certificates shall be personally liable thereon or be subject to any personal liability for damages or otherwise or accountability by

reason of the issuance thereof, or any actions taken or duties performed, whether by virtue of any constitution, statute or rule of law, or by the enforcement of any assessment or penalty, or otherwise, all such liability being expressly released and waived as a condition of and in consideration for the issuance of the Certificates.

Section 30. CUSTODY, APPROVAL, AND REGISTRATION OF CERTIFICATE; BOND COUNSEL'S OPINION; AND CONTINGENT INSURANCE PROVISION, IF OBTAINED. The Mayor of the City is hereby authorized to have control of the Certificate initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Certificate pending its delivery and their investigation, examination, and approval by the Attorney General of the State of Texas, and their registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Certificate said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Certificate, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the City's Bond Counsel, at the option of the City, be printed on the Certificate issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the Registered Owner of the Certificate. In addition, if bond insurance is obtained, the Certificate may bear an appropriate legend as provided by the insurer.

IN ACCORDANCE WITH SECTION 1201.028, Texas Government Code, passed and approved on the final reading on the 25th day of April, 2024.

_____
Mayor, City of Taylor, Texas

ATTEST:

_____
City Clerk, City of Taylor, Texas

EXHIBIT "A"

WRITTEN PROCEDURES RELATING TO CONTINUING COMPLIANCE WITH FEDERAL TAX COVENANTS

A. Arbitrage. With respect to the investment and expenditure of the proceeds of the Bonds, Notes, Certificates, Leases or other Obligations now or hereafter outstanding as having the interest on such debt exempt from Federal income taxes of the debt holder (the "Obligations") the Issuer's City Manager or Director of Finance (the "Responsible Person") will, as applicable to each issuance of Obligations:

- instruct the appropriate person or persons that the construction, renovation or acquisition of the facilities must proceed with due diligence and that binding contracts for the expenditure of at least 5% of the proceeds of the Obligations will be entered into within 6 months of the Issue Date;
- monitor that at least 85% of the proceeds of the Obligations to be used for the construction, renovation or acquisition of any facilities are expended within 3 years of the date of delivery of the Obligations ("Issue Date");
- restrict the yield of the investments to the yield on the Obligations after 3 years of the Issue Date;
- monitor all amounts deposited into a sinking fund or funds, e.g., the Debt Service Fund/Bond Fund/Interest and Sinking Fund, to assure that the maximum amount invested at a yield higher than the yield on the Obligations does not exceed an amount equal to the debt service on the Obligations in the succeeding 12-month period plus a carryover amount equal to one-twelfth of the principal and interest payable on the Obligations for the immediately preceding 12-month period;
- ensure that no more than 50% of the proceeds of the Obligations are invested in an investment with a guaranteed yield for 4 years or more;
- assure that the maximum amount of any reserve fund for any Obligations invested at a yield higher than the yield on the Obligations will not exceed the lesser of (1) 10% of the principal amount of the Obligations, (2) 125% of the average annual debt service on the Obligations measured as of the Issue Date, or (3) 100% of the maximum annual debt service on the Obligations as of the Issue Date;
- monitor the actions of the escrow agent (to the extent an escrow is funded with proceeds) to ensure compliance with the applicable provisions of the escrow agreement, including with respect to reinvestment of cash balances;
- maintain any official action of the Issuer (such as a reimbursement resolution) stating its intent to reimburse with the proceeds of the Obligations any amount expended prior to the Issue Date for the acquisition, renovation or construction of the facilities;
- ensure that the applicable information return (e.g., IRS Form 8038-G, 8038-GC, or any successor forms) is timely filed with the IRS;
- assure that, unless excepted from rebate and yield restriction under section 148(f) of the Code, excess investment earnings are computed and paid to the U.S. government at such time and in such manner as directed by the IRS (i) at least every 5 years after the Issue Date and (ii) within 30 days after the date the Obligations are retired.

B. Private Business Use. With respect to the use of the facilities financed or refinanced with the proceeds of the Bonds the Responsible Person will:

- monitor the date on which the facilities are substantially complete and available to be used for the purpose intended;
- monitor whether, at any time the Obligations are outstanding, any person, other than the Issuer, the employees of the Issuer, the agents of the Issuer or members of the general public has any contractual right (such as a lease, purchase, management or other service agreement) with respect to any portion of the facilities;
- monitor whether, at any time the Obligations are outstanding, any person, other than the Issuer, the employees of the Issuer, the agents of the Issuer or members of the general public has a right to use the output of the facilities (e.g., water, gas, electricity);
- monitor whether, at any time the Obligations are outstanding, any person, other than the Issuer, the employees of the Issuer, the agents of the Issuer or members of the general public has a right to use the facilities to conduct or to direct the conduct of research;
- determine whether, at any time the Obligations are outstanding, any person, other than the Issuer, has a naming right for the facilities or any other contractual right granting an intangible benefit;
- determine whether, at any time the Obligations are outstanding, the facilities are sold or otherwise disposed of; and
- take such action as is necessary to remediate any failure to maintain compliance with the covenants contained in the Order related to the public use of the facilities.

C. Record Retention. The Responsible Persons will maintain or cause to be maintained all records relating to the investment and expenditure of the proceeds of the Obligations and the use of the facilities financed or refinanced thereby for a period ending three (3) years after the complete extinguishment of the Obligations. If any portion of the Obligations is refunded with the proceeds of another series of tax-exempt obligations, such records shall be maintained until the three (3) years after the refunding obligations are completely extinguished. Such records can be maintained in paper or electronic format.

D. Responsible Persons. Each Responsible Person shall receive appropriate training regarding the Issuer's accounting system, contract intake system, facilities management and other systems necessary to track the investment and expenditure of the proceeds and the use of the facilities financed with the proceeds of the Obligations. The foregoing notwithstanding, the Responsible Persons are authorized and instructed to retain such experienced advisors and agents as may be necessary to carry out the purposes of these instructions.

EXHIBIT "B"

PAYING AGENT/REGISTRAR AGREEMENT

EXHIBIT "C"

DESCRIPTION OF ANNUAL FINANCIAL INFORMATION

The following information is referred to in Section 17 of this Ordinance.

Annual Financial Statements and Operating Data

The financial information and operating data with respect to the City to be provided annually in accordance with such Section are as specified (and included in the Appendix or under the headings of the Official Statement referred to) below:

(1) Table 1 - Valuation, Exemptions and General Obligation Debt;
(2) Table 2 - Valuation and General Obligation Debt History;
(3) Table 3 - Tax Rate, Levy and Collection History;
(4) Table 4 - Ten Largest Taxpayers;
(5) Table 5 - Tax Adequacy;
(6) Table 6 - General Obligation Debt Service Requirements;
(7) Table 8 - Interest and Sinking Fund Budget Projection;
(8) Table 9 - General Fund Revenues and Expenditure History;
(9) Table 10 - Municipal Sales Tax History;
(10) Table 11 - Current Investments;
(11) Appendix B - Excerpts from the City's Annual Financial Report

Accounting Principles

The accounting principles referred to in such Section are the accounting principles described in the notes to the financial statements referred to in the paragraph above.







2024 Debt Issuance

Summary

- The Capital Improvement Projects in this presentation are anticipated to be funded through the 2024 debt issuance
- The following table tabulates the estimates of funding allocation from the Council workshop held last spring and the updated estimates

2024 CIP Funding Strategies

No.	Funding Source	Category	% of City Total (Projected)	% of City Total (Actual)	Bond Total
1	Tax Supported	Facilities (Master Planning & Fire Department)	27%	4%	$700,000
2	Tax Supported	Street Maintenance (Mill/Overlay, reclamation & Striping on Com Blvds & Neighborhood Aves)	27%	26%	$4,750,000
3	Tax Supported	Pedestrian Facilities	16%	32%	$6,000,000
4	Tax Supported	Drainage	19%	16%	$3,035,000
5	Tax Supported	Parks	11%	22%	$4,000,000
		Subtotal	100%	100%	**$18,485,000**
				Administration, Project management, Contingency	$2,000,000
				Total Bond Amount	**$20,485,000**

DRAINAGE

Tammi Lane	$1,150,000
Burkett Street	$350,000
Velma Drive	$1,100,000
Old Thorndale Road	$435,000
Subtotal	**$3,035,000**

SIDEWALKS & STREETSCAPE

MLK Sidewalk (Robinson St., Frank St., & Robinson Park)	$4,500,000
Downtown Streetscape (Corners of 2nd & Talbot and 2nd & Main)	$1,500,000
Subtotal	**$6,000,000**

STREET MAINTENANCE

TH Johnson Street Maintenance	$1,250,000
Lake Drive Street Maintenance	$2,500,000
5th & Murphy Street Improvements	$1,000,000
Subtotal	**$4,750,000**

PARKS

Bull Branch Pavilion Replacement	$137,500
Bull Branch Ballfield/Park and Rotary Restroom Update	$60,500
Bull Branch, Mallard, Rotary Improvements (Concourse, Shade structures, Bleachers)	$385,000
Bull Branch Fishing Pier Improvements	$148,000
LED Light Upgrade at Bull Branch, Rotary Softball	$602,400
Heritage Splash Pad Reconstruction	$660,000
Robinson Park Drive and Parking Lot	$192,000
Synthetic Turf Two Infields in TRP	$369,600
Murphy/Rotary Drive Improvements and Parking	$935,000
Subtotal	**$3,490,000**
Design/Project Management 15%	$510,000
Total	**$4,000,000**

FACILITIES

City-Wide Facilities Master Plan	$200,000
Fire Station 1 & Fire Station 2 Renovation Design	$500,000
Subtotal	**$700,000**

UTILITIES – WATER

Replace existing 6" Waterline along Old Thorndale with 8“ Waterline	$300,000
Replace existing 8“ Waterline along N. Main Street from Hosack to 6th with 10” Waterline	$1,300,000
Replace existing 8“ Waterline along E. MLK	$200,000
Upsize existing Waterline & install new 8" line along Rice's Crossing	$500,000
Upsize existing 8" Waterline along E 4th street, from cemetery to FM 619	$1,000,000
Ford GST rehabilitation and pump upgrades	$800,000
Subtotal	**$4,100,000**

UTILITIES – WASTEWATER

Upsize existing WWL along Bull Branch, from Main St to E 7th St to 24” WWL	$3,500,000
Upsize existing WWL along Bull Branch, from E 7th St to Robinson Park to 30” WWL	$1,400,000
Subtotal	**$4,900,000**

City Council Meeting
April 25, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 15.

Agenda Title: **Consider approving the award for the Request for Qualifications (RFQ) for the Wellness/Recreation Center Feasibility Study and authorize the City Manager to negotiate a contract with selected firm**

Council Action to be Taken: Approve the award for the Request for Qualifications (RFQ) for the Wellness/Recreation Center Feasibility Study and authorize the City Manager to negotiate a contract with Barker Rinker Seacat

Department Submitted: Parks and Recreation

Staff Contact: Tyler Bybee, P&R Director

1. PURPOSE / DESCRIPTION

The purpose award for the Request for Qualifications (RFQ) for the Wellness/Recreation Center Feasibility Study and authorize the City Manager to negotiate a contract with selected firm

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The need for an indoor recreation facility has been an identified community need as early as 2004. In 2010, the City of Taylor went out for a bond election to construct a recreation facility to be operated by the YMCA and the election failed. Staff believes that the need for this type of facility has grown exponentially since 2010 and recommends this study to reengage the community in this discussion.

As a rapidly growing community engaging in exercise a feasibility/user assessment for an indoor space to help meet the health, education and wellness needs is a logical/needed exercise. In 2022, the St. David's foundation held a community meeting/board meeting focusing on the health/wellness needs of Taylor/greater Eastern Williamson County, with dozens of county, municipal and non-profit organizations represented. One major take away from the meeting was the lack of and need for a large community space for residents to improve their physical and mental well-being.

In 2023 the Parks and Recreation department began a wide array of programs for the residents. The attendance and support for these programs have been overwhelming. This is all

being done with very little usable indoor recreation space. Also, in 2023 University of Texas Architecture Graduate School students created seven different concepts of a Wellness Center.

The feasibility/use assessment could include the following components: demographics and trends analysis, local recreation facility and program analysis, stakeholder/focus group interviews, community survey, needs assessment and preliminary cost estimates, operating pro forma, funding options analysis and concept plan development. The Parks and Recreation Advisory board is supportive of engaging in this process.

At the September 28th, 2023 meeting City Council approved issuing the RFQ and allocation $100,000 of 2022 Samsung Quality of life funds to help fund the study. The RFQ was issued on February 4th and the submissions were opened on March 4th. There were eight submissions received. A first round of reviews was done by members of Parks and Recreation staff and City Management. A second round of in-person interviews were held on March 27th-28th with the top three scored firms. From these interviews staff is recommending awarding the RFQ to Barker Rinker Seacat(BRS) Architecture. BRS is a firm that specializes in the planning and design of indoor public spaces, most specifically Wellness/Recreation Centers, Senior Centers and Athletic Complexes.

3. PROS and CONS

PROS	CONS
• Allows for detailed community involvement in the future plans for Indoor Recreation for the community	• There are many warranted projects and studies across the city that need funding

4. RECOMMENDATION

Staff recommends awarding the Request for Qualifications (RFQ) for the Wellness/Recreation Center Feasibility Study to Barker Rinker Seacat and authorize the City Manager to negotiate a contract.

5. FUNDING SOURCE

2022 Samsung Quality of Life Funds

6. TIMELINE

Proposed 7-8 month timeline for the study

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. RFQ # 2024- 2 RFQ Wellness-Recreation Center Feasibility Study Bid Docs
2. Scoring Matrix - Wellness Feasibility Study
3. Taylor Wellness Recreation Center

CITY OF TAYLOR
PARKS AND RECREATION DEPARTMENT

Date: 1/23/24

REQUEST FOR SUBMISSION OF QUALIFICATIONS
FOR PROJECT RFQ# 2024-2
CITY OF TAYLOR CITY OF TAYLOR
WELLNESS/RECREATION CENTER FEASIBILITY STUDY

PROJECT TITLE: CITY OF TAYLOR WELLNESS/RECREATION CENTER FEASIBILITY STUDY

The City of Taylor will solicit and receive Statement of Qualifications (SOQ) from qualified firms interested in providing professional consultation services The Consultant(s) is cautioned to refer to other sections of the Request for Qualifications (RFQ) packet for further details.

PROJECT BACKGROUND & TIMELINE:

The need for an indoor recreation facility has been an identified community need as early as 2004. In 2010, the City of Taylor went out for a bond election to construct a recreation facility to be operated by the YMCA and the election failed. Taylor is in a period of rapid economic growth and the demand for enhanced quality of life services is increasing. Staff believes that the need for this type of facility has grown exponentially since 2010 and recommends this study to reengage the community in this discussion.

SCOPE OF SERVICES:

The desired scope of services follows. Note: modifications to better meet project objectives may be provided and will be evaluated as part of reviewing the firm's understanding and proposed approach. The selected consultant will be required to prepare a comprehensive Needs Assessment and Feasibility Study for the possible Center. The study should include the following components:
Research and Market Analysis:

1. Evaluate current recreational facilities and programming in and around the City of Taylor.
2. Evaluate community and residents needs and preferences relative to the programs and associated amenities of a possible Center.
3. Assess partnership opportunities, including identification of collaborative partners in the public, private and not-for-profit sectors, and how such partnerships and program synergies/coordination and asset sharing may impact the funding, spatial needs, and operations of a Center.

Public Outreach & Community Engagement:

1. The selected consultant shall engage the community and conduct necessary research and analysis to identify and evaluate community need for a Center. Engagement to include, but not be limited to: review of Envision Taylor Comprehensive Plan and 2020 Parks Master Plan, interviews with key City

Staff/Elected Officials, Parks and Recreation Advisory board members, Community Wellness representatives, Taylor Independent School District representatives, and other possible stakeholder groups. Recommendations for this public outreach and engagement component should be included in the response to this RFQ.
2. Evaluate potential sites suitable for the construction of a new center to accommodate existing and future programs and services.
3. Determine several concept options regarding facility and program scope, size, features and amenities. Estimate/range of the total project cost for each concept option to include hard and soft costs, financing, site preparation, demolition, etc.
4.Operations analysis for a Community Recreation Center including attendance projections by facility component, fee schedule, personnel staffing requirements and costs and revenue sources.
5. A final report presented to the Parks and Recreation Advisory Board and Taylor City Council.

PROPOSAL MINIMAL REQUIREMENTS:

Interested parties should submit proposals identifying their knowledge, experience, and references to include information relevant to this project Statement of Qualifications (SOQ). All proposals will be considered and evaluated based on established evaluating criteria. Any firm submitting a proposal should be ready to meet and answer questions related to the submittal information prior to final selection.

STATEMENT OF QUALIFICATIONS (SOQ)

The statement of qualifications shall include at minimum:

1. Firm name, address, phone number, and persons to contact regarding the Statement of Qualifications (SOQ). Include names of sub-consultants, addresses, and contact person.
2. Qualifications and recent experience of the firm and key personnel relative to the performance of similar services comparable to the proposed project with dates of project, and information regarding on previous projects. Provide Chart A, attached.
3. A representative list of three (3) in-state references including the name, address and phone numbers of the persons closely associated with the firm's prior similar projects.
4. Availability to commence services immediately after successfully negotiating a contract.
5. Familiarity with the geographical area of the project.
6. Proposed schedule to complete project.
7. A recent copy of the company's certificate of account status issued by the Texas Comptroller of Public Accounts. (Including sub-consultants)
8. Conflict of Interest Questionnaire Appendix "B" and Form 1295 (must file online at www.ethics.state.tx.us/File).

CRITERIA TO BE USED IN EVALUATING (100 Total Points)

Company and Personnel Experience (50 points)

1. Describe your customer service philosophy and how this project will be managed to provide the best value product for the City of Taylor. (10 points)
2. Demonstration of the necessary experience, organization, and technical qualifications for the proposed work. (10 points)
3. List key personnel that will be committed to this project, their resumes, describe their role and title, and availability for the entire contract duration. (10 points)
4. Propose how the consultant will manage the project to meet the project expectations. (10 points)
5. Propose the methods and timeline of communication your firm will use with the City's project manager and other City of Taylor staff. (10 points)

Project List with References Listed (20 points)

1. List minimum of two (2) comparable projects that have been completed by the proposed key personnel in the last ten (10) years. (10 points)
2. List minimum two (2) completed representative projects of similar nature as required in the (SOQ). Also, include location, size, description, project construction cost, date of construction, services provided by the firm/key personnel for the project, and owner's contact name and phone number. The City reserves the right to contact the references provided in your proposal as well as other references without prior notification to you. (10 points)

Project Approach (20 points)

1. Explain your understanding of the project, identify approach for developing public stakeholder interest, input from the community, define how you plan to obtain and share information with City of Taylor staff, and describe specific project challenges you anticipate and how you propose to resolve these challenges. (10 points)
2. Describe any project approaches or ideas that you would apply which you feel would enhance the quality of your services and describe how the project team will manage quality control throughout the completion of the project? (10 points)

Schedule (10 points)

1. Provide a specific timeline showing milestones and completion dates. (10 points)

SELECTION PROCESS:

The evaluation of interests, qualifications, or submittals and the ranking/selection of a consultant shall be performed by City staff selection team assigned by the City Manager or designated appointee.

Note: Solicitation shall prohibit respondents from contacting any member of the selection team about the procurement. These City of Taylor Employees will not respond to questions about this procurement once the process has started.
Do not contact any member of the selection team about this procurement.

The City selection team may utilize the following **two-step process** below for selection of a design consultant:

Step 1 – Statement of Qualifications (or Submittals).

- The respondent's statement of qualifications (SOQ) will be ranked on the selection criteria and relative ranks established in the RFQ.
- Based on the evaluation process, the selection committee may qualify a maximum of three (3) Respondents to participate in Step 2 of the solicitation.

Step 2 – Presentation/Interview

- The interviews will be limited to **40 minutes in total.**
- Respondents shall prepare a presentation of 25 minutes briefly based upon questions that will be provided to the selected firms in advance. In addition, a fifteen (15) minute Question & Answer (Q&A) time.
- Following the presentation, the selection committee will lead a question-and-answer session designed to determine the most qualified respondent.
- The selection committee will rank the presentations to determine the most qualified respondent for the project.
- Scoring for presentation combined with Q & A to be determined by the interview committee.

REQUIRED:

Interested consultant firms shall complete the section within **Appendix "B"** and Form 1295 (must file online at www.ethics.state.ts.us/File).

SOLICITATION SCHEDULE:
RFQ Issue Date: February 4th, 2024
Advertisement Date(s): February 4th, 2024
Advertisement Date(s): February 11th, 2024
Questions Due Date: February 29th, 2024
Submittal Due Date: March 4th, 2024
Anticipated Consultant Selection Date: April 2024
Anticipated Contract Award Date: April 2024

AWARD OF CONTRACT:
The selection and award shall be based on the basis of demonstrated competence and qualifications to perform the services. The firm selected will be the firm which, in the opinion of the City of Taylor, is the best qualified. The consultant shall bear the burden of proof of compliance with the City of Taylor specifications.

TERM OF CONTRACT:
The City of Taylor may request to design and contract this project in phases subject to funding availability. Firms submitting interest statements should be ready to negotiate a professional services fee within ten (10) days after notifications of recommendation for award. A consultant performance evaluation will be performed on all professional service contracts. This evaluation will be conducted at the end of each phase. The Consultant will be evaluated on their ability to complete their scope of work within the proposed schedule.

Complete Request for Qualifications of the above-mentioned **project are available on:** https://www.bidnetdirect.com/texas, **the City of Taylor official website at www.ci.taylor.tx.us/bids.aspx or by calling the City of Taylor Parks and Recreation Department at (512) 309-6265.**

Formal questions relating to the RFQ may be submitted by email to sabrina.schmidt@taylortx.gov with subject title: RFQ# 2024-2 no later than **4:00 P.M. (CT), Thursday, February 29th, 2024**. Questions received after this date may not be responded prior to the required submittal deadline.

No email or fax submittals will be accepted and under no circumstance will submittals be received after the due date.

Consultant firms should submit two (4) Original copies and (1) Electronic copy (jump drive) of the complete Statement of Qualifications to the individual and location herein by the date and time specified.

ALL SUBMITTALS ARE DUE ON: **Monday March 4th**, **2024, at 4:00 P.M. (CT).** If interested please submit your Statement of Qualifications, meeting the requirements defined in the RFQ to:

City of Taylor

Sabrina Schmidt, Purchasing Agent
400 Porter Street
Taylor, Texas 76574
(512) 309-6182

Plans/Reports by recipient of award are to be signed and sealed by a registered professional engineer **and/or licensed** architect to practice in the State of Texas.

Local participation is encouraged, and the City of Taylor reserves the **right to reject** any or all proposals received, award one or more contracts based on specific tasks, to award a contract to the **principal company submitting their statement** of qualifications, or to a secondary firm named therein, and to award **contract only upon availability of funding.**

Sincerely,

Tyler Bybee
Parks and Recreation Director

Taylor Press
Publication Dates:
February 4th, 2024
February 11th, 2024

CHART "A"

PREVIOUS SIMILAR PROJECTS

PROJECT	OWNER ADDRESS TELEPHONE NO.	PROJECT BUDGET	FINAL COST	PERCENT OVERRUN

APPENDIX "B"

The Texas Legislature approved HB 1295 during its last Legislative session and the date for Implementation of the new process was January 1, 2016.
Please note that this form must be electronically completed on the Texas Ethics Commission website. https://www.ethics.state.tx.us/File/. The completed Form 1295, Certification of Filing, must be printed, and returned to the City Purchasing Department along with the vendor signed contract.
For more information on on-line filing requirements, visit the Texas Ethics Commission website at https://ethics.state.tx.us/filinginfo/1295/.

Conflict of Interest Questionnaire is also found on the Texas Ethics Website.
https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf.

Compliance with SB 13: Proposer agrees per SB 13 vendor does not boycott energy companies as those terms are defined in the Texas Government Code § 809.001,and will not boycott energy companies during the term of any contract with the City of Taylor.

[ ] Yes, we agree [ ] No, we do not agree

Compliance with SB 19: Proposer agrees per SB 19 vendor does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association as those terms are defined in the Texas Government Code § 2274.001, and that vendor will not so discriminate during the term of any contract with the City of Taylor.

[ ] Yes, we agree [ ] No, we do not agree

Company Name _____

Bid Info: City of Taylor
Wellness Center SOQ
Solicitation No.
Opening: 2024-03-04

EVALUATION CRITERIA	Max Points	Barker Rinker Seacat	Brinkley Sargent Wiginton	Burditt	Hotel & Leisure Advisors	LPA	Parkhill	Perkins & Will	Power Wellness
Company and Personnel Experience	**50**	**44**	**45**	**41**	**30**	**37**	**40**	**38**	**31**
1.Customer Service Philosophy		8	9	8	8	7	8	7	7
2. Necessary Experience		10	10	8	4	8	8	7	4
3.Key Personnel		9	8	9	6	8	8	8	7
4.Management		9	9	8	6	7	8	8	7
5.Communication		8	9	8	6	7	8	8	6
Project List with Refrences	**20**	**19**	**18**	**16**	**13**	**15**	**15**	**16**	**14**
1.Comparable Projects									
2. Two projects									
Project Approach	**20**	**20**	**19**	**18**	**11**	**14**	**16**	**17**	**15**
Timeline &Schedule	**10**	**10**	**10**	**10**	**10**	**10**	**10**	**10**	**10**
TOTAL:	**100**	**93**	**92**	**85**	**64**	**76**	**81**	**81**	**70**



1

INTRODUCTIONS



KEITH
HAYES
PRINCIPAL-IN-CHARGE



KEVIN
ARMSTRONG
CONSULTING PRINCIPAL



MICK
MASSEY
PROJECT PLANNER



SCOTT
CARON
OPERATIONS



BRANDON
HAY
LAND DEVELOPMENT

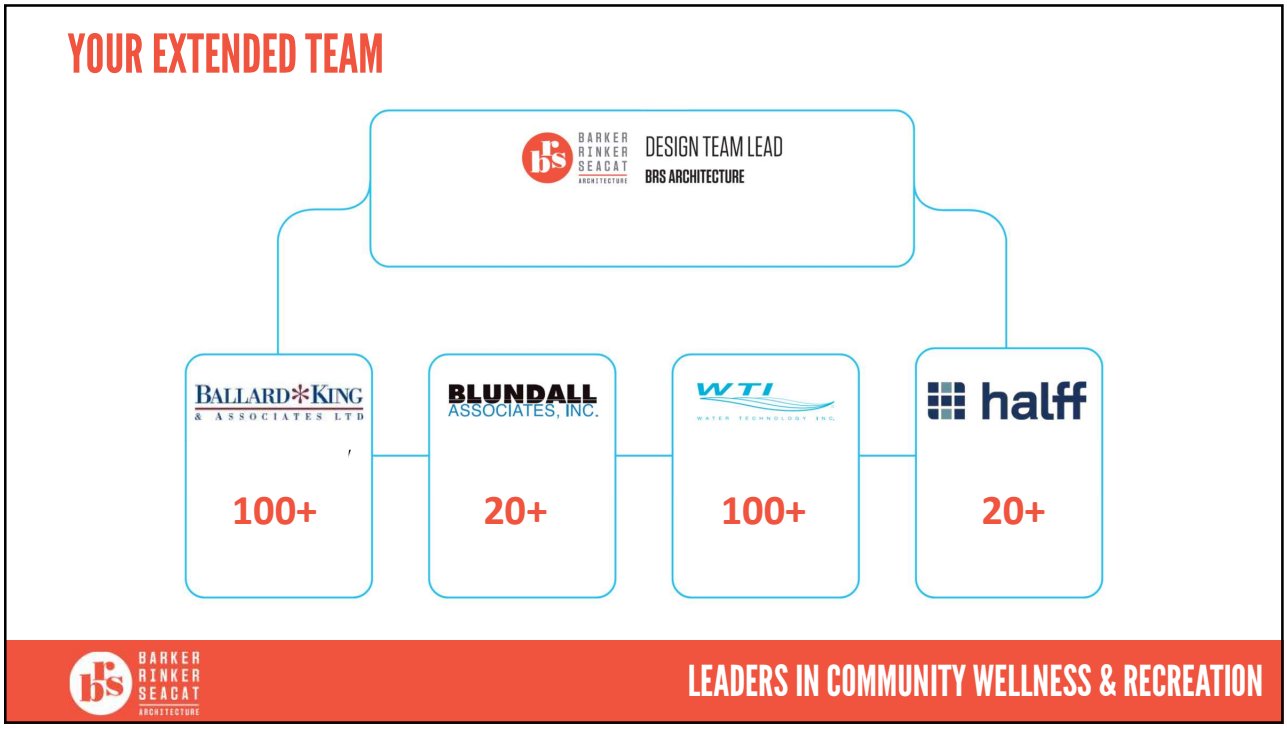
BARKER RINKER SEACAT ARCHITECTURE

LEADERS IN COMMUNITY WELLNESS & RECREATION

2


1
2
3
WHY THIS TEAM
PROVEN PROCESS
CREATING SUCCESS TOGETHER
BARKER RINKER SEACAT ARCHITECTURE
TODAY'S AGENDA | LEADERS IN COMMUNITY WELLNESS & RECREATION

3


YOUR EXTENDED TEAM
BARKER RINKER SEACAT ARCHITECTURE
DESIGN TEAM LEAD
BRS ARCHITECTURE
BALLARD*KING & ASSOCIATES LTD
100+
BLUNDALL ASSOCIATES, INC.
20+
WTI WATER TECHNOLOGY INC.
100+
halff
20+
BARKER RINKER SEACAT ARCHITECTURE
LEADERS IN COMMUNITY WELLNESS & RECREATION

4



OVER 350+ NATIONWIDE

BARKER RINKER SEACAT ARCHITECTURE

LEADERS IN COMMUNITY WELLNESS & RECREATION

5

BRS FIRM BACKGROUND

49 YEARS OF CONTINUOUS PRACTICE
COMMUNITY RECREATION EXPERTISE

350+ 39 states
COMMUNITIES ASSISTED
PUBLIC RECREATION PROJECTS NATIONWIDE

90% OF OUR WORKLOAD & EXPERIENCE IS IN
RECREATION & AQUATIC DESIGN

20-30 ENGAGEMENTS A YEAR AT RECREATION
CONFERENCES & PUBLIC SPEAKING

1.9M MILLION SQUARE FEET DATABASE OF
RECREATION FACILITIES BENCHMARKING



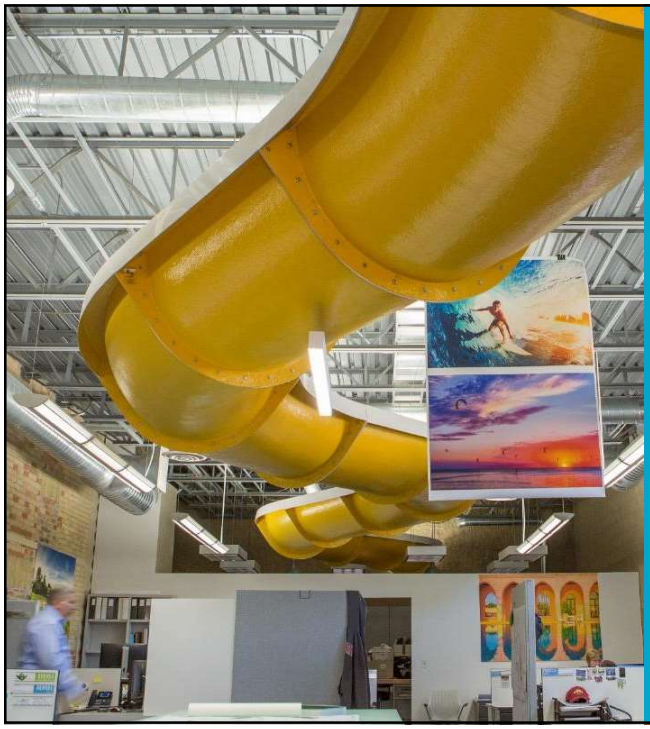
BARKER RINKER SEACAT ARCHITECTURE

LEADERS IN COMMUNITY WELLNESS & RECREATION

6



7



WTI FIRM BACKGROUND

- Largest Aquatic Design firm in North America
- Established in 1983, staff of over 70+
  - 65% of Staff has been with WTI in excess of 5 Years
- Architects, Engineers, Landscape Architects & Designers
- International Portfolio – Experience in 25+ Countries
- Licensed Staff in all 50 States

WTI
WATER TECHNOLOGY INC.

8



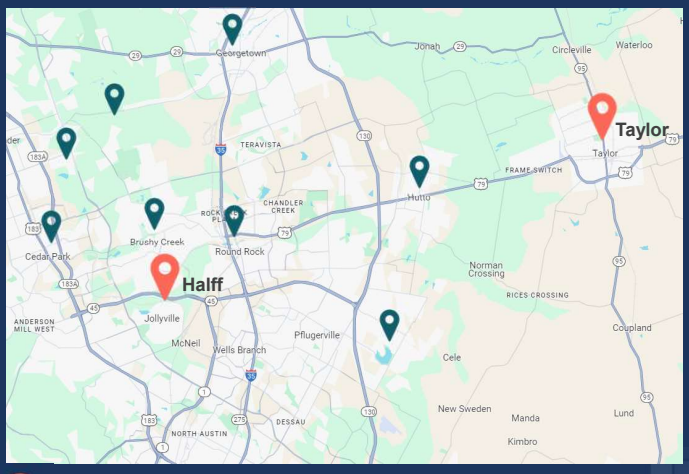
BALLARD*KING FIRM BACKGROUND

- FOUNDED IN 1992
- PRIMARY FOCUS, PARKS & RECREATION INDUSTRY:
  - FEASIBILITY STUDIES
  - OPERATIONAL PLANS
  - MASTER PLANS
- OVER 70+ YEARS OF IN-FIELD EXPERIENCE
- THIRD-PARTY INDEPENDENT ANALYSIS

9

LOCAL KNOWLEDGE | HALFF

- Extensive experience working in Central Texas for **over 30 years**
- Understanding of **local environment, site considerations** and **connectivity with nature**
- **Familiarity with Taylor:**
  - Good Life Taylor Fitness Park
  - Master Plans for three City of Taylor parks (Robinson, Murphy and Bull Branch)
  - O&M Plans for Robinson, Murphy and Bull
  - Branch parks and Taylor Regional Park
  - Parkland Dedication Ordinance Assessment



Halff's Austin office is a mere 30-minute drive to Taylor

halff

City of Taylor | Wellness Center | 10

10

LOCAL **EXPERIENCE**



11

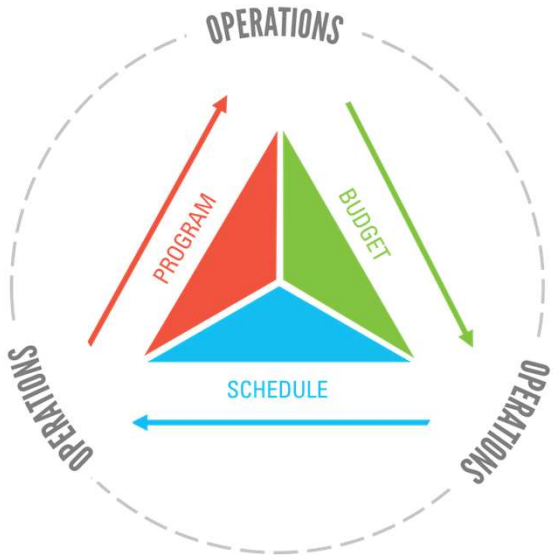
PROVEN PROCESS

WELLNESS & RECREATION FOCUSED

12

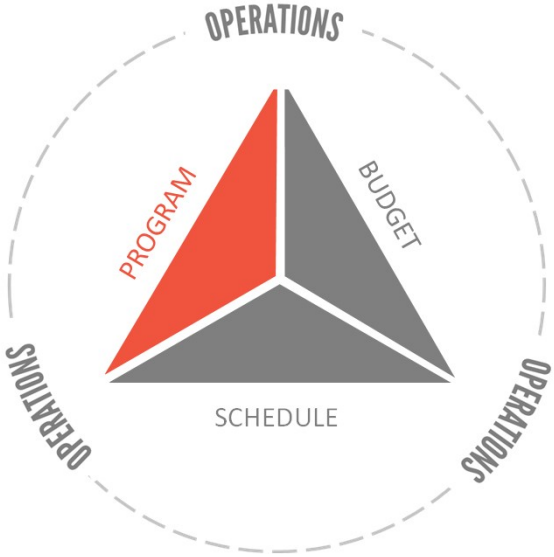
FINDING

THE RIGHT BALANCE



13

PROGRAM



14

ALLEN, TEXAS

STEPHEN G. TERRELL RECREATION CENTER
2019 – FEASIBILITY STUDY
2020 – DESIGN
2024 – GRAND OPENING

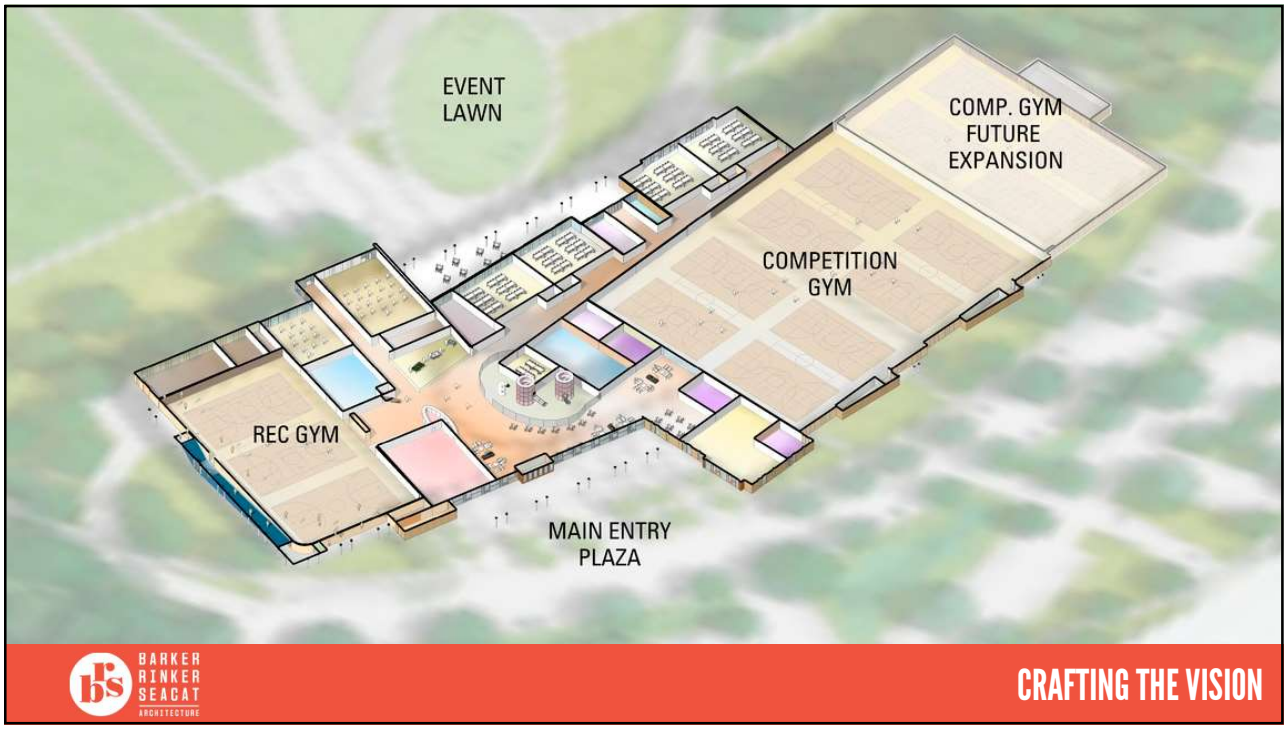
15



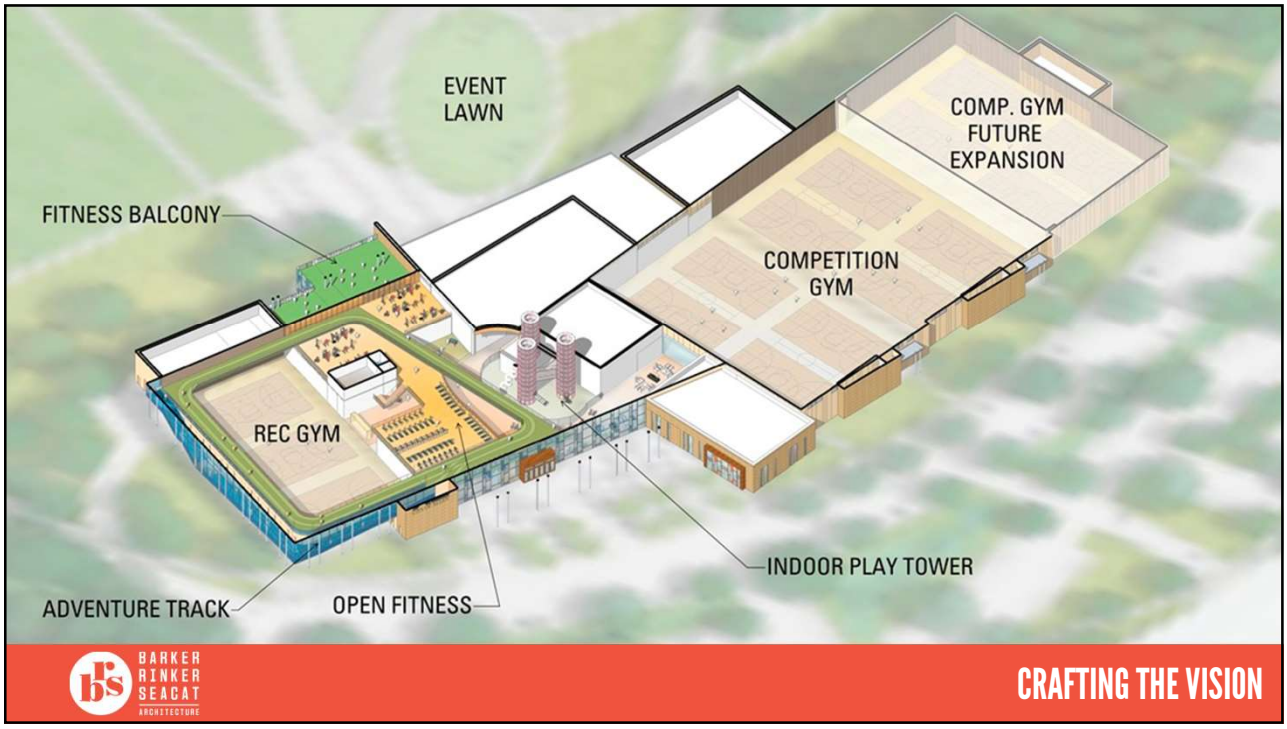
BARKER RINKER SEACAT ARCHITECTURE

CRAFTING THE VISION

16


EVENT
LAWN
COMP. GYM
FUTURE
EXPANSION
COMPETITION
GYM
REC GYM
MAIN ENTRY
PLAZA
BARKER
RINKER
SEACAT
ARCHITECTURE
CRAFTING THE VISION

17


EVENT
LAWN
COMP. GYM
FUTURE
EXPANSION
FITNESS BALCONY
COMPETITION
GYM
REC GYM
INDOOR PLAY TOWER
ADVENTURE TRACK
OPEN FITNESS
BARKER
RINKER
SEACAT
ARCHITECTURE
CRAFTING THE VISION

18


BARKER
RINKER
SEACAT
ARCHITECTURE
COMMUNITY OUTREACH

19


120+
Attendance
May 13, 2019
PROJECT HISTORY & PROCESS
UPDATE PROJECT MISSION, VISION, GOALS
PRESENT RESULTS FROM PUBLIC INPUT
DOT-OCRACY RESULTS & PUBLIC INPUT CARDS
COMMUNITY SURVEY
PRESENTED EXCHANGE PARKWAY PROGRAM CONCEPTS ADJACENCY RELATIONSHIP DIAGRAMS
SOLICIT FEEDBACK ON SITE AND PROGRAM OPTIONS
BARKER
RINKER
SEACAT
ARCHITECTURE
COMMUNITY OUTREACH

20

PUBLIC PROCESS - SURVEY

CITY OF ALLEN
EXCHANGE PARKWAY RECREATION CENTER
SURVEY

1,712

SURVEY PARTICIPANTS!



BARKER RINKER SEACAT ARCHITECTURE

COMMUNITY OUTREACH

21

SIDE BY SIDE COMPARISON

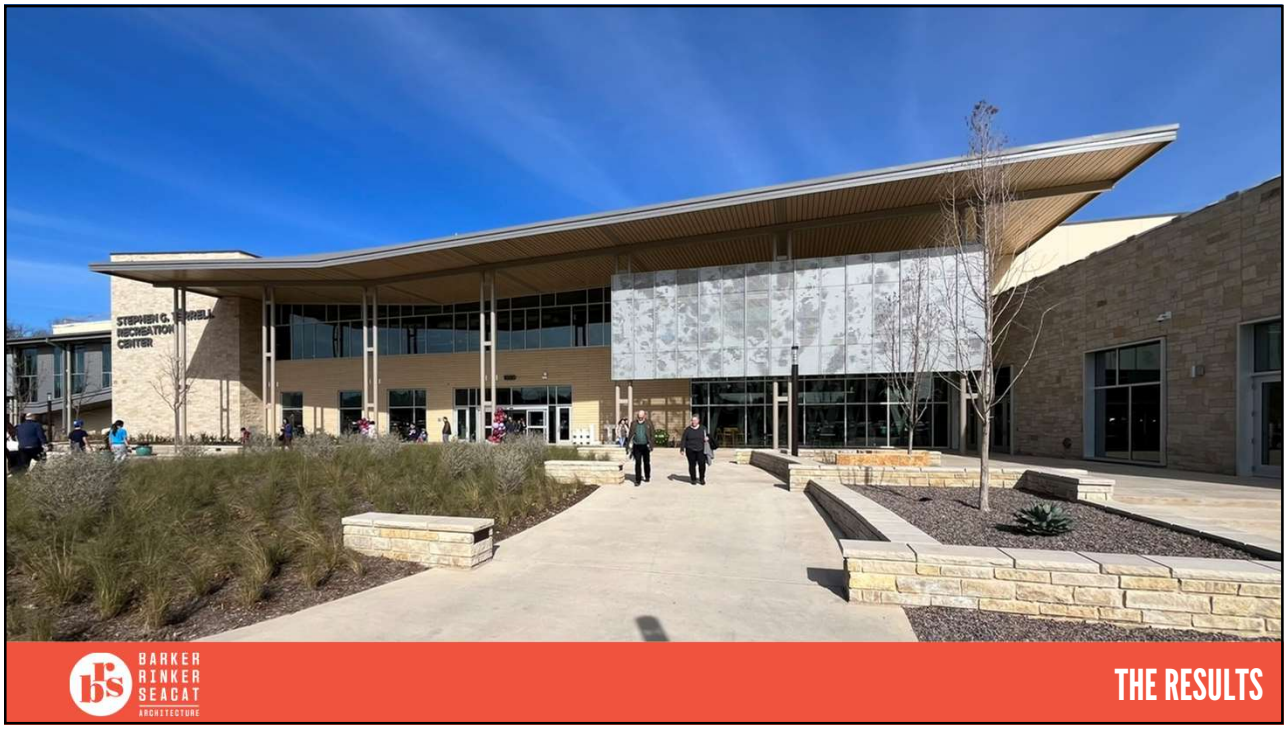
EXECUTIVE STEERING COMMITTEE	PUBLIC MEETINGS	COMMUNITY SURVEY
1. Gymnasiums	1. Gymnasiums (tied)	1. Walk / Jog Track
2. Weights / Cardio	Walk / Jog Track (tied)	2. Weights / Cardio
3. Walk / Jog Track	3. Weights / Cardio	3. Leisure Pool
4. Aerobics / Dance / Spin	4. Aerobics / Dance / Spin	4. Indoor Playground
5. Child Watch	5. Activity / Game Room	5. Aerobics / Dance / Spin
6. Multi-Purpose Classrooms	6. Café / Juice Bar	6. Gymnasium
7. Café / Juice Bar	7. Indoor Playground	7. Activity / Game Room
8. Indoor Playground	8. Child Watch	8. Café / Juice Bar
9. Party Room / Team Meeting	9. Indoor Turf	9. Health Wellness Center
10. Activity / Game Room	10. Community Room / Events Hall	10. Community Room / Events Hall
11. Catering / Teaching Kitchen		
12. Outdoor Spray Ground		
13. Health Wellness Center		

CONFIRMED: PROGRAM INPUT CONFIRMS THE RECOMMENDED FACILITY PROGRAM SATISFIES THE NEEDS OF THE COMMUNITY

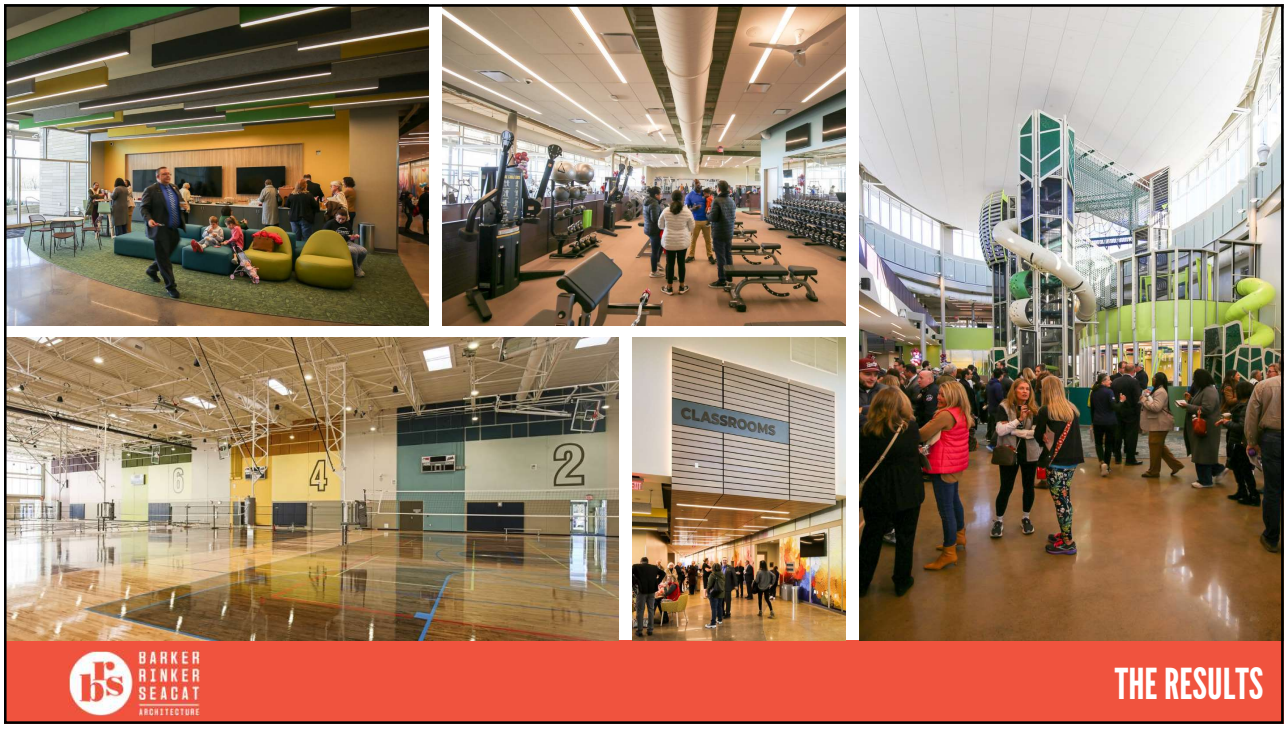
BARKER RINKER SEACAT ARCHITECTURE

COMMUNITY OUTREACH

22


STEPHEN C. TERRELL
RECREATION
CENTER
BARKER
RINKER
SEACAT
ARCHITECTURE
THE RESULTS

23


CLASSROOMS
BARKER
RINKER
SEACAT
ARCHITECTURE
THE RESULTS

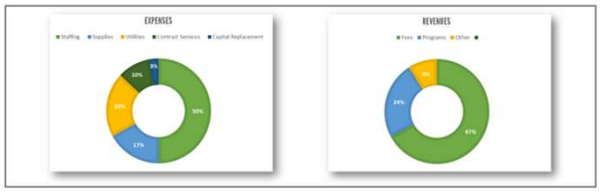
24



CITY OF ALLEN - EXCHANGE PARKWAY RECREATION CENTER

OPERATIONS PLAN

LIKE ANY BUSINESS PLAN, ASSUMPTIONS MUST BE MADE



75% to 85%
cost recovery level

Days	Center Hours
Monday-Thursday	5:00am-10:00pm
Friday	5:00am-9:00pm
Saturday	7:00am-7:00pm
Sunday	10:00am-7:00pm
Hours per Week	105 Hrs/wk

CURRENT ATTENDANCE FIGURES:

1,000 Visitors a Day on Weekdays
3,000 – 5,000 Visitors a Day on Weekends
3,100 – Memberships
10,000 – Individual Members

Operations budget for the center and include :
STAFFING, OPERATING SUPPLIES, UTILITIES AND CAPITAL REPLACEMENT

Revenues include:
PASS SALES, PROGRAM FEES, RENTALS AND OTHER ITEMS

BARKER RINKER SEACAT ARCHITECTURE

THE RESULTS

25

GEORGETOWN, TEXAS

2017 – AQUATICS EXPANSION STUDY

2023 – INDOOR RECREATION STRATEGIC MASTER PLAN

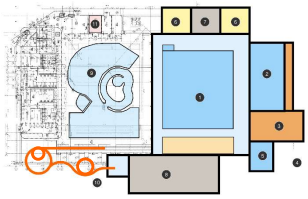
BOND PASSED – NOV 2023



26

2017 – AQUATICS EXPANSION STUDY



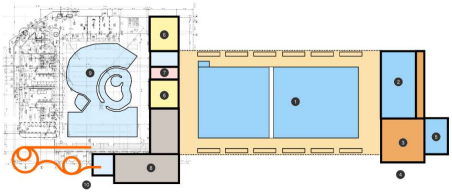


OPTION A – INDOOR 25M x 25YD

Project Costs: $24.3M - $28.0M

Annual Subsidy: $307,000
Additional Costs





OPTION B – OUTDOOR 50M x 25YD

Project Costs: $22.3M - $24.8M

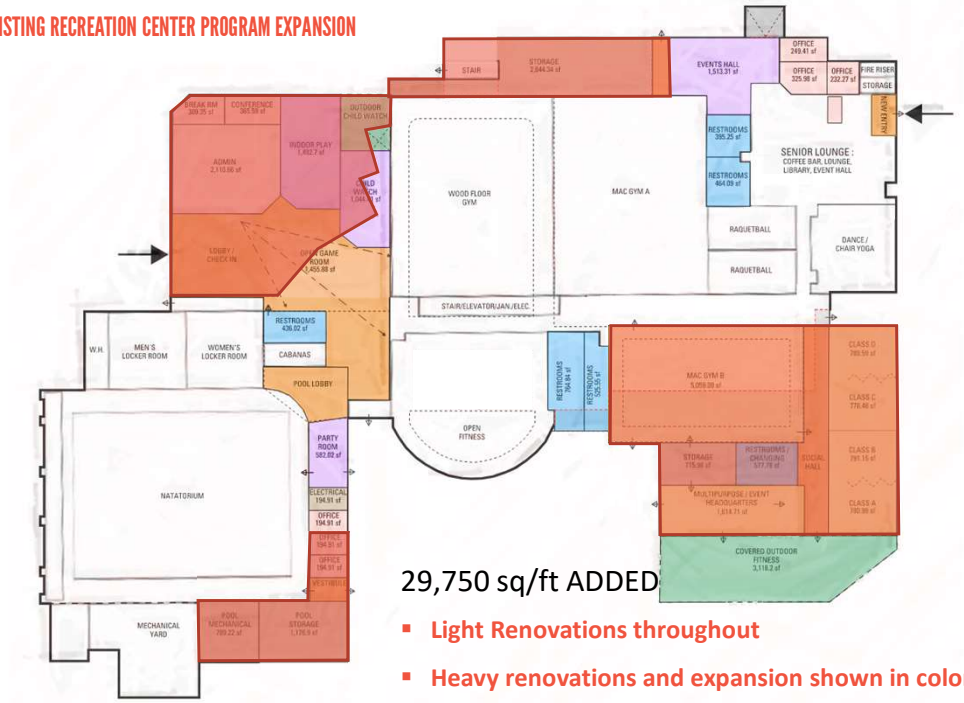
Annual Subsidy: $376,000
Additional Costs

BARKER RINKER SEACAT ARCHITECTURE

CRAFTING THE VISION

27

RECOMMENDED EXISTING RECREATION CENTER PROGRAM EXPANSION



29,750 sq/ft ADDED

- **Light Renovations throughout**
- **Heavy renovations and expansion shown in color**

28

PROGRAM SUMMARY – NEW RECREATION CENTER

- Collegiate / 2 High School courts
- MAC GYM 3 HS courts
- Elevated Adventure Track
- 6,000 Fitness & Weights
- 45-50 Person Aerobics/Dance Studio
- 30-40 Person Spinning Studio
- Bouldering Wall

- 7,000 Recreation Activity Pool
- Specialty Aquatic Amenity
- Water slide

~109,000 SF

- Child Watch
- Early Learning Room
- Large Youth Room
- 80-Person Classroom
- Esports Gaming Room
- Wet Arts & Crafts Room
- Healthy Cooking Kitchen comb w/Catering
- (2) Classroom/Party Room/Dry Craft Room
- Outdoor Patio/Gathering Space
- Drive Up Book Depository

- Admin Area
- Lobby/Support Space
- Locker Rooms
- Universal Changing Rooms
- Aquatics Support

29

POTENTIAL RECREATION CENTERS LEVEL OF SERVICE

CURRENT LEVEL OF SERVICE COMPARISON

Benchmark City 2022	Total Sq/Ft Public Indoor Recreation Opportunities (RC, CC, SC, AqC)	ESRI Population 2022	Sq/Ft per Capita
Allen	95,756	110,821	0.86
Cedar Park	54,000	80,255	0.67
New Braunfels	92,300	98,081	0.94
Round Rock	83,000	123,201	0.67
Grapevine	130,000	52,319	2.48
Average			1.13
Georgetown	65,000	78,951	0.82

FUTURE LEVEL OF SERVICE COMPARISON

Benchmark City 2027	*Planned or Proposed Total Sq/Ft Public Indoor Recreation Opportunities (RC, CC, SC, AqC)	ESRI Population 2027	Sq/Ft per Capita
*Allen	244,750	119,716	2.04
Cedar Park	54,000	85,962	0.63
New Braunfels	92,300	109,463	0.84
*Round Rock	238,000	132,017	1.80
Grapevine	130,000	52,689	2.47
Average			1.56
Georgetown (If nothing is accomplished)	65,000	99,333	0.65
Georgetown (Option A 2027)	95,000	99,333	0.96
Georgetown (Option A+B 2027)	204,000	99,333	2.05
Georgetown (Option A+B 2030)	204,000	114,007	1.79

BARKER RINKER SEACAT ARCHITECTURE

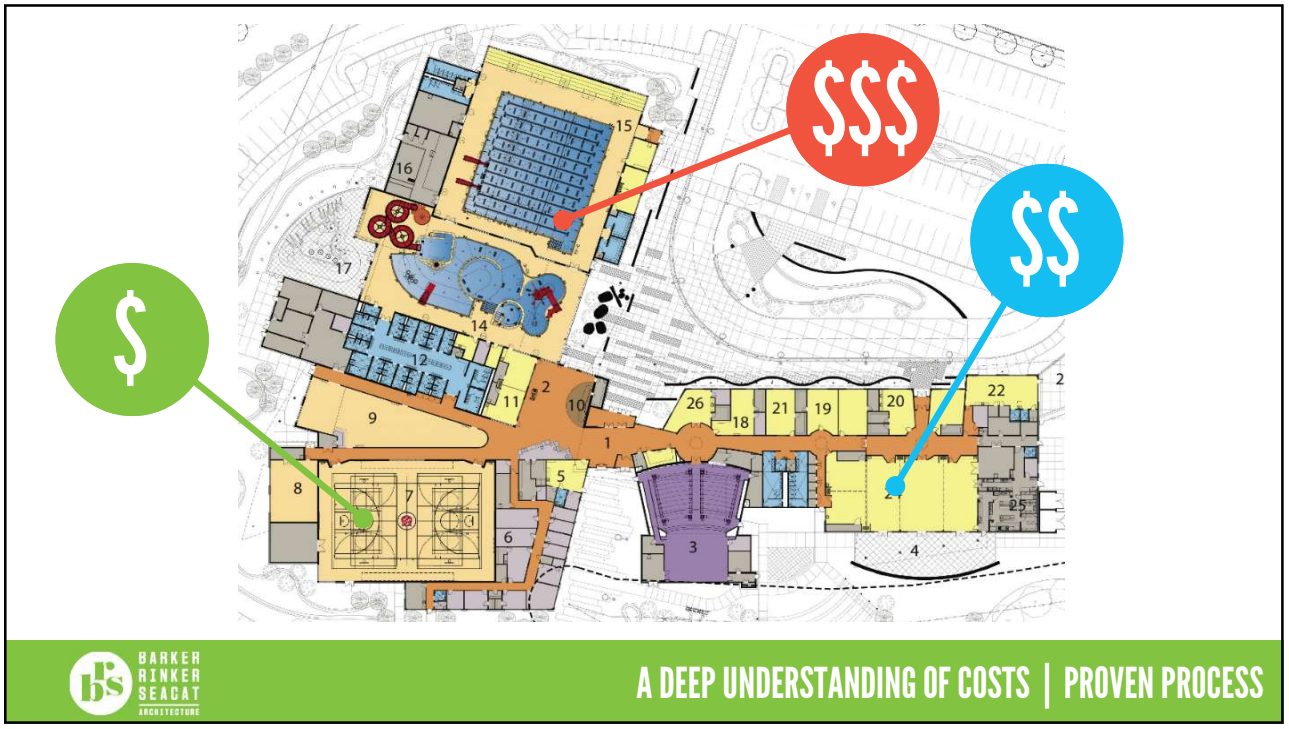
CRAFTING THE VISION

30

BUDGET


OPERATIONS
PROGRAM
BUDGET
SCHEDULE
OPERATIONS
OPERATIONS

31


$$$
$$
$
BARKER RINKER SEACAT ARCHITECTURE
A DEEP UNDERSTANDING OF COSTS | PROVEN PROCESS

32

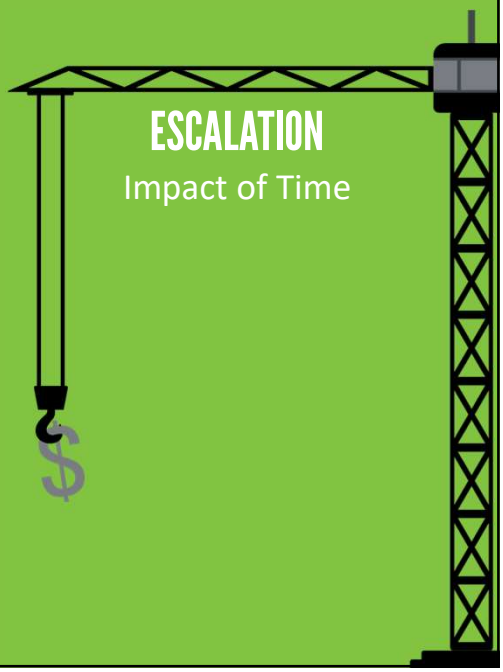
TOTAL PROJECT COSTS

HARD COSTS
Construction
Material
Labor

SOFT COSTS
Design Fees
Development Fees
Equipment Mgmt Fees
Permitting
Contingencies

ESCALATION
Impact of Time





33

THRIVE (LEWISVILLE) COMPLETED 2020
- FINAL BUDGET $37,200,000
- FINAL BID RESULT (2018) $37,200,000

0.0%

STEPHEN G. TERRELL RECREATION CENTER (ALLEN) COMPLETION 2024
- FINAL BUDGET $44,100,000
- FINAL BID RESULT (2021) $40,407,000

-8.4%

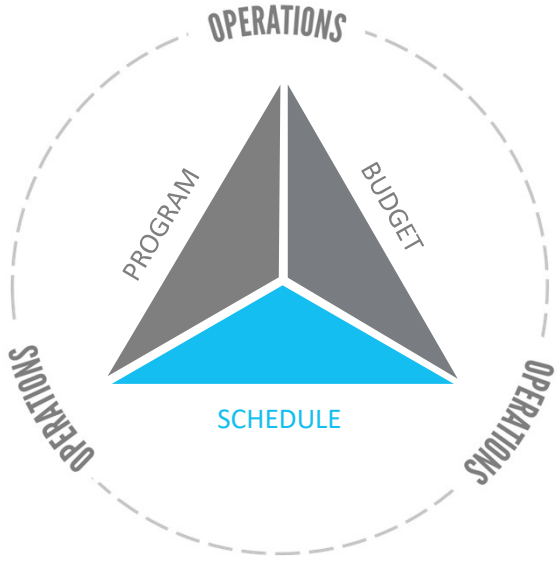
IT ALL STARTS WITH THE FEASIBILITY STUDY!

BARKER RINKER SEACAT ARCHITECTURE

BIDDING ON / BELOW BUDGET - A TRACK RECORD OF SUCCESS | PROVEN PROCESS

34

SCHEDULE



35

PUBLIC OPEN HOUSES + ONLINE SURVEY

MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7
ONLINE MTG STUDY KICKOFF	* WORKSHOP 1 VISIONING DISCOVERY	ONLINE MTG INITIAL FINDINGS & DIAGRAMS	* WORKSHOP 2 CONCEPT REFINEMENT	ONLINE MTG DRAFT REPORT REVIEW	* WORKSHOP 3 REFINEMENT OF OPERATIONS & IMPACT	* FINAL REPORT DELIVERY

Consider
- Executive Steering Committee & Public Input
- Aims
  - Operations
  - Market Focus
  - Level of Service
  - Brand/Identity
  - Differentiators
  - Social Impact
- Inventory & Analysis
- Existing Facilities
- Regional Activity Areas
- Site Evaluations

Confirm
- Programming Opportunity Exploration
- Concept Design Development
  - Building and Site Test Fits & Selection
  - Building Plans
  - Character & Massing Elevations
- Budget & Costing
- Operational Modeling
  - Cost Recovery
  - Social Impact Review
- Funding Options
- Schedule Confirmation
- Refine as needed

Commit
- Preferred Program Refinement
- Concept Design Completion
  - Building and Site Finalization
  - Building Concept Plans
  - Character & Concept Imagery
- Budget / Cost Model Completion
- Operations Planning Completion
  - Cost Benefit Analysis
  - Social Impact
- Funding Partners Identification
- Schedule for Future Development
- Next Steps & Outcomes

* = PUBLIC OUTREACH + PRESENTATIONS

36

FEASIBILITY STUDY SCHEDULE TIMELINE

LEWISVILLE

GEORGETOWN TEXAS

6 MONTHS

Greenville

CITY OF SAINT CHARLES MISSOURI

Taylor Texas CITY OF TAYLOR TX

7 MONTHS

CITY OF ALLEN

CITY OF Grand Junction COLORADO

8+ MONTHS

WE USE A

PEOPLE-INSPIRED DESIGN PROCESS

TO GET THE BEST RESULTS

PEOPLE



Who are the people of Taylor and how do they want to be perceived?

PLACE



Where do people live, work and play? Tell us about landmarks of interest and places of pride.

PACE



What experiences are you looking for and what is your pace of life?

BARKER RINKER SEACAT ARCHITECTURE

WHERE CONTEXTUAL DESIGN BEGINS | PROVEN PROCESS

39

COMMUNITY ENGAGEMENT





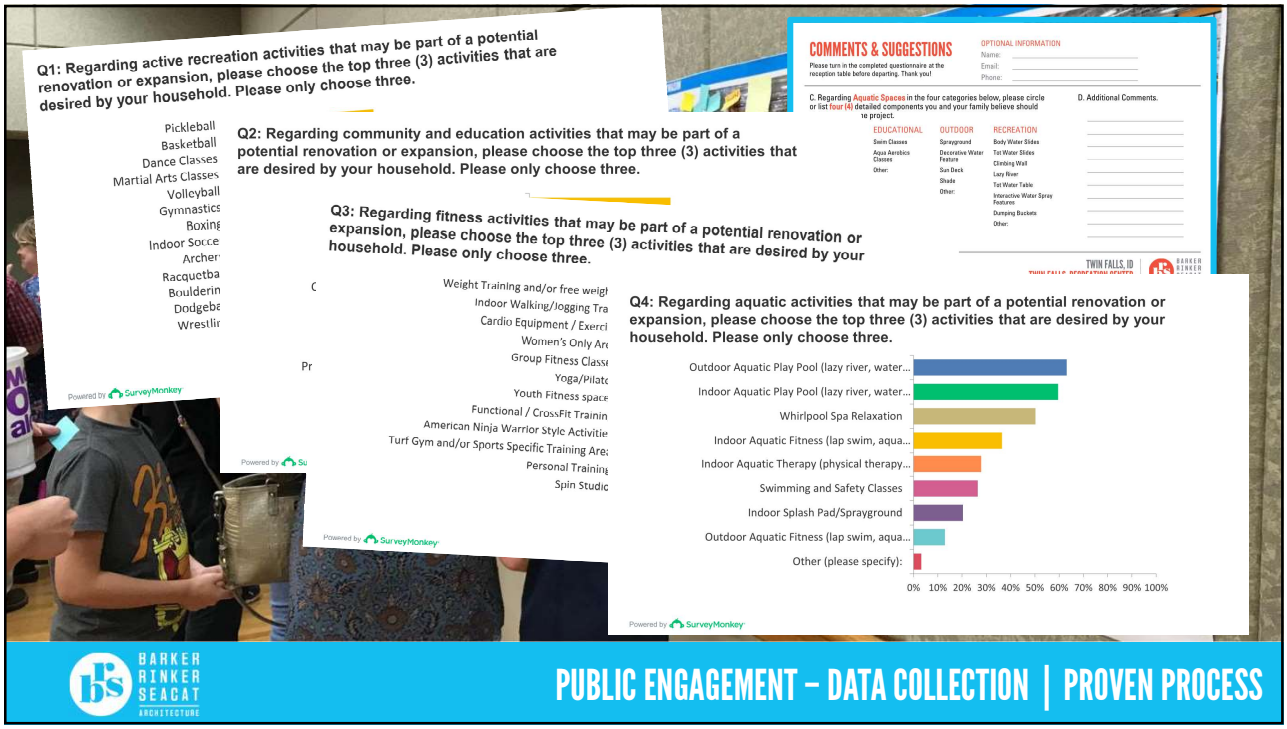




BARKER RINKER SEACAT ARCHITECTURE

PUBLIC ENGAGEMENT – OUTREACH TOGETHER | PROVEN PROCESS

40


Q1: Regarding active recreation activities that may be part of a potential renovation or expansion, please choose the top three (3) activities that are desired by your household. Please only choose three.
Pickleball
Basketball
Dance Classes
Martial Arts Classes
Volleyball
Gymnastics
Boxing
Indoor Socce
Archer
Racquetba
Boulderin
Dodgeba
Wrestlir
Powered by SurveyMonkey
Q2: Regarding community and education activities that may be part of a potential renovation or expansion, please choose the top three (3) activities that are desired by your household. Please only choose three.
Q3: Regarding fitness activities that may be part of a potential renovation or expansion, please choose the top three (3) activities that are desired by your household. Please only choose three.
Weight Training and/or free weigh
Indoor Walking/Jogging Tra
Cardio Equipment / Exerci
Women's Only Ar
Group Fitness Class
Yoga/Pilat
Youth Fitness space
Functional / CrossFit Trainin
American Ninja Warrior Style Activitie
Turf Gym and/or Sports Specific Training Are
Personal Training
Spin Studio
Powered by SurveyMonkey
COMMENTS & SUGGESTIONS
Please turn in the completed questionnaire at the reception table before departing. Thank you!
OPTIONAL INFORMATION
Name:
Email:
Phone:
C. Regarding Aquatic Spaces in the four categories below, please circle or list four (4) detailed components you and your family believe should be included in the project.
EDUCATIONAL
Swim Classes
Aqua Aerobics Classes
Other:
OUTDOOR
Sprayground
Decorative Water Feature
Sun Deck
Shade
Other:
RECREATION
Body Water Slides
Tot Water Slides
Climbing Wall
Lazy River
Tot Water Table
Interactive Water Spray Features
Dumping Buckets
Other:
D. Additional Comments.
TWIN FALLS, ID
Q4: Regarding aquatic activities that may be part of a potential renovation or expansion, please choose the top three (3) activities that are desired by your household. Please only choose three.
Outdoor Aquatic Play Pool (lazy river, water...
Indoor Aquatic Play Pool (lazy river, water...
Whirlpool Spa Relaxation
Indoor Aquatic Fitness (lap swim, aqua...
Indoor Aquatic Therapy (physical therapy...
Swimming and Safety Classes
Indoor Splash Pad/Sprayground
Outdoor Aquatic Fitness (lap swim, aqua...
Other (please specify):
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%
Powered by SurveyMonkey
BARKER RINKER SEACAT ARCHITECTURE
PUBLIC ENGAGEMENT – DATA COLLECTION | PROVEN PROCESS

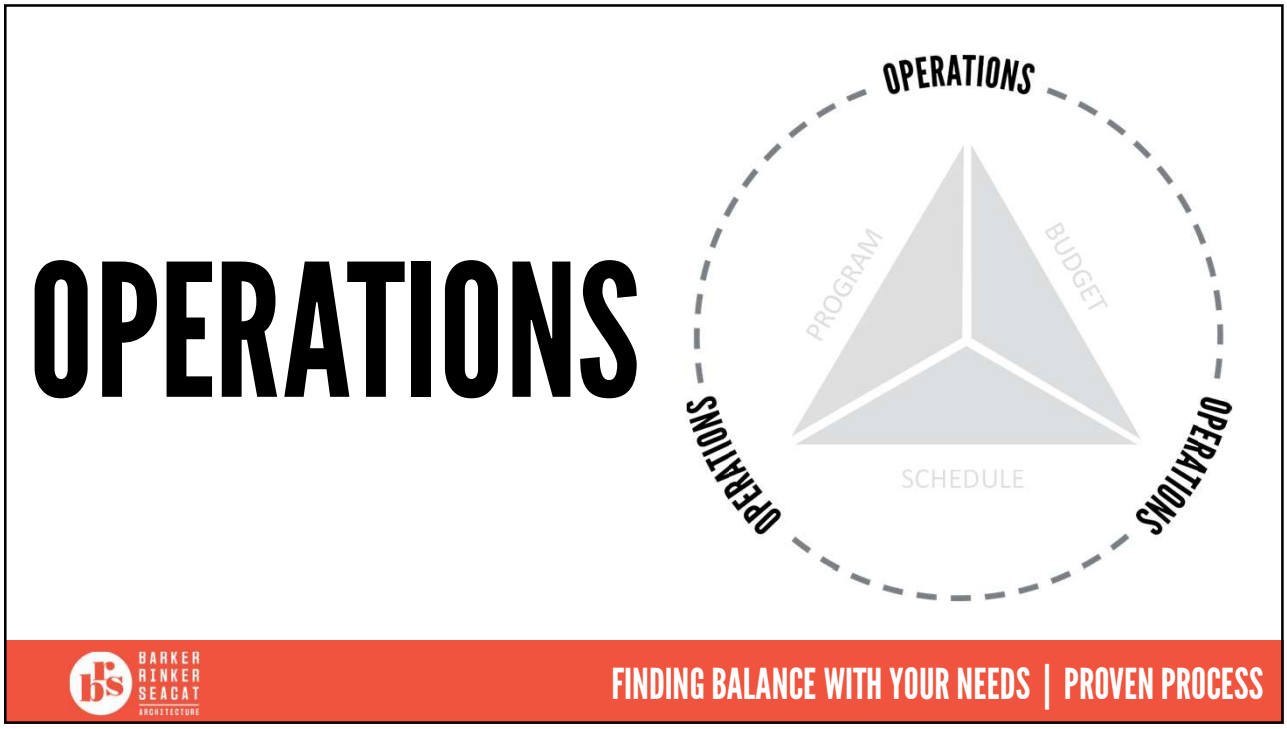
41


CARD GAME
Northern Regional Recreation Center
Mecklenburg County, North Carolina
"The Natural Place To Be..."
12 Laps/Mile Elevated Walk Jog Track
5,775 gsf
$2,131,000
12 Laps per Mile, 3 Lanes
Views into Activity Spaces
Views to Outdoors
Stretching Area
12 Laps/Mile Elevated Walk Jog Track
BARKER RINKER SEACAT ARCHITECTURE
PROGRAM PRIORITIZATION & REFINEMENT | PROVEN PROCESS

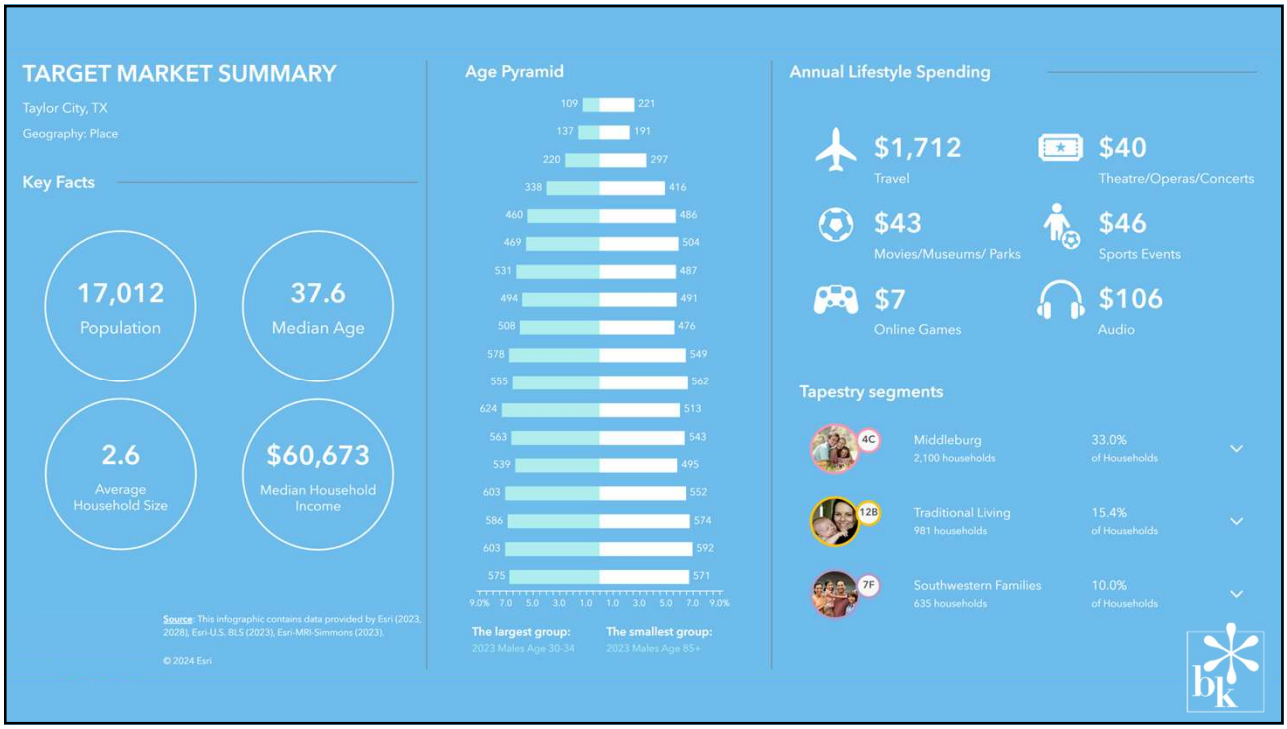
42


TOUR TOUR TOUR
DFW
Recreation Centers
Taylor, Texas
After Workshop 1
DFW Metroplex
REC CAMP
Denver Metro
June 10 to 13

43

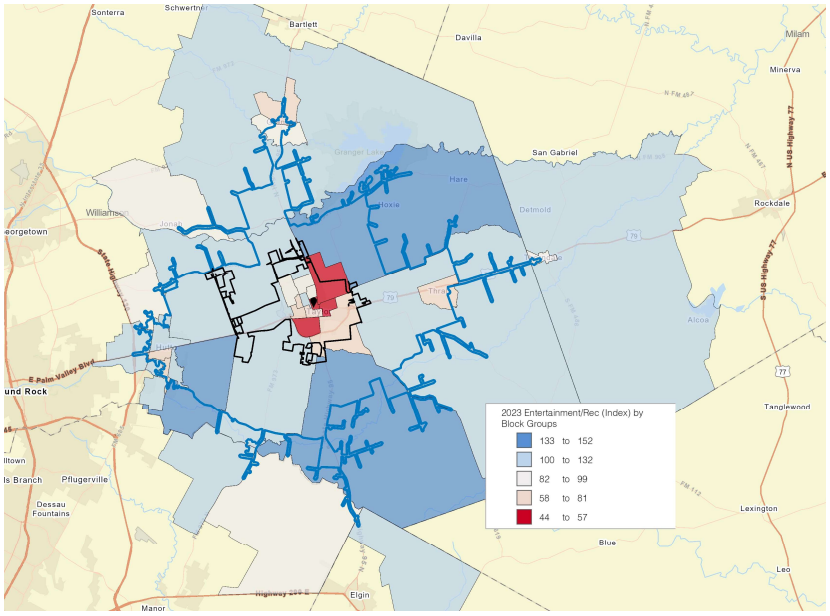

OPERATIONS
OPERATIONS
PROGRAM
BUDGET
SCHEDULE
OPERATIONS
OPERATIONS
BARKER RINKER SEACAT ARCHITECTURE
FINDING BALANCE WITH YOUR NEEDS | PROVEN PROCESS

44



45

MARKET ANALYSIS



46

46



MARKET ANALYSIS

Sport	Nat'l Rank	Nat'l Participation (in millions)	10-Year Trend
Exercise Walking	1	113.9	18.3%
Cardio Fitness	2	92.9	19.0%
Strength Training	3	73.4	22.7%
Exercise w/ Equipment	4	58.2	9.6%
Swimming	6	50.2	10.3%
Running/Jogging	7	45	7.1%
Weight Lifting	10	38.8	24.0%
Yoga	11	31.7	22.4%
Workout @ Clubs	13	29.6	-13.2%
Basketball	15	23.2	-9.0%
Tennis	21	14.2	12.7%
Soccer	22	14.1	10.2%
Volleyball	26	11.7	15.8%
Baseball	27	11.2	-4.3%
Softball	30	9.4	-6.0%
Ice/Figure Skating	31	8.3	15.3%
Pickleball	38	6.4	276.5%
Pilates	39	6.2	12.7%
Hockey (ice)	51	3.2	-8.6%

47

COST RECOVERY



01 Agency Philosophy

02 Pricing Strategies

03 Operational Investment

04 Inclusivity & Equity

BARKER RINKER SEACAT ARCHITECTURE

DRIVERS OF COST RECOVERY | PROVEN PROCESS

48

OPERATION PLAN

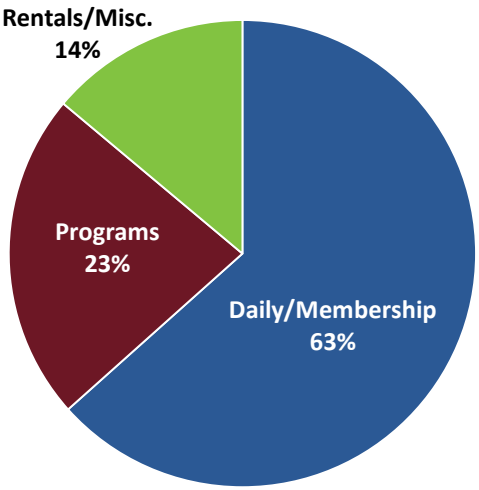


- TRENDS
- ALTERNATIVE PROVIDERS
- RATES
- FEE TOLERANCE
- OPERATIONAL EFFICIENCIES
- PARTNERSHIP OPPORTUNITIES
- STAFFING

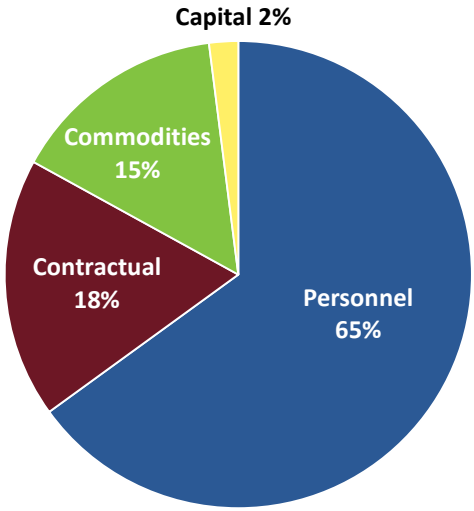
49

OPERATION PLAN

Operational Revenue



Operational Expense



50

50

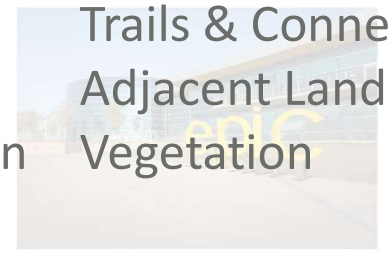
SITE EVALUATION MATRIX



- Indoor / Outdoor
- Environmental Impacts
- Topography
- Drainage
- Utilities
- Site Size & Configuration



- Site Access
  - Vehicular
  - Pedestrian
- Trails & Connectivity
- Adjacent Land Uses & Zoning
- Vegetation





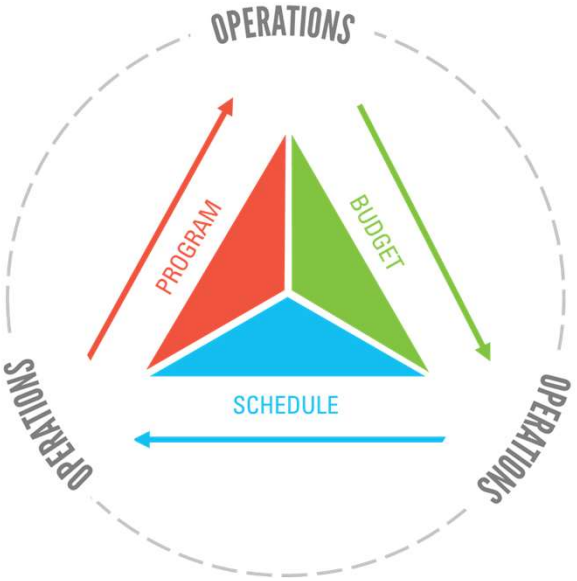
BARKER RINKER SEACAT ARCHITECTURE

CHOOSING BY BEST VALUE | PROVEN PROCESS

51

FINDING

THE RIGHT BALANCE



BARKER RINKER SEACAT ARCHITECTURE

THE HIGHEST LEVEL OF PERFORMANCE | CREATING SUCCESS TOGETHER

52

WELCOMING

WELLNESS

LOCAL & REGIONAL DESTINATION

FITNESS & ACTIVITY

Taylor Texas
CITY OF TAYLOR TX

RECREATION

IDENTITY & PRIDE

COMMUNITY

ECONOMIC & SOCIAL IMPACT

53



54