AGENDA

CITY OF TAYLOR, TEXAS

CITY COUNCIL MEETING

CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

MAY 9, 2024, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM

A MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- Naomi Pasemann Elementary's 25th Anniversary and Opening of the Time Capsule
- Motorcycle Safety and Awareness Month
- National Police Week proclamation
- National Public Works Week proclamation
- National Historic Preservation Month
- Pride Month in Taylor proclamation

CITIZENS COMMUNICATION

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

BOARDS & COMMISSION PRESENTATION

1. Update from Temple College at Taylor Foundation. *Jeffery Jenkins*

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 25, 2024 regular Council Meeting. *Dianna McLean*
3. Concur with Monthly Financial Report for March 2024. *Jeff Wood*
4. Consider Change Order for 2022 Street Maintenance Project regarding 2nd and 4th Street Pavement Conditions. *Jacob Walker, Jim Gray*
5. Consider the List of Projects to apply for WILCO Community Development Block Grant

(CDBG) funding *Jeffery Jenkins, Jim Gray, Jacob Walker*

6. Consider Resolution R24-15 authorizing the submission of a Texas HOME Investment Partnership Program application to the Texas Department of Housing and Community Affairs for participation in the HOME Program. *Tom Yantis*

7. Consider Ordinance 2024-19 Amending the FY 2024 Budget. *Jeff Wood*

8. Consider 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*

9. Consider 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*

10. Consider Ordinance 2024-26 establishing Investment Zone No. 10. *Brian LaBorde*

11. Consider approving Task Order 2 of the Master Services Agreement - City Wide Facilities Master Plan *Nicole Oman, Jacob Walker*

12. Consider contracts for Survey, Geotech, and SUE for 2024 bond projects *Jacob Walker, Jim Gray, Daniel Baum*

PUBLIC HEARINGS / ORDINANCES

13. Introduce Ordinance 2024-25 changing the Place Type zoning designation at 1020 Hackberry Street. *Tom Yantis*

14. Consider Ordinance 2024-18, PZ 2024 -2045 regarding requests to change place type zoning at 5 different locations. *Tom Yantis*

15. Consider 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*

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

16. Presentation with direction to staff regarding update on Justice Center project. *Brian LaBorde*

EXECUTIVE SESSION

17. 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, or as listed below, 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).
    a. Project Rosetta

18. Reconvene into open session and take any action.

ADJOURN

I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on May 6,

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: May 6, 2024

Proclamation

Naomi Pasemann Elementary's 25th Anniversary and Opening of the Time Capsule

WHEREAS, Naomi Pasemann Elementary School opened for the 1998-99 school year, named for a beloved teacher and counselor who took a deep interest in others around her. Many former students credit Mrs. Pasemann for their success in life, helping them set goals and continuing to support them in reaching those goals; and

WHEREAS, The school opened for grades 1 - 3, and is now a 1 - 5 campus. First grade came from the old Northside campus, 2nd & 3rd came from T. H. Johnson, and students and staff blended together to form a new school family. When the school opened, the cafeteria and gym were not finished and the road in front of the school was under construction. But everyone, including Mrs. Pasemann, pitched in and made it a wonderful, fun year for staff and students; and

WHEREAS, As we were moving into the new school, the Condra funeral home called, asking if they could donate a burial vault to serve as a time capsule commemorating the opening of Taylor's newest campus to be opened in 25 years. Every student put at least two things in the vault - one was what they liked best about the first year at Pasemann, and the second was what they thought they would be doing in 25 years.

WHEREAS, The school has generated many wonderful memories for many students and staff over the years including storybook parades, 101st Day of School fundraiser for the animal shelter, Leader in Me, Reader in Me, academic pep rallies, awards assemblies, and the Pasemann Pennies scholarship fund.

NOW, THEREFORE, I, Brandt Rydell, Mayor of the City of Taylor Texas, and the entire City Council do hereby recognize and congratulate the Naomi Pasemann Elementary School on their 25th anniversary.

Signed this 9th day of May 2024.

_____

Brandt Rydell, Mayor
City of Taylor

Proclamation

Motorcycle Safety Awareness Month

WHEREAS, the Lone Star State is home to one of the nation's largest motorcycle-riding populations and it is vital that all motorist become more aware of everyone they share the road with, especially motorcyclists; and

WHEREAS, in 2023, there were 9,718 motorcycle crashes on Texas roads, leading to 7,790 serious injuries and 756 riders who lost their lives. Larger vehicles have safety features such as impact crumple zones and seatbelts, motorcycles do not. With the lives of our fellow Texans on the line, we must do more to properly share the road and ensure the safety of motorcyclists, who represent some of our most vulnerable drivers; and

WHEREAS, each year, the month of May is dedicated to awareness campaigns that combat motorcycle-related crashes and fatalities. There are more than 63 percent of motorcyclist deaths happen between May through September, so these campaigns have helped inform riders and motorists alike to motorcycle safety issues to reduce motorcycle related risks, injuries, and most of all fatalities, through a comprehensive approach to motorcycle safety; and

WHEREAS, it is the responsibility of all who put themselves behind the wheel to become aware of motorcyclists, and to obey all traffic laws. Motorcyclist should also continue to be vigilant for their safety; and

WHEREAS, motorists are encouraged to become more aware of inherent danger involved in operating a motorcycle, and for riders and motorists alike to give each other the mutual respect they deserve.

NOW, THEREFORE, I, Brandt Rydell, Mayor of the City of Taylor, Texas, do hereby proclaim and officially recognize May 2024 as Motorcycle Safety and Awareness Month and encourage all Taylor citizens utilize the many resources available to them to learn more about motorcycle safety and how our community does their part to make our roadways more secure.

Proclaimed this 9th day of May 2024.

_____

Brandt Rydell, Mayor

Proclamation

NATIONAL POLICE WEEK
May 12-18, 2024

Whereas, the members of the Taylor Police Department play an essential role in safeguarding the rights and freedoms of all citizens of Taylor; and

Whereas, our police officers recognize their duty to serve the community by protecting our citizens against violence or disorder and they have established a reputation for preserving the rights and security of all citizens; and

Whereas, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U. S. flags should be flown at half staff;

Whereas, we seek to honor the service and sacrifice of those law enforcement officers killed or disabled in the line of duty while protecting our communities and citizens against violence.

Now, therefore, as Mayor of the City of Taylor I do hereby proclaim the week of May 12-18, 2024, be recognized as

Police Week

Proclaimed this 9th day of May 2024.

_____
Brandt Rydell, Mayor

Proclamation

National Public Works Week

May 19-25, 2024

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of City of Taylor; and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, parks, airport and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in City of Taylor to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, this year marks the 64th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association.

NOW, THEREFORE, BE IT RESOLVED, that I, Brandt Rydell, do hereby designate the week of May 19-25, 2024 as

National Public Works Week

and urge all citizens to join with representatives of the American Public Works Association/Canadian Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

Proclaimed this 9th day of May, 2024.

_____

Brandt Rydell, Mayor

Proclamation

NATIONAL HISTORIC PRESERVATION MONTH

WHEREAS, the National Preservation Month was established in 1973 by the National Trust for Historic Preservation; and

WHEREAS, the City of Taylor established the Taylor Historic Preservation Commission by Ordinance in 2023; and

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride, and maintaining community character while enhancing livability; and

WHEREAS, Historic assets play an essential role in shaping the identity of a place. Historic buildings, neighborhoods, and other important vestiges of the past define a unique and special sense of character in a community. As Taylor continues to grow and mature, its historic resources remain an important part of the community's identity; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people.

NOW, THEREFORE, I, Brandt Rydell, Mayor of the City of Taylor, do hereby proclaim and observe May 2024 as **NATIONAL PRESERVATION MONTH** with the theme of People Saving Places and encourage the local citizenry to participate in activities that foster awareness and appreciation of historic structures and historic contributions to shaping the history of Taylor, Williamson County, the state of Texas, and the nation.

Signed this 9th day of May 2024.

_____

Brandt Rydell, Mayor
City of Taylor

Proclamation

Pride Month in Taylor Texas

WHEREAS, all human beings are born free and equal in dignity and rights; and

WHEREAS, we believe that everyone should be able to live free, without fear of prejudice, discrimination, violence, and hatred based on race, religion, gender identity or sexual orientation; and

WHEREAS, while our society at large increasingly supports LGBTQ rights as basic human rights, it is essential to acknowledge that the need for education and awareness remains vital to end discrimination and prejudice; and

WHEREAS, Taylor has a diverse LGBTQ community than includes people of all ethnicities, religions, and professions , which strengthens and enriches our community; and

WHEREAS, the City of Taylor is committed to supporting visibility, dignity, and equality for LGBTQ people in our diverse community; and

WHEREAS, June is celebrated as LGBTQ Pride Month nationwide; and

WHEREAS, the City of Taylor is home to the first Pride Celebration for Williamson County.

NOW THEREFORE BE IT RESOLVED, that the City Council of Taylor Texas, recognizes and proclaims June 2024 as "Pride Month" throughout the City of Taylor.

Proclaimed this the 9th day of May 2024.

_____

Brandt Rydell, Mayor

City Council Meeting
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 1.

Agenda Title: **Update from Temple College at Taylor Foundation.**

Council Action to be Taken: Receive update.

Department Submitted: City Management

Staff Contact: Jeffery Jenkins, Deputy City Manager

1. PURPOSE / DESCRIPTION

A representative from Temple College will be present to provide a verbal update.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

5. FUNDING SOURCE

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

None

City Council Meeting
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 2.

Agenda Title: **Approve minutes from the April 25, 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 25, 2024 Meeting Minutes

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
April 25, 2024, 2024 at 6:00 p.m.

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

Mayor Pro-Tem Gerald Anderson	
Council Member Robert Garcia	Brian LaBorde, City Manager
Council Member Mitch Drummond	Tom Yantis, Assistant City Manager
Council Member Dwayne Ariola	Mark Schroeder, City Attorney
Mayor Brandt Rydell	Dianna McLean, City Clerk

A MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION
Clint Quicksall – spoke on City Manager contract
Andrew Herrera – spoke on conduct of Council Members
Shannon Luedtke – spoke on conduct of Council Members
Ian Davis – spoke on city pool and purposed recreation center
Stayci Burris – spoke on city pool
John McDonald – spoke on city pool (Carrie Ruiz gave her time)
Janetta McCoy – spoke on city pool
Jessi Cao – spoke on city pool
Amanda McGee – spoke on city pool
Trey Krueger – spoke on park items listed in Certificate of Obligation

BOARDS & COMMISSION PRESENTATION

1. **Receive Planning & Zoning Commission update.**
   Amy Everhart, Chairman - gave a presentation on the Commissions responsibilities and activities over the past year.

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

CONSENT AGENDA

2. **Approve minutes from the April 11, 2024 regular Council Meeting.**
3. **Consider Resolution R24-12, disannexation request, Windy Ridge and Buttercup Rd, 8 properties**.
4. **Consider Resolution R24-11, appointing Municipal Court Judge.**
5. **Consider amendments to Task Orders 23 and 29 with HDR Engineering regarding plan review and inspection services for the Samsung project.**
6. **Consider Ordinance 2024-25, PZ 2024-2025 regarding a request to change the place type zoning at 1020 Hackberry Street.**

7. **Consider Award of Construction Contract for Facility Electrical Upgrades for Emergency Generators.**

Mayor Rydell requested to pull item #4 for separate consideration.

Motion was made by Councilmember Garcia to approve the consent agenda items 2,3,5,6 & 7 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

4. **Consider Resolution R24-11, appointing Municipal Court Judge.**
Brian LaBorde introduced Judge Lucas Wilson.

Motion was made by Councilmember Garcia to approve Resolution R24-11 as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

PUBLIC HEARING/ORDINANCES

8. **Introduce Ordinance 2024-19 Amending the FY 2024 Budget.**
Jeff Wood, Chief Financial Officer - This ordinance will amend the FY2024 budget so that it reflects actual financial activity including changes in the budget related to unbudgeted expenditures and revenues.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2024-19

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDIN 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.

First Reading. No action was taken.

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, Assistant City Manager - This ordinance reflects requests from individual property owners to change the designated place type zoning districts for their properties in the Land Development Code. The Planning & Zoning Commission recommend approval of requests for 45 CR408, 114 W. 6th Street, 400 Carlos G. Parker Blvd., and South Loop. The P&Z recommend denial of the requests for Carlos G. Parker & North Drive, West Oak St. & Sturgis Street, and 1104 E. MLK Jr. Blvd.
Council felt that the request for Carlos G. Parker & North Loop Drive should be approved and directed staff to amend the ordinance to reflect that for the second reading.

Councilmember Drummond filed a Conflict of Interest with the City Clerk and left the dais at 7:06pm. The conflict was with the 114 W. 6th Street consideration.

Mayor Rydell opened the public hearing at 7:09pm. With no one appearing, the public hearing was closed at 7:10pm.

Councilmember Drummond returned to the dais at 7:10pm.

The City Attorney read the caption of the ordinance.

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.

First Reading. No action was taken.

10. Hold a public hearing and introduce ordinance 2024-22, Special Use Permit PZ2024-2066 to allow lodging without a full time, on-site operator at 1513 McLain Street.

Tom Yantis, Assistant City Manager - This ordinance would permit a Special Use Permit to allow lodging (short-term rental) without a full-time, on-site operator in the P3 (Neighborhood) place type. The Planning & Zoning Commission recommends denial based on safety concerns with adjoining properties.

Mayor Rydell opened the public hearing at 7:17pm.

Evan Eppinger, property representative – spoke in favor of the SUP request.

With no one else appearing, the public hearing was closed at 7:25pm.

The City Attorney read the caption of the ordinance.

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 PARTICULARLY 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.

First Reading. No action was taken.

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, Assistant City Manager - Gave a presentation on the request for an Infill Neighborhood plan for the Avery Apartments. The Planning & Zoning Commission recommend conditional approval of the requested plan. The conditions of approval are based on the urban and architectural design comments in the plan packet that will be required to be addressed within the Site Development and Building Permit phases of the development.

Mayor Rydell opened the public hearing at 7:38pm. With no one appearing, the public hearing was closed at 7:38pm.

The City Attorney read the caption of the ordinance.

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.

First Reading. No action was taken.

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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, Assistant City Manager - The applicant is proposing a mixed-use development of commercial and industrial uses with civic spaces for new construction. The Planning & Zoning Commission recommend approval of the Employment Center Plan subject to a landscape buffer having a depth of 90 feet along the northeastern property line.

Mayor Rydell opened the public hearing at 7:48pm.

Ann Hughes, neighbor – spoke of concerns with the purposed development and offered some conditions for consideration.

Bill Albert, property owner – spoke in favor of the request. Ms. Ross, representative the developer was there to answer questions.

With no one else appearing, the public hearing was closed at 8:16pm.

Council encouraged the developer, the property owner, and the neighbor to get together and try to come up with agreeable conditions before the next Council meeting.

The City Attorney read the caption of the ordinance.

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.

First Reading. No action was taken.

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

Brian LaBorde, City Manager - The request is by Williamson County for lots in the RCR Taylor Logistics Park so that the County can consider a CH312 abatement. The City will not be participating in any incentive tied to this zone.

Mayor Rydell opened the public hearing at 8:19pm. With no one appearing, the public hearing was closed at 8:20pm.

The City Attorney read the caption of the ordinance.

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.

First Reading. No action was taken.

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, Chief Financial Officer, and Jennifer Ritter, Financial Advisor - gave a presentation on the issuance of a Combination Tax and Revenue Certificates of Obligation, Series 2024. Immediate consideration and approval of the ordinance is required to ensure timely closing and delivery of the debt issuance.

The City Attorney read the caption of the ordinance.

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 ISSUANCE OF THE CERTIFICATES.

Motion was made by Councilmember Garcia to adopt Ordinance 2024-21 as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

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, Parks & Rec Director - Eight submissions were received. Staff recommends awarding the RFQ to Barker Rinker Seacat Architecture.
Rick Massey, Representative – gave a presentation on the company and the kind of service they provide.

Motion was made by Councilmember Garcia to award the RFQ for the Wellness/Recreation Center Feasibility Study to Barker Rinker Seacat Architecture and authorize the City Manager to negotiate a contract with the firm. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously.

Mayor Rydell read the Executive Session items and adjourned into closed session at 9:07pm.

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.**
    Mayor Rydell reconvened into open session at 9:41pm. No action was taken.

ADJOURN
With no further business Mayor Rydell declared the meeting adjourned at 9:41p.m.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

AFFIDAVIT
(City Council) LGC Sec 171.002

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Mitchell Drummond (Name) as a member of the City of Taylor City Council make this affidavit and hereby on oath state the following:

I, and/or a person or persons related to me, have a substantial interest in a business entity that would be peculiarly affected by a vote or decision of the Council as those terms are defined in Chapter 171, Local Government Code.

The business entity is: Talbot Commons (Name)

Date of Meeting: 4/25/24 Agenda Item Number: 9

I ("I" or name of relative & relationship) (have/has) a substantial interest for the following reasons (check all which are applicable):

- X Ownership of 10% or more of the voting or shares of the business entity.
- X Ownership of $15,000 or more of the fair market value of the business entity.
- ____ Funds received from the business entity exceed 10% of ____(my, her, his) income for the previous year.
- X Real property is involved and I (I, he, she) have an equitable or legal ownership with a fair market value of at least $2,500.00.
- ____ A relative of mine has a substantial interest in the business entity or property that would be affected by a decision of the public body of which I am a member.
- ____ Other: _____

Upon filing of this affidavit with the City Clerk, I affirm that I will abstain from voting on any decision involving this business entity and from any further participation on this matter whatsoever.

Signed this 25 day of April, 2024

MDE
Signature of Official

City Council
Title

BEFORE ME, the undersigned authority, this day personally appeared Mitchell Drummond and on oath stated that the facts herein-above stated are true to the best of his (his/her) knowledge or belief.

Sworn to and subscribed before me on this 25 day of April, 2024.

DIANNA MCLEAN
Notary Public, State of Texas
Comm. Expires 12-01-2025
Notary ID 4860449

Dianna McLean
Notary Public, State of Texas
Printed Name: Dianna McLean
My Commission Expires: 12-1-25

City Council Meeting
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 3.

Agenda Title: **Concur with Monthly Financial Report for March 2024.**

Council Action to be Taken: Approve by Consent

Department Submitted: Finance

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Council has approved previous monthly financial reports by consent.

To better accommodate the new agenda software, staff has included the summary that was previously part of the transmittal letter for this item at the beginning of the monthly report.

3. PROS and CONS

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

4. RECOMMENDATION

Concur with the preliminary monthly financial report by consent.

5. FUNDING SOURCE

N/A

6. TIMELINE

Immediate Consideration

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. Monthly Financial Report March 2024



Monthly Finance Report as of :

March 2024

City of Taylor
400 Porter Street
Taylor, TX 76574

Monthly Financial Report Summary for March 2024

The following provides a brief overview on the preliminary status and/or activity of the major funds or groups of funds as of March 31, 2024:

General Fund:

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

- Revenues in the General Fund are up by $4,843,427 or 23% over last fiscal year-to-date. The majority of revenue collected in March was received through property tax and sales tax. Revenues YTD are 82% of the budgeted amount.

- Property tax collections amount to $7,617,705 through March. The amount collected represents approximately 9% of budgeted property tax revenues. The timing of individual tax payments can vary year-over-year so comparisons to previous years should keep such fluctuations in mind.

- The City's portion of the total sales tax collection is $13,943,780 through March, up by $6,394,876 or 85% when compared to this same time last year. Included in this total is the property tax reduction portion that is being reserved to offset the reduced property tax revenues in FY 2025. The payment received in March represents sales that occurred in January. March revenues ended up significantly higher than the previous year and more than budgeted.

- Expenditures in the General Fund are lower by $3,407,233 or 22% compared to expenses last fiscal year-to-date. Expenditures of 37% of budget are at a normal level.

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

Special Revenue Funds;

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

- The TIF #1 Fund receives the annual transfer from the City and the County for the captured taxes collected in the district around April of each year. The only revenue reported for

March was interest earned. The expenditures budgeted for this fiscal year are related to the debt service payments, grants, administrative expenses and landscape maintenance.

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

  Hotel Occupancy Tax of $27,572 was collected in March. March's collection was $4,972 more than March 2023, and fiscal year-to-date HOT collections are $19,025 (84%) more than FY 2022-23.

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

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

- Municipal Court Special Revenues are budgeted at $12,850 and current revenues total 98% of budget. Expenditures from this fund are for security work and technology at the Municipal Court.

- Library Donation Fund reflects revenues generated from interest income and donations.

- Transportation User Fee (TUF) Fund – User fees collected in March are reported at $72,263. Expenditures are associated with wage and benefit costs, engineering costs, equipment costs and the cost of materials for street maintenance.

- Municipal Drainage Utility System (MDUS) Fund – Drainage fees collected in March are reported at $55,777. Expenditures are related to wage and benefit costs, engineering costs, and equipment costs.

Enterprise Funds:

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

Sanitation Fund

- Revenues from franchise fees and user charges for services are reported at $1,177,686. The City contracts its solid waste collection service and expenditures represent the payment to the City's solid waste provider. Fiscal year-to-date cost for solid waste collection services is $1,082,642.

Utility Fund

- Revenues through March totaled $8,132,970, which includes $7,991,859 in charges for service. User charges are up $1,869,114 compared to the same period last year. Expenditures fiscal year-to-date total $7,008,383 compared to $5,753,252 a year ago. Year-to-year comparisons in the Utility Fund reflect differences in billing and usage, and such differences can be caused by several factors that can vary throughout the year. This should be kept in mind when comparing individual time periods.

- The Utility Fund is operating at a normal level when compared to budgeted amounts for this period of the fiscal year, with revenues exceeding expenditures by $1,124,587.

Airport Fund

- Revenues consist of airport hangar rental, sale of fuel and interest income. Hangar rental is reported at $151,565 and revenues from fuel sales are $37,573. Fuel sales are limited by the ongoing project to replace the fuel farm.

- The Airport Fund is operating above budget with expenditures exceeding revenues by $297,413. However, this includes a $300,000 grant match that is paid with existing bond funds and will be reflected in an upcoming budget amendment.

Cemetery Fund

- Revenues are reported at $116,268 and are 36% of budgeted amounts. Revenues are dependent on the number of lots sold and graves dug, and these sources can be variable.

- Expenditures of $162,779 represent 49% of budgeted amounts.

- Expenditures exceed revenues by $46,511, but this amount excludes any interfund administrative fee transfer.

Other Funds:

- Roadway Impact Fund – There was no revenue collected in March. There are no budgeted expenditures in this fund for FY 2024.

- Utility Impact Fund – There was no revenue collected in March. Expenditures are budgeted for improvements to the sewer lift station located near the airport.

Internal Service Funds:

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

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

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

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

Quarterly Investment Report

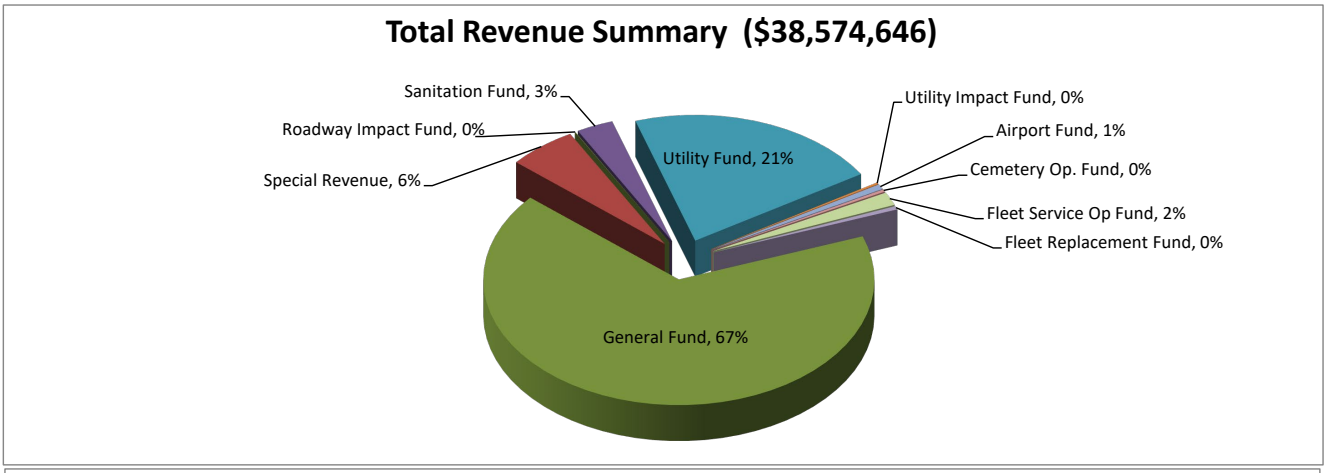
- The Quarterly Investment Report from our investment consultant covers the period of January 1 – March 31. This report reflects the coordinated efforts of City staff and Meeder (Patterson & Associates) to manage the City funds that are not immediately needed for operational purposes. The report shows the average yield obtained on the City's funds was 5.29% during the reporting period. The portfolio remains heavily invested in our liquid, pooled accounts and other short-term investments that are advantageous with the current inverted yield curve. We continue to monitor the interest rate environment and will adjust the portfolio's weighted average maturity as needed.

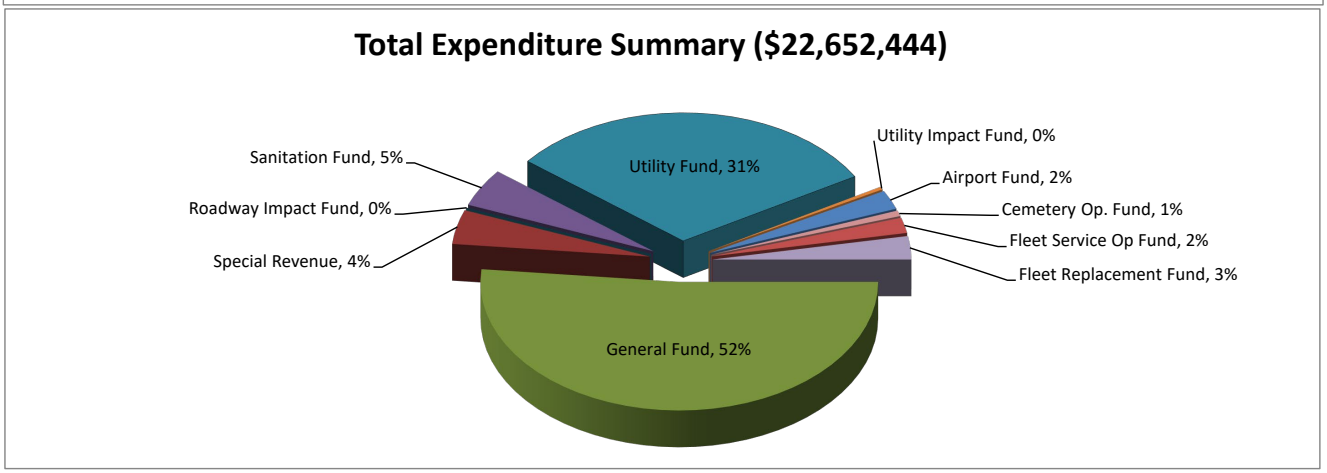
Attachment A

Financial Summary

Summary Revenue/Expenditures
Preliminary Year-to-Date as of March 31, 2024

	Revenue			Expenditures			
	Annual Budget	Actual Y-T-D	% of Budget	Annual Budget	Actual Y-T-D	% of Budget	Surplus/Deficit
General Fund	$ 31,490,335	$ 25,770,801	82%	$ 31,497,287	$ 11,684,424	37%	14,086,377
Special Revenue Funds							
- Tax Increment Fund (TIF) #2	$ 500,000	$ 525,838	105%	$ 523,000	$ 14,000	3%	511,838
- Tax Increment Fund (TIF) #1	880,000	$ 626,719	71%	834,709	$ 371,886	45%	254,833
- Hotel/Motel Tax	310,000	$ 173,268	56%	296,000	$ 108,906	37%	64,362
- Main St. Revenue	188,700	$ 69,463	37%	188,700	$ 85,652	45%	(16,189)
- Municipal Court Sec/Tech	12,850	$ 12,610	98%	31,642	$ 8,018	25%	4,592
- Library Grants/Donations	5,000	$ 8,135	163%	-	$ 1,295	0%	6,840
- Transportation Fund (TUF)	860,000	$ 451,742	53%	858,993	$ 234,522	27%	217,221
- MDUS	563,500	$ 335,396	60%	549,398	$ 153,560	28%	181,836
Special Rev Funds Total	**$ 3,320,050**	**$ 2,203,171**	**66%**	**$ 3,282,442**	**$ 977,839**	**30%**	**1,225,332**
Enterprise Funds							
- Sanitation Fund	$ 2,167,000	$ 1,177,686	54%	$ 2,159,200	$ 1,082,642	50%	95,044
- Utility Fund	16,606,500	$ 8,132,970	49%	16,422,681	$ 7,008,383	43%	1,124,587
- Airport Fund	910,500	$ 249,805	27%	867,995	$ 547,218	63%	(297,413)
- Cemetery Op. Fund	321,500	$ 116,268	36%	493,187	$ 162,779	33%	(46,511)
Roadway Impact Fund	$ 80,000	$ 10,945	14%	$ -	$ -	0%	10,945
Utility Impact Fund	$ 425,000	$ 84,465	20%	$ 300,000	$ 82,397	27%	2,068
Fleet Service Operating Fund	$ 1,296,698	$ 655,012	51%	$ 981,120	$ 441,356	45%	213,656
Fleet Replacement Fund	$ 1,010,735	$ 173,522	17%	$ 1,010,735	$ 665,406	66%	(491,883)
Total	**$ 57,628,318**	**$ 38,574,646**	**67%**	**$ 57,014,647**	**$ 22,652,444**	**40%**	**15,922,202**





Attachment B

Financial Statements by Fund

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

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

100-GENERAL FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	23,173,000.00	1,395,664.65	21,894,178.65	94.48	0.00	1,278,821.35
320-PERMITS AND LICENSES	1,202,000.00	74,395.60	822,578.53	68.43	0.00	379,421.47
330-INTERGOVERNMENTAL REV	402,600.00	141,612.47	509,215.85	126.48	0.00	(106,615.85)
340-CHARGES FOR SERVICES	755,300.00	5,070.76	197,564.04	26.16	0.00	557,735.96
410-FINES AND FORFEITURES	179,500.00	17,702.67	107,021.72	59.62	0.00	72,478.28
420-ASSESSMENTS	9,500.00	0.00	2,624.76	27.63	0.00	6,875.24
430-USE OF MONEY AND PROP	3,310,000.00	219,258.17	921,278.11	27.83	0.00	2,388,721.89
440-DONATIONS FROM PRIVAT	11,000.00	22,111.00	64,366.00	585.15	0.00	(53,366.00)
450-INTERFUND OPERATING T	2,447,435.00	54,159.71	1,251,787.61	51.15	0.00	1,195,647.39
460-PROCEEDS GEN FIXED AS	0.00	0.00	185.75	0.00	0.00	(185.75)
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	31,490,335.00	1,929,975.03	25,770,801.02	81.84	0.00	5,719,533.98
EXPENDITURE SUMMARY						
500-CITY COUNCIL	446,569.00	28,722.78	153,848.61	70.10	159,199.79	133,520.60
501-CITY MANAGEMENT	946,089.18	93,405.98	442,177.67	46.74	0.00	503,911.51
503-PUBLIC INFORMATION	225,338.00	16,464.30	127,202.18	79.27	51,433.00	46,702.82
504-HUMAN RESOURCES	458,352.00	68,679.95	242,510.53	58.38	25,062.50	190,778.97
505-CITY CLERK	206,640.00	20,209.43	99,397.54	48.10	0.00	107,242.46
512-FINANCIAL SERVICES	1,065,831.00	113,946.84	482,917.80	52.82	80,084.00	502,829.20
516-MUNICIPAL COURT	385,381.00	33,843.76	182,083.93	56.64	36,205.28	167,091.79
522-DEVELOPMENT SERVICES	1,764,487.82	125,543.01	910,773.07	66.94	270,322.83	583,391.92
524-MAIN STREET PROGRAM	200,132.00	18,750.09	92,163.73	46.05	0.00	107,968.27
527-MOODY MUSEUM	22,225.00	778.14	4,882.01	21.97	0.00	17,342.99
532-PUBLIC LIBRARY	687,234.00	56,623.17	263,668.40	43.10	32,516.17	391,049.43
542-FIRE SUPPRESSION/EMER	4,210,822.00	401,402.36	2,121,112.75	52.62	94,646.83	1,995,062.42
552-POLICE FIELD SERVICES	5,345,442.44	584,159.31	2,755,916.69	54.08	134,997.03	2,454,528.72
558-ANIMAL CONTROL SECTIO	383,721.00	65,291.96	211,966.26	79.92	94,700.05	77,054.69
563-STREET & GROUND MAIN	2,706,450.00	260,053.83	1,277,306.73	69.24	596,541.56	832,601.71
565-PARKS & RECREATION	2,595,310.00	410,829.68	1,136,719.56	46.70	75,384.93	1,383,205.51
566-INTERNAL SVCS/BLDG	904,945.00	89,233.97	323,361.61	42.40	60,329.61	521,253.78
573-ENGINEERING & INSPECT	900,000.00	83,953.64	384,472.46	100.63	521,228.49	(5,700.95)
575-INTERNAL SVC/IT DEPT	296,936.00	34,372.93	131,332.71	86.86	126,576.32	39,026.97
592-NON-DEPARTMENTAL	7,745,381.56	60,797.52	340,609.87	4.80	31,445.63	7,373,326.06
*** TOTAL EXPENDITURES ***	31,497,287.00	2,567,062.65	11,684,424.11	44.69	2,390,674.02	17,422,188.87
*** TOTAL PROFIT / (LOSS) ***	(6,952.00)	(637,087.62)	14,086,376.91	235.08-	(2,390,674.02)	(11,702,654.89)

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

118-TIF #2

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	500,000.00	525,837.79	525,837.79	105.17	0.00	(25,837.79)
*** TOTAL REVENUES ***	500,000.00	525,837.79	525,837.79	105.17	0.00	(25,837.79)
EXPENDITURE SUMMARY						
520-TIF EXPENSES	523,300.00	0.00	14,000.00	2.68	0.00	509,300.00
*** TOTAL EXPENDITURES ***	523,300.00	0.00	14,000.00	2.68	0.00	509,300.00
*** TOTAL PROFIT / (LOSS) ***	(23,300.00)	525,837.79	511,837.79	196.73-	0.00	(535,137.79)

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

119-TIF (TAX INCREMENT FUND)

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	575,000.00	603,433.63	603,433.63	104.94	0.00	(28,433.63)
330-INTERGOVERNMENTAL REV	300,000.00	0.00	0.00	0.00	0.00	300,000.00
430-USE OF MONEY AND PROP	5,000.00	3,773.87	23,284.95	465.70	0.00	(18,284.95)
*** TOTAL REVENUES ***	880,000.00	607,207.50	626,718.58	71.22	0.00	253,281.42
EXPENDITURE SUMMARY						
520-TIF EXPENSES	834,709.00	67,916.00	371,886.03	44.55	0.00	462,822.97
*** TOTAL EXPENDITURES ***	834,709.00	67,916.00	371,886.03	44.55	0.00	462,822.97
*** TOTAL PROFIT / (LOSS) ***	45,291.00	539,291.50	254,832.55	562.66	0.00	(209,541.55)

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

120-HOTEL/MOTEL FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	310,000.00	27,572.28	173,268.14	55.89	0.00	136,731.86
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	310,000.00	27,572.28	173,268.14	55.89	0.00	136,731.86
EXPENDITURE SUMMARY						
612-HOTEL/MOTEL TAX	296,000.00	20,028.08	108,906.36	42.49	16,869.45	170,224.19
*** TOTAL EXPENDITURES ***	296,000.00	20,028.08	108,906.36	42.49	16,869.45	170,224.19
*** TOTAL PROFIT / (LOSS) ***	14,000.00	7,544.20	64,361.78	339.23	(16,869.45)	(33,492.33)

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

123-MAIN STREET REVENUE FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
440-DONATIONS FROM PRIVAT	32,600.00	5,049.00	29,463.00	90.38	0.00	3,137.00
450-INTERFUND OPERATING T	156,100.00	0.00	40,000.00	25.62	0.00	116,100.00
*** TOTAL REVENUES ***	188,700.00	5,049.00	69,463.00	36.81	0.00	119,237.00
EXPENDITURE SUMMARY						
615-CONTRIBUTE TO CIVIC P	188,700.00	590.00	85,652.35	48.80	6,425.00	96,622.65
*** TOTAL EXPENDITURES ***	188,700.00	590.00	85,652.35	48.80	6,425.00	96,622.65
*** TOTAL PROFIT / (LOSS) ***	0.00	4,459.00	(16,189.35)	0.00	(6,425.00)	22,614.35

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

125-MUNICIPAL CRT SPECIAL FEE

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
410-FINES AND FORFEITURES	12,850.00	1,888.64	12,609.90	98.13	0.00	240.10
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	12,850.00	1,888.64	12,609.90	98.13	0.00	240.10
EXPENDITURE SUMMARY						
625-MUNICIPAL COURT BLDG	9,642.00	247.84	462.27	4.79	0.00	9,179.73
626-MUNICIPAL CRT TECHNO	22,000.00	625.00	7,555.33	45.23	2,396.00	12,048.67
627-MUN COURT JUDICIAL	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	31,642.00	872.84	8,017.60	32.91	2,396.00	21,228.40
*** TOTAL PROFIT / (LOSS) ***	(18,792.00)	1,015.80	4,592.30	11.69-	(2,396.00)	(20,988.30)

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

129-LIBRARY GRANT/DONATION

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	5,000.00	1,370.78	8,034.16	160.68	0.00	(3,034.16)
440-DONATIONS FROM PRIVAT	0.00	0.00	100.96	0.00	0.00	(100.96)
*** TOTAL REVENUES ***	5,000.00	1,370.78	8,135.12	162.70	0.00	(3,135.12)
EXPENDITURE SUMMARY						
624-LIBRARY	0.00	0.00	1,294.93	0.00	0.00	(1,294.93)
*** TOTAL EXPENDITURES ***	0.00	0.00	1,294.93	0.00	0.00	(1,294.93)
*** TOTAL PROFIT / (LOSS) ***	5,000.00	1,370.78	6,840.19	136.80	0.00	(1,840.19)

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

200-ROADWAY IMPACT FEE FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
420-ASSESSMENTS	80,000.00	0.00	10,945.36	13.68	0.00	69,054.64
*** TOTAL REVENUES ***	80,000.00	0.00	10,945.36	13.68	0.00	69,054.64
EXPENDITURE SUMMARY						
631-ROADWAY IMPACT FEE	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL PROFIT / (LOSS) ***	80,000.00	0.00	10,945.36	13.68	0.00	69,054.64

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

210-TRANSPORTATION FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	16,500.00	0.00	0.00	(16,500.00)
340-CHARGES FOR SERVICES	860,000.00	72,263.04	435,242.49	50.61	0.00	424,757.51
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	860,000.00	72,263.04	451,742.49	52.53	0.00	408,257.51
EXPENDITURE SUMMARY						
632-TRANSPORTATION	858,993.00	48,540.69	234,521.77	77.86	434,312.29	190,158.94
*** TOTAL EXPENDITURES ***	858,993.00	48,540.69	234,521.77	77.86	434,312.29	190,158.94
*** TOTAL PROFIT / (LOSS) ***	1,007.00	23,722.35	217,220.72	558.25-	(434,312.29)	218,098.57

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

300-MUNICIPAL DRAINAGE UTILIT

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	563,500.00	55,777.00	335,396.25	59.52	0.00	228,103.75
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS	0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	563,500.00	55,777.00	335,396.25	59.52	0.00	228,103.75
EXPENDITURE SUMMARY						
750-MUNICIPAL DRAINAGE	549,398.00	29,209.40	153,559.92	27.95	0.00	395,838.08
*** TOTAL EXPENDITURES ***	549,398.00	29,209.40	153,559.92	27.95	0.00	395,838.08
*** TOTAL PROFIT / (LOSS) ***	14,102.00	26,567.60	181,836.33	289.44	0.00	(167,734.33)

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

320-SANITATION FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	197,000.00	16,954.01	197,184.32	100.09	0.00	(184.32)
340-CHARGES FOR SERVICES	1,970,000.00	163,114.14	980,501.50	49.77	0.00	989,498.50
*** TOTAL REVENUES ***	2,167,000.00	180,068.15	1,177,685.82	54.35	0.00	989,314.18
EXPENDITURE SUMMARY						
721-SANITATION/GARBAGE	2,159,200.00	166,160.77	1,082,641.85	50.14	0.00	1,076,558.15
*** TOTAL EXPENDITURES ***	2,159,200.00	166,160.77	1,082,641.85	50.14	0.00	1,076,558.15
*** TOTAL PROFIT / (LOSS) ***	7,800.00	13,907.38	95,043.97	218.51	0.00	(87,243.97)

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

340-PUBLIC UTILITIES FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
320-PERMITS AND LICENSES	500.00	0.00	250.00	50.00	0.00	250.00
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	15,668,000.00	1,365,077.66	7,991,858.91	51.01	0.00	7,676,141.09
420-ASSESSMENTS	797,000.00	(1,513.00)	16,731.90	2.10	0.00	780,268.10
430-USE OF MONEY AND PROP	138,500.00	13,402.89	121,308.37	87.59	0.00	17,191.63
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS	2,500.00	524.55	2,821.07	112.84	0.00	(321.07)
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	16,606,500.00	1,377,492.10	8,132,970.25	48.97	0.00	8,473,529.75
EXPENDITURE SUMMARY						
701-UTILITIES ADMINISTRAT	693,163.00	59,878.87	347,250.05	56.88	47,045.92	298,867.03
706-WASTEWATER TREATMENT	2,121,499.00	116,830.40	811,137.89	68.04	632,391.63	677,969.48
708-UTILITY DISTRIBUTION/	3,092,658.00	259,387.05	1,520,008.23	51.72	79,495.25	1,493,154.52
709-UTILITIES NON-DEPARTM	10,515,361.00	314,178.41	4,329,986.90	43.79	274,287.25	5,911,086.85
*** TOTAL EXPENDITURES ***	16,422,681.00	750,274.73	7,008,383.07	48.97	1,033,220.05	8,381,077.88
*** TOTAL PROFIT / (LOSS) ***	183,819.00	627,217.37	1,124,587.18	49.70	(1,033,220.05)	92,451.87

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

345-UTILITY IMPACT FEE FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
340-CHARGES FOR SERVICES	425,000.00	0.00	84,465.00	19.87	0.00	340,535.00
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	425,000.00	0.00	84,465.00	19.87	0.00	340,535.00
EXPENDITURE SUMMARY						
592-NON-DEPARTMENTAL	300,000.00	12,476.78	82,397.18	39.47	36,023.37	181,579.45
*** TOTAL EXPENDITURES ***	300,000.00	12,476.78	82,397.18	39.47	36,023.37	181,579.45
*** TOTAL PROFIT / (LOSS) ***	125,000.00	(12,476.78)	2,067.82	27.16-	(36,023.37)	158,955.55

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

350-AIRPORT FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
320-PERMITS AND LICENSES	0.00	0.00	0.00	0.00	0.00	0.00
330-INTERGOVERNMENTAL REV	30,000.00	0.00	5,836.27	19.45	0.00	24,163.73
340-CHARGES FOR SERVICES	645,000.00	32,715.91	201,780.78	31.28	0.00	443,219.22
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	5,000.00	3,204.59	24,438.12	488.76	0.00	(19,438.12)
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	230,500.00	0.00	17,750.00	7.70	0.00	212,750.00
*** TOTAL REVENUES ***	910,500.00	35,920.50	249,805.17	27.44	0.00	660,694.83
EXPENDITURE SUMMARY						
732-AIRPORT OPERATIONS DE	867,995.00	17,561.29	547,218.36	206.77	1,247,537.66	(926,761.02)
*** TOTAL EXPENDITURES ***	867,995.00	17,561.29	547,218.36	206.77	1,247,537.66	(926,761.02)
*** TOTAL PROFIT / (LOSS) ***	42,505.00	18,359.21	(297,413.19)	634.75-	(1,247,537.66)	1,587,455.85

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

370-CEMETERY OPERATING FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	200,500.00	7,025.00	69,769.00	34.80	0.00	130,731.00
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	2,000.00	300.00	1,218.00	60.90	0.00	782.00
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	34,000.00	0.00	35.89	0.11	0.00	33,964.11
460-PROCEEDS GEN FIXED AS	85,000.00	12,960.00	45,245.00	53.23	0.00	39,755.00
*** TOTAL REVENUES ***	321,500.00	20,285.00	116,267.89	36.16	0.00	205,232.11
EXPENDITURE SUMMARY						
761-CEMETERY OPERATING DE	493,187.00	30,868.01	162,778.77	48.69	77,336.11	253,072.12
*** TOTAL EXPENDITURES ***	493,187.00	30,868.01	162,778.77	48.69	77,336.11	253,072.12
*** TOTAL PROFIT / (LOSS) ***	(171,687.00)	(10,583.01)	(46,510.88)	72.14	(77,336.11)	(47,840.01)

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

382-FLEET SERVICES OPERATING

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
340-CHARGES FOR SERVICES	1,296,698.00	0.00	648,349.50	50.00	0.00	648,348.50
420-ASSESSMENTS	0.00	0.00	6,662.42	0.00	0.00	(6,662.42)
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	1,296,698.00	0.00	655,011.92	50.51	0.00	641,686.08
EXPENDITURE SUMMARY						
517-FlEET SERVICES	981,120.00	90,823.97	441,355.85	48.30	32,515.65	507,248.50
*** TOTAL EXPENDITURES ***	981,120.00	90,823.97	441,355.85	48.30	32,515.65	507,248.50
*** TOTAL PROFIT / (LOSS) ***	315,578.00	(90,823.97)	213,656.07	57.40	(32,515.65)	134,437.58

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2024

384-FLEET REPLACEMENT FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	1,010,735.00	0.00	139,367.50	13.79	0.00	871,367.50
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	1,056.42	6,191.52	0.00	0.00	(6,191.52)
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS	0.00	0.00	27,963.25	0.00	0.00	(27,963.25)
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	1,010,735.00	1,056.42	173,522.27	17.17	0.00	837,212.73
EXPENDITURE SUMMARY						
518-EQUIPMENT REPLACEMENT	1,010,735.00	215,450.16	665,405.74	401.11	3,388,726.70	(3,043,397.44)
*** TOTAL EXPENDITURES ***	1,010,735.00	215,450.16	665,405.74	401.11	3,388,726.70	(3,043,397.44)
*** TOTAL PROFIT / (LOSS) ***	0.00	(214,393.74)	(491,883.47)	0.00	(3,388,726.70)	3,880,610.17

Attachment C

Council Report

Checks Posted in March 2024

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	AFLAC	AFLAC MARCH 24 INVOICE	1,303.32
		MISCELLANEOUS KATRINA REYES	KATRINA REYES:DEPOSIT REFU	300.00
		KATRINA JACKSON	KATRINA JACKSON:DEPOSIT RE	200.00
		McCREARY, VESELKA, BRAGG & ALLEN PC	MVBA FEES	1,108.43
		NATIONWIDE RETIREMENT SOLUTIONS	457B DEF COMP PLAN	2,883.00
			457B DEF COMP PLAN ROTH	130.00
			457B DEF COMP PLAN	2,883.00
			457B DEF COMP PLAN ROTH	130.00
		PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL MARCH. 2024	33.90
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	61,512.25
			FEBRUARY 2024 CONTRIBUTION	4,864.80
		UNITED WAY FOR GREATER AUSTIN	UNITED WAY CONTRIBUTIONS	5.00
			UNITED WAY CONTRIBUTIONS	5.00
		WEX HEALTH, INC. DBA: WEX	38705 FSA	1,414.87
			38705 FSA	1,299.49
		TAYLOR PROFESSIONAL FIREFIGHTER ASSOCI	ACCT #2091015 TAYLOR FF AS	1,018.00
			ACCT #2091015 TAYLOR FF AS	960.00
		JUMP-A-LOT MOONWALKS, LLC	REIMBURSEMENT FOR DEPOSIT	2,250.00
		INTERNATIONAL CITY MANAGEMENT ASSOC RE	PLAN ID 307325-CONTRIBUTOR	2,157.69
			PLAN ID 307325-ROTH	615.00
			PLAN ID 307325-CONTRIBUTOR	2,157.69
			PLAN ID 307325-ROTH	655.00
		LIBERTY NATIONAL LIFE INSURANCE	GLOBE LIFE APRIL 2024	976.92
			TIM DAVIS	45.06-
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	23,021.06
			RETIREE DEPENDENT	612.42
			TEDC/CARLSON & WHITE	1,992.43
			COBRA / MUMMERT	1,543.25
		HUMANA INSURANCE COMPANY	CARLSON/WHITE-TEDC	18.67
			HUMANA VISION 2024	301.17
			CARLSON/WHITE -TEDC	114.88
			HUMANA DENTAL 2024	2,640.44
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	1,125.83
			TOTAL:	120,188.45
CITY COUNCIL	GENERAL FUND	VERIZON WIRELESS	CELL PHONE	235.95
		CAPITAL AREA METROPOLITAN PLANNING ORG	CAMPO CONTRIBUTIONS	1,393.00
		ON TECH, LLC DBA: IT VOICE	WORKSTATION SETUP	125.00
		HEJL & SCHROEDER, P.C.	LEGAL SERVICES	12,852.21
		MESSER, FORT, & MCDONALD, PLLC	SPECIAL COUNSEL	1,342.00
		WRIGHT CREATIVE GROUP, LLC DBA: FORWAR	COUNCIL FULL-DAY RETREAT	5,375.00
			TOTAL:	21,323.16
CITY MANAGEMENT	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	J. JENKINS MONITOR	236.98
		ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	19.05
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	6,844.44
		VERIZON WIRELESS	CELL PHONE	208.08
		ON TECH, LLC DBA: IT VOICE	WORKSTATION SETUP	250.00
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	2,632.48
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	19.16
			HUMANA DENTAL 2024	94.48
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	129.29
			SYMETRA LIFE & AD&D	77.40
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	10,607.11

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
PUBLIC INFORMATION	GENERAL FUND	ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	19.05
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	652.90
		VERIZON WIRELESS	CELL PHONE	80.44
		OSBORNE, STACEY FORD	PIO SERVICES FY2023/2024	5,467.00
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	PEG CHANNEL MARCH 2024	703.24
		GRANICUS LLC	WEB STREAMING FEBRUARY 202	695.00
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	658.12
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	4.79
			HUMANA DENTAL 2024	23.62
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	16.01
			SYMETRA LIFE & AD&D	9.60
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	8,425.52
HUMAN RESOURCES	GENERAL FUND	FRONT LINE MOBILE HEALTH, PLLC	PRE-EMP PHYS/ZACHRY STUMP	1,300.00
		ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	19.05
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	2,658.69
		VERIZON WIRELESS	CELL PHONE	120.66
		COMPLIANCE ASSOCIATES MANAGEMENT, LP	INV#59254 FINANCE CHARGE	2.00
		HOWARD BRUCE URE DBA: URE CONSULTING,	FIRE PROMOTION EXAM	7,900.00
		TEXAS SOCIAL SECURITY PROGRAM	2024 ANNUAL ERS FEE	35.00
		MESSER, LORI S. DBA: LOGIC COMPENSATIO	COMPENSATION STUDY	16,293.75
		ROSS GANNAWAY, PLLC	FEB-MARCH 2024LEGAL SERVIC	945.50
		CANTRELL, RANDY DBA: BULA NETWORK, LLC	LASHON G/MARCH 2024 COACIN	200.00
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	1,316.24
			TERM CUMMINGS/EMP-FAMILY	1,620.73-
			ADD CUMMINGS/EMP-CHILD	1,009.46
		HUB INTERNATIONAL TEXAS, INC.	HUB CONSULTING FEE	3,150.00
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	14.37
			HUMANA DENTAL 2024	70.86
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	64.67
			ADD CHRISTINA CUMMINGS MED	79.28
			SYMETRA LIFE & AD&D	38.85
			ADD CHRISTINA COLLINS MEDI	47.40
			TOTAL:	33,645.05
CITY CLERK	GENERAL FUND	ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	19.06
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	1,362.46
		VERIZON WIRELESS	CELL PHONE	40.22
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	1,316.24
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	9.58
			HUMANA DENTAL 2024	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	33.36
			SYMETRA LIFE & AD&D	20.10
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.74
			TOTAL:	2,944.00
FINANCIAL SERVICES	GENERAL FUND	ODP BUSINESS SOLUTIONS, LLC	LINDSAY INK	66.74
			COPY PAPER	19.05
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	5,730.16
		VERIZON WIRELESS	CELL PHONE	80.44
		WILLIAMSON CENTRAL APPRAISAL DISTRICT	QRTLY TAXING UNITS/FEES	22,674.50
		ON TECH, LLC DBA: IT VOICE	WORKSTATION SETUP	375.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	XPHASER 4622	46.95
		CLEARGOV, INC	FY24 DIGITAL BUDGET BOOK	9,550.00
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	2,632.48

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			ADD GRACIELA TYSON	1,270.54
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	23.95
			HUMANA DENTAL 2024	118.10
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	150.57
			ADD LYDIA COLLINS	124.66
			SYMETRA LIFE & AD&D	90.30
			ADD LYDIA COLLINS	75.00
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	43,124.19
MUNICIPAL COURT	GENERAL FUND	BRINKS, INCORPORATED	BRINKS MONTHLY SERVICES	862.09
		TYLER TECHNOLOGIES, INC	COURT ONLINE	100.00
			COURT ONLINE	100.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	1,522.68
		ATMOS ENERGY	NATURAL GAS-109 W 5TH ST	89.27
		VERIZON WIRELESS	CELL PHONE	40.22
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	CONTRACT BASE	255.00
		CINTAS CORP DBA FIRST AID & SAFETY	109 W 5TH ST/MEDICAL SUPPL	61.07
		HEJL & SCHROEDER, P.C.	MUNICIPAL COURT LEGAL SRV	1,975.00
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	159.52
		WILSON, LUCAS C. DBA: ATTORNEY AT LAW	ASSOCIATE JUDGE FEBRUARY 2	437.50
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	1,974.36
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	14.37
			HUMANA DENTAL 2024	70.86
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	36.68
			SYMETRA LIFE & AD&D	22.20
			TOTAL:	7,720.82
DEVELOPMENT SERVICES	GENERAL FUND	LEONARD, JENNY REBECCA DBA: LIONHEART	PROJ#027-004 DOWNTOWN	1,400.00
		WATKINS, MICHAEL DEAN DBA:	PZ-2023-1907/PROJ 2106-28	5,700.00
			PZ-2023-1970/PROJ2106-29	17,000.00
			REIMBURSEABLE EXP	6,900.00
			MASTER AGREEMENT ONCALL	1,608.75
		ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	19.05
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	4,833.25
		VERIZON WIRELESS	CELL PHONE	402.20
		HEALTH CARE SERVICE CORPORATION	BCBS APRILINV.	5,264.96
			ADD PRESTON GUNN	658.12
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	38.32
			ADD PRESTON GUNN	4.79
			HUMANA DENTAL 2024	188.96
			ADD PRESTON GUNN	23.62
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	126.48
			SYMETRA LIFE & AD&D	76.05
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	44,340.30
MAIN STREET PROGRAM 00	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	NOTEBOOK, PENS, LEGAL PADS	72.66
		ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	19.05
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	1,278.68
		VERIZON WIRELESS	CELL PHONE	80.44
		HARRIS, JAN	REAL PLACES CONFERENCE	44.00
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	1,316.24
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	9.58
			HUMANA DENTAL 2024	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	31.36

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SYMETRA LIFE & AD&D	18.90
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	3,013.90
CD-MOODY MUSEUM	GENERAL FUND	ADT SECURITY SERVICES INC	MOODY SEC/MARCH 2024	175.98
		ATMOS ENERGY	NATURAL GAS-114 W 9TH ST	106.28
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	490.77
			TOTAL:	773.03
PUBLIC LIBRARY	GENERAL FUND	ADT SECURITY SERVICES INC	LIBRARY SEC/4/1/2024-6/30/	168.57
		AMAZON.COM SALES, INC DBA: AMAZON.COM	LEGO FOR SPRING BREAK ACTI	164.54
		ELLIS, KAREN	RARE TAYLOR BOOK ON EBAY	16.23
		INGRAM BOOK COMPANY	BOOKS	62.81
			BOOKS	16.10
			BOOKS	1,073.83
			BOOKS	13.44
			BOOKS	505.11
			BOOKS	677.62
			BOOKS	108.15
			BOOKS	24.19
			BOOKS	23.20
			BOOKS	18.19
			BOOKS	45.28
			BOOKS	29.56
			BOOKS	77.26
			BOOKS	38.93
			BOOKS	15.40
			BOOKS	71.62
			BOOKS	4.08
			BOOKS	10.79
			BOOKS	42.14
			BOOKS	242.00
			BOOKS	11.83
			BOOKS	10.26
			BOOKS	22.69
			BOOKS	606.25
			CREDIT DAMAGED BOOK	17.43-
		KOETTER FIRE PROTECTION OF AUSTIN, LLC	LIBRARY FIRE MONITORING	99.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	3,023.67
		ATMOS ENERGY	NATURAL GAS-801 VANCE ST	143.01
		VERIZON WIRELESS	CELL PHONE	40.22
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	LIBRARY MAINTENANCE FEE	45.51
		NORRIS, LEAH	SPRING BREAK PROGRAM SUPPL	192.09
		TEXAS MUNICIPAL LIBRARY DIRECTORS ASSO	2024 TML RENEW MEMBERSHIP	50.00
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	897.49
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	3,290.60
			ADD ADRIANA DELIRA	658.12
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	23.95
			ADD ADRIANA DELIRA	4.79
			HUMANA DENTAL 2024	118.10
			ADD ADRIANA DELIRA	23.62
		SYMETRA LIFE INSURANCE COMPANY	TERM AMOS BALLESTEROS	0.93-
			SYMETRA LTD	76.03
			SYMETRA LIFE & AD&D	45.90
			TOTAL:	12,813.81

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
FIRE DEPARTMENT	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	SUPPLIES/MARKERS & COFFEE	38.13
		BILICKI, JUSTIN	HAZMAT TRAINING	80.00
		CULBERTSON, AARON	SWIFTWATER TRAINING	100.00
		BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	4,414.60
			MEDICAL SUPPLIES	201.76
		CASCO INDUSTRIES INC.	NEW HIRE SHIELD	73.00
			REDBUNKER HELMET	406.25
		FED EX	COURIER-NEW HIRE SHIRT TAP	65.65
		MOSS & MOSS INC. #7000	STENCIL	2.96
		PNC BANK NATIONAL ASSOCIATION	FIRE ETC. CANCELLED ORDER	460.00-
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	33,798.36
		ATMOS ENERGY	NATURAL GAS-200 WASHBURN S	214.69
			NATURAL GAS-705 CARLOS PAR	103.96
		VERIZON WIRELESS	CELL PHONES	241.32
			DATA CARDS	645.83
		MUNICIPAL EMERGENCY SERVICES, INC	BUNKER GEAR	12,095.04
			HFRP TAIL COAT & PANT	4,096.64
		AT&T U-VERSE	FD INTERNET - STA 2	117.70
		IMPACT PROMOTIONAL SERVICES, LLC DBA:	NEW HIRE SHIRT TAPES	232.00
		RESCUEGEAR, INC.	SWIFTWATER ITEMS	315.98
		PAYTON, AJAY	HAZMAT TRAINING	80.00
		THOMPSON, RICHARD	HAZMAT TRAINING	80.00
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	1,448.56
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	16,453.00
			TERM TIM DAVIS	961.21-
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	124.54
			TERM TIM DAVIS	9.58-
			TERM TIM DAVIS	9.58-
			HUMANA DENTAL 2024	614.12
			TERM TIM DAVIS	58.98-
			TERM TIM DAVIS	58.98-
		CUFR, JOHN	HAZMAT TRAINING	80.00
		SYMETRA LIFE INSURANCE COMPANY	TERM TIM DAVIS	23.38-
			ADD JOE GOMEZ	3.49
			ADD GARRETT GRIFFITH	8.00
			ADJ RYAN SORRICK	7.72
			ADD DAVID WILLIS	0.93
			SYMETRA LTD	541.21
			TERM TIM DAVIS	28.09-
			ADJ. ERIC ENGELKE	0.28
			ADD GARRETT GRIFFITH	9.96
			ADJ. AARON HARRALSON	0.51
			ADJ CODY KRAEMER	0.50
			ADJ. AJAY PAYTON	0.51
			ADJ MICHELE VRABEL	1.35
			ADD DAVID WILLIS	9.96
			SYMETRA LIFE & AD&D	324.00
			TERM TIM DAVIS	16.80-
			ADJ ERIC ENGELKE	0.15
			ADD GARRETT GRIFFITH	6.00
			ADJ AARON HARRALSON	0.30
			ADJ. CODY KRAEMER	0.30
			ADJ. AJAY PAYTON	0.30
			ADJ MICHELE VRABEL	0.90
			ADD DAVID WILLIS	6.00
		ANCHORS, CALEB	HAZMAT TRAINING	80.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	75,499.86
POLICE DEPARTMENT	GENERAL FUND	AT&T	PD INTERNET	1,640.47
		AMAZON.COM SALES, INC DBA: AMAZON.COM	FLOORMATS FOR DISPATCH	502.08
			CALCULATOR TAPE AND INK	73.52
			REFUND-CABINET	512.99-
		BRIONES, THERESA	CAPCOG NAVIGATOR CONFERENC	126.00
		TEXAS DEPARTMENT OF INFORMATION RESOUR	DISPATCH CIRCUIT BACKUP FE	413.28
		THE PITNEY BOWES BANK INC. DBA: PURCHA	POSTAGE REFILL	270.99
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	33,967.33
		VERIZON WIRELESS	CELL PHONES	794.55
			CELL PHONES - VOCA COORDIN	40.22
			CELL PHONES - VOCA VOLUNTE	40.22
			MIFI-VOCA COORDINATOR	37.99
			DATA CARDS	569.85
			PD OPEN LINE	74.88
		ON TECH, LLC DBA: IT VOICE	MONTHLY IT SUPPORT FY 24	7,909.76
			MONTHLY IT SUPPORT FY 24	7,909.76
		QUETEL CORPORATION	FY 24 QUETEL RENEWAL	5,082.00
		BURRELL PRINTING COMPANY, INC	VEHICLE IMPOUNT SHEETS	290.97
		CLARIS INTERNATIONAL INC.	FILEMAKER 2024 RENEWAL	1,188.00
		SECURITAS TECHNOLOGY CORPORATION	KEYSCAN BOX MAINTENANCE AP	60.79
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	BACKUP INTERNET	349.89
		AXON ENTERPRISE INC.	1 FLEET CAMERA PKG	3,303.46
		MOTOROLA SOLUTIONS INC.	4 PD DISPATCH CONSOLETTES	66,512.00
			FY24 DISPATCH CONSOLES	5,672.99
		AVAYA FINANCIAL SERVICES	POLICE SOFTWARE	355.49
		KONICA MINOLTA PREMIER FINANCE	PATROL COPIER LEASE	170.00
			RECORDS COPIER LEASE	267.44
		PARISELLA, CLAUDIA	CAPCOG NAVIGATOR CONFERENC	126.00
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	1,362.08
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	25,008.56
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	186.81
			HUMANA DENTAL 2024	944.80
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	763.22
			ADJ RAYMOND ANDERSON	1.12
			ADJ. DAVIS GOLDEN	1.12
			ADJ. MOSES GUERRERO	0.21
			ADJ. DAVID JOHNS	0.62
			ADJ SHANE NEWELL	0.60
			ADD KAITLYNNE SCHWERTNER	54.80
			SYMETRA LIFE & AD&D	447.90
			ADJ RAYMOND ANDERSON	0.60
			ADJ DAVIS GOLDEN	0.60
			ADJ. MOSES GUERRERO	0.15
			ADJ. DAVID JOHNS	0.30
			ADJ. SHANE NEWELL	0.30
			ADD KAITLYNN SCHWERTNER	33.00
			TOTAL:	166,043.73
ANIMAL CONTROL	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	ACO/DISPOSABLE GLOVES	45.53
			WYZ/WASH CARTRIDGES/DISPEN	208.75
			COPY PAPER, CAR CHARGER, S	78.82
			GARBAGE BAGS	47.04
		EVINS GROUP LLC DBA: OPENWORK	FY 24 TEMP ACO KENNEL	1,904.21
			FY 24 TEMP ACO KENNEL	1,990.49

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FY 24 TEMP ACO KENNEL	1,959.68
			FY 24 TEMP ACO KENNEL	1,972.00
		G T DISTRIBUTORS, INC	ACO UNIFORMS	543.80
		PNC BANK NATIONAL ASSOCIATION	TRACTOR SUPPLY SALES TAX C	1.28-
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	2,081.26
		VERIZON WIRELESS	CELL PHONE	120.66
		WAL-MART COMMUNITY/GEMB	CLEANING SUPPLIES	12.98
			CLEANING SUPPLIES	141.37
		KONICA MINOLTA PREMIER FINANCE	ACO COPIER RENTAL 3.19-4.1	170.00
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	1,385.79
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	2,632.48
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	14.37
			HUMANA DENTAL 2024	94.48
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	45.13
			SYMETRA LIFE & AD&D	27.30
		GRAEF, ARLON WAYNE	ACO VET SERVICES	1,920.00
			ACO VET SERVICES	2,875.00
			ACO VET SERVICES	1,790.00
			ACO VET SERVICES	2,195.00
			ACO VET SERVICES	1,490.00
			ACO VET SERVICES	1,340.00
			ACO VET SERVICES	1,215.00
			ACO VET SERVICES	1,760.00
			ACO VET SERVICES	1,240.00
			ACO VET SERVICES	540.00
			ACO VET SERVICES	1,120.00
			ACO VET SERVICES	1,240.00
			ACO VET SERVICES	1,250.00
			ACO VET SERVICES	1,410.00
			ACO VET SERVICES	1,070.00
			ACO VET SERVICES	300.00
			TOTAL:	38,229.86
STREETS & GROUND MAINT	GENERAL FUND	ADT SECURITY SERVICES INC	1424 N MAIN SEC 4/1-24-6/3	417.51
		AMAZON.COM SALES, INC DBA: AMAZON.COM	ST,GR/FURNITURE TOUCH UP P	22.78
		AMERICAN PUBLIC WORKS ASSOCIATION	24-25-GRAY,BACH,ENGL	686.25
		CENTERLINE SUPPLY, INC	WATER BARRIERS	9,689.00
			ST,GR/(1) JASON DR. SIGN	25.00
		BRAUNTEX MATERIALS, INC.	3,191/TONS HMCL TYPE D	9,321.98
		ERGON ASPHALT & EMULSIONS, INC	SS-1 EMULSION OIL	4,853.84
			SS-1 EMULSION OIL	673.75
		HDR ENGINEERING INC	PUBLIC WORK STAFF AUGMENTA	5,523.12
		HEART OF TEXAS LANDSCAPE & IRRIGATION	BLANKET PO IRRIGATION FY	365.00
			BLANKET PO IRRIGATION FY	412.00
		MOSS & MOSS INC. #4000	ST,GR/SPRAY NOZZLE-HTG SQU	8.99
			STEEL ROD	7.19
			(2) GARDEN HOES	39.58
			ST,GR/SPRAYER, RAKE, SHOVE	74.67
			CABLE TIES-LIGHTS ON BARRI	13.47
			BATTERIES-LIGHTS ON BARRIC	41.37
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	10,079.79
		TRACTOR SUPPLY COMPANY	ST,GR/WORK BOOTS ETHAN HAR	234.98
		ATMOS ENERGY	NATURAL GAS-1424 N MAIN ST	310.39
		VERIZON WIRELESS	CELL PHONE	361.98
			GATEWAY SIGN	37.99
		MCCOY'S BUILDING SUPPLY	ST,GR/GUARDRAIL AT 3RD ST.	90.75

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			ST,GR/SHOVEL-PAVING CREW	39.95
		HAYDAY, INC. DBA: CTWP	COPIER MAINT AGMT-1424 N M	82.11
		NATIONAL BUSINESS FURNITURE, LLC	TACK BOARD-NEW DESK--J.GRA	223.62
			OFFICE CHAIR-B. BACHMEYER	280.89
		ARROW MAGNOLIA INTERNATIONAL, INC.	DEODORIZER SPRAY/BUG SPRAY	242.61
		AVAYA FINANCIAL SERVICES	CAMERA SYSTEM	167.58
		COMMUNITY COFFEE COMPANY LLC	ST,GR/COFFEE, CREAMER, FIL	95.30
		UNIFIRST HOLDINGS INC	ST,GR/UNIFORM RENTAL	274.94
			ST,GR-UNIFORM RENTAL&GMP	345.44
			ST,GR-UNIFORM RENTAL	357.87
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	17,307.79
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	9,871.80
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	76.64
			HUMANA DENTAL 2024	377.91
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	236.38
			ADD MICHAEL GARCIA	37.56
			ADJ JULIE GENSLER	1.29
			SYMETRA LIFE & AD&D	134.40
			ADJ JULIE GENSLER	0.75
		ENGLAND, SABRINA	WIDE-BRIMMED HAT TO PREV S	19.99
			TOTAL:	73,466.20
PARKS & RECREATION	GENERAL FUND	THE ADT SECURITY CORPORATION	DICKEY GIVENS SEC/3/29-4/2	109.84
		AMAZON.COM SALES, INC DBA: AMAZON.COM	SUPPLIES FOR BIKE RODEO	62.95
			TOILET DISPENSERS	451.80
			SCREEN PROTECTOR FOR IPHON	6.96
			GRAFFITI REMOVER	115.19
			BULLETIN BOARD & BOOT SCRA	410.54
			SUPPLIES FOR BIKE RODEO	191.56
			SUPPLIES FOR BIKE RODEO	28.98
		BETA TECHNOLOGY, INC	WEED-X	299.10
		MISCELLANEOUS APRIL GREEN	APRIL GREEN:FITNESS CLASSE	600.00
		SHARON BOON	SHARON BOON:FITNESS TRAINI	73.60
		FERGUSON FACILITIES SUPPLY #61	PINE-SOL/BLEACH-PARKS RR	76.70
			CASE BLEACH-COMP FOR DAMAG	37.40
			CASE BLEACH-COMP FOR DAMAG	37.40-
		MOBILE MINI, INC	MOBILE MINI LEASE/3/19-4/1	102.00
		MOSS & MOSS INC. #5000	70W BULB	26.99
			CREDIT 70W BULB	26.99-
			PVC POPE GARDEN HOSE COUPL	73.20
			RAIN GAUGE & THERMOMETER	17.51
			HARDWARE	3.00
			MISC HARDWARE	9.76
			SPRING SNAP	10.77
			WEEDING HOES & GLOVES	76.55
			MISC HARDWARE	14.64
			CHAIN SAW CHAIN	21.59
			PADLOCK & BLACK PRIMER	26.08
			GLASS CLEANER	3.59
		TAYLOR CHAMBER OF COMMERCE	IAN DAVIS/CANVA LUNCH & LE	15.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	6,183.49
		TIME WARNER CABLE DBA SPECTRUM	FIELD HOUSE INTERNET	120.08
		ATMOS ENERGY	NATURAL GAS-1418 DAVIS ST	134.98
			NATURAL GAS-1418 DAVIS ST	83.98
		VERIZON WIRELESS	CELL PHONE	201.10
			IPAD	37.99

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		WAYNE GING PLUMBING, LLC	REPR WATERLEAK HERITAGE SQ	211.00
			REPAIR WTR LEAK MURPHY POO	491.25
		WHITTLESEY LANDSCAPE SUPPLIES & RECYCL	INFIELD DIRT	375.00
		ON TECH, LLC DBA: IT VOICE	WORKSTATION SETUP	250.00
		MCCOY'S BUILDING SUPPLY	SPRING SNAP & CHAIN	49.14
			WARRANTY REPAIR LABOR CHG	6.50
		PIONEER MANUFACTURING COMPANY INC.	BRITE STRIPE WHITE PAINT	680.00
		AVAYA FINANCIAL SERVICES	TRPSC/PHONE SYSTEM	121.60
			CAMERA SYSTEM	167.58
		EZROW CLEANING LLC	DICKEY GIVENS JANITORIAL C	217.00
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	5,941.55
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	6,581.20
			ADD LISA BUZON/EMP ONLY	658.12
			TERM LISA BUZAN/EMP-CHILD	961.21-
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	47.90
			ADD LISA BUZAN/EMP ONLY	4.79
			TERM LISA BUZAN/EMP/CHILD	9.58-
			HUMANA DENTAL 2024	236.20
			ADD LISA BUZAN / EMP ONLY	23.62
			TERM LISA BUZAN/ EMP-CHILD	58.98-
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	156.02
			SYMETRA LIFE & AD&D	94.20
			ADD MICHAEL GARCIA	22.80
			TOTAL:	24,868.23
INTERNAL SERVICES/BLDG	GENERAL FUND	ADT SECURITY SERVICES INC	CITY HALL/SEC 4/1/24-6/30/	195.63
		AMAZON.COM SALES, INC DBA: AMAZON.COM	HANDSET CORDS	12.00
			P-TOUCH TAPE	26.68
			FELICIA PRINTER INK	51.45
			RR PLUNGER	22.98
			POSTAGE MACHINE SOLUTION	29.95
			JANITOR GLOVES	41.50
			BLDG MAINT CHAIR	99.98
			CITY HALL/ENTRY SIGN	37.99
		ALADDIN CARPET & INTERIORS	PD DISPATCH AREA REPAIRS	995.00
		BOUND TREE MEDICAL LLC	AED G5 AUTO ICPR S PKG	23,289.88
		HOME DEPOT CREDIT SERVICES	CH PROJECT/BLADE KNIFE,LAT	123.92
		FERGUSON FACILITIES SUPPLY #61	CH RESTROOMS/FOAM SOAP	217.52
			RESTROOM PAPER TOWELS	105.80
			TISSUE & HAND TOWELS	271.72
			JUMBO TOILET TISSUE ROLLS	266.92
			SILVER LARGE TRASH BAGS	127.42
			HAND TOWELS	105.80
		MOSS & MOSS INC. #6000	LIBRARY PINE CLEANER	9.89
			CH PROJECT MISC SUPPLIES	28.10
			CH PROJECT/MISC SUPPLIES	63.69
			UTILITY KNIFE	10.79
			DOOR STOP	7.19
			CITY HALL/MISC HARDWARE	2.70
			CH MISC SUPPLIES/CABLE & C	5.11
			FACILITIES MISC PARTS/SCRE	26.52
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	2,592.80
		TIME WARNER CABLE DBA SPECTRUM	DICKEY GIVENS INTERNET	99.99
		ATMOS ENERGY	NATURAL GAS-400 PORTER ST	222.15
		VERIZON WIRELESS	CELL PHONE	201.10
		WAYNE GING PLUMBING, LLC	POLICE DEPT/RESET TWO TOIL	261.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FD REPLACE GARBAGE DISPOSA	450.00
			FD CLEANOUT/JETTED SEWERLI	875.00
		MCCOY'S BUILDING SUPPLY	TAPING KNIFE	14.69
		SPARKLETTS & SIERRA SPRINGS	BLDG MAINT COOLER RENTAL	11.99
		ALL STARR TERMITE & PEST CONTROL	FY23/24 PEST CONTROL	1,099.00
		SHARCO TECHNOLOGIES, INC.	MOODY MUSEUM CAMERA INSTA	4,187.00
		AVAYA FINANCIAL SERVICES	CAMERA SYSTEM	167.59
		UNIFIRST HOLDINGS INC	CITY HALL MATS	22.43
			CITY HALL MATS	22.43
			1424 N MAIN-MATS	13.31
			MUNICIPAL COURT MATS	14.60
			PD MAT SERVICE 03.07.2024	13.31
			CITY HALL MATS	22.43
			MATS-UTILITY MAINTENANCE	3.84
			1424 N MAIN ST-MATS	13.31
			MUNICIPAL COURT MATS	14.60
			PD MAT SERVICE 03.14.2024	13.31
			LIBRARY MATS	17.55
			CITY HALL MATS	22.43
			MATS-UTILITY MAINTENANCE	3.84
			1424 N MAIN-MATS	13.31
			MUNICIPAL COURT MATS	14.60
			PD MAT SERVICE 03.21.2024	13.31
			LIBRARY MATS	17.55
		AMBASSADOR SERVICES, LLC.	CH/PD/LIBRARY JANITORIAL	2,950.60
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	1,608.59
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	1,974.36
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	14.37
			HUMANA DENTAL 2024	70.86
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	62.81
			SYMETRA LIFE & AD&D	37.95
		FIRETROL PROTECTION SYSTEMS, INC.	AIRPORT ANNUAL INSPECTION	800.00
			PD ANNUAL INSPECTION	800.00
			FD#2 ANNUAL INSPECTION	800.00
			FD#1 ANNUAL INSPECTION	800.00
			CITY ANNUAL INSPECTION	600.00
			NEW CELL DIALER	1,100.00
			TOTAL:	48,234.14
ENGINEERING & INSPECTI	GENERAL FUND	HDR ENGINEERING INC	CITY ENG. SERVICES	9,514.30
			HDR/ANIMAL SHELTER	2,892.09
			HDR/GIS SERVICES	8,378.00
			STRATEGIC COMMUNICATIONS	3,719.55
			DEVELOPMENT REVIEWS&INSPEC	46,111.58
			TAYLOR FD STAT 2 TRAFFIC C	1,840.99
			FUTURE DOWNTOWN PROJ EXHIB	1,881.96
			EDC ASSIST & SPEC DEV ASSI	4,849.92
			PARKS DEPT PROJECT MGMT	3,716.50
			TOTAL:	82,904.89
INTERNAL SVC/ I T DEPT	GENERAL FUND	AT&T	CH INTERNET	1,640.47
		VERIZON WIRELESS	MDM(167) SECURE BROWSER (1	457.50
		ON TECH, LLC DBA: IT VOICE	ANTIVIRUS SOFTWARE	624.00
			OUTSOURCE IT SERVICES/	14,182.28
			ANTIVIRUS SOFTWARE	624.00
			OUTSOURCE IT SERVICES/	14,645.08

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			WORKSTATION SETUP	125.00
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	PIO CABLE	85.59
		AVAYA FINANCIAL SERVICES	ANNUAL LEASE/CITY PHONES	1,989.01
			TOTAL:	34,372.93
NON-DEPARTMENTAL	GENERAL FUND	CARTS	FY 23/24 ANNUAL CONTRIBUT	40,000.00
		HEALTH CARE SERVICE CORPORATION	RETIREE COVERAGE	3,331.07
		HUMANA INSURANCE COMPANY	HUMANA VISION RETIREES 202	19.16
			TOTAL:	43,350.23
TIF EXPENDITURES	TIF (TAX INCREMENT	WILLIAMSON COUNTY	TIRZ REPAYMENT PLAN FINAL	45,284.00
			TOTAL:	45,284.00
HOTEL/MOTEL TAX	HOTEL/MOTEL FUND	ARSENAL ADVERTISING LLC DBA: ARSENAL	TAYLOR MADE ADS FY23/24	4,776.06
		TAYLOR CHAMBER OF COMMERCE	HOTEL/MOTEL COLL FEB 2024	7,414.65
			HOTEL/MOTEL COLL JANUARY 2	7,837.37
			TOTAL:	20,028.08
CONTRIBUTE CIVIC PROGR	MAIN STREET REVENU	MICHAEL C. PESCHEL	P.A. EASTER EGG HUNT 4.6.2	300.00
			TOTAL:	300.00
MUNICIPAL CRT TECHNOLO	MUNICIPAL CRT SPEC	ON TECH, LLC DBA: IT VOICE	WORKSTATION SETUP	625.00
			TOTAL:	625.00
2019 GO BONDS PROJECTS	GENERAL CAPITAL IM	HDR ENGINEERING INC	HDR/JUSTICE CENTER	562.73
		JUMP-A-LOT MOONWALKS, LLC	RELOCATION FOR TENANT	47,060.00
			TOTAL:	47,622.73
NON-DEPARTMENTAL	TRANSPORTATION FUN	TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	761.05
		WEX HEALTH, INC. DBA: WEX	38705 FSA	58.82
			38705 FSA	58.82
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	654.43
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	14.37
			HUMANA DENTAL 2024	103.60
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	5.86
			TOTAL:	1,656.95
TRANSPORTATION	TRANSPORTATION FUN	BRAUNTEX MATERIALS, INC.	3,723 /TONS HMCL TYPE D	11,772.56
			3,723 /TONS HMCL TYPE D	4,773.32
			3,723 /TONS HMCL TYPE D	9,502.46
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	1,442.71
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	1,974.36
			ADD ETHAN HARDEN	961.21
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	14.37
			HUMANA DENTAL 2024	70.86
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	33.68
			SYMETRA LIFE & AD&D	20.25
			TOTAL:	30,565.78
NON-DEPARTMENTAL	MUNICIPAL DRAINAGE	TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	788.07
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	1,306.17
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	9.58
			HUMANA DENTAL 2024	68.24
			TOTAL:	2,172.06
MUNICIPAL DRAINAGE	MUNICIPAL DRAINAGE	HDR ENGINEERING INC	DRAINAGE PROJ ESTIMATES &	3,413.07

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
		TEXAS MUNICIPAL RETIREMENT SYSTEMS		FEBRUARY 2024 CONTRIBUTION	1,493.95
		HEALTH CARE SERVICE CORPORATION		BCBS APRIL INV.	2,632.48
		HUMANA INSURANCE COMPANY		HUMANA VISION 2024	14.37
				HUMANA DENTAL 2024	70.86
		SYMETRA LIFE INSURANCE COMPANY		SYMETRA LTD	35.92
				SYMETRA LIFE & AD&D	18.15
				TOTAL:	7,678.80
NON-DEPARTMENTAL	SANITATION FUND	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS		SALES&USE TAX ENDING 2/29/	9,302.38
				TOTAL:	9,302.38
NON-DEPARTMENTAL	PUBLIC UTILITIES F	AFLAC		AFLAC MARCH 24 INVOICE	211.00
		MISCELLANEOUS	BLUESKY CONTRACTORS	33-0345-05	288.20
			GRISSOM, JUDITH	01-4211-07	9.60
			GONZALEZ, CLAUDIA	02-3585-00	89.27
			PITRE, NAKUL	02-3777-02	14.83
			BEN, BUTLER	02-3940-02	19.73
			RLN MANAGEMENT, LLC	05-2200-03	55.21
			MILLER, BRANDON C	07-0715-02	12.17
			SMITHERMAN, JOHN	10-0730-11	2.54
			KELLY, MARYLOU	11-1130-01	9.08
			BAUGNON, GAIL	15-0520-06	21.54
			GREEN, TROY	16-1904-38	9.88
			MALLARD CARWASH	17-0020-04	770.57
			RCR TAYLOR RAIL LP	25-1000-00	585.22
			HESSE, MATTHEW	25-2274-11	5.35
			WEBSTER, ELLIS	29-2316-02	25.36
			BUCHANAN, GEARY	30-0950-09	14.10
			HALL, JEFF	33-0001-07	542.10
			HUNTER INDUSTRIES, L	33-0015-09	608.10
			GARNEY CONSTRUCTION	33-0355-01	445.58
			LUPE RUBIO CONSTRUCT	33-0370-07	656.14
			CVT EXCAVATION LLC	33-0380-01	647.73
			PRUNEDA CONSTRUCTION	33-0411-01	657.38
			TRP CONSTRUCTION GRO	33-0420-02	514.11
			CONSTRUCTION SERVICE	33-0470-01	635.67
			BERAN, DIANA	34-0015-00	20.11
			COOPER, CALEB	34-6600-03	81.28
			SIMS, WILLIAM	36-0043-01	13.90
			MARTIN AGUIRRE	MARTIN AGUIRRE:PERM 2022-1	1,513.00
		NATIONWIDE RETIREMENT SOLUTIONS		457B DEF COMP PLAN	73.00
				457B DEF COMP PLAN	73.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS		FEBRUARY 2024 CONTRIBUTION	9,397.55
		WEX HEALTH, INC. DBA: WEX		38705 FSA	53.63
				38705 FSA	58.63
		INTERNATIONAL CITY MANAGEMENT ASSOC RE		PLAN ID 307325-CONTRIBUTOR	90.00
				PLAN ID 307325-ROTH	50.00
				PLAN ID 307325-CONTRIBUTOR	90.00
				PLAN ID 307325-ROTH	50.00
		HEALTH CARE SERVICE CORPORATION		BCBS APRIL INV.	2,817.38
		HUMANA INSURANCE COMPANY		HUMANA VISION 2024	38.32
				HUMANA DENTAL 2024	242.56
		SYMETRA LIFE INSURANCE COMPANY		SYMETRA VOL LIFE	116.07
				TOTAL:	21,628.89
UTILITIES ADMINISTRATI	PUBLIC UTILITIES F	BRINKS, INCORPORATED		BRINKS MONTHLY SERVICES	1,559.07

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TYLER TECHNOLOGIES, INC	WEBSITE MAINTENANCE	50.00
			UTILITY BILLING ONLINE	220.00
			WEBSITE MAINTENANCE	50.00
			UTILITY BILLING ONLINE	220.00
		ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	19.06
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	3,552.19
		VERIZON WIRELESS	CELL PHONE	120.66
			AIRCARD	37.99
		ON TECH, LLC DBA: IT VOICE	WORKSTATION SETUP	625.00
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	5,264.96
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	38.32
			HUMANA DENTAL 2024	165.34
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	69.17
			SYMETRA LIFE & AD&D	42.00
			TOTAL:	12,033.76
WASTEWATER TREATMENT	PUBLIC UTILITIES F	AMAZON.COM SALES, INC DBA: AMAZON.COM	SHIRTS & BOOTS	343.60
			SPEAKERS	25.21
		ALDINGER COMPANY	WWTP SCALE CALIBRATION	342.00
		TRAC-N-TROL,INC.	CONTRACT SERVICES 2/1924	1,124.20
			CONTRACT SERVICES 2/1924	1,552.50
			CONTRACT SERVICES 2/1924	2,771.88
			RAS BLDG SCADA ISSUES	2,853.40
		RISE SKYBEAM/JAB BROADBAND INC.	WWTP INTERNET	134.78
			WWTP INTERNET	134.78
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	3,787.87
		VERIZON WIRELESS	CELL PHONE	120.66
		HD SUPPLY, INC. DBA: USABLUEBOOK	AMMONIA TESTS, BROTH AMPUL	930.33
			GLASS FUNNEL	237.50
		PRO-CHEM, INC.	GLOVES	274.56
		SUNBELT RENTALS, INC.	PUMP RENTAL WAITING FOR	11,499.13
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	25,409.78
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	3,290.60
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	23.95
			HUMANA DENTAL 2024	118.10
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	75.95
			SYMETRA LIFE & AD&D	45.90
			TOTAL:	55,096.68
DISTRIBUTION/COLLECTIO	PUBLIC UTILITIES F	AMAZON.COM SALES, INC DBA: AMAZON.COM	TISSUE PAPER	66.34
			PHONE CASE	22.31
		AMERICAN PUBLIC WORKS ASSOCIATION	24-25 S.THOMAS	228.75
		CITY OF ROUND ROCK	BAC T'S FEBRUARY 2024	550.00
		COPELAND QUARRY INC	SANDY LOAM	316.35
		DEPT OF STATE HEALTH SERVICES DBA LAB	WATER TESTING	828.00
		PVS DX INC. DBA: DPC INDUSTRIES, INC.	CHLORINE & LSA - BLANKET	1,523.16
			LAS - AMMONIUM SULFATE	932.80
		LOWER COLORADO RIVER AUTHORITY	10/MONTHS UCMR5 REPORTS	1,162.00
			10/MONTHS UCMR5 REPORTS	1,162.00
		MOSS & MOSS INC. #3000	TAPE, HOSE, PLIERS	131.17
			KEYS	2.50
			SPADES, RAKE, SHOVELS	365.27
			BROOM	32.38
		POPE MATERIALS INC	FREIGHT 3/8" CRUSHED STONE	254.44
			FREIGHT - BASE	491.74
			FREIGHT 3/8" CRUSHED STONE	254.44

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TEXAS CRUSHED STONE CO.	SUPER BASE	375.18
			3/8" CRUSHED STONE	368.99
			3/8" CRUSHED STONE	368.99
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	10,475.02
		TECHLINE PIPE, L.P	TAPPING CLAMP	279.98
			FOSTER ADAPTER KIT	267.28
			MARKING PAINT	144.00
			VALVE BOXES	338.70
		VERIZON WIRELESS	CELL PHONE	321.76
			IPADS	60.99
		MCCOY'S BUILDING SUPPLY	SPADES	68.94
			BLADE KIT	24.49
		CHEM EQUIP SERVICES, LLC.	PM ON REGULATOR VR4-SR9	645.00
		CINTAS CORP DBA FIRST AID & SAFETY	1201 N MAIN/MEDICAL KIT RE	110.03
		ALTERMAN, INC.	WORK PERFORMED JAN & FEB	5,311.50
			8/NEW RADIOS & 1 SPARE	14,623.00
		UNIFIRST HOLDINGS INC	UTILITY MAINT-UNIFORM RENT	197.80
			UTILITY MAINT-UNIFORM RENT	193.96
			UTILITY MAINT-UNIFORM RENT	193.96
		HAYDAY, INC. DBA: CTWP	UTILITY MAINT COPIER RENTA	245.01
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	10,069.85
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	7,897.44
			ADD ETHAN TRAMMELL	698.59
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	71.85
			ADD ETHAN TRAMMELL	4.79
			HUMANA DENTAL 2024	330.69
			ADD ETHAN TRAMMELL	23.62
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	191.82
			ADD RUDY REYNOSA BENITEZ	45.92
			SYMETRA LIFE & AD&D	115.65
			ADD RUDY REYNOSA BENITEZ	27.60
			TOTAL:	62,416.05
UTILITIES NONDEPARTMEN	PUBLIC UTILITIES F	BRAZOS RIVER AUTHORITY	EWC WTP/O&M 21590	253,036.25
			SAMSUNG INTERIM WATER-FEB	179.64
		HDR ENGINEERING INC	CITY ENG. SERVICES	9,514.30
			BRA STUDY COORDINATION	2,509.28
			EMERGENCY RESPONSE PLAN BR	3,855.68
			TAYLOR ISD EMERGENCY PIPE	8,058.76
			WWTP ENGINEERING SUPPORT S	13,509.70
		GRANITE MEDIA PARTNERS, INC. DBA: TAYL	RFP LEAK DETECTION PROPOSA	66.00
		TML INTERGOVERNMENTAL	AUTO CLAIM	1,220.00
			TOTAL:	291,949.61
NON-DEPARTMENTAL	AIRPORT FUND	TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	631.20
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	9.65
			TOTAL:	640.85
AIRPORT OPERATIONS DEP	AIRPORT FUND	TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	1,196.59
		VERIZON WIRELESS	CELL PHONE	80.44
		AVAYA FINANCIAL SERVICES	AIRPORT SECURITY CAMERAS	187.41
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	1,271.17
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	9.58
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	28.01
			SYMETRA LIFE & AD&D	16.95
			TOTAL:	2,790.15

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	CEMETERY OPERATING	TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	636.44
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	9.58
			HUMANA DENTAL 2024	68.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	21.45
			TOTAL:	735.71
CEMETERY OPERATING DEP	CEMETERY OPERATING	ADT SECURITY SERVICES INC	CEMETERY SEC 4/1/24-6/30/2	242.10
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	1,206.51
		VERIZON WIRELESS	CELL PHONE	40.22
			AIRCARD	37.99
		KNIPPA, DANIEL	FY24 GRAVE DIGGING	1,300.00
			FY24 GRAVE DIGGING	4,200.00
		UNIFIRST HOLDINGS INC	CEMETERY/UNIFORM RENTAL	15.95
			CEMETERY-UNIFORM RENTAL	15.95
			CEMETERY-UNIFORM RENTAL	15.95
		VAST DATA CONCEPTS, LLC DBA: WEBCEMETE	CEMETERY SOFTWARE	6,029.80
			SOFTWARE LICENSES	299.00
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	120.22
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	1,316.24
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	9.58
			HUMANA DENTAL 2024	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	28.23
			SYMETRA LIFE & AD&D	16.95
			TOTAL:	14,941.93
NON-DEPARTMENTAL	FLEET SERVICES OPE	AFLAC	AFLAC MARCH 24 INVOICE	48.62
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	689.45
		WEX HEALTH, INC. DBA: WEX	38705 FSA	5.00
			38705 FSA	5.00
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	303.09
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	2.80
			TOTAL:	1,053.96
FLEET SERVICES SECTION	FLEET SERVICES OPE	ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	STREET DEPT PURUS DEF	38.10
			WATER DEPT FITTING	17.35
			WATER DEPT PREMIX	90.00
			#548 OIL/FILTER	75.61
			#548 WIPER BLADE	9.98
			STOCK OIL	17.13
			#574 OIL AND FILTER	55.01
			#344 OIL AND FILTER	74.83
			#344 FREON	116.40
			FLEET STOCK AND OIL	95.48
			STOCK WASH SOLVENT	25.32
			FLEET STOCK WASH SOLVENT	116.40
			FLEET PREMIX	22.99
			FLEET OIL	33.12
			WATER DEPT/PREMIX	112.99
			WATER DEPT/OIL	50.80
			#540 BATTERY	98.87
			#511 BLADE	10.98
			#561 OIL/FILTER	40.31
			#614 MISC FLAP	81.85
			#269 OIL/FILTER	44.09
			WATER DEPT PURUS DEF	25.40
			STREET DEPT PURUS DEF	25.40

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			#515 MUDFLAP	20.59
			PD OIL	51.42
			STOCK OIL	51.42
			#306 OIL	48.66
			#331 OIL	48.66
			#346 OIL/FILTER	57.69
			#343 OIL/FILTER	57.69
			S2 OIL	38.42
			#304 OIL/FILTER	61.06
			#343 OIL/FILTER	74.83
			FLEET STOCK	82.94
			#613 BLADE	9.98
			#569 MUDFLAP	15.39
			#569 MUDFLAP	1.60
		AMERICAN PUBLIC WORKS ASSOCIATION	24-25 J.PERRY	229.00
		JIM McNABB INC DBA: ART OFFICE SIGNS	#585 QTY 2 VINYL DECAL	60.00
			#634 QTY 2 VINYL DECAL	60.00
			#584 QTY 1 VINYL DECAL	30.00
			#STOCK QTY 1 VINYL DECAL	30.00
		COUFAL-PRATER EQUIP LLC DBA UNITED AG	#585 MISC PARTS/SPRING PIN	44.04
			#623 HYD OIL	304.16
			#623 OIL/FILTER	197.18
		HENNA CHEVROLET INC	#346 HOSE	114.72
			#347/#348 BRAKE PADS	324.42
			#344 A/C PARTS	676.77
			#574 WIPER BLADE	51.60
			#344 AC BELT KIT	91.10
			#309 WIPER MOTOR	128.80
			#309 BLADE	15.43
			#331 BLADE	56.16
			#309 MISC PART/RETAINER	10.24
			#309 MISC PART/RETAINER	20.48
			#303 SOLENOID	53.03
			#306 VALVE	36.34
			#331 BLADE	56.16
			POLICE MISC PART	6.78
			STOCK MISC PART	13.56
		O'REILLY AUTOMOTIVE, INC.	#347 BRAKE/PADSET	477.13
			SHOP TOOL ADAPTER	38.40
			#561 MIRROR	48.16
			#729 LIGHT	32.79
			#729 SWITCH	22.99
			T1 ANTIFREEZE	137.94
			T1 UTILITY KNIFE	13.99
			T1 COOLANT HOSE	25.63
			T1 ANTIFREEZE	45.98
			T1 COOLANT HOSE	29.16
			T1 HOSE CLAMP	3.59
			#585 LED MARKER LT	7.59
			S2 OIL/ANTIFREEZE	164.94
			#347 BRAKE	655.59
			FLEET STICK BRAKE CLEANER	41.88
		INDUSTRIAL DISPOSAL SUPPLY COMPANY	INLET SCROLL/BROOM	8,508.81
			MISC PARTS	3,051.70
		INTERSTATE BATT. N AUSTIN	#334 BATTERY	152.35
			#515 BATTERY	327.34

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			#535 BATTERY	139.99
			#101 BATTERY	168.58
			STOCK BATTERY	168.58
		MOSS & MOSS INC. #8000	#585 FLT BAR	26.99
			#712 STL BAR	12.59
		SHARE CORPORATION	SHOP AEROSOL	350.00
			FLEET STOCK WHEEL WEIGHTS	388.50
		TERRY'S BODY SHOP INC	#601 REMOVE/REPLACE DECALS	144.00
		TONY MORGAN DBA: TDM TIRE SERVICE	#621 FLAT REPAIR	75.00
			#35 FLAT REPAIR	40.00
			#621 TIRE REPAIR	190.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2024 CONTRIBUTION	1,307.00
		VERIZON WIRELESS	CELL PHONE	80.44
			GPS TRACKING SYSTEM	814.85
		ASSOCIATED SUPPLY COMPANY, INC	#518 HYDRAULIC LEAK/PARTS	5,582.55
		SIDDONS MARTIN EMERGENCY GROUP LLC	E2-FOAM ISSUE	5,854.27
			Q1 LADDER/CABLE ELEC.	11,224.09
		SOUTHERN TIRE MART	#621 TIRE	975.00
			#613 TIRE AND REPAIR	955.90
		UNIFIRST HOLDINGS INC	FLEET/UNIFORM RENTAL	17.16
			FLEET-UNIFORM RENTAL	17.16
			FLEET-UNIFORM RENTAL	17.16
		SPINUP LLC DBA:	#619 OIL CHANGE	86.98
			#310 OIL CHANGE	108.99
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	1,974.36
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	14.37
			HUMANA DENTAL 2024	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	31.13
			ADD IVAN VILCHEZ	65.20
			SYMETRA LIFE & AD&D	18.75
			ADD IVAN VILCHEZ	39.00
			TOTAL:	49,230.52
FLEET REPLACEMENT	FLEET REPLACEMENT	DOGGETT FREIGHTLINER OF SOUTH TEXAS	2024 FREIGHTLINER M2-106	130,732.00
		EWALD KUBOTA INC	SKID STEER LOADER	58,710.55
		CLOSNER EQUIPMENT CO., INC	INVENTORY FEES	14.07
			NEW 2023 MAULDIN 1860B	9,000.00
			INTEREST	1,000.00
		MOTOROLA SOLUTIONS INC.	2 APX6500 CONSOLES	14,671.04
			TOTAL:	214,127.66
TAX SUPPORTED CAPITAL	2022 BOND	GRANITE MEDIA PARTNERS, INC. DBA: TAYL	ELECTRICAL IMPROVEMENTS BI	197.00
			ELECTRICAL IMPROVEMENTS BI	187.00
		HVJ SOUTH CENTRAL TEXAS - M&J, INC.	2033 ST MAINT. PROJECT	1,703.02
		AUSTIN UNDERGROUND INCORPORATED DBA:TE	2022 ST MAINT. 2ND, 4TH,	147,962.66
			TOTAL:	150,049.68
UITILITY INFRASTRUCTUR	SAMSUNG INFRASTRUC	CSA CONSTRUCTION, INC.	NORTH PUMP STA IMPROVE,	3,086.43
		JL GRAY CONSTRUCTION, INC.	CASTLEWOOD SOUTH SEWER REP	451,915.74
			TOTAL:	455,002.17
DEVELOPMENT SERVS	SAMSUNG DRRA ESCRO	VERIZON WIRELESS	CELL PHONE	40.22
			TOTAL:	40.22
2024 BOND PARKS	2024 BOND	RABA KISTNER, INC.	SPLASH PAD CONST. MAT.	3,099.80
			TOTAL:	3,099.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	POOLED CASH	PNC BANK NATIONAL ASSOCIATION	2/1/24-2/29/24 TRANSACTION	21,403.84

* REFUND CHECKS *

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	PUBLIC UTILITIES F	KRAUSE, MICHAEL	US REFUNDS	65.00
			TOTAL:	21,468.84

========== FUND TOTALS ==========		
100	GENERAL FUND	895,889.41
119	TIF (TAX INCREMENT FUND)	45,284.00
120	HOTEL/MOTEL FUND	20,028.08
123	MAIN STREET REVENUE FUND	300.00
125	MUNICIPAL CRT SPECIAL FEE	625.00
162	GENERAL CAPITAL IMPROVEME	47,622.73
210	TRANSPORTATION FUND	32,222.73
300	MUNICIPAL DRAINAGE UTILIT	9,850.86
320	SANITATION FUND	9,302.38
340	PUBLIC UTILITIES FUND	443,189.99
350	AIRPORT FUND	3,431.00
370	CEMETERY OPERATING FUND	15,677.64
382	FLEET SERVICES OPERATING	50,284.48
384	FLEET REPLACEMENT FUND	214,127.66
500	2022 BOND	150,049.68
501	SAMSUNG INFRASTRUCTURE	455,002.17
502	SAMSUNG DRRA ESCROW	40.22
505	2024 BOND	3,099.80
950	POOLED CASH	21,403.84
	GRAND TOTAL:	2,417,431.67

TOTAL PAGES: 19

Attachment D

Balance Sheets by Funds

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

BALANCE SHEET
AS OF: MARCH 31ST, 2024

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
======			
100-100-100	PETTY CASH	0.00	
100-100-102	CLAIM ON POOLED CASH	20,456,916.21	
100-100-103	SECURITY INVESTMENTS	5,363,409.41	
100-100-104	SAFEKEEPING CHECKING ACCT	972,701.59	
100-100-105	MONEY MARKET @CNB #4260618	12,276.00	
100-100-107	GEN OPERATING TXCLASS 0008	3,601,180.08	
100-100-108	NED TRUST(MOODY)TEXSTAR	217,104.73	
100-100-113	TEXPOOL 2465300015 N MOODY	23,096.23	
100-120-100	PROPERTY TAXES RECEIVABLE	249,901.78	
100-120-103	MISC. ACCOUNTS RECEIVABLE	10,367.94	
100-120-110	ALLOWANCE UNCOLLECTED TAXES	(54,611.46)	
100-120-120	SALES TAXES RECEIVABLE	2,394,951.94	
100-120-121	MIXED BEV TAX RECEIVABLE	6,684.58	
100-120-140	GRANTS RECEIVABLE	0.00	
100-120-141	FRANCHISE TAX RECEIVABLE	(83,438.44)	
100-120-150	LEASE RECEIVABLE KAPSCH	136,841.39	
100-120-250	DUE FROM FUND 350 FOR LOAN	0.00	
100-120-252	DUE FROM CIP FUND	5,325.00	
100-120-255	DUE FROM OTHER FUNDS	162,531.92	
100-120-302	TEDC REIMBURSE FOR MAIN ST	0.00	
100-170-100	CURRENT YR RES FOR ENCUMBRANCE	(3,698,612.94)	
100-170-101	PRIOR YR RES FOR ENCUMBRANCE	1,288,715.45	
100-170-103	PRE-PAY HEALTH INSURANCE	0.00	
100-180-101	DUE FROM SOURCES-GRANT REVENUE	0.00	
			31,065,341.41
	TOTAL ASSETS		31,065,341.41
			==========
LIABILITIES			
==========			
100-200-100	ACCRUED PAYABLES	0.00	
100-200-110	ENCUMBERED PAYABLE GEN.	(3,698,612.94)	
100-200-111	PRIOR YEAR ENCUMBRANCE	1,288,715.45	
100-200-200	FICA & MEDICARE PAYABLE	(130.98)	
100-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
100-200-202	TMRS PAYABLE	95,340.46	
100-200-203	DEFERRED COMP PAYABLE	4,832.31	
100-200-204	CIVIL SERVICE-SICK LEAVE	0.00	
100-200-205	TEDC SALES TAX PAYABLE	0.00	
100-200-209	CHILD SUPPORT PAYABLE	0.00	
100-200-210	CHILD SUPPORT PAYABLE	(747.71)	
100-200-211	GARNISHMENTS PAYABLE	3,114.00	
100-200-212	LIFE INSURANCE PAYABLE	5,752.22	
100-200-213	DENTAL PAYABLE	(4,466.80)	
100-200-214	AFLAC PAYABLE	5,546.50	
100-200-215	CLOTHES RENTAL PAYABLE	0.00	
100-200-216	CINCINNATI LIFE PAYABLE	5,406.75	
100-200-218	BLUE CHOICE PAYABLE	27.62	
100-200-219	SCOTT & WHITE HEALTH PAYABLE	3,274.25	

BALANCE SHEET
AS OF: MARCH 31ST, 2024

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
100-200-220	S&W PAYABLE 2001-2011	(9,793.98)	
100-200-221	FLEXIBLE SPENDING (FSA) PAYABL	(2,241.81)	
100-200-222	PRE-PAID LEGAL PAYABLE	(4,350.30)	
100-200-228	MISC DEDUCTIONS PAYABLE	0.00	
100-200-229	MET LIFE DENTAL PAYABLE	(551.91)	
100-200-230	UNITED WAY PAYABLE	0.00	
100-200-231	MEMBERSHIP/DUES PAYABLE	200.00	
100-200-232	COURT BOND REFUND PAYABLE	(651.80)	
100-200-233	OTHER A/P PENDING (AUDITOR)	(52,259.66)	
100-200-234	GLOBE LIFE PAYABLE	(1,594.23)	
100-200-235	VISION PLAN PAYABLE	277.99	
100-200-300	RETAINAGE PAYABLE	0.00	
100-200-301	COURT COLLECTIONS	4,811.50	
100-200-401	WAGES PAYABLE	209,427.71	
100-200-500	ACCOUNTS PAYABLE PENDING	596,057.52	
100-200-502	DUE TO STATE/COURT FEES	47,075.18	
100-200-503	DUE TO COMPT. SALES TAX	0.00	
100-200-504	DUE TO TEDC-MONTHLY SALES TAX	0.00	
100-200-505	DUE TO OMNIBASE SERVICES INC	(481.38)	
100-200-507	DUE TO HEALTH/COBRA FROM OTHER	(18,446.00)	
100-200-508	DUE TO TISD:HOUSING AUTH PILOT	0.00	
100-200-509	DUE TO TMRS FROM TEDC	(4,785.21)	
100-210-111	DUE TO I&S (TAX COLLECTIONS)	375,839.00	
100-210-191	DUE TO OTHERS FROM EVIDENCE	0.00	
100-220-100	TAX DISTRIBUTION	0.00	
100-220-110	DEFERRED INFLOW OF RESOURCES	114,679.64	
100-240-100	DEFERRED TAX REVENUE	195,290.32	
100-240-101	UNCLAIMED FUNDS	14,999.34	
100-240-102	DEFERRED REV-BOND PREMIUM	0.00	
100-240-103	DEFERRED REVENUE	41,610.14	
100-240-104	REFUNDABLE FACILITY DEPOSITS	7,640.62	
100-241-110	PREPAYMNT PERMT M2E3LLC 100YRS	2,478.19	
100-241-111	RESERVE CHRISTMAS DONATIONS	4.66	
100-241-113	ESCROW-BONDS POSTED-DEFENDENTS	7,270.45	
	TOTAL LIABILITIES		(769,442.89)
EQUITY			
100-265-100	RESTRICTED PORTION FUND BA	0.00	
100-270-100	FUND BALANCE	17,716,011.10	
100-280-100	ASSIGNED FUND BALANCE	32,396.29	
	TOTAL BEGINNING EQUITY	17,748,407.39	
	TOTAL REVENUE	25,770,801.02	
	TOTAL EXPENSES	11,684,424.11	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	14,086,376.91	
	TOTAL EQUITY & FUND BALANCE		31,834,784.30
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		31,065,341.41

BALANCE SHEET
AS OF: MARCH 31ST, 2024

118-TIF #2

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
118-100-102	CLAIM ON POOLED CASH	657,897.04		
118-100-103	SECURITY INVESTMENTS	0.00		
118-100-104	SAFEKEEPING CHECKING ACCT	0.00		
118-100-115	TEXPOOL 2465300022 TIF #2	0.00		
118-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
118-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
118-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			657,897.04	
	TOTAL ASSETS			657,897.04
LIABILITIES				
118-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
118-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
118-200-300	RETAINAGE PAYABLE	0.00		
118-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
118-270-100	FUND BALANCE	146,059.25		
	TOTAL BEGINNING EQUITY	146,059.25		
	TOTAL REVENUE	525,837.79		
	TOTAL EXPENSES	14,000.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	511,837.79		
	TOTAL EQUITY & FUND BALANCE		657,897.04	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			657,897.04

BALANCE SHEET
AS OF: MARCH 31ST, 2024

119-TIF (TAX INCREMENT FUND)

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
119-100-102	CLAIM ON POOLED CASH	(498,310.77)		
119-100-103	SECURITY INVESTMENTS	0.00		
119-100-104	SAFEKEEPING CHECKING ACCT	0.00		
119-100-115	TEXPOOL 246530004 TIF PROP TAX	1,307,360.04		
119-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
119-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
119-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			809,049.27	
	TOTAL ASSETS			809,049.27
LIABILITIES				
119-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
119-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
119-200-300	RETAINAGE PAYABLE	0.00		
119-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
119-270-100	FUND BALANCE	554,216.72		
	TOTAL BEGINNING EQUITY	554,216.72		
	TOTAL REVENUE	626,718.58		
	TOTAL EXPENSES	371,886.03		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	254,832.55		
	TOTAL EQUITY & FUND BALANCE		809,049.27	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			809,049.27

BALANCE SHEET
AS OF: MARCH 31ST, 2024

120-HOTEL/MOTEL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
120-100-102	CLAIM ON POOLED CASH	170,417.67		
120-120-103	MISC ACCOUNTS RECEIVABLE	24,520.19		
120-170-100	CURRENT YR RES FOR ENCUMBRANCE	(16,869.45)		
120-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			178,068.41	
	TOTAL ASSETS			178,068.41
LIABILITIES				
120-200-110	CURRENT YEAR ENCUMBRANCE	(16,869.45)		
120-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
120-200-500	ACCOUNTS PAYABLE PENDING	0.00		
120-200-505	DUE TO SAYDA 380 AGREEMENT	0.00		
	TOTAL LIABILITIES		(16,869.45)	
EQUITY				
120-270-100	FUND BALANCE	130,576.08		
	TOTAL BEGINNING EQUITY	130,576.08		
	TOTAL REVENUE	173,268.14		
	TOTAL EXPENSES	108,906.36		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	64,361.78		
	TOTAL EQUITY & FUND BALANCE		194,937.86	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			178,068.41

BALANCE SHEET
AS OF: MARCH 31ST, 2024

123-MAIN STREET REVENUE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
123-100-102	CLAIM ON POOLED CASH	91,661.77		
123-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
123-170-100	CURRENT YR RES FOR ENCUMBRANCE	(18,335.00)		
123-170-101	PRIOR YR RES FOR ENCUMBRANCE	11,910.00		
			85,236.77	
	TOTAL ASSETS			85,236.77
LIABILITIES				
123-200-110	CURRENT YEAR ENCUMBRANCE	(18,335.00)		
123-200-111	PRIOR YEAR ENCUMBRANCE	11,910.00		
123-200-500	ACCOUNTS PAYABLE PENDING	25,151.77		
123-240-100	PRE-REGISTER FESTIVAL/CARSHOW	21,155.00		
	TOTAL LIABILITIES		39,881.77	
EQUITY				
123-270-100	FUND BALANCE	61,544.35		
	TOTAL BEGINNING EQUITY	61,544.35		
	TOTAL REVENUE	69,463.00		
	TOTAL EXPENSES	85,652.35		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(16,189.35)		
	TOTAL EQUITY & FUND BALANCE		45,355.00	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			85,236.77

BALANCE SHEET
AS OF: MARCH 31ST, 2024

125-MUNICIPAL CRT SPECIAL FEE

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
125-100-102	CLAIM ON POOLED CASH	110,003.30	
125-170-100	CURRENT YR RES FOR ENCUMBRANCE	(18,991.00)	
125-170-101	PRIOR YR RES FOR ENCUMBRANCE	16,595.00	
			107,607.30
	TOTAL ASSETS		107,607.30
LIABILITIES			
125-200-110	CURRENT YEAR ENCUMBRANCE	(18,991.00)	
125-200-111	PRIOR YEAR ENCUMBRANCE	16,595.00	
125-200-500	ACCOUNTS PAYABLE PENDING	0.00	
	TOTAL LIABILITIES		(2,396.00)
EQUITY			
125-270-100	FUND BALANCE	105,411.00	
	TOTAL BEGINNING EQUITY	105,411.00	
	TOTAL REVENUE	12,609.90	
	TOTAL EXPENSES	8,017.60	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	4,592.30	
	TOTAL EQUITY & FUND BALANCE		110,003.30
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		107,607.30

BALANCE SHEET
AS OF: MARCH 31ST, 2024

129-LIBRARY GRANT/DONATION

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
129-100-102	CLAIM ON POOLED CASH	71,919.85		
129-100-103	TEXSTAR: NOBLE TRUST - 3444	999.78		
129-100-108	NED TRUST (LIBRARY) TEXSTAR	304,994.41		
129-120-103	MISC ACCTS RECEIVABLE	0.00		
129-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,436.37)		
129-170-101	PRIOR YR RES FOR ENCUMBRANCE	1,436.37		
			377,914.04	
	TOTAL ASSETS			377,914.04
LIABILITIES				
129-200-110	CURRENT YEAR ENCUMBRANCE	(1,436.37)		
129-200-111	PRIOR YEAR ENCUMBRANCE	1,436.37		
129-200-233	OTHER A/P PENDING (AUDITOR)	(10,945.00)		
129-200-500	ACCOUNTS PAYABLE PENDING	10,945.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
129-270-100	FUND BALANCE	371,073.85		
	TOTAL BEGINNING EQUITY	371,073.85		
	TOTAL REVENUE	8,135.12		
	TOTAL EXPENSES	1,294.93		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	6,840.19		
	TOTAL EQUITY & FUND BALANCE		377,914.04	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			377,914.04

BALANCE SHEET
AS OF: MARCH 31ST, 2024

200-ROADWAY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
200-100-102	CLAIM ON POOLED CASH	735,000.58		
200-170-100	CURRENT YR RES FOR ENCUMBRANCE	(97,999.32)		
200-170-101	PRIOR YR RES FOR ENCUMBRANCE	97,999.32		
			735,000.58	
	TOTAL ASSETS			735,000.58
LIABILITIES				
200-200-110	CURRENT YR ENCUMBRANCES	(97,999.32)		
200-200-111	PRIOR YR ENCUMBRANCES	97,999.32		
200-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
200-270-100	FUND BALANCE	724,055.22		
	TOTAL BEGINNING EQUITY	724,055.22		
	TOTAL REVENUE	10,945.36		
	TOTAL EXPENSES	0.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	10,945.36		
	TOTAL EQUITY & FUND BALANCE		735,000.58	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			735,000.58

BALANCE SHEET
AS OF: MARCH 31ST, 2024

210-TRANSPORTATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
210-100-101	2019 CO BOND FUNDS TEXSTAR	0.00		
210-100-102	CLAIM ON POOLED CASH	1,777,616.24		
210-100-103	SECURITY INVESTMENTS	0.00		
210-100-104	SAFEKEEPING CHECKING ACCT	0.00		
210-120-130	ACCTS RECEIVABLE TRANSPORTATIO	136,793.43		
210-120-131	ALLOWANCE-TRANSPORTATION	(19,352.76)		
210-170-100	CURRENT YR RES FOR ENCUMBRANCE	(440,989.00)		
210-170-101	PRIOR YR RES FOR ENCUMBRANCE	6,676.71		
			1,460,744.62	
	TOTAL ASSETS			1,460,744.62
LIABILITIES				
210-200-100	ACCRUED PAYABLES	0.00		
210-200-110	CURRENT YR ENCUMBRANCES	(440,989.00)		
210-200-111	PRIOR YR ENCUMBRANCES	6,676.71		
210-200-200	FICA & MEDICARE PAYABLE	0.00		
210-200-201	FEDERAL WITHHOLDING PAYABLE	0.00		
210-200-202	TMRS PAYABLE	(1,833.67)		
210-200-209	CHILD SUPPORT PAYABLE	0.00		
210-200-212	LIFE INSURANCE PAYABLE	(34.85)		
210-200-213	DENTAL PAYABLE	233.72		
210-200-219	SCOTT & WHITE HEALTH PAYABLE	1,907.75		
210-200-221	FLEXIBLE SPENDING (FSA) PAYABL	0.00		
210-200-222	PRE-PAID LEGAL PAYABLE	0.00		
210-200-235	VISION PLAN PAYABLE	28.11		
210-200-401	WAGES PAYABLE	1,771.23		
210-200-500	ACCOUNTS PAYABLE PENDING	58.82		
210-240-101	UNCLAIMED FUNDS	0.00		
	TOTAL LIABILITIES		(432,181.18)	
EQUITY				
210-270-100	FUND BALANCE	1,675,705.08		
	TOTAL BEGINNING EQUITY	1,675,705.08		
	TOTAL REVENUE	451,742.49		
	TOTAL EXPENSES	234,521.77		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	217,220.72		
	TOTAL EQUITY & FUND BALANCE		1,892,925.80	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,460,744.62

BALANCE SHEET
AS OF: MARCH 31ST, 2024

300-MUNICIPAL DRAINAGE UTILIT

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
300-100-102	CLAIM ON POOLED CASH	559,171.38		
300-120-100	DRAINAGE RECEIVABLE	80,409.58		
300-120-130	ALLOWANCE FOR DOUBTFUL ACCTS	(6,099.42)		
300-160-206	FIXED ASSET-WORK IN PROGRESS	0.00		
300-170-100	CURRENT YR RES FOR ENCUMBRANCE	(9,441.60)		
300-170-101	PRIOR YR RES FOR ENCUMBRANCE	9,441.60		
300-190-103	ACCUMULATED DEPRECIATION	0.00		
			633,481.54	
	TOTAL ASSETS			633,481.54
LIABILITIES				
300-200-104	ACCRUED INTEREST PAYABLE	0.00		
300-200-110	CURRENT YEAR ENCUMBRANCES	(9,441.60)		
300-200-111	PRIOR YEAR ENCIMBRANCES	9,441.60		
300-200-200	FICA & MEDICARE PAYABLE	0.00		
300-200-201	FEDERAL WITHHOLDING PAYABLE	0.00		
300-200-202	TMRS PAYABLE	1,416.30		
300-200-203	DEFERRED COMP PAYABLE	(5.01)		
300-200-208	ACCRUED VACATION	0.00		
300-200-209	CHILD SUPPORT PAYABLE	0.00		
300-200-212	LIFE INSURANCE PAYABLE	30.22		
300-200-213	DENTAL PAYABLE	111.42		
300-200-219	SCOTT & WHITE HEALTH PAYABLE	1,028.24		
300-200-221	FLEXIBLE SPENDING (FSA) PAYABL	18.52		
300-200-222	PRE-PAID LEGAL PAYABLE	(223.20)		
300-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
300-200-235	VISION PLAN PAYABLE	11.04		
300-200-240	BOND PAYABLE - CURRENT	0.00		
300-200-300	RETAINAGE PAYABLE	0.00		
300-200-401	WAGES PAYABLE	2,715.14		
300-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		5,102.67	
EQUITY				
300-250-100	CONTRIBUTED CAPITAL-DRAINAGE	0.00		
300-270-100	FUND BALANCE	446,542.54		
	TOTAL BEGINNING EQUITY	446,542.54		
	TOTAL REVENUE	335,396.25		
	TOTAL EXPENSES	153,559.92		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	181,836.33		
	TOTAL EQUITY & FUND BALANCE		628,378.87	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			633,481.54

BALANCE SHEET
AS OF: MARCH 31ST, 2024

320-SANITATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
320-100-102	CLAIM ON POOLED CASH	638,835.93		
320-120-103	MISC ACCOUNTS RECEIVABLE	86,918.84		
320-120-130	ACCTS RECEIVABLE GARBAGE	288,949.97		
320-120-131	ALLOWANCE-GARBAGE	(818.82)		
320-120-141	FRANCHISE TAX RECEIVABLE	0.00		
320-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
320-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			1,013,885.92	
	TOTAL ASSETS			1,013,885.92
LIABILITIES				
320-200-100	ACCRUED PAYABLES	0.00		
320-200-110	CURRENT YR ENCUMBRANCES	0.00		
320-200-111	PRIOR YR ENCUMBRANCES	0.00		
320-200-500	ACCOUNTS PAYABLE PENDING	166,235.40		
320-200-503	DUE TO STATE COMPT SALES TAX	29,143.15		
320-240-101	UNCLAIMED FUNDS	0.00		
	TOTAL LIABILITIES		195,378.55	
EQUITY				
320-270-100	FUND BALANCE	723,463.40		
	TOTAL BEGINNING EQUITY	723,463.40		
	TOTAL REVENUE	1,177,685.82		
	TOTAL EXPENSES	1,082,641.85		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	95,043.97		
	TOTAL EQUITY & FUND BALANCE		818,507.37	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,013,885.92

BALANCE SHEET
AS OF: MARCH 31ST, 2024

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
340-100-100	PETTY CASH	1,600.00	
340-100-101	2019 CO BOND FUNDS TEXSTAR	86,944.68	
340-100-102	CLAIM ON POOLED CASH	4,629,548.12	
340-100-103	SECURITY INVESTMENTS	0.00	
340-100-104	SAFEKEEPING CHECKING ACCT	0.00	
340-100-107	TEXPOOL 2465300012 TOWER RENT	324,956.67	
340-100-110	TEXPOOL 2465300001 UTILITY FD	54,662.50	
340-100-116	UTILITY OPERATING-TXCLASS 0007	1,111,537.23	
340-100-118	TEXPOOL RATE STABILIZATION 18	171,412.71	
340-100-119	TEXPOOL CAPITAL OUTLAY-ASSETS	338,051.92	
340-100-120	TEXPOOL WORKING CAPITAL-CIP	499,627.23	
340-100-121	TEXPOOL 2017 WWTP IMPROVMNTS	0.00	
340-100-122	RESTRICTED CASH-ESCROW	(150,000.00)	
340-120-100	ACCOUNTS RECEIVABLE	1,860,902.59	
340-120-101	CURRENT REFUND PAYABLE	18,372.24	
340-120-102	UNAPPLIED CREDITS	(47,687.02)	
340-120-103	MISC. ACCOUNTS RECEIVABLE	0.00	
340-120-104	AR - AUDIT ACCRUALS	0.00	
340-120-130	ALLOWANCE-ACCTS. RECEIVABLE	(5,303.61)	
340-120-150	LEASE RECEIVABLE VERIZON	6,358.82	
340-120-151	LEASE RECEIVABLE ATT	50,367.90	
340-140-100	INVENTORY	57,236.92	
340-150-100	BOND ISSUANCE COSTS	0.00	
340-150-105	DEFERRED AMT ON REFUNDING	0.00	
340-160-100	LAND	457,201.00	
340-160-200	BUILDINGS	6,363,714.34	
340-160-206	FIXED ASSETS: WORK IN PROGRESS	2,969,035.34	
340-160-225	PLANT DISTRIBUTION/COLLECTION	54,080,074.24	
340-160-235	EQUIPMENT	1,287,936.97	
340-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,466,262.46)	
340-170-101	PRIOR YR RES FOR ENCUMBRANCE	434,336.40	
340-170-103	PRE-PAY HEALTH INSURANCE	0.00	
340-190-103	ACCUMULATED DEPRECIATION	(28,993,610.43)	
			44,141,014.30
	TOTAL ASSETS		44,141,014.30
LIABILITIES			
340-200-104	ACCRUED INTEREST PAYABLE	133,957.33	
340-200-110	CURRENT YEAR ENCUMBRANCES	(1,466,262.46)	
340-200-111	PRIOR YEAR ENCUMBRANCE	434,336.40	
340-200-200	FICA AND MEDICARE PAYABLE	(526.13)	
340-200-201	FEDERAL WITHHOLDING PAYABLE	(1,073.32)	
340-200-202	TMRS PAYABLE	9,253.73	
340-200-203	DEFERRED COMP PAYABLE	(233.69)	
340-200-204	DEFERRED CHARGES	0.00	
340-200-205	Pension Liability	908,812.74	
340-200-208	ACCRUED VACATION	31,437.53	

BALANCE SHEET

AS OF: MARCH 31ST, 2024

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
340-200-209	CHILD SUPPORT PAYABLE	0.00
340-200-210	CHILD SUPPORT PAYABLE	0.00
340-200-211	OPEB-SDBF LIABILITY	56,825.25
340-200-212	LIFE INSURANCE PAYABLE	1,183.48
340-200-213	DENTAL PAYABLE	59.61
340-200-214	AFLAC PAYABLE	597.64
340-200-215	CLOTHES RENTAL PAYABLE	0.00
340-200-216	CINCINNATI LIFE PAYABLE	390.42
340-200-218	BLUE CHOICE PAYABLE	175.48
340-200-219	SCOTT & WHITE HEALTH PAYABLE	(2,727.20)
340-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00
340-200-222	PRE-PAID LEGAL PAYABLE	(212.30)
340-200-228	MISC. DEDUCTIONS PAYABLE	0.00
340-200-229	MET LIFE DENTAL PAYABLE	(135.78)
340-200-230	UNITED WAY PAYABLE	(1.00)
340-200-233	OTHER A/P PENDING (AUDITOR)	(15,805.47)
340-200-235	VISION PLAN PAYABLE	28.45
340-200-240	BONDS PAYABLE-CURRENT	0.00
340-200-300	RETAINAGE PAYABLE	0.00
340-200-401	WAGES PAYABLE	36,598.21
340-200-500	ACCOUNTS PAYABLE PENDING	140,037.25
340-200-505	DUE TO OTHER FUNDS	0.00
340-200-999	UNRECONCILED DIFFERENCES	0.00
340-210-100	UNAMORT. BOND DISCOUNT	0.00
340-210-101	BOND PREMIUMS	1,679,722.48
340-210-102	DEFERRED AMT ON REFUNDING	(363,450.74)
340-210-110	DEFERRED OUTFLOW RESORCES TMRS	(158,416.10)
340-210-111	SDBF-DEF OUTFLOW OF RE CONTR	(1,746.32)
340-210-113	SDBF DEF INFLOW ACT EX VS ASS	6,414.64
340-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	14,870.90
340-210-115	DEFERRED OUTFLOW INVST TMRS	(303,727.27)
340-210-118	DEFERRED INFLOW-ACTUAL VS ASSM	(3,999.65)
340-210-119	DEFERRED OUTFLOW-CHNG IN ASSUM	0.00
340-220-110	DEFERRED INFLOW OF RESOURCES	66,816.09
340-230-109	CAPITAL LEASE BANC ONE NEMI	0.00
340-230-114	4.5M CO SERIES 2003 (65%)	0.00
340-230-115	4.2M COMB CO 2006 (4M)	1,940,000.00
340-230-116	10M COMB SERIES 2007 (7M)	3,165,000.00
340-230-117	9.615M COMB SERIES 08 (6.615M)	0.00
340-230-118	8.995 GO REFUNDING 2009	0.00
340-230-119	2.625 GO REF 2010	0.00
340-230-120	5.450M GO REF 2012 (1.460M)	0.00
340-230-121	4.595M 2015 GO REF (1.695M)	655,000.00
340-230-122	8.010M 2016 GO REF (5.065M)	5,065,000.00
340-230-123	5.34M COMB SERIES 2017(2.250M)	2,170,000.00
340-230-124	3.02M GO REF 2017 (1.585M)	1,150,000.00
340-230-125	12.590 M 2019 COs (4.425M)	4,025,000.00
340-230-126	4.035M 2021 GO Ref	0.00
340-230-127	22.91M 2022 CO (10.575M)	10,350,000.00
340-240-100	METER DEPOSITS	600,724.00
340-240-101	UNCLAIMED FUNDS	5,611.58

BALANCE SHEET
AS OF: MARCH 31ST, 2024

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
340-240-120	ALLOWANCE FOR BAD DEBT	0.00		
	TOTAL LIABILITIES		30,329,535.78	
EQUITY				
======				
340-250-100	CONTRIBUTED CAPITAL-WATER OPER	454,779.30		
340-250-101	CONTRIBUTED CAPITAL SEWER OPER	60,475.00		
340-270-100	FUND BALANCE	12,171,637.04		
	TOTAL BEGINNING EQUITY	12,686,891.34		
	TOTAL REVENUE	8,132,970.25		
	TOTAL EXPENSES	7,008,383.07		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	1,124,587.18		
	TOTAL EQUITY & FUND BALANCE		13,811,478.52	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			44,141,014.30
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BALANCE SHEET
AS OF: MARCH 31ST, 2024

345-UTILITY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
345-100-102	CLAIM ON POOLED CASH	3,486,000.42		
345-100-103	SECURITY INVESTMENTS	0.00		
345-100-104	SAFEKEEPING CHECKING ACCT	0.00		
345-160-206	WORK IN PROGRESS	56,250.00		
345-160-225	PLANT DISTRIBUTION	143,311.29		
345-170-100	CURRENT YR RES FOR ENCUMBRANCE	(175,068.37)		
345-170-101	PRIOR YR RES FOR ENCUMBRANCE	139,045.00		
			3,649,538.34	
	TOTAL ASSETS			3,649,538.34
LIABILITIES				
345-200-110	CURRENT YEAR ENCUMBRANCE	(175,068.37)		
345-200-111	PRIOR YEAR ENCUMBRANCE	139,045.00		
345-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
345-200-500	ACCOUNTS PAYABLE PENDING	12,476.78		
	TOTAL LIABILITIES		(23,546.59)	
EQUITY				
345-270-100	FUND BALANCE	3,671,017.11		
	TOTAL BEGINNING EQUITY	3,671,017.11		
	TOTAL REVENUE	84,465.00		
	TOTAL EXPENSES	82,397.18		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	2,067.82		
	TOTAL EQUITY & FUND BALANCE		3,673,084.93	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			3,649,538.34

BALANCE SHEET
AS OF: MARCH 31ST, 2024

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
======			
350-100-102	CLAIM ON POOLED CASH	(39,330.73)	
350-100-106	TEXPOOL 2017 AIRPORT CONST	712,970.39	
350-120-100	AIRPORT RECEIVABLES	1,672.47	
350-120-101	REFUND CHECKS PAYABLE	0.00	
350-120-103	MISC. ACCOUNTS RECEIVABLE	(385.00)	
350-120-140	GRANTS RECEIVABLE	0.00	
350-120-250	DUE FROM OTHER FUNDS (AUDITOR)	0.00	
350-150-100	BOND ISSUANCE COSTS	0.00	
350-150-105	DEFERRED AMT ON REFUNDING	0.00	
350-160-100	LAND	859,833.00	
350-160-200	T-HANGERS (BUILDINGS)	4,344,298.10	
350-160-206	FIXED ASSETS:WORK IN PROGRESS	57,509.50	
350-160-210	EQUIPMENT	118,846.06	
350-160-300	RUNWAY	2,238,415.96	
350-160-335	FIELD EQUIPMENT	0.00	
350-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,247,537.66)	
350-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00	
350-170-103	PRE-PAY HEALTH INSURANCE	0.00	
350-190-103	ACCUMULATED DEPRECIATION	(2,376,995.58)	
		4,669,296.51	
	TOTAL ASSETS		4,669,296.51
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LIABILITIES			
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350-200-100	ACCRUED ACCOUNTS PAYABLE	0.00	
350-200-110	CURRENT YEAR ENCUMBRANCE	(1,247,537.66)	
350-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
350-200-200	FICA AND MEDICARE PAYABLE	0.00	
350-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
350-200-202	TMRS PAYABLE	927.47	
350-200-210	NET PENSION LIABILITY	33,196.33	
350-200-211	NEW OPED-SDBF LIABILITY	2,075.66	
350-200-212	LIFE INSURANCE PAYABLE	13.30	
350-200-213	DENTAL PAYABLE	42.71	
350-200-214	AFLAC PAYABLE	0.00	
350-200-219	SCOTT & WHITE PAYABLE	(13.58)	
350-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	47.22	
350-200-222	PRE-PAID LEGAL	0.00	
350-200-228	MISC. DEDUCTIONS PAYABLE	0.00	
350-200-233	OTHER A/P PENDING (AUDITOR)	(617.76)	
350-200-235	VISION PLAN PAYABLE	4.37	
350-200-240	BONDS PAYABLE-CURRENT	0.00	
350-200-401	WAGES PAYABLE	2,460.12	
350-200-500	ACCOUNTS PAYABLE PENDING	1,194.72	
350-200-501	DUE TO FUND 100 (LOAN ADVANCE)	0.00	
350-200-502	DUE TO FUND 100	0.00	
350-200-505	DUE TO OTHER FUNDS	0.00	
350-200-999	UNRECONCILED DIFFERENCE	(271.67)	

BALANCE SHEET

AS OF: MARCH 31ST, 2024

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
350-210-100	UNAMORT. BOND DISCOUNT	0.00		
350-210-101	BOND PREMIUMS	16,385.76		
350-210-110	DEFERRED OUTFLOW TMRS CONT	(5,786.49)		
350-210-111	SDBF DEF OUTFLOW RE CONTRIB	(63.79)		
350-210-113	SDBF DEF INFLOW ACT EXP VS ASS	234.31		
350-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	543.19		
350-210-115	DEFERRED OUTLOW INVST TMRS	(11,094.29)		
350-210-118	DEFERRED INFLOW ACT VS ASSMPT	(146.10)		
350-210-119	DEFERRED OUTFLOW CNGS IN ASSUM	0.00		
350-230-101	LONG TERM DEBT	0.00		
350-230-102	BOND PAYABLE-$290K REF 2010	0.00		
350-230-103	5.34M COMB SERIES 2017(1.445M)	1,200,000.00		
350-240-101	ACCRUED INTEREST PAYABLE	4,521.80		
	TOTAL LIABILITIES		(3,884.38)	
EQUITY				
350-250-100	CONTRIBUTED CAPITAL GRANT	4,274,320.92		
350-250-101	CONTRIBUTED CAPITAL CITY	75,265.82		
350-280-100	RETAINED EARNINGS	178,525.25		
350-281-100	PRIOR PERIOD ADJUSTMENTS	442,482.09		
	TOTAL BEGINNING EQUITY	4,970,594.08		
	TOTAL REVENUE	249,805.17		
	TOTAL EXPENSES	547,218.36		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(297,413.19)		
	TOTAL EQUITY & FUND BALANCE		4,673,180.89	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			4,669,296.51

BALANCE SHEET
AS OF: MARCH 31ST, 2024

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
370-100-102	CLAIM ON POOLED CASH	118,133.96	
370-100-103	SECURITY INVESTMENTS	54,000.00	
370-100-104	SAFEKEEPING CHECKING ACCCT	0.00	
370-120-103	MISC ACCOUNTS RECEIVABLE	0.00	
370-160-206	FIXED ASSETS-WORK IN PROGRESS	0.00	
370-160-225	INFRASTRUCTURE	10,032.80	
370-160-301	VEHICLES	36,464.95	
370-170-100	CURRENT YR RES FOR ENCUMBRANCE	(91,255.94)	
370-170-101	PRIOR YR RES FOR ENCUMBRANCE	13,919.83	
370-170-103	PRE-PAY HEALTH INSURANCE	0.00	
370-190-103	ACCUMULATED DEPRECIATION	(6,338.01)	
			134,957.59
	TOTAL ASSETS		134,957.59
LIABILITIES			
370-200-110	CURRENT YR ENCUMBRANCE	(91,255.94)	
370-200-111	PRIOR YEAR ENCUMBRANCE	13,919.83	
370-200-200	FICA & MEDICARE PAYABLE	0.00	
370-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
370-200-202	TMRS PAYABLE	954.62	
370-200-208	ACCRUED VACATION	4,139.43	
370-200-210	NET PENSION LIABILITY	48,552.83	
370-200-211	NEW OPEB-SDBF LIABILITY	3,035.86	
370-200-212	LIFE INSURANCE PAYABLE	9.22	
370-200-213	ASSURANT DENTAL PAYABLE	33.12	
370-200-214	AFLAC PAYABLE	0.00	
370-200-219	SCOTT & WHITE HEALTH PAYABLE	283.28	
370-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
370-200-222	PRE-PAID LEGAL	0.00	
370-200-228	MISC DEDUCTIONS PAYABLE	0.00	
370-200-233	OTHER A/P PENDING (AUDITOR)	(1,342.29)	
370-200-235	VISION PLAN PAYABLE	6.45	
370-200-401	WAGES PAYABLE	2,273.99	
370-200-500	ACCOUNTS PAYABLE PENDING	2,393.55	
370-210-100	DUE TO CEMETERY LAND PURCHASE	0.00	
370-210-110	DEFERRED OUTFLOW CONT TMRS	(8,463.30)	
370-210-111	SDBF DEF OUTFLOW RES CONTRIB	(93.30)	
370-210-113	SDBF DEF INFLOW ACT EX VS ASSU	342.70	
370-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	794.47	
370-210-115	DEFERRED OUTFLOW INVST TMRS	(16,226.47)	
370-210-118	DEFERRED INFLOW ACTUAL VS ASSM	(213.68)	
370-210-119	DEFERRED OUTFLOW-CHG ASSUMP	0.00	
	TOTAL LIABILITIES		(40,855.63)

BALANCE SHEET

AS OF: MARCH 31ST, 2024

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
EQUITY				
370-270-100	FUND BALANCE	222,324.10		
	TOTAL BEGINNING EQUITY	222,324.10		
	TOTAL REVENUE	116,267.89		
	TOTAL EXPENSES	162,778.77		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(46,510.88)		
	TOTAL EQUITY & FUND BALANCE		175,813.22	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			134,957.59

BALANCE SHEET
AS OF: MARCH 31ST, 2024

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
======			
382-100-102	CLAIM ON POOLED CASH	263,594.16	
382-100-104	SAFEKEEPING CHECKING ACCT	0.00	
382-120-250	DUE FROM OTHER FUNDS	0.00	
382-160-206	ESCROW FOR EQUIPMENT PURCHASES	0.00	
382-160-301	VEHICLES	0.00	
382-160-303	OFFICE EQUIPMENT	0.00	
382-160-305	FIELD EQUIPMENT	0.00	
382-160-306	HEAVY EQUIPMENT	0.00	
382-160-320	EQUIPMENT	0.00	
382-170-100	CURRENT YR RES FOR ENCUMBRANCE	(107,397.60)	
382-170-101	PRIOR YR RES FOR ENCUMBRANCE	74,881.95	
382-170-103	PRE-PAY HEALTH INSURANCE	0.00	
382-190-103	ACCUMULATED DEPRECIATION	0.00	
			231,078.51
	TOTAL ASSETS		231,078.51
			==========
LIABILITIES			
==========			
382-200-110	CURRENT YEAR ENCUMBRANCE	(107,397.60)	
382-200-111	PRIOR YEAR ENCUMBRANCE	74,881.95	
382-200-200	FICA AND MEDICARE PAYABLE	0.00	
382-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
382-200-202	TMRS PAYABLE	1,055.80	
382-200-203	DEFERRED COMP PAYABLE	0.00	
382-200-208	ACCRUED VACATION	4,944.81	
382-200-210	NET PENSION LIABILITY	111,361.36	
382-200-211	NEW OPEB-SDBF LIABILITY	7,490.51	
382-200-212	LIFE INSURANCE PAYABLE	(340.85)	
382-200-213	DENTAL PAYABLE	(226.31)	
382-200-214	AFLAC PAYABLE	223.76	
382-200-215	CLOTHES RENTAL PAYABLE	0.00	
382-200-216	CINCINNATI LIFE PAYABLE	261.10	
382-200-218	BLUE CHOICE PAYABLE	0.00	
382-200-219	SCOTT & WHITE HEALTH PAYABLE	(179.34)	
382-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
382-200-222	PRE-PAID LEGAL PAYABLE	(626.20)	
382-200-228	MISC DEDUCTIONS PAYABLE	0.00	
382-200-229	MET LIFE DENTAL PAYABLE	0.00	
382-200-233	OTHER A/P PENDING (AUDITOR)	(2,723.96)	
382-200-235	VISION PLAN PAYABLE	(32.18)	
382-200-401	WAGES PAYABLE	2,763.21	
382-200-500	ACCOUNTS PAYABLE PENDING	27,679.00	
382-210-110	DEFERRED OUTFLOW CONTB TMRS	(19,411.52)	
382-210-111	SDBF DEF OUTFLOW RES CONTRI	(213.99)	
382-210-113	SDBF DEF INFLOW ACT EXP VS ASS	786.02	
382-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	1,822.21	
382-210-115	DEFERRED OUTFLOW INVST TMRS	(37,217.22)	
382-210-118	DEFERRED INFLOW ACTUAL VS ASSM	(490.10)	

BALANCE SHEET
AS OF: MARCH 31ST, 2024

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
382-210-119	DEFERRED OUTLOW-CHNG IN ASSUMP	0.00		
382-240-101	UNCLAIMED FUNDS	78.32		
	TOTAL LIABILITIES		64,488.78	
EQUITY				
382-260-121	RESERVE:FUTURE EQUIP PURCHASES	0.00		
382-270-100	FUND BALANCE	(47,066.34)		
	TOTAL BEGINNING EQUITY	(47,066.34)		
	TOTAL REVENUE	655,011.92		
	TOTAL EXPENSES	441,355.85		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	213,656.07		
	TOTAL EQUITY & FUND BALANCE		166,589.73	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			231,078.51

BALANCE SHEET
AS OF: MARCH 31ST, 2024

384-FLEET REPLACEMENT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
384-100-102	CLAIM ON POOLED CASH	132,008.19		
384-100-104	CAPITAL EQUIP ACCT 2139517	0.00		
384-100-105	SIGNATURE BANK EQUIP (ESCROW)	0.00		
384-100-106	FROST LEASING ESCROW 010597724	0.00		
384-100-107	UMB BANK CLAYTON HOLDINGS	0.00		
384-100-108	2018 FLEET/EQUIP TEXSTAR 20180	235,806.56		
384-100-109	GOVERNMENT CAPITAL CORP	0.00		
384-100-110	US BANCORP GOVERNMENT LEAS	0.00		
384-100-111	US BANCORP GOV ESCROW	0.00		
384-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
384-140-100	PREPAID CAP LEASE	0.00		
384-150-100	BOND ISSUANCE COSTS	0.00		
384-160-206	FIXED ASSETS-WORK IN PROGRESS	103,164.89		
384-160-320	MACHINERY & EQUIPMENT	9,019,552.02		
384-170-100	CURRENT YR RES FOR ENCUMBRANCE	(7,200,017.53)		
384-170-101	PRIOR YR RES FOR ENCUMBRANCE	3,865,694.83		
384-190-103	ACCUMULATED DEPRECIATION	(7,315,204.10)		
			(1,158,995.14)	
	TOTAL ASSETS			(1,158,995.14)
LIABILITIES				
384-200-104	ACCRUED INTEREST PAYALBE	0.00		
384-200-110	CURRENT YEAR ENCUMBRANCE	(7,145,613.53)		
384-200-111	PRIOR YEAR ENCUMBRANCE	3,811,290.83		
384-200-500	ACCOUNTS PAYABLE PENDING	1,322.50		
384-200-505	DUE TO OTHER FUNDS	0.00		
384-210-101	UNAMORT BOND PREMIUM	30,724.49		
384-230-103	5.44M COMB SERIES 2015(2.66M)	1,125,000.00		
384-230-115	CAPITAL LEASE PAYABLE-CURRENT	0.00		
384-230-120	CAP LEASE PAYABLE-NONCURRENT	144,729.14		
384-230-125	NOTES PAYABLE	815,834.57		
384-240-101	ACCRUED INTEREST PAYABLE	19,775.36		
	TOTAL LIABILITIES		(1,196,936.64)	
EQUITY				
384-270-100	FUND BALANCE	529,824.97		
	TOTAL BEGINNING EQUITY	529,824.97		
	TOTAL REVENUE	173,522.27		
	TOTAL EXPENSES	665,405.74		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(491,883.47)		
	TOTAL EQUITY & FUND BALANCE		37,941.50	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			(1,158,995.14)

Attachment E

Sales Tax Tracking Report

Sales Tax Tracking (Total Amount) FY 2023-24

	2020-21 Actual	2021-22 Actual	2022-23 Actual	2023-24 Actual	2023-24 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	393,127	468,966	1,023,003	1,764,706	2,748,592	(983,886)	-35.8%	741,703	72.5%
November	482,805	581,787	1,242,415	1,428,563	2,866,008	(1,437,445)	-50.2%	186,148	15.0%
December	404,316	475,711	1,743,702	5,654,663	2,535,731	3,118,932	123.0%	3,910,961	224.3%
January	403,476	421,763	1,660,588	3,353,527	2,287,161	1,066,366	46.6%	1,692,939	101.9%
February	552,026	678,554	2,494,516	3,904,364	2,305,614	1,598,749	69.3%	1,409,847	56.5%
March	393,003	503,163	1,900,982	2,485,884	1,857,987	627,896	33.8%	584,902	30.8%
April	391,521	453,235	688,276		1,732,730				
May	577,092	710,906	3,804,360		1,818,751				
June	493,430	612,055	2,176,802		1,608,504				
July	442,382	849,121	1,964,244		1,435,929				
August	549,608	703,460	2,438,379		1,293,359				
Sept.	468,276	867,785	2,749,238		1,112,833				
	$ 5,551,064	$ 7,326,507	$ 23,886,505	$ 18,591,707	$ 23,603,200			$ 8,526,501	

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

	2020-21 Actual	2021-22 Actual	2022-23 Actual	2023-24 Actual
October	$ 98,282	$ 117,242	$ 255,751	$ 441,177
November	$ 120,701	$ 145,447	$ 310,604	$ 357,141
December	$ 101,079	$ 118,928	$ 435,926	$ 1,413,666
January	$ 100,869	$ 105,441	$ 415,147	$ 838,382
February	$ 138,007	$ 169,639	$ 623,629	$ 976,091
March	$ 98,251	$ 125,791	$ 475,245	$ 621,471
April	$ 97,880	$ 113,309	$ 172,069	$ -
May	$ 144,273	$ 177,727	$ 951,090	$ -
June	$ 123,358	$ 153,014	$ 544,201	$ -
July	$ 110,595	$ 212,280	$ 491,061	$ -
August	$ 137,402	$ 175,865	$ 609,595	$ -
Sept.	$ 117,069	$ 216,946	$ 687,310	$ -
	1,387,766	1,831,627	5,971,626	4,647,927

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

	2020-21 Actual	2021-22 Actual	2022-23 Actual	2023-24 Actual	2023-24 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	294,845	351,725	767,252	1,323,530	2,061,444	(737,914)	-35.8%	556,278	72.5%
November	362,104	436,341	931,811	1,071,422	2,149,506	(1,078,084)	-50.2%	139,611	15.0%
December	303,237	356,784	1,307,777	4,240,997	1,901,798	2,339,199	123.0%	2,933,220	224.3%
January	302,607	316,322	1,245,441	2,515,145	1,715,371	799,775	46.6%	1,269,704	101.9%
February	414,020	508,916	1,870,887	2,928,273	1,729,211	1,199,062	69.3%	1,057,386	56.5%
March	294,752	377,372	1,425,736	1,864,413	1,393,490	470,922	33.8%	438,676	30.8%
April	293,641	339,926	516,207	-	1,299,548				
May	432,819	533,180	2,853,270	-	1,364,063				
June	370,073	459,041	1,632,602	-	1,206,378				
July	331,786	636,841	1,473,183	-	1,076,947				
August	412,206	527,595	1,828,784	-	970,019				
Sept.	351,207	650,839	2,061,929	-	834,625				

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

	2020-21 Actual	2021-22 Actual	2022-23 Actual	2023-24 Actual	2023-24 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	294,845	351,725	767,252	1,323,530	2,061,444	(737,914)	-35.8%	556,278	72.5%
November	656,949	788,065	1,699,063	2,394,952	4,210,950	(1,815,998)	-43.1%	695,889	41.0%
December	960,186	1,144,849	3,006,840	6,635,949	6,112,749	523,201	8.6%	3,629,109	120.7%
January	1,262,794	1,461,171	4,252,281	9,151,095	7,828,119	1,322,975	16.9%	4,898,814	115.2%
February	1,676,813	1,970,087	6,123,168	12,079,367	9,557,330	2,522,037	26.4%	5,956,199	97.3%
March	1,971,566	2,347,459	7,548,905	13,943,780	10,950,820	2,992,960	27.3%	6,394,876	84.7%
April	2,265,207	2,687,385	8,065,111		12,250,368				
May	2,698,026	3,220,565	10,918,381		13,614,431				
June	3,068,099	3,679,606	12,550,983		14,820,809				
July	3,399,885	4,316,447	14,024,166		15,897,756				
August	3,812,091	4,844,041	15,852,950		16,867,776				
Sept.	4,163,298	5,494,880	17,914,879		17,702,400				
% Y-T-D Increase over prior year	12.0%	32.0%	226.0%						

Attachment F

Quarterly Investment Report

CITY OF TAYLOR

Quarterly Investment Report

AS OF MARCH 31, 2024



MEEDER
PUBLIC FUNDS

MEEDER PUBLIC FUNDS

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MEEDER PUBLIC FUNDS

Quarterly Portfolio Summary

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

Portfolio as of December 31, 2023

BEGINNING BOOK VALUE	$117,552,317.97
BEGINNING MARKET VALUE	$117,481,807.52
UNREALIZED GAIN/(LOSS)	($70,510.45)
WEIGHTED AVERAGE MATURITY (YEARS)	0.05
WEIGHTED AVERAGE YIELD	3.34

Portfolio as of March 31, 2024

ENDING BOOK VALUE	$126,946,637.80
ENDING MARKET VALUE	$126,893,528.62
INVESTMENT INCOME FOR THE PERIOD	$1,625,400.50
UNREALIZED GAIN/(LOSS)	($53,109.18)
CHANGE IN UNREALIZED GAIN/(LOSS)	$17,401.27
WEIGHTED AVERAGE MATURITY (YEARS)	0.03
WEIGHTED AVERAGE YIELD	5.29

MEEDER PUBLIC FUNDS

Quarterly Portfolio Summary By Fund

PORTFOLIO MARKET VALUE BY FUND	12/31/2023	03/31/2024	CHANGE	INTEREST EARNED
2019 BOND FUND	1,092,176.49	745,523.82	-346,652.67	11,548.63
2022 DEBT NON-TAX SUPPORTED	6,934,562.64	5,821,160.85	-1,113,401.79	87,745.53
2022 DEBT TAX SUPPORTED	9,578,712.25	6,922,148.34	-2,656,563.91	106,189.06
2022 TAX SUPPORTED LIMITED TAX	5,566,439.07	5,631,893.10	65,454.03	76,481.68
2023A TAX & REVENUE CO	54,100,867.34	54,845,216.46	744,349.12	744,349.12
AIRPORT FUND	1,001,964.82	712,970.39	-288,994.43	11,005.57
CEMETERY PERMANENT FUND	1,031,397.46	1,041,686.54	10,289.08	2,069.08
FLEET REPLACEMENT FUND	232,713.79	235,806.56	3,092.77	3,092.77
GENERAL FUND	34,881,069.04	47,129,514.26	12,248,445.22	540,473.86
SPECIAL REV-TAX INCREMENT FUND	607,152.23	1,307,360.04	700,207.81	9,110.76
UTILITY FUND	2,454,752.39	2,500,248.26	45,495.87	33,334.44
TOTAL	**117,481,807.52**	**126,893,528.62**	**9,411,721.10**	**1,625,400.50**

MEEDER PUBLIC FUNDS

Compliance Certification

The undersigned acknowledge they have reviewed this quarterly investment report for the period ending March 31, 2024. Officials designated as investment officers by this entity's Investment Policy attest that all investments comply with the Texas Public Funds Investment Act and this entity's Investment Policy.

Jeffrey Wood, Finance Director

Lindsay Strothman, Senior Accountant

MEEDER
PUBLIC FUNDS

Portfolio Statistics

5.29
Average Yield

0.03
Weighted Average Maturity (Years)

0.03
Portfolio Effective Duration (Years)

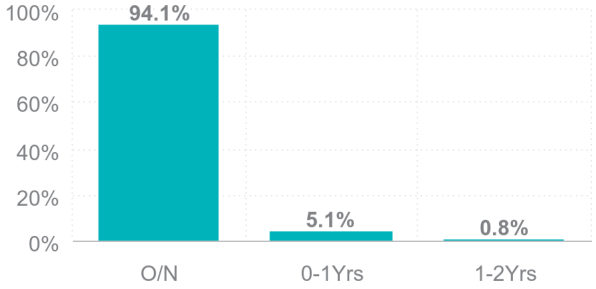
0.03
Weighted Average Life (Years)

AAA
Average Credit Rating

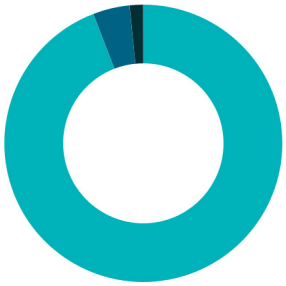
Portfolio Position

Par Value	$126,957,496
Principal Cost	$126,915,268
Book Value	$126,946,638
Market Value	$126,893,529
Unrealized Gain/Loss	($53,109)
Accrued Interest	$43,860

Maturity Distribution



Sector Allocation



LGIP	94.13%
U.S. Agencies	4.30%
U.S. Treasuries	1.56%
Money Market Funds	0.01%

MEEDER PUBLIC FUNDS

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
LGIP	119,445,219.80	119,445,219.80	119,445,219.80	94.13%	1	5.41
Money Market Funds	12,276.00	12,276.00	12,276.00	0.01%	1	0.40
U.S. Agencies	5,500,000.00	5,450,525.00	5,492,896.06	4.30%	253	3.57
U.S. Treasuries	2,000,000.00	1,985,507.82	1,996,245.93	1.56%	76	2.70
TOTAL	**126,957,495.80**	**126,893,528.62**	**126,946,637.80**	**100.00%**	**13**	**5.29**

CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		0.00	0.00			
TOTAL CASH AND INVESTMENTS	**126,957,495.80**	**126,893,528.62**	**126,946,637.80**		**13**	**5.29**

TOTAL EARNINGS

	CURRENT QUARTER
Current Year	1,625,400.50

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
2019 BOND FUND						
LGIP	1	745,523.82	745,523.82	0.59	5.30	1
TOTAL	**1**	**745,523.82**	**745,523.82**	**0.59**	**5.30**	**1**
2022 DEBT NON-TAX SUPPORTED						
LGIP	1	5,821,160.85	5,821,160.85	4.59	5.47	1
TOTAL	**1**	**5,821,160.85**	**5,821,160.85**	**4.59**	**5.47**	**1**
2022 DEBT TAX SUPPORTED						
LGIP	1	6,922,148.34	6,922,148.34	5.45	5.47	1
TOTAL	**1**	**6,922,148.34**	**6,922,148.34**	**5.46**	**5.47**	**1**
2022 TAX SUPPORTED LIMITED TAX						
LGIP	1	5,631,893.10	5,631,893.10	4.44	5.47	1
TOTAL	**1**	**5,631,893.10**	**5,631,893.10**	**4.44**	**5.47**	**1**
2023A TAX & REVENUE CO						
LGIP	1	54,845,216.46	54,845,216.46	43.21	5.47	1
TOTAL	**1**	**54,845,216.46**	**54,845,216.46**	**43.22**	**5.47**	**1**
AIRPORT FUND						
LGIP	1	712,970.39	712,970.39	0.56	5.32	1
TOTAL	**1**	**712,970.39**	**712,970.39**	**0.56**	**5.32**	**1**
CEMETERY PERMANENT FUND						
LGIP	3	62,396.54	62,396.54	0.05	5.30	1
U.S. Agencies	1	1,000,000.00	1,000,000.00	0.77	0.50	150
TOTAL	**4**	**1,062,396.54**	**1,062,396.54**	**0.82**	**0.79**	**141**

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
FLEET REPLACEMENT FUND						
LGIP	1	235,806.56	235,806.56	0.19	5.30	1
TOTAL	**1**	**235,806.56**	**235,806.56**	**0.19**	**5.30**	**1**
GENERAL FUND						
LGIP	3	40,660,495.44	40,660,495.44	32.03	5.33	1
Money Market Funds	1	12,276.00	12,276.00	0.01	0.40	1
U.S. Agencies	5	4,500,000.00	4,492,896.06	3.55	4.25	276
U.S. Treasuries	2	2,000,000.00	1,996,245.93	1.57	2.70	76
TOTAL	**11**	**47,172,771.44**	**47,161,913.44**	**37.14**	**5.11**	**30**
SPECIAL REV-TAX INCREMENT FUND						
LGIP	1	1,307,360.04	1,307,360.04	1.03	5.32	1
TOTAL	**1**	**1,307,360.04**	**1,307,360.04**	**1.03**	**5.32**	**1**
UTILITY FUND						
LGIP	2	2,500,248.26	2,500,248.26	1.97	5.38	1
TOTAL	**2**	**2,500,248.26**	**2,500,248.26**	**1.97**	**5.38**	**1**
GRAND TOTAL	**25**	**126,957,495.80**	**126,946,637.80**	**100.00**	**5.29**	**13**

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
2019 BOND FUND												
LGIP												
TEXSTAR	TexSTAR	03/31/2024 03/31/2024	745,523.82	745,523.82 0.00	745,523.82	5.30		1	1.00 745,523.82	0.00 745,523.82	0.59	AAA
LGIP TOTAL			**745,523.82**	**745,523.82 0.00**	**745,523.82**	**5.30**		**1**	**1.00 745,523.82**	**0.00 745,523.82**	**0.59**	**AAA**
2019 BOND FUND TOTAL			**745,523.82**	**745,523.82 0.00**	**745,523.82**	**5.30**		**1**	**1.00 745,523.82**	**0.00 745,523.82**	**0.59**	**AAA**
2022 DEBT NON-TAX SUPPORTED												
LGIP												
TXCLASS	Texas CLASS	03/31/2024 03/31/2024	5,821,160.85	5,821,160.85 0.00	5,821,160.85	5.47		1	1.00 5,821,160.85	0.00 5,821,160.85	4.59	AAA
LGIP TOTAL			**5,821,160.85**	**5,821,160.85 0.00**	**5,821,160.85**	**5.47**		**1**	**1.00 5,821,160.85**	**0.00 5,821,160.85**	**4.59**	**AAA**
2022 DEBT NON-TAX SUPPORTED TOTAL			**5,821,160.85**	**5,821,160.85 0.00**	**5,821,160.85**	**5.47**		**1**	**1.00 5,821,160.85**	**0.00 5,821,160.85**	**4.59**	**AAA**
2022 DEBT TAX SUPPORTED												
LGIP												
TXCLASS	Texas CLASS	03/31/2024 03/31/2024	6,922,148.34	6,922,148.34 0.00	6,922,148.34	5.47		1	1.00 6,922,148.34	0.00 6,922,148.34	5.46	AAA
LGIP TOTAL			**6,922,148.34**	**6,922,148.34 0.00**	**6,922,148.34**	**5.47**		**1**	**1.00 6,922,148.34**	**0.00 6,922,148.34**	**5.46**	**AAA**
2022 DEBT TAX SUPPORTED TOTAL			**6,922,148.34**	**6,922,148.34 0.00**	**6,922,148.34**	**5.47**		**1**	**1.00 6,922,148.34**	**0.00 6,922,148.34**	**5.46**	**AAA**
2022 TAX SUPPORTED LIMITED TAX												
LGIP												
TXCLASS	Texas CLASS	03/31/2024 03/31/2024	5,631,893.10	5,631,893.10 0.00	5,631,893.10	5.47		1	1.00 5,631,893.10	0.00 5,631,893.10	4.44	AAA
LGIP TOTAL			**5,631,893.10**	**5,631,893.10 0.00**	**5,631,893.10**	**5.47**		**1**	**1.00 5,631,893.10**	**0.00 5,631,893.10**	**4.44**	**AAA**
2022 TAX SUPPORTED LIMITED TAX TOTAL			**5,631,893.10**	**5,631,893.10 0.00**	**5,631,893.10**	**5.47**		**1**	**1.00 5,631,893.10**	**0.00 5,631,893.10**	**4.44**	**AAA**

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
2023A TAX & REVENUE CO												
LGIP												
TXCLASS	Texas CLASS	03/31/2024 03/31/2024	54,845,216.46	54,845,216.46 0.00	54,845,216.46	5.47		1	1.00 54,845,216.46	0.00 54,845,216.46	43.22	AAA
LGIP TOTAL			**54,845,216.46**	**54,845,216.46 0.00**	**54,845,216.46**	**5.47**		**1**	**1.00 54,845,216.46**	**0.00 54,845,216.46**	**43.22**	**AAA**
2023A TAX & REVENUE CO TOTAL			**54,845,216.46**	**54,845,216.46 0.00**	**54,845,216.46**	**5.47**		**1**	**1.00 54,845,216.46**	**0.00 54,845,216.46**	**43.22**	**AAA**
AIRPORT FUND												
LGIP												
TEXPOOL	TexPool	03/31/2024 03/31/2024	712,970.39	712,970.39 0.00	712,970.39	5.32		1	1.00 712,970.39	0.00 712,970.39	0.56	AAA
LGIP TOTAL			**712,970.39**	**712,970.39 0.00**	**712,970.39**	**5.32**		**1**	**1.00 712,970.39**	**0.00 712,970.39**	**0.56**	**AAA**
AIRPORT FUND TOTAL			**712,970.39**	**712,970.39 0.00**	**712,970.39**	**5.32**		**1**	**1.00 712,970.39**	**0.00 712,970.39**	**0.56**	**AAA**
CEMETERY PERMANENT FUND												
LGIP												
TEXSTAR	TexSTAR	03/31/2024 03/31/2024	61,062.37	61,062.37 0.00	61,062.37	5.30		1	1.00 61,062.37	0.00 61,062.37	0.05	AAA
TXCLASS	Texas CLASS	03/31/2024 03/31/2024	942.83	942.83 0.00	942.83	5.47		1	1.00 942.83	0.00 942.83	0.00	AAA
TEXPOOL	TexPool	03/31/2024 03/31/2024	391.34	391.34 0.00	391.34	5.32		1	1.00 391.34	0.00 391.34	0.00	AAA
LGIP TOTAL			**62,396.54**	**62,396.54 0.00**	**62,396.54**	**5.30**		**1**	**1.00 62,396.54**	**0.00 62,396.54**	**0.05**	**AAA**
U.S. AGENCIES												
3130ANNS5	FHLBANKS 0.500 08/28/24 '24	08/10/2021 08/30/2021	1,000,000.00	1,000,000.00 0.00	1,000,000.00	0.50	08/28/2024	150	97.93 979,290.00	(20,710.00) 1,000,000.00	0.77	Aaa AA+
U.S. AGENCIES TOTAL			**1,000,000.00**	**1,000,000.00 0.00**	**1,000,000.00**	**0.50**		**150**	**97.93 979,290.00**	**(20,710.00) 1,000,000.00**	**0.77**	**Aaa AA+**
CEMETERY PERMANENT FUND TOTAL			**1,062,396.54**	**1,062,396.54 0.00**	**1,062,396.54**	**0.79**		**141**	**92.12 1,041,686.54**	**(20,710.00) 1,062,396.54**	**0.82**	**AA+**

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
FLEET REPLACE-MENT FUND												
LGIP												
TEXSTAR	TexSTAR	03/31/2024 03/31/2024	235,806.56	235,806.56 0.00	235,806.56	5.30		1	1.00 235,806.56	0.00 235,806.56	0.19	AAA
LGIP TOTAL			**235,806.56**	**235,806.56 0.00**	**235,806.56**	**5.30**		**1**	**1.00 235,806.56**	**0.00 235,806.56**	**0.19**	**AAA**
FLEET REPLACEMENT FUND TOTAL			**235,806.56**	**235,806.56 0.00**	**235,806.56**	**5.30**		**1**	**1.00 235,806.56**	**0.00 235,806.56**	**0.19**	**AAA**
GENERAL FUND												
LGIP												
TXCLASS	Texas CLASS	03/31/2024 03/31/2024	3,601,180.08	3,601,180.08 0.00	3,601,180.08	5.47		1	1.00 3,601,180.08	0.00 3,601,180.08	2.84	AAA
TEXPOOL	TexPool	03/31/2024 03/31/2024	36,083,288.74	36,083,288.74 0.00	36,083,288.74	5.32		1	1.00 36,083,288.74	0.00 36,083,288.74	28.44	AAA
TEXSTAR	TexSTAR	03/31/2024 03/31/2024	976,026.62	976,026.62 0.00	976,026.62	5.30		1	1.00 976,026.62	0.00 976,026.62	0.77	AAA
LGIP TOTAL			**40,660,495.44**	**40,660,495.44 0.00**	**40,660,495.44**	**5.33**		**1**	**1.00 40,660,495.44**	**0.00 40,660,495.44**	**32.04**	**AAA**
MONEY MARKET FUNDS												
60618	City National Bank MMF - Public Funds	03/31/2024 03/31/2024	12,276.00	12,276.00 0.00	12,276.00	0.40		1	1.00 12,276.00	0.00 12,276.00	0.01	NA
MONEY MARKET FUNDS TOTAL			**12,276.00**	**12,276.00 0.00**	**12,276.00**	**0.40**		**1**	**1.00 12,276.00**	**0.00 12,276.00**	**0.01**	**NA**
U.S. AGENCIES												
3130AMT85	FHLBANKS 0.400 06/28/24 '24	06/03/2021 06/28/2021	500,000.00	500,000.00 0.00	500,000.00	0.40	06/28/2024	89	98.70 493,515.00	(6,485.00) 500,000.00	0.39	Aaa AA+
3130AVB84	FHLBANKS 5.250 09/13/24	03/29/2023 03/31/2023	1,000,000.00	1,009,900.00 0.00	1,009,900.00	4.53	09/13/2024	166	99.92 999,240.00	(3,840.41) 1,003,080.41	0.79	Aaa AA+
3130ATUR6	FHLBANKS 4.625 12/13/24	06/28/2023 06/30/2023	1,000,000.00	993,035.38 0.00	993,035.38	5.13	12/13/2024	257	99.56 995,620.00	(1,020.06) 996,640.06	0.78	Aaa AA+
3130AUZC1	FHLBANKS 4.625 03/14/25	03/10/2023 03/14/2023	1,000,000.00	995,701.21 0.00	995,701.21	4.85	03/14/2025	348	99.60 996,020.00	(1,931.88) 997,951.88	0.78	Aaa AA+
3130AVYU0	FHLBANKS 3.950 06/02/25	06/01/2023 06/05/2023	1,000,000.00	991,870.00 0.00	991,870.00	4.38	06/02/2025	428	98.68 986,840.00	(8,383.72) 995,223.72	0.78	Aaa AA+
U.S. AGENCIES TOTAL			**4,500,000.00**	**4,490,506.59 0.00**	**4,490,506.59**	**4.25**		**276**	**99.36 4,471,235.00**	**(21,661.06) 4,492,896.06**	**3.52**	**Aaa AA+**

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
U.S. TREASURIES												
912828XT2	US TREASURY 2.000 05/31/24	03/24/2022 03/28/2022	1,000,000.00	995,078.13 0.00	995,078.13	2.23	05/31/2024	61	99.45 994,453.13	(5,175.41) 999,628.54	0.78	Aaa AA+
9128286Z8	US TREASURY 1.750 06/30/24	06/16/2022 06/21/2022	1,000,000.00	972,187.50 0.00	972,187.50	3.18	06/30/2024	91	99.11 991,054.69	(5,562.71) 996,617.40	0.78	Aaa AA+
U.S. TREASURIES TOTAL			**2,000,000.00**	**1,967,265.63 0.00**	**1,967,265.63**	**2.70**		**76**	**99.28 1,985,507.82**	**(10,738.11) 1,996,245.93**	**1.56**	**Aaa AA+**
GENERAL FUND TOTAL			**47,172,771.44**	**47,130,543.66 0.00**	**47,130,543.66**	**5.11**		**30**	**14.47 47,129,514.26**	**(32,399.18) 47,161,913.44**	**37.14**	**AAA**
SPECIAL REV-TAX INCREMENT FUND												
LGIP												
TEXPOOL	TexPool	03/31/2024 03/31/2024	1,307,360.04	1,307,360.04 0.00	1,307,360.04	5.32		1	1.00 1,307,360.04	0.00 1,307,360.04	1.03	AAA
LGIP TOTAL			**1,307,360.04**	**1,307,360.04 0.00**	**1,307,360.04**	**5.32**		**1**	**1.00 1,307,360.04**	**0.00 1,307,360.04**	**1.03**	**AAA**
SPECIAL REV-TAX INCREMENT FUND TOTAL			**1,307,360.04**	**1,307,360.04 0.00**	**1,307,360.04**	**5.32**		**1**	**1.00 1,307,360.04**	**0.00 1,307,360.04**	**1.03**	**AAA**
UTILITY FUND												
LGIP												
TXCLASS	Texas CLASS	03/31/2024 03/31/2024	1,111,537.23	1,111,537.23 0.00	1,111,537.23	5.47		1	1.00 1,111,537.23	0.00 1,111,537.23	0.88	AAA
TEXPOOL	TexPool	03/31/2024 03/31/2024	1,388,711.03	1,388,711.03 0.00	1,388,711.03	5.32		1	1.00 1,388,711.03	0.00 1,388,711.03	1.09	AAA
LGIP TOTAL			**2,500,248.26**	**2,500,248.26 0.00**	**2,500,248.26**	**5.38**		**1**	**1.00 2,500,248.26**	**0.00 2,500,248.26**	**1.97**	**AAA**
UTILITY FUND TOTAL			**2,500,248.26**	**2,500,248.26 0.00**	**2,500,248.26**	**5.38**		**1**	**1.00 2,500,248.26**	**0.00 2,500,248.26**	**1.97**	**AAA**
GRAND TOTAL			**126,957,495.80**	**126,915,268.02 0.00**	**126,915,268.02**	**5.29**		**13**	**6.75 126,893,528.62**	**(53,109.18) 126,946,637.80**	**100.00**	**AAA**

MEEDER PUBLIC FUNDS

Cash Reconciliation Report

CEMETERY PERMANENT FUND						
POST DATE	**IDENTIFIER**	**DESCRIPTION**	**PAR VALUE**	**FINAL MATURITY**	**PRINCIPAL**	**AMOUNT**
COUPON						
02/28/2024	3130ANNS5	FEDERAL HOME LOAN BANKS	0.00	08/28/2024	0.00	2,500.00
COUPON TOTAL			**0.00**		**0.00**	**2,500.00**

GENERAL FUND						
POST DATE	**IDENTIFIER**	**DESCRIPTION**	**PAR VALUE**	**FINAL MATURITY**	**PRINCIPAL**	**AMOUNT**
COUPON						
01/02/2024	9128286Z8	UNITED STATES TREASURY	0.00	06/30/2024	0.00	8,750.00
03/13/2024	3130AVB84	FEDERAL HOME LOAN BANKS	0.00	09/13/2024	0.00	25,250.00
03/14/2024	3130AUZC1	FEDERAL HOME LOAN BANKS	0.00	03/14/2025	0.00	23,125.00
COUPON TOTAL			**0.00**		**0.00**	**57,125.00**

MEEDER
PUBLIC FUNDS

Transaction Statement

NO ACTIVITY DURING CURRENT PERIOD

MEEDER
PUBLIC FUNDS

Contribution/Withdrawals and Expenses

No activity during current period

MEEDER PUBLIC FUNDS

Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
CEMETERY PERMANENT FUND									
3130ANNS5	FHLBANKS 0.500 08/28/24 '24	1,000,000.00	1,000,000.00	0.00	1,000,000.00	0.00	1,000,000.00	0.00	0.00
TOTAL		**1,000,000.00**	**1,000,000.00**	**0.00**	**1,000,000.00**	**0.00**	**1,000,000.00**	**0.00**	**0.00**
GENERAL FUND									
3130AMT85	FHLBANKS 0.400 06/28/24 '24	500,000.00	500,000.00	0.00	500,000.00	0.00	500,000.00	0.00	0.00
3130AVYU0	FHLBANKS 3.950 06/02/25	1,000,000.00	991,870.00	(8,130.00)	994,205.82	1,017.90	995,223.72	3,353.72	(4,776.28)
3130AUZC1	FHLBANKS 4.625 03/14/25	1,000,000.00	995,701.21	(4,298.79)	997,414.76	537.12	997,951.88	2,250.67	(2,048.12)
3130ATUR6	FHLBANKS 4.625 12/13/24	1,000,000.00	993,035.38	(6,964.62)	995,445.70	1,194.36	996,640.06	3,604.68	(3,359.94)
3130AVB84	FHLBANKS 5.250 09/13/24	1,000,000.00	1,009,900.00	9,900.00	1,004,779.31	(1,698.90)	1,003,080.41	(6,819.59)	3,080.41
9128286Z8	US TREASURY 1.750 06/30/24	1,000,000.00	972,187.50	(27,812.50)	993,197.21	3,420.19	996,617.40	24,429.90	(3,382.60)
912828XT2	US TREASURY 2.000 05/31/24	1,000,000.00	995,078.13	(4,921.87)	999,065.15	563.39	999,628.54	4,550.41	(371.46)
TOTAL		**6,500,000.00**	**6,457,772.22**	**(42,227.78)**	**6,484,107.95**	**5,034.05**	**6,489,142.00**	**31,369.78**	**(10,858.00)**
GRAND TOTAL		**7,500,000.00**	**7,457,772.22**	**(42,227.78)**	**7,484,107.95**	**5,034.05**	**7,489,142.00**	**31,369.78**	**(10,858.00)**

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
2019 BOND FUND									
TEXSTAR	TexSTAR	03/31/2024	745,523.82	745,523.82	0.00	0.00	11,548.63	11,548.63	0.00
TOTAL			**745,523.82**	**745,523.82**	**0.00**	**0.00**	**11,548.63**	**11,548.63**	**0.00**
2022 DEBT NON-TAX SUPPORTED									
TXCLASS	Texas CLASS	03/31/2024	5,821,160.85	5,821,160.85	0.00	0.00	87,745.53	87,745.53	0.00
TOTAL			**5,821,160.85**	**5,821,160.85**	**0.00**	**0.00**	**87,745.53**	**87,745.53**	**0.00**
2022 DEBT TAX SUPPORTED									
TXCLASS	Texas CLASS	03/31/2024	6,922,148.34	6,922,148.34	0.00	0.00	106,189.06	106,189.06	0.00
TOTAL			**6,922,148.34**	**6,922,148.34**	**0.00**	**0.00**	**106,189.06**	**106,189.06**	**0.00**
2022 TAX SUPPORTED LIMITED TAX									
TXCLASS	Texas CLASS	03/31/2024	5,631,893.10	5,631,893.10	0.00	0.00	76,481.68	76,481.68	0.00
TOTAL			**5,631,893.10**	**5,631,893.10**	**0.00**	**0.00**	**76,481.68**	**76,481.68**	**0.00**
2023A TAX & REVENUE CO									
TXCLASS	Texas CLASS	03/31/2024	54,845,216.46	54,845,216.46	0.00	0.00	744,349.12	744,349.12	0.00
TOTAL			**54,845,216.46**	**54,845,216.46**	**0.00**	**0.00**	**744,349.12**	**744,349.12**	**0.00**
AIRPORT FUND									
TEXPOOL	TexPool	03/31/2024	712,970.39	712,970.39	0.00	0.00	11,005.57	11,005.57	0.00
TOTAL			**712,970.39**	**712,970.39**	**0.00**	**0.00**	**11,005.57**	**11,005.57**	**0.00**
CEMETERY PERMANENT FUND									
3130ANNS5	FHLBANKS 0.500 08/28/24 '24	08/30/2021	1,000,000.00	1,000,000.00	1,708.33	0.00	1,250.00	2,500.00	458.33
TEXPOOL	TexPool	03/31/2024	391.34	391.34	0.00	0.00	5.46	5.46	0.00
TEXSTAR	TexSTAR	03/31/2024	61,062.37	61,062.37	0.00	0.00	800.88	800.88	0.00

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
TXCLASS	Texas CLASS	03/31/2024	942.83	942.83	0.00	0.00	12.74	12.74	0.00
TOTAL			**1,062,396.54**	**1,062,396.54**	**1,708.33**	**0.00**	**2,069.08**	**3,319.08**	**458.33**
FLEET REPLACEMENT FUND									
TEXSTAR	TexSTAR	03/31/2024	235,806.56	235,806.56	0.00	0.00	3,092.77	3,092.77	0.00
TOTAL			**235,806.56**	**235,806.56**	**0.00**	**0.00**	**3,092.77**	**3,092.77**	**0.00**
GENERAL FUND									
60618	City National Bank MMF - Public Funds	03/31/2024	12,276.00	12,276.00	0.00	0.00	12.20	12.20	0.00
3130AMT85	FHLBANKS 0.400 06/28/24 '24	06/28/2021	500,000.00	500,000.00	16.67	0.00	500.00	0.00	516.67
3130AVYU0	FHLBANKS 3.950 06/02/25	06/05/2023	1,000,000.00	991,870.00	3,181.94	0.00	9,875.00	0.00	13,056.94
3130AUZC1	FHLBANKS 4.625 03/14/25	03/14/2023	1,000,000.00	995,701.21	13,746.53	0.00	11,562.50	23,125.00	2,184.03
3130ATUR6	FHLBANKS 4.625 12/13/24	06/30/2023	1,000,000.00	993,035.38	2,312.50	0.00	11,562.50	0.00	13,875.00
3130AVB84	FHLBANKS 5.250 09/13/24	03/31/2023	1,000,000.00	1,009,900.00	15,750.00	0.00	12,125.00	25,250.00	2,625.00
TEXPOOL	TexPool	03/31/2024	36,083,288.74	36,083,288.74	0.00	0.00	418,398.80	418,398.80	0.00
TEXSTAR	TexSTAR	03/31/2024	976,026.62	976,026.62	0.00	0.00	13,181.61	13,181.61	0.00
TXCLASS	Texas CLASS	03/31/2024	3,601,180.08	3,601,180.08	0.00	0.00	48,874.53	48,874.53	0.00
9128286Z8	US TREASURY 1.750 06/30/24	06/21/2022	1,000,000.00	972,187.50	48.08	0.00	4,375.00	8,750.00	4,423.08
912828XT2	US TREASURY 2.000 05/31/24	03/28/2022	1,000,000.00	995,078.13	1,748.63	0.00	4,972.68	0.00	6,721.31
TOTAL			**47,172,771.44**	**47,130,543.66**	**36,804.35**	**0.00**	**535,439.82**	**537,592.14**	**43,402.03**
SPECIAL REV-TAX INCREMENT FUND									
TEXPOOL	TexPool	03/31/2024	1,307,360.04	1,307,360.04	0.00	0.00	9,110.76	9,110.76	0.00
TOTAL			**1,307,360.04**	**1,307,360.04**	**0.00**	**0.00**	**9,110.76**	**9,110.76**	**0.00**
UTILITY FUND									
TEXPOOL	TexPool	03/31/2024	1,388,711.03	1,388,711.03	0.00	0.00	18,248.86	18,248.86	0.00
TXCLASS	Texas CLASS	03/31/2024	1,111,537.23	1,111,537.23	0.00	0.00	15,085.58	15,085.58	0.00

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
TOTAL			2,500,248.26	2,500,248.26	0.00	0.00	33,334.44	33,334.44	0.00
GRAND TOTAL			126,957,495.80	126,915,268.02	38,512.68	0.00	1,620,366.46	1,623,768.78	43,860.36

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
2019 BOND FUND											
TEXSTAR	TexSTAR	745,523.82	1,092,176.49	745,523.82	03/31/2024	0.00	5.30	11,548.63	0.00	0.00	11,548.63
TOTAL		**745,523.82**	**1,092,176.49**	**745,523.82**		**0.00**	**5.30**	**11,548.63**	**0.00**	**0.00**	**11,548.63**
2022 DEBT NON-TAX SUPPORTED											
TXCLASS	Texas CLASS	5,821,160.85	6,934,562.64	5,821,160.85	03/31/2024	0.00	5.47	87,745.53	0.00	0.00	87,745.53
TOTAL		**5,821,160.85**	**6,934,562.64**	**5,821,160.85**		**0.00**	**5.47**	**87,745.53**	**0.00**	**0.00**	**87,745.53**
2022 DEBT TAX SUP-PORTED											
TXCLASS	Texas CLASS	6,922,148.34	9,578,712.25	6,922,148.34	03/31/2024	0.00	5.47	106,189.06	0.00	0.00	106,189.06
TOTAL		**6,922,148.34**	**9,578,712.25**	**6,922,148.34**		**0.00**	**5.47**	**106,189.06**	**0.00**	**0.00**	**106,189.06**
2022 TAX SUPPORTED LIMITED TAX											
TXCLASS	Texas CLASS	5,631,893.10	5,566,439.07	5,631,893.10	03/31/2024	0.00	5.47	76,481.68	0.00	0.00	76,481.68
TOTAL		**5,631,893.10**	**5,566,439.07**	**5,631,893.10**		**0.00**	**5.47**	**76,481.68**	**0.00**	**0.00**	**76,481.68**
2023A TAX & REVENUE CO											
TXCLASS	Texas CLASS	54,845,216.46	54,100,867.34	54,845,216.46	03/31/2024	0.00	5.47	744,349.12	0.00	0.00	744,349.12
TOTAL		**54,845,216.46**	**54,100,867.34**	**54,845,216.46**		**0.00**	**5.47**	**744,349.12**	**0.00**	**0.00**	**744,349.12**
AIRPORT FUND											
TEXPOOL	TexPool	712,970.39	1,001,964.82	712,970.39	03/31/2024	0.00	5.32	11,005.57	0.00	0.00	11,005.57
TOTAL		**712,970.39**	**1,001,964.82**	**712,970.39**		**0.00**	**5.32**	**11,005.57**	**0.00**	**0.00**	**11,005.57**
CEMETERY PERMANENT FUND											
3130ANNS5	FHLBANKS 0.500 08/28/24 '24	1,000,000.00	1,000,000.00	1,000,000.00	08/28/2024	0.50	0.50	1,250.00	0.00	0.00	1,250.00
TEXPOOL	TexPool	391.34	385.88	391.34	03/31/2024	0.00	5.32	5.46	0.00	0.00	5.46

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
TEXSTAR	TexSTAR	61,062.37	60,261.49	61,062.37	03/31/2024	0.00	5.30	800.88	0.00	0.00	800.88
TXCLASS	Texas CLASS	942.83	930.09	942.83	03/31/2024	0.00	5.47	12.74	0.00	0.00	12.74
TOTAL		**1,062,396.54**	**1,061,577.46**	**1,062,396.54**		**0.47**	**0.79**	**2,069.08**	**0.00**	**0.00**	**2,069.08**
FLEET REPLACEMENT FUND											
TEXSTAR	TexSTAR	235,806.56	232,713.79	235,806.56	03/31/2024	0.00	5.30	3,092.77	0.00	0.00	3,092.77
TOTAL		**235,806.56**	**232,713.79**	**235,806.56**		**0.00**	**5.30**	**3,092.77**	**0.00**	**0.00**	**3,092.77**
GENERAL FUND											
60618	City National Bank MMF - Public Funds	12,276.00	12,263.80	12,276.00	03/31/2024	0.11	0.40	12.20	0.00	0.00	12.20
3130AMT85	FHLBANKS 0.400 06/28/24 '24	500,000.00	500,000.00	500,000.00	06/28/2024	0.40	0.40	500.00	0.00	0.00	500.00
3130AVYU0	FHLBANKS 3.950 06/02/25	1,000,000.00	994,205.82	995,223.72	06/02/2025	3.95	4.38	9,875.00	1,017.90	0.00	10,892.90
3130AUZC1	FHLBANKS 4.625 03/14/25	1,000,000.00	997,414.76	997,951.88	03/14/2025	4.62	4.85	11,562.50	537.12	0.00	12,099.62
3130ATUR6	FHLBANKS 4.625 12/13/24	1,000,000.00	995,445.70	996,640.06	12/13/2024	4.62	5.13	11,562.50	1,194.36	0.00	12,756.86
3130AVB84	FHLBANKS 5.250 09/13/24	1,000,000.00	1,004,779.31	1,003,080.41	09/13/2024	5.25	4.53	12,125.00	(1,698.90)	0.00	10,426.10
TEXPOOL	TexPool	36,083,288.74	23,816,193.06	36,083,288.74	03/31/2024	0.00	5.32	418,398.80	0.00	0.00	418,398.80
TEXSTAR	TexSTAR	976,026.62	1,056,529.13	976,026.62	03/31/2024	0.00	5.30	13,181.61	0.00	0.00	13,181.61
TXCLASS	Texas CLASS	3,601,180.08	3,552,305.55	3,601,180.08	03/31/2024	0.00	5.47	48,874.53	0.00	0.00	48,874.53
9128286Z8	US TREASURY 1.750 06/30/24	1,000,000.00	993,197.21	996,617.40	06/30/2024	1.75	3.18	4,375.00	3,420.19	0.00	7,795.19
912828XT2	US TREASURY 2.000 05/31/24	1,000,000.00	999,065.15	999,628.54	05/31/2024	2.00	2.23	4,972.68	563.39	0.00	5,536.06
TOTAL		**47,172,771.44**	**34,921,399.49**	**47,161,913.44**		**0.48**	**5.11**	**535,439.82**	**5,034.05**	**0.00**	**540,473.86**
SPECIAL REV-TAX INCREMENT FUND											
TEXPOOL	TexPool	1,307,360.04	607,152.23	1,307,360.04	03/31/2024	0.00	5.32	9,110.76	0.00	0.00	9,110.76
TOTAL		**1,307,360.04**	**607,152.23**	**1,307,360.04**		**0.00**	**5.32**	**9,110.76**	**0.00**	**0.00**	**9,110.76**
UTILITY FUND											
TEXPOOL	TexPool	1,388,711.03	1,358,300.74	1,388,711.03	03/31/2024	0.00	5.32	18,248.86	0.00	0.00	18,248.86

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
TXCLASS	Texas CLASS	1,111,537.23	1,096,451.65	1,111,537.23	03/31/2024	0.00	5.47	15,085.58	0.00	0.00	15,085.58
TOTAL		**2,500,248.26**	**2,454,752.39**	**2,500,248.26**		**0.00**	**5.38**	**33,334.44**	**0.00**	**0.00**	**33,334.44**
GRAND TOTAL		**126,957,495.80**	**117,552,317.97**	**126,946,637.80**		**0.18**	**5.29**	**1,620,366.46**	**5,034.05**	**0.00**	**1,625,400.50**

MEEDER PUBLIC FUNDS

Projected Cashflows

For the Period April 01, 2024 to September 30, 2024

CUSIP	DESCRIPTION	POST DATE	TRANSACTION TYPE	AMOUNT
CEMETERY PERMANENT FUND				
AUG 2024				
3130ANNS5	FHLBANKS 0.500 08/28/24 '24	08/28/2024	Final Maturity	1,000,000.00
3130ANNS5	FHLBANKS 0.500 08/28/24 '24	08/28/2024	Coupon	2,500.00
AUG 2024 TOTAL				**1,002,500.00**
CEMETERY PERMANENT FUND TOTAL				**1,002,500.00**
GENERAL FUND				
MAY 2024				
912828XT2	US TREASURY 2.000 05/31/24	05/31/2024	Final Maturity	1,000,000.00
912828XT2	US TREASURY 2.000 05/31/24	05/31/2024	Coupon	10,000.00
MAY 2024 TOTAL				**1,010,000.00**
JUN 2024				
3130AVYU0	FHLBANKS 3.950 06/02/25	06/03/2024	Coupon	19,750.00
3130ATUR6	FHLBANKS 4.625 12/13/24	06/13/2024	Coupon	23,125.00
3130AMT85	FHLBANKS 0.400 06/28/24 '24	06/28/2024	Final Maturity	500,000.00
3130AMT85	FHLBANKS 0.400 06/28/24 '24	06/28/2024	Coupon	1,000.00
JUN 2024 TOTAL				**543,875.00**
JUL 2024				
9128286Z8	US TREASURY 1.750 06/30/24	07/01/2024	Final Maturity	1,000,000.00
9128286Z8	US TREASURY 1.750 06/30/24	07/01/2024	Coupon	8,750.00
JUL 2024 TOTAL				**1,008,750.00**
SEP 2024				
3130AVB84	FHLBANKS 5.250 09/13/24	09/13/2024	Coupon	26,250.00
3130AUZC1	FHLBANKS 4.625 03/14/25	09/16/2024	Coupon	23,125.00

MEEDER PUBLIC FUNDS

Projected Cashflows

For the Period April 01, 2024 to September 30, 2024

CUSIP	DESCRIPTION	POST DATE	TRANSACTION TYPE	AMOUNT
3130AVB84	FHLBANKS 5.250 09/13/24	09/13/2024	Final Maturity	1,000,000.00
SEP 2024 TOTAL				**1,049,375.00**
GENERAL FUND TOTAL				**3,612,000.00**
GRAND TOTAL				**4,614,500.00**

MEEDER PUBLIC FUNDS

Texas Compliance Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
2019 BOND FUND									
TEXSTAR	TEXSTAR 745,523.82	5.30	03/31/2024	11,548.63 11,548.63	1,092,176.49 1,092,176.49	6,454.17	(353,106.84)	(346,652.67) (346,652.67)	745,523.82 745,523.82
TOTAL		**5.30**		**11,548.63 11,548.63**	**1,092,176.49 1,092,176.49**	**6,454.17**	**(353,106.84)**	**(346,652.67) (346,652.67)**	**745,523.82 745,523.82**
2022 DEBT NON-TAX SUPPORTED									
TXCLASS	TXCLASS 5,821,160.85	5.47	03/31/2024	87,745.53 87,745.53	6,934,562.64 6,934,562.64	0.00	(1,113,401.79)	(1,113,401.79) (1,113,401.79)	5,821,160.85 5,821,160.85
TOTAL		**5.47**		**87,745.53 87,745.53**	**6,934,562.64 6,934,562.64**	**0.00**	**(1,113,401.79)**	**(1,113,401.79) (1,113,401.79)**	**5,821,160.85 5,821,160.85**
2022 DEBT TAX SUPPORTED									
TXCLASS	TXCLASS 6,922,148.34	5.47	03/31/2024	106,189.06 106,189.06	9,578,712.25 9,578,712.25	31,963.32	(2,688,527.23)	(2,656,563.91) (2,656,563.91)	6,922,148.34 6,922,148.34
TOTAL		**5.47**		**106,189.06 106,189.06**	**9,578,712.25 9,578,712.25**	**31,963.32**	**(2,688,527.23)**	**(2,656,563.91) (2,656,563.91)**	**6,922,148.34 6,922,148.34**
2022 TAX SUPPORTED LIMITED TAX									
TXCLASS	TXCLASS 5,631,893.10	5.47	03/31/2024	76,481.68 76,481.68	5,566,439.07 5,566,439.07	65,454.03	0.00	65,454.03 65,454.03	5,631,893.10 5,631,893.10
TOTAL		**5.47**		**76,481.68 76,481.68**	**5,566,439.07 5,566,439.07**	**65,454.03**	**0.00**	**65,454.03 65,454.03**	**5,631,893.10 5,631,893.10**
2023A TAX & REVENUE CO									
TXCLASS	TXCLASS 54,845,216.46	5.47	03/31/2024	744,349.12 744,349.12	54,100,867.34 54,100,867.34	744,349.12	0.00	744,349.12 744,349.12	54,845,216.46 54,845,216.46
TOTAL		**5.47**		**744,349.12 744,349.12**	**54,100,867.34 54,100,867.34**	**744,349.12**	**0.00**	**744,349.12 744,349.12**	**54,845,216.46 54,845,216.46**

MEEDER PUBLIC FUNDS

Texas Compliance Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
AIRPORT FUND									
TEXPOOL	TEXPOOL 712,970.39	5.32	03/31/2024	11,005.57 11,005.57	1,001,964.82 1,001,964.82	7,753.46	(296,747.89)	(288,994.43) (288,994.43)	712,970.39 712,970.39
TOTAL		**5.32**		**11,005.57** **11,005.57**	**1,001,964.82** **1,001,964.82**	**7,753.46**	**(296,747.89)**	**(288,994.43)** **(288,994.43)**	**712,970.39** **712,970.39**
CEMETERY PERMA-NENT FUND									
TEXPOOL	TEXPOOL 391.34	5.32	03/31/2024	5.46 5.46	385.88 385.88	5.46	0.00	5.46 5.46	391.34 391.34
TXCLASS	TXCLASS 942.83	5.47	03/31/2024	12.74 12.74	930.09 930.09	12.74	0.00	12.74 12.74	942.83 942.83
TEXSTAR	TEXSTAR 61,062.37	5.30	03/31/2024	800.88 800.88	60,261.49 60,261.49	800.88	0.00	800.88 800.88	61,062.37 61,062.37
3130ANNS5	Federal Home Loan Banks 1,000,000.00	0.50	08/10/2021 08/28/2024	1,250.00 2,500.00	1,000,000.00 969,820.00	0.00	0.00	0.00 9,470.00	1,000,000.00 979,290.00
TOTAL		**0.79**		**2,069.08** **3,319.08**	**1,061,577.46** **1,031,397.46**	**819.08**	**0.00**	**819.08** **10,289.08**	**1,062,396.54** **1,041,686.54**
FLEET REPLACE-MENT FUND									
TEXSTAR	TEXSTAR 235,806.56	5.30	03/31/2024	3,092.77 3,092.77	232,713.79 232,713.79	3,092.77	0.00	3,092.77 3,092.77	235,806.56 235,806.56
TOTAL		**5.30**		**3,092.77** **3,092.77**	**232,713.79** **232,713.79**	**3,092.77**	**0.00**	**3,092.77** **3,092.77**	**235,806.56** **235,806.56**
GENERAL FUND									
60618	City National Bank Money Market Fund - Public Funds 12,276.00	0.40	03/31/2024	12.20 12.20	12,263.80 12,263.80	12.20	0.00	12.20 12.20	12,276.00 12,276.00
9128286Z8	United States Department of The Treasury 1,000,000.00	3.18	06/16/2022 06/30/2024	4,375.00 8,750.00	993,197.21 983,085.94	0.00	0.00	3,420.19 7,968.75	996,617.40 991,054.69
3130AVYU0	Federal Home Loan Banks 1,000,000.00	4.38	06/01/2023 06/02/2025	9,875.00 0.00	994,205.82 989,570.00	0.00	0.00	1,017.90 (2,730.00)	995,223.72 986,840.00

MEEDER PUBLIC FUNDS

Texas Compliance Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
TXCLASS	TXCLASS 3,601,180.08	5.47	 03/31/2024	48,874.53 48,874.53	3,552,305.55 3,552,305.55	48,874.53	0.00	48,874.53 48,874.53	3,601,180.08 3,601,180.08
TEXSTAR	TEXSTAR 976,026.62	5.30	 03/31/2024	13,181.61 13,181.61	1,056,529.13 1,056,529.13	8,449.61	(88,952.12)	(80,502.51) (80,502.51)	976,026.62 976,026.62
3130AMT85	Federal Home Loan Banks 500,000.00	0.40	06/03/2021 06/28/2024	500.00 0.00	500,000.00 488,250.00	0.00	0.00	0.00 5,265.00	500,000.00 493,515.00
3130ATUR6	Federal Home Loan Banks 1,000,000.00	5.13	06/28/2023 12/13/2024	11,562.50 0.00	995,445.70 997,500.00	0.00	0.00	1,194.36 (1,880.00)	996,640.06 995,620.00
3130AVB84	Federal Home Loan Banks 1,000,000.00	4.53	03/29/2023 09/13/2024	12,125.00 25,250.00	1,004,779.31 1,000,590.00	0.00	0.00	(1,698.90) (1,350.00)	1,003,080.41 999,240.00
3130AUZC1	Federal Home Loan Banks 1,000,000.00	4.85	03/10/2023 03/14/2025	11,562.50 23,125.00	997,414.76 998,180.00	0.00	0.00	537.12 (2,160.00)	997,951.88 996,020.00
TEXPOOL	TEXPOOL 36,083,288.74	5.32	 03/31/2024	418,398.80 418,398.80	23,816,193.06 23,816,193.06	12,267,095.68	0.00	12,267,095.68 12,267,095.68	36,083,288.74 36,083,288.74
912828XT2	United States Department of The Treasury 1,000,000.00	2.23	03/24/2022 05/31/2024	4,972.68 0.00	999,065.15 986,601.56	0.00	0.00	563.39 7,851.57	999,628.54 994,453.13
TOTAL		**5.11**		**535,439.82 537,592.14**	**34,921,399.49 34,881,069.04**	**12,324,432.02**	**(88,952.12)**	**12,240,513.95 12,248,445.22**	**47,161,913.44 47,129,514.26**
SPECIAL REV-TAX INCREMENT FUND									
TEXPOOL	TEXPOOL 1,307,360.04	5.32	 03/31/2024	9,110.76 9,110.76	607,152.23 607,152.23	700,207.81	0.00	700,207.81 700,207.81	1,307,360.04 1,307,360.04
TOTAL		**5.32**		**9,110.76 9,110.76**	**607,152.23 607,152.23**	**700,207.81**	**0.00**	**700,207.81 700,207.81**	**1,307,360.04 1,307,360.04**
UTILITY FUND									
TEXPOOL	TEXPOOL 1,388,711.03	5.32	 03/31/2024	18,248.86 18,248.86	1,358,300.74 1,358,300.74	30,410.29	0.00	30,410.29 30,410.29	1,388,711.03 1,388,711.03
TXCLASS	TXCLASS 1,111,537.23	5.47	 03/31/2024	15,085.58 15,085.58	1,096,451.65 1,096,451.65	15,085.58	0.00	15,085.58 15,085.58	1,111,537.23 1,111,537.23
TOTAL		**5.38**		**33,334.44 33,334.44**	**2,454,752.39 2,454,752.39**	**45,495.87**	**0.00**	**45,495.87 45,495.87**	**2,500,248.26 2,500,248.26**
GRAND TOTAL		**5.29**		**1,620,366.46 1,623,768.78**	**117,552,317.97 117,481,807.52**	**13,930,021.65**	**(4,540,735.87)**	**9,394,319.83 9,411,721.10**	**126,946,637.80 126,893,528.62**

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City Council Meeting
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure

Agenda Item Number: 4.

Agenda Title: **Consider Change Order for 2022 Street Maintenance Project regarding 2nd and 4th Street Pavement Conditions**

Council Action to be Taken: Consider Change Order and associated inspection costs

Department Submitted: Public Works, Engineering

Staff Contact: Jacob Walker, City Engineer
Jim Gray, Director

1. PURPOSE / DESCRIPTION

Consider Change Order for 2022 Street Maintenance Project regarding 2nd and 4th Street Pavement Conditions

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Change Order 1 utilized owner's allowance to perform additional striping on Talbot and Washburn for needed improvements.

Change Order 2 considers three distinct items:
1. City-Wide Additional Striping

- Bill Pickett Trail
- North Drive
- Wesley Miller
- Avery Glen neighborhood crosswalks

2. 4th Street Pavement

Once asphalt was removed from the roadway, an existing concrete road, fully intact, was found underneath the asphalt. This existing roadway that was buried included curb and gutter, inlets, and storm sewer facilities. The storm sewer facilities required investigation with cameras and cleaning to determine the viability of the system. Portions of the storm sewer system under the

roadway need to be replaced due to poor condition. The existing concrete roadway did not have competent subgrade to perform rubblizing as called for in the geotechnical report. The geotechnical engineers provided a revised pavement structure that requires the removal of all of the old concrete. The additional construction relates to a 3 month increase in construction time.

3. 2nd Street Pavement

On April 12, 2024 the geotechnical engineers came on-site to confirm areas of pavement that needed repairing before the contractor performed a seal coat on the entire roadway. The geotechnical engineer, Raba Kistner, observed significant additional locations needing pavement repair due to alligator and longitudinal cracking, settlement, and potholes. Raba concluded that the additional and rapid pavement degradation was likely caused by water penetration into the asphalt. Other items identified affecting pavement performance are excessive freeze/thaw cycles from late 2022 to early 2024, increased traffic loading, and lack of routine maintenance sealing cracks.

The Cost Implications are summarized below:

Change Order Item	Change Order Cost
Additional Striping City-Wide	$47,338.36
4th St. – Storm Sewer Investigation, Pavement Structure	$350,336.67
2nd St. – Additional Asphalt Pavement Repair	$369,075.49
Overall Project – 3 months additional traffic control	$60,300.00
Change Order Total	**$827,050.52**
Overall Project Length – Additional construction inspection	**$66,581.00**
Total Cost	**$893,631.52**

The schedule implications are 101 additional days with overall completion in late August 2024.

3. PROS and CONS

PROS	CONS
• Longevity of pavement structure • Additional striping under the same contract	• Increases in costs & schedule

4. RECOMMENDATION

Approve change order with Texas Road and associated construction inspection costs

5. FUNDING SOURCE

2022 Bond Contingency

6. TIMELINE

4th Street - Complete Late August
2nd Street - Complete Mid June
Additional Striping - Complete Mid June

7. OTHER OPTIONS

Not approve change order

8. ATTACHMENTS

1. Change Order 02
2. Power Point_Change Order 2
3. HDR Supplement_Inspection
4. HDR Change Order 02 (v2)
5. HDR Supplement_Inspection
6. HDR Power Point_Change Order 2

Change Order No. 02

Project Name: 2022 Street Maintenance	HDR Project No.: 10380398
Project Owner: City of Taylor	Owner's Project No.:
	Date of Issuance:
Project Contractor: Texas Road, LLC	Date of Contract: July 12, 2023
	Contract Period: 300 calendar days to Substantial Completion (May 19, 2024) and 330 calendar days to Final Completion (June 18, 2024)

It is agreed to modify the Contract referred to above as follows:

Item No.	Item and Description of Changes	Contract Price		Contract Time (Days)	
		Decrease	Increase	Decrease	Increase
CPR 09	Restriping on North Drive, Bill Pickett Trail, Wesley Miller Ln and Crosswalks in Avery Glen HOA.		$47,338.36		
CPR 10	Video camera inspection of storm drains from Porter St to the creek east of the railway bridge and cleaning of the storm drains from Porter St to Burkett St.		$17,056.97		
CPR 11	4th St reconstruction due to supplemental pavement design recommendations by the geotechnical engineer (Raba-Kistner).		$333,279.70		101
CPR 12	Additional pavement repairs on 2nd St per recent survey performed by the geotechnical engineer (Raba-Kistner).		$363,531.11		
CPR 13	Temporary pavement marking tabs on 2nd St during seal coat operation.		$5,544.38		
CPR 14	Additional 3 months of maintenance of project barricades, signs and traffic handling (Item 502-6001)		$60,300.00		
Subtotal			$827,050.52		101
Difference Net			**$827,050.52**		**101**

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Summary: It is agreed to modify the Contract referred to above as follows:

Contract Price prior to this Change Order

$4,099,572.96

Contract Time prior to this Change Order

303 days to Substantial Completion (05/22/2024) and 333 days to Final Completion (06/21/2024)

Net Increase (decrease) of this Change Order

$827,050.52

Net Increase (decrease) of this Change Order

101 days

Revised Contract Price with all approved Change Orders

$4,926,623.48

Revised Contract Time with all approved Change Orders

404 days to Substantial Completion (09/01/2024) and 432 days to Final Completion (10/02/2024)

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.

Accepted for Contractor by:	Date:
Recommended for Approval by (HDR Engineering, Inc.):	Date:
Approved for Owner by: / Attest:	Date:

Distribution: X Owner X Contractor ☐ Office ☐ Field ☐ Other

(Oct 1990; Revised Oct 2001)
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Change Proposal Request No. 09
(Not a Change Order)

Project Name:	2022 Street Maintenance	Owner's Project No. (if applicable):	
Project Owner:	City of Taylor	Regulatory Agency Project No. (if applicable):	
HDR Project No.	10380398	Initiated by: ☒ Engineer ☐ Contractor	
Contractor:	Texas Road, LLC	Date: April 19, 2024	

Attention: The following change in the contract on this project is proposed. Please provide your proposed price for the cost of this change.

- A breakdown of cost SHALL be provided upon request by the Owner or Engineer.
- Work shall not commence until authorized by the Owner.

Description of the Proposed Change:

Restriping on North Drive, Bill Pickett Trail, Wesley Miller Ln and Crosswalks in Avery Glen HOA. See attached for backup documentation.

City of Taylor requested four streets within City of Taylor for restriping, that are outside the project limit. They are: 1) North Drive (between Mallard Ln and TH Johnson Dr), 2) Bill Pickett Trail, north of Carlos G Parker Blvd, 3) Wesley Miller Ln (next to Taylor High School), and 4) Crosswalks at 7 locations within Avery Glen HOA. Further details of the restriping locations and what elements to be restriped are provided in attached email and graphics. HDR performed further investigation of existing striping on Bill Pickett Trail. In order to better accommodate and improve the existing conditions, a revised striping plan is developed, which is attached herewith.

See attached for itemized cost breakdown for restriping of four streets as described above. **Amount by this CPR No. 09 ($47,338.36) will be added to the project contract through Change Order No. 02.**

By _____

All work shall be in accordance with the terms, stipulations, and conditions of the original Contract Documents. If the work herein provided for is Approved by Change Order, the time of completion will be:

☐ Increased ☐ Decreased ☒ Unchanged

by calendar days.

This change will: ☒ Add ☐ Deduct ☐ No Change

$ **47,338.36**

Texas Road, LLC - Valentin Gomez, PM
General Contractor

Valentin J Gomez, Jr. Digitally signed by Valentin J Gomez, Jr. Date: 2024.05.01 00:33:26 -05'00'

Date

HDR Recommendation:

☒ Recommend Acceptance
☐ Do Not Recommend Acceptance

Prad Shrestha, P.E.
By: HDR Engineering, Inc.

Date April 29, 2024

Owner's Action:

☐ Accepted ☐ Not Accepted

By: Owner

Date

(Jun 1990; Revised Oct 2001)
Copyright 1991 HDR Engineering, Inc.

Form 6010-02

AUSTIN UNDERGROUND INC.

Change Order Proposal

PROJECT: City of Taylor - 2022 Street Maintenance
ITEM
NUMBER/DESC.: Re- Striping
Date Prepared: 4/25/2024

City of Taylor - Streets Pavement Re-Striping

ITEM	New ITEM DESCRIPTION	UNIT	North Drive	Bill Pickett Trail	Wesley Miller Ln	Avery Glen HOA	Total Qty	SIU Quote	Contractor OH&P @ 5%	Bond to be adjusted at end of project @ 1%	Proposed UNIT BID	Total Amount
			QUANTITY	QUANTITY	QUANTITY	QUANTITY						
666-6156	REFL PAV MRK TY I(Y)(MED NOSE)(100MIL)	EA	1	-	-	-	1	$ 400.00	$ 20.00	$ 4.20	$ 424.20	$ 424.20
666-6184	REFL PAV MRK TY II (W) (ARROW)	EA	-	3	-	-	3	$ 100.00	$ 5.00	$ 1.05	$ 106.05	$ 318.15
666-6192	REFL PAV MRK TY II (W) (WORD)	EA	-	3	-	-	3	$ 150.00	$ 7.50	$ 1.58	$ 159.08	$ 477.23
666-6207	REFL PAV MRK TY II (Y) 4" (SLD)	LF	-	1,210	-	-	1210	$ 0.75	$ 0.04	$ 0.01	$ 0.80	$ 962.40
678-6003	PAV SURF PREP FOR MRK (8")	LF		150			150	$ 2.00	$ 0.10	$ 0.02	$ 2.12	$ 318.15
677-6008	ELIM EXT PAV MRK & MRKS (ARROW)	EA	-	1	-	-	1	$ 100.00	$ 5.00	$ 1.05	$ 106.05	$ 106.05
677-6012	ELIM EXT PAV MRK & MRKS (WORD)	EA	-	1	-	-	1	$ 125.00	$ 6.25	$ 1.31	$ 132.56	$ 132.56
678-6004	PAV SURF PREP FOR MRK (8")	LF	125	505	937	672	2239	$ 1.00	$ 0.05	$ 0.01	$ 1.06	$ 2,374.46
678-6008	PAV SURF PREP FOR MRK (24")	LF	-	-	100	-	100	$ 3.00	$ 0.15	$ 0.03	$ 3.18	$ 318.15
678-6009	PAV SURF PREP FOR MRK (ARROW)	EA	1	3	-	-	4	$ 100.00	$ 5.00	$ 1.05	$ 106.05	$ 424.20
678-6010	PAV SURF PREP FOR MRK (DBL ARROW)	EA	1	-	-	-	1	$ 150.00	$ 7.50	$ 1.58	$ 159.08	$ 159.08
678-6016	PAV SURF PREP FOR MRK (WORD)	EA	-	3	4	-	7	$ 150.00	$ 7.50	$ 1.58	$ 159.08	$ 1,113.53
678-6024	PAV SURF PREP FOR MRK (MED NOSE)	EA	1	-	-	-	1	$ 150.00	$ 7.50	$ 1.58	$ 159.08	$ 159.08
												$ 7,287.23

	EXISTING BID ITEMS						Total Qty	Exi. Contract Unit Bid	Total Amount
666-6036	REFL PAV MRK TY I (W)8"(SLD)(100MIL)	LF	125	505	937	672	2239	$ 3.00	$ 6,717.00
666-6048	REFL PAV MRK TY I (W)24"(SLD)(100MIL)	LF	-	24	100	-	124	$ 14.20	$ 1,760.80
666-6054	REFL PAV MRK TY I (W)(ARROW)(100MIL)	EA	1	3	-	-	4	$ 325.00	$ 1,300.00
666-6057	REFL PAV MRK TY I(W)(DBL ARROW)(100MIL)	EA	1	-	-	-	1	$ 474.00	$ 474.00
666-6078	REFL PAV MRK TY I (W)(WORD)(100MIL)	EA	-	3	4	-	7	$ 474.00	$ 3,318.00
666-6178	REFL PAV MRK TY II (W) 8" (SLD)	LF	-	505	-	-	505	$ 1.80	$ 909.00
666-6182	REFL PAV MRK TY II (W) 24" (SLD)	LF	0	24	0	0	24	$ 6.00	$ 144.00
666-6312	RE PM W/RET REQ TY I (Y)4"(BRK)(100MIL)	LF	440	-	-	-	440	$ 1.80	$ 792.00
666-6315	RE PM W/RET REQ TY I (Y)4"(SLD)(100MIL)	LF	2,364	1,210	3,734	-	7308	$ 1.60	$ 11,692.80
672-6007	REFL PAV MRKR TY I-C	EA	0	11	0	0	11	$ 10.00	$ 110.00
672-6009	REFL PAV MRKR TY II-A-A	EA	0	60	0	0	60	$ 10.00	$ 600.00
677-6001	ELIM EXT PAV MRK & MRKS (4")	LF	-	936	-	-	936	$ 1.20	$ 1,123.20
677-6007	ELIM EXT PAV MRK & MRKS (24")	LF		24			24	$ 7.00	$ 168.00
678-6001	PAV SURF PREP FOR MRK (4")	LF	2,804	1,210	3,734	-	7748	$ 0.75	$ 5,811.00
									$ 34,919.80

Surface preparation/sweep/clean prior to striping. $ 5,131.33

Net Increase

TOTAL $ 47,338.36

Change Order Proposal

PROJECT: **2309- City of Taylor 2022 Street Maintenance**
ITEM NUMBER/DESC.: Re- Striping
Date Prepared: **4/24/2024**

ITEM / **DESCRIPTION**			Based on 10hr/day Week (8 hr Regular + 2 Hr. OT)							TOTAL COSTS				
	Re- Striping		UNIT COSTS							LABOR	EQUIP	MATERIALS	SUBCT.	Other
		QTY	UNIT	LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other					
LABOR										$ 308.00	$ -	$ -	$ -	$ -
Foreman		10	HR	$ 28.00				1.10		$ 275.00	$ -	$ -	$ -	$ -
Operator	Surface preparation/sweep/clean prior to striping.	10	HR	$ 25.00				1.10		$ 627.00	$ -	$ -	$ -	$ -
Common Labor		30	HR	$ 19.00				1.10		$ 693.00	$ -	$ -	$ -	$ -
Utility Labor		30	HR	$ 21.00				1.10		$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
EQUIPMENT										$ -	$ 971.20	$ -	$ -	$ -
Broom		10	HR		$ 97.12					$ -	$ 352.90	$ -	$ -	$ -
Foreman Truck F250		10	HR		$ 35.29					$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
MATERIAL										$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
Subcontractor														
										$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
OTHER														
										$ -	$ -	$ -	$ -	$ -
										$ 1,903.00	**$ 1,324.10**	**$ -**	**$ -**	**$ -**

TOTALS

Total Labor				$	1,903.00
Labor Burden	$ 1,903.00	@	55%	$	1,046.65
Total Equipment				$	1,324.10
Total Materials				$	-
Total Subcontractor				$	-
Total Other				$	-
			Subtotal	$	4,273.75
Labor OH&P	$ 1,903.00	@	25%	$	475.75
Equipment OH&P	$ 1,324.10	@	25%	$	331.03
Material OH&P	$ -	@	25%	$	-
Subcontractor OH&P	$ -	@	5%	$	-
Other OH&P	$ -	@	25%	$	-
			Subtotal	$	-
Bond to be adjusted at end of project	$ 5,080.53	@	1%	$	50.81
Net Increase			**TOTAL**	**$**	**5,131.33**

All prices shown in US dollars ($)

Adjustments for 8HC3636 in All Saved Models

March 13, 2024

Lay-Mor 8HC
Self Propelled Pavement Brooms

Size Class:
All
Weight:
N/A

Configuration for 8HC

Broom Length	**96 in**	Horsepower	**37 hp**
Power Mode	**Diesel**	Transmission	**Hydrostatic**

Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs	FHWA Rate**
	Monthly	**Weekly**	**Daily**	**Hourly**	**Hourly**	**Hourly**
Published Rates	USD $6,925.00	USD $1,940.00	USD $485.00	USD $73.00	USD $28.51	USD $101.51
Adjustments						
Region (100%)	-	-	-	-		
Model Year (2012: 93.99%)	(USD $416.24)	(USD $116.61)	(USD $29.15)	(USD $4.39)		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
Total:	**USD $6,508.76**	**USD $1,823.39**	**USD $455.85**	**USD $68.61**	**USD $28.51**	**USD $97.12**

Non-Active Use Rates	**Hourly**
Standby Rate	USD $26.76
Idling Rate	USD $74.29

Rate Element Allocation

Element	Percentage	Value
Depreciation (ownership)	19%	USD $1,315.75/mo
Overhaul (ownership)	61%	USD $4,224.25/mo
CFC (ownership)	10%	USD $692.50/mo
Indirect (ownership)	10%	USD $692.50/mo
Fuel (operating) @ USD 4.15	19.92%	USD $5.68/hr

Revised Date: 1st quarter 2024

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book® Print. Visit the Cost Recovery Product Guide on our Help page for more information.

The equipment represented in this report has been exclusively prepared for Rick Vavro (glen@austin-underground.com)

www.equipmentwatch.com

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All prices shown in US Dollars ($)

Adjustments for F2502623 in ALL Equipment 2022

January 12, 2024

Ford F-250
On-Highway Light Duty Trucks

Size Class:
300 hp & Over
Weight:
N/A

Configuration for F-250

Axle Configuration	**4.0 X 4.0**	Cab Type	**Crew**
Horsepower	**385.0 hp**	Power Mode	**Gasoline**
Ton Rating	**3.0 / 4.0**		

Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs	FHWA Rate**
	Monthly	Weekly	Daily	Hourly	Hourly	Hourly
Published Rates	USD $665.00	USD $185.00	USD $46.00	USD $7.00	USD $28.29	USD $35.29
Adjustments						
Region (Austin, Texas: 106.2%)	USD $41.23	USD $11.47	USD $2.85	USD $0.43		
Model Year (2013: 94.99%)	(USD $35.35)	(USD $9.83)	(USD $2.45)	(USD $0.37)		
Adjusted Hourly Ownership Cost (0%)	(USD $670.88)	(USD $186.64)	(USD $46.41)	(USD $7.06)		
Hourly Operating Cost (0%)					(USD $28.29)	
Total:	**USD $0.00**	**USD $0.00**	**USD $0.00**	**USD $0.00**	**USD $0.00**	**USD $0.00**

Non-Active Use Rates

	Hourly
Standby Rate	USD $0.00
Idling Rate	USD $0.00

Rate Element Allocation

Element	Percentage	Value
Depreciation (ownership)	35%	USD $232.75/mo
Overhaul (ownership)	34%	USD $226.10/mo
CFC (ownership)	13%	USD $86.45/mo
Indirect (ownership)	18%	USD $119.70/mo
Fuel (operating) @ USD 3.24	83.74%	USD $23.69/hr

Revised Date: 1st quarter 2024

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book® Print. Visit the Cost Recovery Product Guide on our Help page for more information.

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Valentin Gomez

From: Shrestha, Prad <Pradhumna.Shrestha@hdrinc.com> on behalf of Shrestha, Prad
Sent: Friday, February 23, 2024 4:12 PM
To: valentin@austin-underground.com; manuel austin-underground.com
Cc: Walker, Jacob; Anderegg, Corwin S.
Subject: COT streets re-striping
Attachments: COT street restriping qty.xlsx

Valentin –
Here are the four streets in City of Taylor need restriping work. See attached for quantity for each street, you may have your sub verify to make sure. Bill Pickett has new pavement marking design, plan sheets forthcoming next week. Please prepare pricing for this work. SIU to finish this work while they are on site next time or earlier. Let me know for any questions.

North Drive (between Mallard and TH Johnson)

- Mallard to TH Johnson, except what is already done by Texas Road/SIU at Mallard intersection.
- All crosswalks and stop bars do not need restriping, including at TH Johnson intersection.



Bill Pickett Trail

- Revised striping plan forthcoming.



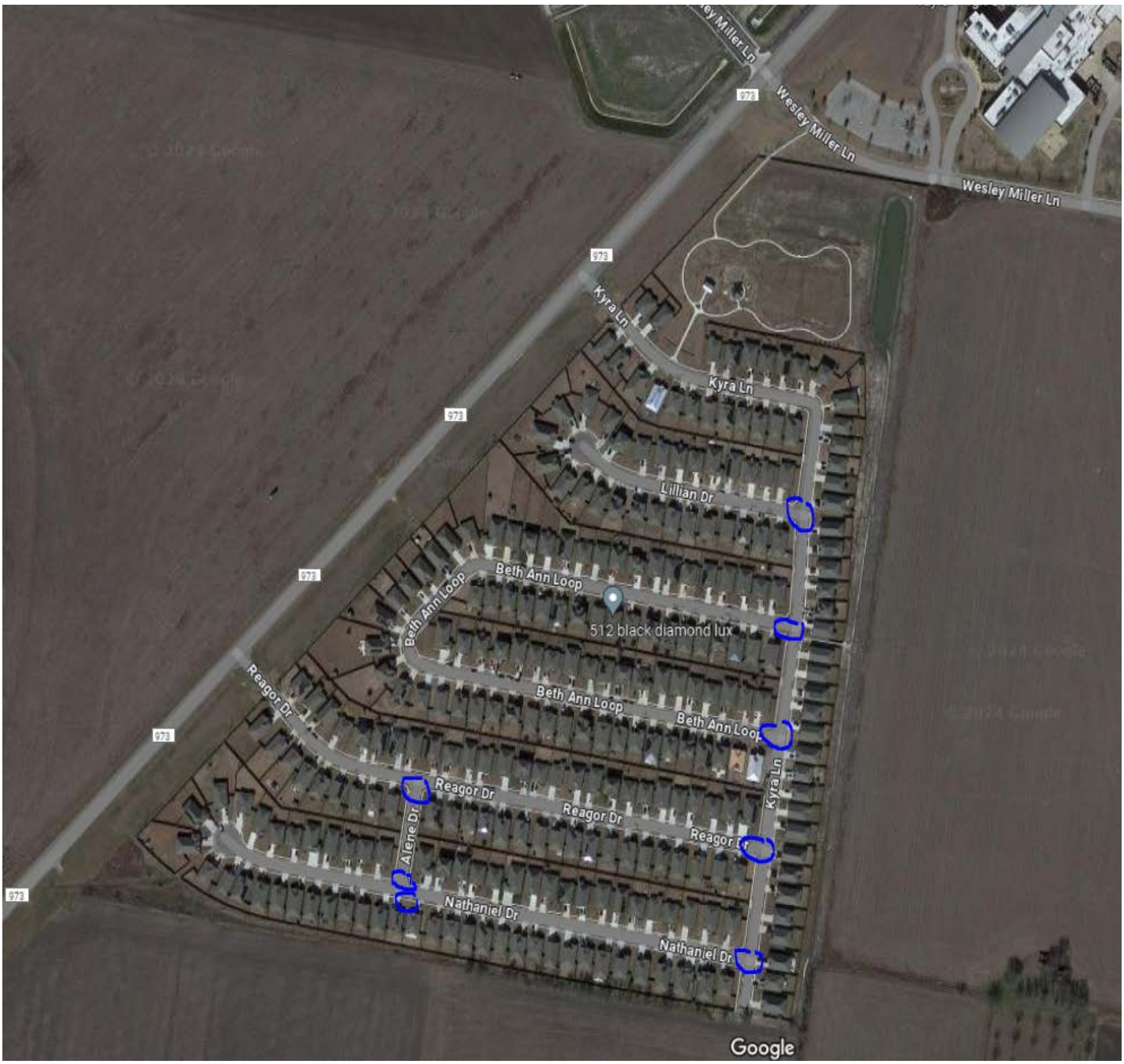
Wesley Miller Ln (by Taylor High School)

- All yellow lines need re-striping
- All cross walks at High School driveways need re-striping



Avery Glen HOA (neighborhood immediately south of Wesley Miller)

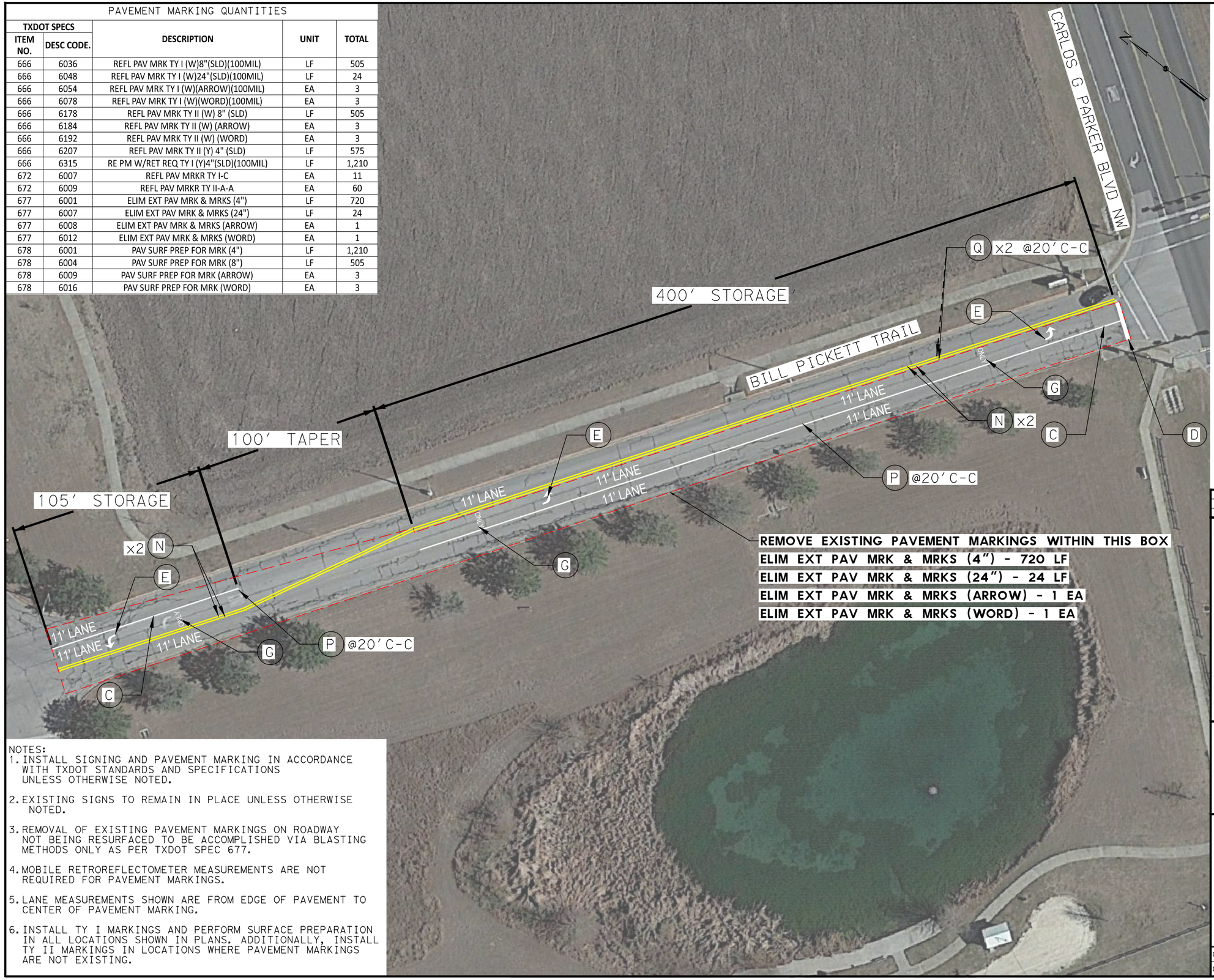
- Crosswalks at 7 locations need restriping:
  - Kyra and Lillian
  - Kyra and Bethann (E loop)
  - Kyra and Bethann (W Loop)
  - Kyra and Reagor
  - Kyra and Nathaniel
  - Nathanial and Alene – 2 crosswalks at this intersection
  - Reagor and Alene



FINAL SUBMITTAL

PAVEMENT MARKING QUANTITIES

TXDOT SPECS		DESCRIPTION	UNIT	TOTAL
ITEM NO.	DESC CODE.			
666	6036	REFL PAV MRK TY I (W)8"(SLD)(100MIL)	LF	505
666	6048	REFL PAV MRK TY I (W)24"(SLD)(100MIL)	LF	24
666	6054	REFL PAV MRK TY I (W)(ARROW)(100MIL)	EA	3
666	6078	REFL PAV MRK TY I (W)(WORD)(100MIL)	EA	3
666	6178	REFL PAV MRK TY II (W) 8" (SLD)	LF	505
666	6184	REFL PAV MRK TY II (W) (ARROW)	EA	3
666	6192	REFL PAV MRK TY II (W) (WORD)	EA	3
666	6207	REFL PAV MRK TY II (Y) 4" (SLD)	LF	575
666	6315	RE PM W/RET REQ TY I (Y)4"(SLD)(100MIL)	LF	1,210
672	6007	REFL PAV MRKR TY I-C	EA	11
672	6009	REFL PAV MRKR TY II-A-A	EA	60
677	6001	ELIM EXT PAV MRK & MRKS (4")	LF	720
677	6007	ELIM EXT PAV MRK & MRKS (24")	LF	24
677	6008	ELIM EXT PAV MRK & MRKS (ARROW)	EA	1
677	6012	ELIM EXT PAV MRK & MRKS (WORD)	EA	1
678	6001	PAV SURF PREP FOR MRK (4")	LF	1,210
678	6004	PAV SURF PREP FOR MRK (8")	LF	505
678	6009	PAV SURF PREP FOR MRK (ARROW)	EA	3
678	6016	PAV SURF PREP FOR MRK (WORD)	EA	3



NOTES:
1. INSTALL SIGNING AND PAVEMENT MARKING IN ACCORDANCE WITH TXDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
2. EXISTING SIGNS TO REMAIN IN PLACE UNLESS OTHERWISE NOTED.
3. REMOVAL OF EXISTING PAVEMENT MARKINGS ON ROADWAY NOT BEING RESURFACED TO BE ACCOMPLISHED VIA BLASTING METHODS ONLY AS PER TXDOT SPEC 677.
4. MOBILE RETROREFLECTOMETER MEASUREMENTS ARE NOT REQUIRED FOR PAVEMENT MARKINGS.
5. LANE MEASUREMENTS SHOWN ARE FROM EDGE OF PAVEMENT TO CENTER OF PAVEMENT MARKING.
6. INSTALL TY I MARKINGS AND PERFORM SURFACE PREPARATION IN ALL LOCATIONS SHOWN IN PLANS. ADDITIONALLY, INSTALL TY II MARKINGS IN LOCATIONS WHERE PAVEMENT MARKINGS ARE NOT EXISTING.

LEGEND

- EXISTING RIGHT OF WAY
- TRAFFIC FLOW
- EXISTING SMALL SIGN POST
- PROPOSED SMALL SIGN POST
- (A) DEL ASSM (D-DW) SZ 1(WFLX)
- (B) REFL PAV MRK TY I (W) 4"(DOT)
- (C) REFL PAV MRK TY I (W) 8"(SLD)
- (D) REFL PAV MRK TY I (W) 24"(SLD)
- (E) REFL PAV MRK TY I (W) ARROW
- (G) REFL PAV MRK TY I (W) WORD
- (H) REFL PAVE MRK TY I (BIKE ARW)
- (I) REFL PAVE MRK TY I (BIKE SYML)
- (J) REFL PAV MRK TY I (Y) 4"(DOT)
- (M) RE PM W/RET REQ TY I (W) 4"(SLD)
- (N) RE PM W/RET REQ TY I (Y) 4"(SLD)
- (O) REFL PAV MRK TY I GREEN
- (P) REFL PAV MRKR TY I-C
- (Q) REFL PAV MRKR TY II-A-A
- (R) REFL PAV MRK TY I (W) 8"(DOT)
- (T) CONCRETE BUTTON (W)
- (V) DEL ASSM (D-DY) SZ 1(YFLX)
- (W) REFL PAV MRK TY I (W) 18"(SLD)
- (Z) REFL PAV MRK TY I&II BIKE CHEVERON W/ GREEN BACK

0 25 50 75 100
SCALE IN FEET

NO.	DATE	REVISION	APPROVED

STATE OF TEXAS
KEVIN MARSH
132803
LICENSED
PROFESSIONAL ENGINEER
3/28/24

Taylor Texas
TAYLOR MADE TEXANS

HDR ENGINEERING, INC.
Firm Registration No. F-754
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
512.685.2900

CITY OF TAYLOR
2022 STREET MAINTENANCE

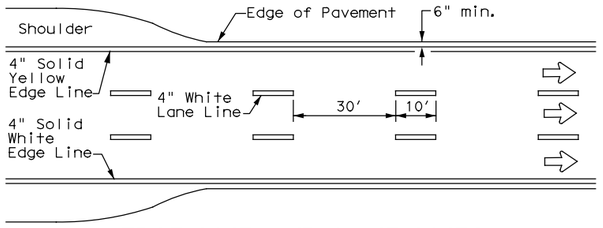
PAVEMENT MARKING AND SIGNING PLAN
BILL PICKETT TRAIL

SCALE: 1"=50' SHEET 1 OF 1

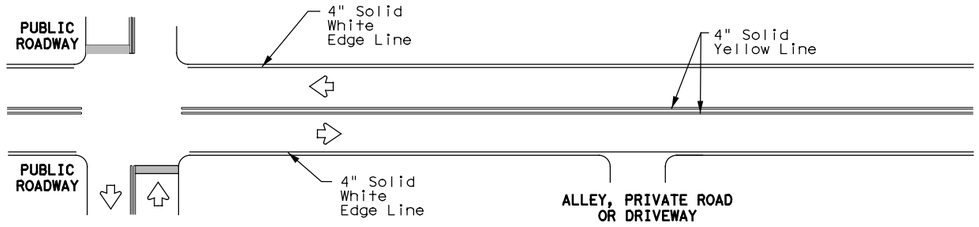
DSN: KM	CK: BP	DATE	JOB NO.	SHEET NO.
DRN: BT	CK: KM	3/28/2024	10353030	1

PLOT DRIVER: TXDOT_PDF_COLOR.pltcfg PENTABLE: 10353030.tbl
USER: KMARSH DATE: 3/28/2024 TIME: 3:22:26 PM SCALE: 1:50
FILE: Bill Picket Seal.dgn

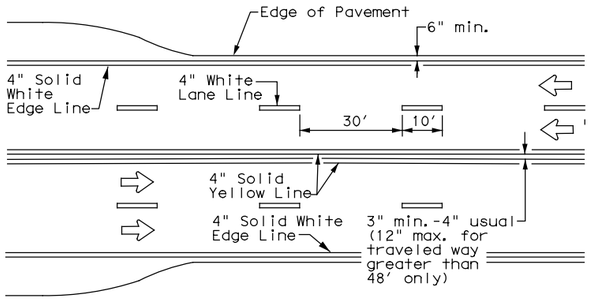
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



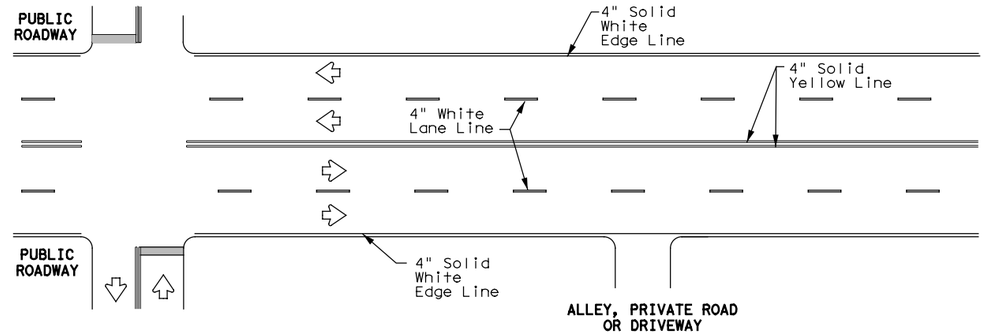
EDGE LINE AND LANE LINES ONE-WAY ROADWAY WITH OR WITHOUT SHOULDERS



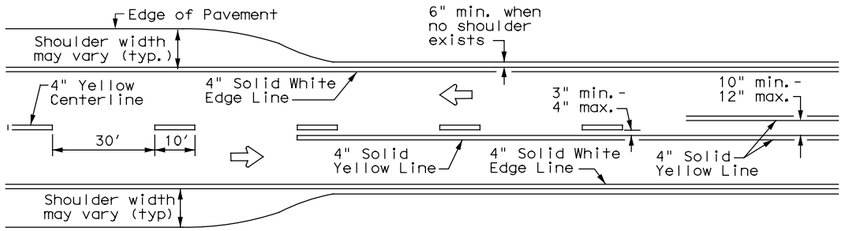
TYPICAL TWO-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS



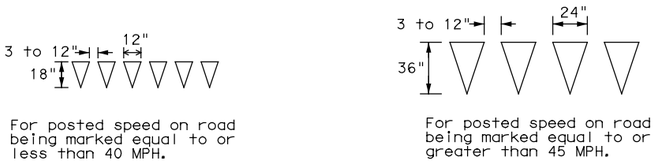
CENTERLINE AND LANE LINES FOUR LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS



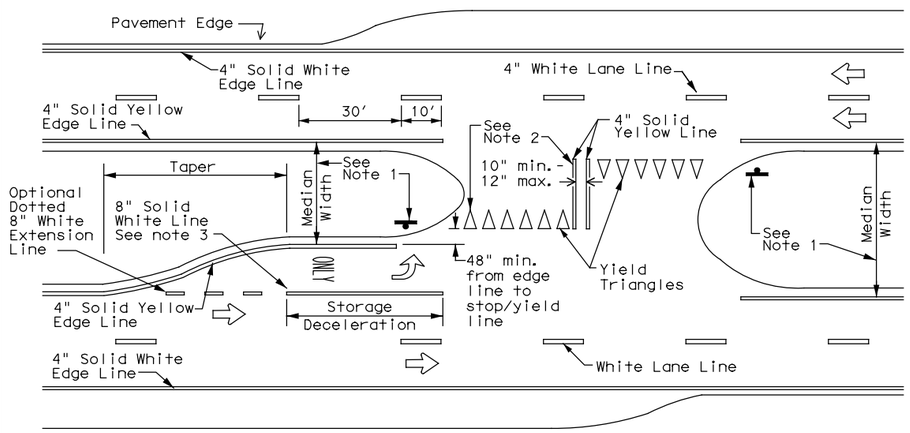
TYPICAL MULTI-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS



TWO LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS



YIELD LINES



FOUR LANE DIVIDED ROADWAY CROSSOVERS

NOTES

1. Where divided highways are separated by median widths at the median opening itself of 30 feet or more, median openings shall be signed as two separate intersections. Each median opening has two width measurements, with one measurement for each approach. The narrow median width will be the controlling width to determine if signs are required. Yield signs are the typical intersection control. Stop signs are optional as determined by the Engineer.

2. Install median striping (double yellow centerlines and stop bars/yield triangles) when a 50' or greater median centerline can be placed. Stop bars shall only be used with stop signs. Yield traingles shall only be used with yield signs.

3. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer.

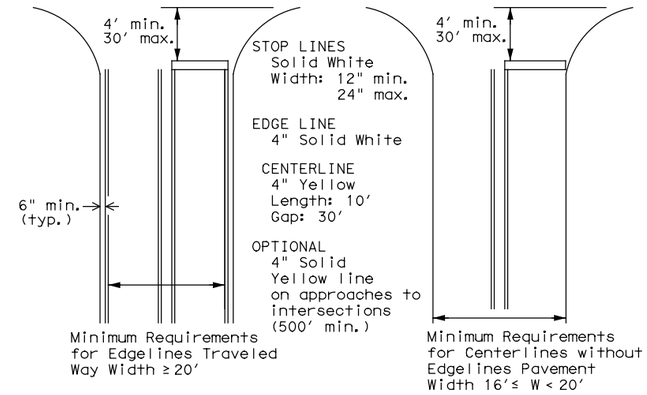
GENERAL NOTES

1. Edgeline striping shall be as shown in the plans or as directed by the Engineer. The edgeline should not be placed less less than 6 inches from the edge of pavement. This distance may vary due to pavement raveling or other conditions. Edgelines are not required in curb and gutter sections of roadways.

2. The traveled way includes only that portion of the roadway used for vehicular travel. It does not include the parking lanes, sidewalks, berms and shoulders. The traveled ways shall be measured from the inside of edgeline to the inside of edgeline of a two lane roadway.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



GUIDE FOR PLACEMENT OF STOP LINES, EDGE LINE & CENTERLINE

Based on Traveled Way and Pavement Widths for Undivided Highways

Texas Department of Transportation

Traffic Safety Division Standard

TYPICAL STANDARD PAVEMENT MARKINGS

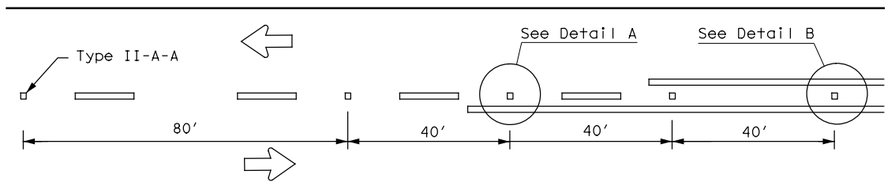
PM(1)-20

FILE: pm1-20.dgn	DN:	CK:	DW:	CK:
© TxDOT November 1978	CONT	SECT	JOB	HIGHWAY
REVISIONS 8-95 3-03			10353030	
5-00 2-12	DIST	COUNTY		SHEET NO.
8-00 6-20		WILLIAMSON		2

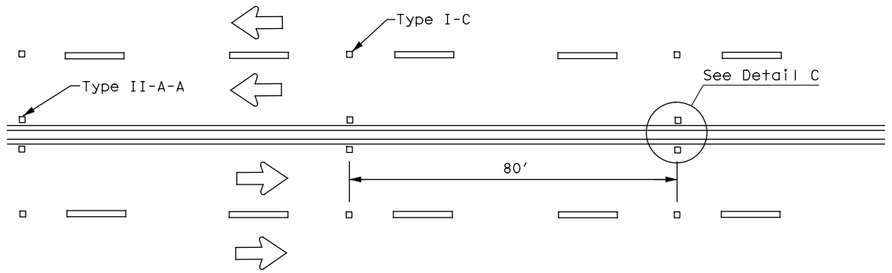
22A

DATE: 5/9/2023 1:48:13 PM
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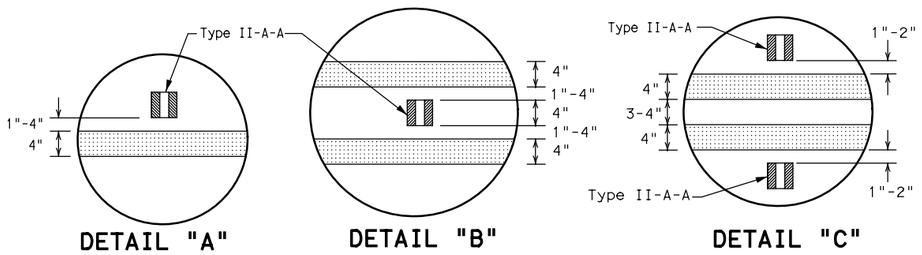
REFLECTIVE RAISED PAVEMENT MARKERS FOR VEHICLE POSITIONING GUIDANCE



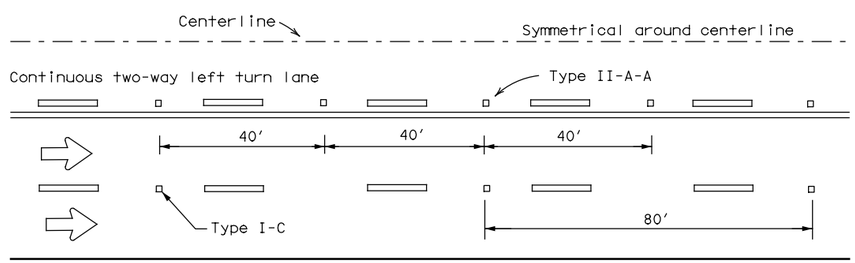
CENTERLINE FOR ALL TWO LANE ROADWAYS



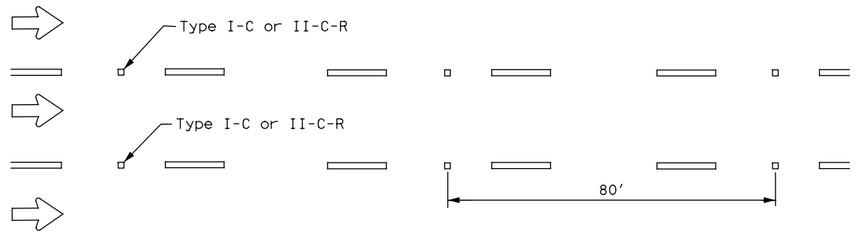
CENTERLINE & LANE LINES FOR FOUR LANE TWO-WAY HIGHWAYS



DETAIL "A" **DETAIL "B"** **DETAIL "C"**

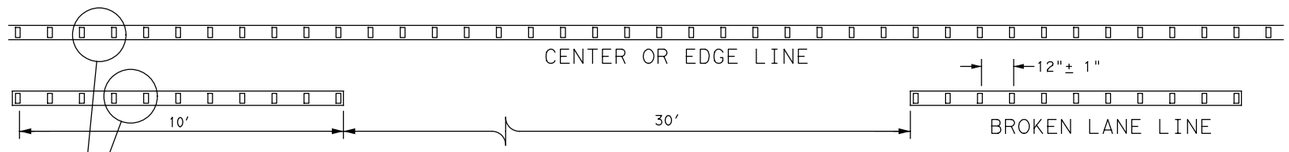


CENTERLINE AND LANE LINES FOR TWO-WAY LEFT TURN LANE



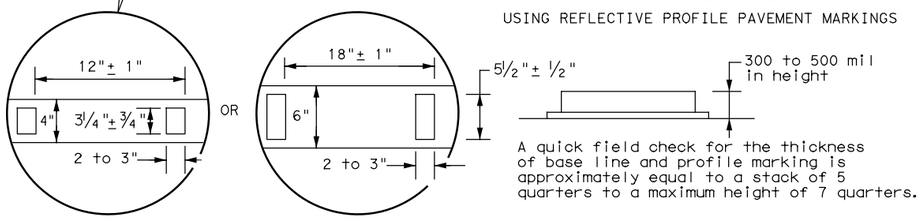
LANE LINES FOR ONE-WAY ROADWAY (NON-FREEWAY FACILITIES)

Raised pavement markers Type II-C-R shall have clear face toward normal traffic and red face toward wrong-way traffic.



REFLECTORIZED PROFILE PATTERN DETAIL

USING REFLECTIVE PROFILE PAVEMENT MARKINGS



4" EDGE LINE, CENTER LINE OR LANE LINE

OPTIONAL 6" EDGE LINE, CENTER LINE OR LANE LINE

A quick field check for the thickness of base line and profile marking is approximately equal to a stack of 5 quarters to a maximum height of 7 quarters.

NOTE

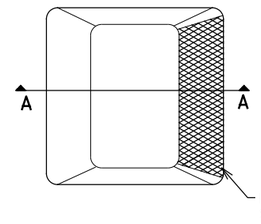
Profile markings shall not be placed on roadways with a posted speed limit of 45 MPH or less.

GENERAL NOTES

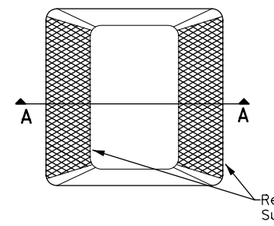
1. All raised pavement markers placed in broken lines shall be placed in line with and midway between the stripes.
2. On concrete pavements the raised pavement markers should be placed to one side of the longitudinal joints.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

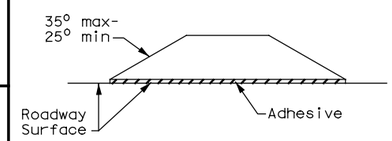
All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



Type I (Top View)



Type II (Top View)



SECTION A

RAISED PAVEMENT MARKERS

Texas Department of Transportation

Traffic Safety Division Standard

POSITION GUIDANCE USING RAISED MARKERS RELECTORIZED PROFILE MARKINGS PM(2)-20

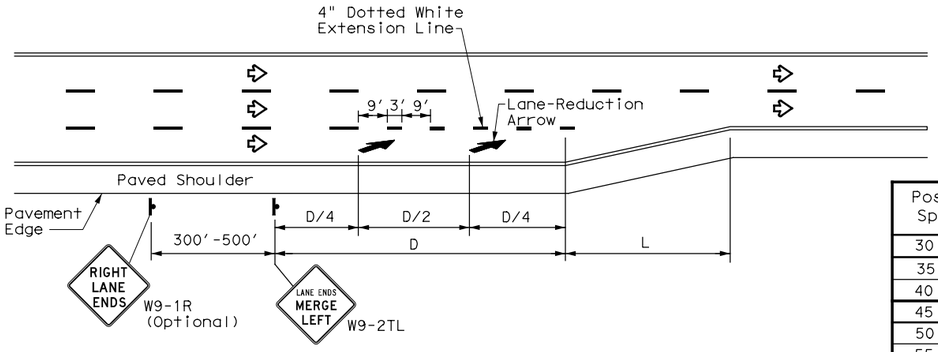
FILE: pm2-20.dgn	DN:	CK:	DW:	CK:
©TxDOT April 1977	CONT	SECT	JOB	HIGHWAY
REVISIONS 4-92 2-10			10353030	
5-00 2-12	DIST	COUNTY		SHEET NO.
8-00 6-20		WILLIAMSON		3

22B

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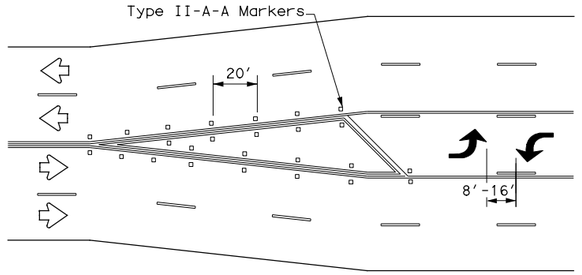


LANE REDUCTION

Posted Speed	D (ft)	L (ft)
30 MPH	460	$L=\frac{WS^2}{60}$
35 MPH	565	
40 MPH	670	
45 MPH	775	L=WS
50 MPH	885	
55 MPH	990	
60 MPH	1,100	
65 MPH	1,200	
70 MPH	1,250	
75 MPH	1,350	

NOTES

1. Lane reduction pavement markings are used where the number of through lanes is reduced because of narrowing of the roadway or because of a section of on-street parking in what would otherwise be a through lane. For Texas Super 2 Passing Lanes, see TS2(PL) standard sheets.
2. On divided highways, an additional W9-1R "RIGHT LANE ENDS" sign may be installed in the median aligned with the W9-1R sign on the right side of the highway.
3. Lane reduction arrows are required for speeds of 45 mph or greater. An optional third lane reduction arrow may be added based on engineering judgement. If used, the optional third lane reduction arrow should be centered between the first and last lane reduction arrows.
4. For lane reductions on Freeways and Expressways, signing shall conform to the TxDOT Freeway Signing Handbook.



A two-way left-turn (TWLT) lane-use arrow pavement marking should be used at or just downstream from the beginning of a two-way left-turn lane within a corridor. Repeating the marking after each intersection or dedicated turn bay is not required unless stated elsewhere in the plans.

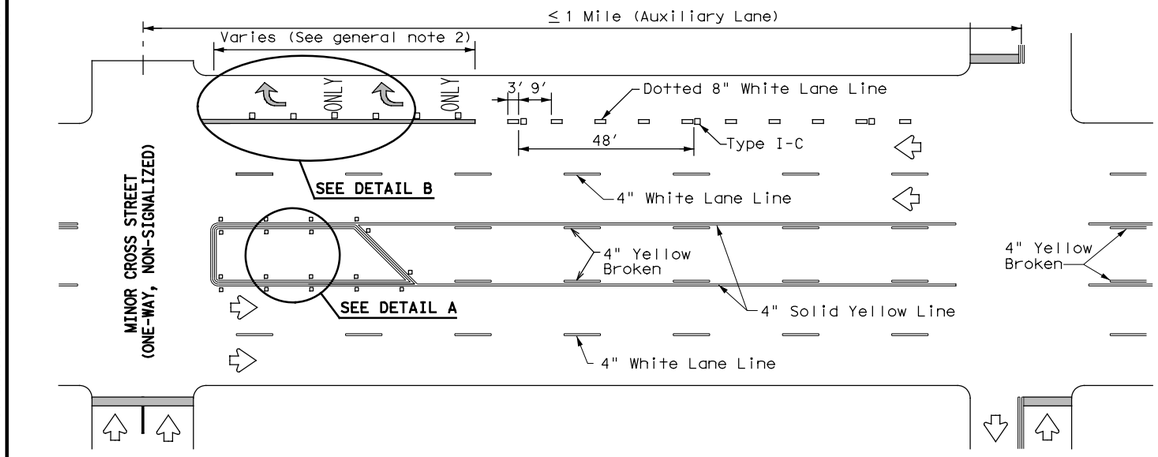
TYPICAL TRANSITION FOR TWLTL AND DIVIDED HIGHWAY

GENERAL NOTES

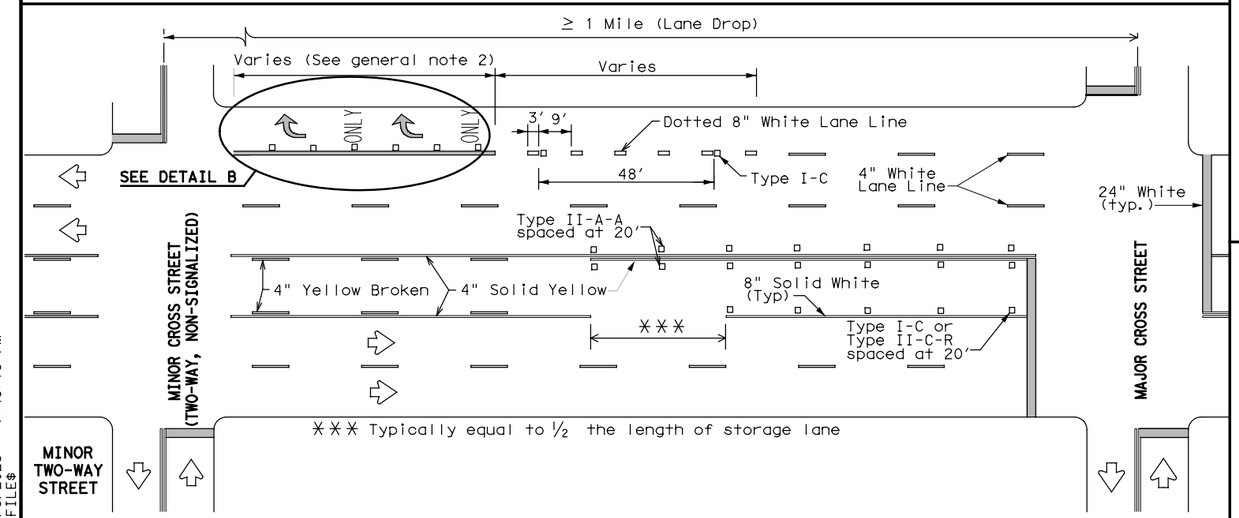
1. Lane use word and arrow markings shall be used where through lanes approaching an intersection become mandatory turn lanes. Lane use word and arrow markings should be used in auxiliary lanes of substantial length. Lane use arrow markings or word and arrow markings may be used in other lanes and turn bays for emphasis. Details for words and arrows are as shown in the Standard Highway Sign Designs for Texas.
2. When lane-use words and arrow markings are used, two sets of arrows should be used if the length of the bay is greater than 180 feet. When a single lane use arrow or word and arrow marking is used for a short turn lane, it should be located at or near the upstream end of the full-width turn lane.
3. Use raised pavement marker Type I-C with undivided highways, flush medians and two way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.
4. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

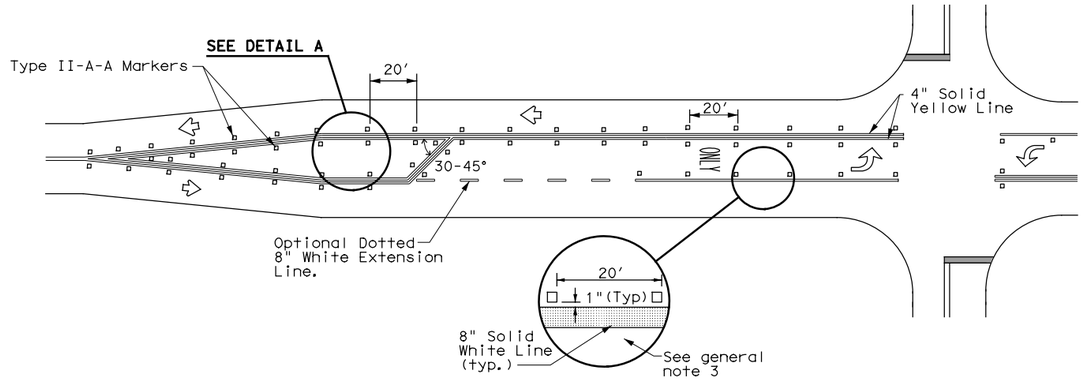
All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



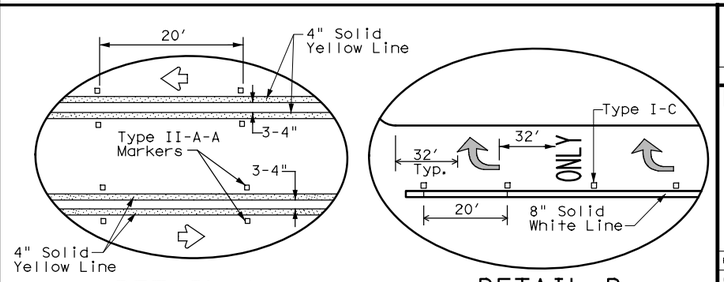
TYPICAL TWLTL AT ONE-WAY STREET AND RIGHT TURN AUXILIARY LANE



TYPICAL TWLTL AT TWO-WAY CROSS STREET AND RIGHT TURN LANE DROP



TYPICAL TWO-LANE HIGHWAY INTERSECTION WITH LEFT TURN BAYS



Texas Department of Transportation — Traffic Safety Division Standard

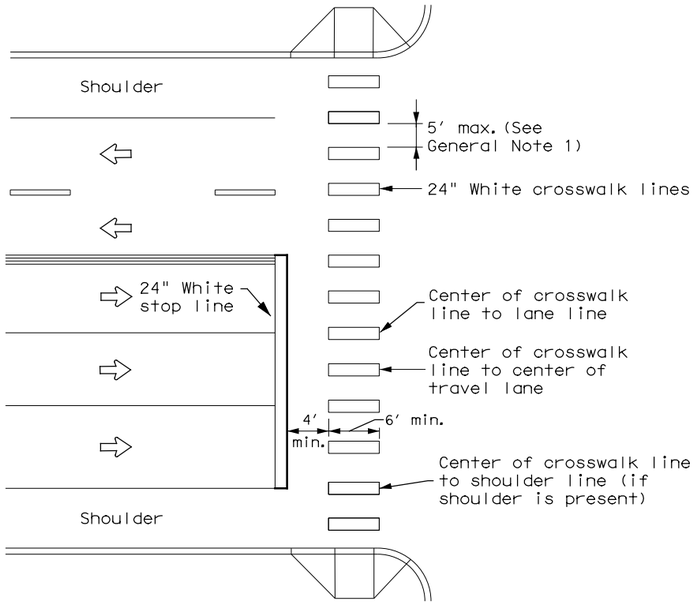
TWO-WAY LEFT TURN LANES, RURAL LEFT TURN BAYS, AND LANE REDUCTION PAVEMENT MARKINGS PM(3)-20

FILE: pm3-20.dgn	DN:	CK:	DW:	CK:
©TxDOT April 1998	CONT	SECT	JOB	HIGHWAY
REVISIONS			10353030	
5-00 2-10	DIST	COUNTY		SHEET NO.
8-00 2-12		WILLIAMSON		4
3-03 6-20				

22C

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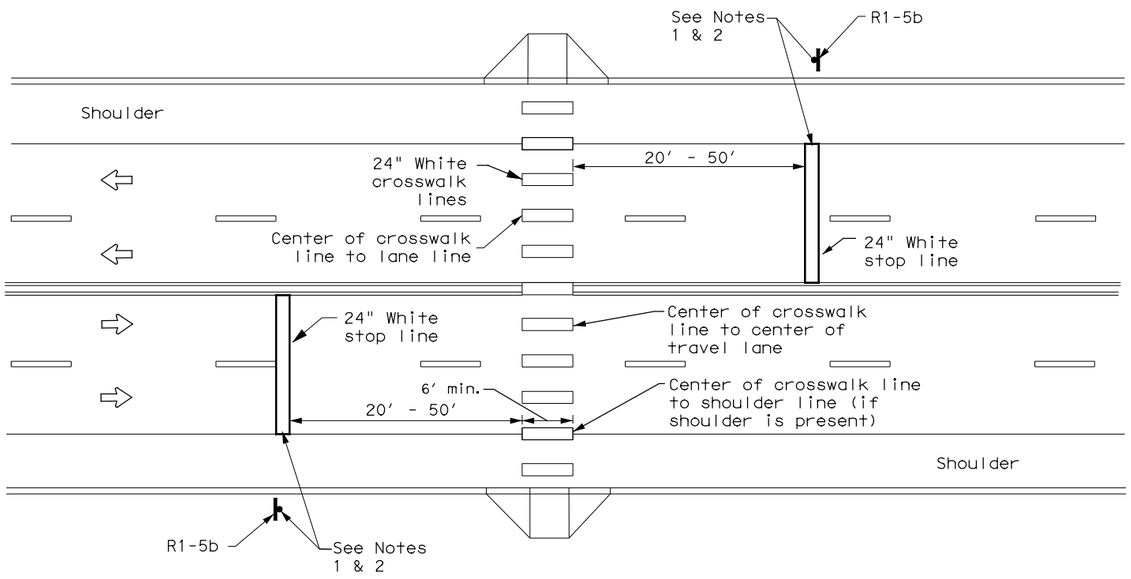
HIGH-VISIBILITY LONGITUDINAL CROSSWALK AT CONTROLLED APPROACH

GENERAL NOTES

1. Longitudinal crosswalk lines should not be placed in the wheel path of vehicles. Center the crosswalk lines on travel lanes, lane lines, and shoulder lines (if present).
2. A minimum 6" clear distance shall be provided to the curb face. If the last crosswalk line falls into this distance it must be omitted.
3. For divided roadways, adjustments in spacing of the crosswalk lines should be made in the median so that the crosswalk lines are maintained in their proper location across the travel portion of the roadway.
4. At skewed crosswalks, the crosswalk lines are to remain parallel to the lane lines.
5. Each crosswalk shall be a minimum of 6′ wide.
6. The High-Visibility Longitudinal Crosswalk is the preferred crosswalk pattern on State Highways. Other crosswalk patterns as shown in the "Texas Manual on Uniform Traffic Control Devices" may be used. All crosswalk designs and dimension shall comply with the "Texas Manual on Uniform Traffic Control Devices."
7. Final placement of Stop Bar and Crosswalk shall be approved by the Engineer in the field.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



UNSIGNALIZED MIDBLOCK HIGH-VISIBILITY LONGITUDINAL CROSSWALK

NOTES:

1. Use stop bars with Stop Here For Pedestrians (R1-5b) signs at unsignalized midblock cross walks.
2. Use stop bars with STOP HERE ON RED (R10-6 or R10-6a) signs at mid block crosswalks controlled by traffic signals or pedestrian hybrid beacons.

Texas Department of Transportation

Traffic Safety Division Standard

CROSSWALK PAVEMENT MARKINGS

PM(4)-22A

FILE: pm4-22a.dgn	DN:	CK:	DW:	CK:
© TxDOT December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS			10353030	
6-20	DIST	COUNTY		SHEET NO.
6-22		WILLIAMSON		5
12-22				
22D				

DATE: 5/9/2023 1:48:17 PM
FILE: $FILE$

Change Proposal Request No. 10
(Not a Change Order)

Project Name:	2022 Street Maintenance	Owner's Project No. (if applicable):	
Project Owner:	City of Taylor	Regulatory Agency Project No. (if applicable):	
HDR Project No.	10380398	Initiated by: ☒ Engineer ☐ Contractor	
Contractor:	Texas Road, LLC	Date: May 1, 2024	

Attention: The following change in the contract on this project is proposed. Please provide your proposed price for the cost of this change.

- A breakdown of cost SHALL be provided upon request by the Owner or Engineer.
- Work shall not commence until authorized by the Owner.

Description of the Proposed Change:

Video camera inspection of storm drains from Porter St to the creek east of the railway bridge and cleaning of the storm drains from Porter St to Burkett St. See attached for backup documentation.

City of Taylor requested video inspection of storm drains within the project limit on 4th St from Porter St to the creek east of the railway bridge. Based on the conditions of the storm drains, storm drains will need to be cleaned that have significant blockage. Part of this exercise is also to identify the flow path and connectivity of lateral storm drain near the railroad bridge, that crosses from the north side of 4th St to the south side and outfalls east into the creek. General limit of this storm drain study limit is outlined on a graphic in attached email.

See attached for itemized cost breakdown for video camera inspection and cleaning of storm system as described above. **Amount by this CPR No. 10 ($17,056.97) will be added to the project contract through Change Order No. 02.**

By _____

All work shall be in accordance with the terms, stipulations, and conditions of the original Contract Documents. If the work herein provided for is Approved by Change Order, the time of completion will be:

☐ Increased ☐ Decreased ☒ Unchanged

by calendar days.

This change will: ☒ Add ☐ Deduct ☐ No Change

$ **17,056.97**

Texas Road, LLC - Valentin Gomez, PM
General Contractor

Date Valentin J Gomez, Jr. Digitally signed by Valentin J Gomez, Jr. Date: 2024.05.01 17:23:41 -05'00'

HDR Recommendation:

☒ Recommend Acceptance
☐ Do Not Recommend Acceptance

Prad Shrestha, P.E.
By: HDR Engineering, Inc.

Date May 1, 2024

Owner's Action:

☐ Accepted ☐ Not Accepted

By: Owner

Date

(Jun 1990; Revised Oct 2001)
Copyright 1991 HDR Engineering, Inc.

Form 6010-02

Change Order Proposal #10r1

PROJECT : **2309- City of Taylor 2022 Street Maintenance**

ITEM NUMBER/DESC. : **1000 '-24" Pipe Storm Drain Clean (Porter to Burkett) & CCTV of Existing Storm Line**

Date Prepared : ***4/30/2024***

SN	Description	UNIT	QTY	Subcontractor UNIT COSTS	Subcontractor OH&P @ 5%	Bond to be adjusted at end of project @ 1%	TOTAL UNIT COST	TOTAL AMOUNT
	1000' Pipe Storm Drain Clean out							
1	Traffic Control	EA	2	$ 1,623.75	$ 81.19	$ 17.05	$ 1,721.99	$ 3,443.98
2	Jetter Combo Unit with Operator (Two Sets)	HR	20	$ 265.00	$ 13.25	$ 2.78	$ 281.03	$ 5,620.60
3	Disposal Offsite	EA	2	$ 250.00	$ 12.50	$ 2.63	$ 265.13	$ 530.26
					$ -	$ -	$ -	$ -
4	CCTV - Existing Storm Line	HR	10	240	$ 12.00	$ 2.52	$ 254.52	$ 2,545.20
								$ 12,140.04
	Operation Support	LS	1				$ 4,916.93	$ 4,916.93
							Total-	$ 17,056.97

PROJECT: 2309- City of Taylor 2022 Street Maintenance
ITEM NUMBER/DESC.: 1000 '-24" Pipe Storm Drain Clean (Porter to Burkett)
Date Prepared: *4/30/2024*

ITEM / DESCRIPTION	QTY	UNIT	UNIT COSTS LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other	TOTAL COSTS LABOR	EQUIP	MATERIALS	SUBCT.	Other
			Based on 10hr/day Week (8 hr Regular + 2 Hr. OT)										
1000' Pipe Storm Drain Clean out- Operation Support													
LABOR													
Foreman	20	HR	$ 28.00				1.10		$ 616.00	$ -	$ -	$ -	$ -
Operator		HR	$ 25.00				1.10		$ -	$ -	$ -	$ -	$ -
Common Labor		HR	$ 19.00				1.10		$ -	$ -	$ -	$ -	$ -
Utility Labor x2	40	HR	$ 21.00				1.10		$ 924.00	$ -	$ -	$ -	$ -
									$ -	$ -	$ -	$ -	$ -
EQUIPMENT									$ -	$ -	$ -	$ -	$ -
Broom	10	HR		$ 97.12					$ -	$ 971.20	$ -	$ -	$ -
Foreman Truck F250	20	HR		$ 35.29					$ -	$ 705.80	$ -	$ -	$ -
									$ -	$ -	$ -	$ -	$ -
									$ -	$ -	$ -	$ -	$ -
MATERIAL									$ -	$ -	$ -	$ -	$ -
									$ -	$ -	$ -	$ -	$ -
									$ -	$ -	$ -	$ -	$ -
Subcontractor									$ -	$ -	$ -	$ -	$ -
									$ -	$ -	$ -	$ -	$ -
OTHER									$ -	$ -	$ -	$ -	$ -
									$ -	$ -	$ -	$ -	$ -
TOTALS									**$ 1,540.00**	**$ 1,677.00**	**$ -**	**$ -**	**$ -**

Total Labor					$ 1,540.00
Labor Burden	$ 1,540.00	@	55%		$ 847.00
Total Equipment					$ 1,677.00
Total Materials					$ -
Total Subcontractor					$ -
Total Other					$ -
			Subtotal		$ 4,064.00
Labor OH&P	$ 1,540.00	@	25%		$ 385.00
Equipment OH&P	$ 1,677.00	@	25%		$ 419.25
Material OH&P	$ -	@	25%		$ -
Subcontractor OH&P	$ -	@	5%		$ -
Other OH&P	$ -	@	25%		$ -
			Subtotal		$ 804.25
Bond to be adjusted at end of project	$ 4,868.25	@	1%		$ 48.68
Net Increase			**TOTAL**		**$ 4,916.93**

Houston| San Antonio| Manor| West Texas
5114 Railroad St., Deer Park, Texas 77536
O:713-783-3363|F:713-586-0520

March 6, 2024
Austin Underground
Valentin Gomez
Valentin@austin-underground.com

Purchase Order
PO#2309-TREX

Re: T & M Estimate Hydro-Excavation

Valentin,

T-Rex appreciates the opportunity to serve you with this rate for **Nondestructive** Vacuum Excavation services.

Scope: Line Jetting as Directed : City of Taylor 4th Street

Procedure to safely excavate:

- Arrive at jobsite and obtain necessary site-specific safety orientations, permits, and directions from client-designated personnel.
- Set up equipment at the proposed excavation site.
- Activate equipment to begin excavation. One man will cut the soil/probe using the excavation lance while the second man operates the vacuum boom to remove the soil.
- Debris will be vacuumed directly into T-Rex Hydrovac units. We will off-load the material on-site at client designated approved location. Client will be responsible for all subsequent testing, manifesting, transportation, wash-out, and disposal costs.

Client to Provide:

- All necessary permits (by no later than 7:30 AM)
- Supervision of procedures until project completion
- Exact location of excavations
- Direct access (within 25' of the truck)
- Area on-site to store excavated material.
- All matting (if necessary)
- Traffic control (if necessary)
- Removal of asphalt/concrete (if necessary)
- On-site location for water
- Backfill and materials when required.

Safety:

T-Rex Services insures that all personnel working at the site will conform to following:

- T-Rex will follow all site safety policies and procedures.
- Crews will be properly trained by T-Rex Services and follow T-Rex Services best practices.
- Crews will wear the proper protective clothing necessary to safely perform services.

Pricing Estimate: Line Jetting City of Taylor 4th Street

Jetter Combo Unit with Operator	**$265.00 PH**
Disposal Offsite	**$250.00 per load**
CCTV	**$240.00 per hour – recommended to identify all**
Fuel Surcharge	**6%**

Cancellations and rainouts will be charged at $ 265.00 per hour "Portal to Portal" with a four-hour minimum if dispatch is not notified 30 minutes prior to dispatch.

Proposal Conditions:

This price includes mobilization, equipment, labor, per diem, and supervision to complete the project, subject to the following:

- T-Rex to provide one Hydro Excavation truck and 2 man crew.
- Working through complete project without interruptions.
- 6 Day workweek/10-hour workdays.
- Work that requires any type of air respirators will result in additional charges for equipment and compensation for additional time.
- Additional work and standby not caused by T-Rex or bad weather will be billed on a T&M basis according to 2023 price schedule.
- If soil contaminants are encountered that result in additional handling and disposal requirements; additional costs may apply according to the 2023 price schedule or on a cost plus 15% basis.
- If excessive groundwater is encountered, client will have the option of having T-Rex skip over the area, or direct T-Rex to continue excavation on a T&M basis according to 2023 price schedule.
- Pre-removal by Client of concrete, asphalt, lime, or any other types of road base or stabilized materials. If obstructions are encountered, client will have the option of having T-Rex skip over the obstructions, or direct T-Rex to continue excavation on a T&M basis according to 2023 price schedule.
- On bid jobs, for any reason, the scope of work is altered beyond what is agreed upon within this document, work will cease until such time as a Change Order may be generated and executed for agreement of additional services.
- Proposal pricing is valid for 30 days from the date of the proposal.
- Pricing is day rate – from the time we leave our shop until the time we return to our shop.
- Client agrees to defend, indemnify, and protect T-Rex from and against any and all claims liabilities arising out of or related to disposal of material generated by Client's project, including attorney's fees and other expenses incurred defending or responding to such claims or liability. THIS INDEMNITY INCLUDES ALL CLAIMS OR DAMAGES ALLEGED OR CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OR FAULT OF TREX SERVICES.

If you have any questions about this pricing, our qualifications, or require additional safety compliance please feel free to contact us at any time. We appreciate the opportunity to be considered as a vendor for this project.

See the Rate Sheet below for additional equipment and or personnel, if required.

2024 Rate Sheet

Vacuum Excavation Standard Charges	
Hydro Excavation / Jetter Unit	$275.00 per hour port to port
CCTV Truck with Operator	$265.00 per hour port to port
Water Truck with Operator	$110.00 per hour port to port
Disposal (off-site) non Contaminated (Unless under contractual agreement from facility owner)	$200.00 per load

Additional Labor Charges	
Supervisor	$95.00 per hour port to port
Additional Technician	$65.00 per hour port to port
Water Truck with Operator	$110.00 per hour port to port

Equipment Charges	
Smooth Wall Tubing	$50.00 / Day
6” Flex Hose	$400.00 per roll
Vacuum Box Flanges	$25.00 / Day
Additional Equipment Rentals / 3rd Party Vendors	Cost plus 15%

Rates are inclusive of fuel and water charges. A minimum of charge of 4 hour is applicable to callouts

Sincerely,

Fabian Gonzales
Territory Sales Manager
210-994-0179
Fabian.Gonzales@pro-vac.com

Austin Underground Inc.

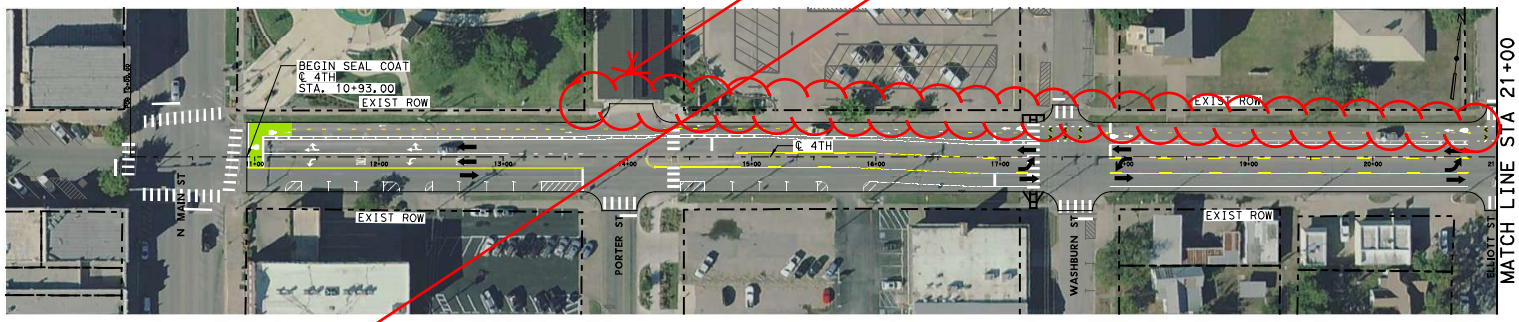
Valentin Gomez Jr. Sr.
PM

Date: 3-22-24

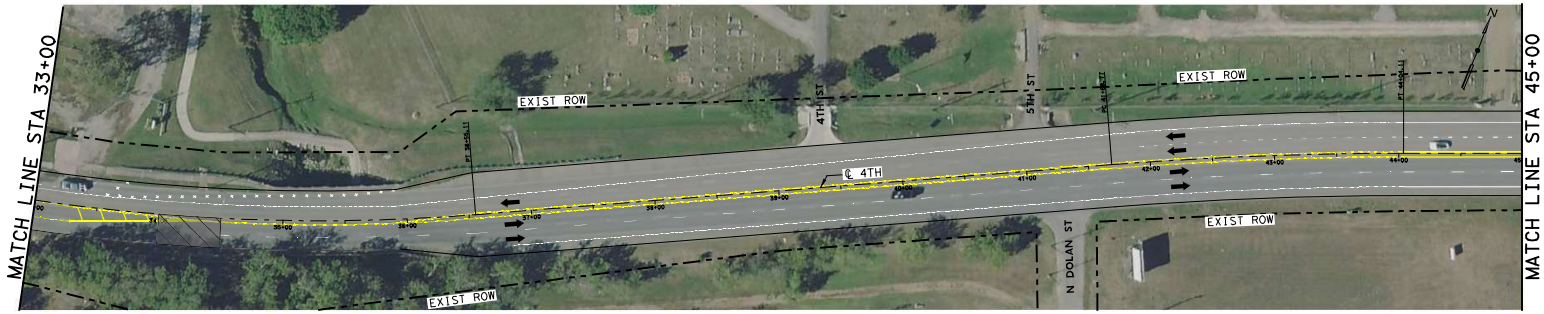
Clean Existing 24" RCP

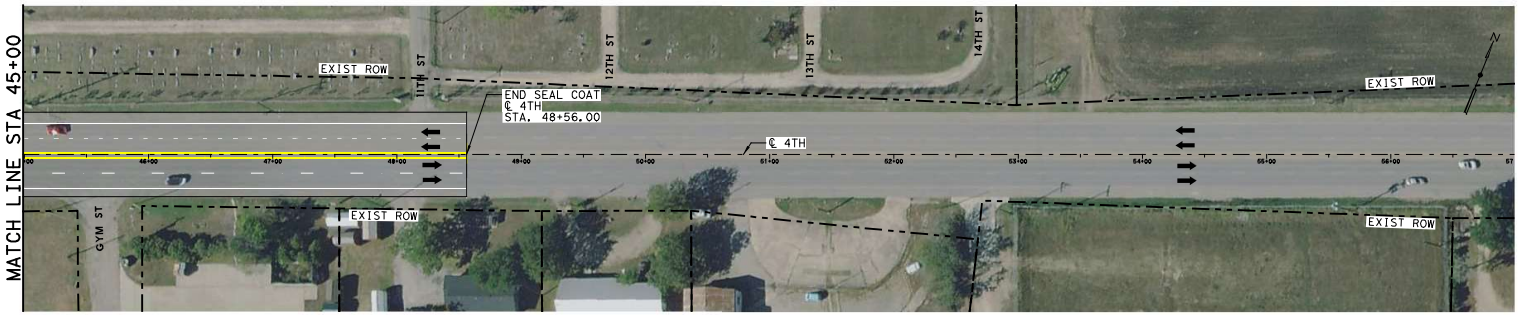
Approx 1000'

FINAL SUBMITTAL









LEGEND

- EXISTING RIGHT OF WAY
- TRAFFIC FLOW
- ALLIGATOR CRACKING REPAIR AREA
- FULL DEPTH RECONSTRUCTION
- FULL DEPTH RECLAMATION
- VALLEY GUTTER REPLACEMENT
- MILL AND OVERLAY

NOTES:

1. SEE "HORIZONTAL ALIGNMENT DATA" SHEET FOR HORIZONTAL ALIGNMENT INFORMATION.

0 50 100 150 200

SCALE IN FEET

NO.	DATE	REVISION	APPROVED

STATE OF TEXAS
MARVIN LOPEZ
131421
LICENSED PROFESSIONAL ENGINEER
5/9/2023

Taylor Texas
TAYLOR MADE TEXAS

HDR ENGINEERING, INC.
Firm Registration No. F-754
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
512.685.2900

CITY OF TAYLOR
2022 STREET MAINTENANCE

4TH STREET
PROJECT LAYOUT
BEGIN TO END

SCALE: 1"=100'

SHEET 3 OF 5

DSN:	CK:	DATE	JOB NO.	SHEET NO.
DRN:	CK:	5/9/2023	10353030	5

PLOT DRIVER: TXDOT_PDF_COLOR.pltcfg PENTABLE: 10353030.tbl
USER: BRTORRES DATE: 5/9/2023 TIME: 12:22:46 PM SCALE: 1:100
FILE: 4th St Project Layout

Change Proposal Request No. 11
(Not a Change Order)

Project Name:	2022 Street Maintenance	Owner's Project No. (if applicable):	
Project Owner:	City of Taylor	Regulatory Agency Project No. (if applicable):	
HDR Project No.	10380398	Initiated by: ☒ Engineer ☐ Contractor	
Contractor:	Texas Road, LLC	Date: April 29, 2024	

Attention: The following change in the contract on this project is proposed. Please provide your proposed price for the cost of this change.

- A breakdown of cost SHALL be provided upon request by the Owner or Engineer.
- Work shall not commence until authorized by the Owner.

Description of the Proposed Change:

Supplemental pavement design recommendations for 4th Street reconstruction. See attached for backup documentation.

In February 2024, when contractor began the construction of 4th St reconstruction work, excessive moisture was encountered beneath the existing Portland cement concrete slabs underlying the asphalt and asphalt treated base. The existing concrete slabs were also cracked and undulated. Contractor attempted to rubblize the existing concrete pavement as specified in the design documents. However, this operation was not successful due to incompetent subgrade. Site visits were performed by the geotechnical engineer (Raba-Kistner). Based on the existing field conditions, the geotechnical engineer provided supplemental pavement recommendations (dated March 22, 2024), which is attached herewith. As recommended by the supplemental recommendations, in order to further improve the drainage, additional underdrain is added within the reconstruction area. We also performed video inspection of existing storm drainage system on 4th St from Porter St to the creek just east of railway bridge. Two 18-inch lateral storm drain within the reconstruction area were either heavily clogged or inaccessible for inspection. Therefore, these two lateral storm drains will be removed and replaced with new inlets. See attached detail cost estimate and supplemental pavement recommendations of 4th St reconstruction. Also attached is revised project schedule that extends the project duration by 101 days..

See attached for itemized cost breakdown for redesigned 4th St pavement reconstruction and revised project schedule as described above.
Amount by this CPR No. 11 ($333,279.70) will be added to the project contract through Change Order No. 02.

By _____

All work shall be in accordance with the terms, stipulations, and conditions of the original Contract Documents. If the work herein provided for is Approved by Change Order, the time of completion will be:

☒ Increased ☐ Decreased ☒ Unchanged

by 101 calendar days.

This change will: ☒ Add ☐ Deduct ☐ No Change

$ **333,279.70**

Texas Road, LLC - Valentin Gomez, PM
General Contractor

Date Valentin J Gomez, Jr. Digitally signed by Valentin J Gomez, Jr. Date: 2024.05.01 22:33:33 -05'00'

HDR Recommendation:
☐ Recommend Acceptance
☐ Do Not Recommend Acceptance

By: HDR Engineering, Inc.

Date _____

Owner's Action:
☐ Accepted ☐ Not Accepted

By: Owner

Date _____

(Jun 1990; Revised Oct 2001)
Copyright 1991 HDR Engineering, Inc.

Form 6010-02

PROJECT:	City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.:	COP#12.1 - Revised Pavement Section 4th Street
Date Prepared:	4/24/2024

Item No.	4th Street Pavement Modifications				
Adds		QTY	UNIT	**UNIT BID**	**TOTAL**
	REMOVING CONC (PAV)	3144	SY	$21.90	$68,853.60
	EXCAVATION	320	CY	$ 116.70	$37,344.00
	EMBANKMENT	320	CY	$ 108.70	$34,784.00
	CEMENT 2%	32	TON	$ 326.00	$10,432.00
	CEMENT TREAT (EXIST MATL)(8")	4906	SY	$ 15.30	$75,061.80
	D-GR HMA Ty-C PG64-22 (4 IN)	1002	TON	$ 186.20	$186,572.40
	REMOVE STRUCTURE (PIPE)	96	LF	$ 45.30	$4,348.80
	RC PIPE (CL IV)(18 IN)	96	LF	$ 414.90	$39,830.40
	PIPE UNDERDRAINS (TY 8) (6")	60	LF	$ 121.00	$7,260.00
	DRNG INLET W/GRATES (REMOV/REPLAC)	2	EA	$ 14,333.00	$28,666.00
	TOTAL				**$493,153.00**
Delayed Cost					
	EXTENDED BARRICADE RENT & MONITORING ON 4TH STREET ONLY	2	EA	$ 15,976.90	$31,953.80
	WATER FILLED BARRIER	2	MO	$ 14,843.20	$29,686.40
	RUBBLING SUBCONTRACT MOVE IN COST	1	LS	$ 9,544.50	$9,544.50
	MOBS FOR PAVEMENT REDESIGN	1	LS	$ 5,842.00	$5,842.00
	TOTAL				**$77,026.70**
Deducts					
	RUBBLIZING EXISTING CONCRETE PAVEMENT	-4550	SY	$14.00	($63,700.00)
	FL BS (CMP I N PLC)(TY A GR 5)(FNAL POS)	-953	CY	$50.00	($47,650.00)
	D-GR HMA Ty-C PG64-22	-810	TON	$ 155.00	($125,550.00)
	TOTAL				($236,900.00)
TOTALS					**$333,279.70**

PROJECT: City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.: REMOVING CONC (PAV)
Date Prepared: 4/24/2024

Based on 10hr/day Week (8 hr Regular + 2 Hr OT)

ITEM / DESCRIPTION	REMOVING CONC (PAV)		QTY	UNIT	UNIT COSTS LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other	TOTAL COSTS LABOR	EQUIP	MATERIALS	SUBCT.	Other
											$ -	$ -	$ -	$ -	$ -
LABOR											$ -	$ -	$ -	$ -	$ -
Foreman		1	70	HR	$ 36.74				1.10		$ 2,828.98	$ -	$ -	$ -	$ -
Operator - Excavator		2	70	HR	$ 32.01				1.10		$ 4,929.54	$ -	$ -	$ -	$ -
Operator - Dozer		1	70	HR	$ 27.28				1.10		$ 2,100.56				
Common Labor		1	70	HR	$ 22.55				1.10		$ 1,736.35	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
EQUIPMENT											$ -	$ -	$ -	$ -	$ -
Pickup			70	HR		$ 35.36					$ -	$ 2,475.20	$ -	$ -	$ -
Excavator	Load Concrete		70	HR		$ 104.05					$ -	$ 7,283.50	$ -	$ -	$ -
Excavator w.Ram	Break Concrete		70	HR		$ 145.80						$ 10,206.00			
Dozer	Push @ dump site		70	HR		$ 143.04					$ -	$ 10,012.80	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
OTHER											$ -	$ -	$ -	$ -	$ -
Trucking			514	CY						$ 15.51	$ -	$ -	$ -	$ -	$ 7,972.14
Dump Fees											$ -	$ -	$ -	$ -	$ -
TOTALS											$ 11,595.43	$ 29,977.50	$ -	$ -	$ 7,972.14

Total Labor				$ 11,595.43	$ 49,545.07
Labor Burden	$ 11,595.43	@	55%	$ 6,377.49	
Total Equipment				$ 29,977.50	
Total Materials				$ -	
Total Subcontractor				$ -	
Total Other				$ 7,972.14	
			Subtotal	$ 55,922.56	
Labor OH&P	$ 11,595.43	@	25%	$ 2,898.86	
Equipment OH&P	$ 29,977.50	@	25%	$ 7,494.38	
Material OH&P	$ -	@	25%	$ -	
Subcontractor OH&P	$ -	@	5%	$ -	
Other OH&P	$ 7,972.14	@	25%	$ 1,993.04	
			Subtotal	$ 12,386.27	

Existing Bid Items:

				$ -	
		@	$ -	$ -	
			Bid Items Total	$ -	
Bond to be adjusted at end of project	$ 68,308.82	@	1%	$ 683.09	
Net Increase			**TOTAL**	**$ 68,991.91**	

REMOVING CONC (PAV)		3144	SY	$ 21.90		$ 68,853.60

PROJECT: City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.: EXCAVATION
Date Prepared: 4/24/2024

Based on 10hr/day Week (8 hr Regular + 2 Hr OT)

ITEM / DESCRIPTION	EXCAVATION		QTY	UNIT	UNIT COSTS LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other	TOTAL COSTS LABOR	EQUIP	MATERIALS	SUBCT.	Other
											$ -	$ -	$ -	$ -	$ -
LABOR											$ -	$ -	$ -	$ -	$ -
Foreman		1	43	HR	$ 36.74				1.10		$ 1,737.80	$ -	$ -	$ -	$ -
Operator - Excavator		1	43	HR	$ 32.01				1.10		$ 1,514.07	$ -	$ -	$ -	$ -
Operator - Blade		1	43	HR	$ 35.55				1.10		$ 1,681.52				
Operator - Loader		1	43	HR	$ 30.82				1.10		$ 1,457.79	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
EQUIPMENT											$ -	$ -	$ -	$ -	$ -
Pickup			43	HR		$ 35.36					$ -	$ 1,520.48	$ -	$ -	$ -
Excavator			43	HR		$ 104.05					$ -	$ 4,474.15	$ -	$ -	$ -
Skid Steer			43	HR		$ 69.42						$ 2,985.06			
Blade			43	HR		$ 97.81					$ -	$ 4,205.83	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
OTHER											$ -	$ -	$ -	$ -	$ -
Trucking - Onsite			320	CY						$ 22.50	$ -	$ -	$ -	$ -	$ 7,200.00
Dump Fees											$ -	$ -	$ -	$ -	$ -
TOTALS											$ 6,391.18	$ 13,185.52	$ -	$ -	$ 7,200.00

Total Labor					$ 6,391.18	$ 26,776.70
Labor Burden	$ 6,391.18	@	55%		$ 3,515.15	
Total Equipment					$ 13,185.52	
Total Materials					$ -	
Total Subcontractor					$ -	
Total Other					$ 7,200.00	
				Subtotal	$ 30,291.84	
Labor OH&P	$ 6,391.18	@	25%		$ 1,597.79	
Equipment OH&P	$ 13,185.52	@	25%		$ 3,296.38	
Material OH&P	$ -	@	25%		$ -	
Subcontractor OH&P	$ -	@	5%		$ -	
Other OH&P	$ 7,200.00	@	25%		$ 1,800.00	
				Subtotal	$ 6,694.17	

Existing Bid Items:

					$ -	
		@	$ -		$ -	
				Bid Items Total	$ -	
Bond to be adjusted at end of project	$ 36,986.02	@	1%		$ 369.86	
Net Increase				**TOTAL**	**$ 37,355.88**	

EXCAVATION	320	CY	$ 116.70		$ 37,344.00	

PROJECT: City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.: EMBANKMENT
Date Prepared: 4/24/2024

Based on 10hr/day Week (8 hr Regular + 2 Hr OT)

ITEM DESCRIPTION	EMBANKMENT		QTY	UNIT	UNIT COSTS LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other	TOTAL COSTS LABOR	EQUIP	MATERIALS	SUBCT.	Other
											$ -	$ -	$ -	$ -	$ -
LABOR											$ -	$ -	$ -	$ -	$ -
Foreman		1	43	HR	$ 36.74				1.10		$ 1,737.80	$ -	$ -	$ -	$ -
Operator - Excavator		1	43	HR	$ 32.01				1.10		$ 1,514.07	$ -	$ -	$ -	$ -
Operator - Blade		1	43	HR	$ 35.55				1.10		$ 1,681.52				
Operator - Loader		1	43	HR	$ 30.82				1.10		$ 1,457.79	$ -	$ -	$ -	$ -
Operator - Roller		1	43	HR	$ 23.73				1.10		$ 1,122.43				
											$ -	$ -	$ -	$ -	$ -
EQUIPMENT											$ -	$ -	$ -	$ -	$ -
Pickup			43	HR		$ 35.36					$ -	$ 1,520.48	$ -	$ -	$ -
Water Truck			43	HR		$ 31.89					$ -	$ 1,371.27	$ -	$ -	$ -
Skid Steer			43	HR		$ 69.42						$ 2,985.06			
Blade			43	HR		$ 97.81					$ -	$ 4,205.83	$ -	$ -	$ -
Padfoot Roller			43	HR		$ 154.77					$ -	$ 6,655.11	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
OTHER											$ -	$ -	$ -	$ -	$ -
Trucking - Onsite			0	CY						$ 22.50	$ -	$ -	$ -	$ -	$ -
Dump Fees											$ -	$ -	$ -	$ -	$ -
TOTALS											$ 7,513.61	$ 16,737.75	$ -	$ -	$ -

Total Labor				$ 7,513.61	$ 24,251.36
Labor Burden	$ 7,513.61	@	55%	$ 4,132.48	
Total Equipment				$ 16,737.75	
Total Materials				$ -	
Total Subcontractor				$ -	
Total Other				$ -	
			Subtotal	$ 28,383.84	
Labor OH&P	$ 7,513.61	@	25%	$ 1,878.40	
Equipment OH&P	$ 16,737.75	@	25%	$ 4,184.44	
Material OH&P	$ -	@	25%	$ -	
Subcontractor OH&P	$ -	@	5%	$ -	
Other OH&P	$ -	@	25%	$ -	
			Subtotal	$ 6,062.84	

Existing Bid Items:

					$ -	
				@ $ -	$ -	
				Bid Items Total	$ -	

Bond to be adjusted at end of project	$ 34,446.68	@	1%	$ 344.47	
Net Increase			**TOTAL**	**$ 34,791.15**	

EMBANKMENT		320	CY	$ 108.70		$ 34,784.00

PROJECT: City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.: CEMENT 2%
Date Prepared: 4/24/2024

Based on 10hr/day Week (8 hr Regular + 2 Hr OT)

ITEM / DESCRIPTION	CEMENT 2%		QTY	UNIT	UNIT COSTS LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other	TOTAL COSTS LABOR	EQUIP	MATERIALS	SUBCT.	Other
											$ -	$ -	$ -	$ -	$ -
LABOR											$ -	$ -	$ -	$ -	$ -
Foreman		1		HR							$ -	$ -	$ -	$ -	$ -
Operator - Excavator		1		HR							$ -	$ -	$ -	$ -	$ -
Operator - Blade		1		HR							$ -				
Operator - Loader		1		HR							$ -	$ -	$ -	$ -	$ -
Operator - Roller		1		HR							$ -				
											$ -	$ -	$ -	$ -	$ -
EQUIPMENT											$ -	$ -	$ -	$ -	$ -
Pickup				HR							$ -	$ -	$ -	$ -	$ -
Water Truck				HR							$ -	$ -	$ -	$ -	$ -
Skid Steer				HR								$ -			
Blade				HR							$ -	$ -	$ -	$ -	$ -
Padfoot Roller				HR							$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
MATERIAL											$ -	$ -	$ -	$ -	$ -
Cement			32	TON			$ 220.00				$ -	$ -	$ 7,040.00	$ -	$ -
Demurege Fee			4	HR			$ 120.00				$ -	$ -	$ 480.00	$ -	$ -
Spreader			32.0	TON			$ 12.00				$ -	$ -	$ 384.00	$ -	$ -
Subcontractor											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
OTHER											$ -	$ -	$ -	$ -	$ -
Trucking - Onsite											$ -	$ -	$ -	$ -	$ -
Dump Fees											$ -	$ -	$ -	$ -	$ -
TOTALS											$ -	$ -	$ 7,904.00	$ -	$ -

Total Labor				$ -	$ 7,904.00
Labor Burden	$ -	@	55%	$ -	
Total Equipment				$ -	
Total Materials				$ 7,904.00	
Total Subcontractor				$ -	
Total Other				$ -	
			Subtotal	$ 7,904.00	
Labor OH&P	$ -	@	25%	$ -	
Equipment OH&P	$ -	@	25%	$ -	
Material OH&P	$ 7,904.00	@	25%	$ 1,976.00	
Subcontractor OH&P	$ -	@	5%	$ -	
Other OH&P	$ -	@	25%	$ -	
			Subtotal	$ 1,976.00	

Existing Bid Items:

			$ -	
@	$ -		$ -	
		Bid Items Total	$ -	
Bond to be adjusted at end of project	$ 9,880.00	@ 1%	$ 98.80	
Net Increase		**TOTAL**	**$ 9,978.80**	

CEMENT 2%		32	TON	$ 311.80		$ 9,977.60	

PROJECT: City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.: CEMENT TREAT (EXIST MATL)(8")
Date Prepared: 4/24/2024

Based on 10hr/day Week (8 hr Regular + 2 Hr OT)

ITEM / DESCRIPTION	CEMENT TREAT (EXIST MATL)(8")		QTY	UNIT	UNIT COSTS LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other	TOTAL COSTS LABOR	EQUIP	MATERIALS	SUBCT.	Other
											$ -	$ -	$ -	$ -	$ -
LABOR											$ -	$ -	$ -	$ -	$ -
Foreman		1	60	HR	$ 36.74				1.10		$ 2,424.84	$ -	$ -	$ -	$ -
Operator - Mixer		1	60	HR	$ 32.01				1.10		$ 2,112.66	$ -	$ -	$ -	$ -
Operator - Blade		1	60	HR	$ 35.55				1.10		$ 2,346.30				
Operator - Loader		2	60	HR	$ 30.82				1.10		$ 4,068.24	$ -	$ -	$ -	$ -
Operator - Roller		1	60	HR	$ 23.73				1.10		$ 1,566.18				
											$ -	$ -	$ -	$ -	$ -
EQUIPMENT											$ -	$ -	$ -	$ -	$ -
Pickup		1	60	HR		$ 35.36					$ -	$ 2,121.60	$ -	$ -	$ -
Water Truck		1	60	HR		$ 60.00					$ -	$ 3,600.00	$ -	$ -	$ -
Blade		1	60	HR		$ 97.81					$ -	$ 5,868.60	$ -	$ -	$ -
Pneumatic Roller		1	60	HR		$ 154.77					$ -	$ 9,286.20	$ -	$ -	$ -
Backhoe		1	60	HR		$ 69.42						$ 4,165.20			
Mixer		1	40	HR		$ 408.93					$ -	$ 16,357.20	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
MATERIAL											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
Subcontractor											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
OTHER											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
Dump Fees											$ -	$ -	$ -	$ -	$ -
TOTALS											$ 12,518.22	$ 41,398.80	$ -	$ -	$ -

Total Labor					$ 12,518.22	$ 53,917.02
Labor Burden	$ 12,518.22	@	55%		$ 6,885.02	
Total Equipment					$ 41,398.80	
Total Materials					$ -	
Total Subcontractor					$ -	
Total Other					$ -	
			Subtotal		$ 60,802.04	
Labor OH&P	$ 12,518.22	@	25%		$ 3,129.56	
Equipment OH&P	$ 41,398.80	@	25%		$ 10,349.70	
Material OH&P	$ -	@	25%		$ -	
Subcontractor OH&P	$ -	@	5%		$ -	
Other OH&P	$ -	@	25%		$ -	
			Subtotal		$ 13,479.26	

Existing Bid Items:

				$ -	
	@	$ -		$ -	
		Bid Items Total		$ -	

Bond to be adjusted at end of project	$ 74,281.30	@	1%	$ 742.81	
Net Increase			**TOTAL**	**$ 75,024.11**	

CEMENT TREAT (EXIST MATL)(8")	4906	SY	$ 15.30		$ 75,061.80	

PROJECT: City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.: D-GR HMA TY-C PG64-22
Date Prepared: 4/24/2024

Based on 10hr/day Week (8 hr Regular + 2 Hr OT)

ITEM / DESCRIPTION	D-GR HMA TY-C PG64-22		QTY	UNIT	UNIT COSTS LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other	TOTAL COSTS LABOR	EQUIP	MATERIALS	SUBCT.	Other
											$ -	$ -	$ -	$ -	$ -
LABOR											$ -	$ -	$ -	$ -	$ -
Foreman		1	60	HR	$ 36.74				1.10		$ 2,424.84	$ -	$ -	$ -	$ -
Flaggers		4	60	HR	$ 23.73				1.10		$ 6,264.72	$ -	$ -	$ -	$ -
											$ -				
											$ -	$ -	$ -	$ -	$ -
											$ -				
											$ -	$ -	$ -	$ -	$ -
EQUIPMENT											$ -	$ -	$ -	$ -	$ -
Pickup			60	HR		$ 35.36					$ -	$ 2,121.60	$ -	$ -	$ -
Arrow Board (2)			60	HR		$ 25.00					$ -	$ 1,500.00	$ -	$ -	$ -
												$ -			
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
MATERIAL											$ -	$ -	$ -	$ -	$ -
				TON							$ -	$ -	$ -	$ -	$ -
				HR							$ -	$ -	$ -	$ -	$ -
				TON							$ -	$ -	$ -	$ -	$ -
Subcontractor											$ -	$ -	$ -	$ -	$ -
4" Hot Mix	Includes 3% waste		1033	TON				$ 151.70			$ -	$ -	$ -	$ 156,706.10	$ -
											$ -	$ -	$ -	$ -	$ -
OTHER											$ -	$ -	$ -	$ -	$ -
Trucking - Onsite				CY							$ -	$ -	$ -	$ -	$ -
Dump Fees											$ -	$ -	$ -	$ -	$ -
TOTALS											$ 8,689.56	$ 3,621.60	$ -	$ 156,706.10	$ -

Total Labor				$ 8,689.56	$ 169,017.26
Labor Burden	$ 8,689.56	@	55%	$ 4,779.26	
Total Equipment				$ 3,621.60	
Total Materials				$ -	
Total Subcontractor				$ 156,706.10	
Total Other				$ -	
			Subtotal	$ 173,796.52	
Labor OH&P	$ 8,689.56	@	25%	$ 2,172.39	
Equipment OH&P	$ 3,621.60	@	25%	$ 905.40	
Material OH&P	$ -	@	25%	$ -	
Subcontractor OH&P	$ 156,706.10	@	5%	$ 7,835.31	
Other OH&P	$ -	@	25%	$ -	
			Subtotal	$ 10,913.10	

Existing Bid Items:

				$ -	
		@	$ -	$ -	
			Bid Items Total	$ -	
Bond to be adjusted at end of project	$ 184,709.62	@	1%	$ 1,847.10	
Net Increase			**TOTAL**	**$ 186,556.72**	

D-GR HMA TY-C PG64-22	1002	TON	$ 186.20		$ 186,572.40	

PROJECT: City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.: REMOVE STRUCTURE (PIPE)
Date Prepared: 4/24/2024

Based on 10hr/day Week (8 hr Regular + 2 Hr OT)

ITEM / DESCRIPTION	REMOVE STRUCTURE (PIPE)		QTY	UNIT	UNIT COSTS LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other	TOTAL COSTS LABOR	EQUIP	MATERIALS	SUBCT.	Other
											$ -	$ -	$ -	$ -	$ -
LABOR											$ -	$ -	$ -	$ -	$ -
Foreman		1	6	HR	$ 36.74				1.10		$ 242.48	$ -	$ -	$ -	$ -
Operator - Excavator		1	6	HR	$ 32.01				1.10		$ 211.27	$ -	$ -	$ -	$ -
Operator - Backhoe		1	6	HR	$ 35.55				1.10		$ 234.63				
Pipe Layer		1	6	HR	$ 30.82				1.10		$ 203.41	$ -	$ -	$ -	$ -
Laborer		2	6	HR	$ 23.73				1.10		$ 313.24				
											$ -	$ -	$ -	$ -	$ -
EQUIPMENT											$ -	$ -	$ -	$ -	$ -
Pickup		1	6	HR		$ 35.36					$ -	$ 212.16	$ -	$ -	$ -
Excavator		1	6	HR		$ 104.75					$ -	$ 628.50	$ -	$ -	$ -
Backhoe		1	6	HR		$ 69.42						$ 416.52			
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
MATERIAL											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
Subcontractor											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
OTHER											$ -	$ -	$ -	$ -	$ -
Trucking			5	HR						$ 90.00	$ -	$ -	$ -	$ -	$ 450.00
Dump Fees											$ -	$ -	$ -	$ -	$ -
TOTALS											$ 1,205.03	$ 1,257.18	$ -	$ -	$ 450.00

Total Labor					$ 1,205.03	$ 2,912.21
Labor Burden	$ 1,205.03	@	55%		$ 662.77	
Total Equipment					$ 1,257.18	
Total Materials					$ -	
Total Subcontractor					$ -	
Total Other					$ 450.00	
			Subtotal		$ 3,574.97	
Labor OH&P	$ 1,205.03	@	25%		$ 301.26	
Equipment OH&P	$ 1,257.18	@	25%		$ 314.30	
Material OH&P	$ -	@	25%		$ -	
Subcontractor OH&P	$ -	@	5%		$ -	
Other OH&P	$ 450.00	@	25%		$ 112.50	
			Subtotal		$ 728.05	
Existing Bid Items:						
					$ -	
		@	$ -		$ -	
			Bid Items Total		$ -	
Bond to be adjusted at end of project	$ 4,303.03	@	1%		$ 43.03	
Net Increase			**TOTAL**		**$ 4,346.06**	

REMOVE STRUCTURE (PIPE)		96	LF	$ 45.30		$ 4,348.80

PROJECT: City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.: RC PIPE (CL IV)(18 IN)
Date Prepared: 4/24/2024

Based on 10hr/day Week (8 hr Regular + 2 Hr OT)

ITEM DESCRIPTION	RC PIPE (CL IV)(18 IN)		QTY	UNIT	UNIT COSTS LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other	TOTAL COSTS LABOR	EQUIP	MATERIALS	SUBCT.	Other
											$ -	$ -	$ -	$ -	$ -
LABOR											$ -	$ -	$ -	$ -	$ -
Foreman		1	42	HR	$ 36.74				1.10		$ 1,697.39	$ -	$ -	$ -	$ -
Operator - Excavator		1	42	HR	$ 32.01				1.10		$ 1,478.86	$ -	$ -	$ -	$ -
Operator - Backhoe		1	42	HR	$ 35.55				1.10		$ 1,642.41				
Pipe Layer		1	42	HR	$ 30.82				1.10		$ 1,423.88	$ -	$ -	$ -	$ -
Laborer		2	42	HR	$ 23.73				1.10		$ 2,192.65				
											$ -	$ -	$ -	$ -	$ -
EQUIPMENT											$ -	$ -	$ -	$ -	$ -
Pickup		1	42	HR		$ 35.36					$ -	$ 1,485.12	$ -	$ -	$ -
Excavator		1	42	HR		$ 104.75					$ -	$ 4,399.50	$ -	$ -	$ -
Backhoe		1	42	HR		$ 69.42						$ 2,915.64			
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
MATERIAL											$ -	$ -	$ -	$ -	$ -
18" RCP CL IV			96	LF			$ 68.00				$ -	$ -	$ 6,528.00	$ -	$ -
Bedding			52	TON			$ 33.36				$ -	$ -	$ 1,734.72	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
Subcontractor											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
OTHER											$ -	$ -	$ -	$ -	$ -
Trucking			26	HR						$ 90.00	$ -	$ -	$ -	$ -	$ 2,340.00
Dump Fees											$ -	$ -	$ -	$ -	$ -
Survey											$ -	$ -	$ -	$ -	$ -
TOTALS											$ 8,435.20	$ 8,800.26	$ 8,262.72	$ -	$ 2,340.00

Total Labor				$ 8,435.20	$ 27,838.18
Labor Burden	$ 8,435.20	@	55%	$ 4,639.36	
Total Equipment				$ 8,800.26	
Total Materials				$ 8,262.72	
Total Subcontractor				$ -	
Total Other				$ 2,340.00	
			Subtotal	$ 32,477.53	
Labor OH&P	$ 8,435.20	@	25%	$ 2,108.80	
Equipment OH&P	$ 8,800.26	@	25%	$ 2,200.07	
Material OH&P	$ 8,262.72	@	25%	$ 2,065.68	
Subcontractor OH&P	$ -	@	5%	$ -	
Other OH&P	$ 2,340.00	@	25%	$ 585.00	
			Subtotal	$ 6,959.54	

Existing Bid Items:

				$ -	
		@	$ -	$ -	
			Bid Items Total	$ -	
Bond to be adjusted at end of project	$ 39,437.08	@	1%	$ 394.37	
Net Increase			**TOTAL**	**$ 39,831.45**	

RC PIPE (CL IV)(18 IN)		96	LF	$ 414.90		$ 39,830.40

PROJECT: City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.: PIPE UNDERDRAINS (TY 8) (6")
Date Prepared: 4/24/2024

Based on 10hr/day Week (8 hr Regular + 2 Hr OT)

ITEM / DESCRIPTION	PIPE UNDERDRAINS (TY 8) (6")		QTY	UNIT	UNIT COSTS LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other	TOTAL COSTS LABOR	EQUIP	MATERIALS	SUBCT.	Other
											$ -	$ -	$ -	$ -	$ -
LABOR											$ -	$ -	$ -	$ -	$ -
Foreman		1	25	HR	$ 36.74				1.10		$ 1,010.35	$ -	$ -	$ -	$ -
Operator - Excavator		1	25	HR	$ 32.01				1.10		$ 880.28	$ -	$ -	$ -	$ -
Operator - Backhoe		1	25	HR	$ 35.55				1.10		$ 977.63				
Pipe Layer		1	25	HR	$ 30.82				1.10		$ 847.55	$ -	$ -	$ -	$ -
Laborer		2	25	HR	$ 23.73				1.10		$ 1,305.15				
											$ -	$ -	$ -	$ -	$ -
EQUIPMENT											$ -	$ -	$ -	$ -	$ -
Pickup		1	25	HR		$ 35.36					$ -	$ 884.00	$ -	$ -	$ -
Excavator		1	25	HR		$ 104.75					$ -	$ 2,618.75	$ -	$ -	$ -
Backhoe		1	25	HR		$ 69.42						$ 1,735.50			
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
MATERIAL											$ -	$ -	$ -	$ -	$ -
6" Perf Pipe & Fittings			60	LF			$ 8.02				$ -	$ -	$ 481.20	$ -	$ -
Filtration Gravel			32	TON			$ 33.36				$ -	$ -	$ 1,067.52	$ -	$ -
Geotexitile Fabric			1.00	ROLL			$ 789.07				$ -	$ -	$ 789.07	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
OTHER											$ -	$ -	$ -	$ -	$ -
Trucking			13	HR						$ 90.00	$ -	$ -	$ -	$ -	$ 1,170.00
Dump Fees			2	LD						$ 50.00	$ -	$ -	$ -	$ -	$ 100.00
Survey			60	LF						$ 2.00	$ -	$ -	$ -	$ -	$ 120.00
TOTALS											$ 5,020.95	$ 5,238.25	$ 2,337.79	$ -	$ 1,390.00

Total Labor				$ 5,020.95	$ 13,986.99
Labor Burden	$ 5,020.95	@	55%	$ 2,761.52	
Total Equipment				$ 5,238.25	
Total Materials				$ 2,337.79	
Total Subcontractor				$ -	
Total Other				$ 1,390.00	
			Subtotal	$ 16,748.51	
Labor OH&P	$ 5,020.95	@	25%	$ 1,255.24	
Equipment OH&P	$ 5,238.25	@	25%	$ 1,309.56	
Material OH&P	$ 2,337.79	@	25%	$ 584.45	
Subcontractor OH&P	$ -	@	5%	$ -	
Other OH&P	$ 1,390.00	@	25%	$ 347.50	
			Subtotal	$ 3,496.75	

Existing Bid Items:

			$	-
	@	$ -	$	-
		Bid Items Total	$	-
Bond to be adjusted at end of project	$ 20,245.26	@	1%	$ 202.45
Net Increase			**TOTAL**	**$ 20,447.71**

PIPE UNDERDRAINS (TY 8) (6")		60	LF	$ 340.80		$ 20,448.00

PROJECT: City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.: DRNG INLET W/GRATES (REMOV/REPLAC)
Date Prepared: 4/24/2024

Based on 10hr/day Week (8 hr Regular + 2 Hr OT)

ITEM / DESCRIPTION	DRNG INLET W/GRATES (REMOV/REPLAC)		QTY	UNIT	UNIT COSTS LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other	TOTAL COSTS LABOR	EQUIP	MATERIALS	SUBCT.	Other
											$ -	$ -	$ -	$ -	$ -
LABOR											$ -	$ -	$ -	$ -	$ -
Foreman		1	30	HR	$ 36.74				1.10		$ 1,212.42	$ -	$ -	$ -	$ -
Operator - Excavator		1	30	HR	$ 32.01				1.10		$ 1,056.33	$ -	$ -	$ -	$ -
Operator - Backhoe		1	30	HR	$ 35.55				1.10		$ 1,173.15				
Pipe Layer		1	30	HR	$ 30.82				1.10		$ 1,017.06	$ -	$ -	$ -	$ -
Laborer		2	30	HR	$ 23.73				1.10		$ 1,566.18				
											$ -	$ -	$ -	$ -	$ -
EQUIPMENT											$ -	$ -	$ -	$ -	$ -
Pickup		1	30	HR		$ 35.36					$ -	$ 1,060.80	$ -	$ -	$ -
Excavator		1	30	HR		$ 104.75					$ -	$ 3,142.50	$ -	$ -	$ -
Backhoe		1	30	HR		$ 69.42						$ 2,082.60			
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
MATERIAL											$ -	$ -	$ -	$ -	$ -
3' x 3' Grate Inlet			2	EA			$ 3,500.00				$ -	$ -	$ 7,000.00	$ -	$ -
Bedding			10	TON			$ 33.36				$ -	$ -	$ 333.60	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
Subcontractor											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
OTHER											$ -	$ -	$ -	$ -	$ -
Trucking			4	HR						$ 90.00	$ -	$ -	$ -	$ -	$ 360.00
Dump Fees			1	LD						$ 50.00	$ -	$ -	$ -	$ -	$ 50.00
											$ -	$ -	$ -	$ -	$ -
TOTALS											$ 6,025.14	$ 6,285.90	$ 7,333.60	$ -	$ 410.00

Total Labor				$ 6,025.14		$ 20,054.64
Labor Burden	$ 6,025.14	@	55%	$ 3,313.83		
Total Equipment				$ 6,285.90		
Total Materials				$ 7,333.60		
Total Subcontractor				$ -		
Total Other				$ 410.00		
			Subtotal	$ 23,368.47		
Labor OH&P	$ 6,025.14	@	25%	$ 1,506.29		
Equipment OH&P	$ 6,285.90	@	25%	$ 1,571.48		
Material OH&P	$ 7,333.60	@	25%	$ 1,833.40		
Subcontractor OH&P	$ -	@	5%	$ -		
Other OH&P	$ 410.00	@	25%	$ 102.50		
			Subtotal	$ 5,013.66		

Existing Bid Items:

				$ -		
		@	$ -	$ -		
			Bid Items Total	$ -		
Bond to be adjusted at end of project	$ 28,382.13	@	1%	$ 283.82		
Net Increase			**TOTAL**	**$ 28,665.95**		

DRNG INLET W/GRATES (REMOV/REPLAC)	2	EA	$ 14,333.00		$ 28,666.00	

PROJECT: City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.: EXTENDED BARRICADE RENT & MONITORING ON 4TH STREET ONLY
Date Prepared: 4/24/2024

Based on 10hr/day Week (8 hr Regular + 2 Hr OT)

ITEM DESCRIPTION	EXTENDED BARRICADE RENT & MONITORING ON 4TH STREET ONLY		QTY	UNIT	UNIT COSTS LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other	TOTAL COSTS LABOR	EQUIP	MATERIALS	SUBCT.	Other
											$ -	$ -	$ -	$ -	$ -
LABOR											$ -	$ -	$ -	$ -	$ -
Foreman		1	150	HR	$ 36.74				1.10		$ 6,062.10	$ -	$ -	$ -	$ -
Laborer		2	150	HR	$ 23.73				1.10		$ 7,830.90				
											$ -	$ -	$ -	$ -	$ -
EQUIPMENT											$ -	$ -	$ -	$ -	$ -
Pickup		1	150	HR		$ 35.36					$ -	$ 5,304.00	$ -	$ -	$ -
Excavator											$ -	$ -	$ -	$ -	$ -
Backhoe												$ -			
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
MATERIAL											$ -	$ -	$ -	$ -	$ -
3' x 3' Grate Inlet											$ -	$ -	$ -	$ -	$ -
Bedding											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
Subcontractor											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
OTHER											$ -	$ -	$ -	$ -	$ -
Trucking											$ -	$ -	$ -	$ -	$ -
Dump Fees											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
TOTALS											$ 13,893.00	$ 5,304.00	$ -	$ -	$ -

Total Labor					$ 13,893.00	$ 19,197.00
Labor Burden	$ 13,893.00	@	55%		$ 7,641.15	
Total Equipment					$ 5,304.00	
Total Materials					$ -	
Total Subcontractor					$ -	
Total Other					$ -	
			Subtotal		$ 26,838.15	
Labor OH&P	$ 13,893.00	@	25%		$ 3,473.25	
Equipment OH&P	$ 5,304.00	@	25%		$ 1,326.00	
Material OH&P	$ -	@	25%		$ -	
Subcontractor OH&P	$ -	@	5%		$ -	
Other OH&P	$ -	@	25%		$ -	
			Subtotal		$ 4,799.25	

Existing Bid Items:

				$ -	
	@	$ -		$ -	
		Bid Items Total		$ -	
Bond to be adjusted at end of project	$ 31,637.40	@	1%	$ 316.37	
Net Increase			**TOTAL**	**$ 31,953.77**	

EXTENDED BARRICADE RENT & MONITORING ON 4TH STREET ONLY	2	EA	$ 15,976.90		$ 31,953.80	

PROJECT: City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.: WATER FILLED BARRIER
Date Prepared: 4/24/2024

Based on 10hr/day Week (8 hr Regular + 2 Hr OT)

ITEM / DESCRIPTION	WATER FILLED BARRIER	QTY	UNIT	UNIT COSTS LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other	TOTAL COSTS LABOR	EQUIP	MATERIALS	SUBCT.	Other
										$ -	$ -	$ -	$ -	$ -
LABOR										$ -	$ -	$ -	$ -	$ -
Foreman										$ -	$ -	$ -	$ -	$ -
Laborer										$ -				
										$ -	$ -	$ -	$ -	$ -
EQUIPMENT										$ -	$ -	$ -	$ -	$ -
Pickup										$ -	$ -	$ -	$ -	$ -
Excavator										$ -	$ -	$ -	$ -	$ -
Backhoe											$ -			
										$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
MATERIAL										$ -	$ -	$ -	$ -	$ -
Water Filled Barriers		2	MO			$ 11,757.00				$ -	$ -	$ 23,514.00	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
Subcontractor										$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
OTHER										$ -	$ -	$ -	$ -	$ -
Trucking										$ -	$ -	$ -	$ -	$ -
Dump Fees										$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
TOTALS										$ -	$ -	$ 23,514.00	$ -	$ -

Total Labor				$ -	$ 23,514.00
Labor Burden	$ -	@	55%	$ -	
Total Equipment				$ -	
Total Materials				$ 23,514.00	
Total Subcontractor				$ -	
Total Other				$ -	
			Subtotal	$ 23,514.00	
Labor OH&P	$ -	@	25%	$ -	
Equipment OH&P	$ -	@	25%	$ -	
Material OH&P	$ 23,514.00	@	25%	$ 5,878.50	
Subcontractor OH&P	$ -	@	5%	$ -	
Other OH&P	$ -	@	25%	$ -	
			Subtotal	$ 5,878.50	

Existing Bid Items:

				$ -	
		@	$ -	$ -	
			Bid Items Total	$ -	
Bond to be adjusted at end of project	$ 29,392.50	@	1%	$ 293.93	
Net Increase			**TOTAL**	**$ 29,686.43**	

WATER FILLED BARRIER	2	MO	$ 14,843.20		$ 29,686.40

PROJECT: City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.: RUBBLING SUBCONTRACT MOVE IN COST
Date Prepared: 4/24/2024

Based on 10hr/day Week (8 hr Regular + 2 Hr OT)

ITEM / DESCRIPTION	RUBBLING SUBCONTRACT MOVE IN COST	QTY	UNIT	UNIT COSTS LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other	TOTAL COSTS LABOR	EQUIP	MATERIALS	SUBCT.	Other
										$ -	$ -	$ -	$ -	$ -
LABOR										$ -	$ -	$ -	$ -	$ -
Foreman										$ -	$ -	$ -	$ -	$ -
Laborer										$ -				
										$ -	$ -	$ -	$ -	$ -
EQUIPMENT										$ -	$ -	$ -	$ -	$ -
Pickup										$ -	$ -	$ -	$ -	$ -
Excavator										$ -	$ -	$ -	$ -	$ -
Backhoe											$ -			
										$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
MATERIAL										$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
Subcontractor										$ -	$ -	$ -	$ -	$ -
Rubblizing Sub Movein Cost		1	LS				$ 9,000.00			$ -	$ -	$ -	$ 9,000.00	$ -
										$ -	$ -	$ -	$ -	$ -
OTHER										$ -	$ -	$ -	$ -	$ -
Trucking										$ -	$ -	$ -	$ -	$ -
Dump Fees										$ -	$ -	$ -	$ -	$ -
										$ -	$ -	$ -	$ -	$ -
TOTALS										$ -	$ -	$ -	$ 9,000.00	$ -

Total Labor					$ -	$ 9,000.00
Labor Burden	$ -	@	55%		$ -	
Total Equipment					$ -	
Total Materials					$ -	
Total Subcontractor					$ 9,000.00	
Total Other					$ -	
			Subtotal		$ 9,000.00	
Labor OH&P	$ -	@	25%		$ -	
Equipment OH&P	$ -	@	25%		$ -	
Material OH&P	$ -	@	25%		$ -	
Subcontractor OH&P	$ 9,000.00	@	5%		$ 450.00	
Other OH&P	$ -	@	25%		$ -	
			Subtotal		$ 450.00	

Existing Bid Items:

				$ -	
	@	$ -		$ -	
		Bid Items Total		$ -	
Bond to be adjusted at end of project	$ 9,450.00	@	1%	$ 94.50	
Net Increase			**TOTAL**	**$ 9,544.50**	

RUBBLING SUBCONTRACT MOVE IN COST	1	LS	$ 9,544.50		$ 9,544.50	

Project No. AAA22-110-00
March 22, 2024

RABA KISTNER
Raba Kistner, Inc.
8100 Cameron Road, Suite B-150
Austin, TX 78754
www.rkci.com

P 512.339.1745
F 512.339.6174
F-3257

Mr. Brian LaBorde
City Manager
City of Taylor
400 Porter Street
Taylor, Texas 76574

c/o: Mr. Jacob E. Walker, P.E.
HDR

RE: Supplemental Pavement Recommendations
Mallard Lane, 2nd Street, 4th Street
Taylor, Texas

Dear Mr. Walker:

RABA KISTNER Consultants, Inc. (RKCI) is pleased to submit this letter presenting our supplemental recommendations for pavement reconstruction of 4th Street, from west of Burkett Street to the railroad overpass approximately 280 ft east of the implied intersection with Murphy Street, in Taylor, Texas. During the recent removal of existing pavement materials in 4th Street, concerns were raised by the design team and contractor that excessive moisture was present beneath the Portland cement concrete slabs underlying asphalt and asphalt treated base in the existing pavement section. During a site visit on February 29, 2024, Mr. Orlando Boscan, P.E. with RKCI also noted visible undulation of the exposed concrete pavement. Thus, a modified pavement design and site preparation measures were requested to provide a suitable long-term pavement solution given the newly exposed, adverse subgrade conditions. This letter is supplemental to our Geotechnical Engineering Study, RKCI Project No. AAA22-110-00, Revision No. 1, dated March 13, 2023, and should be used in conjunction with this report. In particular, the pavements material specifications should be referred to for design.

FLEXIBLE PAVEMENT DESIGN CONSIDERATIONS

Per phone and email correspondence with HDR and the results of our field testing, including Falling Weight Deflectometer (FWD) and drilling test operations, we have considered the following in our modified design:

- Excess subgrade moisture: the tan and gray fat clay subgrade below the concrete was found to be excessively wet and thus relatively soft during initial reconstruction efforts. Although rigid (concrete) pavements are generally less affected by poor quality subgrade, in this case the concrete was noted to be very deteriorated and starting to fail with intersecting edge cracking/slab shattering, leading to differential settlement of the cracked/separated pavement elements into the subgrade. This problem has likely been amplified by a transverse cast-in-place utility box and a gutter not abandoned properly when overlaying the asphalt over the concrete pavements.
- Variable existing pavement thickness: the existing combined asphalt and concrete pavement thickness in the reconstruction area was found to be highly variable, generally ranging from 14 to 31-1/2 in. The variability in pavement thickness is likely related to past road overlays, where additional asphalt was required to level up depressed areas of poor subgrade support.
- Planned Grading: once the concrete pavement is removed, we understand the resulting grades will be on average about 22 in. below finished grades.

Based on our field observations and information provided by HDR, we suspect that surface water, in the immediate vicinity of the above-referenced road portion, typically drains towards the existing 4th Street pavements. This can result in saturation and weakening of the subgrade soils, particularly if uneven base thicknesses during construction result in local low spots.

Based on the above, it is critical for the performance of new pavements that adequate drainage is implemented to manage water flows along the subject road segment. The new drainage system should be designed to collect water from the adjacent side slopes bordering 4th Street, as well as water traveling downhill from the higher elevation areas west of the road segment discussed herein. Drains where implemented should direct water away from the pavements.

FLEXIBLE PAVEMENT DESIGN INFORMATION

The following design includes the complete removal of the concrete pavements in order to address the excess subgrade moisture. Thus, modification of the design assumptions is appropriate, and the design parameters presented in the table below were used for design:

FPS 21 Design Parameters	
Confidence Level	B (90 %)
Initial Serviceability Index	4.2
Final Serviceability Index	2.0
Analysis Period (yr)	20
20-yr Design ESALs (millions)	0.6
Design Modulus (ksi)	
Dense-Graded Hot-Mix Asphalt	500
Flexible Base	40
Imported, Compacted Low PI Fill	12
Subgrade	6.5

FLEXIBLE PAVEMENT DESIGN (4TH STREET)

We recommend the blending of cement into the subgrade to create a stable working platform below the pavement section prior to construction of the flexible pavement section below. Cement treatment is discussed below, in the *Subgrade Preparation* section of this supplemental report.

Layer Description	Layer Thickness
HMAC Surface Course, Type "C"	4.0 in.
Flexible Base	12.0 in.
Geogrid*	TX-5/HX-5.5
Flexible Base**	6.0 in.
Combined Total	**22.0 in.**

*Tensar TX-5, Tensar HX-5.5, or approved equivalent.
** Placed over cement-stabilized subgrade.

Project No. AAA22-110-00
March 22, 2024

SUBGRADE PREPARATION

Areas to support pavements should be stripped of all pavement materials, exposing the native subgrade soils. We recommend that the exposed soils be re-graded to a uniform depth below finished grades. We anticipate that the resulting subgrade will be more than 3 percentage points above the soil's optimum moisture content. In order to reduce excessive moisture in the subgrade and stiffen the subgrade to promote compaction of flexible, we recommend blending cement into the upper 8 to 12 in. of the subgrade. We recommend that 2 percent cement by weight be assumed for estimating purposes.

Where proofrolling passes, a single 8-inch compacted lift of cement treated subgrade is recommended. Where proofrolling fails, however, two 6-inch compacted lifts of cement treated subgrade is recommended instead. However, contingencies should be made in case wet soils cause failures of soils to greater depths.

Treated subgrade soils should be compacted to a minimum of 95 percent of the maximum density at a moisture content within the range of optimum moisture content to 3 percentage points above the optimum moisture content as determined by Tex-120-E.

If more than 12 in. of native clay fill is planned in isolated areas, these soils should be placed in loose lifts not exceeding 8 in. in thickness and compacted to at least 95 percent of the maximum density as determined by TxDOT, Tex-114-E. The moisture content of the fill should be maintained within the range of optimum water content to 3 percentage points above the optimum water content until permanently covered. We recommend that fill materials be free of roots and other organic or degradable material. We also recommend that the maximum particle size not exceed 4 in. or one half the lift thickness, whichever is smaller.

EXISTING UTILITIES

Existing utilities that are no longer actively in service should be properly abandoned. This would include grouting abandoned pipes and sealing off granular fill in utility trenches. Utilities that are still in service but have outlets that are no longer being used should also have these outlets sealed.

* * * * * * * * * * * * * * * * * * *

We appreciate the opportunity to be of service to you on this project. Should you have any questions about the information presented in this report, or if we may be of additional assistance with value engineering or on the materials testing-quality control program during construction, please call.

Very truly yours,

RABA KISTNER CONSULTANTS, INC.

Orlando L. Boscan, P.E.
Geotechnical Department Manager

Richard T. Shimono, P.E.
Project Manager



3/22/2024

RTS/OLB:mg
Attachments: FPS-21 Output Files
Copies Submitted: Above (1-electronic)

PAVEMENT DESIGN TYPE # 2 -- ACP + FLEX BASE OVER SUBGRADE

PROB	DIST.-14	COUNTY-246	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
001	**Austin**	**WILLIAMSON**	**1234**	**2**	**123**	**NA**	**3/21/2024**	**1**

COMMENTS ABOUT THIS PROBLEM

4th Street - Full Reconstruction - 6.5 ksi

BASIC DESIGN CRITERIA

LENGTH OF THE ANALYSIS PERIOD (YEARS)	20.0
MINIMUM TIME TO FIRST OVERLAY (YEARS)	20.0
MINIMUM TIME BETWEEN OVERLAYS (YEARS)	10.0
DESIGN CONFIDENCE LEVEL (90.0%)	B
SERVICEABILITY INDEX OF THE INITIAL STRUCTURE	4.2
FINAL SERVICEABILITY INDEX P2	2.0
SERVICEABILITY INDEX P1 AFTER AN OVERLAY	4.0
DISTRICT TEMPERATURE CONSTANT	31.0
SUBGRADE ELASTIC MODULUS by COUNTY (ksi)	6.50
INTEREST RATE OR TIME VALUE OF MONEY (PERCENT)	7.0

PROGRAM CONTROLS AND CONSTRAINTS

NUMBER OF SUMMARY OUTPUT PAGES DESIRED (8 DESIGNS/PAGE)	3
MAX FUNDS AVAILABLE PER SQ.YD. FOR INITIAL DESIGN (DOLLARS)	99.00
MAXIMUM ALLOWED THICKNESS OF INITIAL CONSTRUCTION (INCHES)	69.0
ACCUMULATED MAX DEPTH OF ALL OVERLAYS (INCHES) (EXCLUDING LEVEL-UP)	6.0

TRAFFIC DATA

ADT AT BEGINNING OF ANALYSIS PERIOD (VEHICLES/DAY)	10000.
ADT AT END OF TWENTY YEARS (VEHICLES/DAY)	22000.
ONE-DIRECTION 20YEAR 18 kip ESAL (millions)	0.600
AVERAGE APPROACH SPEED TO THE OVERLAY ZONE(MPH)	35.0
AVERAGE SPEED THROUGH OVERLAY ZONE (OVERLAY DIRECTION)(MPH)	20.0
AVERAGE SPEED THROUGH OVERLAY ZONE (NON-OVERLAY DIRECTION) (MPH)	30.0
PROPORTION OF ADT ARRIVING EACH HOUR OF CONSTRUCTION (PERCENT)	5.0
PERCENT TRUCKS IN ADT	4.0

PAVEMENT DESIGN TYPE # 2 -- ACP + FLEX BASE OVER SUBGRADE

PROB	DIST.-14	COUNTY-246	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
001	**Austin**	**WILLIAMSON**	**1234**	**2**	**123**	**NA**	**3/21/2024**	**2**

INPUT DATA CONTINUED

CONSTRUCTION AND MAINTENANCE DATA

MINIMUM OVERLAY THICKNESS (INCHES)	2.0
OVERLAY CONSTRUCTION TIME (HOURS/DAY)	12.0
ASPHALTIC CONCRETE COMPACTED DENSITY (TONS/C.Y.)	1.90
ASPHALTIC CONCRETE PRODUCTION RATE (TONS/HOUR)	200.0
WIDTH OF EACH LANE (FEET)	12.0
FIRST YEAR COST OF ROUTINE MAINTENANCE (DOLLARS/LANE-MILE)	0.00
ANNUAL INCREMENTAL INCREASE IN MAINTENANCE COST (DOLLARS/LANE-MILE)	0.00

DETOUR DESIGN FOR OVERLAYS

TRAFFIC MODEL USED DURING OVERLAYING	3
TOTAL NUMBER OF LANES OF THE FACILITY	4
NUMBER OF OPEN LANES IN RESTRICTED ZONE (OVERLAY DIRECTION)	1
NUMBER OF OPEN LANES IN RESTRICTED ZONE (NON-OVERLAY DIRECTION)	2
DISTANCE TRAFFIC IS SLOWED (OVERLAY DIRECTION) (MILES)	0.60
DISTANCE TRAFFIC IS SLOWED (NON-OVERLAY DIRECTION) (MILES)	0.60
DETOUR DISTANCE AROUND THE OVERLAY ZONE (MILES)	0.00

PAVING MATERIALS INFORMATION

LAYER	CODE	MATERIALS NAME	COST PER CY	E MODULUS	POISSON RATIO	MIN. DEPTH	MAX. DEPTH	SALVAGE PCT.
1	A	ASPH CONC PVMT	150.00	500000.	0.35	4.00	4.50	30.00
2	B	FLEXIBLE BASE	54.00	40000.	0.35	15.00	18.00	75.00
3	C	SUBGRADE(200)	2.00	6500.	0.40	200.00	200.00	90.00

NOTE -- THE CALCULATED BASE VALUE WAS OVER-WRITTEN BY THE USER FOR PAVEMENT DESIGN TYPE #1

NOTE -- THE CALCULATED BASE VALUE WAS OVER-WRITTEN BY THE USER FOR PAVEMENT DESIGN TYPE #1

PAVEMENT DESIGN TYPE # 2 -- ACP + FLEX BASE OVER SUBGRADE

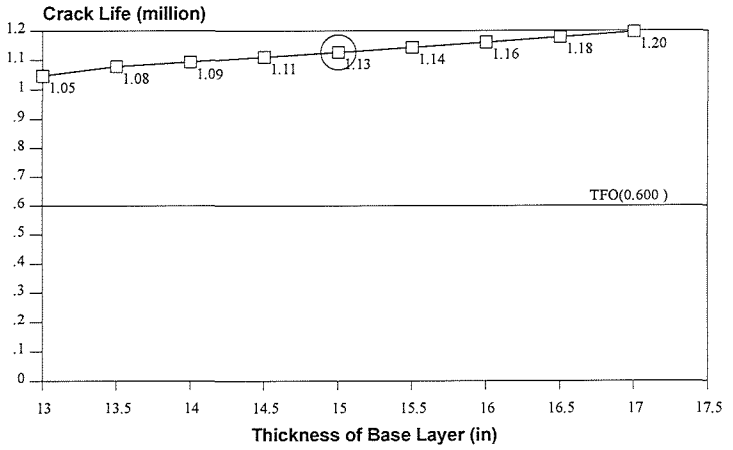
PROB	DIST.-14	COUNTY-246	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
001	**Austin**	**WILLIAMSON**	**1234**	**2**	**123**	**NA**	**3/21/2024**	**3**

C. LEVEL B SUMMARY OF THE BEST DESIGN STRATEGIES
IN ORDER OF INCREASING TOTAL COST
1

MATERIAL ARRANGEMENT	AB
INIT. CONST. COST	39.17
OVERLAY CONST. COST	0.00
USER COST	0.00
ROUTINE MAINT. COST	0.00
SALVAGE VALUE	-5.65
TOTAL COST	33.51
NUMBER OF LAYERS	2
LAYER DEPTH (INCHES)	
D(1)	4.00
D(2)	15.00
NO.OF PERF.PERIODS	1
PERF. TIME (YEARS)	
T(1)	40.
OVERLAY POLICY(INCH) (INCLUDING LEVEL-UP)	

THE TOTAL NUMBER OF FEASIBLE DESIGNS CONSIDERED WAS 14

	Thickness (inches)	Modulus (ksi)	Poisson's Ratio	Material Name
AC	4.00	500.00	0.35	ASPH CONC PVMT
Base	15.00	40.00	0.35	FLEXIBLE BASE
Subgrade	200.00	6.50	0.40	SUBGRADE(200)



Fatigue Crack Model:

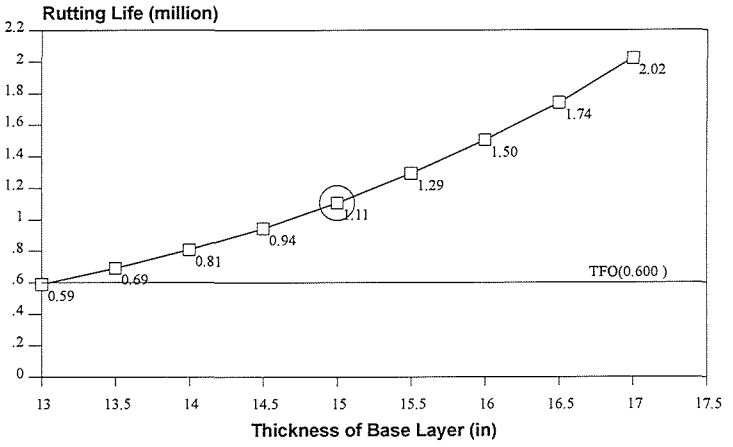
$$N_f = f_1 (\varepsilon_t)^{-f_2} (E_1)^{-f_3}$$

f_1 =7.96E-02
f_2 = 3.291
f_3 = .854

Rutting Model:

$$N_d = f_4 (\varepsilon_v)^{-f_5}$$

f_4 =1.37E-09
f_5 = 4.477



TFO(Traffic to 1st Overlay): 0.60 (million)

Crack Life: 1.13 (million) ε_τ = 223.00 (με)

Rut Life: 1.11 (million) ε_v = -468.00 (με)

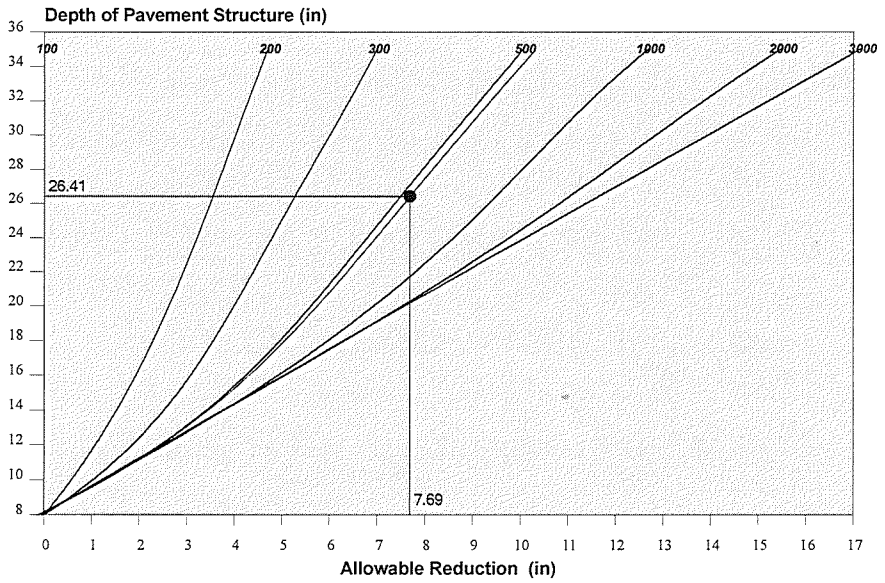
Traffic to 1st Overlay is calculated by analysis period: 20years and 18 kips:.60millions.
Also the start ADT:10000.0 and ending ADT:22000.0

Mechanistic Check Conclusion:

The design is OK !

FPS 21 Mechanistic Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	NA	Problem	001
C-S-J	1234 - 2 - 123	Date	3/21/2024
District	Austin	County	WILLIAMSON
Design Type:Asphalt concrete + Flexible Base over Subgrade			

	Thickness (inches)	Modulus (ksi)	Poisson's Ratio	Material Name
ASPH CONC PVMT	4.00	500.00	0.35	ASPH CONC PVMT
FLEXIBLE BASE	15.00	40.00	0.35	FLEXIBLE BASE
SUBGRADE(200)	200.00	6.50	0.40	SUBGRADE(200)
Bed Rock		650.00	0.15	Bed Rock



Thickness Reduction Chart for Stabilized Layers

INPUT PARAMETERS:

The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	550.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC) Calculated TTC based on input soil PI	6.28
User Input Sub-Grade Plasticity Index (PI)	60.00

RESULT:

Triaxial Thickness Required	26.4 (in)
The FPS Design Thickness	19.0 (in)
Allowable Thickness Reduction	7.7 (in)
Modified Triaxial Thickness	18.7 (in)

TRIAXIAL CHECK CONCLUSION:

The Design OK !

FPS 21 Triaxial Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	NA	Problem	001
C-S-J	1234 - 2 - 123	Date	3/21/2024
District	Austin	County	WILLIAMSON
Design Type:Asphalt concrete + Flexible Base over Subgrade			

Shrestha, Prad

From: Valentin Gomez <valentin@austin-underground.com>
Sent: Monday, April 29, 2024 3:57 PM
To: Shrestha, Prad
Cc: Walker, Jacob; Jim Gray; Singer, Lisa; manuel austin-underground.com; Tony Franco; rick austin-underground.com
Subject: RE: City of Taylor - Time Impact Schedule #7
Attachments: Taylor-2022 Street Maintenance #7_Time Impact-042124.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Prad

Attached is Time Impact Schedule #7-042124 which accounts for the following Time Impacts

1. Stop Work on 4th Street effective February 28, 2024
2. Time Impact to Execute Change Order for Change in Scope on 4th Street – Assume City Council Approves and Executes Change Order on May 9, 2024
3. Increasing the Pavement Repair areas on 2nd street to approximately 3000 SY, not in critical path.
4. These days are WD with no inclement weather included.
5. The new completion date is August 28, 2024.

Let me know if you need any additional information.

Please note that we will need an Additional 3-Months of Item

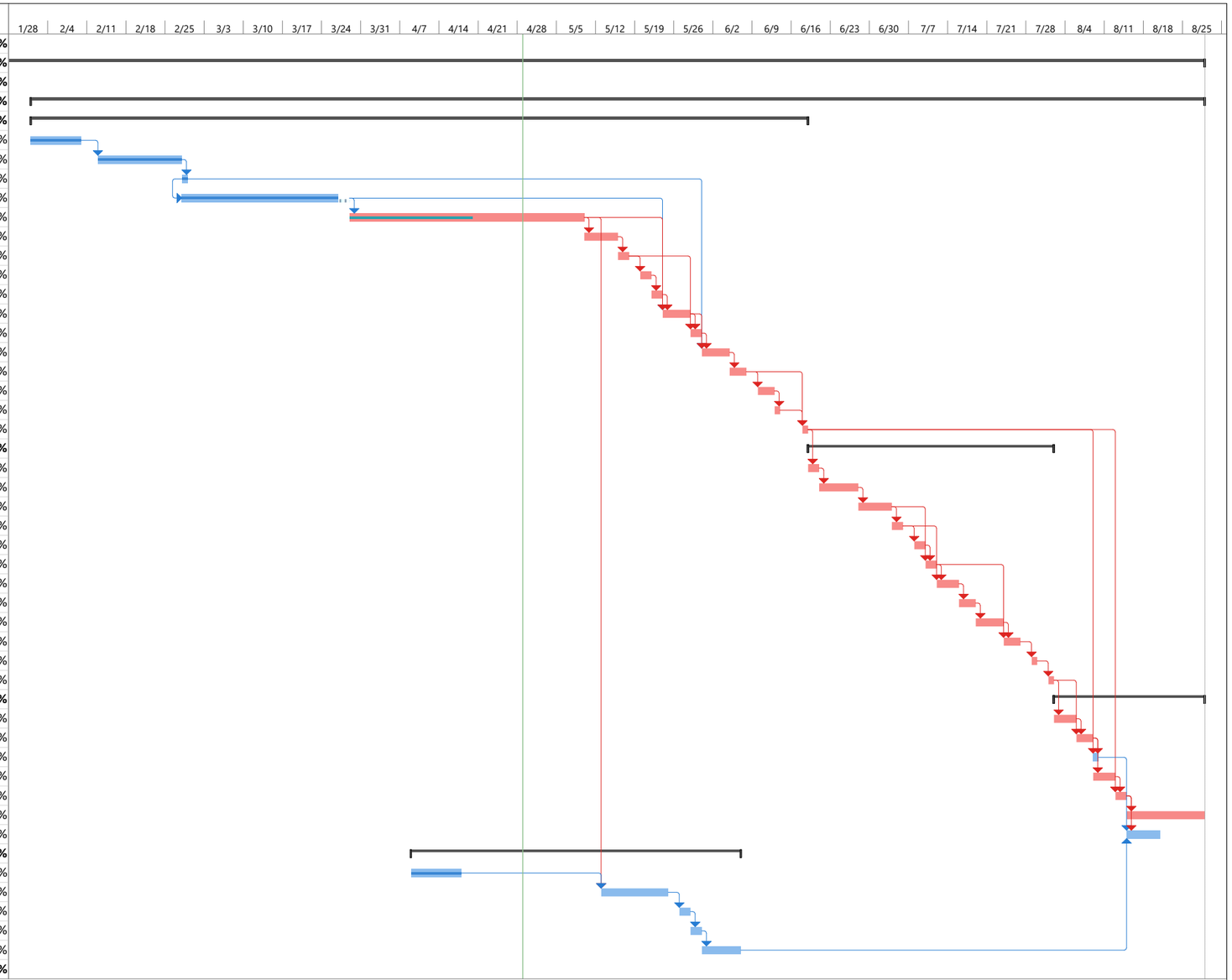
502-6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO

Added to the Change Order for this Time Impact and additional Contract Time to carry us through August 2024.

Valentin J Gomez, Jr
Sr Project Manager
Austin Underground, Inc.
Texas Road, LLC
325-226-8220 (mobile)
valentin@austin-underground.com

From: Valentin Gomez <valentin@austin-underground.com>
Sent: Monday, April 29, 2024 2:39 PM

ID	Task Mode	Task Name	Duration	Start	Finish	% Work Complete
1		**General Conditions**	**30 days**	**Mon 7/24/23**	**Fri 9/1/23**	**100%**
4		**Total Job Duration**	**284 days**	**Fri 7/28/23**	**Wed 8/28/24**	**0%**
5		**Mallard Street**	**122 days**	**Tue 8/1/23**	**Wed 1/17/24**	**100%**
15		**4th Street**	**150 days**	**Thu 2/1/24**	**Wed 8/28/24**	**0%**
16		**Phase 1 - South Half**	**99 days**	**Thu 2/1/24**	**Tue 6/18/24**	**0%**
17		TCP	7 days	Thu 2/1/24	Fri 2/9/24	100%
18		Rem Stab Base	11 days	Tue 2/13/24	Tue 2/27/24	100%
19		Rubblize Conc (Eliminated)	1 day	Wed 2/28/24	Wed 2/28/24	100%
20		Time Impact #1-Exist Conc Condition	20 days	Wed 2/28/24	Thu 3/28/24	100%
21		Time Impact #1 - Develop Chane Order	30 days	Fri 3/29/24	Thu 5/9/24	0%
22		Rem Conc Pavement	4 days	Fri 5/10/24	Wed 5/15/24	0%
23		Balance Subgr (Excav/Embk)	2 days	Thu 5/16/24	Fri 5/17/24	0%
24		RCP 18" Cl IV	2 days	Mon 5/20/24	Tue 5/21/24	0%
25		Drain Inlet w/Grate	2 days	Wed 5/22/24	Thu 5/23/24	0%
26		Under Drain	3 days	Fri 5/24/24	Tue 5/28/24	0%
27		Cement Treat 8" Exist	2 days	Wed 5/29/24	Thu 5/30/24	0%
28		Flex Base - 6" Sub-base	3 days	Fri 5/31/24	Tue 6/4/24	0%
29		Geogrid & 6" Flex-base -1st Lift	3 days	Wed 6/5/24	Fri 6/7/24	0%
30		Flex Base - 6" - 2nd Lift	3 days	Mon 6/10/24	Wed 6/12/24	0%
31		Prime	1 day	Thu 6/13/24	Thu 6/13/24	0%
32		ACP TY C - 2" - 1st Lift	1 day	Tue 6/18/24	Tue 6/18/24	0%
33		**Phase 2 - North Half**	**32 days**	**Wed 6/19/24**	**Thu 8/1/24**	**0%**
34		TCP	2 days	Wed 6/19/24	Thu 6/20/24	0%
35		Rem Stab Base	5 days	Fri 6/21/24	Thu 6/27/24	0%
36		Rem Conc Pavement	4 days	Fri 6/28/24	Wed 7/3/24	0%
37		Balance Subgr (Excav/Embk)	2 days	Thu 7/4/24	Fri 7/5/24	0%
38		RCP 18" Cl IV	2 days	Mon 7/8/24	Tue 7/9/24	0%
39		Under Drain	2 days	Wed 7/10/24	Thu 7/11/24	0%
40		Cement Treat 8" Exist	2 days	Fri 7/12/24	Mon 7/15/24	0%
41		Flex Base - 6" Sub-base	3 days	Tue 7/16/24	Thu 7/18/24	0%
42		Geogrid & 6" Flex-base -1st Lift	3 days	Fri 7/19/24	Tue 7/23/24	0%
43		Flex Base 6" - 2nd Lift	3 days	Wed 7/24/24	Fri 7/26/24	0%
44		Prime	1 day	Mon 7/29/24	Mon 7/29/24	0%
45		ACP TY C - 2" - 1st Lift	1 day	Thu 8/1/24	Thu 8/1/24	0%
46		**Misc Work**	**19 days**	**Fri 8/2/24**	**Wed 8/28/24**	**0%**
47		Rem Phase 2 TCP	2 days	Fri 8/2/24	Mon 8/5/24	0%
48		Pav Repair	3 days	Tue 8/6/24	Thu 8/8/24	0%
49		ACP TY C - 2" - Surface Lift	1 day	Fri 8/9/24	Fri 8/9/24	0%
50		Crack Seal	2 days	Fri 8/9/24	Mon 8/12/24	0%
51		Sealcoat	2 days	Tue 8/13/24	Wed 8/14/24	0%
52		MBGF,ETC	10 days	Thu 8/15/24	Wed 8/28/24	0%
53		Final Striping	4 days	Thu 8/15/24	Tue 8/20/24	0%
54		**2nd Street**	**43 days**	**Tue 4/9/24**	**Thu 6/6/24**	**0%**
55		TCP- Changeable Message Board	7 days	Tue 4/9/24	Wed 4/17/24	100%
56		Pav Repair (3000 SY New Total)	10 days	Mon 5/13/24	Fri 5/24/24	0%
57		Crack Seal	2 days	Mon 5/27/24	Tue 5/28/24	0%
58		Sealcoat	2 days	Wed 5/29/24	Thu 5/30/24	0%
59		Striping	5 days	Fri 5/31/24	Thu 6/6/24	0%
60		**Misc Work-Lake Dr**	**6 days**	**Fri 7/28/23**	**Fri 8/4/23**	**100%**



Project: Taylor-2022 Street Mai
Date: Mon 4/29/24

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress

Change Proposal Request No. 12
(Not a Change Order)

Project Name:	2022 Street Maintenance	Owner's Project No. (if applicable):	
Project Owner:	City of Taylor	Regulatory Agency Project No. (if applicable):	
HDR Project No.	10380398	Initiated by: ☒ Engineer ☐ Contractor	
Contractor:	Texas Road, LLC	Date: April 29, 2024	

Attention: The following change in the contract on this project is proposed. Please provide your proposed price for the cost of this change.

- A breakdown of cost SHALL be provided upon request by the Owner or Engineer.
- Work shall not commence until authorized by the Owner.

Description of the Proposed Change:

Additional pavement condition observations of 2nd St and repair recommendations. See attached for backup documentation.

Project geotechnical report (dated March 13, 2023) recommended repair of 2nd St pavement at four locations prior to seal coat application based on the pavement condition survey and field testing by the geotechnical engineer (Raba-Kistner) performed in late 2022. Pavement observations performed by the geotechnical engineer on April 12, 2024 identified significant additional locations needing pavement repair due to: 1) Severe alligator cracking; 2) Moderate alligator cracking and rutting; 3) Moderate alligator cracking without rutting; 4) Moderate to severe longitudinal cracking; 5) Settlement; and 6) Potholes. Considering the observations from the 2022 study, it appears that the observed pavement issues have developed relatively quicker than previously expected. Pavement repair method is detailed in the design documents and unit rate cost is established in the contract bid. Additional cost of repair than what is already recognized in the contract document is being requested through this change proposal. See attached geotechnical memo dated April 22, 2024 and cost estimate of 2nd St pavement repair. Also attached is revised project schedule.

See attached for pavement repair locations, its area and summarized cost breakdown of pavement repair as described above. **Amount by this CPR No. 11 ($363,531.11) will be added to the project contract through Change Order No. 02.**

By _____

All work shall be in accordance with the terms, stipulations, and conditions of the original Contract Documents. If the work herein provided for is Approved by Change Order, the time of completion will be:

☐ Increased ☐ Decreased ☒ Unchanged

by calendar days.

This change will: ☒ Add ☐ Deduct ☐ No Change

$ **363,531.11**

Texas Road, LLC - Valentin Gomez, PM
General Contractor

Date 05-02-2024

HDR Recommendation:

☒ Recommend Acceptance
☐ Do Not Recommend Acceptance

Prad Shrestha, P.E.
By: HDR Engineering, Inc.

Date May 1, 2024

Owner's Action:

☐ Accepted ☐ Not Accepted

By: Owner

Date

Copyright 1991 HDR Engineering, Inc.

City of Taylor - 2nd St Pavement Repair
Ref: Raba Kistner Memo 4/22/2024

Bound	Sta	Sta	Lane (Inner/Outer)	Length, ft	Width, ft	Area, SY	Symptoms #
WB	3650	3720	Inner	70	12	93.33	2
WB	4160	4220	Inner	60	12	80.00	2, 4
WB	5460	5500	Outer	40	12	53.33	5
WB	5625	5675	Inner	50	12	66.67	3
WB	5980	6100	Outer	120	12	160.00	5
WB	6140	6190	Inner	50	12	66.67	6
WB	6360	6500	Outer	140	12	186.67	3, 5
WB	6710	6760	**Both**	50	24	133.33	2
WB	6830	6910	Inner	80	12	106.67	2
WB	6990	7050	**Both**	60	24	160.00	2, 5
WB	7230	7270	Outer	40	12	53.33	1
WB	7230	7360	Inner	130	13	187.78	1
WB	7430	7480	Inner	50	12	66.67	1
WB	7590	7700	**Both**	110	24	293.33	2
WB	7720	7875	**Both**	155	24	413.33	1, 4
WB	7910	7950	**Both**	40	24	106.67	2
WB	8170	8210	Inner	40	12	53.33	2
WB	8370	8600	Inner	230	12	306.67	1, 4
WB	8660	8725	Inner	65	12	86.67	2
WB	8780	8815	Inner	35	12	46.67	2, 4
WB	9175	9290	Inner	115	12	153.33	1
WB	9510	9590	Inner	80	12	106.67	6
EB	8730	8740	Outer	10	12	13.33	5

Total Area of 4-1/2" asphalt repair per supplemental geotechnical recommendations dated 4/22/2024 (Symptom #6 does not require 4-1/2" asphalt removal)	**2,821.11 SY**
Repair Cost: 351-6001 FLEXIBLE PAVEMENT STRUCTURE REPAIRS (5") at Unit Bid Price $145 per SY	**$ 409,061.11**
Repair area of 314 SY in the original Contract Bid Item	**$ 45,530.00**
Net additional repair cost	**$ 363,531.11**

① : severe alligator cracking
② : alligator cracking and rutting, or severe long. cracking
③ : alligator cracking
④ : potholes
⑤ : settlement
⑥ : general cracking

Symptoms	Repair
Severe alligator cracking	Complete asphalt removal to base material, proofroll (recompact if proofroll fails). Replace with fresh asphalt.
Alligator cracking AND rutting, or severe longitudinal cracking	4-1/2" asphalt removal, check resulting asphalt for cracks and remove further if cracks are visible. Replace with fresh asphalt.
Alligator cracking without rutting	2" asphalt removal, check resulting asphalt for cracks and remove further if cracks are visible. Replace with fresh asphalt.
Potholes	Remove fatigued asphalt (shattered and/or loose pieces) around pothole, fill pothole.
Settlement without cracking	Re-grade area.
General cracking (longitudinal/transverse)	Seal cracks.

MEMORANDUM

Raba Kistner, Inc.
8100 Cameron Road, Suite B-150
Austin, TX 78754
www.rkci.com

P 512.339.1745
F 512.339.6174
F-3257

To: Mr. Jacob Walker, P.E.
HDR
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681

From: **Richard T. Shimono, P.E.**
Project Manager

Re: **RKCI Project No. AAA22-110-00**
City of Taylor 2nd Street Pavement Rehabilitation
Austin, Texas

Date: **April 22, 2024**

RABA KISTNER Consultants, Inc. (RKCI) is pleased to submit information regarding pavement recommendations for the above-referenced project site.

Site Visit Findings and Observation. As discussed during our previous call on April 17, 2024, we performed additional pavement observations along 2nd Street on April 19, 2024 to provide clarification regarding the current conditions of the existing pavements and to confirm the applicability of the recommendations presented in our geotechnical report, RKCI Report No. AAA22-110-00, Revision No. 1, dated March 13, 2023, for the proposed improvements along 2nd Street in Taylor, Texas.

Based on our observations and observations and field markings from HDR, observed critical pavement issues can be categorized as follows:

- Severe alligator cracking;
- Moderate alligator cracking and rutting;
- Moderate alligator cracking without rutting;
- Moderate to severe longitudinal cracking;
- Settlement; and
- Potholes.

To help to identify the approximate locations, lateral extents, and types of distressed pavement areas along 2nd Street are indicated in the attached figures.

Considering the observations from the 2022 study, it appears that the observed pavement issues have developed relatively quicker than previously expected. Most of the observed issues are located within the westbound lanes, generally east of Annie Street. In addition, the base appears to be more worn down than would be ideal for an asphalt pavement in the westbound lanes east of Annie Street. This increases the opportunities for alligator cracking/rutting to develop over time.

Based on our site observations and experience with similar projects, we believe that drainage issues and water penetration are significant drivers of the observed pavement distress. This is supported by the following findings/observations.

- Abundant open longitudinal and transverse cracks.
- Up to half-inch separation was noted between the concrete curb and the existing pavement along the north boundary of the road.
- The general topography around the site indicates that residential areas, located north of 2nd Street, generally slope downwards toward the south. As such, surface water is expected to meet the northern boundary of the road on its way to the existing storm sewer drainage.

Other items affecting the performance of pavement may include seasonal freeze/thaw cycles, traffic overloading, and lack of routine maintenance, among other potential factors.

Proposed Repairs. It is our understanding that the objective of the current scope of repairs is to improve the existing road to provide a working pavement surface until the next pavement maintenance cycle occurs, sometime around 2030 to 2031. Based on this, we recommend that the repair measures below be implemented, and a road monitoring and maintenance program be established to maintain the operability of the road until more extensive improvement measures can be applied at the time of the next maintenance cycle. Measures to be considered include full roadway reconstruction, at least for the westbound lanes. Please note that drainage issues and/or deficiencies should be addressed as part of extensive road improvements. Otherwise, the upgraded road may quickly deteriorate, even if a full road reconstruction is performed.

Symptoms	Repair
Severe alligator cracking	Complete asphalt removal to base material, proofroll (recompact if proofroll fails). Replace with fresh asphalt.
Alligator cracking AND rutting, or severe longitudinal cracking	4-1/2” asphalt removal, check resulting asphalt for cracks and remove further if cracks are visible. Replace with fresh asphalt.
Alligator cracking without rutting	2” asphalt removal, check resulting asphalt for cracks and remove further if cracks are visible. Replace with fresh asphalt.
Potholes	Remove fatigued asphalt (shattered and/or loose pieces) around pothole, fill pothole.
Settlement without cracking	Re-grade area.
General cracking (longitudinal/transverse)	Seal cracks.

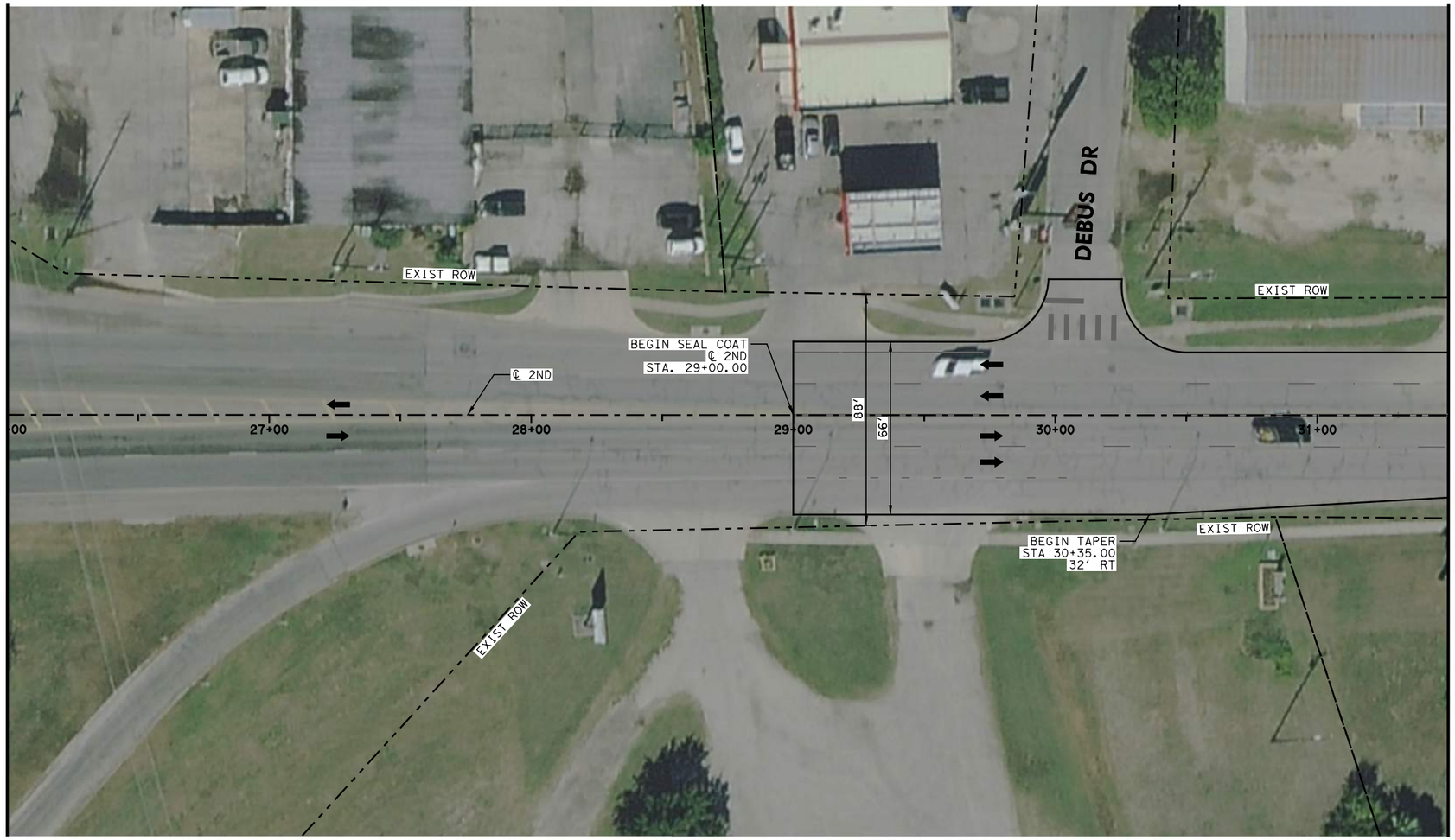
As an alternative to the asphalt removal program above, a pavement interlayer may be placed between the milled surface and the new asphalt. In this case, the areas with 4-1/2” asphalt removal may be reduced to 2” with interlayer (See Appendix E-5 in geotechnical report). This is not applicable for areas with severe alligator cracking.

We foresee that this, in conjunction with an initial seal coat performed as a general maintenance feature, as well as regular crack sealing, will result in a pavement surface that will have generally adequate drivability for the next 6 to 7 years. However, there is a risk of damage not currently visible to continue to develop, particularly in the westbound lanes east of Annie Street.

In addition to the above, as a general condition repair, mill and overlay of the upper 1-1/2 (Type D) to 2 (Type C or D) inches may be a practical option instead of seal coat. This has the advantage of sealing the entire pavement surface and clearing the surface of minor or even invisible cracks and may delay the appearance of alligator cracking in areas with relatively weak base/subgrade conditions.

FINAL SUBMITTAL

REPAIR LOCATIONS BASED ON RABA KISTNER OBSERVATION 4/12/2024



① : severe alligator cracking
② : alligator cracking and rutting, or severe long. cracking
③ : alligator cracking
④ : potholes
⑤ : settlement
⑥ : general cracking

N

LEGEND

- EXISTING RIGHT OF WAY
- FULL DEPTH RECONSTRUCTION
- FULL DEPTH RECLAMATION
- VALLEY GUTTER REPLACEMENT
- ALLIGATOR CRACK REPAIR
- MILL AND OVERLAY
- SODDING/TOPSOIL
- ECL — EROSION CONTROL LOG
- TRAFFIC FLOW

NOTES:

1. SEE "HORIZONTAL ALIGNMENT DATA" SHEET FOR HORIZONTAL ALIGNMENT INFORMATION.
2. SEE "MISCELLANEOUS ROADWAY DETAILS" SHEET FOR CURB TRANSITION DETAILS.
3. ALL DIMENSIONS AND OFFSETS ARE TO EDGE OF PAVEMENT (EOP) AND ARE BASED OFF OF 3RD STREET CENTERLINE UNLESS OTHERWISE NOTED.
4. ONE CALL IS REQUIRED BEFORE ANY CONSTRUCTION. THE UTILITY INFORMATION SHOWN IS APPROXIMATE. FIELD VERIFY LIMITS AND LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
5. 90 DEGREE BENDS IN UNDERDRAIN ARE PROHIBITED. USE TWO (2) 45 DEGREE BENDS INSTEAD.
6. VERIFY TIE-IN TO EXISTING STORM SEWER SYSTEM AND TYPICAL DEPTH OF UNDERDRAIN. SUBMIT INFORMATION TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE A CLEAN-OUT BEHIND SIDEWALK ON BOTH SIDES OF UNDERDRAIN, SUBSIDIARY TO UNDERDRAIN.
7. ALL UNDERDRAIN PIPE SHALL HAVE A 1% MINIMUM SLOPE.
8. SIDEWALKS SHALL BE 5' WIDE.
9. MODIFICATIONS TO THE EXISTING SIDEWALK WILL BE REQUIRED TO MEET PROWAG AND WILL BE FIELD ENGINEERED. CONTRACTOR TO COORDINATE WITH ENGINEER FOR LOCATIONS. OBTAIN ENGINEER APPROVAL OF ALL FORMWORK PRIOR TO PLACING CONCRETE.

0 25 50 75 100
SCALE IN FEET

NO.	DATE	REVISION	APPROVED

STATE OF TEXAS
MARWIN LOPEZ
131421
LICENSED
PROFESSIONAL ENGINEER
5/9/2023

Taylor Texas
TAYLOR MADE TEXAS

HDR ENGINEERING, INC.
Firm Registration No. F-754
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
512.685.2900

CITY OF TAYLOR
2022 STREET MAINTENANCE

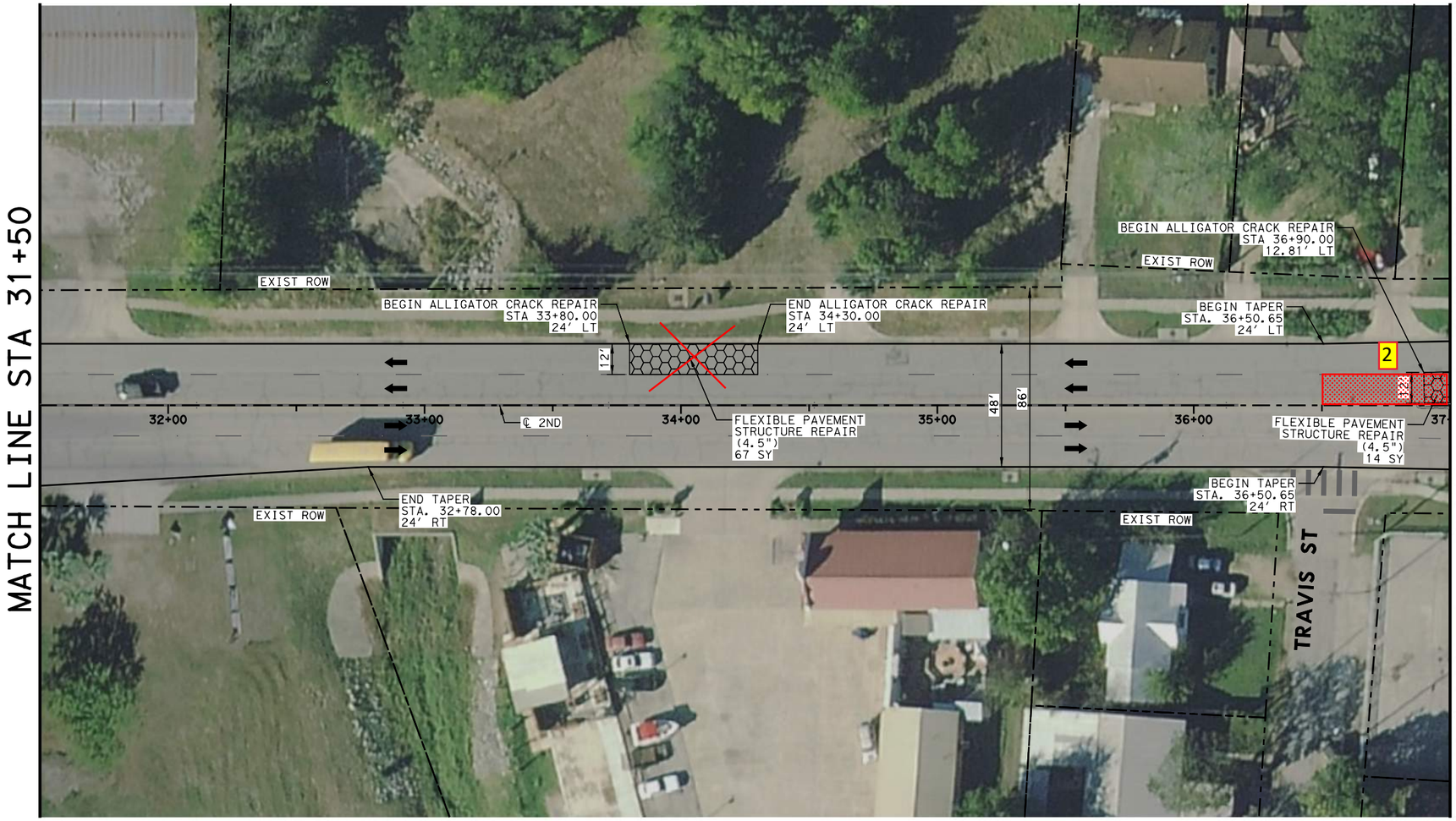
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2ND STREET
(STA. 26+00 TO STA. 31+50)

SCALE: 1"=50' SHEET 1 OF 14

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DRN:	CK:	5/9/2023	10353030	57

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FILE: 2ND STREET (STA. 26+00 TO STA. 31+50)

FINAL SUBMITTAL



① : severe alligator cracking
② : alligator cracking and rutting, or severe long. cracking
③ : alligator cracking
④ : potholes
⑤ : settlement
⑥ : general cracking

N

LEGEND

- EXISTING RIGHT OF WAY
- FULL DEPTH RECONSTRUCTION
- FULL DEPTH RECLAMATION
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- MILL AND OVERLAY
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- TRAFFIC FLOW

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0 25 50 75 100
SCALE IN FEET

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STATE OF TEXAS
MARWIN LOPEZ
131421
LICENSED
PROFESSIONAL ENGINEER
5/9/2023

Taylor Texas
TAYLOR MADE TEXAS

HDR ENGINEERING, INC.
Firm Registration No. F-754
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
512.685.2900

CITY OF TAYLOR
2022 STREET MAINTENANCE

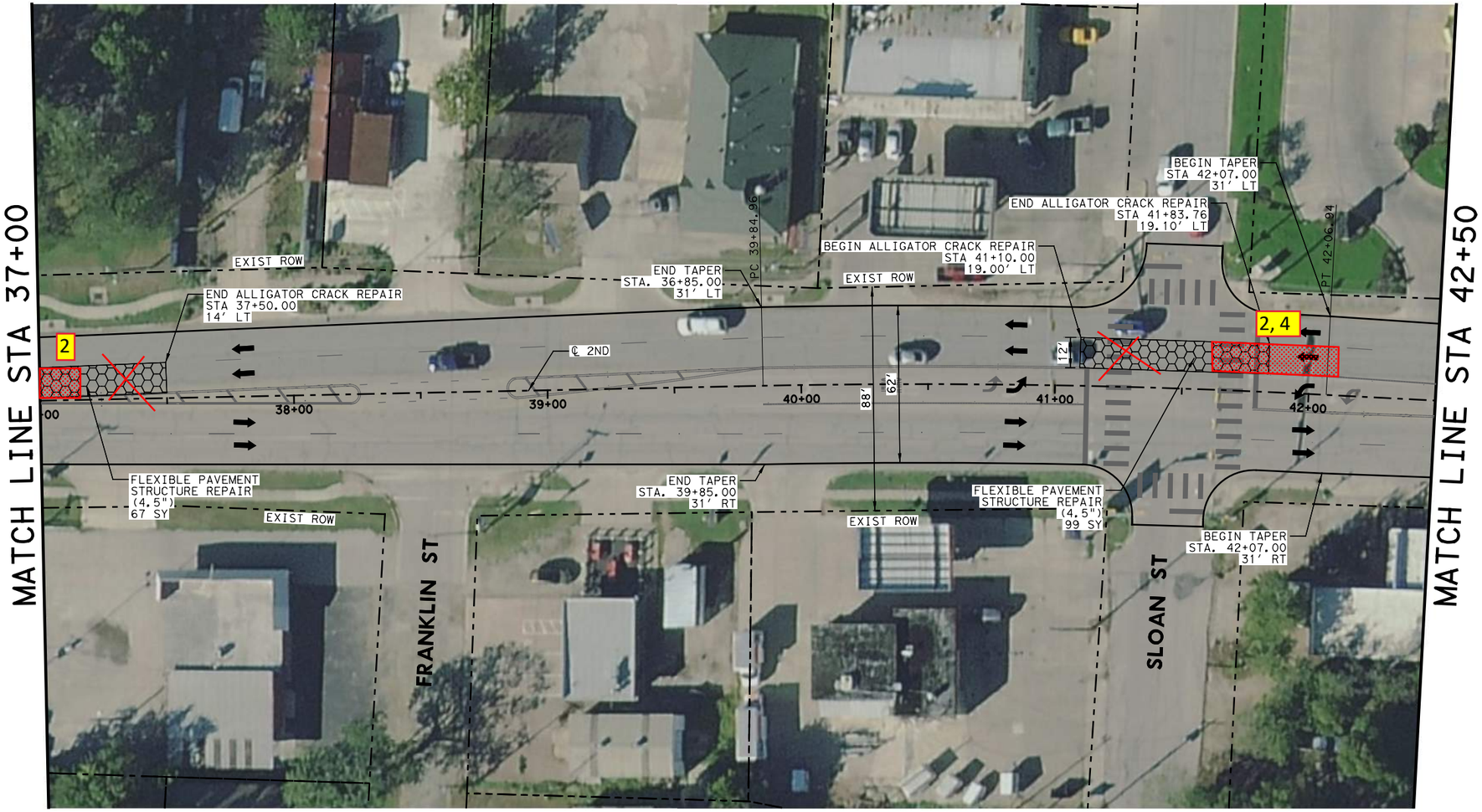
ROADWAY PLAN
2ND STREET
(STA. 31+50 TO STA. 37+00)

SCALE: 1"=50' SHEET 2 OF 14

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DRN:	CK:	5/9/2023	10353030	58

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FINAL SUBMITTAL



① : severe alligator cracking
② : alligator cracking and rutting, or severe long. cracking
③ : alligator cracking
④ : potholes
⑤ : settlement
⑥ : general cracking

N

LEGEND

- EXISTING RIGHT OF WAY
- FULL DEPTH RECONSTRUCTION
- FULL DEPTH RECLAMATION
- VALLEY GUTTER REPLACEMENT
- ALLIGATOR CRACK REPAIR
- MILL AND OVERLAY
- SODDING/TOPSOIL
- ECL — EROSION CONTROL LOG
- TRAFFIC FLOW

NOTES:

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0 25 50 75 100
SCALE IN FEET

NO.	DATE	REVISION	APPROVED

STATE OF TEXAS
MARWIN LOPEZ
131421
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5/9/2023

Taylor Texas
TAYLOR MADE TEXAS

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512.685.2900

CITY OF TAYLOR
2022 STREET MAINTENANCE

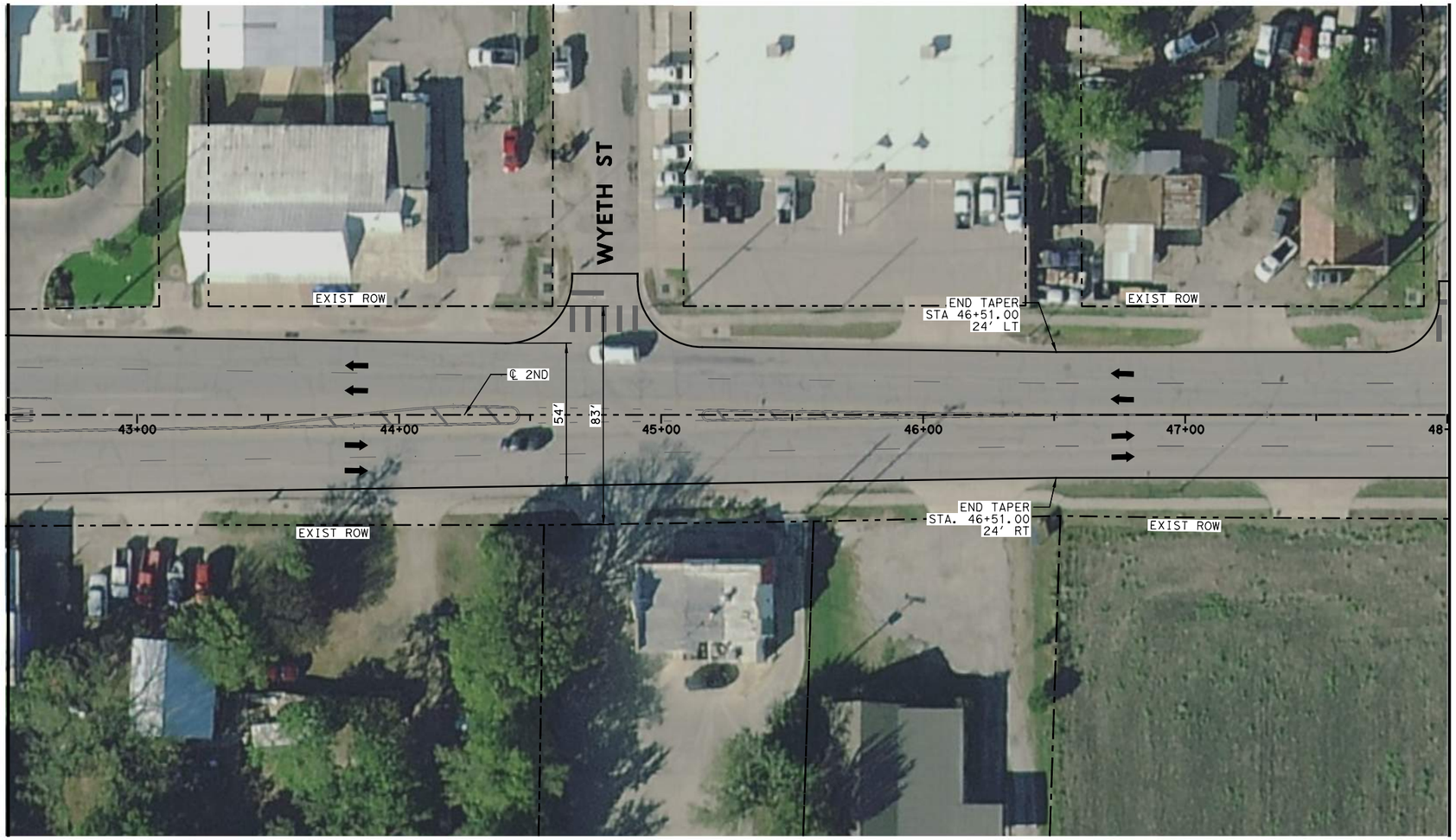
ROADWAY PLAN
2ND STREET
(STA. 37+00 TO STA. 42+50)

SCALE: 1"=50' SHEET 3 OF 14

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DRN:	CK:	5/9/2023	10353030	59

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FINAL SUBMITTAL



N

LEGEND

- EXISTING RIGHT OF WAY
- FULL DEPTH RECONSTRUCTION
- FULL DEPTH RECLAMATION
- VALLEY GUTTER REPLACEMENT
- ALLIGATOR CRACK REPAIR
- MILL AND OVERLAY
- SODDING/TOPSOIL
- ECL — EROSION CONTROL LOG
- TRAFFIC FLOW

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0 25 50 75 100

SCALE IN FEET

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STATE OF TEXAS
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CITY OF TAYLOR
2022 STREET MAINTENANCE

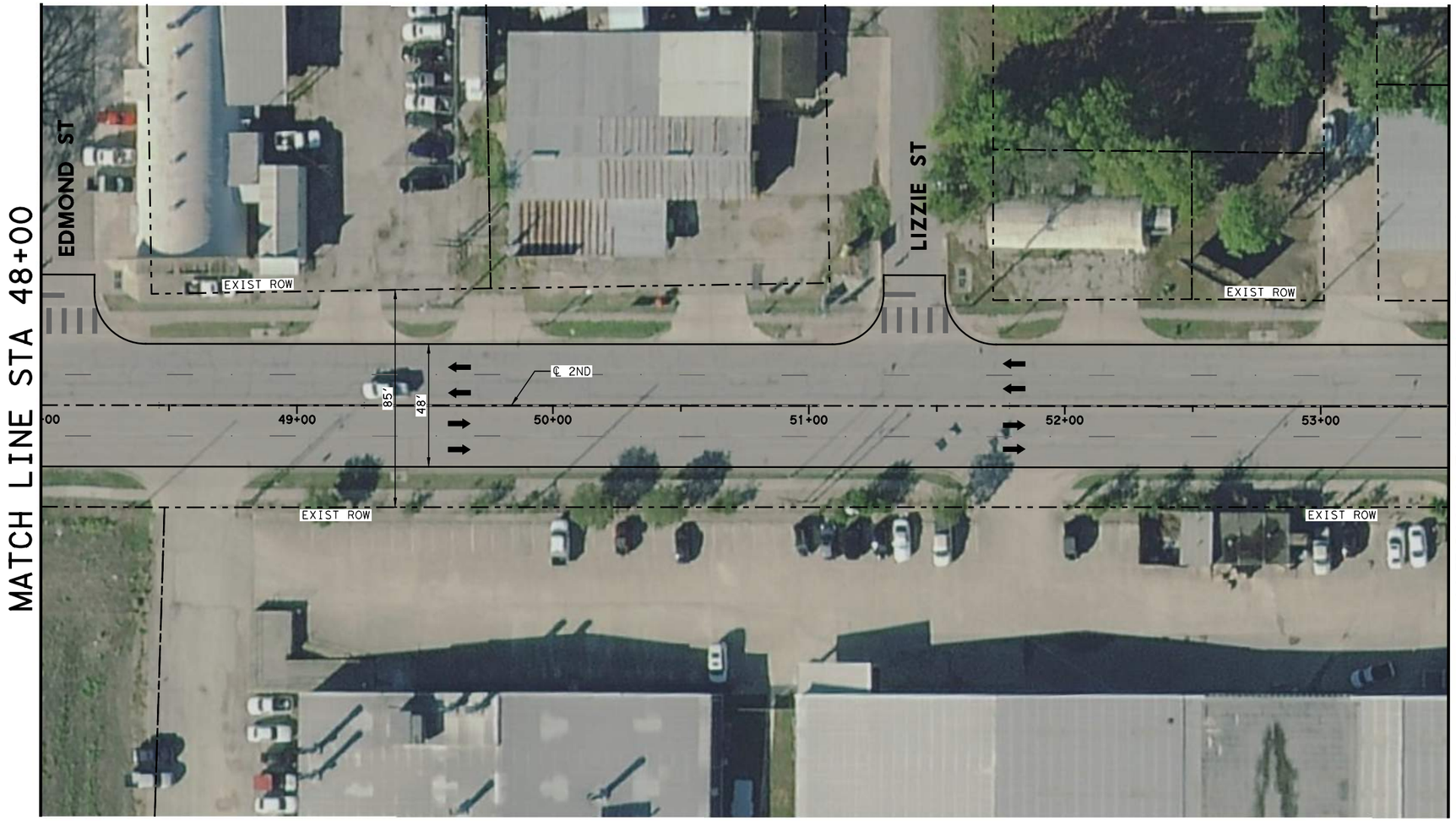
ROADWAY PLAN
2ND STREET
(STA. 42+50 TO STA. 48+00)

SCALE: 1"=50' SHEET 4 OF 14

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FINAL SUBMITTAL



N

LEGEND

- EXISTING RIGHT OF WAY
- FULL DEPTH RECONSTRUCTION
- FULL DEPTH RECLAMATION
- VALLEY GUTTER REPLACEMENT
- ALLIGATOR CRACK REPAIR
- MILL AND OVERLAY
- SODDING/TOPSOIL
- ECL — EROSION CONTROL LOG
- TRAFFIC FLOW

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0 25 50 75 100
SCALE IN FEET

NO.	DATE	REVISION	APPROVED

STATE OF TEXAS
MARWIN LOPEZ
131421
LICENSED PROFESSIONAL ENGINEER
5/9/2023

Taylor Texas
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CITY OF TAYLOR
2022 STREET MAINTENANCE

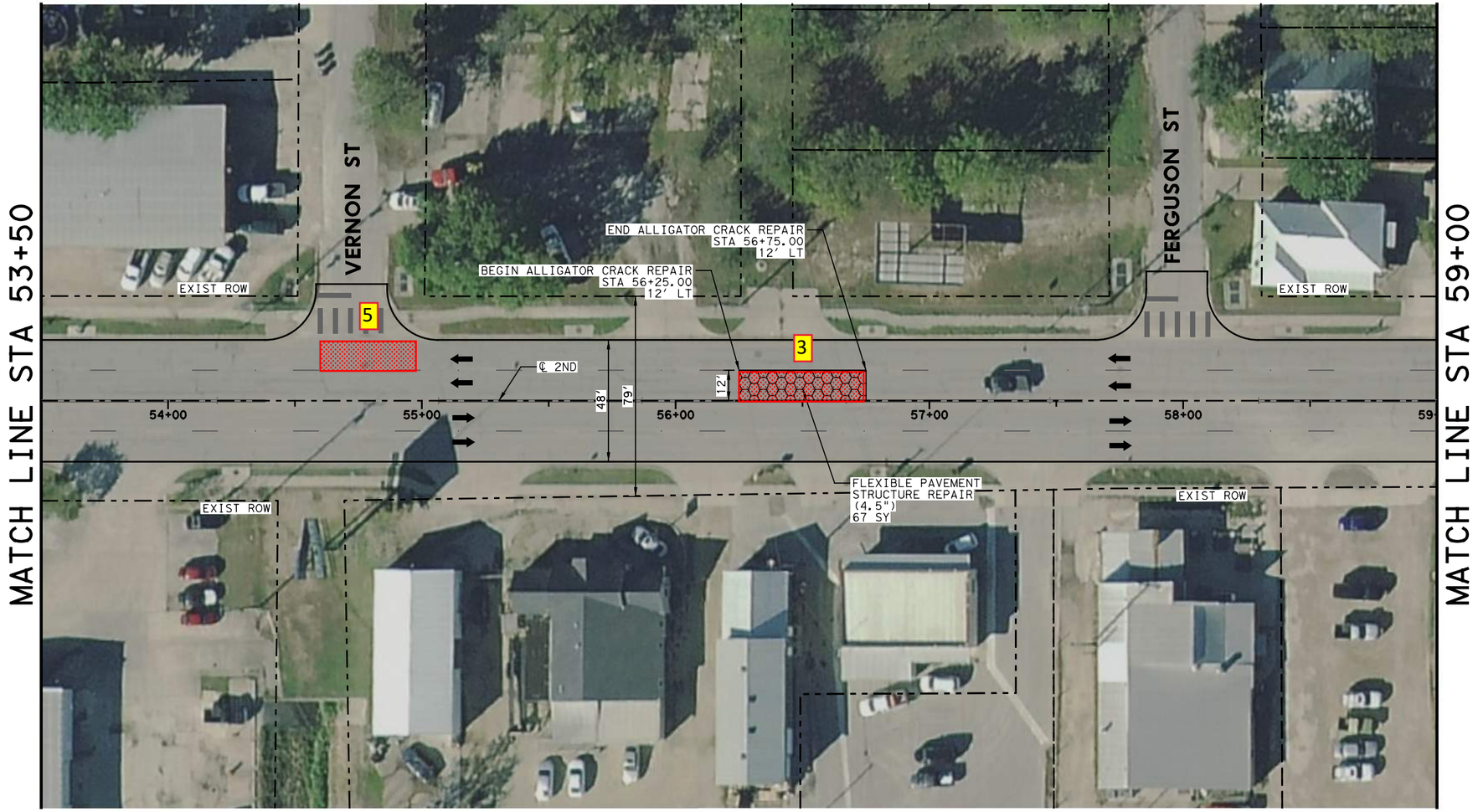
ROADWAY PLAN
2ND STREET
(STA. 48+00 TO STA. 53+50)

SCALE: 1"=50' SHEET 5 OF 14

DSN:	CK:	DATE	JOB NO.	SHEET NO.
DRN:	CK:	5/9/2023	10353030	61

PLOT DRIVER: TXDOT_PDF_BW.pltcfg PENTABLE: 10353030.tbl
USER: BRTORRES DATE: 5/9/2023 TIME: 11:30:43 AM SCALE: 1:50
FILE: 2ND STREET (STA. 48+00 TO STA. 53+50)

FINAL SUBMITTAL



① : severe alligator cracking
② : alligator cracking and rutting, or severe long. cracking
③ : alligator cracking
④ : potholes
⑤ : settlement
⑥ : general cracking

N

LEGEND

- EXISTING RIGHT OF WAY
- FULL DEPTH RECONSTRUCTION
- FULL DEPTH RECLAMATION
- VALLEY GUTTER REPLACEMENT
- ALLIGATOR CRACK REPAIR
- MILL AND OVERLAY
- SODDING/TOPSOIL
- ECL — EROSION CONTROL LOG
- TRAFFIC FLOW

NOTES:

1. SEE "HORIZONTAL ALIGNMENT DATA" SHEET FOR HORIZONTAL ALIGNMENT INFORMATION.
2. SEE "MISCELLANEOUS ROADWAY DETAILS" SHEET FOR CURB TRANSITION DETAILS.
3. ALL DIMENSIONS AND OFFSETS ARE TO EDGE OF PAVEMENT (EOP) AND ARE BASED OFF OF 3RD STREET CENTERLINE UNLESS OTHERWISE NOTED.
4. ONE CALL IS REQUIRED BEFORE ANY CONSTRUCTION. THE UTILITY INFORMATION SHOWN IS APPROXIMATE. FIELD VERIFY LIMITS AND LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
5. 90 DEGREE BENDS IN UNDERDRAIN ARE PROHIBITED. USE TWO (2) 45 DEGREE BENDS INSTEAD.
6. VERIFY TIE-IN TO EXISTING STORM SEWER SYSTEM AND TYPICAL DEPTH OF UNDERDRAIN. SUBMIT INFORMATION TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE A CLEAN-OUT BEHIND SIDEWALK ON BOTH SIDES OF UNDERDRAIN, SUBSIDIARY TO UNDERDRAIN.
7. ALL UNDERDRAIN PIPE SHALL HAVE A 1% MINIMUM SLOPE.
8. SIDEWALKS SHALL BE 5' WIDE.
9. MODIFICATIONS TO THE EXISTING SIDEWALK WILL BE REQUIRED TO MEET PROWAG AND WILL BE FIELD ENGINEERED. CONTRACTOR TO COORDINATE WITH ENGINEER FOR LOCATIONS. OBTAIN ENGINEER APPROVAL OF ALL FORMWORK PRIOR TO PLACING CONCRETE.

0 25 50 75 100
SCALE IN FEET

NO.	DATE	REVISION	APPROVED

STATE OF TEXAS
MARWIN LOPEZ
131421
LICENSED
PROFESSIONAL ENGINEER
5/9/2023

Taylor Texas
TAYLOR MADE TEXAS

HDR ENGINEERING, INC.
Firm Registration No. F-754
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
512.685.2900

CITY OF TAYLOR
2022 STREET MAINTENANCE

ROADWAY PLAN
2ND STREET
(STA. 53+50 TO STA. 59+00)

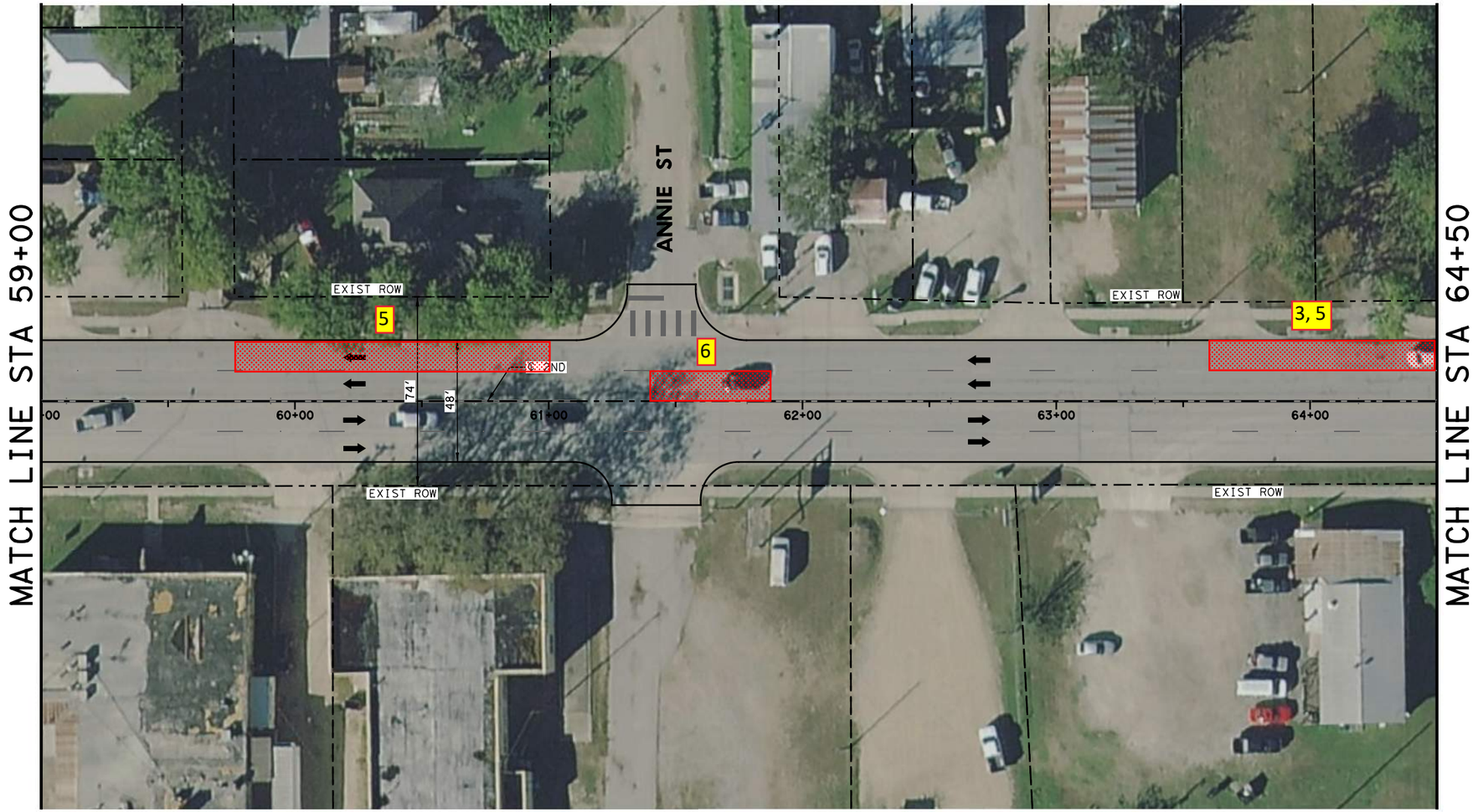
SCALE: 1"=50'

SHEET 6 OF 14

DSN:	CK:	DATE	JOB NO.	SHEET NO.
DRN:	CK:	5/9/2023	10353030	62

PLOT DRIVER: TXDOT_PDF_BW.pltcfg
USER: BRTORRES DATE: 5/9/2023 TIME: 11:31:17 AM SCALE: 1:50
FILE: 2ND STREET (STA. 53+50 TO STA. 59+00) PENTABLE: 10353030.tbl

FINAL SUBMITTAL



① : severe alligator cracking
② : alligator cracking and rutting, or severe long. cracking
③ : alligator cracking
④ : potholes
⑤ : settlement
⑥ : general cracking

N

LEGEND

- EXISTING RIGHT OF WAY
- FULL DEPTH RECONSTRUCTION
- FULL DEPTH RECLAMATION
- VALLEY GUTTER REPLACEMENT
- ALLIGATOR CRACK REPAIR
- MILL AND OVERLAY
- SODDING/TOPSOIL
- ECD — EROSION CONTROL LOG
- TRAFFIC FLOW

NOTES:

1. SEE "HORIZONTAL ALIGNMENT DATA" SHEET FOR HORIZONTAL ALIGNMENT INFORMATION.
2. SEE "MISCELLANEOUS ROADWAY DETAILS" SHEET FOR CURB TRANSITION DETAILS.
3. ALL DIMENSIONS AND OFFSETS ARE TO EDGE OF PAVEMENT (EOP) AND ARE BASED OFF OF 3RD STREET CENTERLINE UNLESS OTHERWISE NOTED.
4. ONE CALL IS REQUIRED BEFORE ANY CONSTRUCTION. THE UTILITY INFORMATION SHOWN IS APPROXIMATE. FIELD VERIFY LIMITS AND LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
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0 25 50 75 100
SCALE IN FEET

NO.	DATE	REVISION	APPROVED

STATE OF TEXAS
MARWIN LOPEZ
131421
LICENSED
PROFESSIONAL ENGINEER
5/9/2023

Taylor Texas
TAYLOR MADE TEXAS

HDR ENGINEERING, INC.
Firm Registration No. F-754
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
512.685.2900

CITY OF TAYLOR
2022 STREET MAINTENANCE

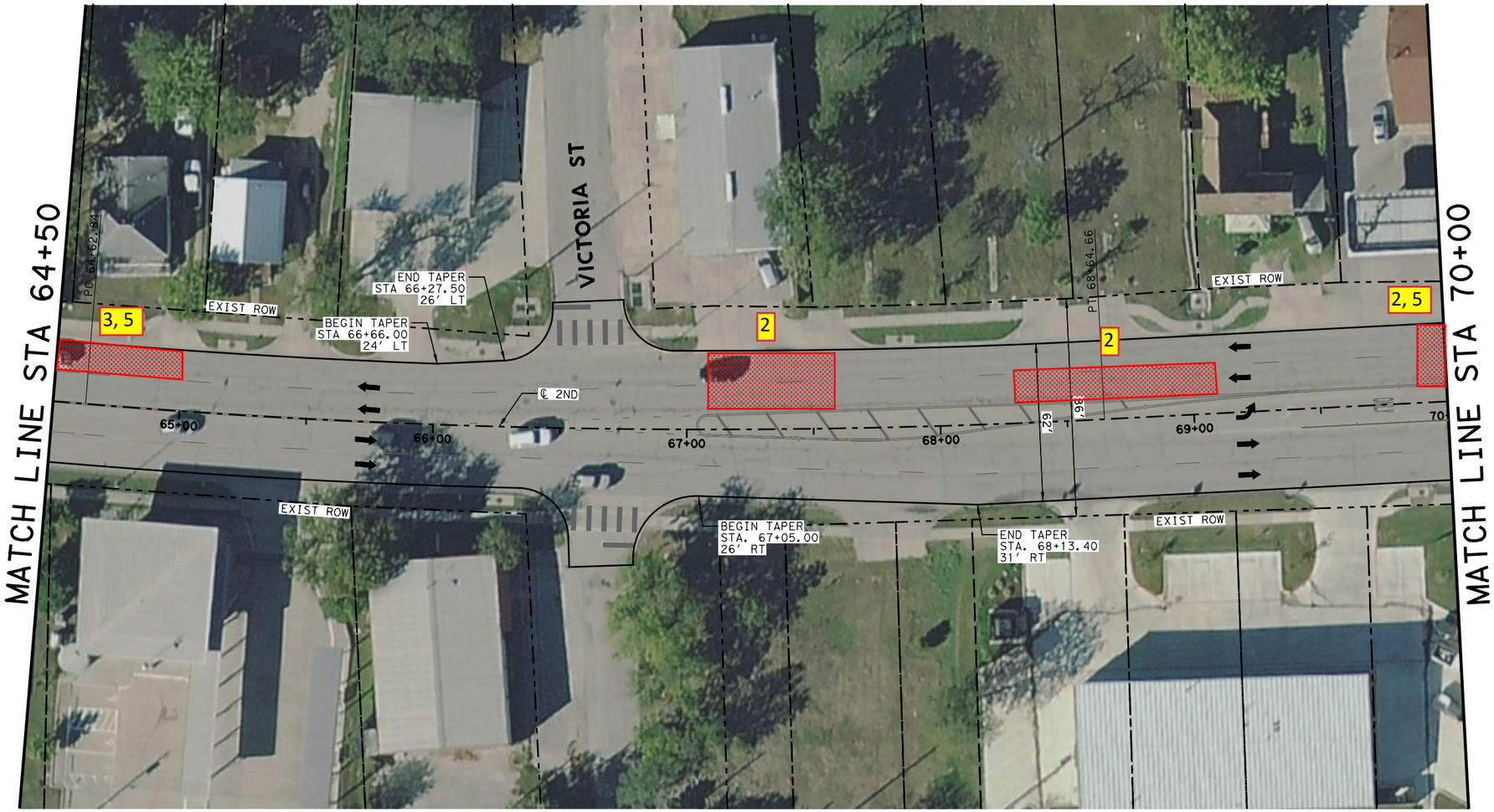
ROADWAY PLAN
2ND STREET
(STA. 59+00 TO STA. 64+50)

SCALE: 1"=50' SHEET 7 OF 14

DSN:	CK:	DATE	JOB NO.	SHEET NO.
DRN:	CK:	5/9/2023	10353030	63

PLOT DRIVER: TXDOT_PDF_BW.pltcfg PENTABLE: 10353030.tbl
USER: BRTORRES DATE: 5/9/2023 TIME: 11:31:54 AM SCALE: 1:50
FILE: 2ND STREET (STA. 59+00 TO STA. 64+50)

FINAL SUBMITTAL



① : severe alligator cracking
② : alligator cracking and rutting, or severe long. cracking
③ : alligator cracking
④ : potholes
⑤ : settlement
⑥ : general cracking

N

LEGEND

- EXISTING RIGHT OF WAY
- FULL DEPTH RECONSTRUCTION
- FULL DEPTH RECLAMATION
- VALLEY GUTTER REPLACEMENT
- ALLIGATOR CRACK REPAIR
- MILL AND OVERLAY
- SODDING/TOPSOIL
- ECL — EROSION CONTROL LOG
- TRAFFIC FLOW

NOTES:

1. SEE "HORIZONTAL ALIGNMENT DATA" SHEET FOR HORIZONTAL ALIGNMENT INFORMATION.
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0 25 50 75 100
SCALE IN FEET

NO.	DATE	REVISION	APPROVED

STATE OF TEXAS
MARWIN LOPEZ
131421
LICENSED
PROFESSIONAL ENGINEER
5/9/2023

Taylor Texas
TAYLOR MADE TEXAS

HDR ENGINEERING, INC.
Firm Registration No. F-754
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
512.685.2900

CITY OF TAYLOR
2022 STREET MAINTENANCE

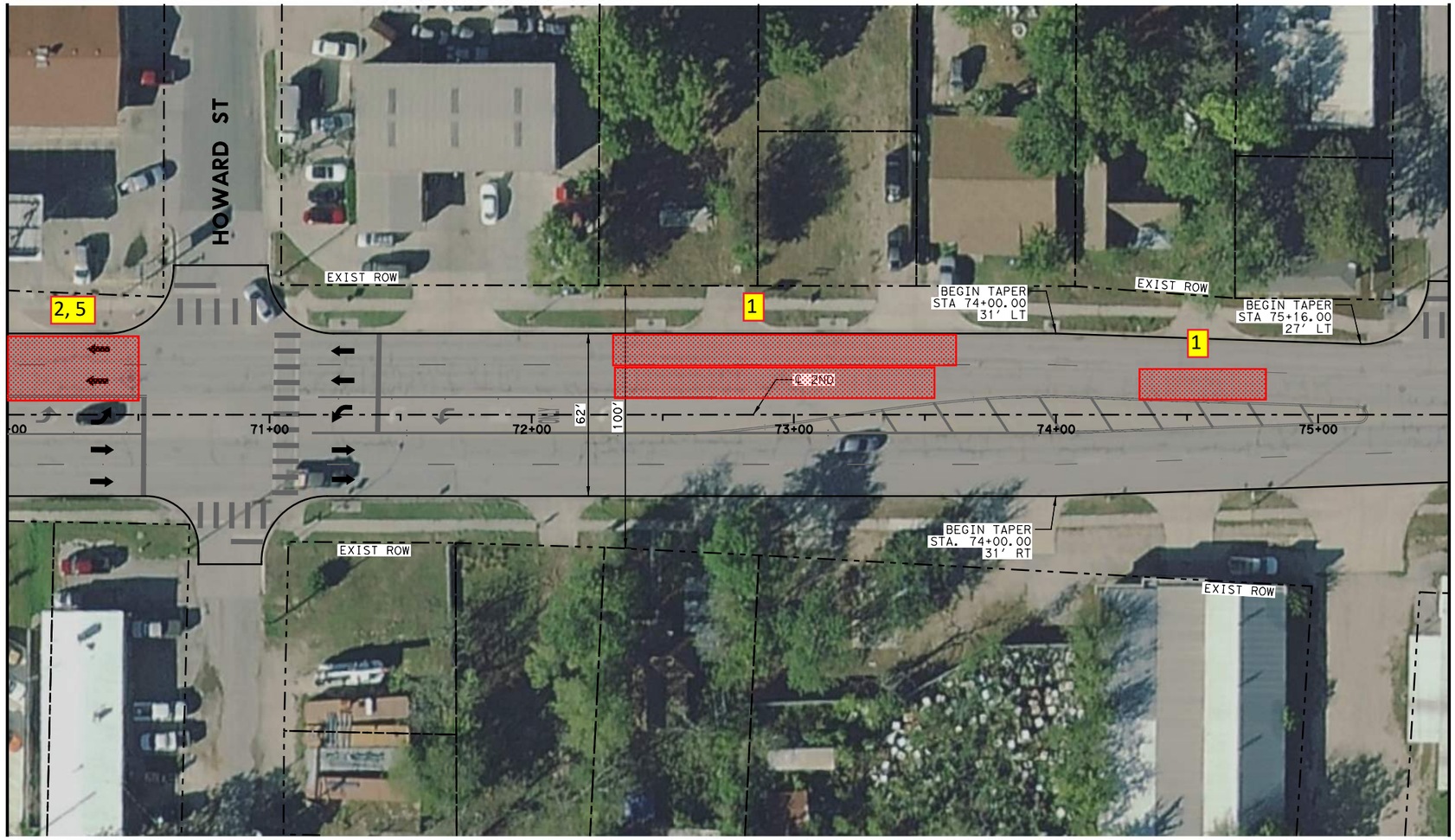
ROADWAY PLAN
2ND STREET
(STA. 64+50 TO STA. 70+00)

SCALE: 1"=50' SHEET 8 OF 14

DSN:	CK:	DATE	JOB NO.	SHEET NO.
DRN:	CK:	5/9/2023	10353030	64

PLOT DRIVER: TXDOT_PDF_BW.pltcfg PENTABLE: 10353030.tbl
USER: BRTORRES DATE: 5/9/2023 TIME: 11:32:35 AM SCALE: 1:50
FILE: 2ND STREET (STA. 64+50 TO STA. 70+00)

FINAL SUBMITTAL



① : severe alligator cracking
② : alligator cracking and rutting, or severe long. cracking
③ : alligator cracking
④ : potholes
⑤ : settlement
⑥ : general cracking

N

LEGEND

- EXISTING RIGHT OF WAY
- FULL DEPTH RECONSTRUCTION
- FULL DEPTH RECLAMATION
- VALLEY GUTTER REPLACEMENT
- ALLIGATOR CRACK REPAIR
- MILL AND OVERLAY
- SODDING/TOPSOIL
- ECL — EROSION CONTROL LOG
- TRAFFIC FLOW

NOTES:

1. SEE "HORIZONTAL ALIGNMENT DATA" SHEET FOR HORIZONTAL ALIGNMENT INFORMATION.
2. SEE "MISCELLANEOUS ROADWAY DETAILS" SHEET FOR CURB TRANSITION DETAILS.
3. ALL DIMENSIONS AND OFFSETS ARE TO EDGE OF PAVEMENT (EOP) AND ARE BASED OFF OF 3RD STREET CENTERLINE UNLESS OTHERWISE NOTED.
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0 25 50 75 100
SCALE IN FEET

NO.	DATE	REVISION	APPROVED

STATE OF TEXAS
MARWIN LOPEZ
131421
LICENSED
PROFESSIONAL ENGINEER
5/9/2023

Taylor Texas
TAYLOR MADE TEXAS

HDR ENGINEERING, INC.
Firm Registration No. F-754
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
512.685.2900

CITY OF TAYLOR
2022 STREET MAINTENANCE

ROADWAY PLAN
2ND STREET
(STA. 70+00 TO STA. 75+50)

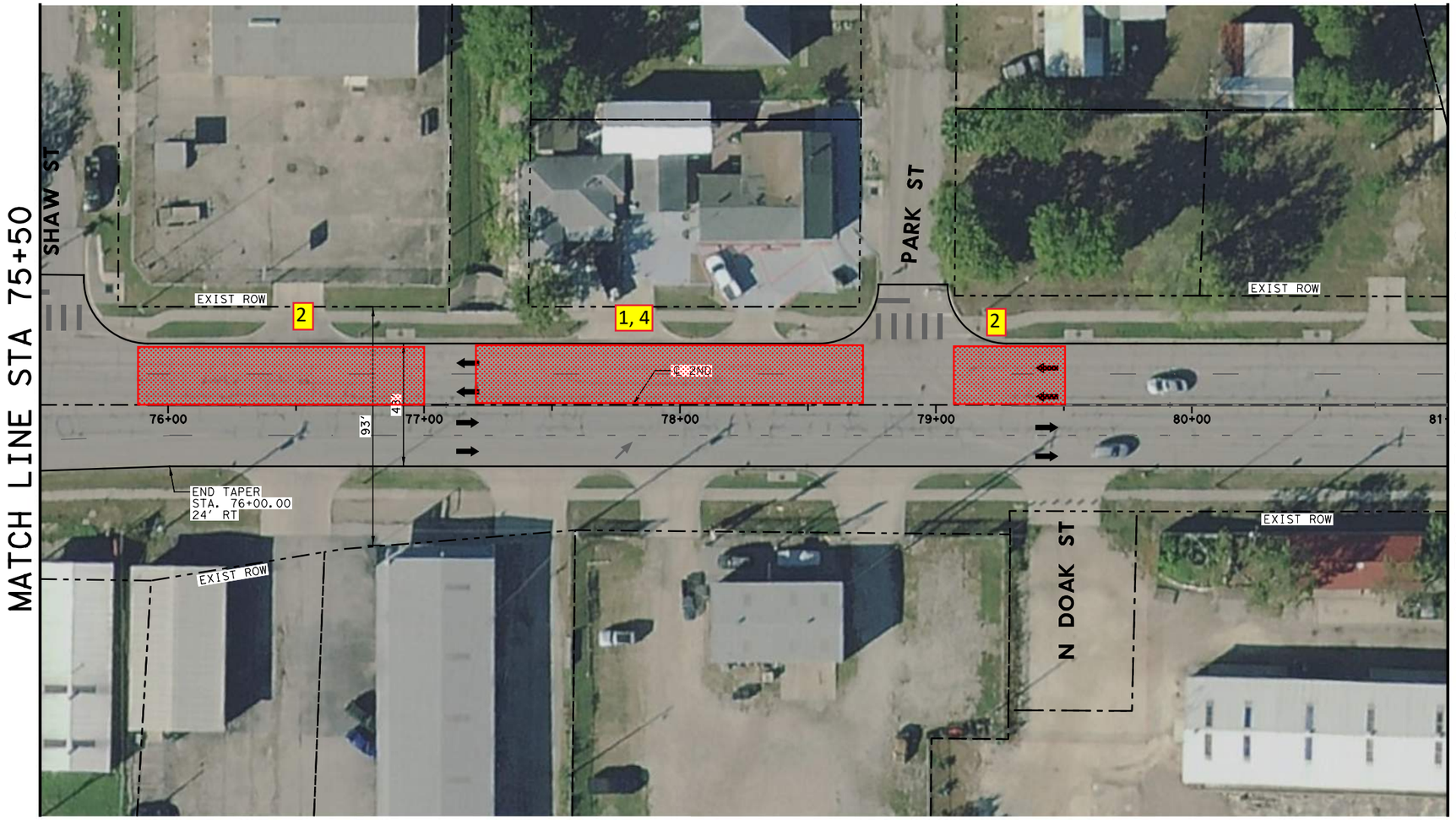
SCALE: 1"=50'

SHEET 9 OF 14

DSN:	CK:	DATE	JOB NO.	SHEET NO.
DRN:	CK:	5/9/2023	10353030	65

PLOT DRIVER: TXDOT_PDF_BW.pltcfg PENTABLE: 10353030.tbl
USER: BRTORRES DATE: 5/9/2023 TIME: 11:33:09 AM SCALE: 1:50
FILE: 2ND STREET (STA. 70+00 TO STA. 75+50)

FINAL SUBMITTAL



① : severe alligator cracking
② : alligator cracking and rutting, or severe long. cracking
③ : alligator cracking
④ : potholes
⑤ : settlement
⑥ : general cracking

N

LEGEND

- EXISTING RIGHT OF WAY
- FULL DEPTH RECONSTRUCTION
- FULL DEPTH RECLAMATION
- VALLEY GUTTER REPLACEMENT
- ALLIGATOR CRACK REPAIR
- MILL AND OVERLAY
- SODDING/TOPSOIL
- EROSION CONTROL LOG
- TRAFFIC FLOW

NOTES:

1. SEE "HORIZONTAL ALIGNMENT DATA" SHEET FOR HORIZONTAL ALIGNMENT INFORMATION.
2. SEE "MISCELLANEOUS ROADWAY DETAILS" SHEET FOR CURB TRANSITION DETAILS.
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0 25 50 75 100
SCALE IN FEET

NO.	DATE	REVISION	APPROVED

STATE OF TEXAS
MARWIN LOPEZ
131421
LICENSED
PROFESSIONAL ENGINEER
5/9/2023

Taylor Texas
TAYLOR MADE TEXAS

HDR ENGINEERING, INC.
Firm Registration No. F-754
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
512.685.2900

CITY OF TAYLOR
2022 STREET MAINTENANCE

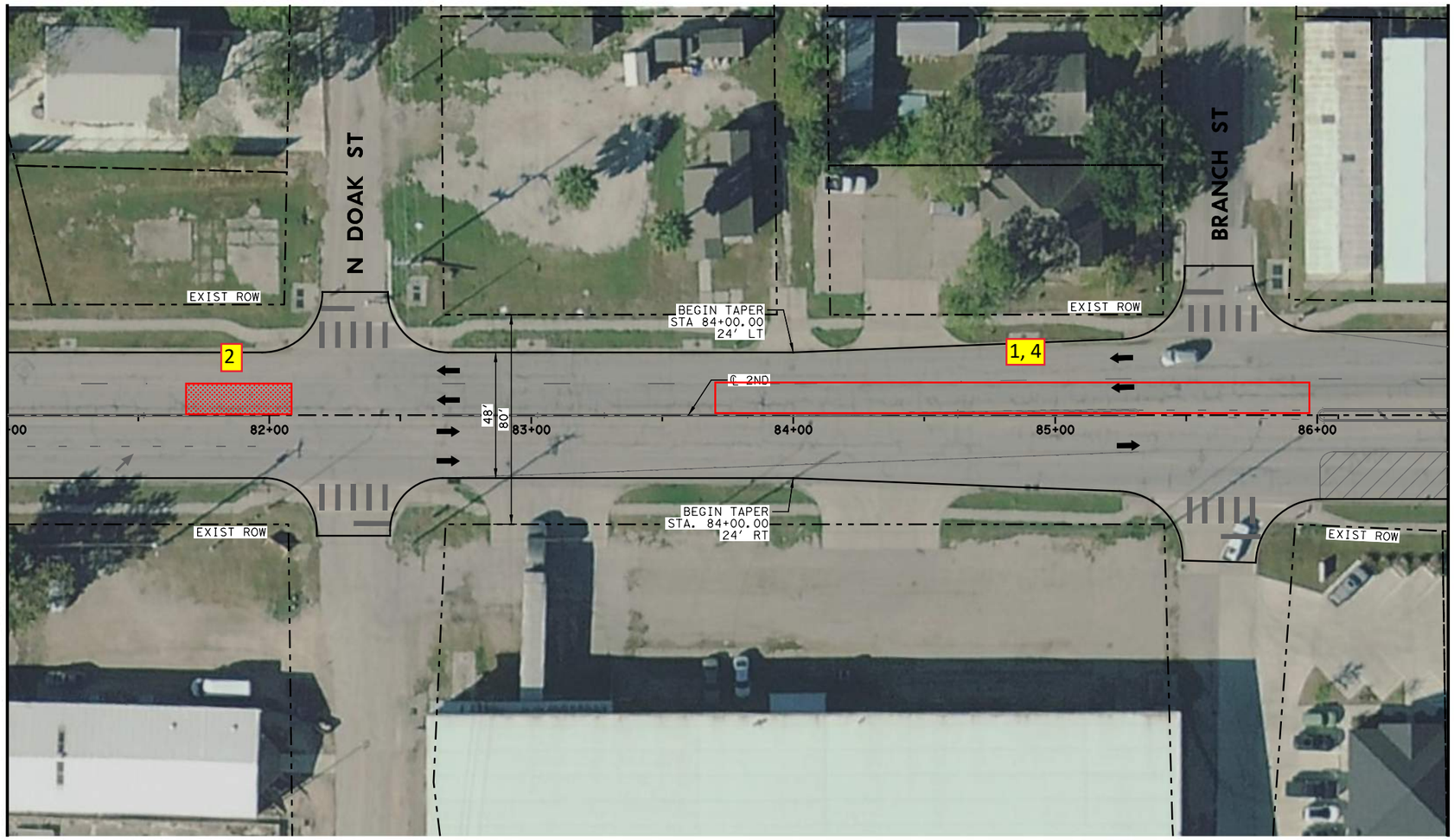
ROADWAY PLAN
2ND STREET
(STA. 75+50 TO STA. 81+00)

SCALE: 1"=50' SHEET 10 OF 14

DSN:	CK:	DATE	JOB NO.	SHEET NO.
DRN:	CK:	5/9/2023	10353030	66

PLOT DRIVER: TXDOT_PDF_BW.pltcfg PENTABLE: I0353030.tbl
USER: BRTORRES DATE: 5/9/2023 TIME: 11:33:45 AM SCALE: 1:50
FILE: 2ND STREET (STA. 75+50 TO STA. 81+00)

FINAL SUBMITTAL



① : severe alligator cracking
② : alligator cracking and rutting, or severe long. cracking
③ : alligator cracking
④ : potholes
⑤ : settlement
⑥ : general cracking

N

LEGEND

- EXISTING RIGHT OF WAY
- FULL DEPTH RECONSTRUCTION
- FULL DEPTH RECLAMATION
- VALLEY GUTTER REPLACEMENT
- ALLIGATOR CRACK REPAIR
- MILL AND OVERLAY
- SODDING/TOPSOIL
- ECL — EROSION CONTROL LOG
- TRAFFIC FLOW

NOTES:

1. SEE "HORIZONTAL ALIGNMENT DATA" SHEET FOR HORIZONTAL ALIGNMENT INFORMATION.
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0 25 50 75 100
SCALE IN FEET

NO.	DATE	REVISION	APPROVED

STATE OF TEXAS
MARWIN LOPEZ
131421
LICENSED
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5/9/2023

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512.685.2900

CITY OF TAYLOR
2022 STREET MAINTENANCE

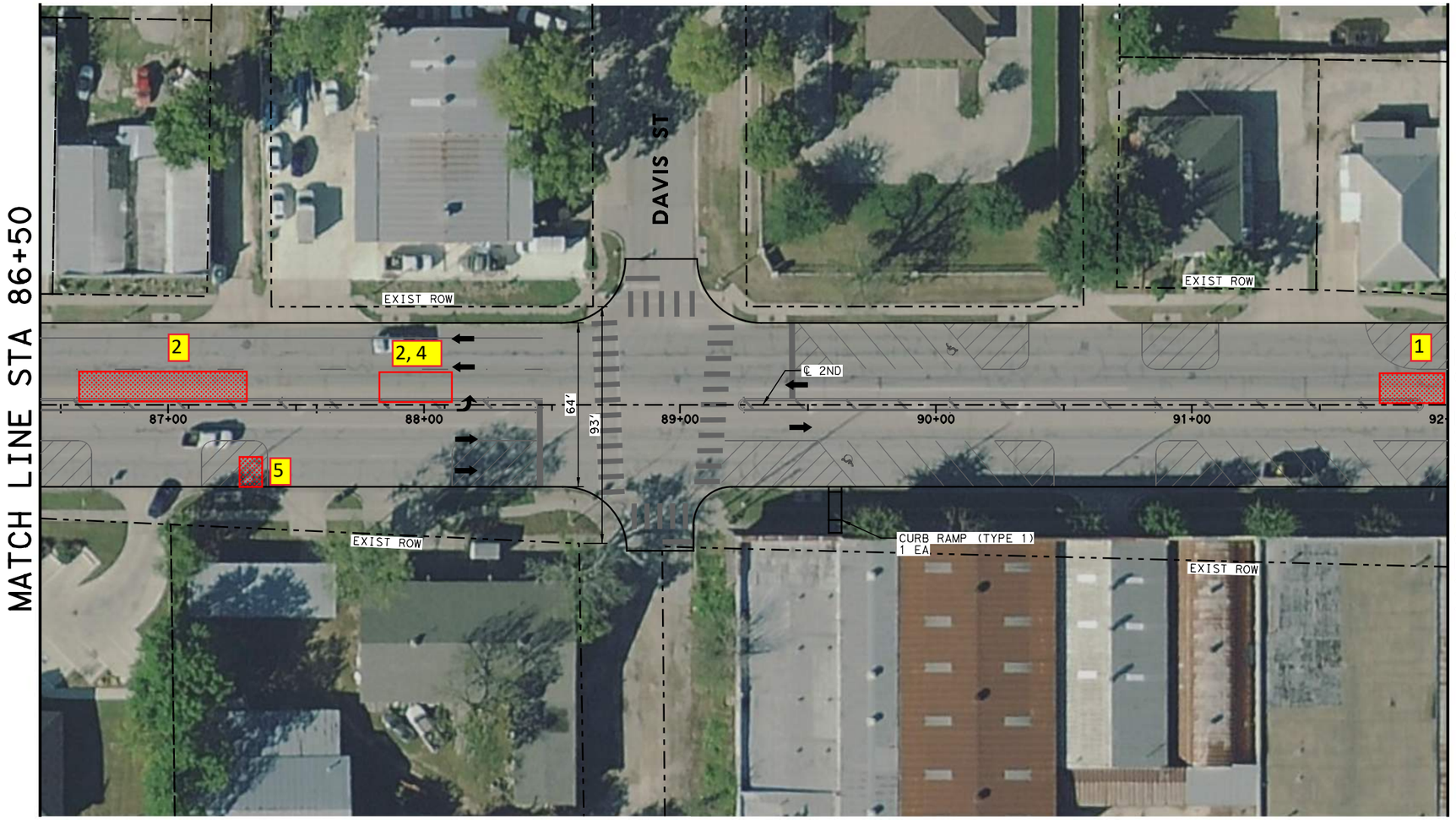
ROADWAY PLAN
2ND STREET
(STA. 81+00 TO STA. 86+50)

SCALE: 1"=50' SHEET 11 OF 14

DSN:	CK:	DATE	JOB NO.	SHEET NO.
DRN:	CK:	5/9/2023	10353030	67

PLOT DRIVER: TXDOT_PDF_BW.pltcfg PENTABLE: 10353030.tbl
USER: BRTORRES DATE: 5/9/2023 TIME: 11:34:33 AM SCALE: 1:50
FILE: 2ND STREET (STA. 81+00 TO STA. 86+50)

FINAL SUBMITTAL



① : severe alligator cracking
② : alligator cracking and rutting, or severe long. cracking
③ : alligator cracking
④ : potholes
⑤ : settlement
⑥ : general cracking

N

LEGEND

- EXISTING RIGHT OF WAY
- FULL DEPTH RECONSTRUCTION
- FULL DEPTH RECLAMATION
- VALLEY GUTTER REPLACEMENT
- ALLIGATOR CRACK REPAIR
- MILL AND OVERLAY
- SODDING/TOPSOIL
- ECL — EROSION CONTROL LOG
- TRAFFIC FLOW

NOTES:

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0 25 50 75 100
SCALE IN FEET

NO.	DATE	REVISION	APPROVED

STATE OF TEXAS
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5/9/2023

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CITY OF TAYLOR
2022 STREET MAINTENANCE

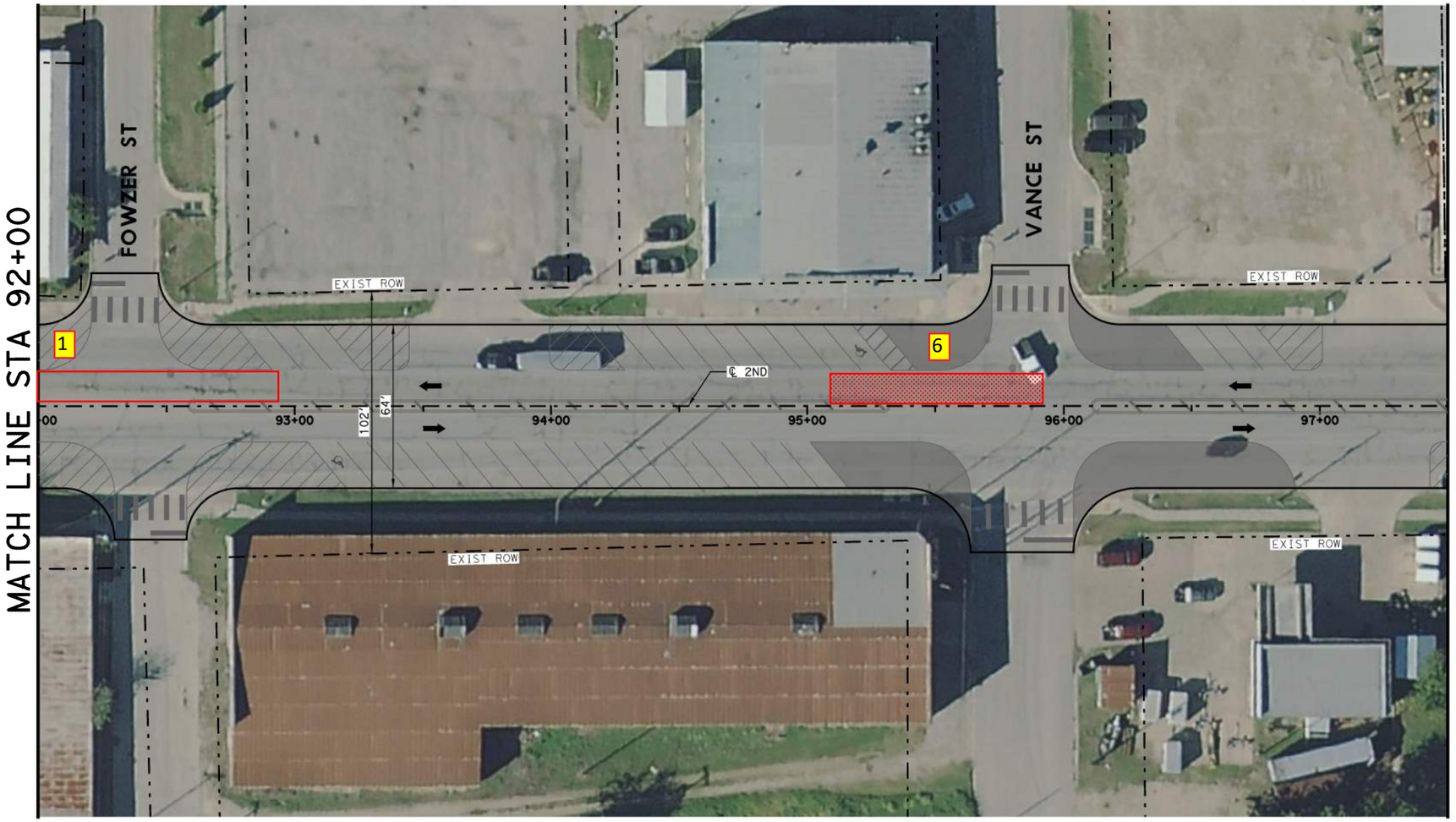
ROADWAY PLAN
2ND STREET
(STA. 86+50 TO STA. 92+00)

SCALE: 1"=50' SHEET 12 OF 14

DSN:	CK:	DATE	JOB NO.	SHEET NO.
DRN:	CK:	5/9/2023	10353030	68

PLOT DRIVER: TXDOT_PDF_BW.pltcfg PENTABLE: I0353030.tbl
USER: BRTORRES DATE: 5/9/2023 TIME: 11:35:09 AM SCALE: 1:50
FILE: 2ND STREET (STA. 86+50 TO STA. 92+00)

FINAL SUBMITTAL



① : severe alligator cracking
② : alligator cracking and rutting, or severe long. cracking
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④ : potholes
⑤ : settlement
⑥ : general cracking

N

LEGEND

- EXISTING RIGHT OF WAY
- FULL DEPTH RECONSTRUCTION
- FULL DEPTH RECLAMATION
- VALLEY GUTTER REPLACEMENT
- ALLIGATOR CRACK REPAIR
- MILL AND OVERLAY
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- ECL — EROSION CONTROL LOG
- TRAFFIC FLOW

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0 25 50 75 100
SCALE IN FEET

NO.	DATE	REVISION	APPROVED

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CITY OF TAYLOR
2022 STREET MAINTENANCE

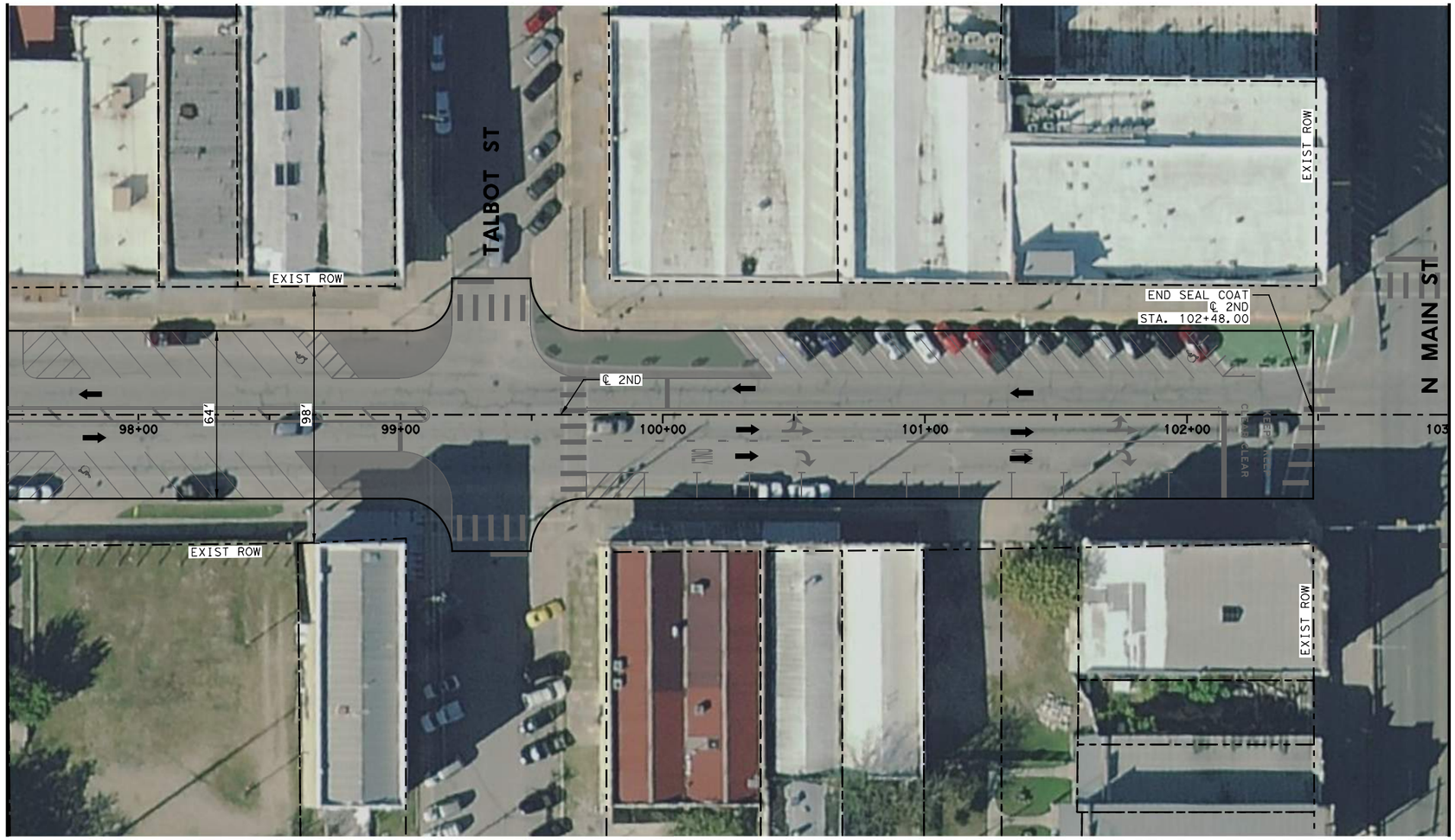
ROADWAY PLAN
2ND STREET
(STA. 92+00 TO STA. 97+50)

SCALE: 1"=50'
SHEET 13 OF 14

DSN:	CK:	DATE	JOB NO.	SHEET NO.
DRN:	CK:	5/9/2023	10353030	69

PLOT DRIVER: TXDOT_PDF_BW.pltcfg PENTABLE: 10353030.tbl
USER: ERTORRES DATE: 5/9/2023 TIME: 11:36:22 AM SCALE: 1:50
FILE: 2ND STREET (STA. 92+00 TO STA. 97+50)

FINAL SUBMITTAL





LEGEND

- EXISTING RIGHT OF WAY
- FULL DEPTH RECONSTRUCTION
- FULL DEPTH RECLAMATION
- VALLEY GUTTER REPLACEMENT
- ALLIGATOR CRACK REPAIR
- MILL AND OVERLAY
- SODDING/TOPSOIL
- ECL — EROSION CONTROL LOG
- TRAFFIC FLOW

NOTES:

1. SEE "HORIZONTAL ALIGNMENT DATA" SHEET FOR HORIZONTAL ALIGNMENT INFORMATION.
2. SEE "MISCELLANEOUS ROADWAY DETAILS" SHEET FOR CURB TRANSITION DETAILS.
3. ALL DIMENSIONS AND OFFSETS ARE TO EDGE OF PAVEMENT (EOP) AND ARE BASED OFF OF 3RD STREET CENTERLINE UNLESS OTHERWISE NOTED.
4. ONE CALL IS REQUIRED BEFORE ANY CONSTRUCTION. THE UTILITY INFORMATION SHOWN IS APPROXIMATE. FIELD VERIFY LIMITS AND LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
5. 90 DEGREE BENDS IN UNDERDRAIN ARE PROHIBITED. USE TWO (2) 45 DEGREE BENDS INSTEAD.
6. VERIFY TIE-IN TO EXISTING STORM SEWER SYSTEM AND TYPICAL DEPTH OF UNDERDRAIN. SUBMIT INFORMATION TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE A CLEAN-OUT BEHIND SIDEWALK ON BOTH SIDES OF UNDERDRAIN, SUBSIDIARY TO UNDERDRAIN.
7. ALL UNDERDRAIN PIPE SHALL HAVE A 1% MINIMUM SLOPE.
8. SIDEWALKS SHALL BE 5' WIDE.
9. MODIFICATIONS TO THE EXISTING SIDEWALK WILL BE REQUIRED TO MEET PROWAG AND WILL BE FIELD ENGINEERED. CONTRACTOR TO COORDINATE WITH ENGINEER FOR LOCATIONS. OBTAIN ENGINEER APPROVAL OF ALL FORMWORK PRIOR TO PLACING CONCRETE.

0 25 50 75 100

SCALE IN FEET

NO.	DATE	REVISION	APPROVED

STATE OF TEXAS
MARWIN LOPEZ
131421
LICENSED
PROFESSIONAL ENGINEER

5/9/2023

HDR ENGINEERING, INC.
Firm Registration No. F-754
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
512.685.2900

CITY OF TAYLOR
2022 STREET MAINTENANCE

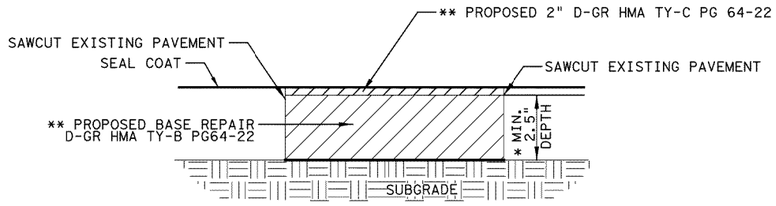
ROADWAY PLAN
2ND STREET
(STA. 97+50 TO STA. 103+00)

SCALE: 1"=50' SHEET 14 OF 14

DSN:	CK:	DATE	JOB NO.	SHEET NO.
DRN:	CK:	5/9/2023	10353030	70

PLOT DRIVER: TXDOT_PDF_BW.pltcfg PENTABLE: 10353030.tbl
USER: BRTORRES DATE: 5/9/2023 TIME: 11:36:49 AM SCALE: 1:50
FILE: 2ND STREET (STA. 97+50 TO STA. 103+00)

FINAL SUBMITTAL



FLEXIBLE PAVEMENT REPAIR
(ALLIGATOR REPAIR AREA)
N.T.S.

* CONTRACTOR SHALL SAWCUT AND REMOVE ALL ASPHALT WITHIN THE ALLIGATOR REPAIR AREAS AS SHOWN IN THE PLANS. IN ADDITION, REMOVE ANY BASE MATERIAL AS NEEDED TO OBTAIN A MINIMUM DEPTH OF 4.5" BELOW SURFACE WITHIN THE ALLIGATOR REPAIR AREAS AS SHOWN IN THE PLANS.

** ITEMS TO BE SUBSIDIARY TO ITEM 351.

NO.	DATE	REVISION	APPROVED

STATE OF TEXAS
MARWIN LOPEZ
131421
LICENSED
PROFESSIONAL ENGINEER
5/9/2023

Taylor Texas
TAYLOR MADE TEXAS

HDR ENGINEERING, INC.
Firm Registration No. F-754
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
512.685.2900

CITY OF TAYLOR
2022 STREET MAINTENANCE

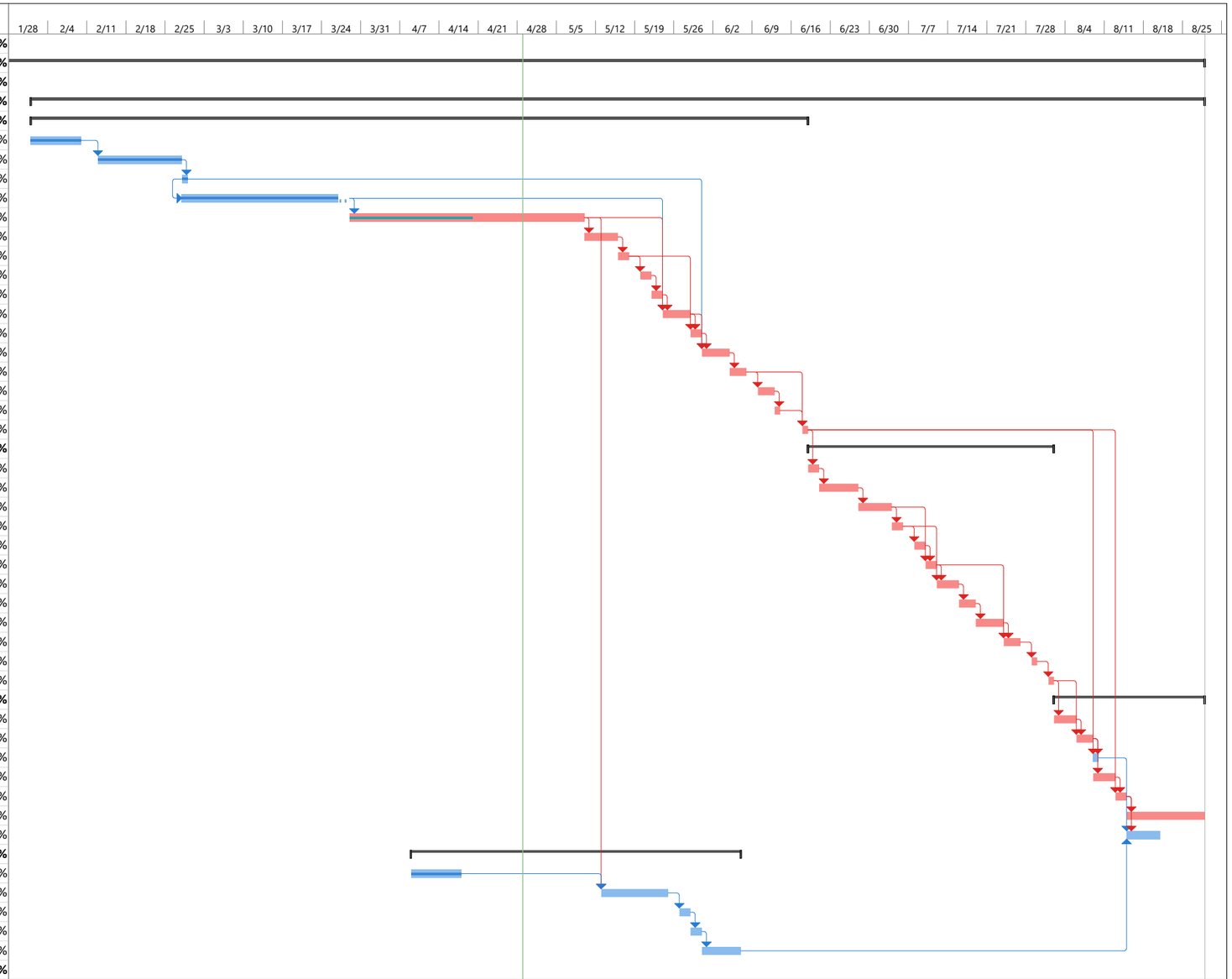
ALLIGATOR CRACK REPAIR DETAIL

SHEET 1 OF 1

DSN:	CK:	DATE	JOB NO.	SHEET NO.
DRN:	CK:	5/9/2023	10353030	94

PLOT DRIVER: TXDOT_PDF_BW.pltcfg PENTABLE: 10353030.tbl
USER: ERTORRES DATE: 5/9/2023 TIME: 11:52:57 AM SCALE: 1:1
FILE: 05-UCI7 Special Curb Details Sheet

ID	Task Mode	Task Name	Duration	Start	Finish	% Work Complete
1		**General Conditions**	**30 days**	**Mon 7/24/23**	**Fri 9/1/23**	**100%**
4		**Total Job Duration**	**284 days**	**Fri 7/28/23**	**Wed 8/28/24**	**0%**
5		**Mallard Street**	**122 days**	**Tue 8/1/23**	**Wed 1/17/24**	**100%**
15		**4th Street**	**150 days**	**Thu 2/1/24**	**Wed 8/28/24**	**0%**
16		**Phase 1 - South Half**	**99 days**	**Thu 2/1/24**	**Tue 6/18/24**	**0%**
17		TCP	7 days	Thu 2/1/24	Fri 2/9/24	100%
18		Rem Stab Base	11 days	Tue 2/13/24	Tue 2/27/24	100%
19		Rubblize Conc (Eliminated)	1 day	Wed 2/28/24	Wed 2/28/24	100%
20		Time Impact #1-Exist Conc Condition	20 days	Wed 2/28/24	Thu 3/28/24	100%
21		Time Impact #1 - Develop Chane Order	30 days	Fri 3/29/24	Thu 5/9/24	0%
22		Rem Conc Pavement	4 days	Fri 5/10/24	Wed 5/15/24	0%
23		Balance Subgr (Excav/Embk)	2 days	Thu 5/16/24	Fri 5/17/24	0%
24		RCP 18" Cl IV	2 days	Mon 5/20/24	Tue 5/21/24	0%
25		Drain Inlet w/Grate	2 days	Wed 5/22/24	Thu 5/23/24	0%
26		Under Drain	3 days	Fri 5/24/24	Tue 5/28/24	0%
27		Cement Treat 8" Exist	2 days	Wed 5/29/24	Thu 5/30/24	0%
28		Flex Base - 6" Sub-base	3 days	Fri 5/31/24	Tue 6/4/24	0%
29		Geogrid & 6" Flex-base -1st Lift	3 days	Wed 6/5/24	Fri 6/7/24	0%
30		Flex Base - 6" - 2nd Lift	3 days	Mon 6/10/24	Wed 6/12/24	0%
31		Prime	1 day	Thu 6/13/24	Thu 6/13/24	0%
32		ACP TY C - 2" - 1st Lift	1 day	Tue 6/18/24	Tue 6/18/24	0%
33		**Phase 2 - North Half**	**32 days**	**Wed 6/19/24**	**Thu 8/1/24**	**0%**
34		TCP	2 days	Wed 6/19/24	Thu 6/20/24	0%
35		Rem Stab Base	5 days	Fri 6/21/24	Thu 6/27/24	0%
36		Rem Conc Pavement	4 days	Fri 6/28/24	Wed 7/3/24	0%
37		Balance Subgr (Excav/Embk)	2 days	Thu 7/4/24	Fri 7/5/24	0%
38		RCP 18" Cl IV	2 days	Mon 7/8/24	Tue 7/9/24	0%
39		Under Drain	2 days	Wed 7/10/24	Thu 7/11/24	0%
40		Cement Treat 8" Exist	2 days	Fri 7/12/24	Mon 7/15/24	0%
41		Flex Base - 6" Sub-base	3 days	Tue 7/16/24	Thu 7/18/24	0%
42		Geogrid & 6" Flex-base -1st Lift	3 days	Fri 7/19/24	Tue 7/23/24	0%
43		Flex Base 6" - 2nd Lift	3 days	Wed 7/24/24	Fri 7/26/24	0%
44		Prime	1 day	Mon 7/29/24	Mon 7/29/24	0%
45		ACP TY C - 2" - 1st Lift	1 day	Thu 8/1/24	Thu 8/1/24	0%
46		**Misc Work**	**19 days**	**Fri 8/2/24**	**Wed 8/28/24**	**0%**
47		Rem Phase 2 TCP	2 days	Fri 8/2/24	Mon 8/5/24	0%
48		Pav Repair	3 days	Tue 8/6/24	Thu 8/8/24	0%
49		ACP TY C - 2" - Surface Lift	1 day	Fri 8/9/24	Fri 8/9/24	0%
50		Crack Seal	2 days	Fri 8/9/24	Mon 8/12/24	0%
51		Sealcoat	2 days	Tue 8/13/24	Wed 8/14/24	0%
52		MBGF,ETC	10 days	Thu 8/15/24	Wed 8/28/24	0%
53		Final Striping	4 days	Thu 8/15/24	Tue 8/20/24	0%
54		**2nd Street**	**43 days**	**Tue 4/9/24**	**Thu 6/6/24**	**0%**
55		TCP- Changeable Message Board	7 days	Tue 4/9/24	Wed 4/17/24	100%
56		Pav Repair (3000 SY New Total)	10 days	Mon 5/13/24	Fri 5/24/24	0%
57		Crack Seal	2 days	Mon 5/27/24	Tue 5/28/24	0%
58		Sealcoat	2 days	Wed 5/29/24	Thu 5/30/24	0%
59		Striping	5 days	Fri 5/31/24	Thu 6/6/24	0%
60		**Misc Work-Lake Dr**	**6 days**	**Fri 7/28/23**	**Fri 8/4/23**	**100%**



Project: Taylor-2022 Street Mai
Date: Mon 4/29/24

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress

Change Proposal Request No. 13
(Not a Change Order)

Project Name:	2022 Street Maintenance	Owner's Project No. (if applicable):	
Project Owner:	City of Taylor	Regulatory Agency Project No. (if applicable):	
HDR Project No.	10380398	Initiated by: ☒ Engineer ☐ Contractor	
Contractor:	Texas Road, LLC	Date: April 29, 2024	

Attention: The following change in the contract on this project is proposed. Please provide your proposed price for the cost of this change.

- A breakdown of cost SHALL be provided upon request by the Owner or Engineer.
- Work shall not commence until authorized by the Owner.

Description of the Proposed Change:

Temporary pavement marking tabs on 2nd St during seal coat operation. See attached for backup documentation.

During the pre-activity meeting for 2nd St pavement rehabilitation, it was discussed that it is essential to place temporary pavement marking tabs during the seal coat operation. This is necessary for the safety of the large number of vehicles using 2nd St. These tabs will provide pavement marking function temporarily until the final striping is completed. Temporary pavement marks are not in the original bid estimate.

See attached for itemized cost breakdown for temporary pavement marking tabs on 2nd St as described above. **Amount by this CPR No. 13 ($5,544.38) will be added to the project contract through Change Order No. 02.**

By _____

All work shall be in accordance with the terms, stipulations, and conditions of the original Contract Documents. If the work herein provided for is Approved by Change Order, the time of completion will be:

☐ Increased ☐ Decreased ☒ Unchanged

by calendar days.

This change will: ☒ Add ☐ Deduct ☐ No Change

$ **5,544.38**

Texas Road, LLC - Valentin Gomez, PM
General Contractor

Date Valentin J Gomez, Jr. Digitally signed by Valentin J Gomez, Jr. Date: 2024.05.01 17:15:59 -05'00'

HDR Recommendation:

☒ Recommend Acceptance
☐ Do Not Recommend Acceptance

Prad Shrestha, P.E.
By: HDR Engineering, Inc.

Date May 1, 2024

Owner's Action:

☐ Accepted ☐ Not Accepted

By: Owner

Date

(Jun 1990; Revised Oct 2001)
Copyright 1991 HDR Engineering, Inc.

Form 6010-02

Shrestha, Prad

From: Jwala Shahi <jwala@austin-underground.com>
Sent: Tuesday, April 16, 2024 5:09 PM
To: Shrestha, Prad; Singer, Lisa; Walker, Jacob; Jim Gray
Cc: ValentinGomez@austin-underground ; Tony Franco@austin-underground.com ; manuel austin-underground.com
Subject: 2309-City of Taylor P#10353030 - COP# 14-Sealcoat Tabs
Attachments: COP# 14-Sealcoat Tabs.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Prad,
Please find attached COP# 14-Sealcoat Tabs. FYR.

Respectfully,

Jwala Shahi
Assistant PM
Austin Underground Inc
Lago Vista, Texas 78645

(C) 737-347-6969 (O) 512-535-3285 Fax: 512-535-3286

CHANGE ORDER PROPOSAL # 14

PROJECT: City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.: WK ZN PAV MRK SHT TERM (TAB) TY Y and W
Date : 4/16/2024

ITEM		DESCRIPTION WK ZN PAV MRK SHT TERM (TAB) TY Y and W	UNIT	QTY	UNIT PRICE	TOTAL PRICE	Contractor OH&P @ 5%	Bond to be adjusted at end of project @ 1%	Sub UNIT BID to install	Sub UNIT BID to Remove	Total Unit	TOTAL AMOUNT
		Yellow Tabs for 2nd Street	EA	740.00	$ 1.17	$862.47	$0.06	$0.01	$1.24	$0.90	$2.13	$1578.01
		White Tabs for 2nd Street	EA	1,110.00	$ 1.17	$1,293.71	$0.06	$0.01	$1.24	$0.90	$2.13	$2367.02
		Yellow Tabs for 4th Street	EA	300.00	$ 1.17	$349.65	$0.06	$0.01	$1.24	$0.90	$2.13	$639.74
		White Tabs for 4th Street	EA	450.00	$ 1.17	$524.48	$0.06	$0.01	$1.24	$0.90	$2.13	$959.60
		Total Amount $										**$ 5,544.38**

CHANGE ORDER PROPOSAL #14

PROJECT: City of Taylor - 2022 Street Improvements
ITEM NUMBER/DESC.: WK ZN PAV MRK SHT TERM (TAB) TY Y and W
Date Prepared: 4/16/2024

Based on 10hr/day Week (8 hr Regular + 2 Hr OT)

ITEM / DESCRIPTION	REMOVAL - WK ZN PAV MRK SHT TERM (TAB) TY Y and W (2600 EA)		QTY	UNIT	UNIT COSTS LABOR	EQUIP	MATERIAL	SUBCT.	O/T Factor	Other	TOTAL COSTS LABOR	EQUIP	MATERIALS	SUBCT.	Other
											$ -	$ -	$ -	$ -	$ -
LABOR											$ -	$ -	$ -	$ -	$ -
Foreman		1	5	HR	$ 28.00				$ 1.10		$ 154.00	$ -	$ -	$ -	$ -
Common Labor		4	20	HR	$ 19.00				$ 1.10		$ 418.00	$ -	$ -	$ -	$ -
Driver		1	5	HR	$ 25.00				$ 1.10		$ 137.50	$ -	$ -	$ -	$ -
Operator		1	5	HR	$ 25.00				$ 1.10		$ 137.50	$ -	$ -	$ -	$ -
EQUIPMENT											$ -	$ -	$ -	$ -	$ -
Pickup		1	5	HR		$ 35.29					$ -	$ 176.45	$ -	$ -	$ -
Truck Mounted Attenuator		1	1	D		$ 450.00					$ -	$ 450.00	$ -	$ -	$ -
MATERIAL											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
OTHER											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
											$ -	$ -	$ -	$ -	$ -
TOTALS											$ 847.00	$ 626.45	$ -	$ -	$ -

Total Labor				$	847.00	$ 1,473.45
Labor Burden	$ 847.00	@	55%	$	465.85	
Total Equipment				$	626.45	
Total Materials				$	-	
Total Subcontractor				$	-	
Total Other				$	-	
			Subtotal	$	1,939.30	
Labor OH&P	$ 847.00	@	25%	$	211.75	
Equipment OH&P	$ 626.45	@	25%	$	156.61	
Material OH&P	$ -	@	25%	$	-	
Subcontractor OH&P	$ -	@	5%	$	-	
Other OH&P	$ -	@	25%	$	-	
			Subtotal	$	368.36	
Bond to be adjusted at end of project	$ 2,307.66	@	1%	$	23.08	
Net Increase	**TOTAL for Removal of Tabs**			**$**	**2,330.74**	

REMOVAL - WK ZN PAV MRK SHT TERM (TAB) TY Y and W	2600	EA	$ 0.90	$ 2,330.74

Texas Materials, Ltd.
23990 State Highway 6 South
Navasota, Texas 77868
Phone 936-825-0491

www.texasmaterials.com

April 15th, 2024

Austin Underground, Inc.
Texas Road, LLC

City of Taylor Street Maintenance
Project: 10353030

Re: CO#3 – Addition of WK ZN PAV MRK SHT TERM (TAB) TY Y and W for 2nd and 4th Street

Dear Mr. Gomez,

Please see requested proposal for installing the requested short-term pavement marking white and yellow tabs prior to chip seal for 4th and 2nd street in the City of Taylor. This pricing of **$1.18 / EA** is for installation only. Austin Underground will be responsible for removing tabs prior to final striping.

Please contact me if you have any questions regarding what we have proposed.

Respectfully,

Alec Wesling
Project Manager
Cc: File

TEXAS MATERIALS
A CRH COMPANY

(Cost Breakdown)

Owner:	City of Taylor	Date:	15-Apr-24
Project:	Street Maintenance	Project No.:	10353030
Control:		Proposal No.:	Proposal #3

Subject: ***Addition of WK ZN PAV MRK SHT TERM (TAB) TY Y and W for 2nd and 4th Street***

A. LABOR

	Hours	Quantity	Rate	Totals
		Labor Subtotal =		**$0.00**
		Labor Burden =	55.00%	$0.00
Profit & Compensation (Base Labor "Only") =			10.00%	$0.00
		Total Labor Costs =		**$0.00**

B. EQUIPMENT

	Hours	Quantity	Rate	Totals
		Equipment (Owned) Subtotal =		**$0.00**
Profit & Compensation			10.00%	$0.00
		Total Equipment (Owned) Costs =		**$0.00**

C. MATERIALS

	Quantity	Units	Unit Price	Totals
		Materials Subtotal =		**$0.00**
Profit & Compensation			10.00%	$0.00
		Total Materials Costs =		**$0.00**

D. SUBCONTRACTOR/OTHER COSTS

	Quantity	Units	Unit Price	Totals
Yellow Tabs for 2nd Street	740	EA	$1.11	$821.40
White Tabs for 2nd Street	1110	EA	$1.11	$1,232.10
Yellow Tabs for 4th Street	300	EA	$1.11	$333.00
White Tabs for 4th Street	450	EA	$1.11	499.5
		Subcontractor/Other Subtotal =		**$2,886.00**
Profit & Compensation			5.00%	$144.30
		Total Subcontractor/Other Costs =		**$3,030.30**

F. SUMMARY

Total of All Costs	=	~~$3,030.30~~
~~**Bond Cost 1%**~~		~~$30.30~~
~~**Total Cost**~~		~~**$3,060.60**~~

~~**Unit Pricing:**~~ ~~**$1.18 / EA**~~

Total $ 3,030.30

TwistedCx llc

1908 Flash Circle
TX 78648

Estimate

Date	Estimate #
4/15/2024	228

Name / Address
Texas Materials City of Taylor Texas 2nd street 4th street

Project

Description	Qty	Rate	Total
yellow tabs for second street	740	1.11	821.40
white tabs for second street	1,110	1.11	1,232.10
yellow tabs for 4th street	300	1.11	333.00
white tabs for 4th street	450	1.11	499.50
		Total	$2,886.00

All prices shown in US Dollars ($)

Adjustments for F2502623 in ALL Equipment 2022

January 12, 2024

Ford F-250
On-Highway Light Duty Trucks

Size Class:
300 hp & Over
Weight:
N/A

Configuration for F-250

Axle Configuration	**4.0 X 4.0**	Cab Type	**Crew**
Horsepower	**385.0 hp**	Power Mode	**Gasoline**
Ton Rating	**3.0 / 4.0**		

Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs	FHWA Rate**
	Monthly	Weekly	Daily	Hourly	Hourly	Hourly
Published Rates	USD $665.00	USD $185.00	USD $46.00	USD $7.00	USD $28.29	USD $35.29
Adjustments						
Region (Austin, Texas: 106.2%)	USD $41.23	USD $11.47	USD $2.85	USD $0.43		
Model Year (2013: 94.99%)	(USD $35.35)	(USD $9.83)	(USD $2.45)	(USD $0.37)		
Adjusted Hourly Ownership Cost (0%)	(USD $670.88)	(USD $186.64)	(USD $46.41)	(USD $7.06)		
Hourly Operating Cost (0%)					(USD $28.29)	
Total:	**USD $0.00**	**USD $0.00**	**USD $0.00**	**USD $0.00**	**USD $0.00**	**USD $0.00**

Non-Active Use Rates

	Hourly
Standby Rate	USD $0.00
Idling Rate	USD $0.00

Rate Element Allocation

Element	Percentage	Value
Depreciation (ownership)	35%	USD $232.75/mo
Overhaul (ownership)	34%	USD $226.10/mo
CFC (ownership)	13%	USD $86.45/mo
Indirect (ownership)	18%	USD $119.70/mo
Fuel (operating) @ USD 3.24	83.74%	USD $23.69/hr

Revised Date: 1st quarter 2024

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book® Print. Visit the Cost Recovery Product Guide on our Help page for more information.

The equipment represented in this report has been exclusively prepared for Rick Vavro (glen@austin-underground.com)

www.equipmentwatch.com

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Change Proposal Request No. 14
(Not a Change Order)

Project Name:	2022 Street Maintenance	Owner's Project No. (if applicable):	
Project Owner:	City of Taylor	Regulatory Agency Project No. (if applicable):	
HDR Project No.	10380398	Initiated by: ☒ Engineer ☐ Contractor	
Contractor:	Texas Road, LLC	Date: May 1, 2024	

Attention: The following change in the contract on this project is proposed. Please provide your proposed price for the cost of this change.

- A breakdown of cost SHALL be provided upon request by the Owner or Engineer.
- Work shall not commence until authorized by the Owner.

Description of the Proposed Change:

Additional 3 months of maintenance of project barricades, signs and traffic handling (Item 502-6001) . See below for description.

Change Proposal Request No.13 requests additional 101 days to the project duration due to redesign of 4th St pavements. Although repair work and seal coat of 2nd St pavement is not in critical path, the work on this street extends through August 2024. Essentially, the project will require additional 3 months of maintenance of barricades, signs and traffic handling. Cost associated for this maintenance is paid through ITEM 502-6001 BARRICADES, SIGNS AND TRAFFIC HANDLING on a per month basis at $20,100. Therefore, the total cost requested for three months period is $60,300. .

As described above, amount by this CPR No. 14 ($60,300.00) will be added to the project contract through Change Order No. 02.

By _____

All work shall be in accordance with the terms, stipulations, and conditions of the original Contract Documents. If the work herein provided for is Approved by Change Order, the time of completion will be:

☐ Increased ☐ Decreased ☒ Unchanged

by calendar days.

This change will: ☒ Add ☐ Deduct ☐ No Change

$ **60,300.00**

Texas Road, LLC - Valentin Gomez, PM

General Contractor

Date Valentin J Gomez, Jr. Digitally signed by Valentin J Gomez, Jr. Date: 2024.05.01 23:27:34 -05'00'

HDR Recommendation:

☒ Recommend Acceptance

☐ Do Not Recommend Acceptance

Prad Shrestha, P.E.

By: HDR Engineering, Inc.

Date May 1, 2024

Owner's Action:

☐ Accepted ☐ Not Accepted

By: Owner

Date

(Jun 1990; Revised Oct 2001)

Copyright 1991 HDR Engineering, Inc.

Form 6010-02

AMENDMENT 1
FOR CEI SERVICES

WHEREAS:

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

The Task Order No. 39 (Task Order) was executed on August 10, 2023 to perform construction, engineering & inspection (CEI) services for 2022 Street Maintenance for the Rehabilitation of 2nd St, 4th St and Mallard Lane project.

The OWNER desires to amend this Task Order in order for HDR to increase the Engineer's Fee and extend the Periods of Service from previously contemplated; and

HDR is willing to amend the task order and provide the additional engineering services.

WHEREAS, the Owner and the Engineer executed Agreement date effective 4/18/2018. NOW,

THEREFORE, HDR and the OWNER do hereby agree:

The Agreement and the terms and conditions therein shall remain unchanged other than those sections and exhibits listed below for Task Order No. 39;

Part 4.0 Periods of Service

The Period of Service extends to September 2024 from what was originally proposed by contractor to be March 2024.

Part 5.0 Engineer's Fee

Compensation will be on a time and materials basis and will increase the contracted amount by **$66,581.00,** to a not-to-exceed (NTE) of **$182,821.00**. HDR will bill the OWNER monthly for the labor hours and authorized expenses extended on the project in accordance with the Fee Schedule presented in Attachment "A" Construction Engineering & Inspection Fee Schedule.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year written below:

HDR ENGINEERING, INC. ("HDR")	**CITY OF TAYLOR ("OWNER")**
By: _____	**By:** _____
Justin Word, P.E.	**Brian LaBorde**
Title: Vice President	**Title:** City Manager
Date: 05/01/2024	**Date:** _____

City of Taylor 2022 Street Maintenance Project - Attachment A

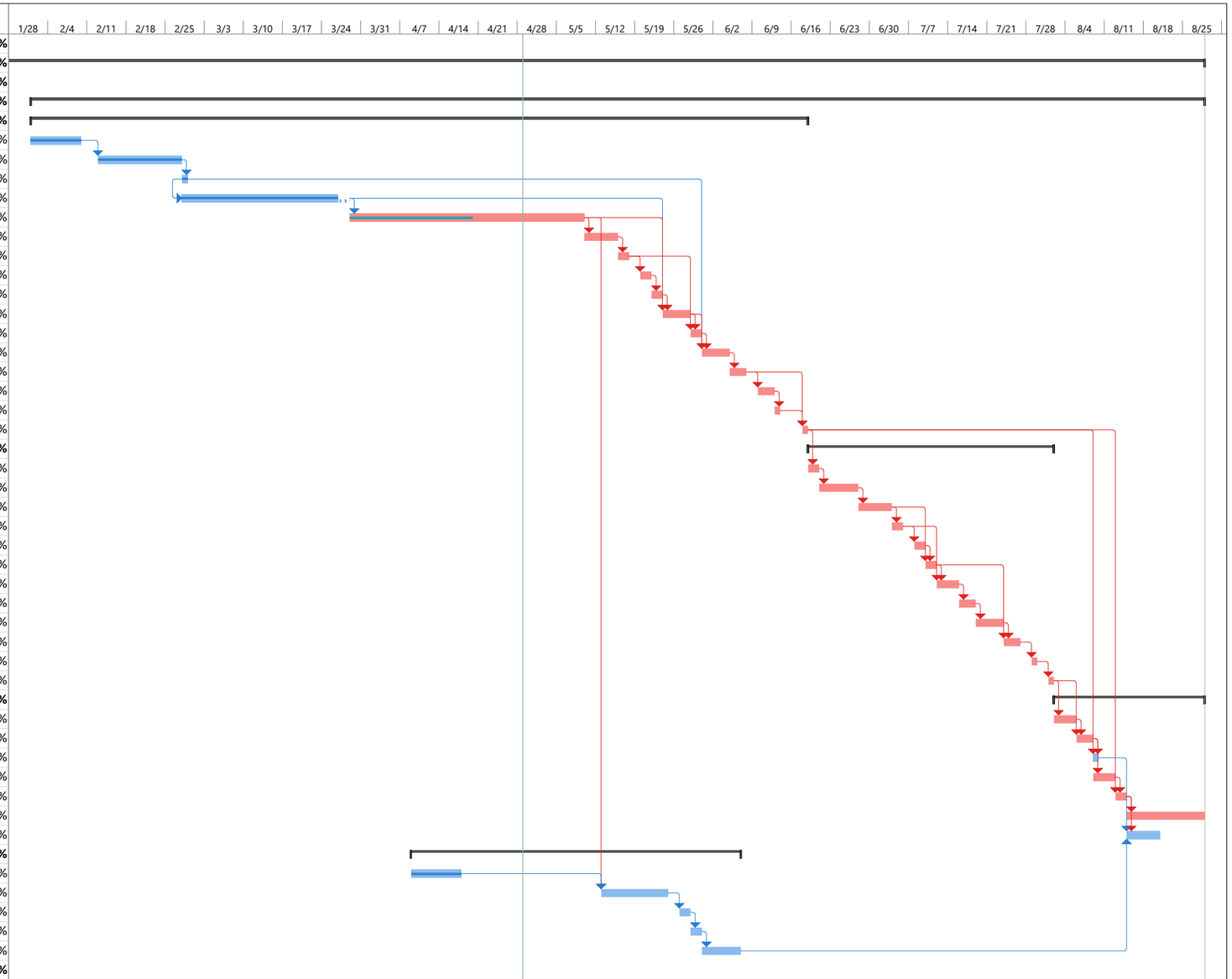
Attachment A - CEI Fee Schedule (Amendment 01)

Fee estimate is based on providing the services of the personnel shown below at the hours indicated.
Original construction schedule to complete by March 2024 is being extended through August 2024. Final completion punchlist in September 2024.
Estimate is based on providing Inspection services limited to 2-3 hours a day during the days contractor is working on inspectable activities.

		Thru March 24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24		
JOB CLASSIFICATION	RATE 2023	Actual Billed	Hrs/Month	Hrs/Month	Hrs/Month	Hrs/Month	Hrs/Month	Hrs/Month	Total Hours Worked 2023	Labor Costs
Project Principal	$ 260.00		1	1	1	1	1	1	6	$ 1,560.00
Project Manager	$ 260.00		8	8	8	8	8	8	48	$ 12,480.00
Inspector II/III	$ 125.00		50	60	100	100	80	24	414	$ 51,750.00
Records Keeper	$ 95.00		12	12	12	12	12	12	72	$ 6,840.00
Admin	$ 95.00		2	2	2	2	2	2	12	$ 1,140.00
Quality Auditor	$ 125.00		1	1	1	1	1	1	6	$ 750.00
Billed Thru March 2024		**$ 100,211.00**								**$ 100,211.00**
									Total	**$ 174,731.00**
Other Direct Expenses										
Vehicle		$ -	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$ -		$ 7,500.00
Cell Phone		$ -	$ 65.00	$ 65.00	$ 65.00	$ 65.00	$ 65.00	$ -		$ 325.00
Laptop Computer		$ -	$ 45.00	$ 45.00	$ 45.00	$ 65.00	$ 65.00	$ -		$ 265.00
									Total	**$ 8,090.00**
Materials Testing (HVJ) - contracted with COT										$ -

Total Projected Budget	**$ 182,821.00**
Original Contract Budget	**$ 116,240.00**
Additional Request	**$ 66,581.00**

ID		Task Mode	Task Name	Duration	Start	Finish	% Work Complete
1	✓		**General Conditions**	**30 days**	**Mon 7/24/23**	**Fri 9/1/23**	**100%**
4			**Total Job Duration**	**284 days**	**Fri 7/28/23**	**Wed 8/28/24**	**0%**
5	✓		**Mallard Street**	**122 days**	**Tue 8/1/23**	**Wed 1/17/24**	**100%**
15			**4th Street**	**150 days**	**Thu 2/1/24**	**Wed 8/28/24**	**0%**
16			**Phase 1 - South Half**	**99 days**	**Thu 2/1/24**	**Tue 6/18/24**	**0%**
17	✓		TCP	7 days	Thu 2/1/24	Fri 2/9/24	100%
18	✓		Rem Stab Base	11 days	Tue 2/13/24	Tue 2/27/24	100%
19	✓		Rubblize Conc (Eliminated)	1 day	Wed 2/28/24	Wed 2/28/24	100%
20	✓		Time Impact #1-Exist Conc Condition	20 days	Wed 2/28/24	Thu 3/28/24	100%
21			Time Impact #1 - Develop Chane Order	30 days	Fri 3/29/24	Thu 5/9/24	0%
22			Rem Conc Pavement	4 days	Fri 5/10/24	Wed 5/15/24	0%
23			Balance Subgr (Excav/Embk)	2 days	Thu 5/16/24	Fri 5/17/24	0%
24			RCP 18" Cl IV	2 days	Mon 5/20/24	Tue 5/21/24	0%
25			Drain Inlet w/Grate	2 days	Wed 5/22/24	Thu 5/23/24	0%
26			Under Drain	3 days	Fri 5/24/24	Tue 5/28/24	0%
27			Cement Treat 8" Exist	2 days	Wed 5/29/24	Thu 5/30/24	0%
28			Flex Base - 6" Sub-base	3 days	Fri 5/31/24	Tue 6/4/24	0%
29			Geogrid & 6" Flex-base -1st Lift	3 days	Wed 6/5/24	Fri 6/7/24	0%
30			Flex Base - 6" - 2nd Lift	3 days	Mon 6/10/24	Wed 6/12/24	0%
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32			ACP TY C - 2" - 1st Lift	1 day	Tue 6/18/24	Tue 6/18/24	0%
33			**Phase 2 - North Half**	**32 days**	**Wed 6/19/24**	**Thu 8/1/24**	**0%**
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35			Rem Stab Base	5 days	Fri 6/21/24	Thu 6/27/24	0%
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58			Sealcoat	2 days	Wed 5/29/24	Thu 5/30/24	0%
59			Striping	5 days	Fri 5/31/24	Thu 6/6/24	0%
60	✓		**Misc Work-Lake Dr**	**6 days**	**Fri 7/28/23**	**Fri 8/4/23**	**100%**



Project: Taylor-2022 Street Mai
Date: Mon 4/29/24

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress

CHANGE ORDER 2
2022 STREET MAINTENANCE PROJECT

City Council
City of Taylor
May 9th, 2024

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PROJECT STATUS

Street Name	Street Classification	Approximate Lineal Feet of Roadway	PCI	Condition Description Performance
Mallard Lane	Collector	9,400	27 to 70	Very Poor to Fair
West 2nd Street (US 79 Exit Ramp to Main St)	Minor Arterial	7,700	71 to 94	Satisfactory to Good
East 4th Street (Main St to 500 ft E of Allison Rd)	Minor Arterial	8,300	79 to 95	Satisfactory to Good

- Street Maintenance on Mallard, 4th, & 2nd
- Contractor: Texas Road
- Notice to Proceed: July 24, 2023
- Original Contract Duration: 300 Cale
- Original Contract Amount: $4,094,8
- Work Status:

  Mallard Lane Complete; 4th St. Ongoing; 2nd St.



CHANGE ORDER SUMMARY

- Change Order 1 – Additional Str
  - Washburn in front of St. Mary's
  - Talbot between 6th and 7th
  - Cost: $4,715.56
  - Time: Added 3 Days



CHANGE ORDER SUMMARY

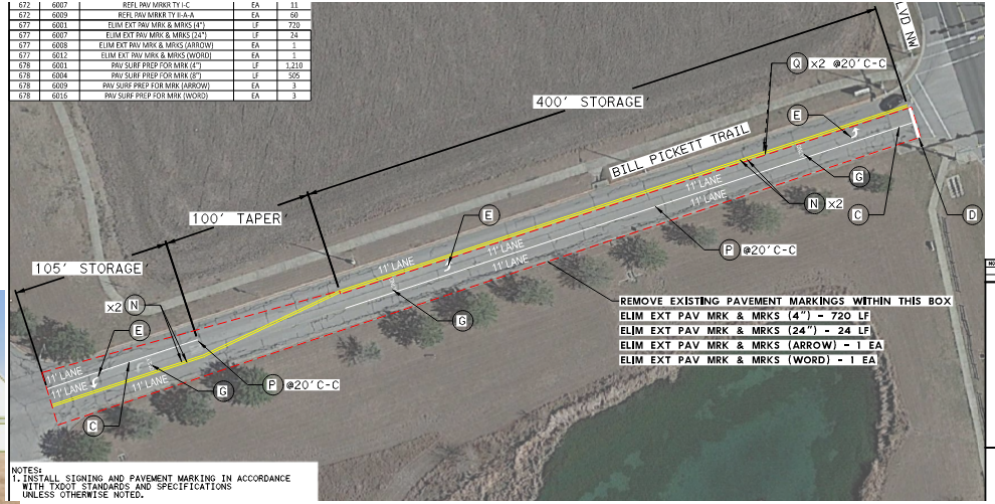
- **Change Order 2 – Pavement Items & Additional Striping**
  - City-Wide - Additional Striping & Restriping
    - North Drive, Bill Pickett Trail, Wesley Miller Lane, and crosswalks in Avery Glen
  - 4th Street - Underground Site Conditions
    - Storm Sewer Investigation/Cleaning, Pavement Redesign
  - 2nd Street - Additional Pavement Degradation
    - Additional pavement repairs required per recent geotechnical survey

ANALYSIS & RECOMMENDATIONS

- **City-Wide Additional Striping**
  - Redesign of striping for



2018 Streetview Photo

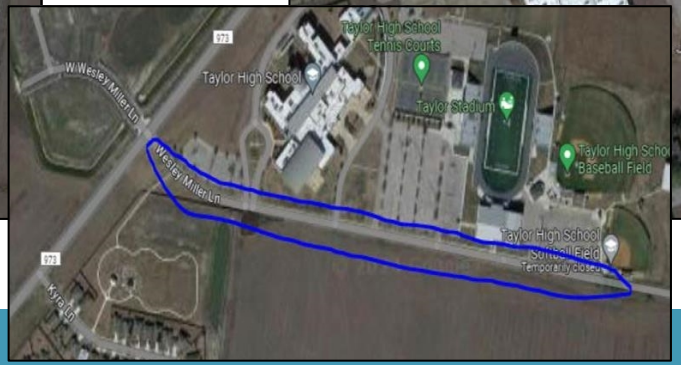


ANALYSIS & RECOMMENDATIONS

- **City-Wide Additional Striping**
  - North Drive
  - Wesley Mille
  - Avery Glen
  - X-Walks







ANALYSIS & RECOMMENDATIONS

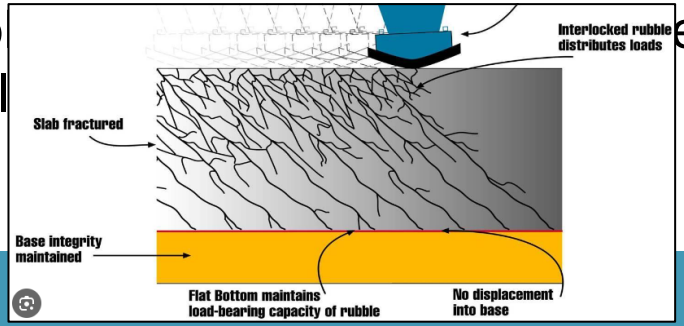
- **4th Street**
- Borings were taken prior to design & used for geotechnical recommendations by the City's

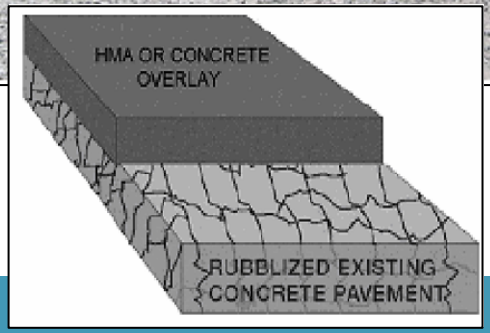


ANALYSIS & RECOMMENDATIONS

- **4th Street**
  - Concrete was found at varying depths (7”, 8”, 28”, 28”) in 4 of 8 borings
  - Geotechnical design called for removing the concrete encountered in the upper zones & rub en buil on top





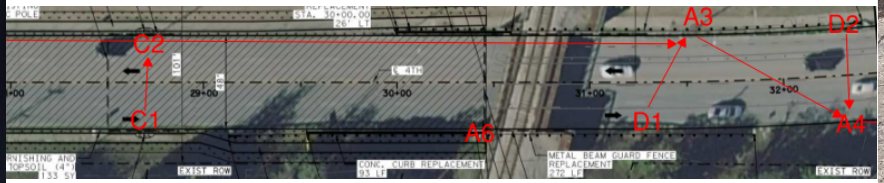


ANALYSIS & RECOMMENDATIONS

- **4th Street**
  - When excavation began, it was determined the concrete encountered was an in-tact existing roadway with curb, gutter, and storm system that was all buried
  - This data was not part of any as-built documents the City possessed or received from TxDOT when taking over the road
  - Storm drain investigation was required to & map out locations



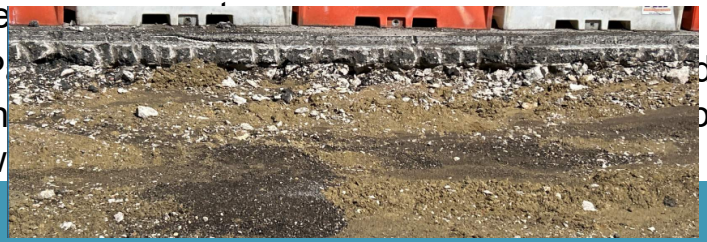






ANALYSIS & RECOMMENDATIONS

- **4th Street**
  - Once all asphalt was removed, rubblization was attempted as per plan, which would be required on the entire stretch of reconstruction given the exposed concrete.
  - Excessive moisture conditions within the subgrade did not allow the rubblization operation to be effective.
  - Due to incompetent subgrade conditions, the geotech recommended removing all concrete, and revised pavement sections for suitable long-te
  - P d was in pipes w







ANALYSIS & RECOMMENDATIONS

- **2nd Street**
  - Geotech investigation occurred in Q4 2022
  - Report recommended 4.5” deep repair of pavement at 4 locations where alligator cracking was observed
  - Report recommended crack sealing & seal coating once pavement repairs were made to protect the surface & increase longevity







ANALYSIS & RECOMMENDATIONS

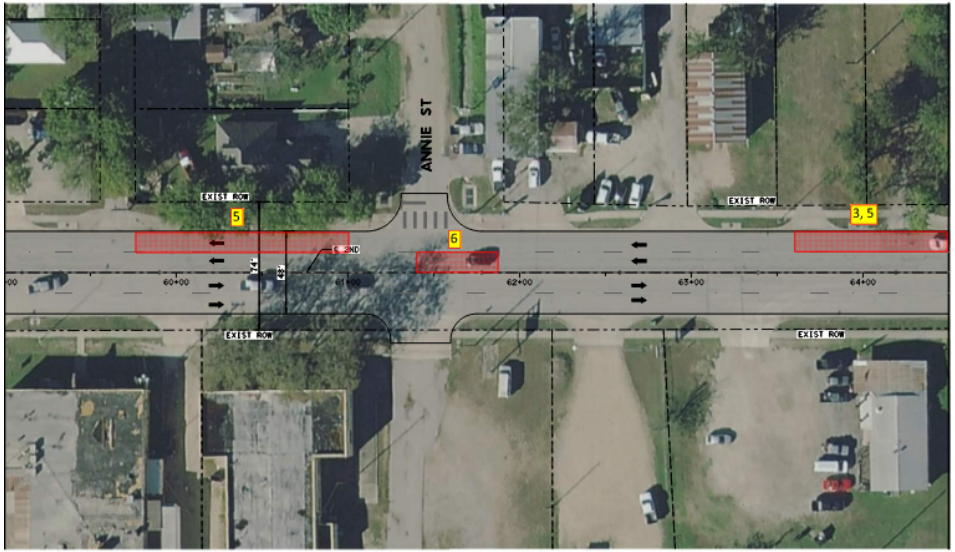
- **2nd Street**
  - Prior to construction on April 12, 2024 (~18 months since original investigation) Raba Kistner conducted another site visit to confirm pavement repair areas
  - Pavement observations identified significant additional locations needing pavement repair due to:
    - Alligator & longitudinal cracking, settlement, and potholes
  - Raba Kistner concluded that the additional & rapid pavement degradation was likely caused by water penetration into the asphalt:
    - Abundant open longitudinal & transverse cracks
    - ½" gap between gutter pan and asphalt
  - Other items identified affecting pavement performance:
    - Excessive freeze/thaw cycle since 2022, increased traffic



ANALYSIS & RECOMMENDATIONS

- **2nd Street**
  - After the April site investigation, the geotechnical engineers updated their recommendations:
  - Original asphalt repair areas = 314 SY
  - Updated asphalt repair areas = 2,821 SY

Symptoms	Repair
Severe alligator cracking	Complete asphalt removal to base material, proofroll (recompact if proofroll fails). Replace with fresh asphalt.
Alligator cracking AND rutting, or severe longitudinal cracking	4-1/2" asphalt removal, check resulting asphalt for cracks and remove further if cracks are visible. Replace with fresh asphalt.
Alligator cracking without rutting	2" asphalt removal, check resulting asphalt for cracks and remove further if cracks are visible. Replace with fresh asphalt.
Potholes	Remove fatigued asphalt (shattered and/or loose pieces) around pothole, fill pothole.
Settlement without cracking	Re-grade area.
General cracking (longitudinal/transverse)	Seal cracks.



(1) : severe alligator cracking
(2) : alligator cracking and rutting, or severe long. cracking
(3) : alligator cracking
(4) : potholes
(5) : settlement
(6) : general cracking

COST SUMMARY

- Funding Source for costs will come from 2022 Bond Contingency
- Contingency established at inception of the 2022 Bond for instances like this
- Project budget has $110,350.32 remaining in Owner's Allowance to manage the project through remaining items of smaller scale.

Change Order Item	Change Order Cost
Additional Striping City-Wide	$47,338.36
4th St. – Storm Sewer Investigation, Pavement Structure	$350,336.67
2nd St. – Additional Asphalt Pavement Repair	$369,075.49
Overall Project – 3 months additional traffic control	$60,300.00
Change Order Total	**$827,050.52**
Overall Project Length – Additional construction inspection	**$66,581.00**
Total Cost	**$893,631.52**

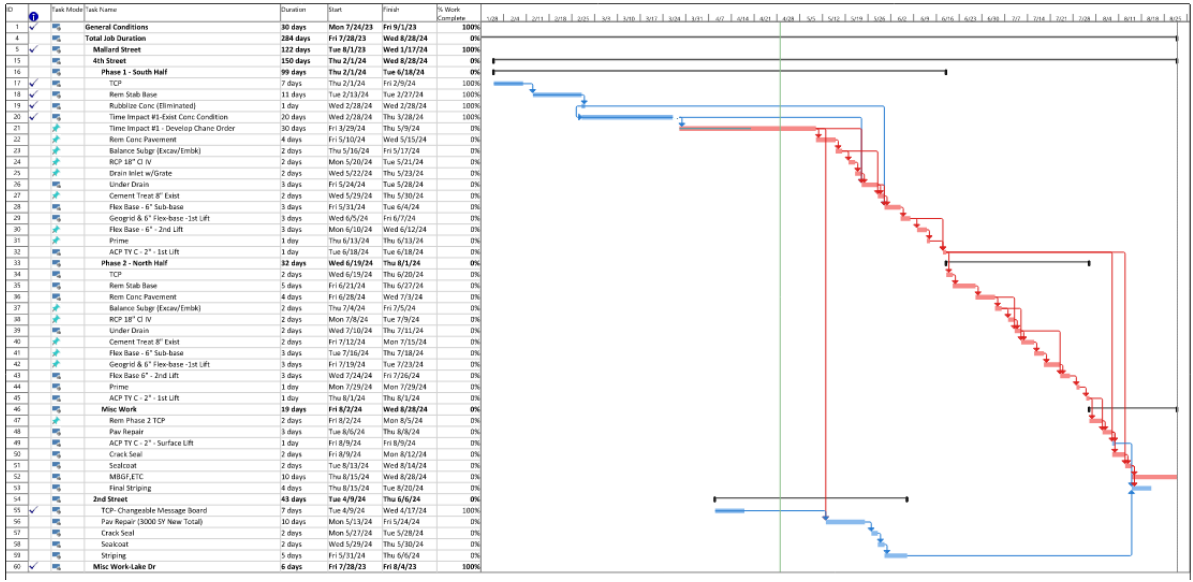
TIMELINE

4th Street
- Complete South ½ - Mid June
- Complete North ½ - Early August
- Sealcoat & Striping - Late August

2nd Street
- Pavement Repair – Late May
- Sealcoat & Striping – Early June

Additional Striping – Mid June

Overall Project – Addition of 101 Calendar Days



ID	Task Mode	Task Name	Duration	Start	Finish	% Work Complete
1		**General Conditions**	**30 days**	**Mon 7/24/23**	**Fri 9/1/23**	**100%**
4		**Total Job Duration**	**284 days**	**Fri 7/28/23**	**Wed 8/28/24**	**0%**
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QUESTIONS?

City Council Meeting
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure

Agenda Item Number: 5.

Agenda Title: **Consider the List of Projects to apply for WILCO Community Development Block Grant (CDBG) funding**

Council Action to be Taken: Approve project list and apply for funding.

Department Submitted: City Management Office

Staff Contact: Jeffery Jenkins, Deputy City Manager
Jim Gray, Director
Jacob Walker, City Engineer

1. PURPOSE / DESCRIPTION

The purpose of this item is to present a proposed list of projects to apply for CDBG funding.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Williamson County administers funding from the Community Development Block Grants. Annually the County awards funding toward projects for infrastructure improvements and the County is about to open up for applications to apply for funding this year. The application will be due in late May-July this year. Our grant consultant, Langford Community Management Services, recommends we apply for $400,000 this grant cycle. Staff has discussed this internally and has recommended one primary project to apply for funding and a secondary project has been recommended for next year or if any issues occur with the primary project that does not allow us to submit final grant application.

Primary project:
Murphy St. Sewer Line Replacement

Description: The project is to address sewer capacity and issues associated with the 5th and Murphy Street area. There have been periodic issues with the sewer lines in this area resulting in usage issues and some capacity limitation. The existing lines are comprised of 6” clay pipes, which do not meet the City’s minimum standards and that have shown some reliability issues. The planned improvements to address these issues are to replace the existing sewer lines and reconfigure the sewer line network with approximately 1,640 linear feet (LF) of new 8” sewer

line.

The estimated total project costs is $966,000. The grant would cover $400k of the project and the additional funding would come from 2024 Certificate of Obligations recently issued.

Secondary Project:
West 5th Waterline Replacement

Description: The project is to replace approximately 400 linear feet (LF) of 2" waterline with 8" waterline. The existing line has a history of breaks requiring frequent repairs and severely limits the capacity and function of the water distribution system in this area. The undersized line does not meet the City's minimum requirements and poses difficulty with providing adequate fire flow capacity and pressure in this area.

Estimated cost of this project is $450,000.

Staff is recommending Council approve this project list and then staff will proceed with applying for the primary project listed above. If any issues occur with the primary project application then staff will move to the secondary project.

3. PROS and CONS

PROS	CONS
• Potential for funding from CDBG • Helps address infrastructure challenges	• NA

4. RECOMMENDATION

Approve project list and apply for CDBG funding.

5. FUNDING SOURCE

CDBG funded with City providing additional dollars to complete the project.

6. TIMELINE

Applications due sometime from May-July 2024.

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. CDBG PP

City Council Meeting

Consider the list of projects to apply for WILCO Community Development Block Grant Funding

May 9, 2024

WILCO CDBG

Purpose:

- Approve a list of projects to apply for CDBG Funding
- County administers grant program and recommended to apply for $400k in funding for infrastructure
- List provides for a primary project to apply for funding and a secondary project for future years or if unable to submit for primary project
- Grant helps pay for an infrastructure project
- Applications due end of May-July

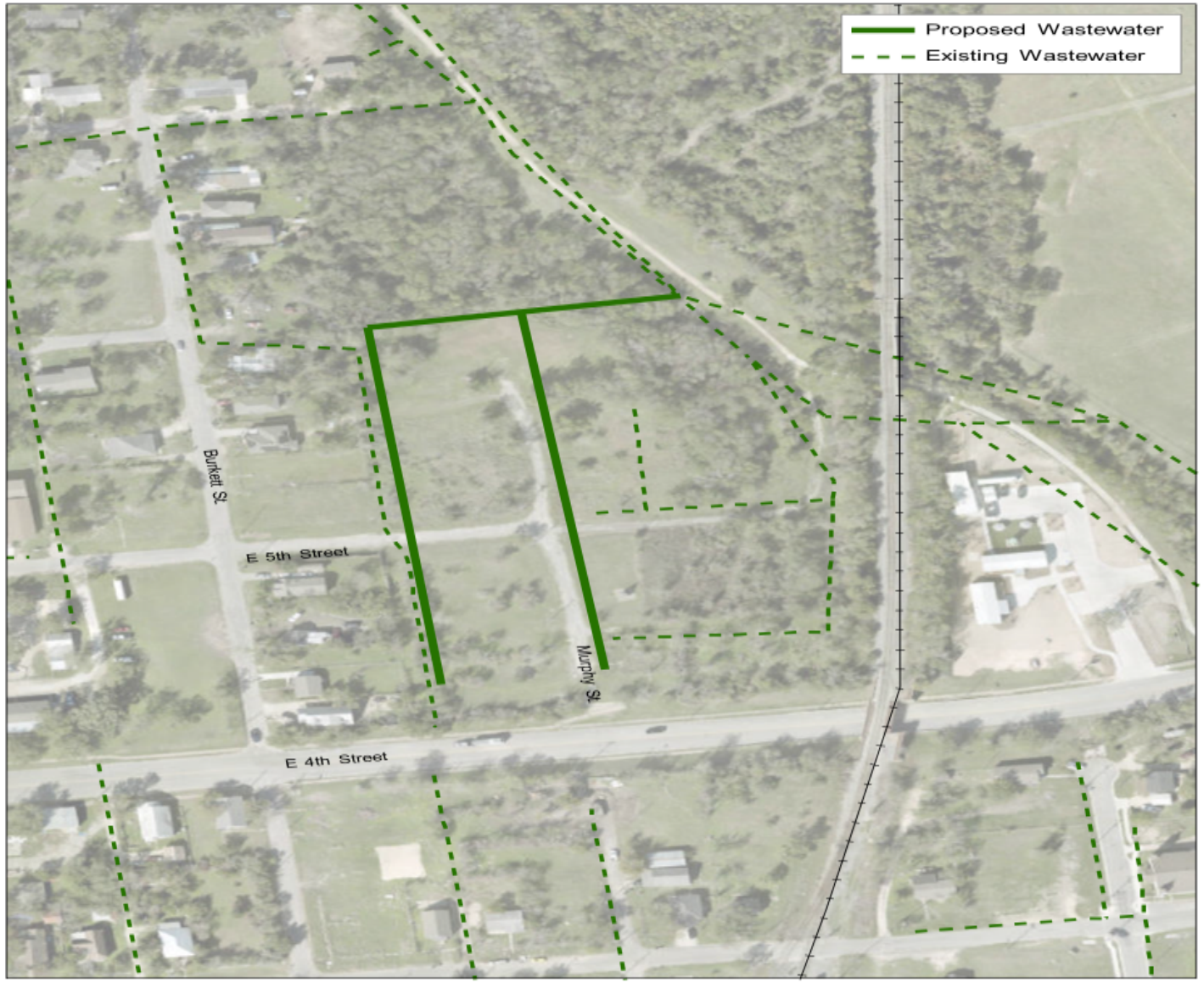
Primary Project

Murphy Street Sewer Line Replacement

- Sewer capacity issues in the 5th and Murphy area
- Periods of reliability issues and capacity issues
- Lines is 6” clay pipes and does not meet the city’s minimum standards
- Plan to replace and reconfigure sewer line network approximately 1,640 linear fee of new 8 “ sewer line

Estimated project cost is $966,000. Grant would cover $400k and additional funds would be provided from the 2024 Certificate of Obligations for the project

Map of Primary Project



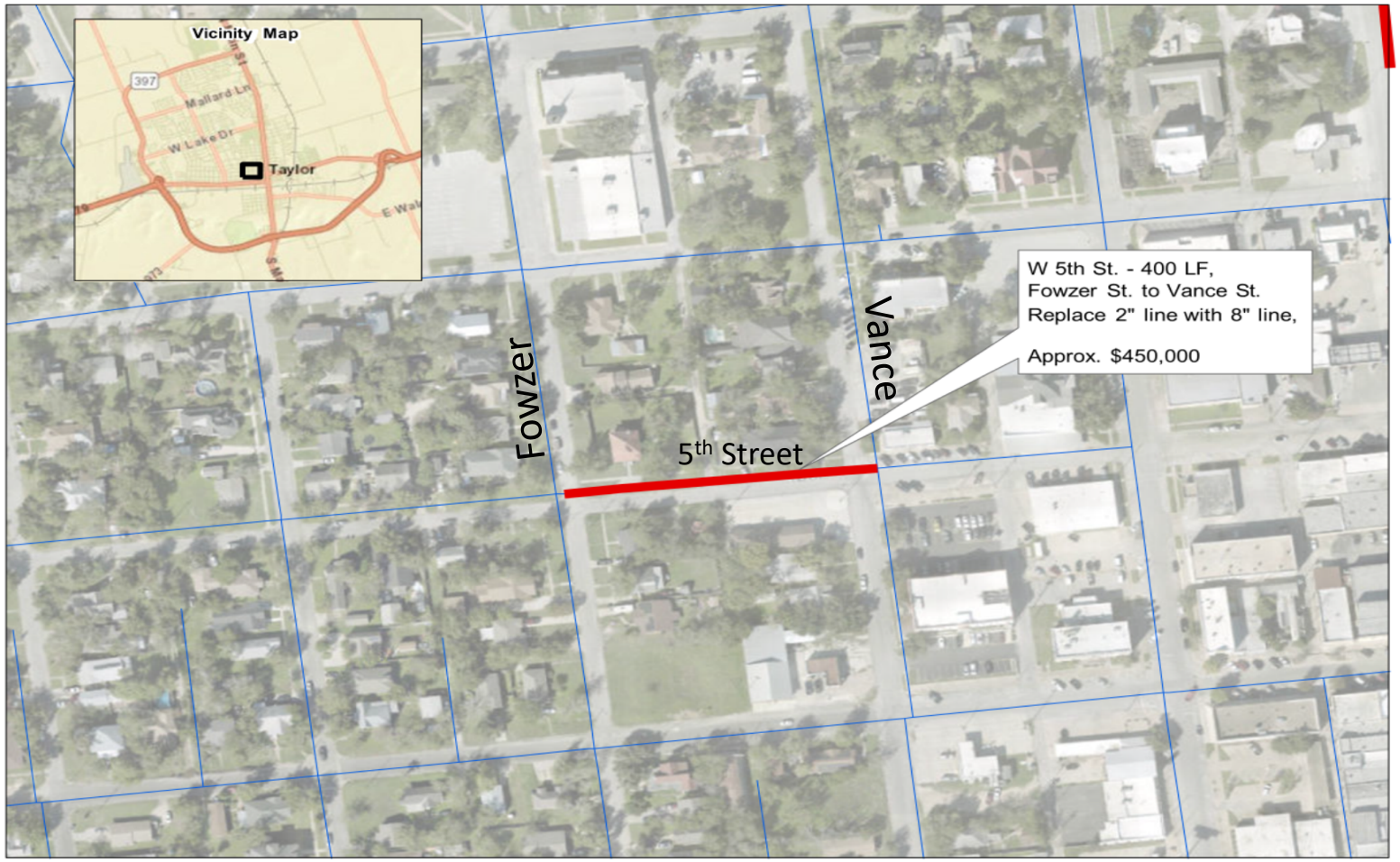
Secondary Project

West 5th Waterline Replacement

- Replace 400LF of 2”waterline with 8”
- Line is located West 5th from Fowzer St to Vance Street
- Line has history of breaks and requires repairs
- Capacity, pressure and function related issues with this line

Estimated project cost is $450,000. City will apply for this project next year or if issues occur related to applying for the primary project.

Map of Secondary Project



City Council Meeting
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 6.

Agenda Title: **Consider Resolution R24-15 authorizing the submission of a Texas HOME Investment Partnership Program application to the Texas Department of Housing and Community Affairs for participation in the HOME Program.**

Council Action to be Taken: Consider approving resolution.

Department Submitted: City Management

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

This agenda item provides authorization for staff to submit an application to TDHCA to continue the City's participation in the HOME Program. The City's current agreement with TDHCA is set to expire in July.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Council last authorized an application for HOME Program participation in May 2021 with Resolution R21-18. That participation agreement is set to expire in July. The attached resolution will allow the City to continue participation in the HOME Program and designates the Assistant City Manager as the authorized representative.

3. PROS and CONS

PROS	CONS
• Will allow the City to continue to participate in the HOME program to provide affordable housing to Taylor residents	• N/A

4. RECOMMENDATION

Approve resolution.

5. FUNDING SOURCE

Council budgets matching funds each fiscal year and has typically been able to allocate sufficient funds for four houses per year.

6. TIMELINE

Upon approval of the resolution, staff will complete the application with TDHCA.

7. OTHER OPTIONS

Council may choose not to participate in the HOME Program.

8. ATTACHMENTS

1. Resolution R24-15 for HOME Program RSP application
2. Revised City of Taylor affirmative Marketing plan
3. Revised Waitlist Policy

RESOLUTION R24-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS HOME INVESTMENT PARTNERSHIPS PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR PARTICIPATION IN THE HOME PROGRAM HRA/PWD/DISASTER RESERVATION AGREEMENT; AND AUTHORIZING THE CITY ASSISTANT CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE HOME PROGRAM RSP AGREEMENT.

WHEREAS, the City Council of the City of TAYLOR desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low/moderate income; and

WHEREAS, certain conditions exist which represent a threat to the public health and safety; and

WHEREAS, it is necessary and in the best interest of the City of TAYLOR to apply for participation in the HOME Program HRA RSP AGREEMENT.

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

1. That a request to the Home Investment Partnerships Program for participation in the HOME Program HRA/PWD/DISASTER RSP AGREEMENT, is authorized to be filed on behalf of the city with the Texas Department of Housing and Community Affairs.

2. That the City directs and designates the Assistant City Manager, Tom Yantis, as the City's Chief Executive Officer and Authorized Representative to act in all matters in connection with this application and the City's participation in the HOME Program HRA RSP Agreement including execution of the City's HOME PROGRAM HRA RSP AGREEMENT.

3. That it be stated that the City of TAYLOR is committing to matching funds in the approximate amount of $20,250.00 for a 3 bedroom and $22,500.00 for a 4 bedroom. (15% of hard cost construction with a 3 bedroom home maximum dollars at $135,000 and a 4 bedroom home maximum dollars at 150,000. From time to time there may be mitigation requirements that would add $15,000.00 to the total), per home activity, consisting of waived fees, in-kind services, and cash as a contribution toward the activities of this HOME project in the amount required in 10 TAC, Chapter 23 rules at the time an activity is made and approved in the system.

4. That it be stated that the City of TAYLOR is committing $40,000 in unencumbered cash reserves, to the project to facilitate the administration of the program during the TDHCA disbursement process. These cash reserves are not to be permanently invested in the HOME project but are to be used for short term deficits that are reimbursed by HOME program funds.

5. That the city discussed and approved THE AFFIRMATIVE FAIR HOUSING MARKETING PLAN and WAITLIST POLICY as required for participation with the Texas Department of Housing and Community Affairs (TDHCA) Home HRA Reservation Program. This Affirmative Fair Housing Marketing Plan and Waitlist Policy shall be amended from time to time.

Passed and approved this 9th day of May, 2024.

_____

Brandt Rydell, Mayor

Attest:

_____

Dianna McLean, City Clerk

City of Taylor

Affirmative Fair Housing Marketing Plan

I. Affirmative Fair Housing Marketing Plan in accordance with 10TAC 20.9

The City of Taylor and its representatives shall adopt the affirmative marketing procedures and requirements as specified in accordance with 10TAC 20.9

II. Policy on Nondiscrimination and Accessibility

With respect to the treatment of applicants, the City and its representatives will not discriminate against any individual or family because of race, color, national origin, religion, gender, disability, familial status or presence of children in a household.

III. Training

1. The City of Taylor and its representatives shall provide staff with all relevant regulations and Fair Housing provisions. All HOME Program staff shall be required to follow the procedures and policies adopted by The City of Taylor.

2. Training shall include reviewing marketing, outreach, data collection, reporting, and record keeping in order to make sure the *Least likely to apply population* is being reached effectively. The City of Taylor staff shall annually receive instruction regarding fair housing laws and the Development's Affirmative Marketing Plan.

IV. Marketing and Outreach

1. All advertising shall display the Equal Housing Opportunity logo or the phrase "Equal Housing Opportunity."

2. Special marketing outreach consideration will be given to the following underserved populations per TDHCA Region 7 findings of Least likely to apply populations:

    a. White

    b. Asian

    c. Persons with Disabilities

3. Marketing shall include the use of newspapers of general circulation in *The City of Taylor* and its representatives will place notices in newspapers, specialized publications, and newsletters to reach potential residents. Applications, notices, and all publications will include a Fair Housing and Equal Opportunity Logo, and the Accessibility Logo. The City will deliver and post flyers and information for the HOME Program at churches, commercial businesses, Library and social media site independently or as Identified under organizations. Community media advertisement of the projects will be through the following newspaper:

   Taylor Daily Press

4. The City of Taylor and or representatives will contact local civic and community organizations representative of the ethnic and cultural diversity of the area to inform them about the HOME program and how it may be able to assist homeowners in the community. Groups representing the handicapped and the elderly will also be contacted. Where necessary, The City of Taylor may publish its marketing materials in multiple languages in order to better reach potential applicants in the area with language limitations.

   To further inform the groups least likely to apply for the available HOME Program housing, the following local organizations will be contacted with HOME Program housing information:

Name of Organization	Population Served
a. Taylor Chamber of Commerce	Handicapped, Disabled
b. Taylor Chamber of Commerce	White and Asian Americans
c. Christ Fellowship Church Pastor Jeff Ripple	Disabled, White and Asian Americans
d. Taylor Public Library	Disabled, White and Asian Americans
e. My Asian Adventure Travel Agency	Asian and White Americans
f. Greater Austin Asian Chamber of Commerce 8001 Centre Park Drive, Austin Texas 78754 512-407-8240	Asian

5. Other neighborhood-based, nonprofit housing agencies that maintain waiting lists or make referrals for below market rate housing will be contacted.

Agency Name	Address	Telephone #
a. Taylor Housing Authority	311 E. 7th, Taylor Texas	512-352-3231

V. Race and Ethnic Data Collection and Reporting

1. Any family who asks shall receive a HOME application package containing all information and documents needed to apply for the HOME Program. The application is also offered in Spanish. The application contains a demographics and special needs page to be completed.

2. The City of Taylor HOME program Administrator will serve as coordinator for the marketing of The Taylor HOME Program as well as oversee the application process. Monthly reports to City Council which will include the number of applications received for The HOME program, the status of each application and which homes are moving forward and possible will be funded along with construction updates in regards to on-going HOME Program projects.

VI. Compliance Assessment

1. The City of Taylor will review the Affirmative Marketing Plan every Three years or as needed per TDHCA requirements and update as needed to ensure compliance.

2. The City of Taylor will annually assess the success of affirmative marketing actions for The HOME Program. If the demographic data of the applicants and residents vary significantly from the jurisdiction's population data, advertising efforts and outreach will be targeted to underrepresented groups in an attempt to balance the applicants and residents with the demographics of the jurisdiction.

VII. Record Keeping

1. The City of Taylor shall establish and maintain an Affirmative Marketing file to hold advertisements, flyers, and other public information documents to demonstrate that the appropriate logo and language have been used. Additionally, the City of Taylor shall keep records of its activities in implementing the affirmative marketing plan, including other community outreach efforts and its annual analysis.
2. The City of Taylor shall keep up-to-date records based on census data, applications, and surveys about community residents, applicants, residents of the project, and records about application selections.

3. The City of Taylor shall provide HUD and HOME staff access to any pertinent books, documents, papers or other records of their HOME-assisted properties, as necessary, for determining compliance with civil rights and nondiscrimination requirements.

Waitlist Policy

City of Taylor HOME Program Waitlist Policy

City of Taylor will begin accepting applications for a period of at least thirty-days (30-days). Following a minimum of 30-days for application submittal, a neutral random selection process will be utilized to prioritize applications received. The name of each applicant will be written on a slip of paper and placed in a container. The slips of paper will then be drawn by the City with each name assigned the number in the order that they were drawn. The applicants will then be processed in the order they were drawn. If all applications received during the application period can be served and additional funding is still available, applications will be accepted and served on a "first-come-first-served basis." Following the 30-day application period, new applicants will be placed on the bottom of the list on a first-come first-serve basis. As the HOME program requires that one in every four Households be at or below 30% area median family income, the City shall utilize the following process. If after 4 applications are selected and none of those applications are from a household that is at or below 30% of the Area Median Family Income (AMFI), then the City will select the next household that is at or below 30% AMFI and then continue as before. This process is repeated any time 4 households above 30% AMFI are selected in a row.

Source Note: As of 10 TAC §23.27 adopted to be effective October 26, 2020, 45 TexReg 8327

City Council Meeting
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 7.

Agenda Title: **Consider Ordinance 2024-19 Amending the FY 2024 Budget.**

Council Action to be Taken: Adopt Ordinance 2024-19

Department Submitted: Finance

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE / DESCRIPTION

The purpose of this agenda item is to adopt 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 adopt 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 was introduced on April 25, 2024.

7. OTHER OPTIONS

8. ATTACHMENTS

1. Budget Amend Ord 2024-19

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	

Exhibit A FY 2024 Q2 Budget Amendments — Ordinance 2024-19

		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
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 8.

Agenda Title: **Consider 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: Consider adopting 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 Ordinance 2024 -22

7. _07ea_PZ 2024_2066 Legal Description_Exhibit A
8. _07f_PZ-2024-2066-1513 McLain Survey_Exhibit B
9. Presentation 1513 McLain St SUP (4)

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:

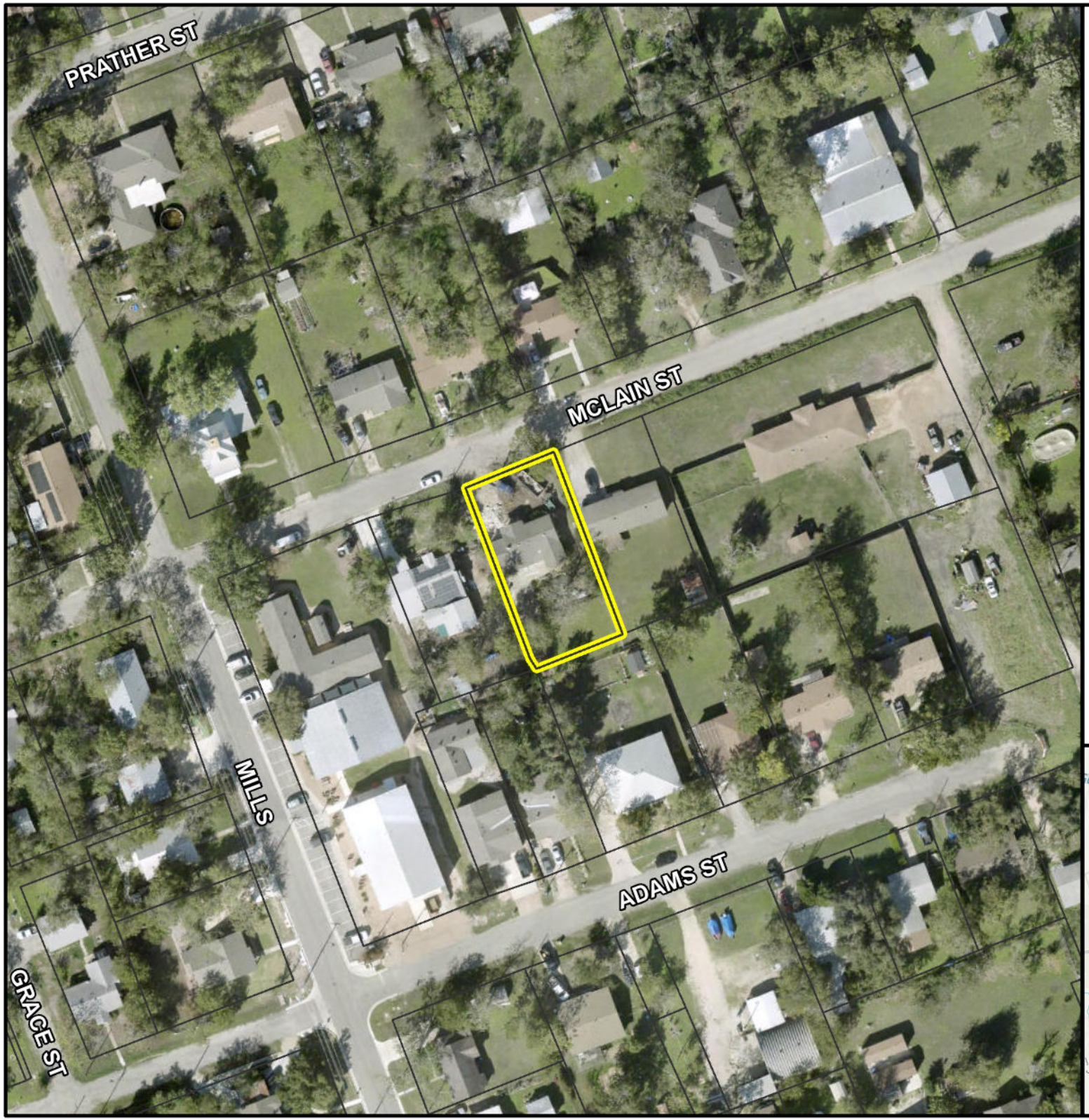
1. Letter of Intent from Applicant

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

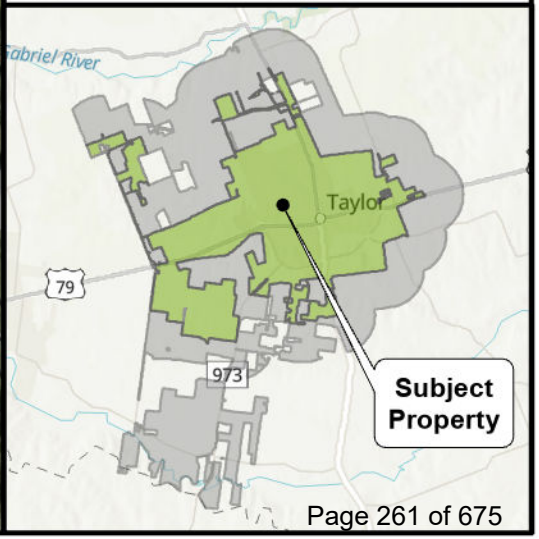


PZ-2024-2066

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

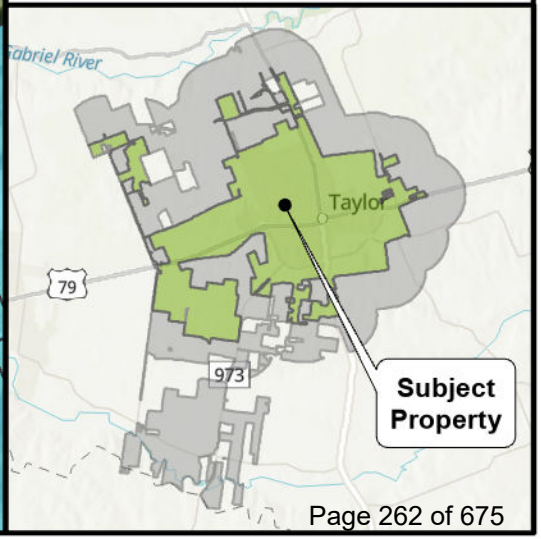
1513 McLain Street
Special Use Permit
Current Zoning Map
Approximately 0.15 acres

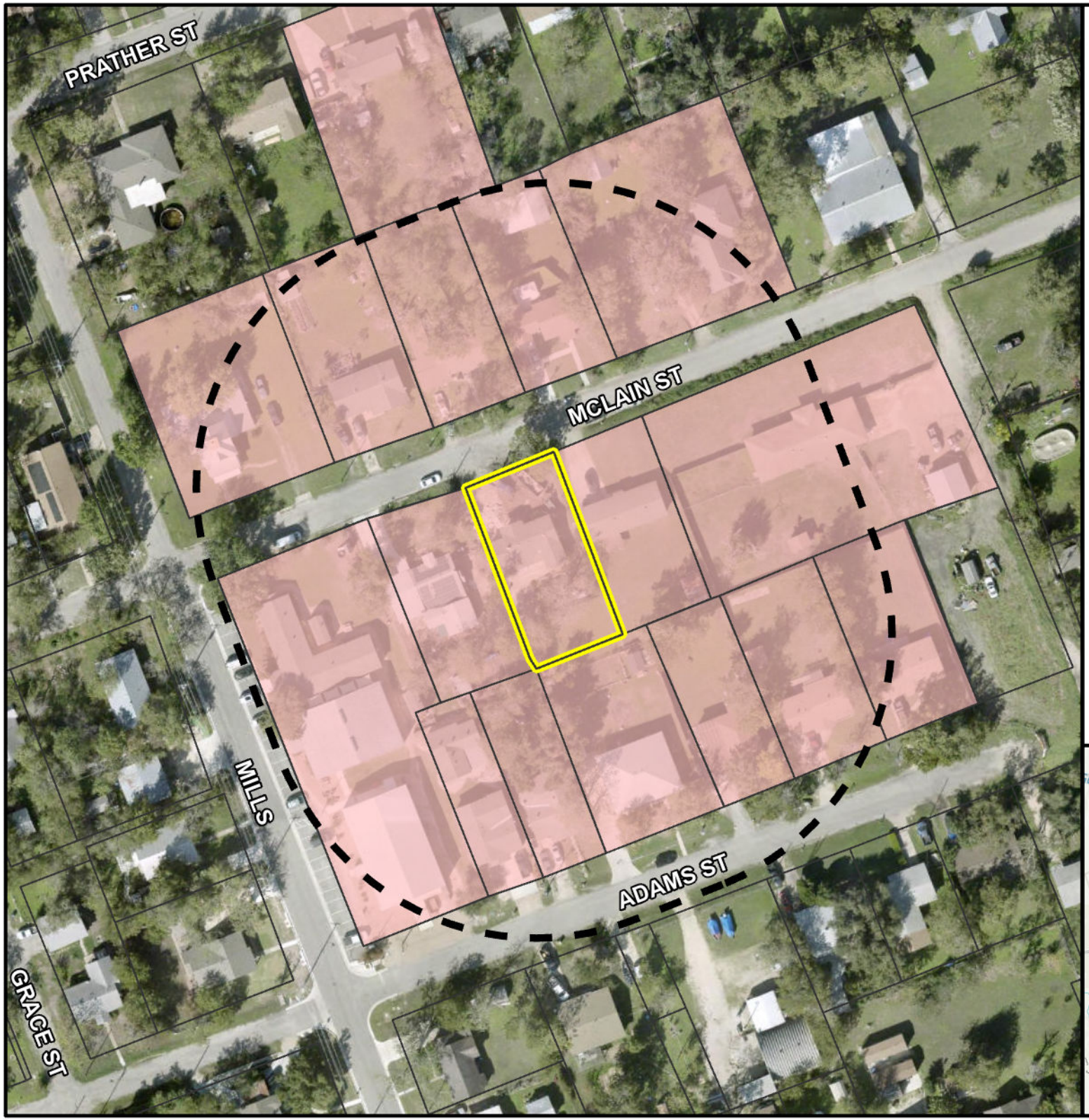
- City Limits
- Subject Property
- Parcels

Place Type Zoning

- P3: Neighborhood
- CS: Civic Space

N 0 100 200
Feet





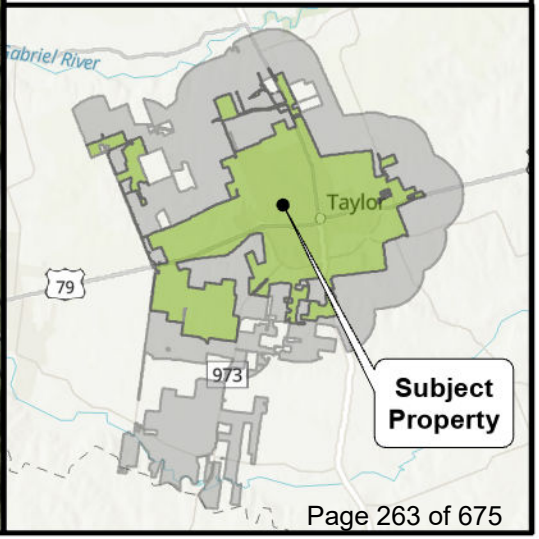
Taylor Texas
CITY OF TAYLOR TX

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



ORDINANCE NO. 2024-22

AN ORDINANCE APPROVING A TEMPORARY SPECIAL USE PERMIT FOR LODGING WITHOUT A FULL TIME, ON-SITE OPERATOR, LOCATED AT 1513 MCLAIN STREET, LEGALLY DESCRIBED AS CAPITOL HILL, BLOCK 1, LOT 6(W/PT), 7, 8 (E/PT) ACRES 0.236, MORE PARTICULARILY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRCT AS PARCEL R014838, TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE TEMPORARY 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 temporary approval of the Special Use Permit expiring in three (3) years.

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 Temporary Special Use Permit to allow lodging without a full-time, on-site operator for three (3) years.

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. This Ordinance will expire three (3) years from the date of the adoption of this Ordinance and will be reviewed for neighborhood compatibility at that time. Any renewal of this Special Use Permit will require approval from the City Council and the City Council shall review and address any code enforcement issues reported in the intervening three (3) years, if any.

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)

WCAD

Property	Owner	Property Address	Tax Year	2024 Market Value
R014838	EPPLEE LLC	1513 MCLAIN ST, TAYLOR, TX 76574	2024	$177,553

Page: Property Details

2024 GENERAL INFORMATION

Property Status	Active
Property Type	Residential
Legal Description	S3336 - Capitol Hill, BLOCK 1, Lot 6(W/PT), 7, 8 (E/PT), ACRES 0.236
Neighborhood	T5163461 - SOUTH OF LAKE DR WEST OF 95
Account	R-13-0301-0010-70000
Map Number	3-2793
Effective Acres	-

2024 OWNER INFORMATION

Owner Name	EPPLEE LLC
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	PO BOX 2062 ROUND ROCK, TX 78680
Agent	-

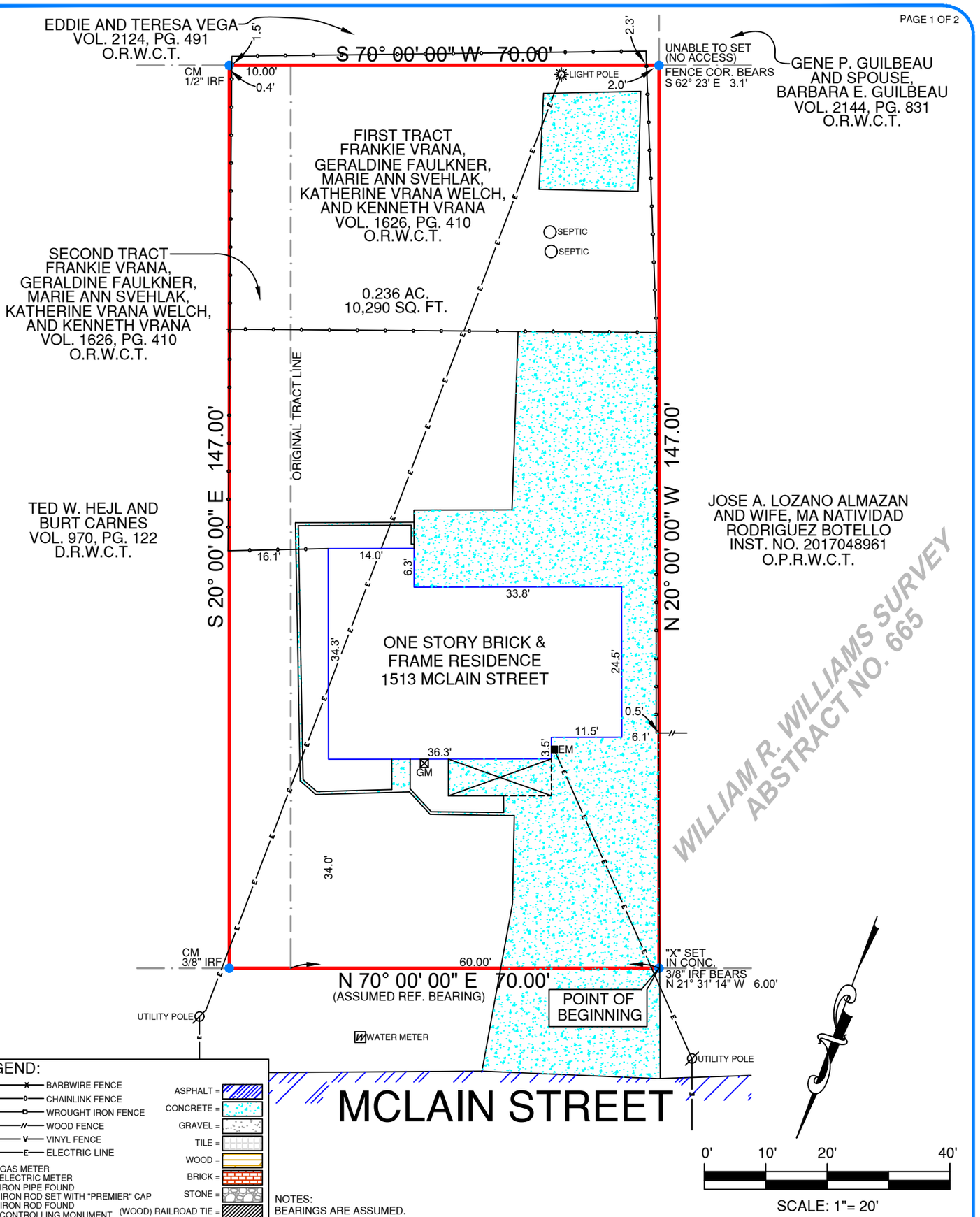
2024 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	$89,555
Improvement Non-Homesite Value	$0
Total Improvement Market Value	$89,555
Land Homesite Value	$87,998
Land Non-Homesite Value	$0
Land Agricultural Market Value	$0
Total Land Market Value	$87,998
Total Market Value	$177,553

ASSESSED VALUE

Total Improvement Market Value	$89,555
Land Homesite Value	$87,998
Land Non-Homesite Value	$0
Agricultural Use	$0
Timber Use	$0
Total Appraised Value	$177,553
Homestead Cap Loss	-$0
Total Assessed Value	$177,553



LEGEND:

- BARBWIRE FENCE
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- VINYL FENCE
- ELECTRIC LINE

GM = GAS METER
EM = ELECTRIC METER
IPF = IRON PIPE FOUND
IRS = IRON ROD SET WITH "PREMIER" CAP
IRF = IRON ROD FOUND
CM = CONTROLLING MONUMENT

- ASPHALT =
- CONCRETE =
- GRAVEL =
- TILE =
- WOOD =
- BRICK =
- STONE =
- (WOOD) RAILROAD TIE =

NOTES:
BEARINGS ARE ASSUMED.

LEGAL DESCRIPTION:
BEING A 0.236 ACRE TRACT OF LAND SITUATED IN THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665, WILLIAMSON COUNTY, TEXAS, BEING ALL THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEED AS FIRST TRACT AND SECOND TRACT TO FRANKIE VRANA, GERALDINE FAULKNER, MARIE ANN SVEHLAK, KATHERINE VRANA WELCH, AND KENNETH VRANA, AS RECORDED IN VOLUME 1626, PAGE 410, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

TECH	MSP
FIELD	CH

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48491C0533 F, DATED DECEMBER 20, 2019.

DATE: 09/13/23
FIELD: 09/12/23
JOB NO.: 23-07406

STATE OF TEXAS
REGISTERED
DAVID APPLE
5932
PROFESSIONAL
LAND SURVEYOR

David Apple
Registered Professional Land Surveyor

1513 MCLAIN STREET, TAYLOR, TX 76574
0.236 AC. WILLIAM R. WILLIAMS SURVEY, ABS. NO. 665

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com



DATE: _____

ACCEPTED BY: _____

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

PREMIER SURVEYING LLC

5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093
972-612-3601
Fax: 855-892-0468

Exhibit "A"
(1513 MCLAIN STREET)

BEING A 0.236 ACRE TRACT OF LAND SITUATED IN THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665, WILLIAMSON COUNTY, TEXAS, BEING ALL THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEED AS FIRST TRACT AND SECOND TRACT TO FRANKIE VRANA, GERALDINE FAULKNER, MARIE ANN SVEHLAK, KATHERINE VRANA WELCH, AND KENNETH VRANA, AS RECORDED IN VOLUME 1626, PAGE 410, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" SET IN CONCRETE FROM WHICH A 3/8-INCH IRON ROD FOUND BEARS NORTH 21° 31' 14" WEST – 6.00 FEET, SAID "X" BEING THE WEST CORNER OF SAID FIRST TRACT AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOSE A. LOZANO ALMAZAN AND WIFE, MA NATIVIDAD RODRIGUEZ BOTELLO, AS RECORDED IN INSTRUMENT NO. 2017048961, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING ON THE SOUTHEAST LINE OF MCLAIN STREET;

THENCE NORTH 70° 00' 00" EAST, PASSING THE NORTH CORNER OF SAID FIRST TRACT AND THE WEST CORNER OF AFORESAID SECOND TRACT AT A DISTANCE OF 60.00 FEET AND CONTINUING A TOTAL DISTANCE OF 70.00 FEET ALONG SAID SOUTHEAST LINE TO A 3/8-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID SECOND TRACT AND THE WEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TED W. HEJL AND BURT CARNES, AS RECORDED IN VOLUME 970, PAGE 122, DEED RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 20° 00' 00" EAST, A DISTANCE OF 147.00 FEET ALONG THE COMMON LINE OF SAID SECOND TRACT AND SAID HEJL/CARNES TRACT TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID SECOND TRACT AND THE SOUTH CORNER OF SAID HEJL/CARNES TRACT, SAID IRON ROD BEING ON THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO EDDIE AND TERESA VEGA, AS RECORDED IN VOLUME 2124, PAGE 491, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 70° 00' 00" WEST ALONG THE COMMON LINE OF SAID SECOND TRACT AND SAID VEGA TRACT, PASSING THE EAST CORNER OF SAID FIRST TRACT AND THE SOUTH CORNER OF SAID SECOND TRACT AT A DSITANCE OF 10.00 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID FIRST TRACT AND SAID VEGA TRACT A TOTAL DISTANCE OF 70.00 FEET TO A POINT FROM WHICH A FENCE CORNER BEARS SOUTH 62° 23' EAST – 3.1 FEET, SAID POINT BEING THE COMMON CORNER OF SAID FIRST TRACT, SAID VEGA TRACT, AFORESAID ALMAZAN/BOTELLO TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GENE P. GUILBEAU AND SPOUSE, BARBARA E. GUILBEAU, AS RECORDED IN VOLUME 2144, PAGE 831, AFORESAID OFFICIAL RECORDS;

THENCE NORTH 20° 00' 00" WEST, A DISTANCE OF 147.00 FEET ALONG THE COMMON LINE OF SAID FIRST TRACT AND SAID ALMAZAN/BOTELLO TRACT TO THE POINT OF BEGINNING AND CONTAINING 10,290 SQUARE FEET OR 0.236 OF ONE ACRE OF LAND.



Registered Professional Land Surveyor

Survey Plat of even date attached hereto and made a part hereof.

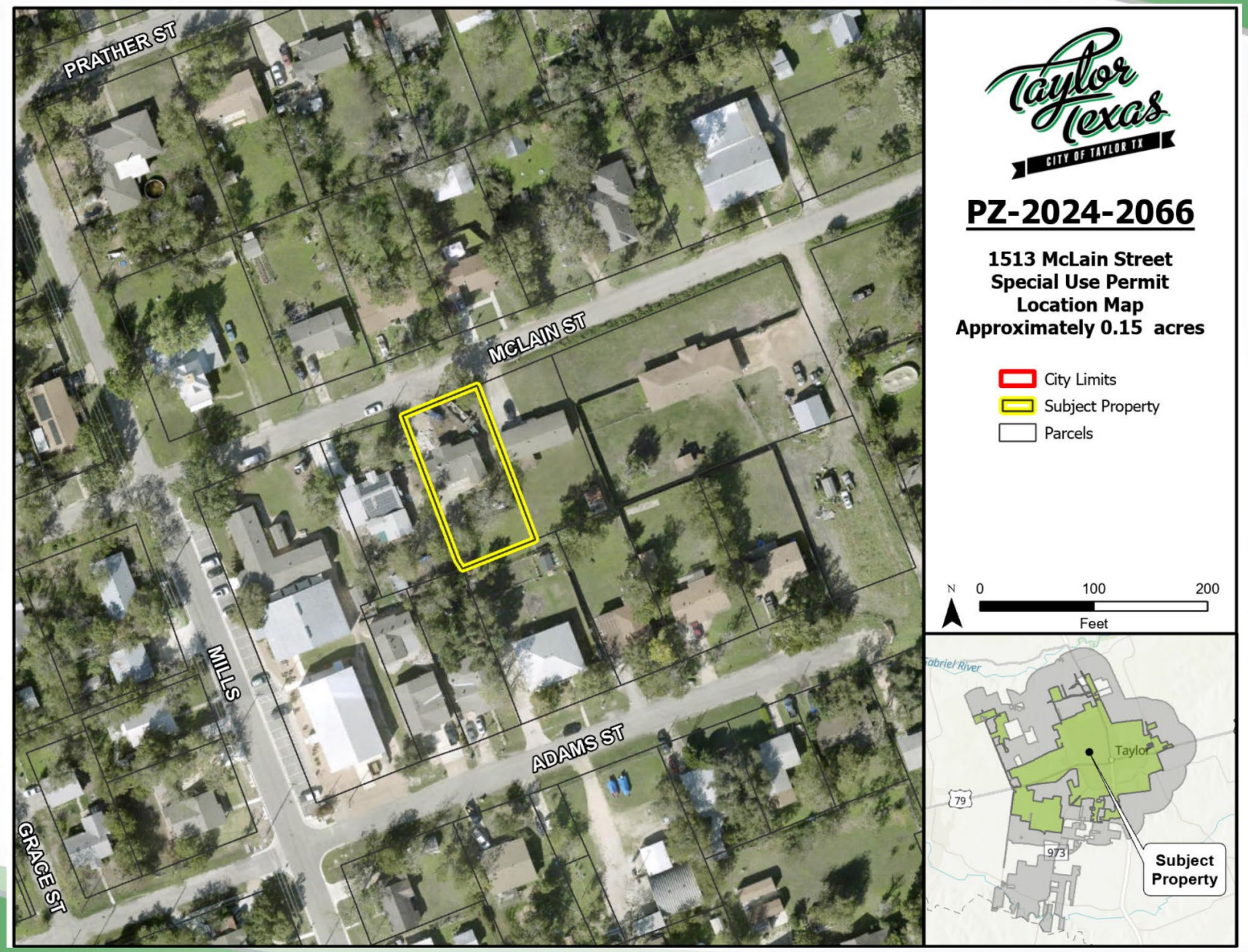
Date: 09/12/23

City of Taylor
City Council

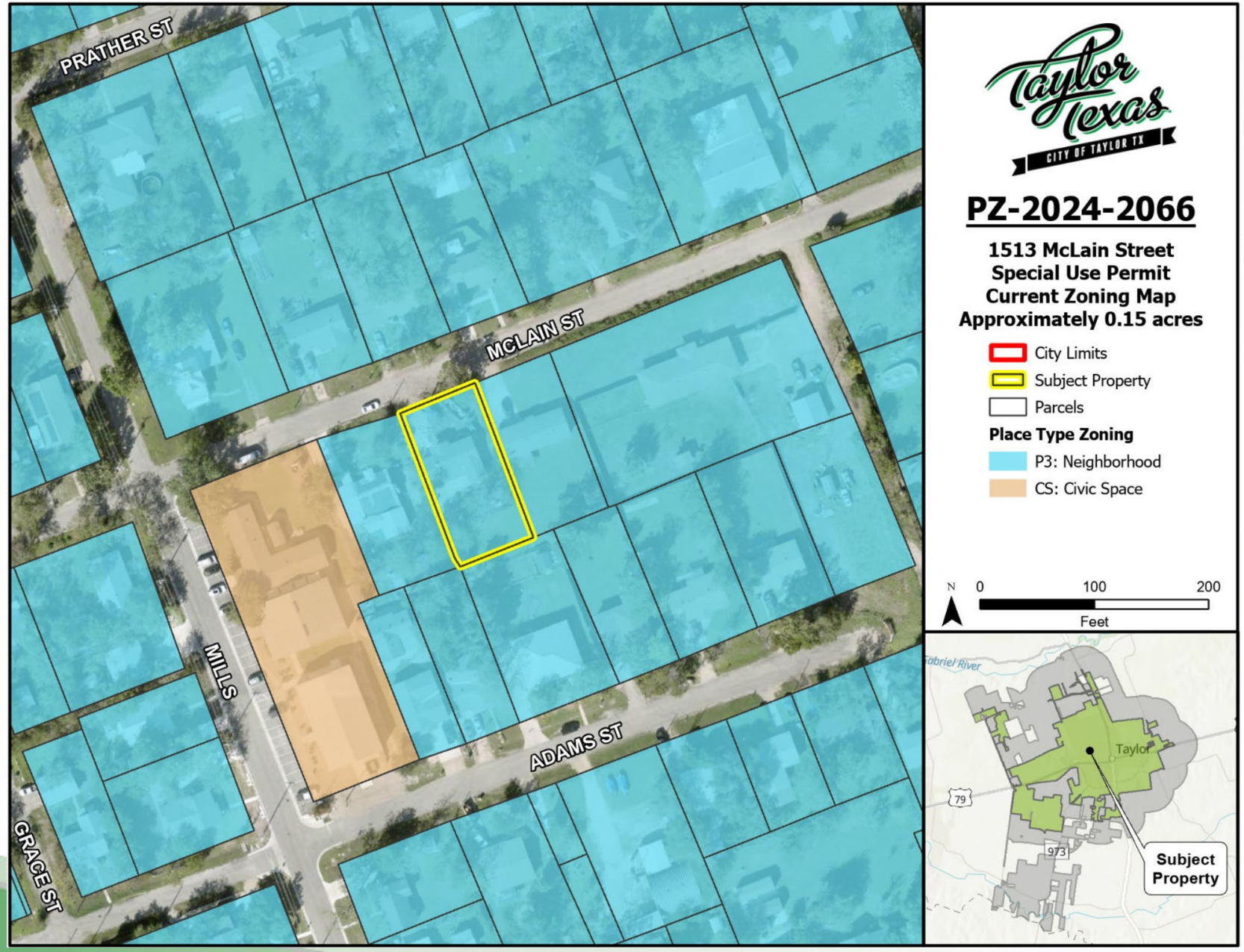
April 25, 2024

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.

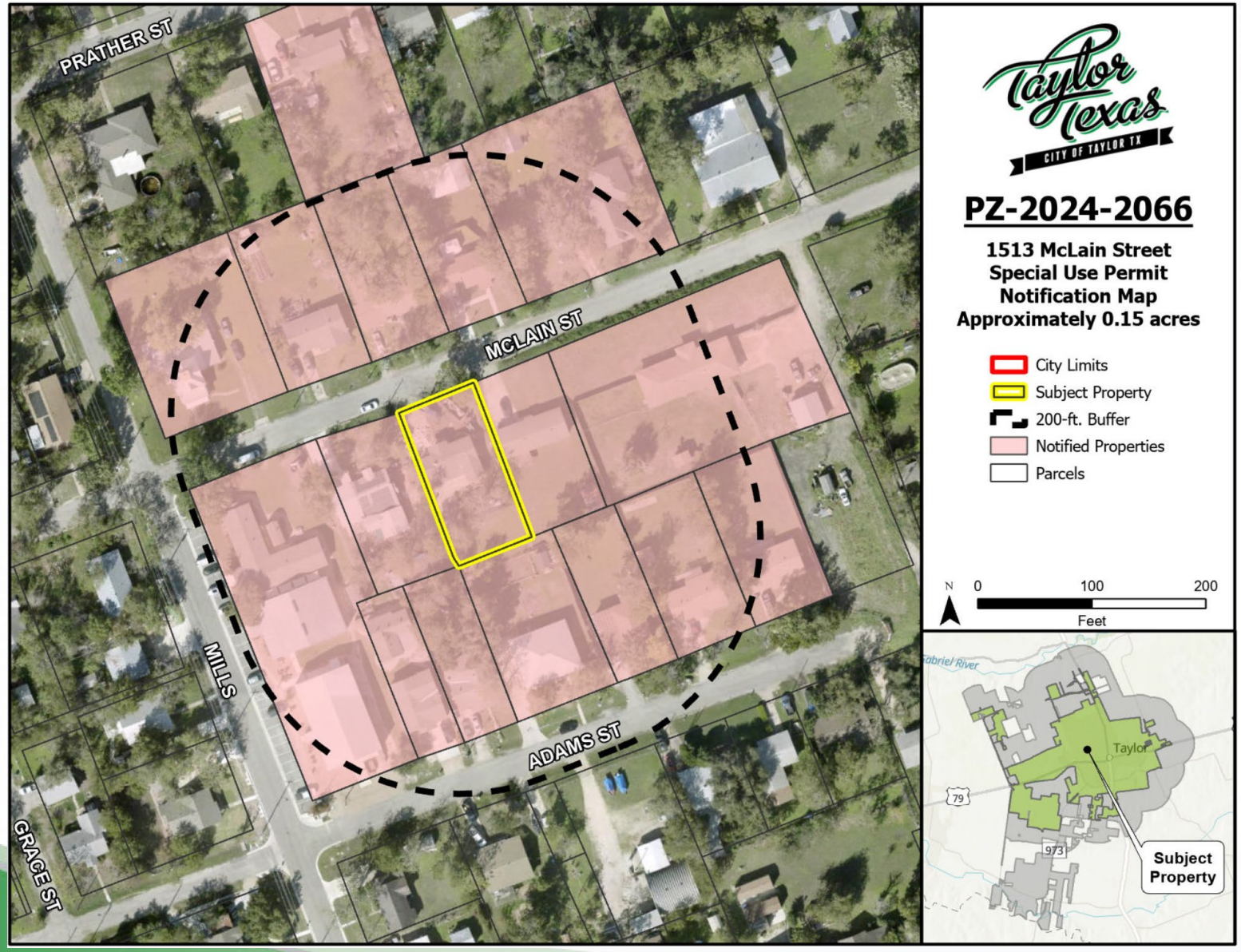
- (a) Dwelling
- (b) Home Occupation
- (c) Lodging with a full time, on-site operator. Specific Use Permit without a full time, on-site operator
- (d) Accessory Commercial Use with Specific Use Permit

(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
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Quality of Life Economic Vitality

Agenda Item Number: 9.

Agenda Title: **Consider 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: Consider Ordinance approval

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



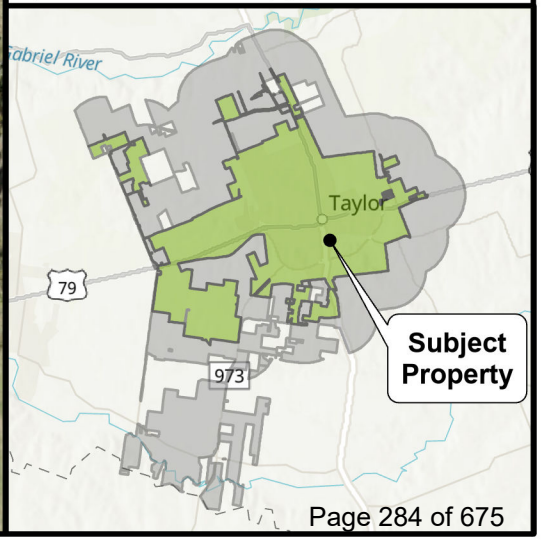
Taylor Texas
CITY OF TAYLOR TX

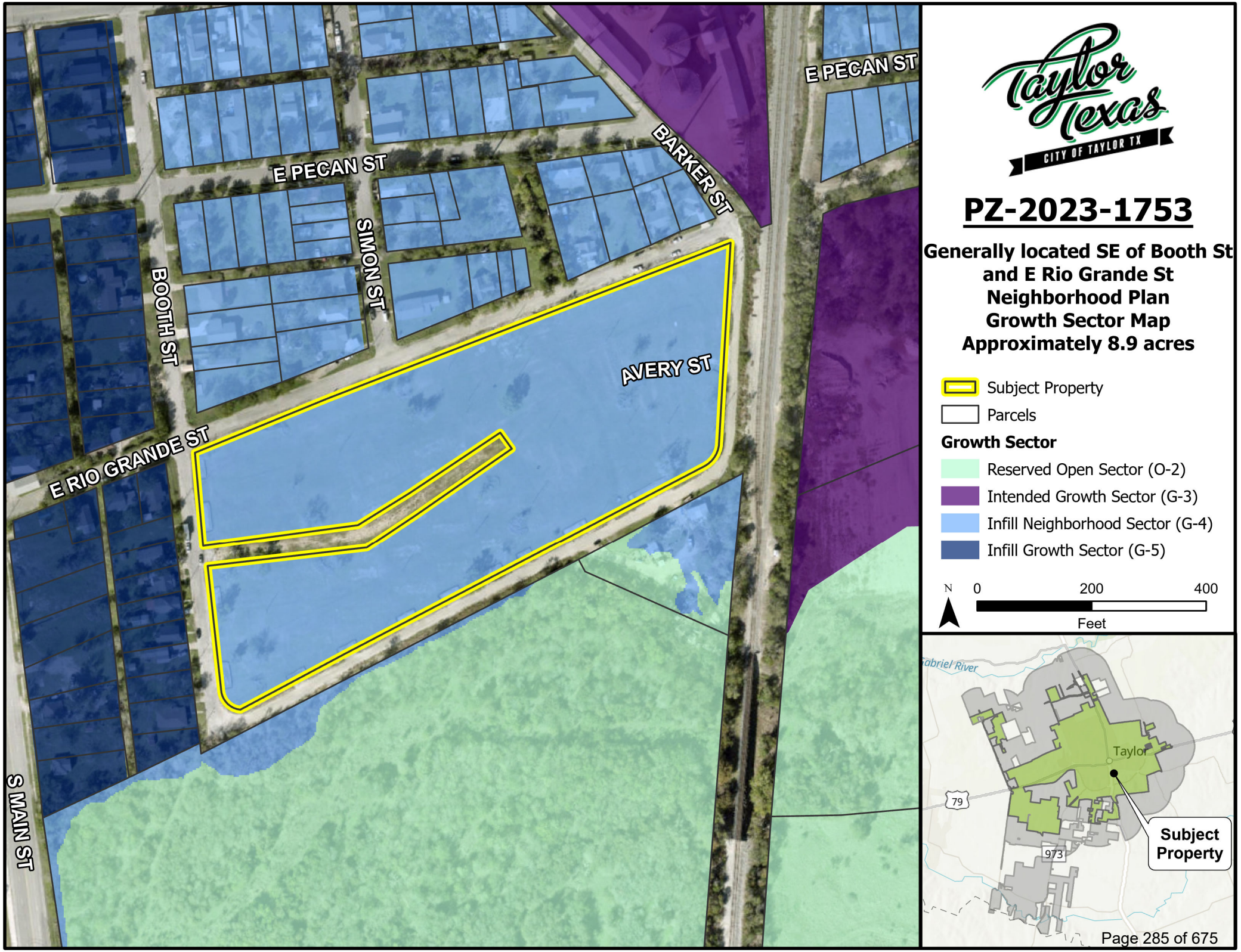
PZ-2023-1753

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

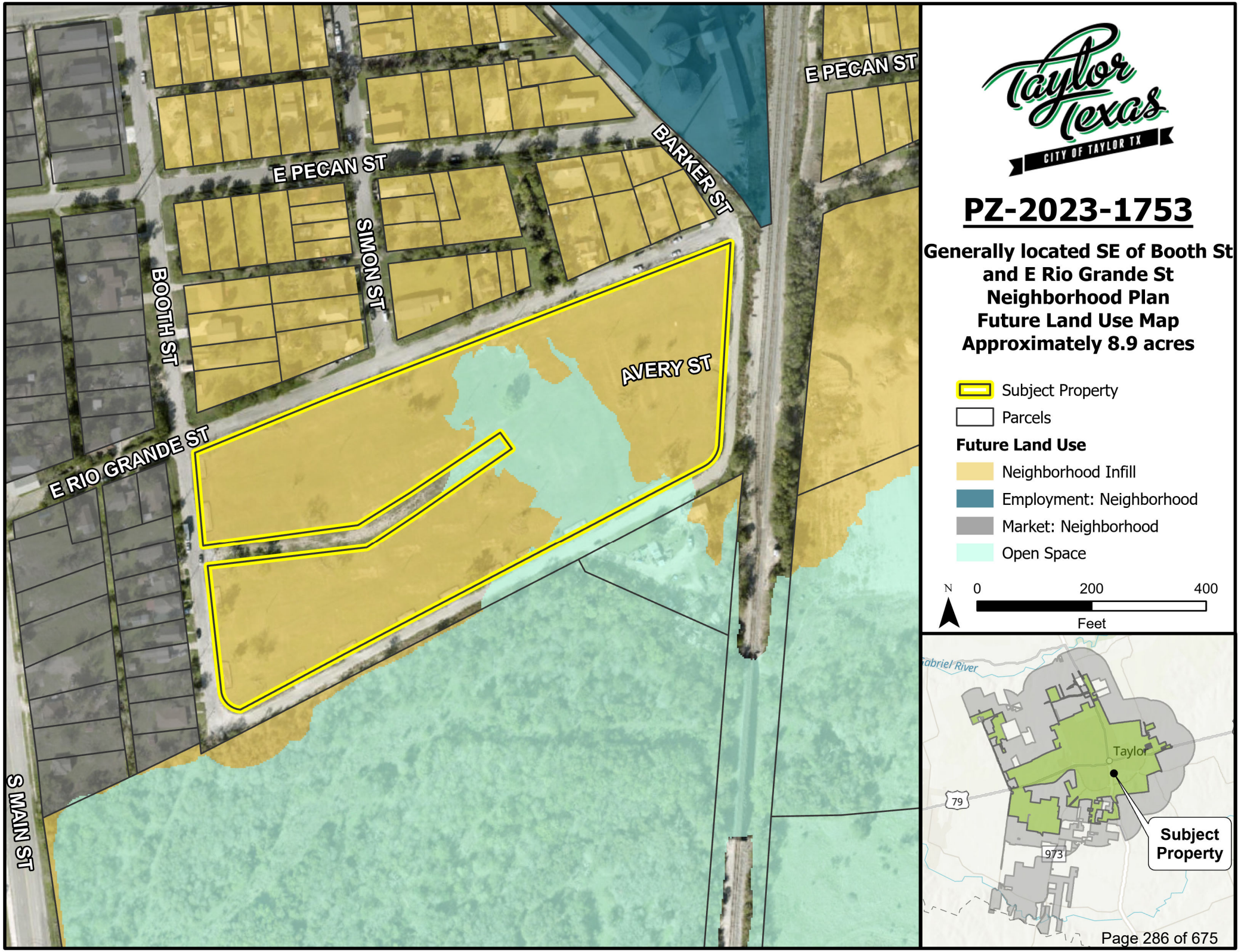
Generally located SE of Booth St and E Rio Grande St
Neighborhood Plan
Growth Sector Map
Approximately 8.9 acres

- 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

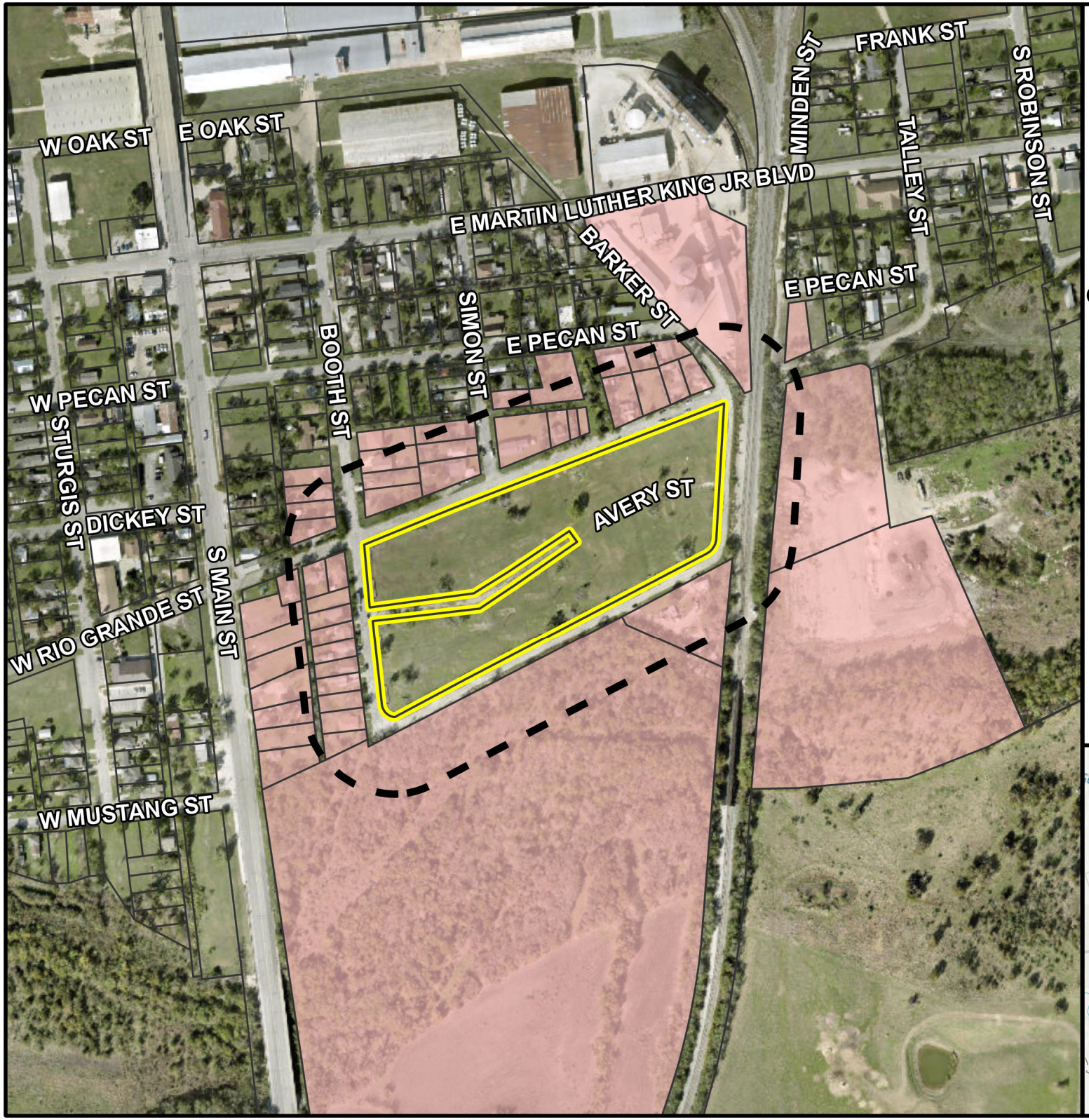
Generally located SE of Booth St and E Rio Grande St
Neighborhood Plan
Current Zoning Map
Approximately 8.9 acres

- 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



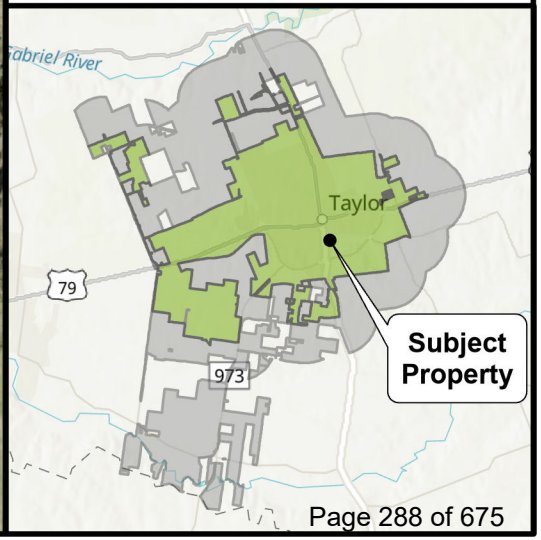
Taylor Texas
CITY OF TAYLOR TX

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

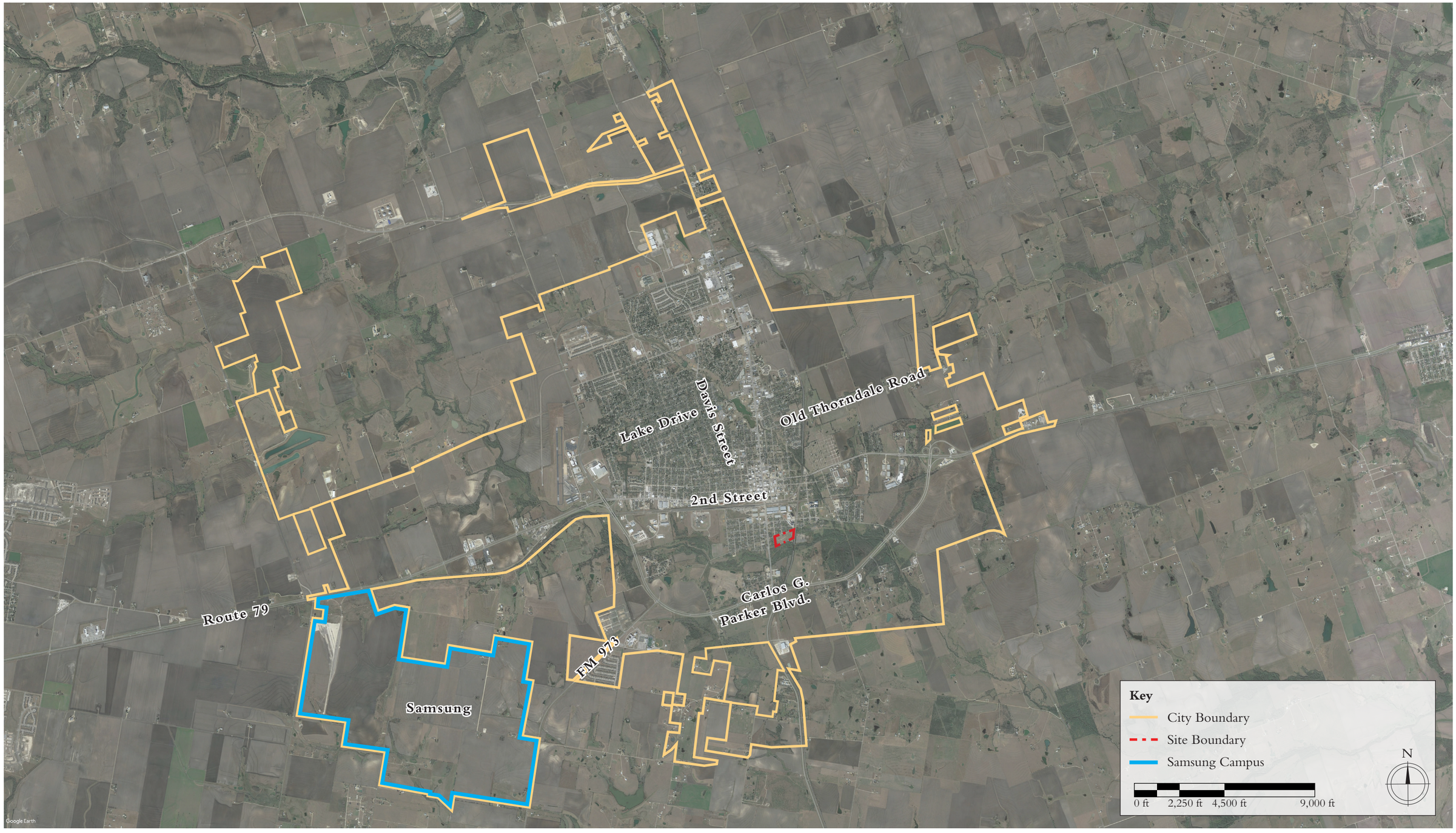
The City of Taylor, Texas

and

The Taylor Housing Authority

by

Michael Watkins Architect, llc


Lake Drive
Davis Street
Old Thorndale Road
2nd Street
Carlos G.
Parker Blvd.
FM 973
Route 79
Samsung
Key
City Boundary
Site Boundary
Samsung Campus
N
0 ft
2,250 ft
4,500 ft
9,000 ft
Google Earth

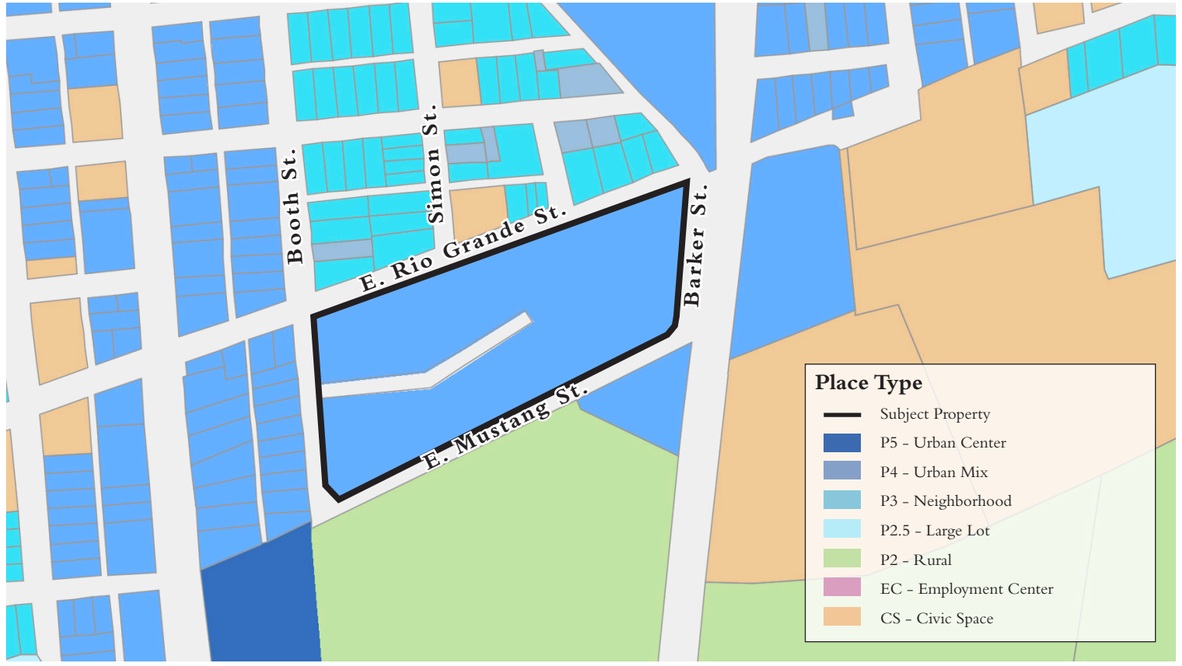


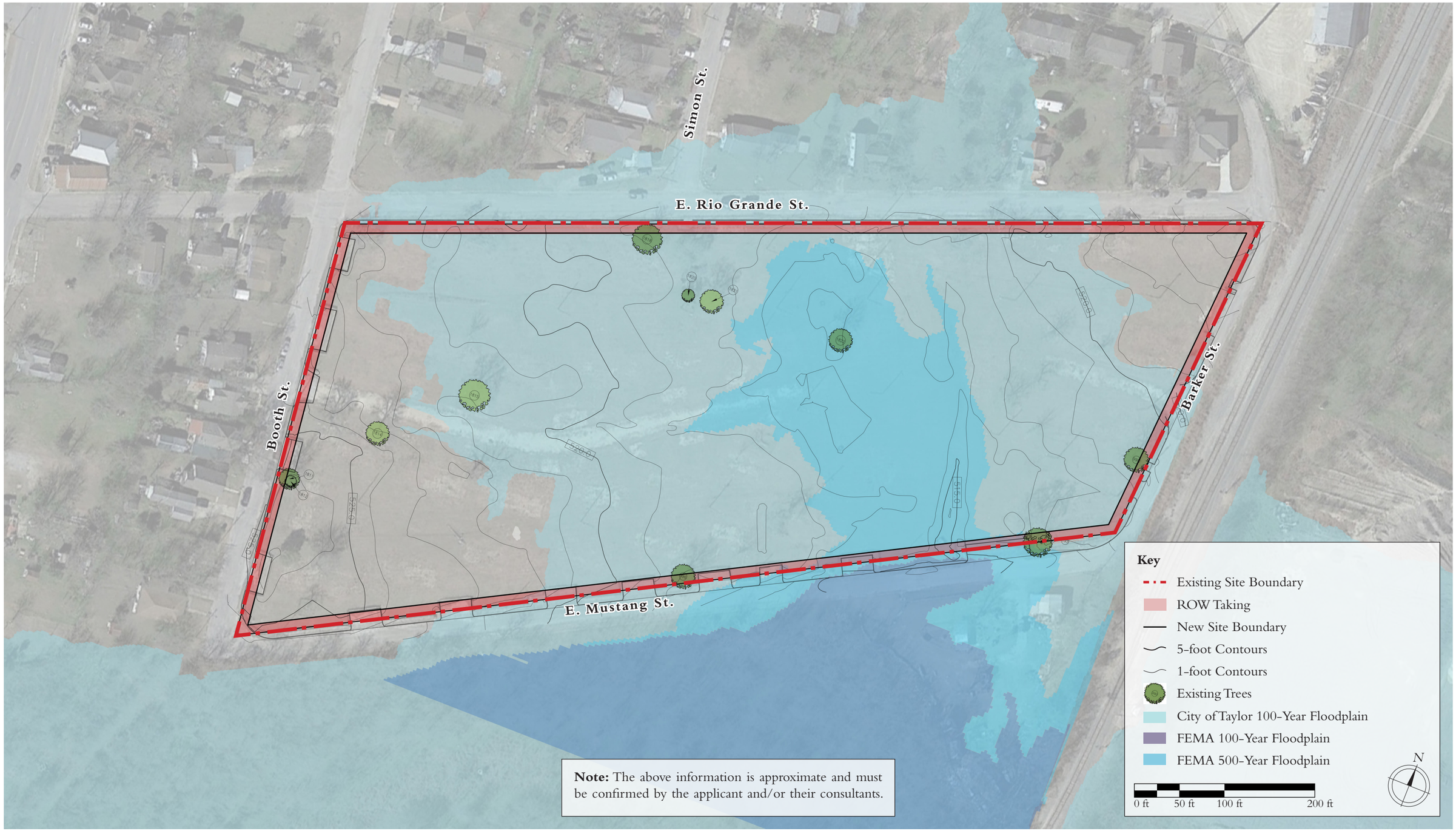
Clarence Perry's Neighborhood Unit Diagram
A Pedestrian Shed (1929)


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

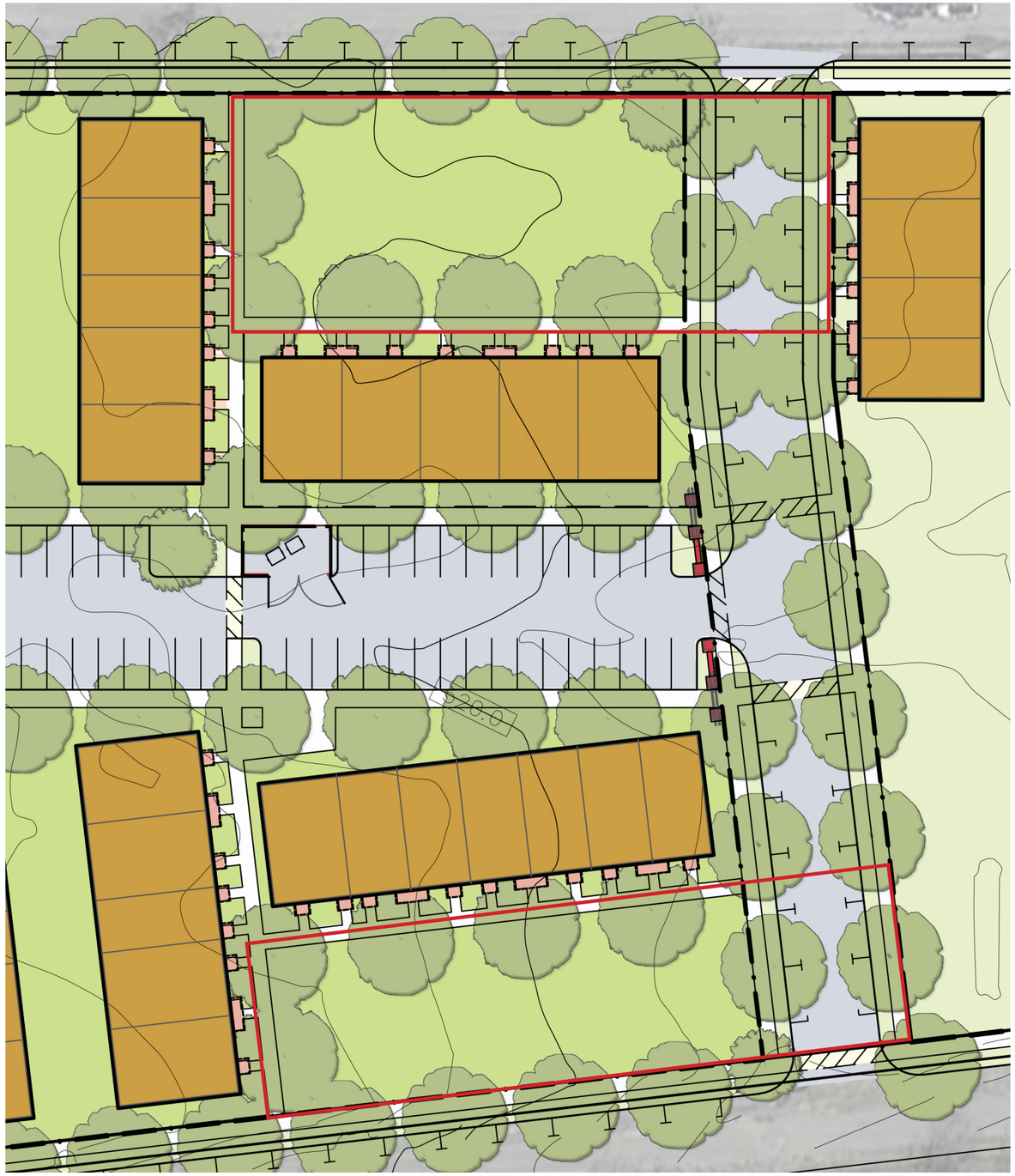
DRAWN BY: WX/ SD
CHECKED BY: KLM/ AOB

SHEET TITLE

SITE PLAN

SHEET NO

A0.00



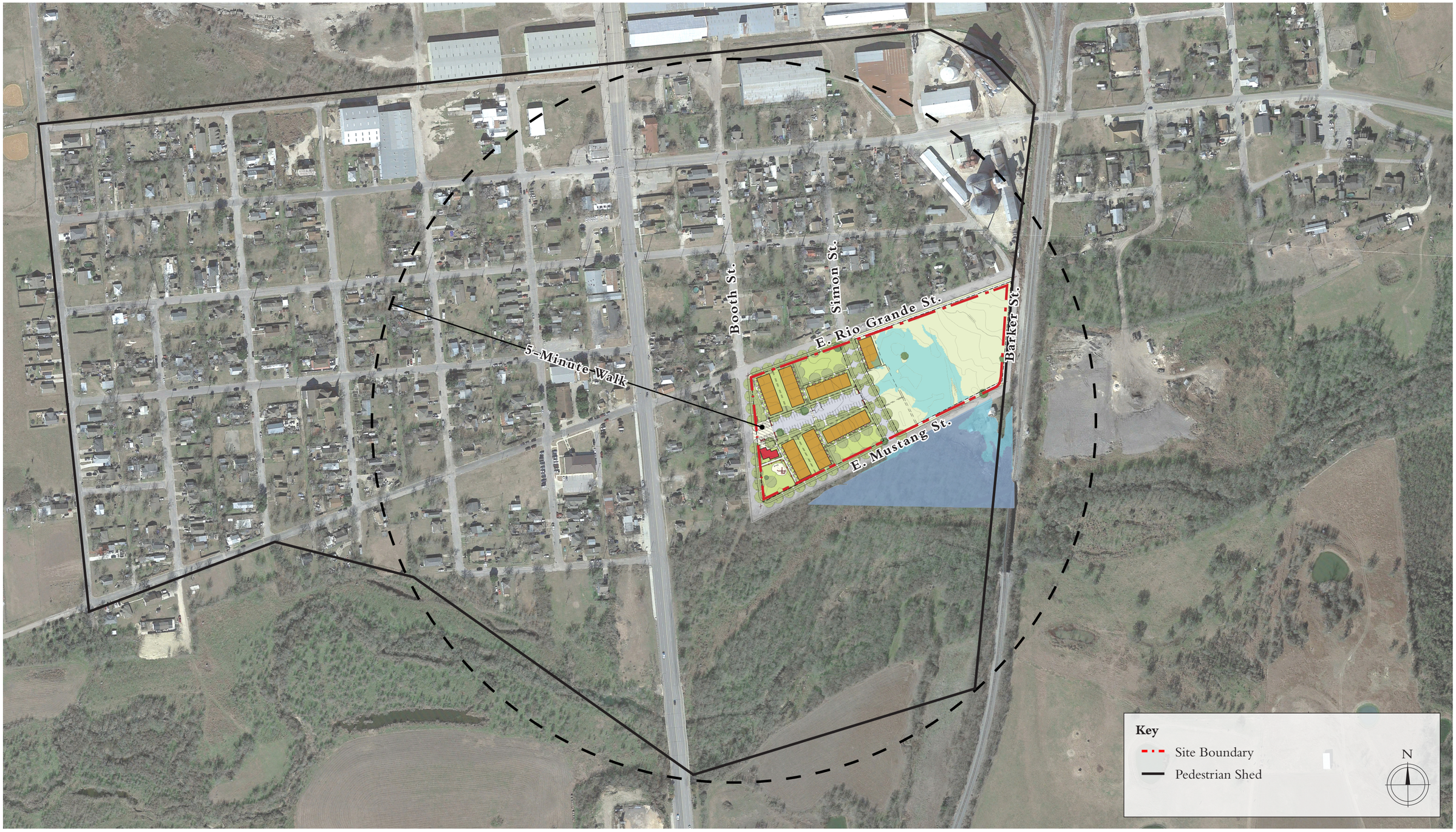






Guilford and York Courts **Baltimore, MD.**

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

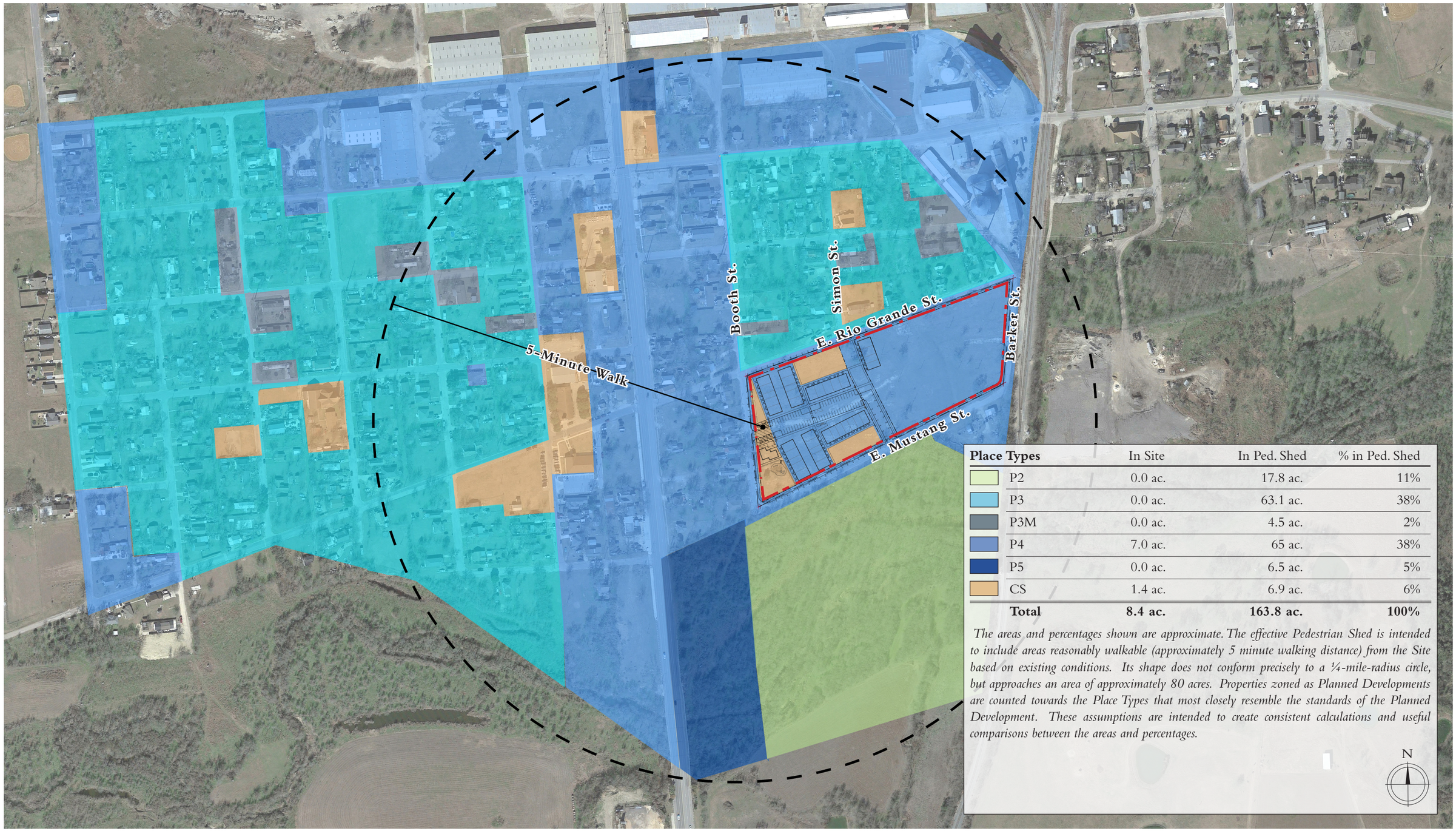
Key

- 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

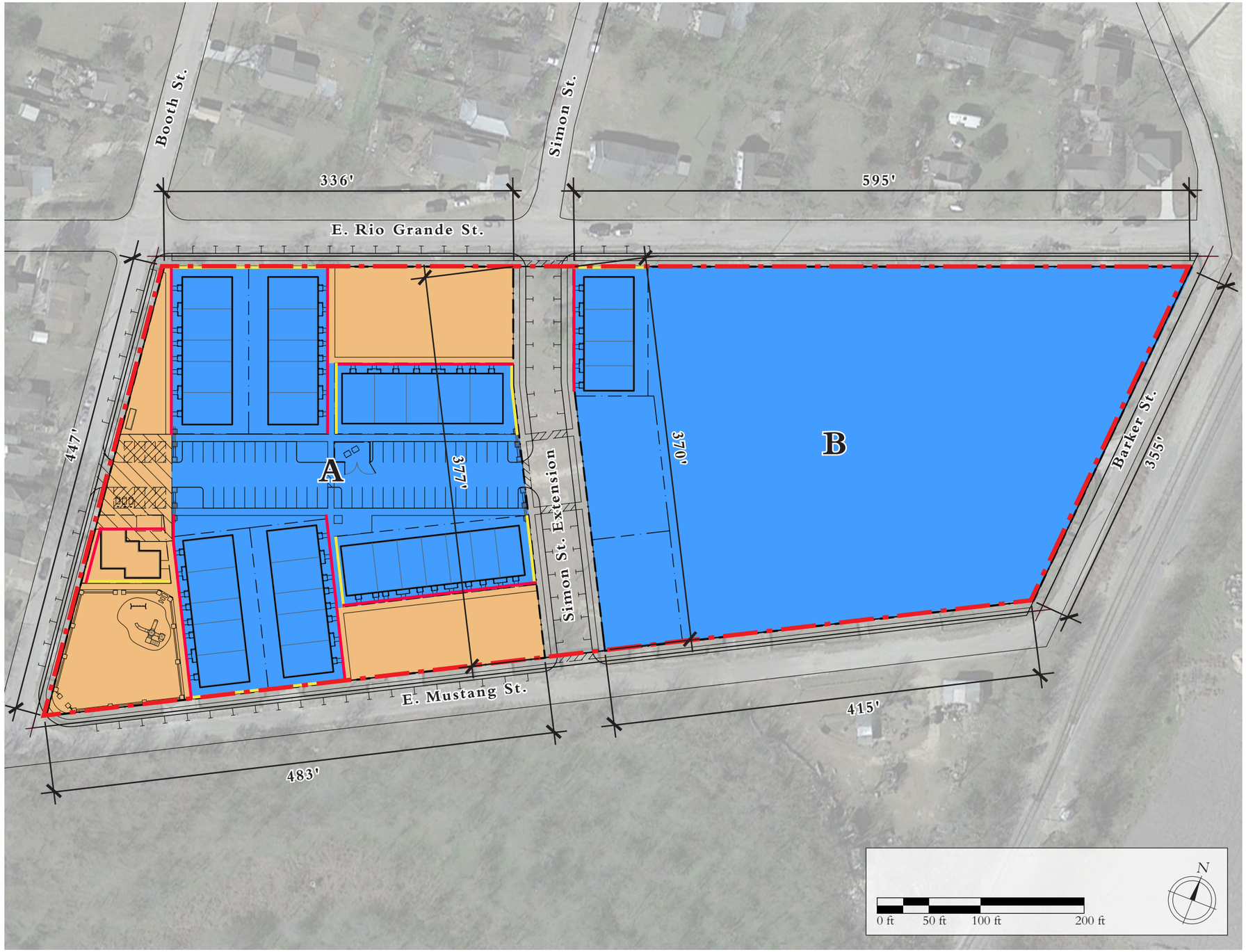

Handicapped accessible parking spaces. Exact location to be determined (Typ.)
Formal Entry Sign adds appeal and welcoming presence to the parcel.
Formal gates on both sides to provide security and aesthetic to the entry way.
Golf carts and parking in the plaza next to the administration for staff use.
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

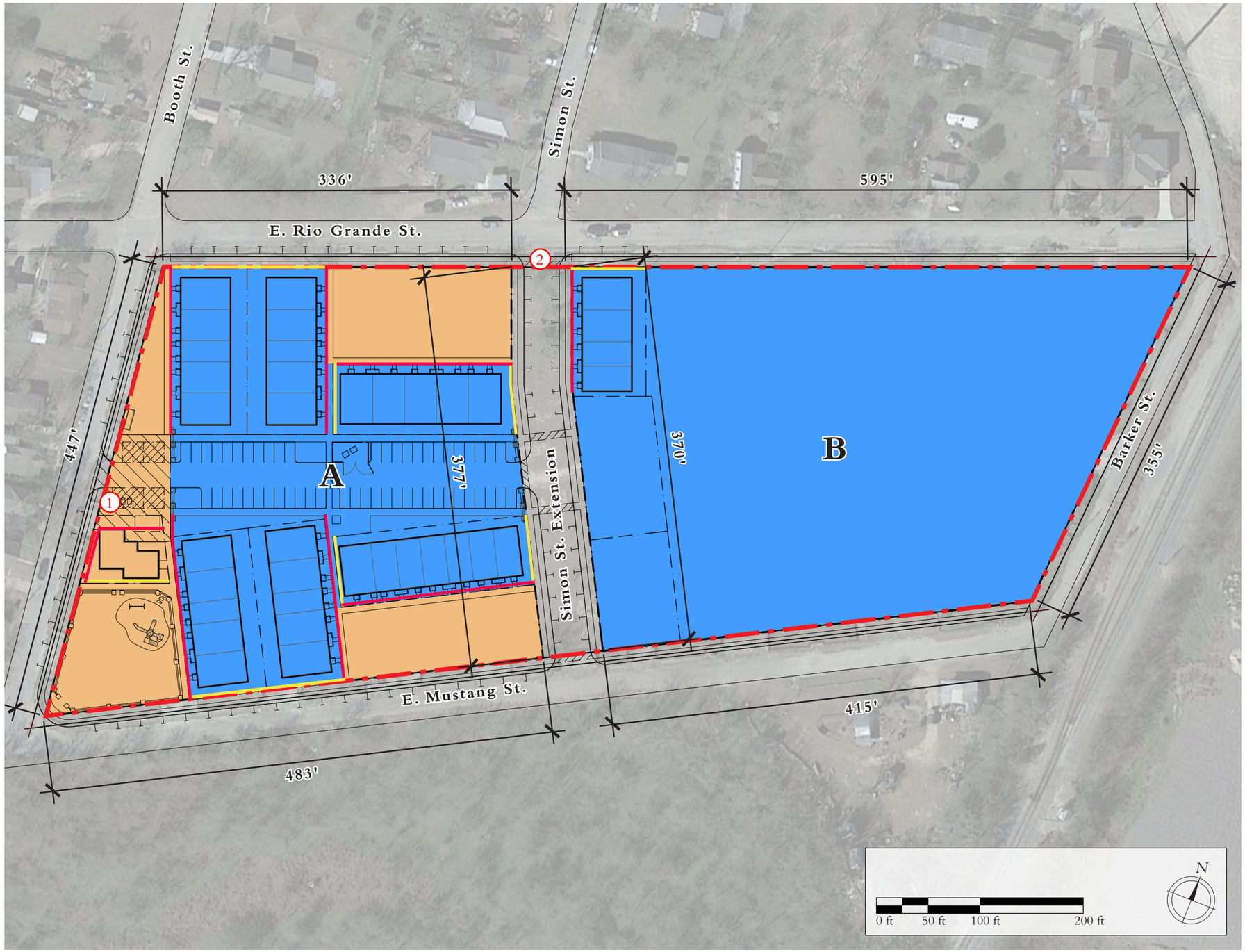


General Standards

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



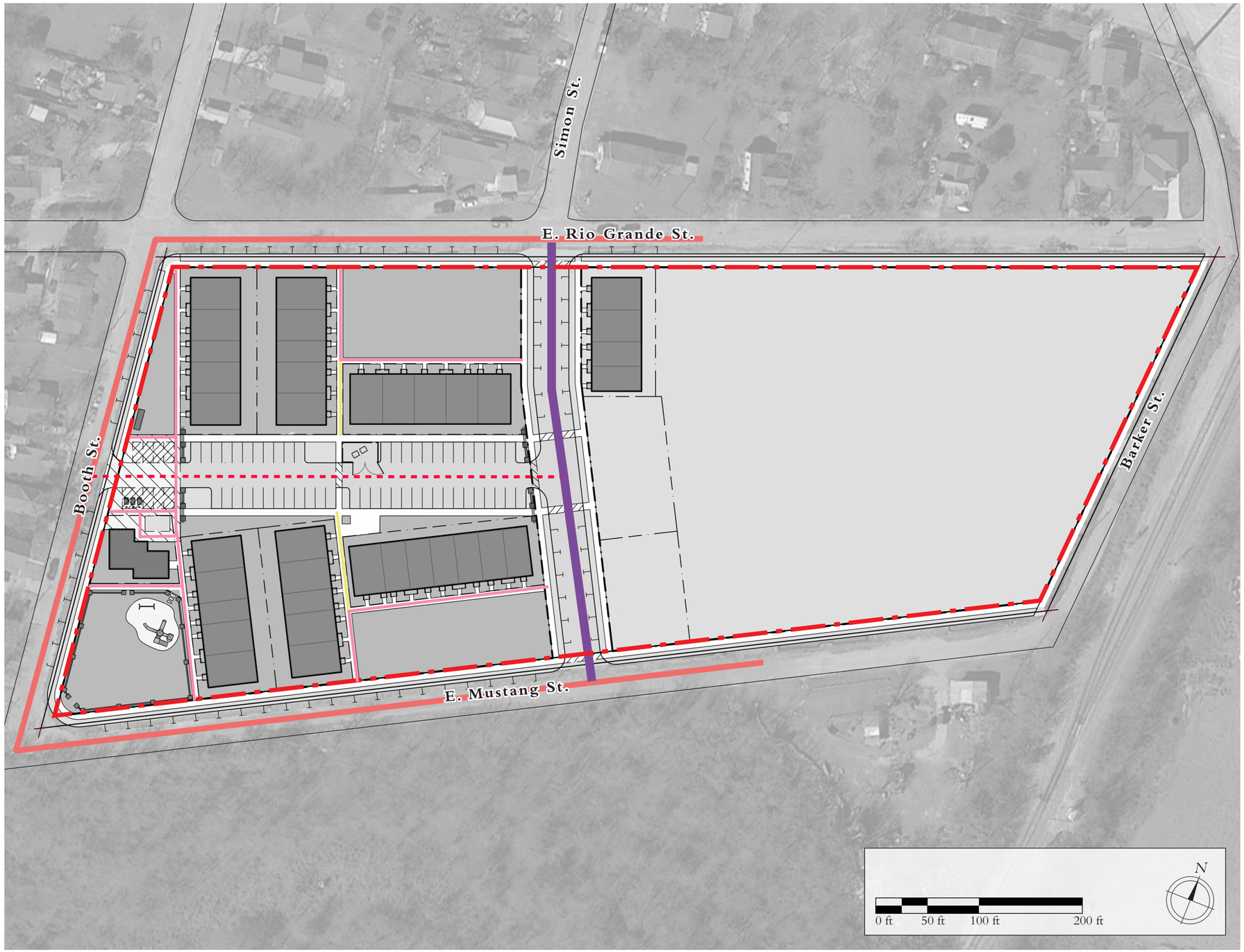
Design-Specific Standards

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

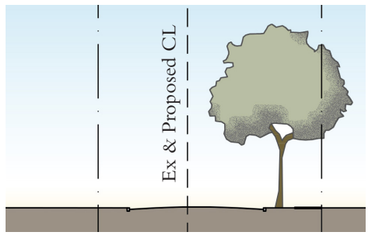


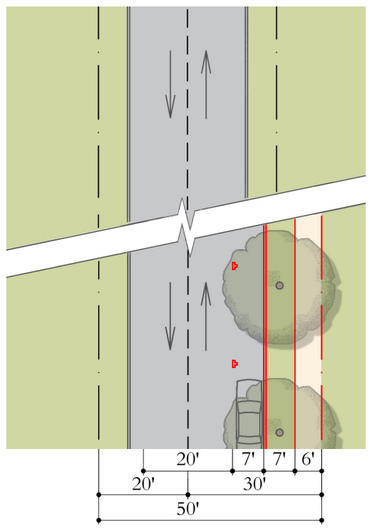
Front Thoroughfare Types

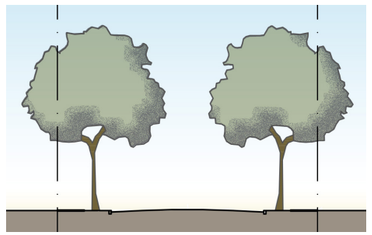
Name
Street Improvements
Simon St. Extended
Path
Sidewalk in Civic Space (*see Civic Space Standards*)

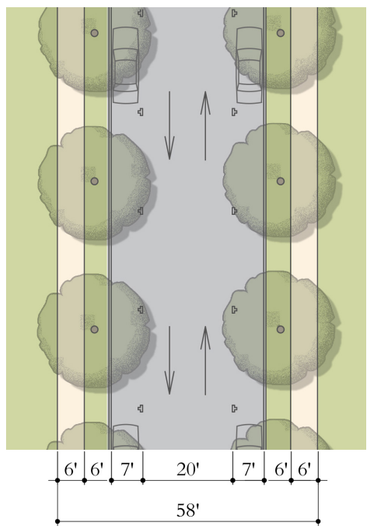
Rear Thoroughfare Types

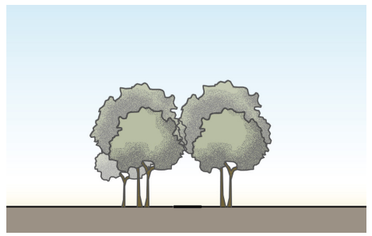
Name
Parking Lot

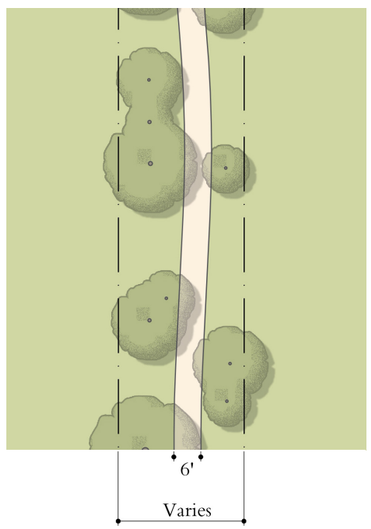


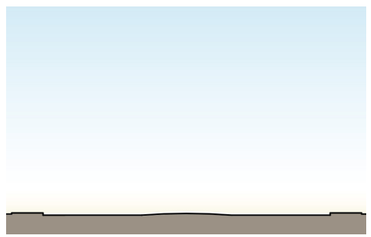


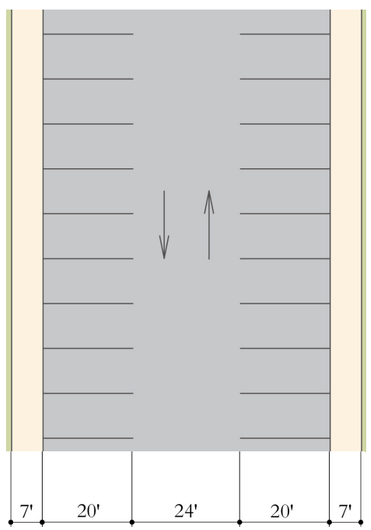












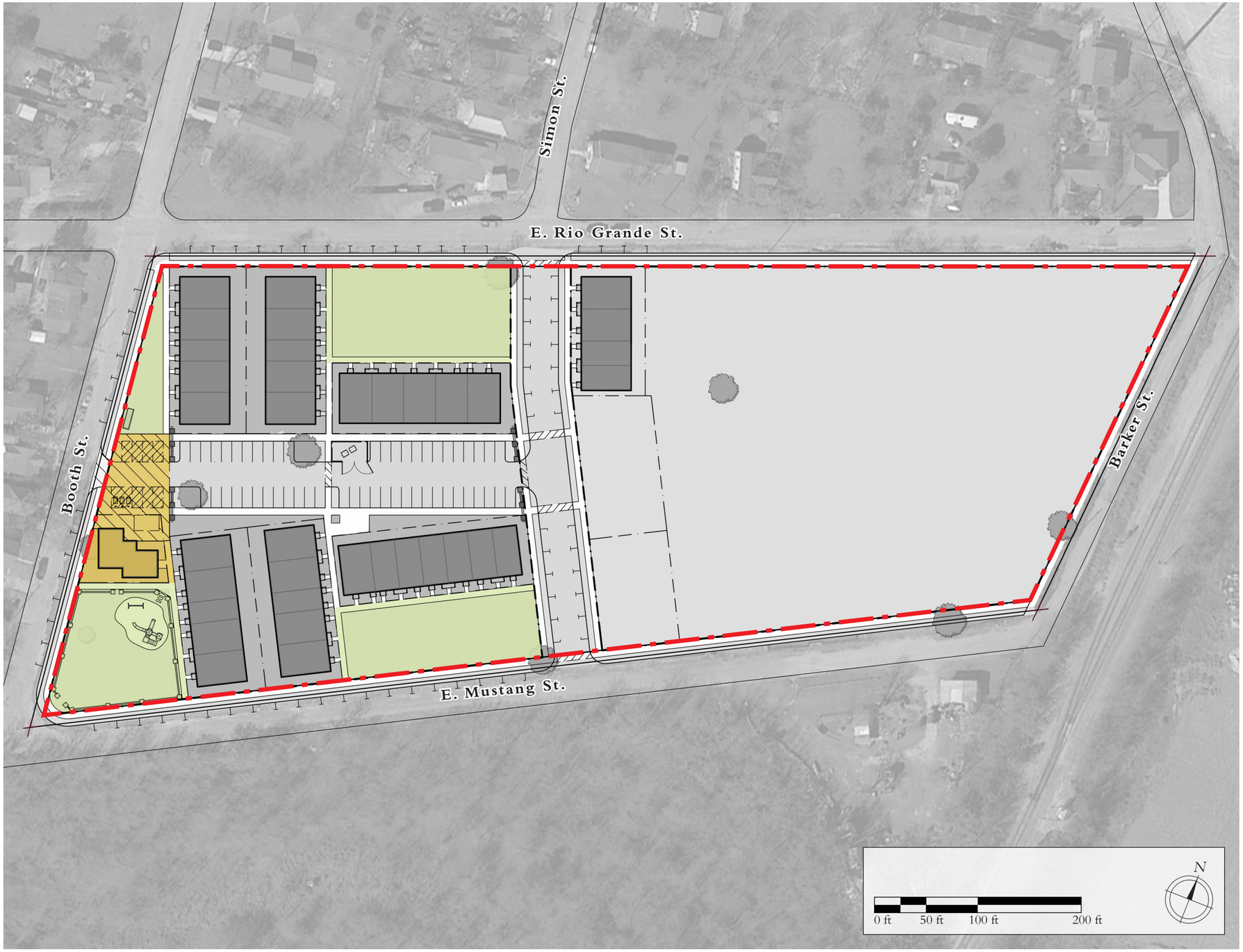
RIO GRANDE ST. BOOTH ST. E. MUSTANG ST. IMPROVEMENTS
Two-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee[i], 25-30 ft. o.c.
6 ft. Sidewalk
Minimum 20 foot clear width
Improvements to existing R.O.W. shown in red.

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



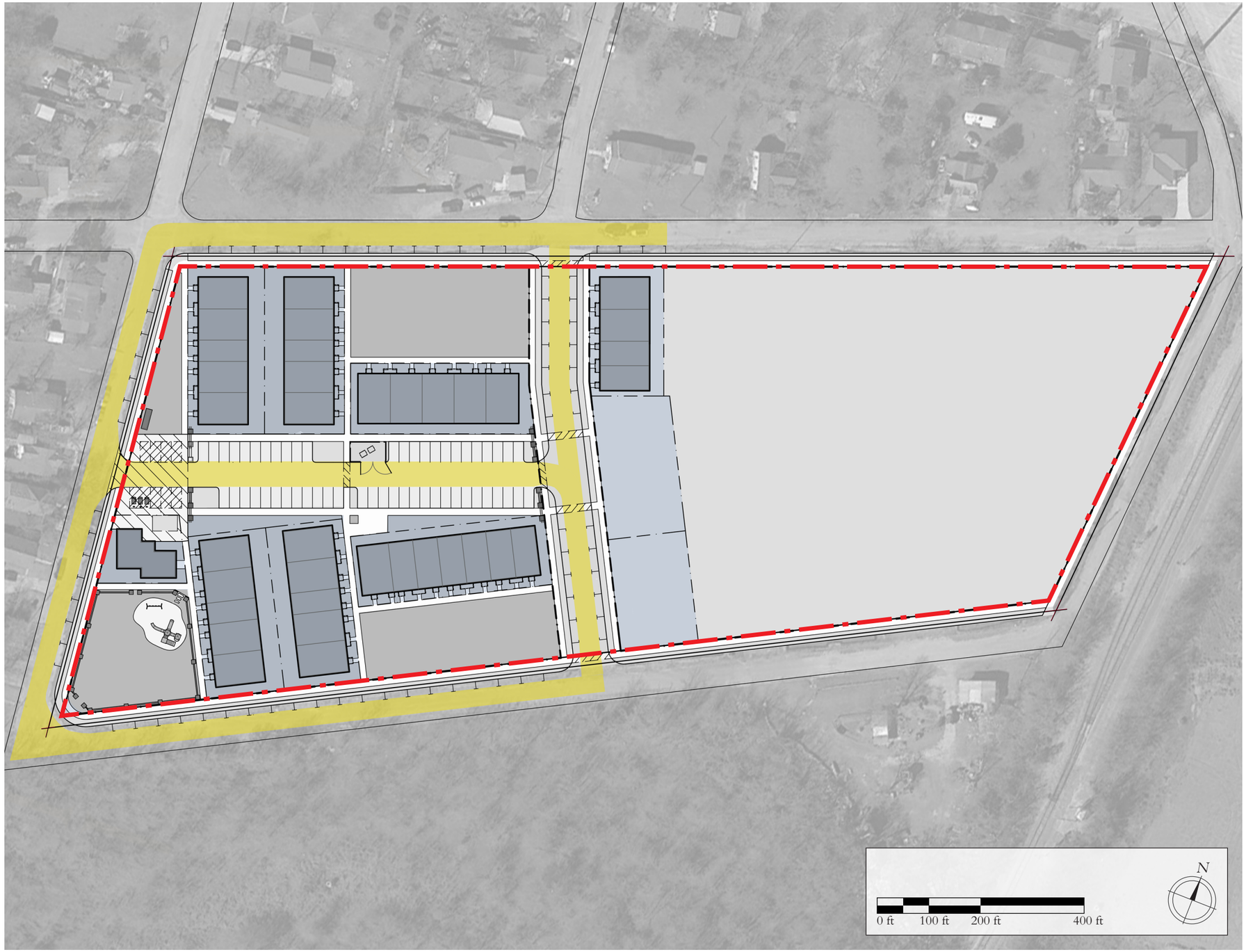
Civic Space Types

- Green
- Plaza

Total Civic Space: **1.4 acres**

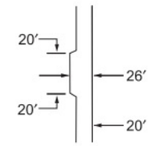
Total Site Area: **8.4 acres**

Civic Space Ratio: **17%**



Fire Apparatus Access Notes

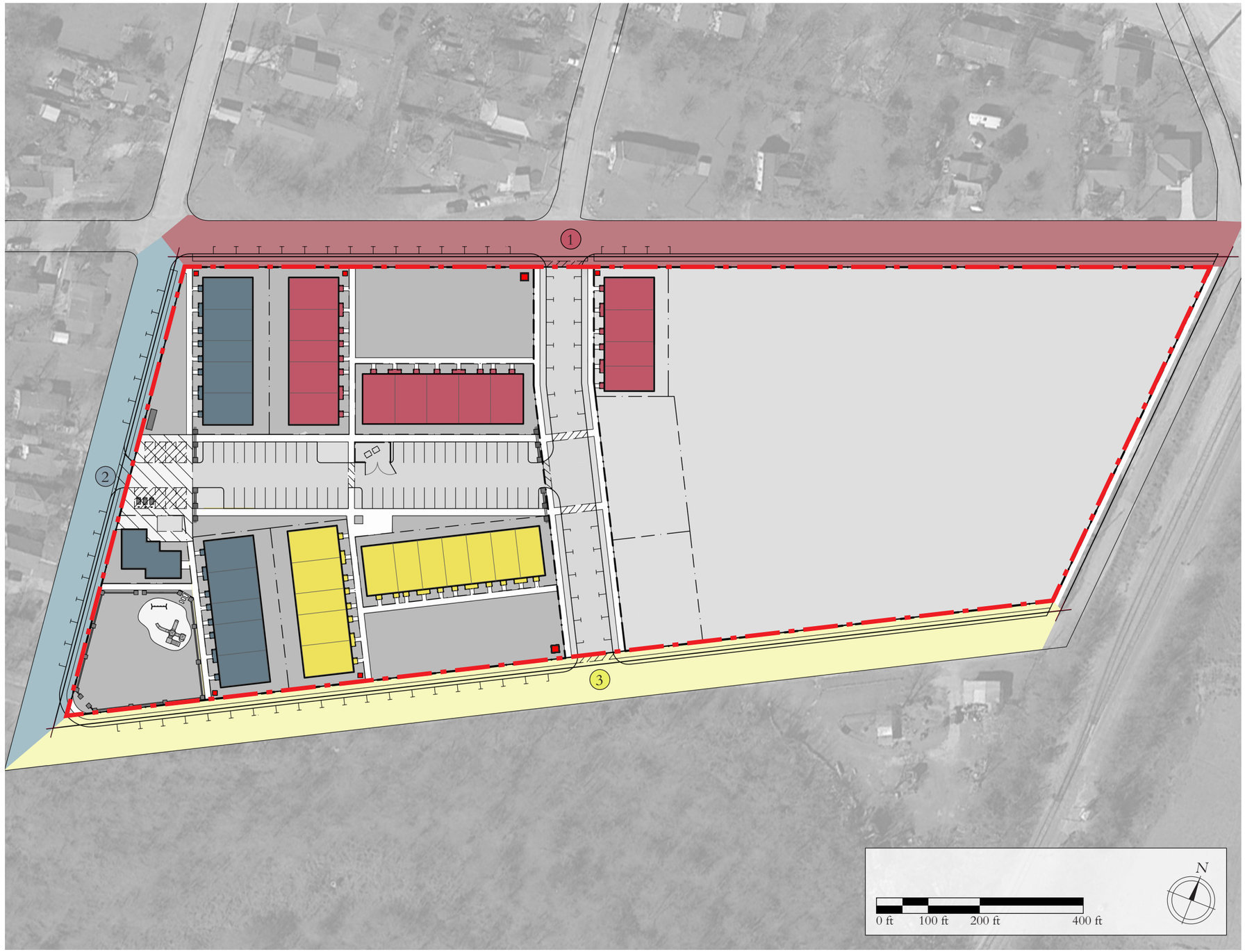
1. Applicants understanding of the relevant standards from these fire apparatus access notes to be confirmed by the City of Taylor.
2. For buildings less than 30 feet tall:
   - Fire Apparatus Access Roads shall be 20 feet clear minimum
3. All Fire Apparatus Access Roads shall have an effective inside 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.



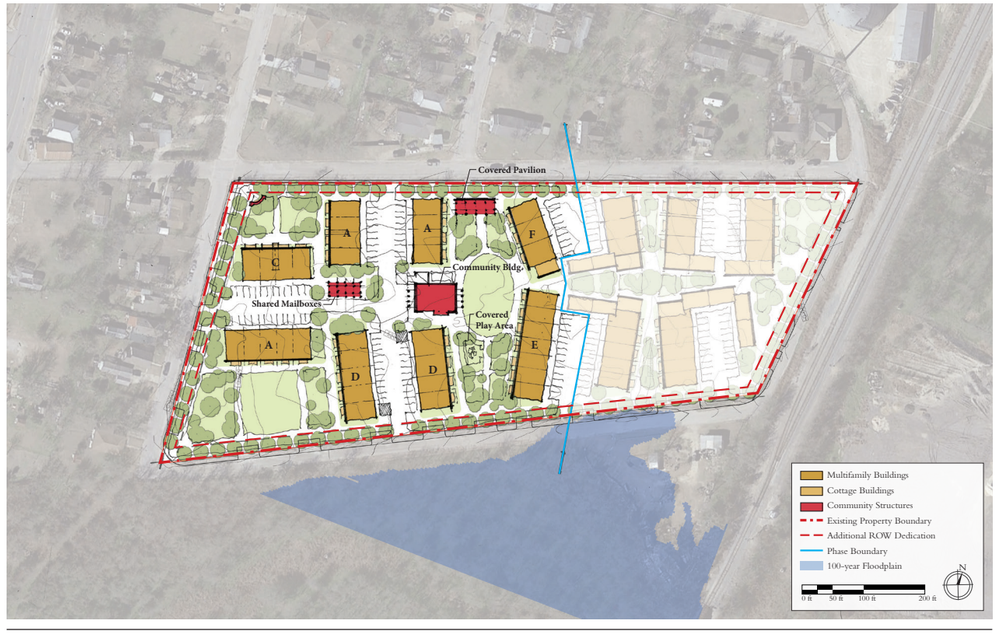


August 01 2023

EARLY CHARRETTE ITERATIONS







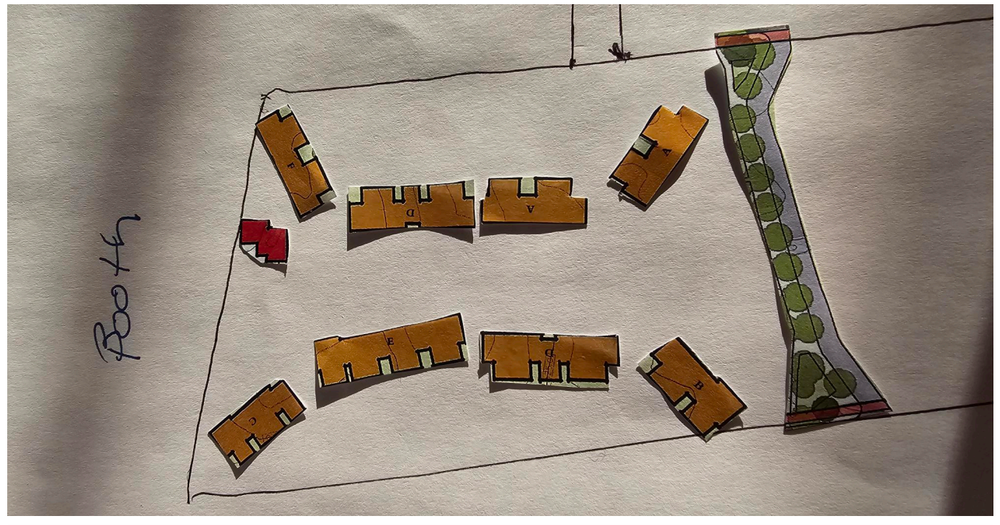
August 04 2023 End of Charrette Design



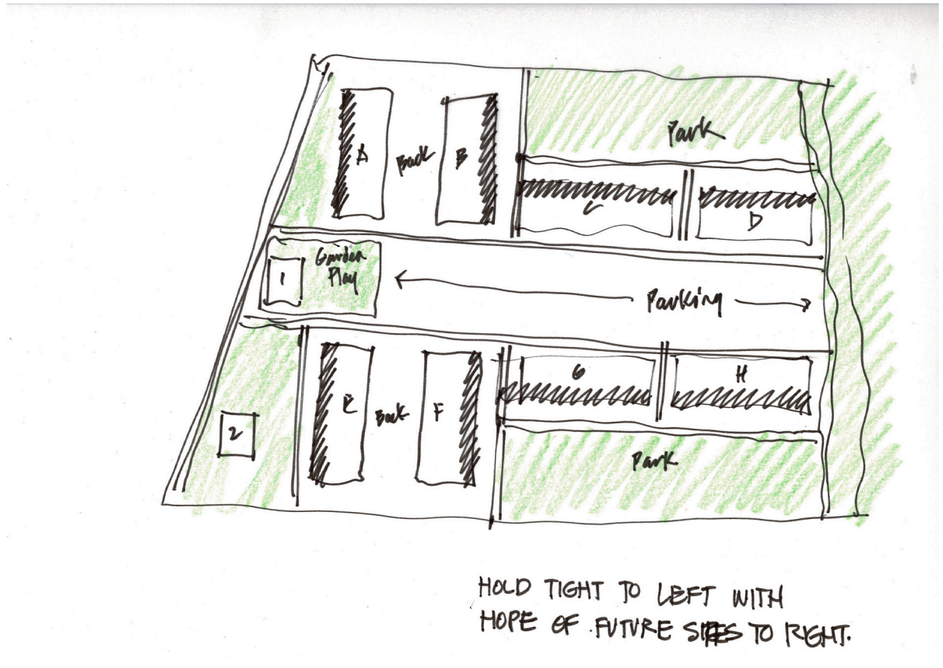
August 24 2023 Post Charrette Iteration



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

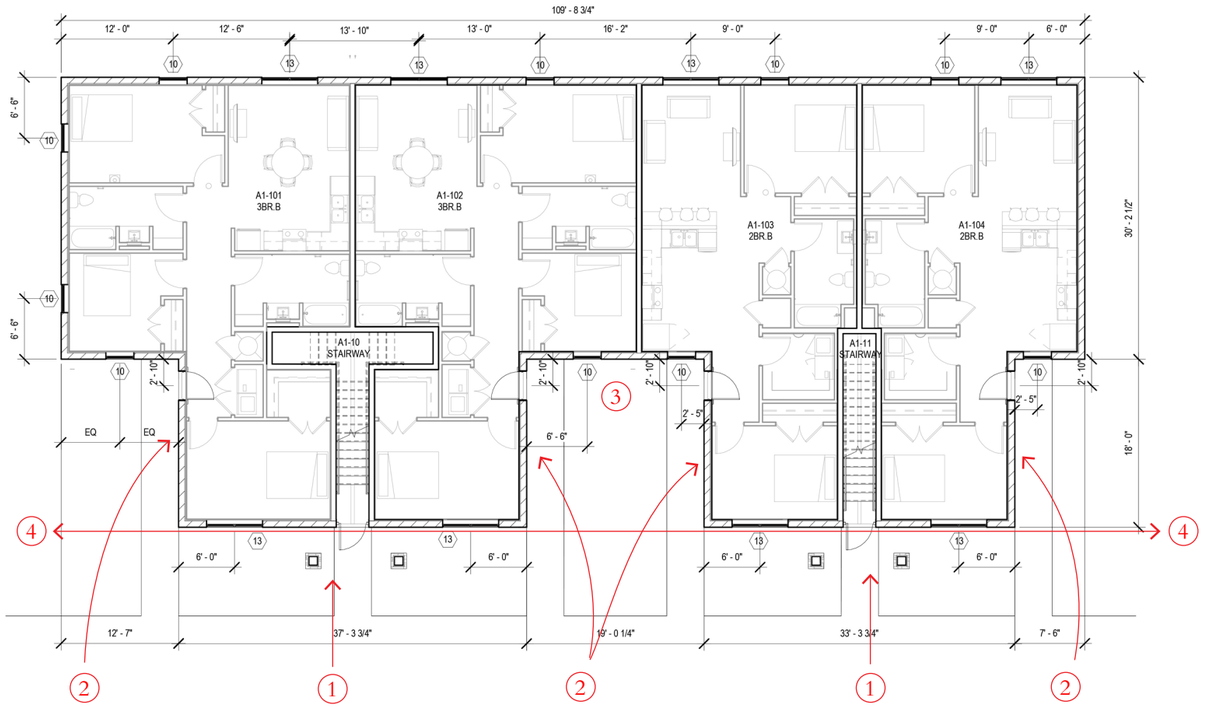


Assumed Parking Ratios		Spaces
Housing Authority Residential	per unit	1.5
Office	per 1,000 SF	3

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**

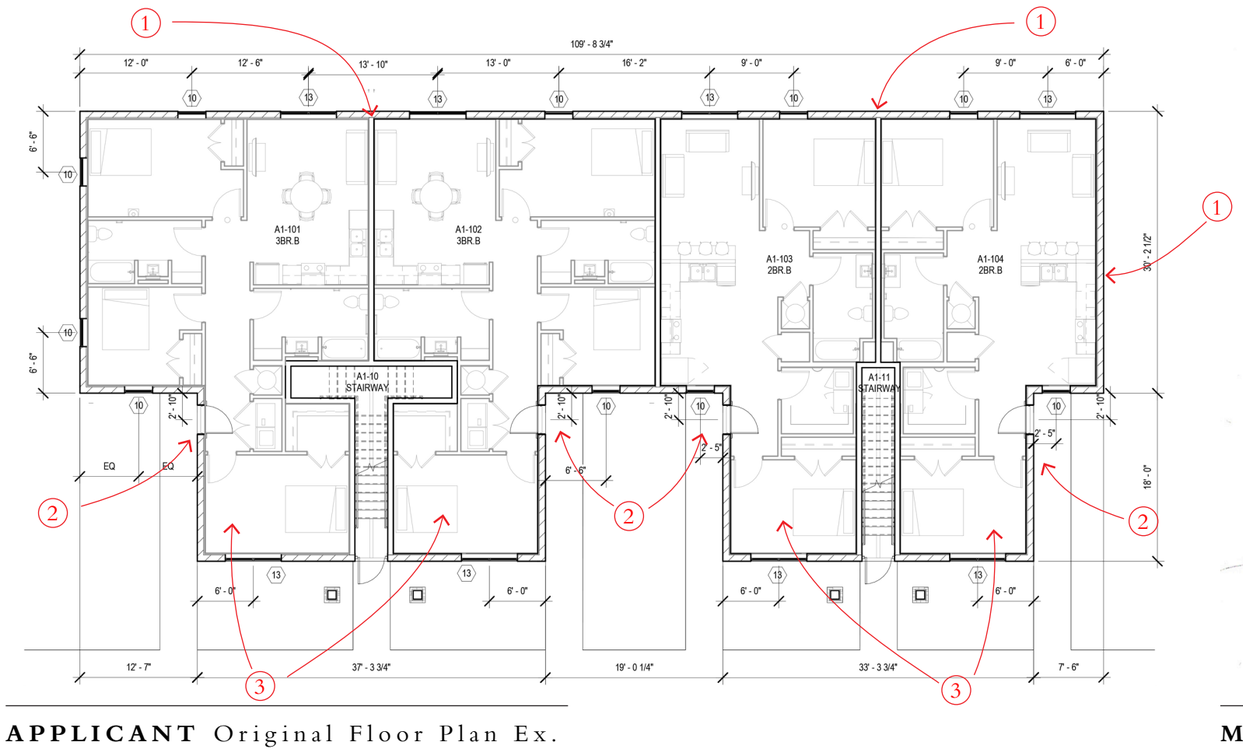
January 05 2024 Post Charrette Iteration



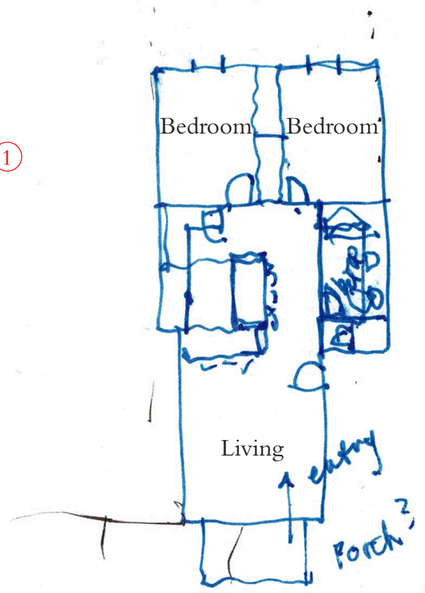
APPLICANT Original Building Plan Ex.

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 conditional 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 an 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. At the time of Site Development Plan and Building Permit applications for this site, the Comments on Urban Standards included on page X.6 of the Infill Neighborhood Plan shall be addressed and the Architectural Comments on page X.7 should be addressed.

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 2024-23 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. 2024-23, 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

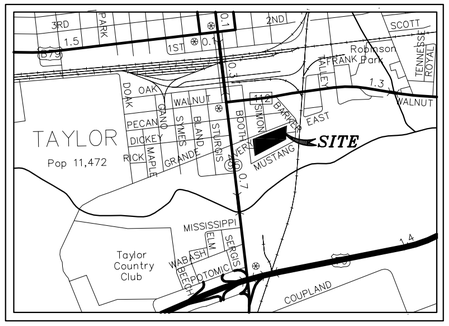
EXHIBIT A

(Legal Description/Survey)

EXHIBIT B

(New Neighborhood Plan)

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'

TBM=X ON CURB
ELEVATION =519.61'

BM ID: TO30
ELEVATION =579.82'

S 33°16'03" W
53542.01'

N 70°13'54" E
1.82'

520.0
525.0
515.0

4' CONC. SDWLK.
CONC. DRAIN
PLATTED LOT LINE
ASPHALT DRVWY.
MAILBOX
CURB
FND. 1/2" IR WITH TLC CAP
FND. 1/2" PIPE
FND. MAG NAIL
FND. MAG WITH INLAND 5050 WASHER
IR E/TLC CAP

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

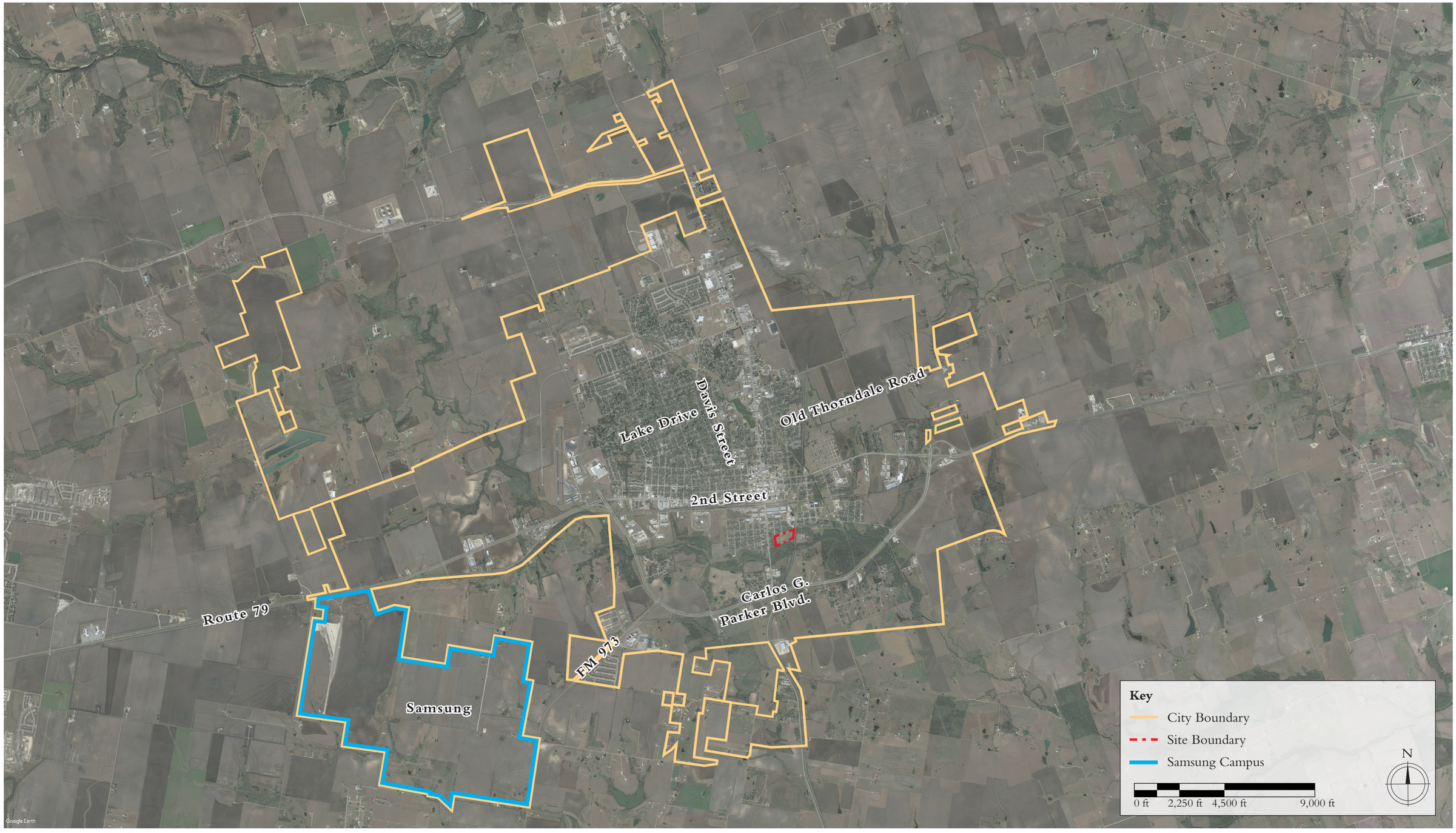
The City of Taylor, Texas

and

The Taylor Housing Authority

by

Michael Watkins Architect, llc


Lake Drive
Davis Street
Old Thorndale Road
2nd Street
Carlos G.
Parker Blvd.
FM 973
Route 79
Samsung
Key
City Boundary
Site Boundary
Samsung Campus
N
0 ft
2,250 ft
4,500 ft
9,000 ft
Google Earth

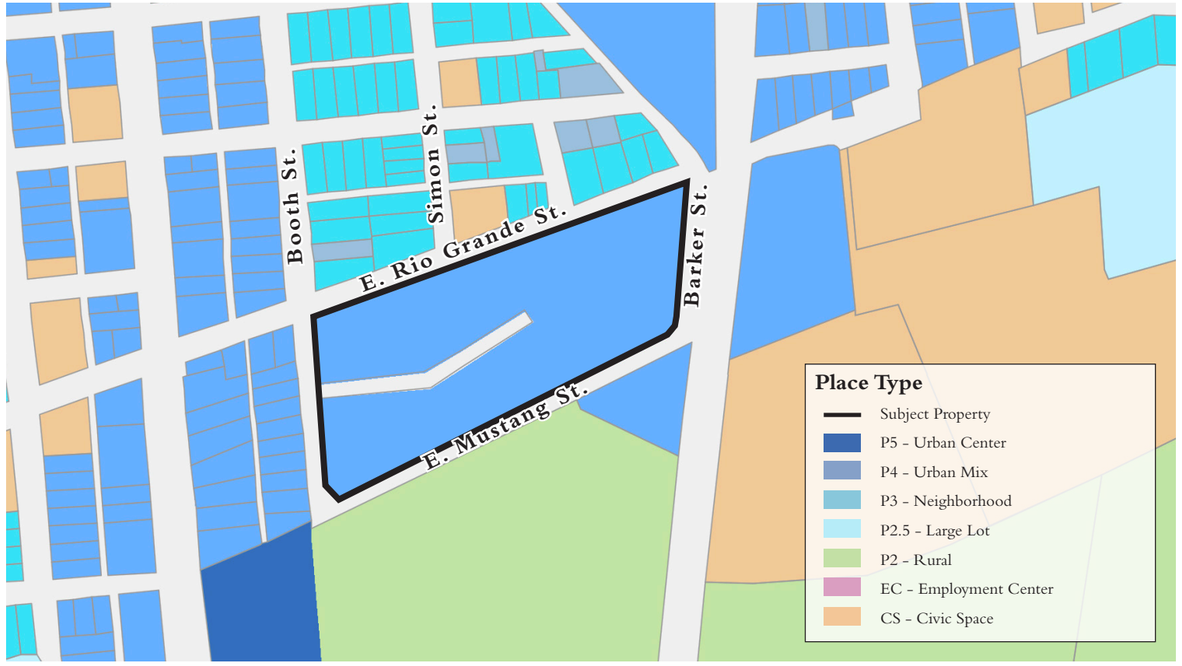


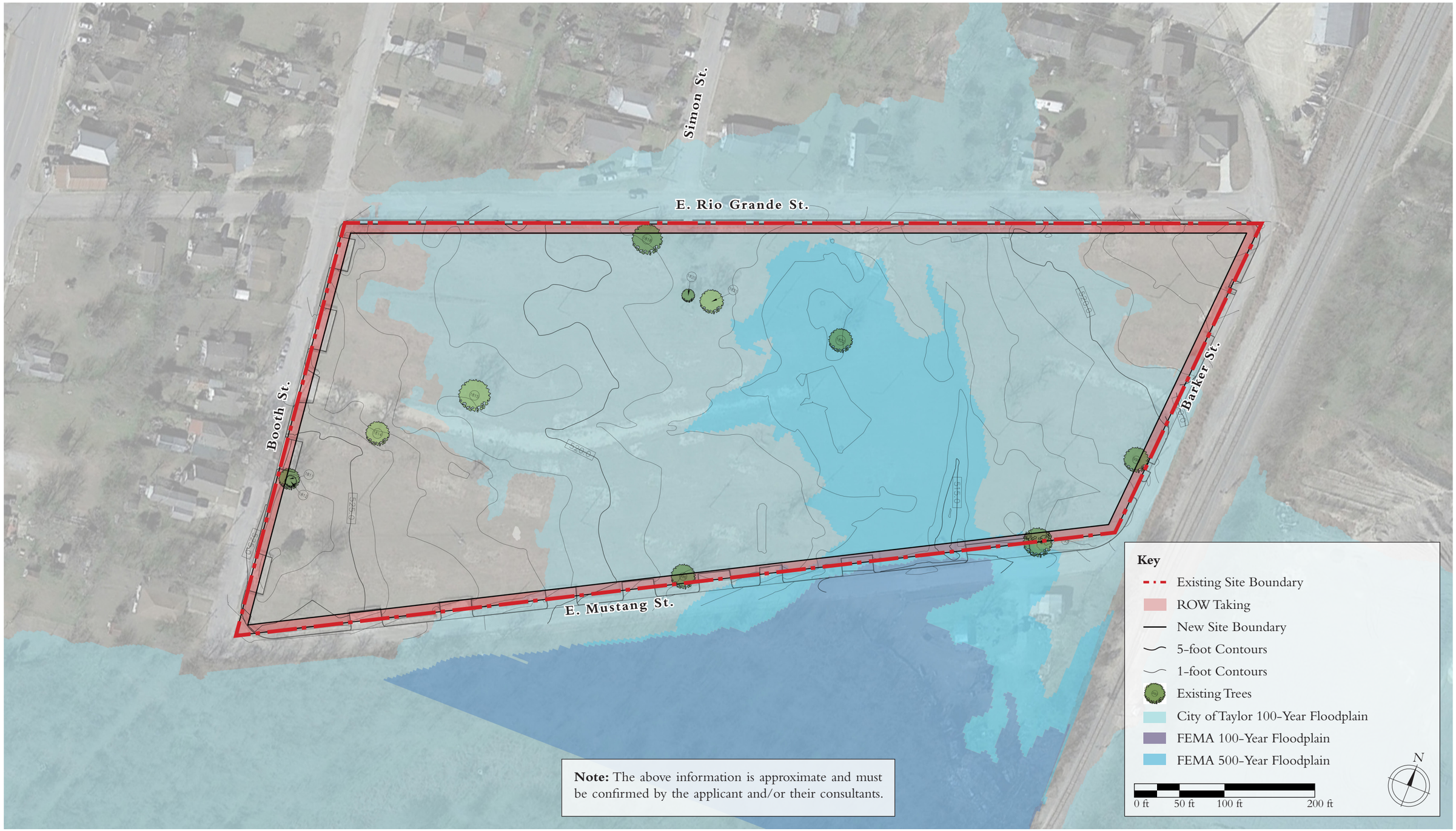
Clarence Perry's Neighborhood Unit Diagram
A Pedestrian Shed (1929)


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

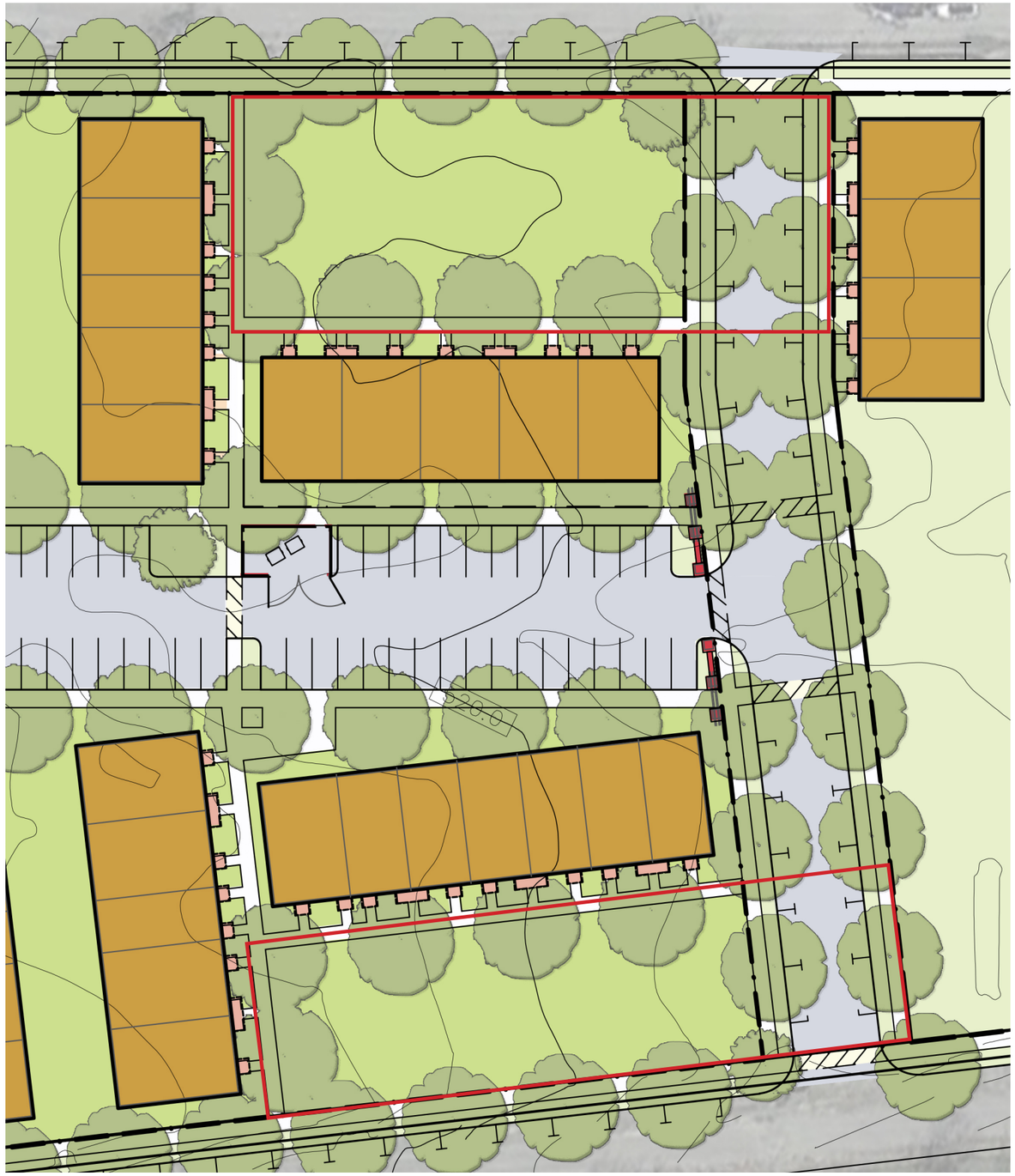
DRAWN BY: WX/ SD
CHECKED BY: KLM/ AOB

SHEET TITLE

SITE PLAN

SHEET NO

A0.00



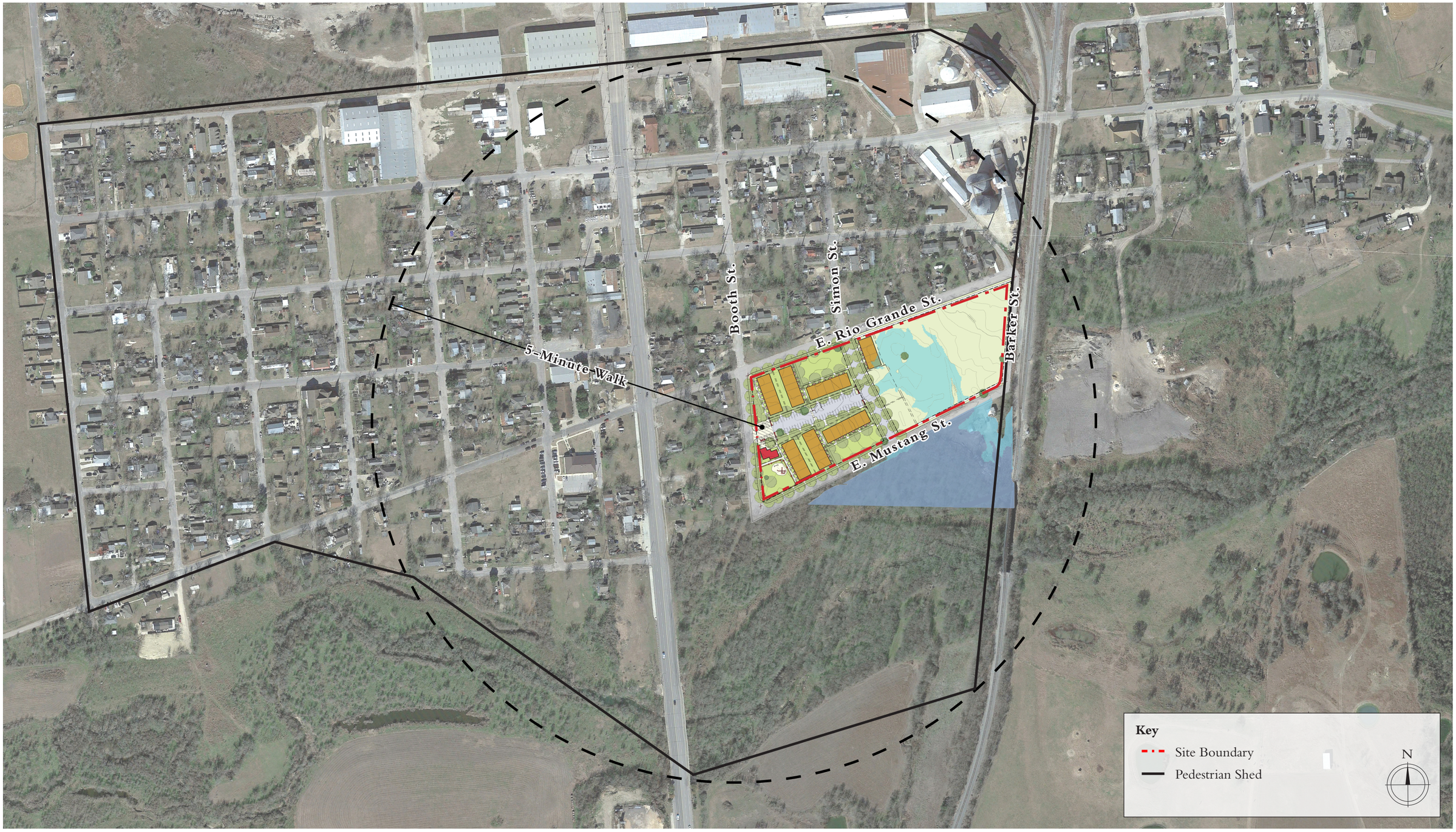






Guilford and York Courts **Baltimore, MD.**

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.


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

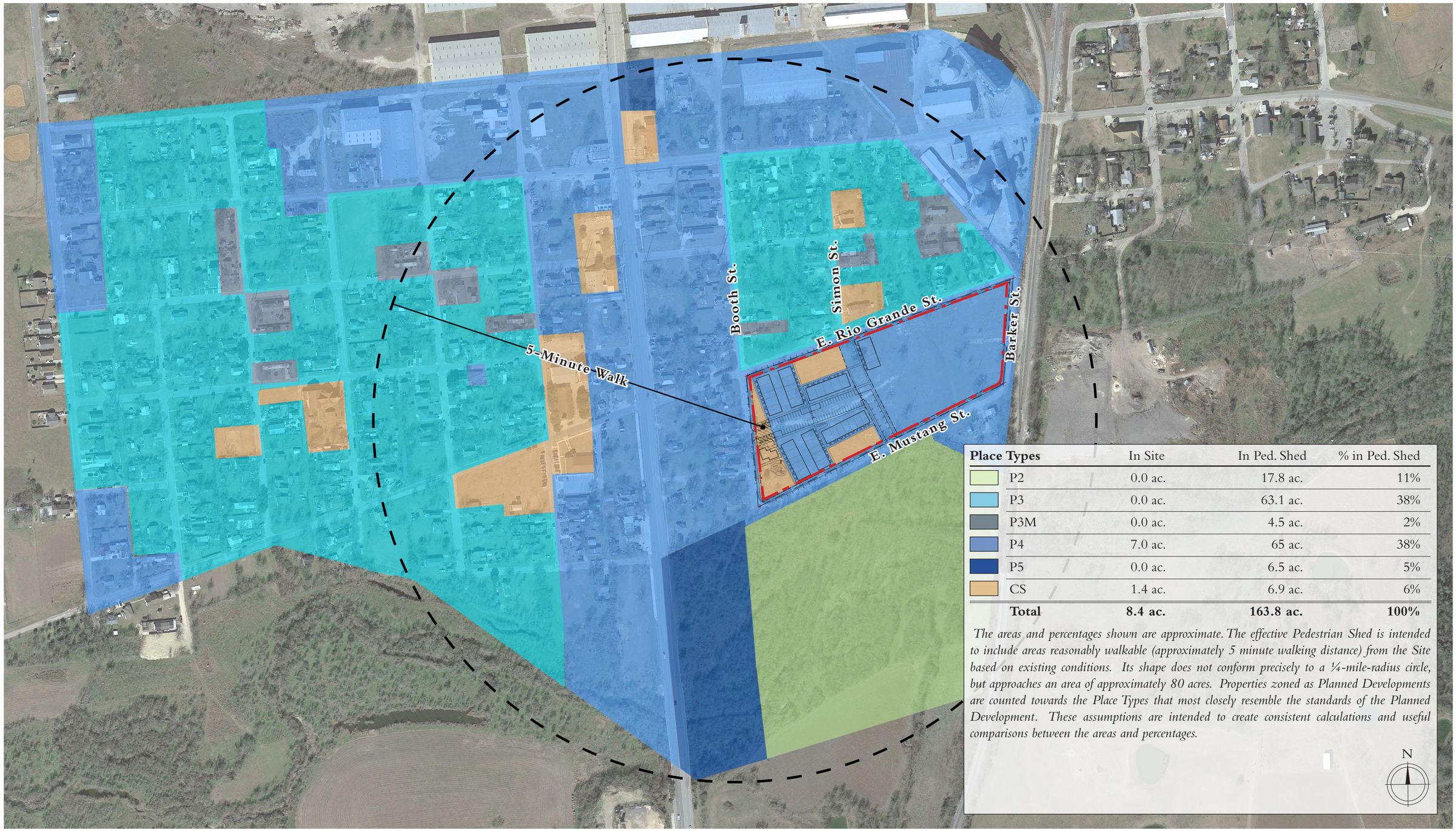
Key

- 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

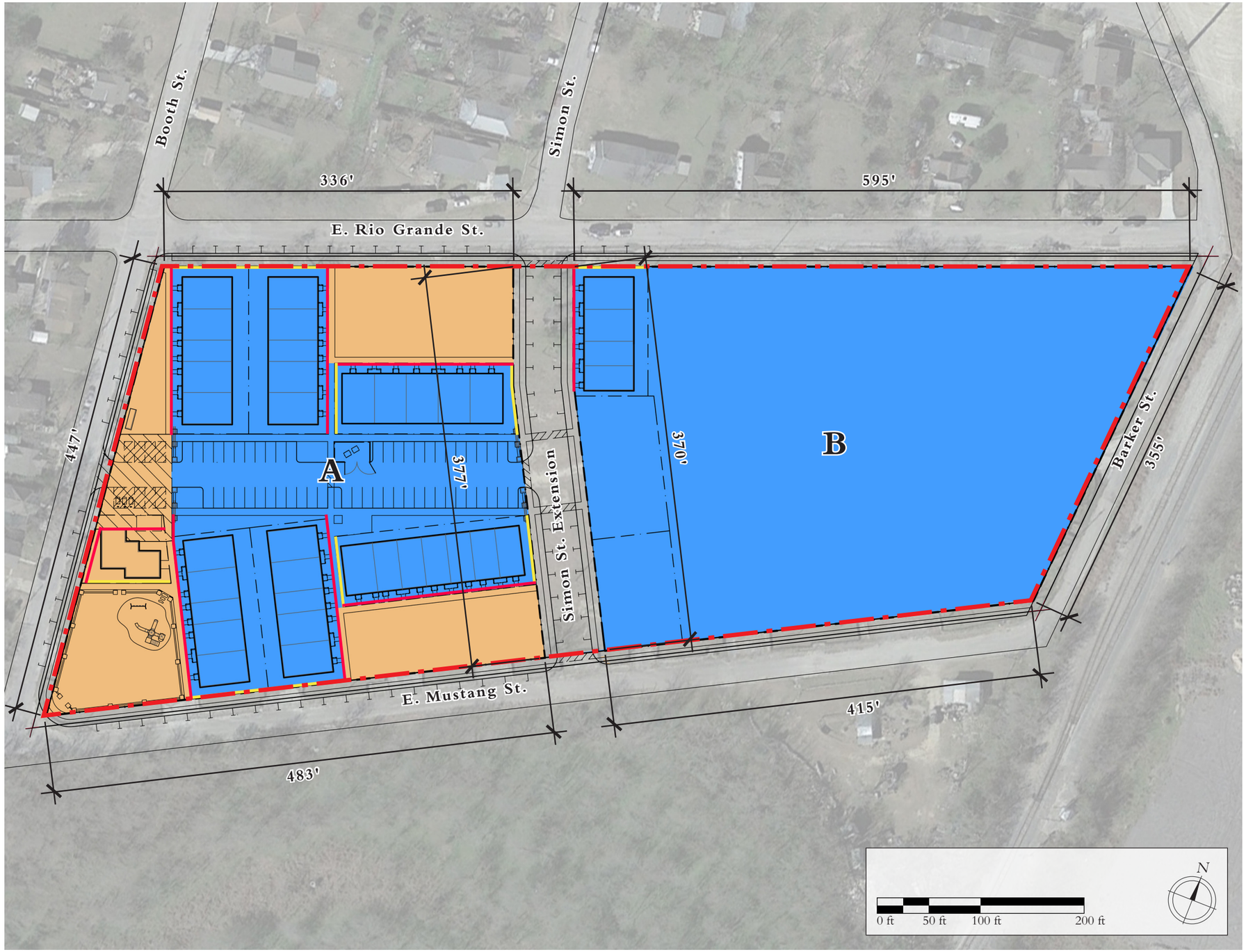

Handicapped accessible parking spaces. Exact location to be determined (Typ.)
Formal Entry Sign adds appeal and welcoming presence to the parcel.
Formal gates on both sides to provide security and aesthetic to the entry way.
Golf carts and parking in the plaza next to the administration for staff use.
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

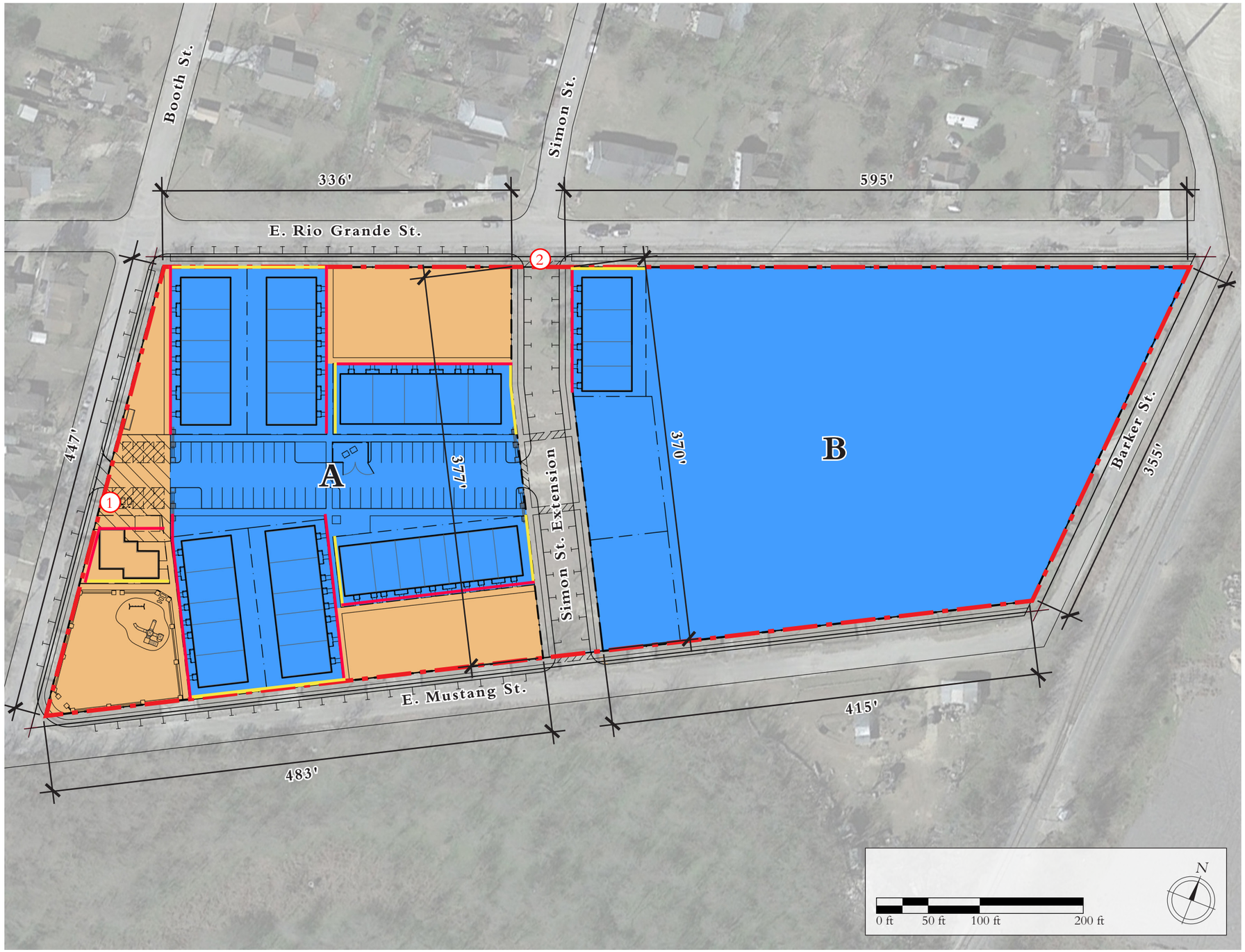


General Standards

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



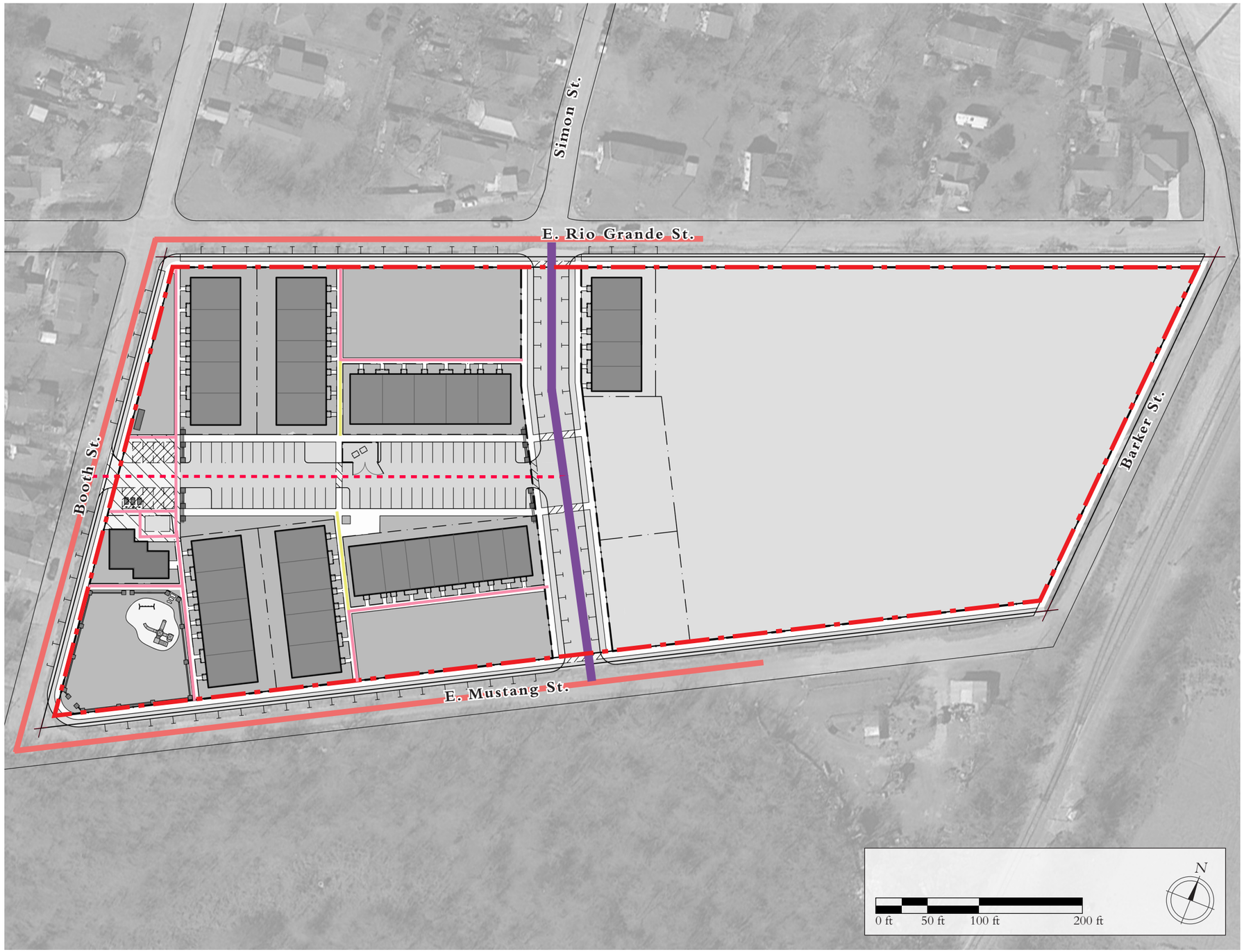
Design-Specific Standards

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

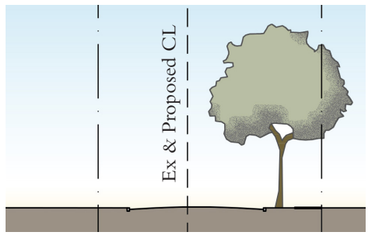


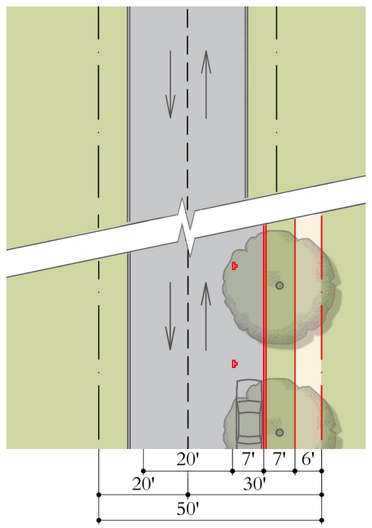
Front Thoroughfare Types

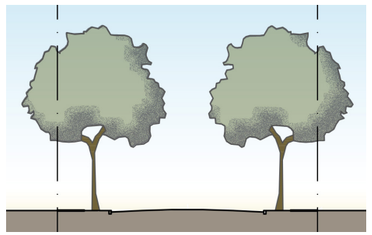
Name
Street Improvements
Simon St. Extended
Path
Sidewalk in Civic Space (*see Civic Space Standards*)

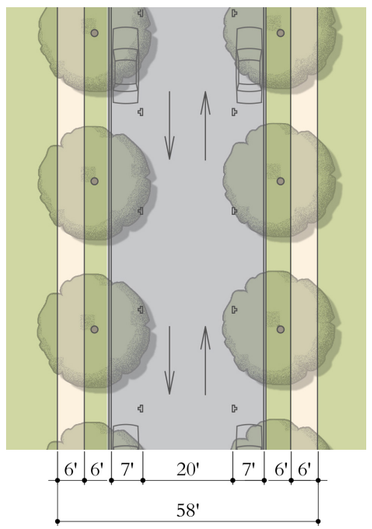
Rear Thoroughfare Types

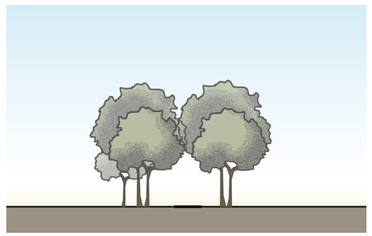
Name
Parking Lot

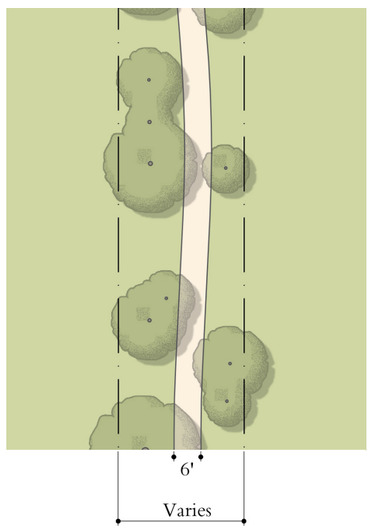


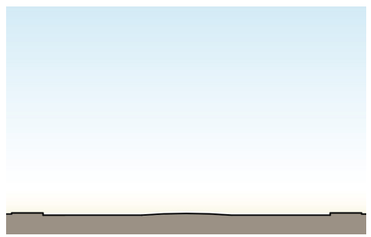


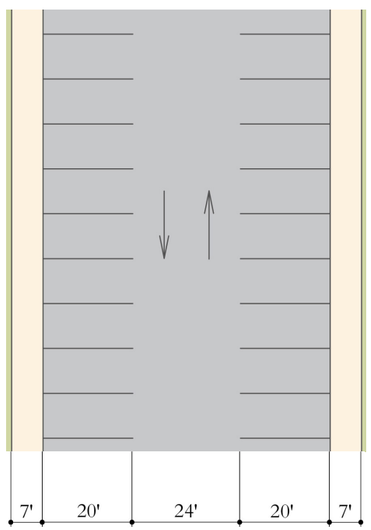




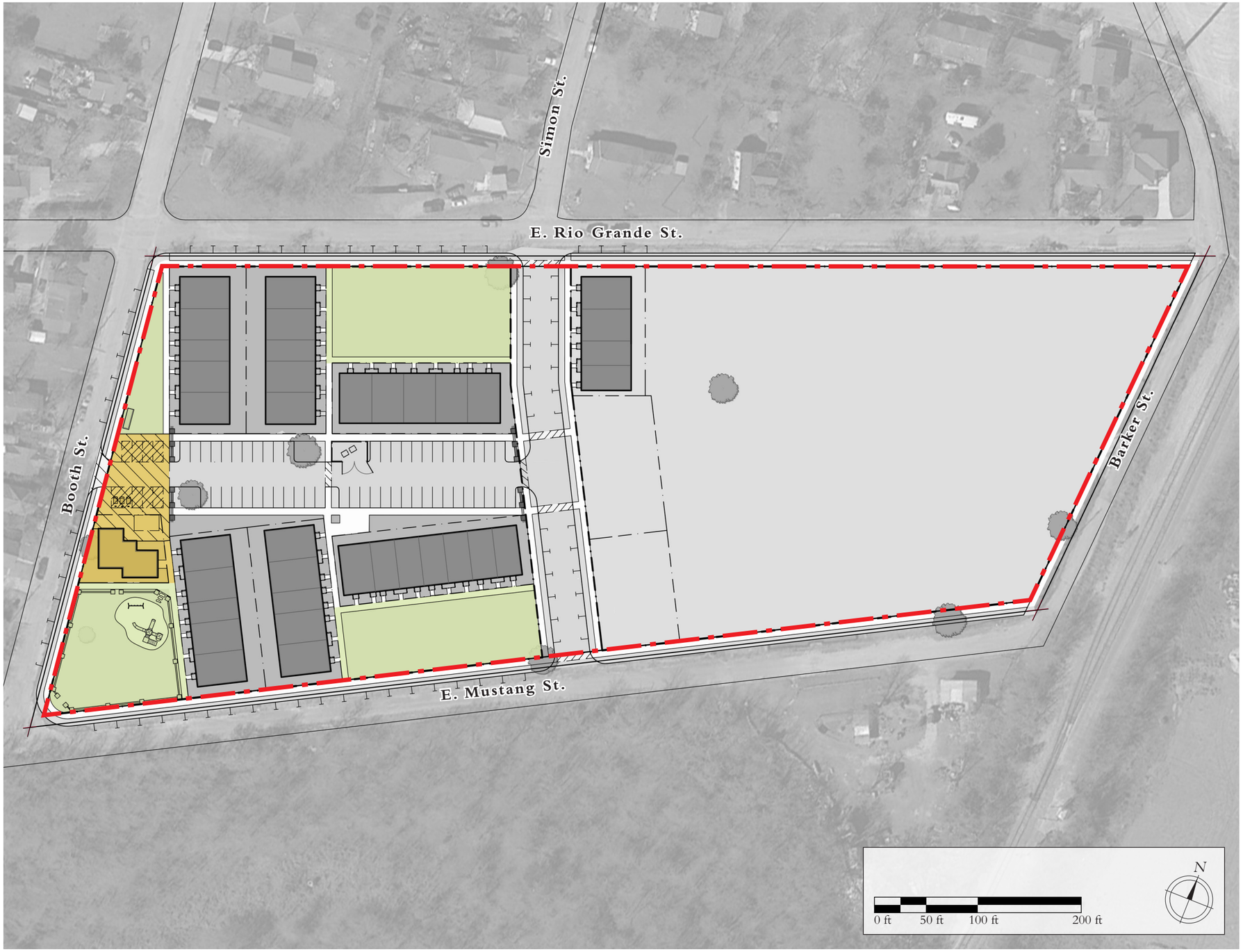








RIO GRANDE ST. BOOTH ST. E. MUSTANG ST. IMPROVEMENTS	SIMON ST. EXTENDED	PATH	PARKING LOT	
Two-Way Traffic	Two-Way Traffic	N/A	Two-Way Traffic	Traffic Lanes
Parking One Side	Parking Both Sides	N/A	Parking Both Sides	Parking Lanes
12 ft. Curb Radius	12 ft. Curb Radius	N/A	15 ft. Curb Radius; Apron at Street	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

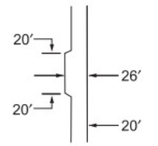
Total Civic Space: **1.4 acres**

Total Site Area: **8.4 acres**

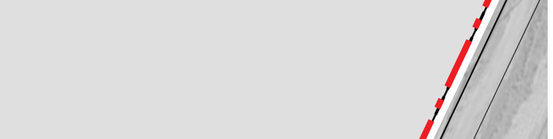
Civic Space Ratio: **17%**

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*).

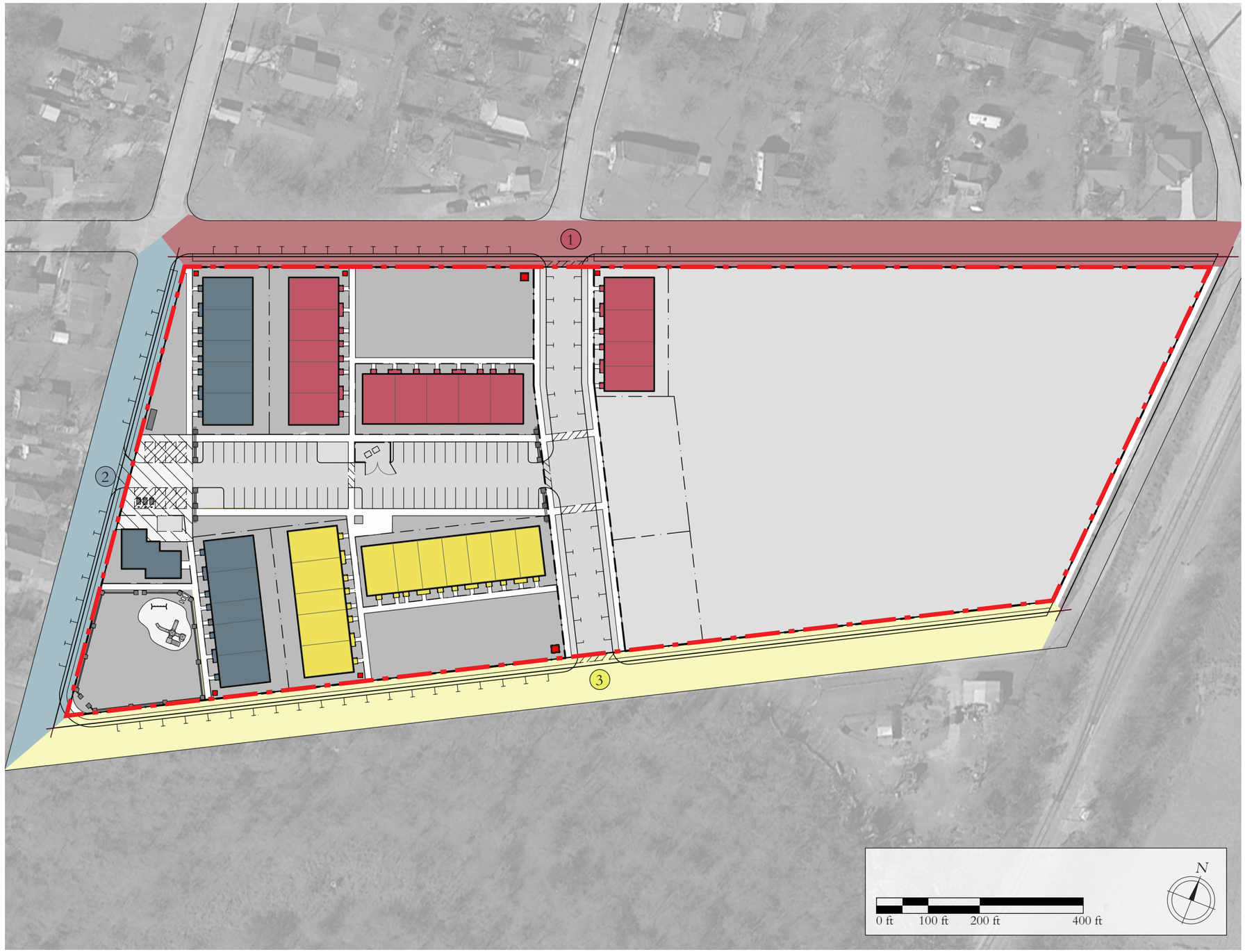


MINIMUM CLEARANCE AROUND A FIRE HYDRANT



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.



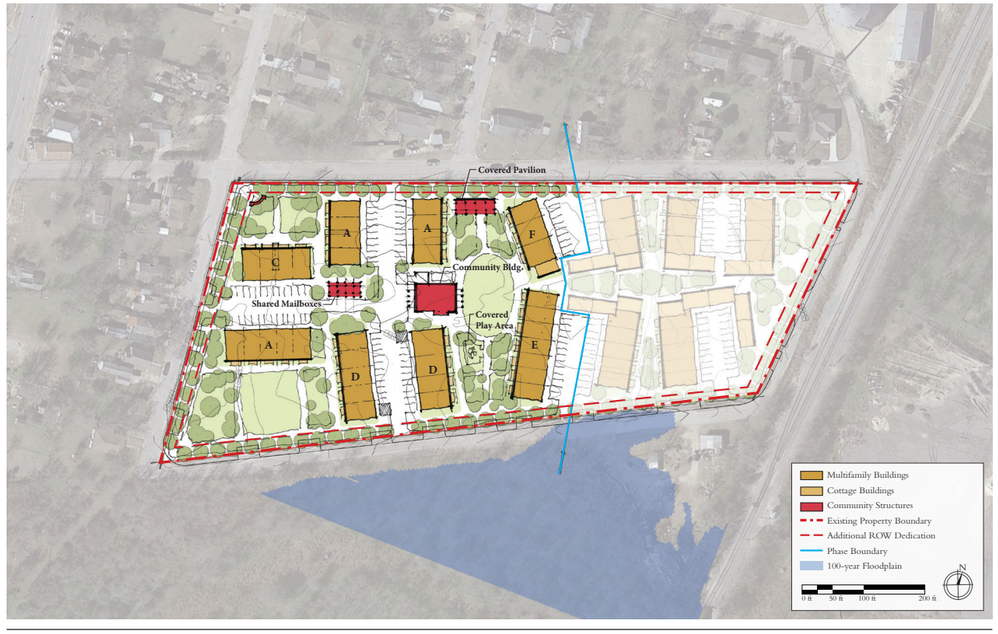


August 01 2023

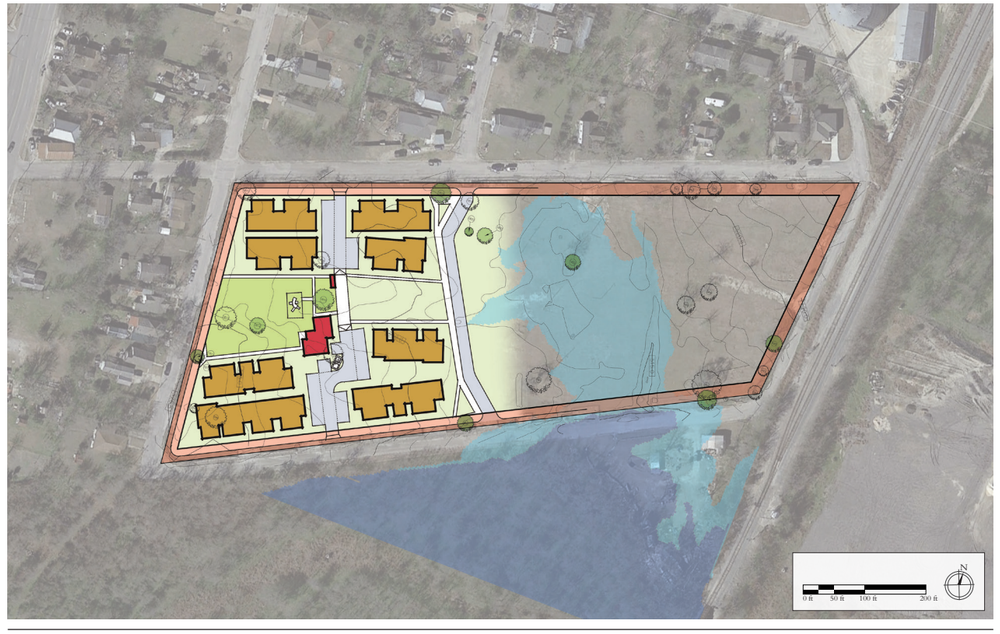
EARLY CHARRETTE ITERATIONS







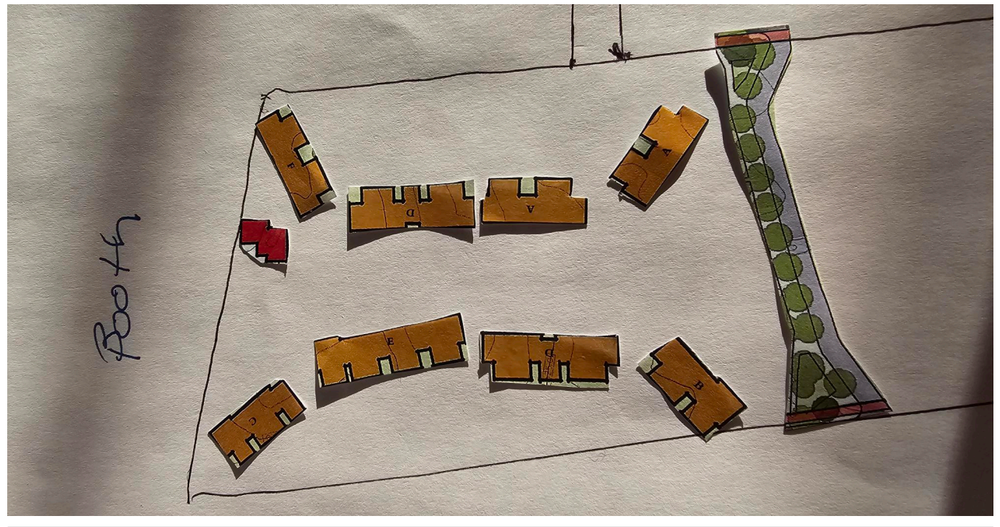
August 04 2023 End of Charrette Design



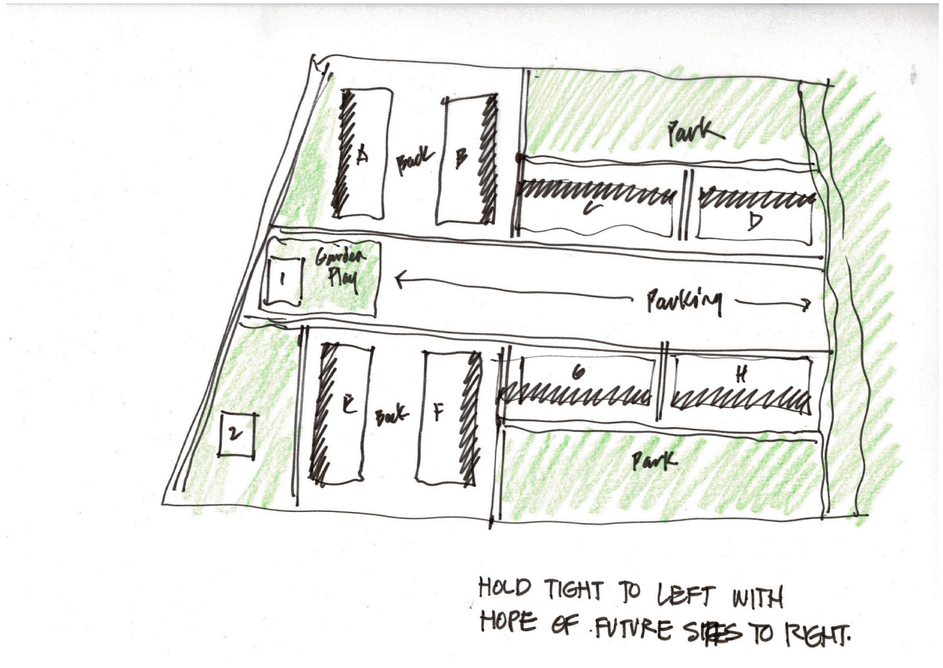
August 24 2023 Post Charrette Iteration



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

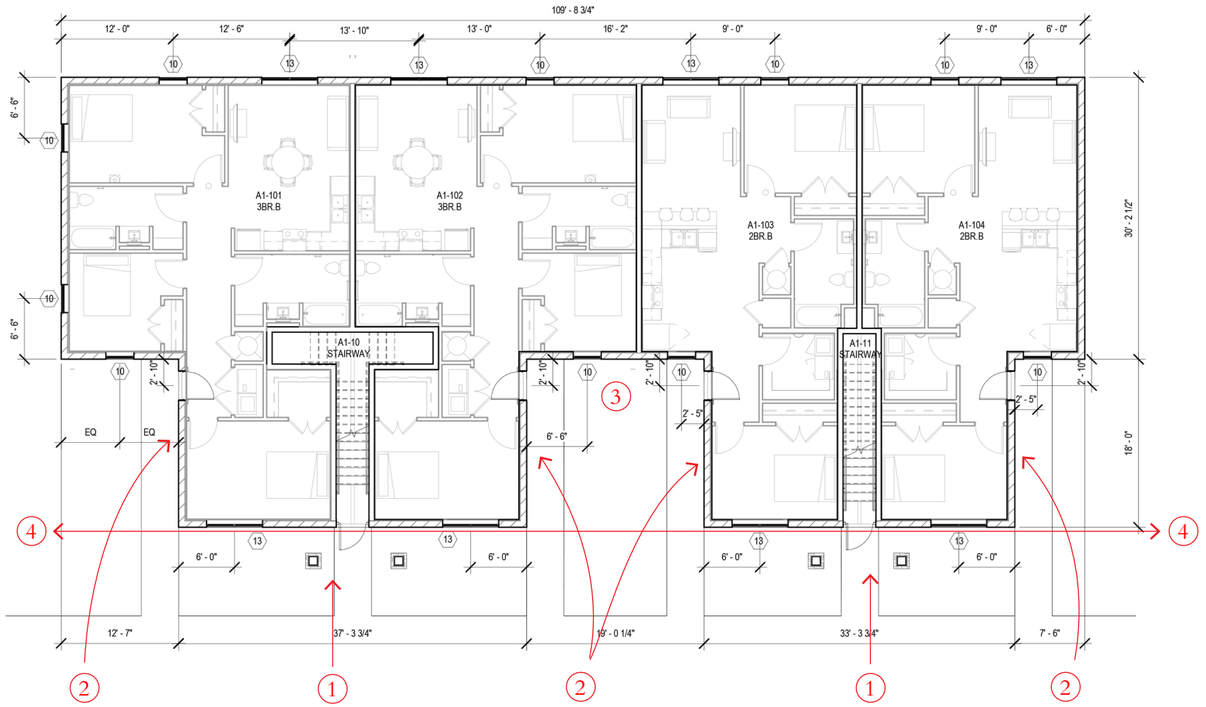


Assumed Parking Ratios		Spaces
Housing Authority Residential	per unit	1.5
Office	per 1,000 SF	3

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**

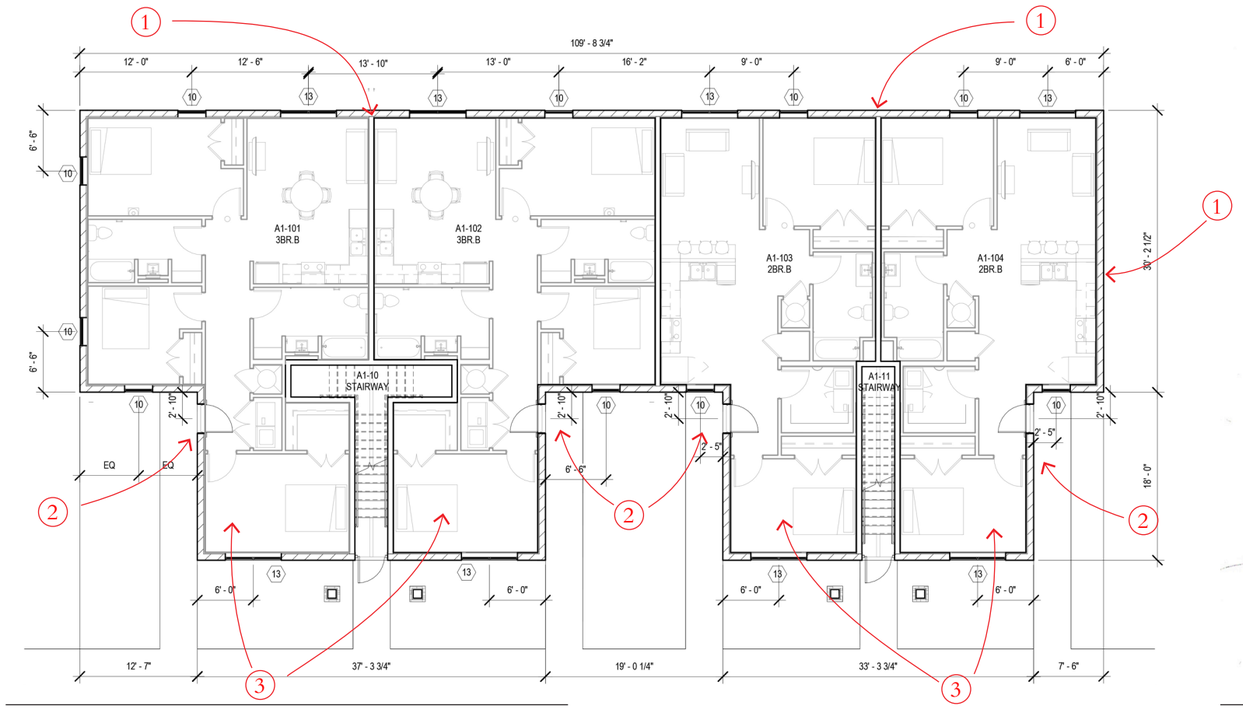
January 05 2024 Post Charrette Iteration



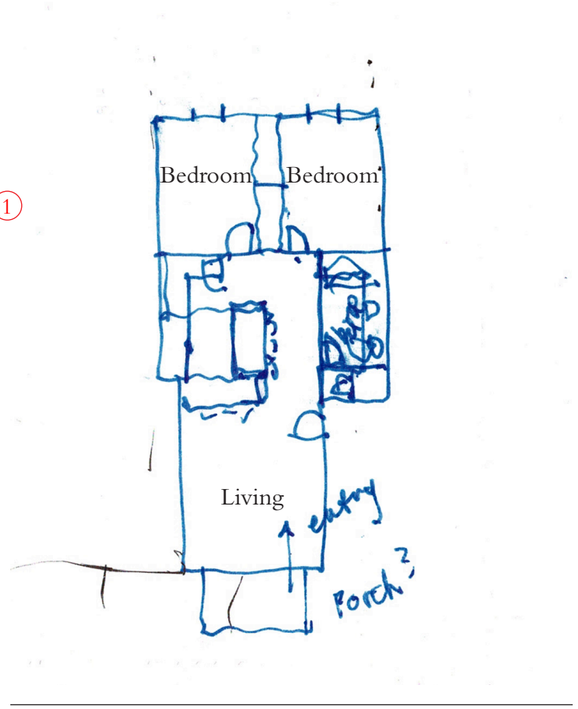
APPLICANT Original Building Plan Ex.

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

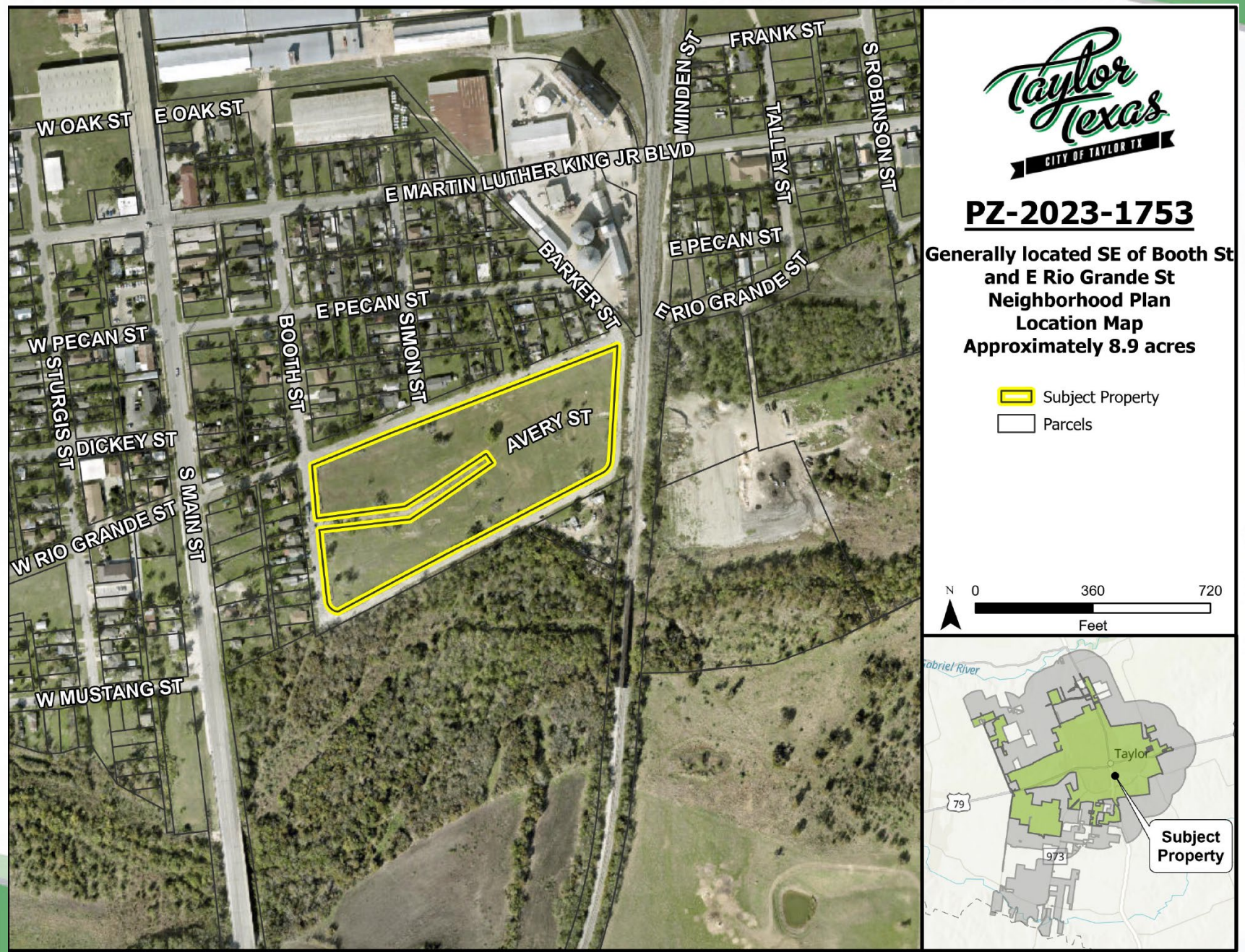
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2. **Simple Massing** Simplifying the form of the buildings to have fewer exterior corners would allow more efficient floor plans and reduce construction costs.
3. **Living Space Facing the Street.** Placing living spaces along the front puts more "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

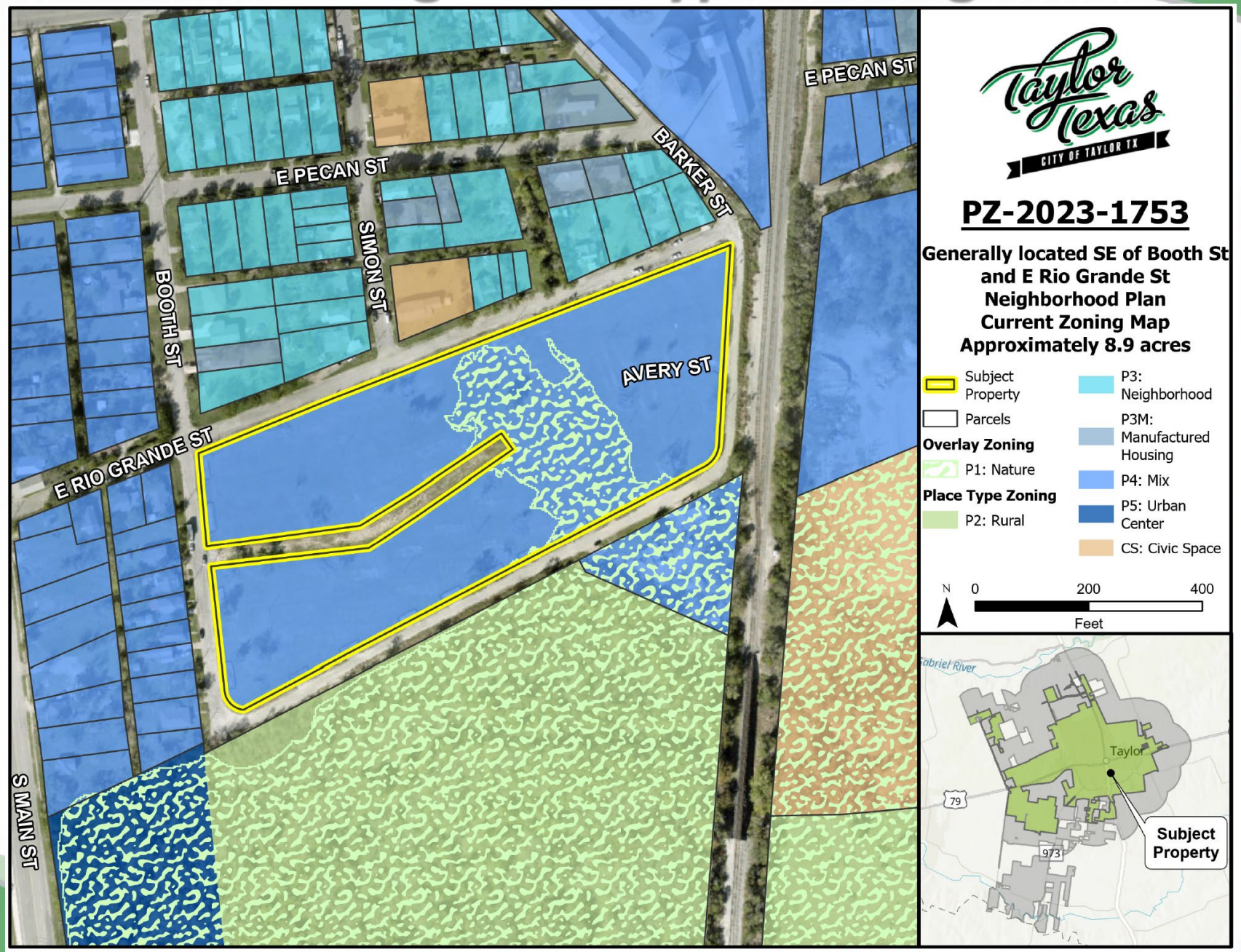
April 25, 2024

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



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 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

N

0 ft 50 ft 100 ft 200 ft

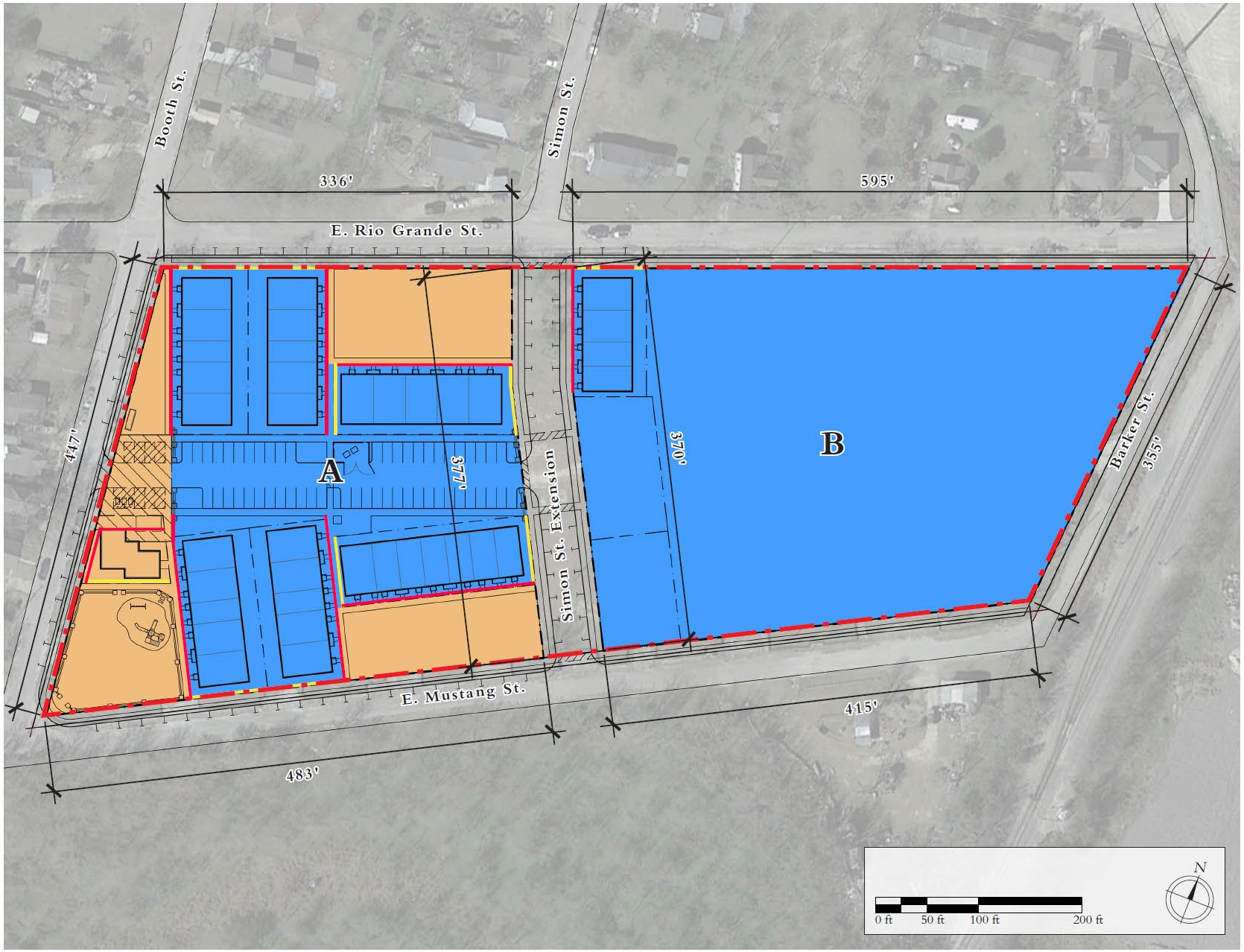
Michael Watkins Architect, LLC © 2023
The design is subject to change. Not for construction.

MASTER PLAN

Avery Site
March 14, 2024

B.2

Taylor Texas
CITY OF TAYLOR TX



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:

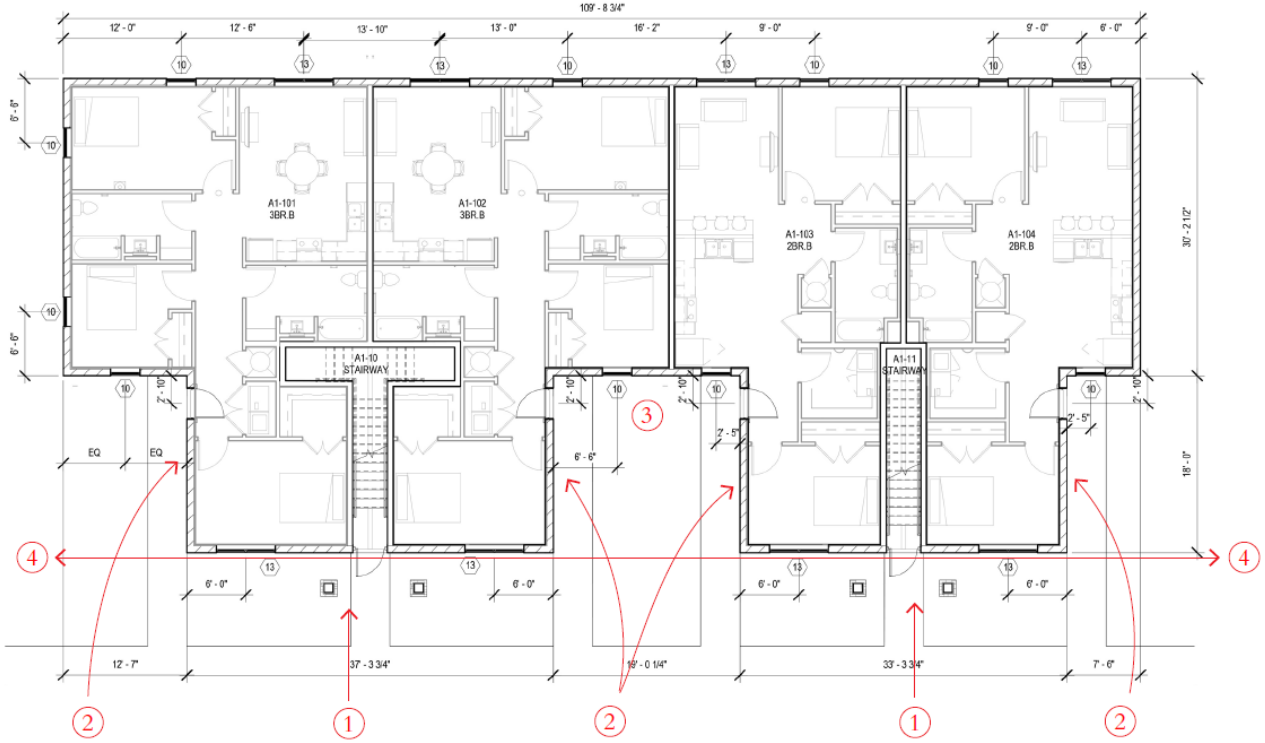
1. A Variance is recommended to allow for head-in parking at the parking lot entry from Booth Street.
2. The Simon Street Extension is intended to align with the existing portion of Simon Street.

Key

- P4 - Mix
- CS - Civic Space
- Primary Frontage
- Secondary Frontage

Architecture Feedback

Comments on Urban Standards
Page X.6



APPLICANT Original Building Plan Ex.

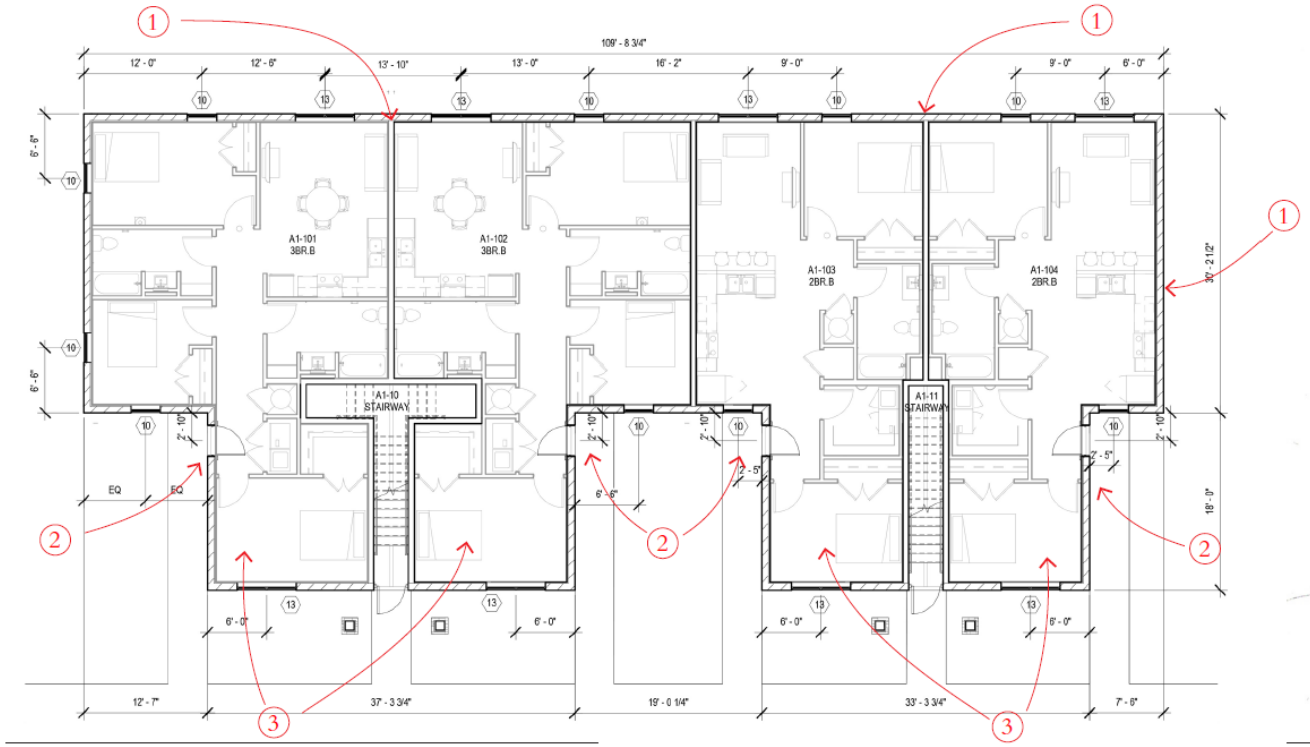
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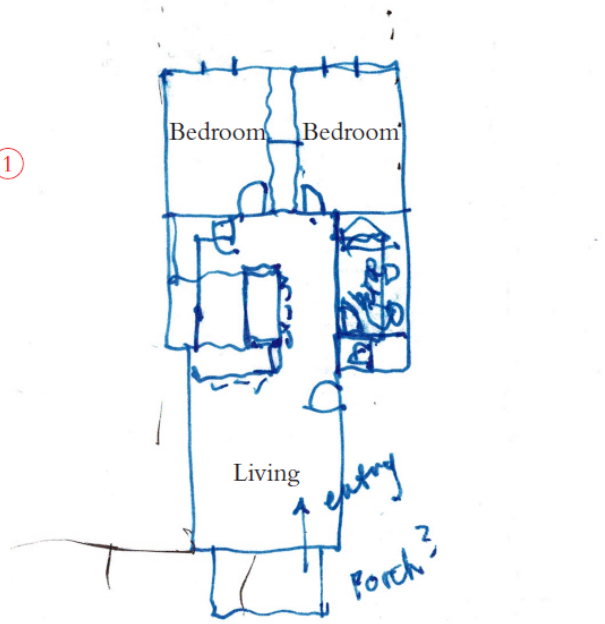
Architecture Feedback

Architectural Comments

Page X.7



APPLICANT Original Floor Plan Ex.

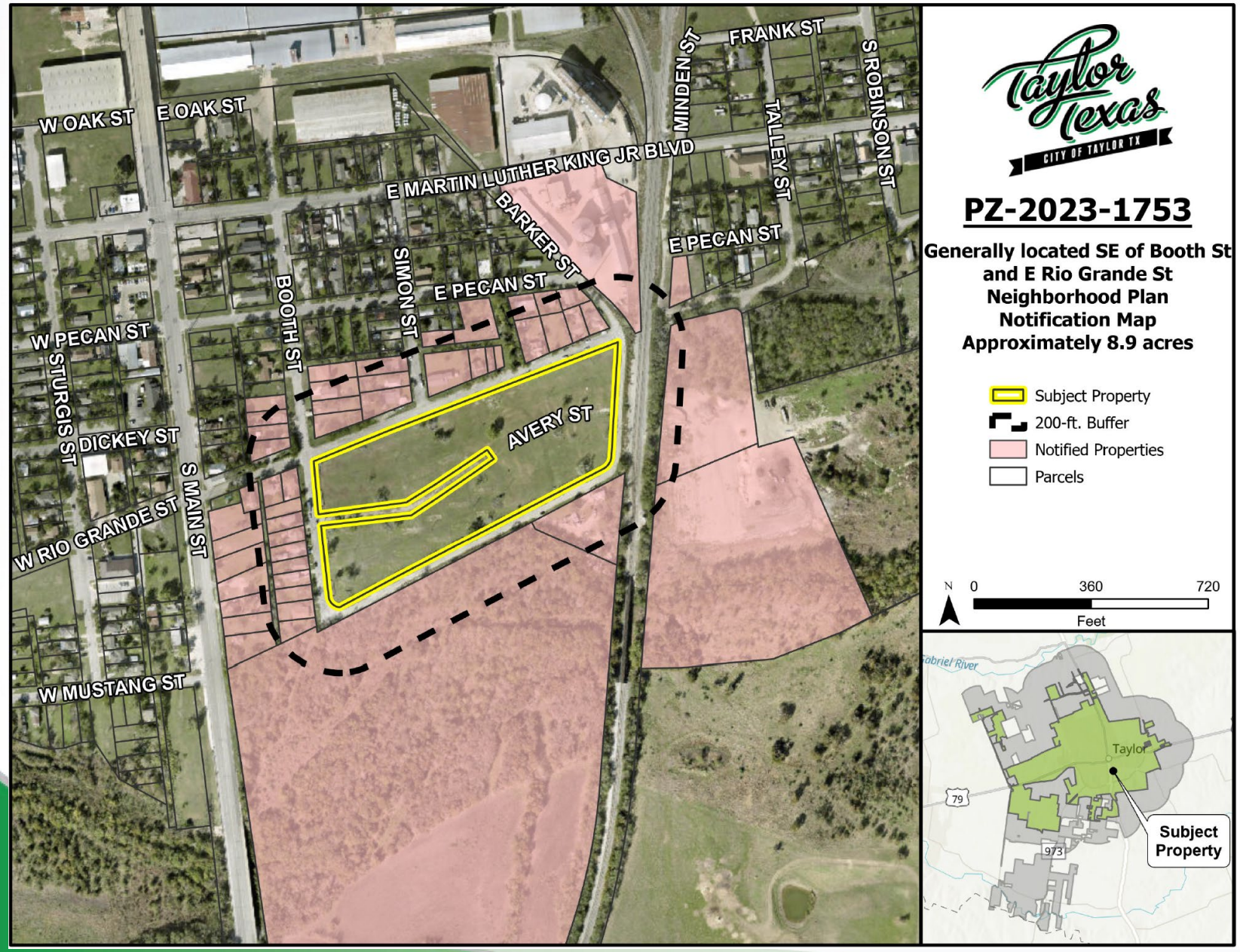


MWA Sketch for a Revised Floor Plan

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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.
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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
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 10.

Agenda Title: **Consider Ordinance 2024-26 establishing Investment Zone No. 10.**

Council Action to be Taken: Consider adopting 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

Consider adopting 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
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 11.

Agenda Title: **Consider approving Task Order 2 of the Master Services Agreement - City Wide Facilities Master Plan**

Council Action to be Taken: Approve work authorizations for the tax-supported debt capital improvement project and allowing City Manager to execute all necessary documents.

Department Submitted: Internal Services

Staff Contact: Nicole Oman, Director
Jacob Walker, City Engineer

1. PURPOSE / DESCRIPTION

As Taylor, TX is experiencing unprecedented growth/change and to better understand their facility assets and future space needs - it will be beneficial to create a “roadmap” that will help plan and provide direction to where and how facilities should be located. There is a total of twenty-seven (27) facilities / parcels of land across the City of Taylor that have been identified for our team to be assessing, programming and planning.

The HDR Team proposes using a Four Task approach to accomplish the Master Plan for the City of Taylor ($198,595.00)

Task 1 - Facility Condition Assessments
Task 2 - Facility Space Programming
Task 3 - Facility / Site Master Planning
Task 4 - Create Master Plan Report / Presentations

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Over the last four months, HDR Architecture has been collaborating with Nicole Oman and city staff in identifying which facilities or parcels should be included in a city-wide master plan. The city wide map was created to illustrate what facilities are to have a condition's assessment, which facilities/departments need programming to determine their future space needs, where master planning is needed and finally, the facilities or parcels that should undergo a real estate

evaluation to determine their highest and best use at that specific parcel/location.

This project was presented to council on January 10, 2024, at a Special Called City Council Workshop. During the FY24 budget process, the Council and staff discussed the importance of continuing to issue debt to support improvements to facilities and infrastructure throughout the City. This project was included in our FY2024 Budget CIP as a possible future debt or grant funded project.
Resolution F24-25 was presented to council on January 25, 2024, at the City Council Meeting authorizing issuance of certificates of obligations which included Task Order 2 of the Master Services Agreement.

3. PROS and CONS

PROS	CONS
• This project has been identified to be funded through the Capital Improvement Project funds. • Will identify the condition of facilities and identify costs for maintenance improvements/upgrades. • Will allow the city to better understand the space needs of all departments over the next 20 years. • Will create a road map of where and how to expand facilities. • Will identify how to best use current city-owned parcels.	• Additional capital improvements funds will be needed in future funding cycles and beyond for the identified improvements.

4. RECOMMENDATION

Recommend executing Task Order 2 of MSA.

5. FUNDING SOURCE

2024 Tax Supported Debt issuance

6. TIMELINE

The (four task) city wide master plan is anticipated to take five(5) months.

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. City Owned Properties 20240502
2. City of Taylor_ City Wide Master Plan __1 May 2024
3. 240429_City of Taylor Arch__Task Order #2
4. City Wide Facilities PPTX

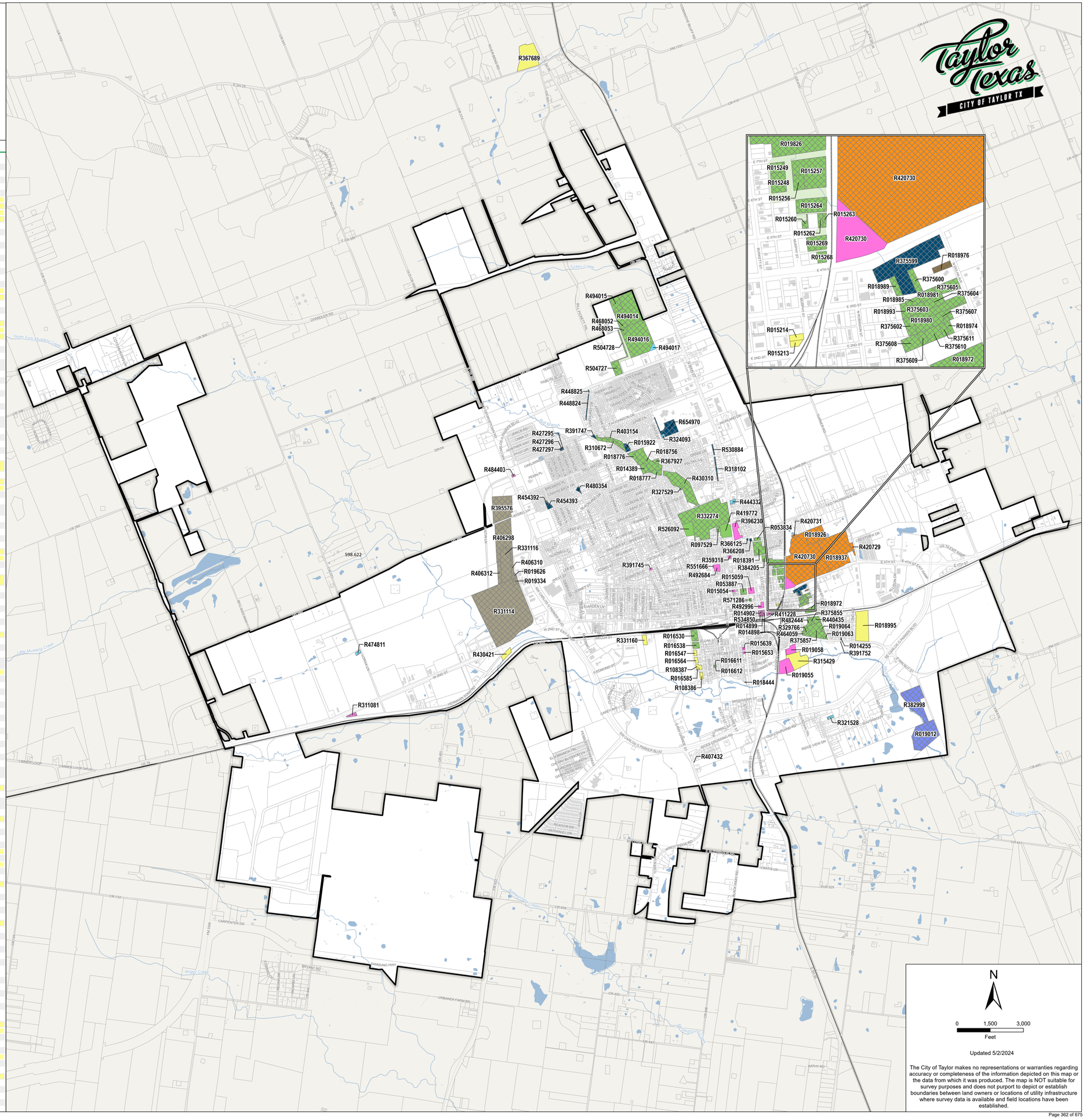
City Owned Properties

139 parcels, 711.1 acres

- Airport (8 parcels, 185.8 acres)
- Cemetery (5 parcels, 123.8 acres)
- City Facility (21 parcels, 30.1 acres)
- Drainage (17 parcels, 11.8 acres)
- Park (66 parcels, 249.8 acres)
- Surplus (13 parcels, 58.9 acres)
- Trustee (2 parcels, 0.3 acres)
- Wastewater System (2 parcels, 46.2 acres)
- Water System (5 parcels, 4.4 acres)
- Removed from Master Plan Study (119 parcels, 617.6 acres)

Task 1A: Facilities Condition Assessment
Task 2: Facility Programming
Task 3: Master Planning
Task 3C: Real Estate Investment Planning

Task 1A	Task 2	Task 3	Task 3C	Parcel ID	Type	Current Use of Property	Address	Acres	Notes
				R014255	Drainage	DRAINAGE	1205 MARTIN LUTHER KING JR BLVD, TAYLOR, TX 76574	0.14	
				R014389	Park	BULL BRANCH PARK	BEL AIR DR, TAYLOR, TX 76574	2.95	
				R014898	City Facility	CITY FACILITY	104 ELLIOTT ST, TAYLOR, TX 76574	0.47	NEW CITY HALL
				R014899	City Facility	CITY FACILITY	313 1ST ST E, TAYLOR, TX 76574	0.33	NEW CITY HALL / JUSTICE CENTER
				R014900	City Facility	CITY FACILITY	1ST ST, TAYLOR, TX 76574	0.14	NEW CITY HALL / JUSTICE CENTER
				R014902	City Facility	CITY FACILITY	304 2ND ST E, TAYLOR, TX 76574	0.25	NEW CITY HALL / JUSTICE CENTER
			X	R015054	City Facility	TAYLOR MUNICIPAL COURT	109 W 5TH ST, TAYLOR, TX 76574	0.32	
			X	R015059	City Facility	TAYLOR CITY HALL	400 PORTER ST, TAYLOR, TX 76574	1.68	
			X	R015213	Surplus	CITY OF TAYLOR	505 2ND ST E, TAYLOR, TX 76574	0.12	
			X	R015214	Surplus	CITY OF TAYLOR	201 MURPHY ST, TAYLOR, TX 76574	0.16	
				R015248	Park	SOUTH BURKETT STREET PARK	MURPHY/6TH ST TAYLOR, TX 76574	0.55	
				R015249	Park	SOUTH BURKETT STREET PARK	514 7TH ST E, TAYLOR, TX 76574	0.27	
				R015256	Park	SOUTH BURKETT STREET PARK	MURPHY ST, TAYLOR, TX 76574	0.31	
				R015257	Park	SOUTH BURKETT STREET PARK	MURPHY ST, TAYLOR, TX 76574	1.59	
				R015260	Park	SOUTH BURKETT STREET PARK	603 5TH ST E, TAYLOR, TX 76574	0.1	
				R015262	Park	SOUTH BURKETT STREET PARK	614 5TH ST E, TAYLOR, TX 76574	0.13	
				R015263	Park	SOUTH BURKETT STREET PARK	619 5TH ST E, TAYLOR, TX 76574	0.09	
				R015264	Park	SOUTH BURKETT STREET PARK	512 MURPHY ST, TAYLOR, TX 76574	0.81	
				R015268	Park	CITY OF TAYLOR	4TH ST, TAYLOR, TX 76574	0.2	
				R015269	Park	CITY OF TAYLOR	5TH ST, TAYLOR, TX 76574	0.51	
			X	R015639	City Facility	POLICE DEPARTMENT PARKING	420 MAIN ST S, TAYLOR, TX 76574	0.39	
			X	R015653	City Facility	POLICE DEPARTMENT	500 MAIN ST S, TAYLOR, TX 76574	0.26	
				R015922	Drainage	NORTH BULL BRANCH PARK	BULL RUN, TAYLOR, TX 76574	1.73	
				R016530	Park	DOAK STREET PARK FIELDS	200 S DOAK ST, TAYLOR, TX 76574	3.4	
				R016538	Park	DOAK STREET PARK FIELDS	501 DOAK ST, TAYLOR, TX 76574	1.92	
			X	R016547	Surplus	CITY OF TAYLOR TEXAS	DOAK ST, TAYLOR, TX 76574	0.84	
			X	R016564	Surplus	CITY OF TAYLOR	DOAK ST, TAYLOR, TX 76574	0.94	
			X	R016585	Surplus	CITY OF TAYLOR TEXAS	DOAK ST, TAYLOR, TX 76574	0.3	
				R016611	Park	GANO NEIGHBORHOOD PARK	604 GANO ST, TAYLOR, TX 76574	0.16	
				R016612	Park	GANO NEIGHBORHOOD PARK	606 GANO ST, TAYLOR, TX 76574	0.16	
				R018391	Park	BURKETT STREET PARK	9TH/10TH ST E TAYLOR, TX 76574	6.35	
				R018444	Trustee	WILLIAMSON COUNTY TRUSTEE & CITY OF TAYLOR & TAYLOR ISD	MAIN ST, TAYLOR, TX 76574	0.08	
				R018756	Park	BULL BRANCH PARK	NORTH LYNN, TAYLOR, TX 76574	12.48	
				R018776	Park	BULL BRANCH PARK	MALLARD LN, TAYLOR, TX 76574	2.49	
				R018777	Park	BULL BRANCH PARK	N LYNN ST, TAYLOR, TX 76574	2.21	
				R018926	Cemetery	CITY OF TAYLOR CEMETERY / BARN	HWY 79, TAYLOR, TX 76574	12.69	
				R018937	Cemetery	CITY OF TAYLOR CEMETERY	Highway 79, TAYLOR, TX 76574	40.47	
				R018972	Park	DOLAN AVENUE PARK	427 LP, TAYLOR, TX 76574	2.75	
				R018974	Park	EAST THIRD STREET PARK	1220 2ND ST, TAYLOR, TX 76574	0.18	
				R018976	Trustee	CITY OF TAYLOR TRUSTEE & TAULOR ISD & WILLIAMSON CO	317 DOLAN ST, TAYLOR, TX 76574	0.21	
				R018980	Park	EAST THIRD STREET PARK	DOLAN ST, TAYLOR, TX 76574	1.17	
				R018981	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.31	
				R018985	Park	EAST THIRD STREET PARK	2ND ST, TAYLOR, TX 76574	0.18	
				R018989	Park	EAST FOURTH STREET PARK	3RD ST, TAYLOR, TX 76574	0.22	
				R018993	Park	EAST THIRD STREET PARK	2ND ST, TAYLOR, TX 76574	0.21	
			X	R018995	Surplus	CITY OF TAYLOR	1501 MARTIN LUTHER KING JR BLVD, TAYLOR, TX 76574	17.85	
				R019012	Wastewater System	CITY OF TAYLOR	CITY DUMP RD, TAYLOR, TX 76574	25.08	
		X		R019055	City Facility	PUBLIC WORKS STORAGE YARD	RIO GRANDE ST, TAYLOR, TX 76574	8.32	
		X		R019058	City Facility	PUBLIC WORKS STORAGE YARD	RIO GRANDE ST, TAYLOR, TX 76574	3.44	
				R019063	Park	FANNIE ROBINSON PARK	WALNUT/DOLAN ST TAYLOR, TX 76574	0.47	
				R019064	Park	FANNIE ROBINSON PARK	206 DOLAN ST, TAYLOR, TX 76574	0.9	
				R019334	Airport	TAYLOR MUNINCIPAL AIRPORT	AIRPORT RD/LAKE DR TAYLOR, TX 76574	1.5	
				R019626	Airport	TAYLOR MUNINCIPAL AIRPORT	550 FM 397, TAYLOR, TX 76574	0.54	
				R019826	Park	SOUTH BURKETT STREET PARK	710 BURKETT ST, TAYLOR, TX 76574	5.44	
				R053834	Park	CITY OF TAYLOR	BURKETT ST, TAYLOR, TX 76574	0.85	
				R053887	Park	HERITAGE PARK	400 MAIN ST N, TAYLOR, TX 76574	1.72	
				R097529	Park	MURPHY PARK	VANCE ST, TAYLOR, TX 76574	0.99	
			X	R108386	Surplus	CITY OF TAYLOR	712 S DOAK ST, TAYLOR, TX 76574	0.89	
X			X	R108387	Surplus	CITY OF TAYLOR	DOAK ST, TAYLOR, TX 76574	1.11	
				R310672	Park	NORTH BULL BRANCH PARK	NORTH DR, TAYLOR, TX 76574	4.38	
				R311081	City Facility	WELCOME SIGN	Highway 79, TAYLOR, TX 76574	1.25	
			X	R315429	Surplus	PUBLIC WORKS STORAGE YARD	602 E RIO GRANDE ST, TAYLOR, TX 76574	11.55	
				R318102	Drainage	CITY OF TAYLOR	COMMERCIAL DR, TAYLOR, TX 76574	1.27	
				R321528	Water System	WATER TOWER	1805 COUPLAND RD, TAYLOR, TX 76574	0.85	
				R324093	Water System	WATER TOWER	MALLARD LN, TAYLOR, TX 76574	0.53	
				R327529	Park	SOUTH BULL BRANCH PARK	LYNN ST, TAYLOR, TX 76574	0.44	
				R329766	Park	FANNIE ROBINSON PARK	FRANK ST, TAYLOR, TX 76574	2.02	
				R331114	Airport	TAYLOR MUNINCIPAL AIRPORT	Highway 79 W, TAYLOR, TX 76574	116.05	
				R331116	Airport	TAYLOR MUNINCIPAL AIRPORT	369B CR, TAYLOR, TX 76574	16.09	
			X	R331160	Surplus	CITY OF TAYLOR	1407 WELCH ST, TAYLOR, TX 76574	1.96	
				R332274	Park	MURPHY PARK	W LAKE DR, TAYLOR, TX 76574	55.68	
				R359318	City Facility	DAN MOODY MUSEUM	106 9TH W ST, TAYLOR, TX 76574	0.48	
				R366125	Drainage	CITY OF TAYLOR	11TH ST, TAYLOR, TX 76530	0.16	
				R366208	Drainage	CITY OF TAYLOR	OLD THORNDALE RD, TAYLOR, TX 76574	0.28	
			X	R367689	Surplus	CITY OF TAYLOR	HWY 95/CR 374, TAYLOR, TX 76574	20.62	
				R367927	Park	BULL BRANCH PARK	DAVIS ST, TAYLOR, TX 76574	1.11	
				R375599	Drainage	EAST FOURTH STREET PARK	Highway 79, TAYLOR, TX 76574	3.04	
				R375600	Park	EAST FOURTH STREET PARK	3RD ST, TAYLOR, TX 76574	0.29	
				R375602	Park	EAST THIRD STREET PARK	2ND ST, TAYLOR, TX 76574	0.31	
				R375603	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.29	
				R375604	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.35	
				R375605	Park	EAST THIRD STREET PARK	DOLAN ST, TAYLOR, TX 76574	0.48	
				R375607	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.45	
				R375608	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.44	
				R375609	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.19	
				R375610	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.39	
				R375611	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.15	
				R375855	Park	FANNIE ROBINSON PARK	ROBINSON ST, TAYLOR, TX 76574	0.84	
				R375857	Park	FANNIE ROBINSON PARK	DOLAN ST, TAYLOR, TX 76574	9.32	
				R382998	Wastewater System	MUSTANG CREEK WATER TREATMENT PLANT	FM 112, TAYLOR, TX 76574	21.13	
				R384205	Park	BURKETT STREET PARK	813 BURKETT ST, TAYLOR, TX 76574	1.15	
X	X	X	X	R391745	City Facility	FIRE STORAGE	VICTORIA ST, TAYLOR, TX 76574	0.3	FIRE STORAGE
				R391747	Drainage	NORTH DRIVE PARK	NORTH DR, TAYLOR, TX 76574	0.53	
				R391752	Drainage	CITY OF TAYLOR	1204 MARTIN LUTHER KING JR BLVD, TAYLOR, TX 76574	0.01	
				R395576	Airport	TAYLOR MUNINCIPAL AIRPORT	CR 398, TAYLOR, TX 76574	21.69	
	X	X	X	R396230	City Facility	PUBLIC WORKS / CITY OF TAYLOR	1118 N MAIN ST, TAYLOR, TX 76574	4.71	
				R403154	Park	NORTH BULL BRANCH PARK	CRYSTAL CIR, TAYLOR, TX 76574	2.41	
				R406298	Airport	TAYLOR MUNINCIPAL AIRPORT	CR 369-B, TAYLOR, TX 76574	24.25	
				R406310	Airport	TAYLOR MUNINCIPAL AIRPORT	FM 397, TAYLOR, TX 76574	2.29	
				R406312	Airport	TAYLOR MUNINCIPAL AIRPORT	CR 373, TAYLOR, TX 76574	3.42	
			X	R407432	Surplus	CITY OF TAYLOR	FM 973, TAYLOR, TX 76574	0.02	
				R411228	City Facility	CITY OF TAYLOR TEXAS	ELLIOTT ST, TAYLOR, TX 76574	0.6	NEW CITY HALL
X	X	X	X	R419772	Park	MURPHY PARK	1201 N MAIN ST, TAYLOR, TX 76574	6.64	WATER MAINTENANCE OFFICE
				R420729	Cemetery	CITY OF TAYLOR CEMETERY	Highway 79, TAYLOR, TX 76574	1.29	
				R420730	Cemetery	CITY OF TAYLOR CEMETERY / OFFICE	701/1101 E 4TH ST, TAYLOR, TX 76574	68.68	
	X	X		R420730	City Facility	TAYLOR ANIMAL SHELTER	701/1101 E 4TH ST, TAYLOR, TX 76574	3.33	
				R420731	Cemetery	CITY OF TAYLOR CEMETERY	Highway 79, TAYLOR, TX 76574	0.65	
				R427295	Drainage	CITY OF TAYLOR	1904 OAKLAWN DR, TAYLOR, TX 76574	0.16	
				R427296	Drainage	CITY OF TAYLOR	1906 OAKLAWN DR, TAYLOR, TX 76574	0.18	
				R427297	Drainage	CITY OF TAYLOR	1908 OAKLAWN DR, TAYLOR, TX 76574	0.17	
				R430310	Park	SOUTH BULL BRANCH PARK	LAKE DR/DAVIS ST TAYLOR, TX 76574	19.32	
			X	R430421	Surplus	CITY OF TAYLOR	Highway 79 W, TAYLOR, TX 76574	2.52	
				R440435	Park	FANNIE ROBINSON PARK	DOLAN ST, TAYLOR, TX 76574	2.32	
				R444332	Water System	FORD GROUND STORAGE TANK	1606 N MAIN ST, TAYLOR, TX 76574	1.04	
				R448824	Drainage	CITY OF TAYLOR	SHERRY DR, TAYLOR, TX 76574	1.16	
				R448825	Drainage	CITY OF TAYLOR	SHERRY DR, TAYLOR, TX 76574	0.12	
				R454392	Park	MALLARD NEIGHBORHOOD PARK	2509 JASON DR, TAYLOR, TX 76574	0.16	
				R454393	Drainage	CITY OF TAYLOR	JASON DR, TAYLOR, TX 76574	1.44	
				R464059	Park	FANNIE ROBINSON PARK	903 MARTIN LUTHER KING JR BLVD, TAYLOR, TX 76574	0.55	
				R468052	Park	REGIONAL PARK & SPORTS COMPLEX	S HWY 95, TAYLOR, TX 76574	1.38	
				R468053	Park	REGIONAL PARK & SPORTS COMPLEX	FM 397, TAYLOR, TX 76574	1.7	
				R474811	Water System	WATER TOWER	LORAX LN, TAYLOR, TX 76574	0.86	
				R480354	Drainage	CITY OF TAYLOR	MEADOW LN, TAYLOR, TX 76574	0.78	
				R482444	Park	FANNIE ROBINSON PARK	S ROBINSON ST, TAYLOR, TX 76574	1.34	
				R484403	City Facility	FIRE STATION #2	705 NW CARLOS G PARKER BLVD, TAYLOR, TX 76574	0.35	
X	X	X		R492684	City Facility	TAYLOR PUBLIC LIBRARY	801 VANCE ST, TAYLOR, TX 76574	1.94	
X	X	X		R492996	City Facility	FIRE STATION #1 & FIRE ADMIN	203 ELLIOTT ST, TAYLOR, TX 76574	1.24	
				R494014	Park	TRP	S HWY 95, TAYLOR, TX 76574	29.23	
				R494015	Park	TRP	S HWY 95, TAYLOR, TX 76574	6.48	
				R494016	Park	TRP	FM 397, TAYLOR, TX 76574	35.08	
X	X	X		R494017	Water System	TRP / NORTH PUMP STATION / OFFICE	FM 397, TAYLOR, TX 76574	1.14	
				R504727	Park	TRP	FM 397, TAYLOR, TX 76574	5.13	
				R504728	Park	TRP	FM 397, TAYLOR, TX 76574	1.66	
X	X	X		R526092	Park	MURPHY PARK	1418 DAVIS ST, TAYLOR, TX 76574	5.73	PARKS & REC OFFICE
				R530884	Drainage	CITY OF TAYLOR	DAHLBERG BLVD, TAYLOR, TX 76574	0.58	
				R534850	City Facility	CITY FACILITY	1ST ST, TAYLOR, TX 76574	0.16	NEW CITY HALL / JUSTICE CENTER
				R551666	City Facility	LIBRARY	W 9TH ST, TAYLOR, TX 76574	0.11	
				R571286	Park	PIERCE PARK	211 E 3RD ST, TAYLOR, TX 76574	0.35	
				R654970	Drainage	DRAINAGE	MAIN N, TAYLOR, TX 76574		



Updated 5/2/2024

The City of Taylor makes no representations or warranties regarding accuracy or completeness of the information depicted on this map or the data from which it was produced. The map is NOT suitable for survey purposes and does not purport to depict or establish boundaries between land owners or locations of utility infrastructure where survey data is available and field locations have been established.

EXHIBIT C

May 1, 2024

Mr. Brain LaBorde
City Manager
City of Taylor
400 Porter Street
Taylor, TX 76574

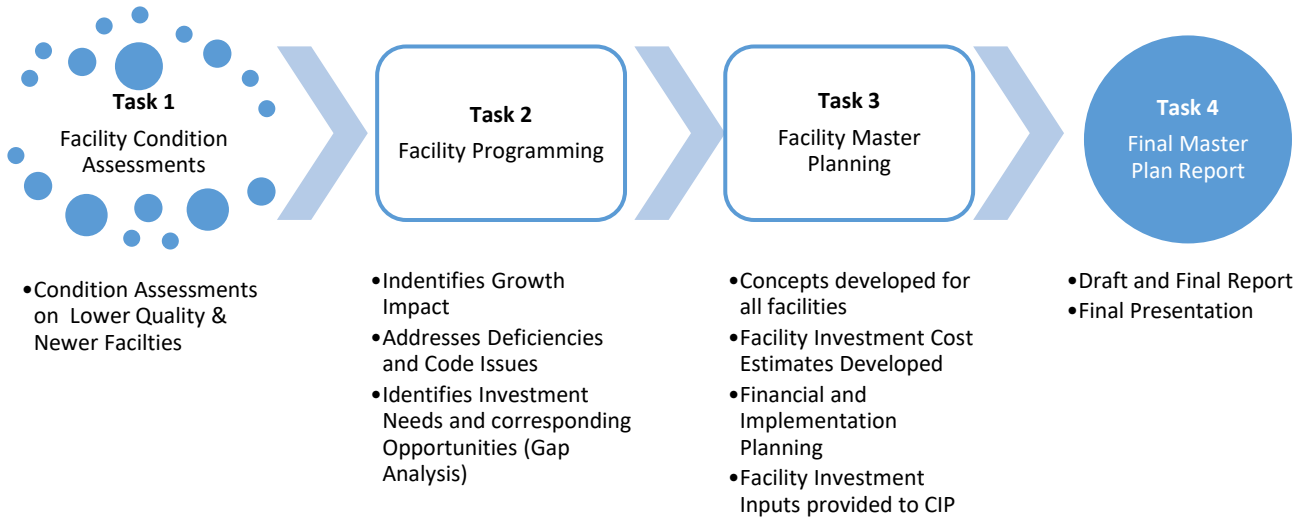
Re: Scope of Services – City Wide Facilities Master Plan

Dear Mr. LaBorde,

We appreciate the opportunity to assist you and staff with your City Wide Facilities Master Plan. We understand there to be a total of twenty-seven (27) facilities and owned parcels across the City of Taylor that have been identified for our team to be assessing, programming and planning. They are identified / illustrated at the end of this scope in our city wide map. HDR's multidisciplinary team of planning, engineering and architectural professionals is a perfect fit for our outlined Four Task approach, below. We have been providing similar services for other municipalities & agencies across Texas for decades, so we know how to get this effort done.

Our **Scope of Services** is based upon the following tasks:

Project Approach
The HDR Team proposes using a Four Task approach to accomplish the **Facilities Master Plan** for the **City of Taylor**. This approach of preparing a Facilities Master Plan is a very methodical and practical process that depends heavily on user input and buy-off at the conclusion of each task. This proven project approach ensures that "Building Block" data and assumptions are agreed upon by the City staff prior to the team expending time and effort on the next task of the study, which could be negatively impacted by



hdrinc.com

710 Hesters Crossing Rd. Suite 150
Round Rock, TX 78681

misguided assumptions or inaccurate data. This project approach does depend on user review and comment. Our Team's primary tool for this input is a **Task Deliverable** at the conclusion of each task. Each Task Deliverable provides an opportunity for the City staff to review data collected, analysis performed, and assumptions made and an opportunity to make comments and raise issues. We believe this process is an important cog in the HDR Team Approach and in the effort to produce an accurate and viable long term facilities planning tool for the City. The final reviewed and revised edition of each task deliverable will be incorporated in the Final Report along with an Executive Summary and Recommendations. Again, we believe this approach will provide the City with the most comprehensive and useful product at the conclusion of the study. The HDR Team project approach of Facility Assessments, followed by Programming and site and facility Master Planning is outlined in the following pages. Each task and its subsequent subtasks are presented with a short description of the activity and a list of deliverables to be provided.

Task 1: Facilities Condition Assessments

Objective: The objective of this phase will be to evaluate and assess the City's identified facilities (see city wide map). This assessment and assessment process will be included in the Basic Conditions Assessment.

The **Basic Condition Assessment** (See Subtask 1.A) will be provided at City facilities that are (identified on city wide map) – some might be newer or recently upgraded, while others have excessive deficiencies. The Basic Condition Assessment will include a general physical review of the entire facility and grounds with the intent to observe and document deficiencies and conditions that could be impacted by growth in the City. The assessment includes an accessibly assessment, a basic architectural envelope assessment, a functional assessment, basic building systems assessment, and basic site assessment.

The purpose of this condition assessment(s) is to allow the HDR Team to identify facility deficiencies (needs) and opportunities to make a determination on the appropriateness and effectiveness of investment via; modifications, expansions and renovations. During this condition assessment effort, the HDR Team will gain an important first-hand understanding of the City's current public facilities and operations of those facilities to be used in the master planning process.

On Site Assessment Approach

Task 1.A Field Documentation

Facility Documentation (Floor and Site Plans)

Our process will most likely require some documentation of the existing buildings to allow assessments and planning to be prepared with some degree of accuracy. Our team will include design staff to field survey/confirm the facility dimensions and spaces at each facility and confirm or create basic floor and site plans for each facility- when floor plans are not available from the city. The HDR Team will work with the City Staff to identify any useful existing facility plans and files.

Task 1.B Basic Condition Assessments

Our condition assessment team members will work in two ways while on-site performing the assessment. First, they will be working together as a small team in an orientation tour led by your City Staff and will combine their observations into a general summary of conditions. Secondly, each team member will work independently in the facilities, evaluating and assessing facility elements based on their respective discipline experience and at a pace that suits that assessor's specific data collection needs.

During this subtask, HDR's Architectural Specialist, Engineering Specialist, the Functional specialists will physically assess and inventory each of the City's identified facilities. During this effort, each facility will be evaluated from an architectural standpoint, an engineering standpoint, and a functional standpoint (i.e. space utilization, capabilities, and space allocations). These assessments are done through on-site observation and photo documentation.

Accessibility Assessment: Our team includes a Registered Accessibility Specialist (RAS) and we propose to provide an accessibility review at each of the facilities. This is provided as a part of the service by our team, however if this is not needed it can easily be removed from the scope.

Code Research
A certain amount of code research is required to understand which code version and elements have been adopted by the City and which can be applied to this assessment effort. It should be understood that typical improvements to a facility will generally trigger some level of addressing that it be code compliant. This is particularly true of accessibility related compliance.

Facility Maintenance Interviews
Prior to conducting the assessments the HDR Team will meet with Facility Maintenance Staff to review current programs, discuss any issues already identified, and perhaps being addressed.

Testing
No testing (destructive or otherwise) is performed as a part of this effort. This includes no testing for asbestos, mold or other contaminants will be provided.

Facility Orientation Tours and Access
City staff will likely be required, but not mandatory to provide initial orientation tours and to provide access to secure rooms and areas in the Facilities. Site Assessment Visits will be carefully scheduled to limit impact on City Staff as much as possible.

Data Capture Platform
Condition Assessments Team members will be "capturing" and entering data and photographs using electronic forms. These data collection forms may be loaded into the tablets equipped with the **Newforma®** PIM platform. This allows observations to photograph and text to be entered and tagged to specific points on the site or floor plan for ease of organization and data manipulation and summarization. This data capture method requires basic floor plans for each facility.

Supplementary Facility Data
The HDR Team will also work with City staff to obtain supplementary information related to the existing facilities, plans, specifications, and on any previously developed (internally or externally) expansion or facility enhancement plans. This allows the HDR Team the opportunity to consider how these planned enhancements should be factored into the overall facility improvements approach for each facility and so that the HDR Team can consider impacts of planned expansions or major equipment or systems replacements into the overall analysis. A key source for this data may be existing facility master plans and capital improvement budgets.

Operational Context

Our approach to on-site assessments of facilities for the purpose of identifying future enhancement of expansions or adaptive reuse includes considering not just the physical facility, but also its relationship with people and processes within each facility. We refer to this as *Operational Context*. The facilities functional assessment teams will consider the context and surrounding conditions, they will look at what work is occurring in that space and how a space works to help achieve the task being performed, how the space functions and responds the needs of the user, and how any change, modification, or enhancement may impact the existing process and effectiveness of the staff. The end goal is to identify the best and most effective way for the City to invest back into the facilities through replacement, expansion, modification or adaptive reuse. An investment that has the most positive impact.

This Operational Context mentality enables the HDR Team the ability to arrive at investment solutions for the City that can be implemented successfully and within the framework of their organization using succinct implementation plans. These plans are purposely designed to be easily understood and accepted by those required to implement them and by future design teams. Our experience has found that those who fail to consider Operational Context tend to provide unsustainable implementation plans.

Facility Condition Assessment Parameters

The HDR Team's Facility Condition Assessment of the City's facilities will provide the detail to:

1. Develop a space needs program for each facility that includes considerations for growth in the City (population, area, roads, and other supporting infrastructure maintained by the City.

2. Prepare facility concept and site master plans to convey opportunities for needed for improvements, expansions, physical enhancements or adaptive reuse of existing areas.

3. Effectively ascertain the level of effort and develop preliminary budget data to scope,

Because our condition assessment -depending on the facility age and criticality of need – our on-site teams will vary in size and make up. For the Basic Condition Assessment – HDR's on-site Facility Assessment Team will consist of a 1 to 3 team members. The team members include an Architectural/design professional, Registered Accessibility Specialist (RAS), a Mechanical/Plumbing System design professional, an Electrical System design professional, Structural System design professional, and an Equipment/Functional design professional (if necessary).

The following is a list of Assessment Parameters for each discipline for the Facility Condition Assessment:

- RAS/Accessibility
    - identification of ADA Compliance Issues and exiting issues
- Architectural Evaluation
    - Building Material Assessment (type, age, lifespan)
    - Construction Type and Architectural Code Related Issues
    - Office and Staff Areas Assessment
    - Envelop Deficiency Identification

    - Roof Assessment (general mapping the areas with issues using existing aerial photographs, narratives and photo documentation)
- Functional/Equipment
    - General Space Inventory
    - Space Utilization Analysis
    - high level confirmation of Site and Floor Plans (for estimating purposes)
    - Functional Deficiency Identification
    - Identification of any Safety Related Issues
- Mechanical/Plumbing
    - HVAC System Type Identification/Inventory
    - Estimated age of systems
    - Evaluation of life span and appropriateness for continued use and/or for expansion
    - Plumbing system evaluation (functional issues relate to volume, drainage, and capacity)
    - Compressed Air System and Lubrication/Fluids Storage and distribution system evaluation
    - Mechanical and Plumbing systems deficiency identification
    - Identification of any Safety Related Issues
- Electrical
    - Evaluation of facility electrical distribution, wiring, panels, and lighting system
    - Electrical distribution and lighting systems deficiency identification
    - Estimated age of systems and major components
    - Evaluation of Electrical System's life span and appropriateness for long term use
    - Evaluation of electrical system feed and expansion capacity
    - Identification of any Safety Related Issues
- Structural
    - Evaluation of building structural systems and foundations
    - Facility Structural System type identification/inventory (denotation and confirmation of any observable modifications/upgrades)
    - Identification of necessary upgrades for compliance with local codes and earthquake standards (if applicable based on geography)
    - Estimated age of structure and foundations
    - Evaluation of life span and appropriateness of structure for continued use
    - Identification of any structural system deficiencies
    - Identification of any Safety Related Issues
- Civil
    - Evaluation of existing storm water management system and approach
    - Evaluation and identification of any necessary pavement upgrades or modifications
    - Identification of any track related issues or deficiencies

NOTE:

1. *<u>No testing or monitoring of systems is provided</u>.*

2. *The HDR Team will use Newforma to collect data including photographic documentation where appropriate or necessary.*
3. *Facility site and floor plans will be made available to the team when possible.*
4. *No Environmental Investigation or Review, no Geotechnical Investigation, no Subsurface Utility Investigation and no survey is being provided.*

Task Deliverable:

- Facility Assessment Report
    - Basic Condition Assessments
    - Summary

Task 2: Facility Programming

Objective: The objective of this phase will be to develop necessary Space Needs Programs to address growth and deficiencies in existing facilities. These space needs programs will be inclusive of all required public, staff support, administrative, operations and maintenance areas.

This effort will include a general analysis of growth projections, staffing impact, and city fleet growth.

Task 2.A: User Questionnaires

During this subtask, the Team will develop a programming questionnaire specific to the operation and function at each facility. These questionnaires will be distributed to selected individuals, identified by City staff, who will provide input on administrative, operational, and functional needs for that facility/department.

Task 2.B: On-Site Staff Programming Interviews

During this subtask, the Team will conduct on-site interviews with appropriate City staff members to review questionnaires, observe operations, and to gather additional programming data and information required by the HDR Team to develop a Space Needs Program for each facility/department.

Task 2.C: Facility Space Needs Program Development

During this subtask, the Team will review and analyze information from questionnaires and from on-site observations, interviews, and will develop a high-level space needs program for all required functions at each facility. These programs will identify with some level of accuracy the required additions, adaptive reuse, modifications, and renovation. These Space Needs Programs will be graphically tested during the Master Planning Task and adjusted as required. The final programs will be the basis for calculations and estimating assumptions utilized during the development of the Facility Investment Cost Estimates.

Task Deliverable:

- Facilities Programming Report
- Police/Courts or City Hall Departments will not be included in Task 2

Task 3: Master Planning; Facility Investment Budgets, Investment Financial Planning, Implementation Planning

Objective(s): The first objective of this task is to develop facility concept, site master plans that effectively meet the needs of the City as identified in the selected Space Needs Programs. These Facility Investment Site Master Plans and Building Concepts will serve to confirm the space programming effort and to generally verify that the conceptual configuration, and facility layout will be adequate for the City of Taylor's ultimate needs at each facility or allow for departmental growth.
The second objective of this Task is to develop a Preliminary Cost Estimates for the improvements, modifications and expansions identified at each facility. These estimates will be based on square footage take-offs, conceptual building type and configuration, and anticipated major equipment items and systems to be included in the facility. In addition, other anticipated project costs will be identified such as: A/E design fees, project soft costs, Materials Testing and Monitoring costs, Furnishings (other than shop equipment) Telecommunication System costs, and Construction Contingency. This cost data will be used to prepare detailed Implementation Plans outlined in the prioritization of investments which are in turn based on criticality of need and perceived benefit.

Task 3.A: On-Site Design Charrette

In this task, the HDR Team with input from City staff will utilize the unique, dynamic, and very successful "charrette" approach to develop Site Master Plans and Conceptual Facility Investment Plan for the existing City facilities that may be renovated or modified to address growth and deficiencies. The Team will conduct a multi-day on-site master planning charrettes to develop master plans and concept facility layouts alternatives. The HDR Team will "set up shop" in a location easily accessible by City staff, perhaps in a large conference room or other similar accommodation. The master planning sessions will begin with a review of the selected Facilities Investment Programs and will progress through a series of team work sessions and review workshops until each facility has been addressed and a selected master plan has been developed for each. The success of this process depends on user involvement. These one to two-hour workshops allow the HDR Team to objectively present multiple site and facility layout alternatives for review and comment. After recording the comments and issues, the HDR Team will begin refining the alternatives and concepts in preparation for City review. The refinements will be developed by incorporating ideas and comments into the next round of alternatives. By the end of the final review workshop, consensus Facility Investment Master Plans for each location will have been developed. Including a prototypical concept floor plan for each building will be developed to be used interchangeably on each master plan where appropriate. Site specific concepts will also be developed to further enhance the master plan for specific anticipated replacement sites.

Subtask 3.B: Preliminary Facility Cost Estimates

In this subtask the HDR Team will develop Preliminary Cost Estimates for the proposed Facility Master Plans for each proposed facility location. The estimates will be square footage take-offs calculated from the Master Plan and Space Needs Programs for each Facility.

Subtask 3.C: Facility Investment Financial Planning
In this subtask, the HDR Team will develop an Investment Financial Plan for the Master Plan to include capital project costs estimated to the selected Facilities Master Plans for each facility. The HDR Team will also providing cost data to be used in the City's future CIP budgeting and planning process. The HDR Real Estate team will also be engaged during this task, to review facilities and parcels that the city own's. There also may be land that the city may want to acquire or may want to sell or swap (up to 8 parcels will be explored). This

will help the City find the highest and best yield for their facilities/properties/parcels of land that might be owned or needed to be owned for future City facilities/operations.

Subtask 3.D: Implementation Planning

In this subtask, **HDR** will develop a comprehensive Implementation Plan for the rollout of investments based on agreed upon prioritization of facility investments and the renovation and expansion of existing facilities. The Implementation Plan will include a Proposed Implementation Schedule for the design through construction of the necessary investments at each of the existing facilities that are to be renovated or modified. The Plan will also incorporate cost data and financing information to provide the City with a comprehensive understanding of how the plan will be implemented, when the facilities modifications will be completed and how much the investment at each facilities will be including escalation. The Implementation Plan will outline the steps necessary to fully implement the Selected Facilities Investment Master Plan Concepts.

Task Deliverables:

- Facility Investment Master Plan Alternatives
- Preliminary Cost Estimates
- Financial Analysis
- Implementation Plan
- Police/Courts or City Hall Departments will not be included in Task 3

Task 4: Final Report

Objective: Consolidate all assessment data, programming analysis, concepts and task reports into a comprehensive Final Facilities Master Plan Report

Subtask 4.A: Draft Final Report Development and Comment Integration

In this subtask, the HDR Team will utilize the deliverables and information developed in all previous Tasks as a basis for developing the Draft Final Report. The report format, Executive Summary, and report body content outlines will be developed and presented to the City for approval prior to final production. This subtask also includes integrating all review comments and addressing all outstanding issues.

Subtask 4.B: Final Report Production and Presentation

This sub task includes the physical production and reproduction of the Final Report and necessary presentations. This subtask also includes the presentation of the Final Facilitates Master Plan Report findings to the City staff and Council as required. The actual presentation format will be discussed and approved prior to the Final Presentation.

Task Deliverables:

- Draft and Final Report and
- Necessary Final Presentations

Fee Summary / Schedule
We propose to provide the above scope of services as a **lump sum fee of $198,595.00** and includes reimbursables. (Our 2024 hourly rate sheet is attached if additional tasks are requested outside of this scope of services. No tasks will be started without prior approval from the city.)

The total project will take 5 months duration.

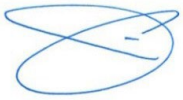
Task 1A Field Documentation (2 weeks / $17,225)
Task 1 Facilities Condition Assessment (3 weeks / $28,235)
Task 2 Facility Programming (4 weeks / $32,560)
Task 3 Master Planning (6 weeks / $85,900)
Task 3B Conceptual Estimates (2 weeks / $8,300)
Task 4 Finalize Report (3 weeks / $20,530)

Tasks 1 thru 4 = $192,750.00 + $5,845.00 reimbursables = $198,595.00

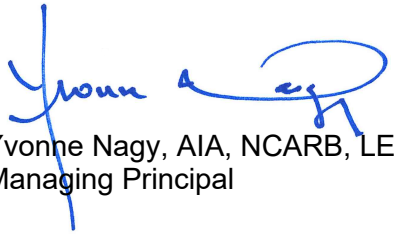
Invoices
HDR will submit monthly invoices for all work completed to invoice date. Additional services beyond those described in the Scope of Services will be invoiced as per our hourly 2024 rate sheet at direct cost, in addition to any expenses will have a 10% mark up. Additional Services shall only be performed when directed by City to HDR. Mileage will be charged at prevailing IRS rates.

You are a valued client to HDR and we appreciate the opportunity to share these services with you. Please call us at 832.316.5241 shall you have any questions regarding this scope of services.

Sincerely,
HDR Architecture, Inc.



Chris Casey, AIA, LEED AP
Civic Principal / Architect



Yvonne Nagy, AIA, NCARB, LEED AP
Managing Principal

cc: file
Approved:
Authorized signature on behalf of City of Taylor:

_____

Printed Name_____

Title: _____

Date:_____

hdrinc.com

710 Hesters Crossing Rd. Suite 150
Round Rock, TX 78681

HDR Architecture, Inc.

Hourly Rates

PERSONNEL TITLE	2024 Rates
Subject Matter Expert	$383
Managing Principal	$318
Principal	$307
Project Manager	$238
Sr. Project Manager	$310
Sr. Design Principal	$363
Sr. Project Designer	$289
Project Designer	$243
Jr. Project Designer	$152
Sr. Project Architect	$243
Project Architect	$175
Office BIM Manager	$214
Sr. Project Coordinator	$202
Project Coordinator	$108
Sr. Architecture Planner	$318
Sr. Interiors Designer	$173
Interiors Designer	$108
Sustainable Designer	$216
Sr. Civil Project Engineer	$288
Civil Project Engineer	$202
Sr. Structural Project Engineer	$288
Structural Project Engineer	$191
Structural Drafter	$132
Sr. Plumbing Designer	$288
Sr. Mechanical Project Engineer	$288
Mechanical Project Engineer	$202
Mechanical EIT	$132
Mechanical Project Coordinator	$204
Mechanical Drafter	$173
Sr. Electrical Engineer	$306
Electrical EIT	$156
Sr. Electrical Drafter	$186
Security Designer	$283
Electronic Security Specialist	$161
Physical Security Specialist	$237
Sr. Landscape Project Architect	$306
Landscape Project Coordinator	$116
Sr. Construction Contract Administrator	$254
Construction Contract Administrator	$209
Sr. Graphic Designer	$156
Sr. Fire Protection Engineer	$201
Equipment Planner	$197
Steno Clerical	$128
Sr. Administrative	$151

* Rates are subject to an annual increase at the start of each calendar year

EXHIBIT A

TASK ORDER

This Task Order pertains to a certain Master Short Form Agreement Between Client and Architect for Professional Services by and between City of Taylor ("Client") and HDR Architecture, Inc. ("Architect"), dated ___May 1_____, 2024__ ("Agreement"). Architect shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 02
PROJECT NAME: City Wide Facilities Master Plan

PART 1.0 PROJECT DESCRIPTION/BACKGROUND: See Exhibit C

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ARCHITECT ON THE PROJECT: See Exhibit C

PART 3.0 CLIENT RESPONSIBILITIES: Provide Architect with Access to Project Sites and any reports or any as-built drawings.

PART 4.0 PERIODS OF SERVICE: June 2024 through October 2024.

PART 5.0 ARCHITECT'S FEE: Lump Sum total $198,595.00 (includes reimbursables), See Exhibit C for further detail by Phase.

This Task Order is executed this _____ day of _____, 20___.

City of Taylor "Client"		HDR Architecture, Inc. "Architect"	
BY:		BY:	
NAME:	Brian LaBorde	NAME:	Yvonne Nagy, AIA, LEED AP
TITLE:	City Manager	TITLE:	Managing Principal
ADDRESS:	400 Porter Street Taylor, TX 76574	ADDRESS:	4828 Loop Central Dr. #700 Houston, TX 77081

CITY WIDE FACILITIES MASTER PLAN

City Council

City of Taylor

May 9th, 2024

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SUMMARY

- Tax-supported debt capital improvement project
- 27 Facilities and Parcels across Taylor, are identified for assessing, programming, and planning
- Project Scope will consist of 4 tasks: assessment, programming, master planning, and report/presentations
- Will provide a roadmap and direction to where and



- Condition Assessments on Lower Quality & Newer Facilties

- Indentifies Growth Impact
- Addresses Deficiencies and Code Issues
- Identifies Investment Needs and corresponding Opportunities (Gap Analysis)

- Concepts developed for all facilities
- Facility Investment Cost Estimates Developed
- Financial and Implementation Planning
- Facility Investment Inputs provided to CIP

- Draft and Final Report
- Final Presentation

PROJECT APPROACH

TOTAL PROJECT DURATION AND COST

- **Task 1A** Field Documentation (2 weeks)
- **Task 1** Facilities Condition Assessment (3 weeks)
- **Task 2** Facility Programming (4 weeks)
- **Task 3** Master Planning (6 weeks)
- **Task 3B** Conceptual Estimates (2 weeks)
- **Task 4** Finalize Report (3 weeks)
- **Total**: 5 Months, $198,595.00

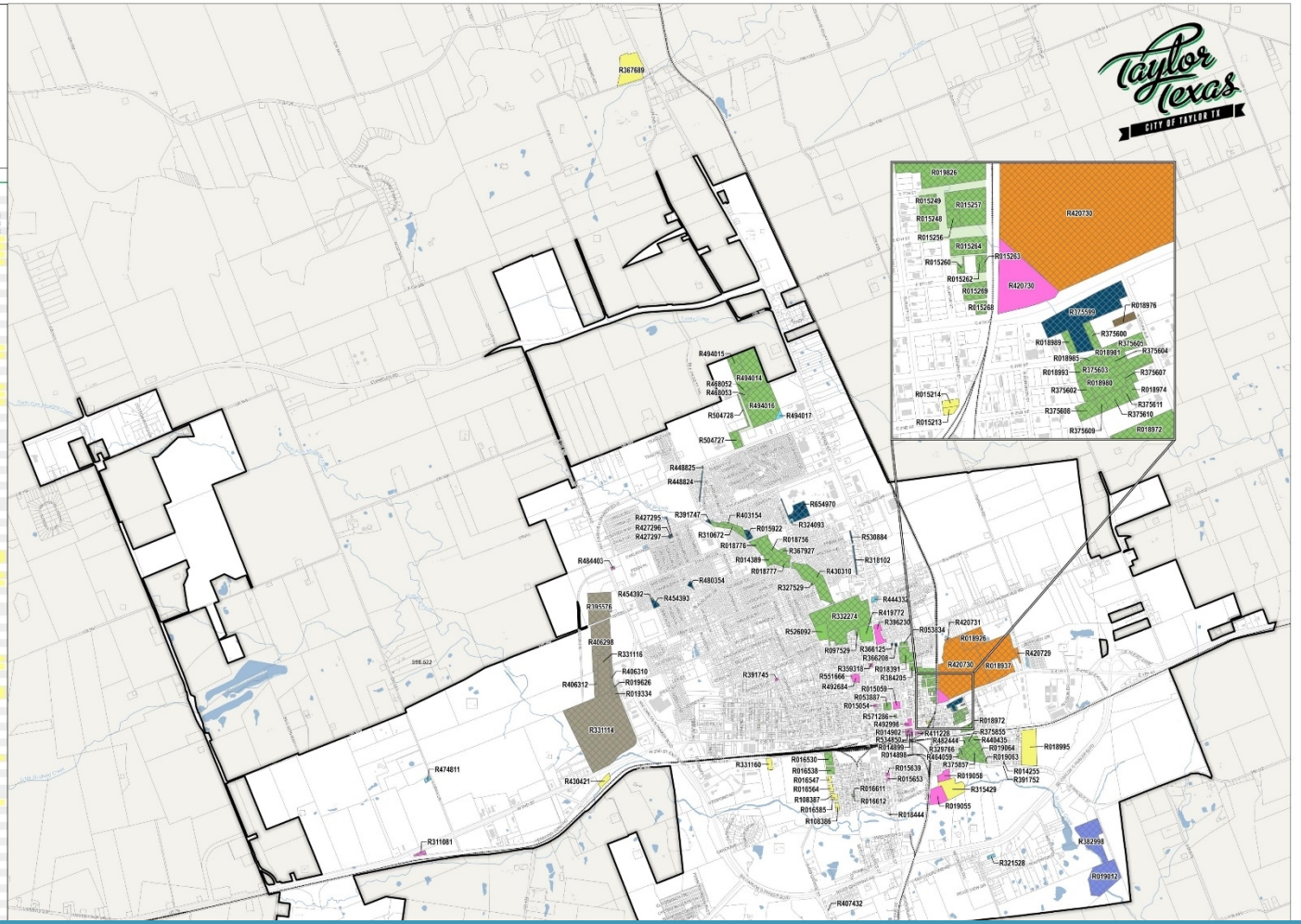
City Owned Properties

139 parcels, 711.1 acres

- Airport (8 parcels, 185.8 acres)
- Cemetery (5 parcels, 123.8 acres)
- City Facility (21 parcels, 30.1 acres)
- Drainage (17 parcels, 11.8 acres)
- Park (66 parcels, 249.8 acres)
- Surplus (13 parcels, 58.9 acres)
- Trustee (2 parcels, 0.3 acres)
- Wastewater System (2 parcels, 46.2 acres)
- Water System (5 parcels, 4.4 acres)
- Removed from Master Plan Study (119 parcels, 617.6 acres)

Task 1A: Facilities Condition Assessment
Task 2: Facility Programming
Task 3: Master Planning
Task 3C: Real Estate Investment Planning

Task 1A	Task 2	Task 3	Task 3C	Parcel ID	Type	Current Use of Property	Address	Acres	Notes
				R014256	Drainage	DRAINAGE	1295 MARTIN LUTHER KING JR BLVD, TAYLOR, TX 76574	0.14	
				R014398	Park	BULL BRANCH PARK	865 ARLOR, TAYLOR, TX 76574	2.95	
				R014808	City Facility	CITY FACILITY	104 ELLIOTT ST, TAYLOR, TX 76574	0.47	NEW CITY HALL
				R014896	City Facility	CITY FACILITY	313 1ST ST E, TAYLOR, TX 76574	0.33	NEW CITY HALL / JUSTICE CENTER
				R014806	City Facility	CITY FACILITY	1ST ST, TAYLOR, TX 76574	0.14	NEW CITY HALL / JUSTICE CENTER
				R014802	City Facility	CITY FACILITY	304 2ND ST E, TAYLOR, TX 76574	0.20	NEW CITY HALL / JUSTICE CENTER
			X	R015654	City Facility	TAYLOR MUNICIPAL COURT	109 N 5TH ST, TAYLOR, TX 76574	0.32	
			X	R015659	City Facility	TAYLOR CITY HALL	400 PORTER ST, TAYLOR, TX 76574	1.66	
			X	R015213	Surplus	CITY OF TAYLOR	505 2ND ST E, TAYLOR, TX 76574	0.12	
			X	R015214	Surplus	CITY OF TAYLOR	201 MURPHY ST, TAYLOR, TX 76574	0.16	
				R015248	Park	SOUTH BURNETT STREET PARK	MURPHY ST, TAYLOR, TX 76574	0.50	
				R015249	Park	SOUTH BURNETT STREET PARK	516 7TH ST E, TAYLOR, TX 76574	0.27	
				R015256	Park	SOUTH BURNETT STREET PARK	MURPHY ST, TAYLOR, TX 76574	0.31	
				R015257	Park	SOUTH BURNETT STREET PARK	MURPHY ST, TAYLOR, TX 76574	1.59	
				R015258	Park	SOUTH BURNETT ST INLET PARK	803 5TH ST E, TAYLOR, TX 76574	0.1	
				R015262	Park	SOUTH BURNETT STREET PARK	614 5TH ST E, TAYLOR, TX 76574	0.13	
				R015263	Park	SOUTH BURNETT STREET PARK	618 5TH ST E, TAYLOR, TX 76574	0.09	
				R015264	Park	SOUTH BURNETT STREET PARK	512 MURPHY ST, TAYLOR, TX 76574	0.61	
				R015268	Park	CITY OF TAYLOR	4TH ST, TAYLOR, TX 76574	0.2	
				R015269	Park	CITY OF TAYLOR	5TH ST, TAYLOR, TX 76574	0.61	
			X	R015638	City Facility	POLICE DEPARTMENT PARKING	420 MAIN ST S, TAYLOR, TX 76574	0.38	
			X	R015652	City Facility	POLICE DEPARTMENT	303 MAIN ST S, TAYLOR, TX 76574	0.26	
				R015922	Drainage	NORTH BULL BRANCH PARK	BULL RUN, TAYLOR, TX 76574	1.73	
				R015936	Park	DOAK STREET PARK FIELDS	203 S DOAK ST, TAYLOR, TX 76574	5.6	
				R015938	Park	DOAK STREET PARK FIELDS	501 DOAK ST, TAYLOR, TX 76574	1.32	
			X	R016047	Surplus	CITY OF TAYLOR TEXAS	DOAK ST, TAYLOR, TX 76574	0.64	
			X	R016054	Surplus	CITY OF TAYLOR	DOAK ST, TAYLOR, TX 76574	0.44	
			X	R016055	Surplus	CITY OF TAYLOR TEXAS	DOAK ST, TAYLOR, TX 76574	0.3	
				R015611	Park	GANO NEIGHBORHOOD PARK	801 GANO ST, TAYLOR, TX 76574	0.16	
				R015612	Park	GANO NEIGHBORHOOD PARK	808 GANO ST, TAYLOR, TX 76574	0.16	
				R015091	Park	BURNETT STREET PARK	9TH/10TH ST E TAYLOR, TX 76574	0.35	
				R016441	Trustee	WILLIAMSON COUNTY TRUSTEE & CITY OF TAYLOR & TAYLOR ISD	MAIN ST, TAYLOR, TX 76574	0.08	
				R015756	Park	BULL BRANCH PARK	NORTH LYNN, TAYLOR, TX 76574	12.46	
				R014776	Park	BULL BRANCH PARK	MULLARD LN, TAYLOR, TX 76574	2.65	
				R015777	Park	BULL BRANCH PARK	N LYNN ST, TAYLOR, TX 76574	2.21	
				R015826	Cemetery	CITY OF TAYLOR CEMETERY / BARN	HWY 79, TAYLOR, TX 76574	12.09	
				R015837	Cemetery	CITY OF TAYLOR CEMETERY	Highway 79, TAYLOR, TX 76574	46.47	
				R015872	Park	DOLAN AVENUE PARK	427 LN, TAYLOR, TX 76574	0.75	
				R015874	Park	EAST THIRD STREET PARK	1220 2ND ST, TAYLOR, TX 76574	0.18	
				R015878	Trustee	CITY OF TAYLOR TRUSTEE & TAYLOR ISD & WILLIAMSON CO	317 DOLAN ST, TAYLOR, TX 76574	0.21	
				R015896	Park	EAST THIRD STREET PARK	DOLAN ST, TAYLOR, TX 76574	1.17	
				R015861	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.31	
				R015865	Park	EAST THIRD STREET PARK	2ND ST, TAYLOR, TX 76574	0.18	
				R015868	Park	EAST FOURTH STREET PARK	3RD ST, TAYLOR, TX 76574	0.22	
				R015883	Park	EAST THIRD STREET PARK	2ND ST, TAYLOR, TX 76574	0.21	
		X	X	R015895	Surplus	CITY OF TAYLOR	1501 MARTIN LUTHER KING JR BLVD, TAYLOR, TX 76574	17.85	
				R016012	Wastewater System	CITY OF TAYLOR	CITY DUMP RD, TAYLOR, TX 76574	25.08	
		X		R016056	City Facility	PUBLIC WORKS STORAGE YARD	RIO GRANDE ST, TAYLOR, TX 76574	5.32	
		X		R016058	City Facility	PUBLIC WORKS STORAGE YARD	RIO GRANDE ST, TAYLOR, TX 76574	3.44	
				R016059	Park	FANNIE ROBINSON PARK	WALNUT/DOLAN ST TAYLOR, TX 76574	0.47	
				R014854	Park	FANNIE ROBINSON PARK	2126 DOLAN ST, TAYLOR, TX 76574	0.9	
				R015934	Airport	TAYLOR MUNICIPAL AIRPORT	AIRPORT RD/LAKE DR TAYLOR, TX 76574	1.5	
				R015636	Airport	TAYLOR MUNICIPAL AIRPORT	559 FM 397, TAYLOR, TX 76574	0.54	
				R015628	Park	SOUTH BURNETT STREET PARK	710 BURNETT ST, TAYLOR, TX 76574	0.44	
				R063854	Park	CITY OF TAYLOR	BURNETT ST, TAYLOR, TX 76574	0.60	
				R063857	Park	HERITAGE PARK	403 MAIN ST N, TAYLOR, TX 76574	1.72	
				R015228	Park	MURPHY PARK	VANCE ST, TAYLOR, TX 76574	0.96	
		X		R015396	Surplus	CITY OF TAYLOR	712 S DOAK ST, TAYLOR, TX 76574	0.69	
X		X		R015397	Surplus	CITY OF TAYLOR	DOAK ST, TAYLOR, TX 76574	1.11	
				R016072	Park	NORTH BULL BRANCH PARK	NORTH DR, TAYLOR, TX 76574	4.38	
				R011161	City Facility	WELCOME SIGN	Highway 79, TAYLOR, TX 76574	1.25	
		X		R015429	Surplus	PUBLIC WORKS STORAGE YARD	802 E RIO GRANDE ST, TAYLOR, TX 76574	11.55	
				R016102	Drainage	CITY OF TAYLOR	COMMERCIAL DR, TAYLOR, TX 76574	1.27	
				R031538	Water System	WATER TOWER	1936 DOLAN AND RD, TAYLOR, TX 76574	0.65	
				R024609	Water System	WATER TOWER	MULLARD LN, TAYLOR, TX 76574	0.53	
				R027528	Park	SOUTH BULL BRANCH PARK	LYNN ST, TAYLOR, TX 76574	5.14	
				R029798	Park	FANNIE ROBINSON PARK	FANN ST, TAYLOR, TX 76574	2.02	
				R031116	Airport	TAYLOR MUNICIPAL AIRPORT	Highway 79 W, TAYLOR, TX 76574	196.05	
				R031118	Airport	TAYLOR MUNICIPAL AIRPORT	3599 CR, TAYLOR, TX 76574	16.09	
		X		R031162	Surplus	CITY OF TAYLOR	1407 ARLOR ST, TAYLOR, TX 76574	1.96	
				R032274	Park	MURPHY PARK	W LAKE DR, TAYLOR, TX 76574	55.68	
				R030918	City Facility	DAN MOODY MUSEUM	709 9TH W ST, TAYLOR, TX 76574	0.48	
				R365125	Drainage	CITY OF TAYLOR	1174 ST, TAYLOR, TX 76530	0.56	
				R365208	Drainage	CITY OF TAYLOR	OLD THORNDALE RD, TAYLOR, TX 76574	0.28	
			X	R367689	Surplus	CITY OF TAYLOR	HWY 95/CR 374, TAYLOR, TX 76574	20.62	
				R367927	Park	BULL BRANCH PARK	DAVIS ST, TAYLOR, TX 76574	1.11	
				R376598	Drainage	EAST FOURTH STREET PARK	Highway 79, TAYLOR, TX 76574	3.04	
				R376606	Park	EAST FOURTH STREET PARK	3RD ST, TAYLOR, TX 76574	0.29	
				R376602	Park	EAST THIRD STREET PARK	2ND ST, TAYLOR, TX 76574	0.31	
				R376603	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.29	
				R376604	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.35	
				R376605	Park	EAST THIRD STREET PARK	DOLAN ST, TAYLOR, TX 76574	0.68	
				R376607	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.46	
				R376608	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.44	
				R376609	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.19	
				R376610	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.39	
				R376611	Park	EAST THIRD STREET PARK	3RD ST, TAYLOR, TX 76574	0.15	
				R376585	Park	FANNIE ROBINSON PARK	ROBINSON ST, TAYLOR, TX 76574	0.94	
				R376857	Park	FANNIE ROBINSON PARK	DOLAN ST, TAYLOR, TX 76574	0.52	
				R376596	Wastewater System	NORTHEAST OFFICE SEWER	RM 112, LEE HILL, TX 76574	21.13	


Taylor Texas
CITY OF TAYLOR TX
R367689
R420730
R420731
R420729
R474811
R430421
R311081
R407432
R382998
R321528
R099512
R331160
R331116
R331114
R406312
R406298
R391745
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City Council Meeting
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Quality of Life

Agenda Item Number: 12.

Agenda Title: **Consider contracts for Survey, Geotech, and SUE for 2024 bond projects**

Council Action to be Taken: Approve third party contractor proposals to support the 2024 bond projects and allowing the City Manager to execute all necessary documents.

Department Submitted: Public Works, Fire

Staff Contact: Jacob Walker, City Engineer
Jim Gray, Director
Daniel Baum, Fire Chief

1. PURPOSE / DESCRIPTION

The purpose of this agenda item is to consider awarding the contracts to the third party subcontractors for the 2024 Bond Projects.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The 20204 Bond Projects were presented to council on the January 10th Special Called City Council Workshop. During the FY24 budget process, Council and staff discussed the importance
of continuing to issue debt to support improvements of facilities and infrastructure in the City. Based on these previous discussions with the Council, staff and HDR reviewed the master plans that were recently completed and developed a 2024 debt-supported CIP. That night we began the
process of issuing debt by identifying the potential projects to fund through a new Certificates of Obligation in Q1 2024. These projects were included in our FY2024 Budget CIP as possible future debt or grant funded projects. HDR presented each project identified with a high level exhibit and cost estimate.

These third party cost proposals have been compiled for consideration. They include survey, geotechnical
investigations, SUE investigations, or other specialty services. The project specific contractors

are as shown below:

Firestation 1 & 2 Design

- Survey - McGray & McGray Land Surveyors, Inc.
- Geotechnical - UES Professional Solutions 44, LLC

2024 Drainage Projects

- Survey - AG3
- SUE - LTRA Inc.

MLK Sidewalk

- Survey - McGray & McGray Land Surveyors, Inc.
- Geotechnical - HVJ Associates

2024 Street Maintenance

- Geotechnical - Raba Kistner, Inc.

3. PROS and CONS

PROS	CONS
• Data collected from the third parties will support the 2024 Bond Projects. • This data is needed to continue with sound designs.	• No foreseeable cons.

4. RECOMMENDATION

Staff recommends to approve the attached third party contracts for the 2024 Bond Projects.

5. FUNDING SOURCE

2024 Certificates of Obligation

6. TIMELINE

Third party contractors will kick off shortly on their tasks once approved.

7. OTHER OPTIONS

Reject proposals.

8. ATTACHMENTS

1. MLK Sidewalk Geotech Proposal
2. Taylor Drainage Projects Survey Proposal
3. Fire Station Geotech Proposal 1
4. Fire Station Geotech Proposal 2
5. Fire Station Survey Proposal
6. Taylor Drainage SUE Proposal
7. MLK Sidewalk Survey Proposal
8. Street Maintenance Geotech Proposal
9. Presentation - Third Party Contracts for Bond Projects

4201 Freidrich Lane, Suite 110
Austin, Texas 78744
512.447.9081 Ph
512.443.3442 Fax
www.hvj.com

April 8, 2024

Mr. Brian LaBorde
City Manager
City of Taylor
400 Porter Street
Taylor, Texas 76574

Re: Robinson Park Trail Sidewalk Improvements – City of Taylor
Geotechnical Investigation
Owner: City of Tylor
HVJSCTx Proposal No. AG 24 10141

Dear Mr. LaBorde:

HVJ South Central-Texas, M&J, Inc., (HVJSCTx) is pleased to submit this proposal to provide geotechnical engineering services for the proposed Robinson Park Trail Sidewalk Improvements – City of Taylor project in Taylor, Texas. This letter outlines HVJSCTx's proposed scope of work for providing a geotechnical investigation for the above project.

Project Description
HVJSCTx understands the City of Taylor plans to design and construct pedestrian paths within Robinson Park. According to the details provided by HDR, it is our understanding that the pedestrian pathway is proposed to span approximately 150 linear feet, adhering to ADA standards with a width of 5-foot and a 5-inch thick concrete sidewalk. Additionally, we understand that due to the incline of the terrain, the pathway along the hillside will necessitate the incorporation of switchbacks, thus requiring approximately 100 linear feet of 5-foot tall retaining walls.

Scope of Work
HVJSCTx proposes to drill two (2) boring along the proposed trail to a depth of 20 feet each below existing grade for a total of 40 feet. Soil samples will be obtained using Shelby tubes and/or split-spoon samplers. Field-testing of soil samples will include pocket penetrometer tests in the cohesive soils and Standard Penetration Tests (SPT) in the cohesionless soils. Although bedrock is not anticipated at this site, if encountered, Rock Quality Designation (RQD) and percent recovery will be determined in the field. The soil borings will be properly backfilled with auger cuttings and bentonite chips to match existing grade.

All the field sampling and laboratory tests will be performed according to typical geotechnical standards, where applicable, or with other well established procedures. HVJSCTx will perform appropriate laboratory tests on select soil samples recovered from the borings. Laboratory testing

will include moisture content, liquid limit, plastic limit, percent passing the #200 analysis, unconfined compressive strength tests and a consolidated undrained triaxial test.

The objective of the laboratory testing program is to supplement the field data to characterize the subsurface conditions relevant to the design and construction of proposed sidewalk improvements.

Engineering Report Deliverables
Results of the field data and laboratory data will be used to develop a geotechnical engineering report. The report will be prepared by an engineer specializing in soil mechanics after reviewing available boring and laboratory data. In general, the following items will be included in the geotechnical investigation report:

- Site vicinity map,
- Geology map,
- Plan of borings,
- Boring logs,
- Field and Laboratory test results summary,
- Groundwater conditions encountered during drilling operations,
- Generalized subsurface conditions,
- Global and external stability analysis for the proposed wall for a single section,
- Bearing capacity and lateral earth pressures recommendation,
- General discussion of construction recommendations.

Assumptions
Following assumptions were made in developing the scope and fee estimate for this project:

- No site clearance will be required to access the borehole locations.
- Landscape damage due to drilling is acceptable and a landscape restoration is not required.
- City of Taylor will provide access Entry Permits to the property.
- HVJSCTx will only be responsible for calling 811-one call for utility markings.
- City of Taylor will provide HVJSCTx with an electronic site map prior to the initiation of the field investigation with boring locations.
- Sidewalk pavement design or repair recommendations are not included in the scope of services.
- Survey of boring locations will be done by others, if required.

Fee
Based on the scope of work outlined, the fee for our services will be not to exceed $16,892.00. A breakdown of the HVJSCTx fees are attached to this proposal. If anomalous soil conditions are encountered, or if the project configuration changes significantly, additional work may be required. HVJSCTx will recommend such additional work when and if it is deemed necessary.

Schedule
HVJSCTx propose to start fieldwork two weeks after receiving a written notice to proceed and expect to complete fieldwork within two working days of receiving all required permits or clearance from HDR. Any delays such as inclement weather or difficulty in accessing the site will be communicated to HDR and may alter the fieldwork project schedule. Laboratory testing, evaluation of test results, engineering analyses and report preparation will take approximately four to five weeks after completion of fieldwork.

Sample Retainage
Soil samples will be retained in our laboratory for 30 days after the draft geotechnical investigation report has been issued.

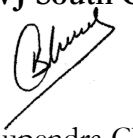
Insurance
Insurance certificates verifying HVJSCTx' s general liability, auto, workers' compensation, and errors and omissions insurance coverage, listing Tesla as a certificate holder, will be provided upon request.

Invoices
Invoices will be submitted at the end of each month based on the time spent on the work and items completed. HVJSCTx credit terms are 30 days net.

If this proposal meets with your approval, please sign and complete the indicated spaces below and forward a copy of the proposal to us.

Sincerely,

HVJ South Central Texas – M&J, Inc.



Bhupendra Chand, PE
Project Manager

BC/lr/mm

Agreed to this _____ day of _____, 2024_____

By: _____

Title: _____

Firm: _____

Date to Start Work: _____

Geotechnical Investigation					
Robinson Park Trail Sidewalk Improvements - City of Taylor					
HVJ SCTx Proposal No. AG 24 10141					
Geotechnical Field Investigation - Drilling and Soil Sampling					
Mobilization/Demobilization - Austin	1	@	$700.00	per mobilization	$700.00
Drilling & Sampling- Soils	40	@	$25.00	per foot	$1,000.00
Shelby Tube (Thin Wall)	7	@	$22.00	each	$154.00
Standard Penetration Tests (SPT)	7	@	$22.00	each	$154.00
Backfilling , cuttings, bentonite	40	@	$12.00	per foot	$480.00
Logging, marking borings EIT	12	hr @	$104.00	per hour	$1,248.00
Drilling Crew - Stand By	2	hr @	$250.00	each	$500.00
Utility Clearance/Drilling Coordination-EIT	8	hr @	$104.00	per	$832.00
Vehicle Trip	2	@	$145.00	each	$290.00
				Sub Total	**$5,358.00**
Laboratory Testing - Standard					
Moisture Content	6	@	$30.00	each	$180.00
Atterberg Limits	6	@	$90.00	each	$540.00
Percent Passing #200 Sieve	6	@	$55.00	each	$330.00
Consolidated Undrained Test (CU)	1	@	$1,500.00	each	$1,500.00
Unconfined Compressive Strength Tests	4	@	$75.00	each	$300.00
				Sub Total	**$2,850.00**
Geotechnical Engineering & Reporting					
Principal, PE	2	hr @	$240.00	hr	$480.00
Senior Engineer, PE	4	hr @	$180.00	hr	$720.00
Project Engineer, PE	24	hr @	$145.00	hr	$3,480.00
Staff Engineer II, EIT	36	hr @	$104.00	hr	$3,744.00
Project Administrator	4	hr @	$65.00	hr	$260.00
				Sub-Total	**$8,684.00**
				TOTAL	**$16,892.00**

706 Leander Dr., Suite 404
Leander, TX 78641
(512) 529-8419

4/23/2024

City of Taylor
400 Porter Street
Taylor, TX 76574

ATTN: Jacob Walker, PE

RE: City of Taylor—Taylor Drainage Projects – Surveying Proposal

Mr. Walker,

Thank you for the opportunity of submitting this proposal for professional surveying services in connection with your request to prepare a survey for the City of Taylor Drainage Projects. The survey limits are shown on the attached sketches. The scope of services and proposed survey fee is attached hereto. AG3's proposed method of payment is Lump Sum.

Please contact me if you have any questions or need additional information.

Sincerely,

Dan H. Clark
Vice President—Survey Division
AG3 Group, LLC

For City of Taylor, TX—Drainage Projects 2024
Services to be performed by the Surveyor

This Scope of Services includes field and office surveying services to perform a survey of existing conditions for 4 project locations—Velma Drive, Tammi Lane, Burkett Street & Old Thorndale Road.

The limits of the survey for these projects are shown on the attached Project Location/Limits.

AG3 will deliver files that will include the project survey performed under this scope of services.

The Following Surveying Services Tasks are included in this Scope of Services:

1. **Site Reconnaissance**
   - Perform site review of existing field conditions.

2. **Survey Control**
   - Establish survey control near the site that will not be disturbed during construction.
   - Survey Control will be related to the State Plane Coordinate System, Texas Central Zone, NAD83.
   - Set a minimum of two (2) control points for design and construction improvements in accordance with the "Manual of Practice for Land Surveying in Texas".

3. **Field Survey**
   - Perform field survey on project site including topographic survey at approximately 50-foot intervals.
   - Obtain break lines and spot elevations sufficient for 1-foot contour intervals.
   - Obtain line and grade on handicap ramps, crosswalks, and sidewalks.
   - Field tie above ground visible improvements including, but not limited to, fences (including type), edge of pavement, curb & gutter, driveways, mailboxes, signs, etc.
   - Coordinate with Texas 811 to have below ground utilities marked.
   - Tie below ground utilities as marked by Texas 811.
   - Tie visible utility locations, including ties to above-ground features, such as power poles, valves, and other features.
   - Provide spot elevations at center point of WW and Storm manhole covers and access vaults.
   - Provide invert elevation of WW and Storm manholes and elevation of pipe flowlines (if possible).
   - Provide location, pipe size, (if possible) and invert elevation of existing WW & storm drain structures (including next upstream WW manhole to aid in estimation of pipe slopes).
   - Field tie and tag existing trees 6-inches diameter and greater. Species will be identified to the best of the surveyor's ability. To ensure accurate ID of tree species, it is recommended the client contract with a Certified Arborist.
   - Field tie OHWM if located and flagged by others at time survey is conducted.
   - Provide size, type and flowline of cross culverts.
   - Locate soil borings and core holes if they are present at time of survey.
   - Locate sufficient property corners to establish property boundaries within the project areas.
   - Process field collected data for field survey.
   - Perform quality control for survey requirements.

4. **Base Mapping**
   - Prepare base maps illustrating data collected above from field survey.
   - Include existing utilities as field located.
   - QA/QC all base maps before delivery.

5. Prepare Digital Terrain Model (DTM)
   - Extract spot elevations and break lines into DTM.
   - Extract and prepare triangulated irregular network into DTM.
   - Load 1-foot contour information.

6. Survey Coordination and Deliverables
   - Attend kickoff meeting with engineering consultant.
   - Conduct periodic internal staff meetings to insure progress.
   - Perform internal Quality Control reviews to insure quality and accuracy of survey.
   - Provide signed and sealed Survey Control sheet for the plan set in PDF.
   - Final set of existing right-of-way drawings prepared to specified horizontal scale.
   - Electronic files for all survey information defined above to be provided electronically in AutoCAD format.

Project Locations\Limits

Tammi Lane:



Velma Drive:


Dahlberg Blvd
Midfred Dr
Pin Tail Ln
Carolyn Dr
Velma Dr
Holly Springs Dr
Commercial D

Burkett Street:



Old Thorndale Road:



FEE SCHEDULE/BUDGET
Project:
County:
Client:

Tammi Lane	Direct Labor					Unit Costs				Totals
	Labor Classification:	Survey - (RPLS) Project Manager	Surveyor - Senior (RPLS)	Survey Technician (Surveyor-In-Training) - Senior	Survey Technician	UAS Lidar/Photogrammetry System	1 - Person Survey Crew (GPS & Robotic total station included)	2 - Person Survey Crew (GPS & Robotic total station included)	3 - Person Survey Crew (GPS & Robotic total station included)	**Sub-Task Subtotal**
	Contract Rate:	$ 255.00	$ 150.00	$ 115.00	$ 95.00	$ 2,500.00	$ 125.00	$ 175.00	$ 205.00	
a: Verify Existing & Establish New Primary Control		1		2				6		**$1,535.00**
b: Design Survey		2	2	8				36		**$8,030.00**
c: Boundary Survey		2	4	4				8		**$2,970.00**
d: Deliverables		2	2	8						**$1,730.00**
										$0.00
	Hours Subtotal :	7	8	22	0	0	0	50	0	Column Total = $14,265.00
	Labor Classification Subtotal :	**$ 1,785.00**	**$ 1,200.00**	**$ 2,530.00**	**$ -**	**$ -**	**$ -**	**$ 8,750.00**	**$ -**	Row Total = $14,265.00

Total Direct Labor	**$ 5,515.00**
Total Unit Costs	**$ 8,750.00**
Total Other Direct Expenses:	**$ -**
Task Total:	**$ 14,265.00**

Tammi Lane--OTHER DIRECT EXPENSES				
Type	**Unit**	**Cost/Unit**	**Quantity**	**Cost**
				$ -
		Total Other Direct Expenses:		**$ -**

Burkett Street	Direct Labor					Unit Costs				Totals
	Labor Classification:	Survey - (RPLS) Project Manager	Surveyor - Senior (RPLS)	Survey Technician (Surveyor-In-Training) - Senior	Survey Technician	LiDAR Mobile Mapping System	1 - Person Survey Crew (GPS & Robotic total station included)	2 - Person Survey Crew (GPS & Robotic total station included)	3 - Person Survey Crew (GPS & Robotic total station included)	**Sub-Task Subtotal**
	Contract Rate:	$ 255.00	$ 150.00	$ 115.00	$ 95.00	$ 2,500.00	$ 125.00	$ 175.00	$ 205.00	
a: Verify Existing & Establish New Primary Control		1		2				6		**$1,535.00**
b: Design Survey		2	2	8				36		**$8,030.00**
c: Boundary Survey		2	4	4				8		**$2,970.00**
d: Deliverables		2	2	8						**$1,730.00**
										$0.00
	Hours Subtotal :	7	8	22	0	0	0	50	0	Column Total = $14,265.00
	Labor Classification Subtotal :	**$ 1,785.00**	**$ 1,200.00**	**$ 2,530.00**	**$ -**	**$ -**	**$ -**	**$ 8,750.00**	**$ -**	Row Total = $14,265.00

Total Direct Labor	**$ 5,515.00**
Total Unit Costs	**$ 8,750.00**
Total Other Direct Expenses:	**$ -**
Task Total:	**$ 14,265.00**

Burkett Street--OTHER DIRECT EXPENSES					
Type	**Unit**	**Cost/Unit**		**Quantity**	**Cost**
		Fixed	**Max**		
					$ -
			Total Other Direct Expenses:		**$ -**

Old Thorndale Road	Direct Labor					Unit Costs				Totals
	Labor Classification:	Survey - (RPLS) Project Manager	Surveyor - Senior (RPLS)	Survey Technician (Surveyor-In-Training) - Senior	Survey Technician	LiDAR Mobile Mapping System	1 - Person Survey Crew (GPS & Robotic total station included)	2 - Person Survey Crew (GPS & Robotic total station included)	3 - Person Survey Crew (GPS & Robotic total station included)	Sub-Task Subtotal
	Contract Rate:	$ 255.00	$ 150.00	$ 115.00	$ 95.00	$ 2,500.00	$ 125.00	$ 175.00	$ 205.00	
a: Verify Existing & Establish New Primary Control		1		2				6		$1,535.00
b: Design Survey		2	2	8				36		$8,030.00
c: Boundary Survey		2	4	4				8		$2,970.00
d: Deliverables		2	2	8						$1,730.00
										$0.00
	Hours Subtotal :	7	8	22	0	0	0	50	0	Column Total = $14,265.00
	Labor Classification Subtotal :	$ 1,785.00	$ 1,200.00	$ 2,530.00	$ -	$ -	$ -	$ 8,750.00	$ -	Row Total = $14,265.00

Total Direct Labor	$ 5,515.00
Total Unit Costs	$ 8,750.00
Total Other Direct Expenses:	$ -
Task Total:	$ 14,265.00

Old Thorndale Road--OTHER DIRECT EXPENSES					
Type	Unit	Cost/Unit		Quantity	Cost
		Fixed	Max		
					$ -
			Total Other Direct Expenses:		$ -

Velma Dr	Direct Labor					Unit Costs				Totals
	Labor Classification:	Survey - (RPLS) Project Manager	Surveyor - Senior (RPLS)	Survey Technician (Surveyor-In-Training) - Senior	Survey Technician	LiDAR Mobile Mapping System	1 - Person Survey Crew (GPS & Robotic total station included)	2 - Person Survey Crew (GPS & Robotic total station included)	3 - Person Survey Crew (GPS & Robotic total station included)	Sub-Task Subtotal
	Contract Rate:	$ 255.00	$ 150.00	$ 115.00	$ 95.00	$ 2,500.00	$ 125.00	$ 175.00	$ 205.00	
a: Verify Existing & Establish New Primary Control		1		2				6		$1,535.00
b: Design Survey		2	2	10				42		$9,310.00
c: Boundary Survey		2	6	8				12		$4,430.00
d: Deliverables		2	4	12						$2,490.00
										$0.00
	Hours Subtotal :	7	12	32	0	0	0	60	0	Column Total = $17,765.00
	Labor Classification Subtotal :	$ 1,785.00	$ 1,800.00	$ 3,680.00	$ -	$ -	$ -	$ 10,500.00	$ -	Row Total = $17,765.00

Total Direct Labor	$ 7,265.00
Total Unit Costs	$ 10,500.00
Total Other Direct Expenses:	$ -
Task Total:	$ 17,765.00

Velma Dr--OTHER DIRECT EXPENSES					
Type	Unit	Cost/Unit		Quantity	Cost
		Fixed	Max		
					$ -
			Total Other Direct Expenses:		$ -

April 22, 2024

Mr. Brian LaBorde
City of Taylor
City Hall, 400 Porter Street
Taylor, Texas 76574

Re: UES Proposal No. P24-0421
Geotechnical Investigation
200 Washburn
Taylor, Texas 76574

Dear Mr. LaBorde :

UES Professional Solutions 44, LLC (UES) is pleased to offer this proposal for a geotechnical investigation for the referenced project. We prepared this proposal based on the information provided.

Project Location: The site is located at 200 Washburn in Taylor, Texas 76574.

Project Description: The project consists of the following proposed improvements:

- Additions to an at-grade one-story fire station building.
- Parking and drive areas

Assumptions: Our proposal assumes and is based upon the following:

- The site is readily accessible;
- The site does not require clearing for boring access;
- **UES will contact 811 call to locate public underground utilities prior to drilling work;**
- **If requested, a 3rd Party Private Utility Locator may be called in by UES to clear the boring locations prior to drilling work at an additional fee;**
- The boring locations can be accessed by a truck-mounted drilling rig; and
- The boring locations are not covered by concrete.

FIELD INVESTIGATION

No. of Borings	Boring Depth (ft)	Location
2	25	In the area of proposed building addition.
1	10	In the area of proposed paving addition.

Three (3) borings totaling 60 feet of drilling are included in this scope of work.

Field personnel will drill the borings using the equipment stated in our assumptions. Cohesive and non-cohesive soil samples will be obtained using three-inch diameter Shelby tube samplers (ASTM D-1587) and two-inch diameter standard split-spoon samplers (ASTM D-1586), respectively.

An engineering geologist or soils technician will extrude the samples in the field, check the samples for consistency with a hand penetrometer, carefully wrap them to preserve their condition, and return them to the laboratory for testing. A log of each boring will be prepared to document field activities and results. UES will stake the boring locations using normal taping procedures. Locations will be shown on the plan of borings. Precise surveying of boring locations and elevations is not included in the cost estimate. These services may be provided upon request, at additional cost. At the completion of drilling operations, bore holes will be backfilled and plugged with soil cuttings.

LABORATORY INVESTIGATION

Laboratory tests will be required for classification purposes, to determine strength characteristics, and to evaluate both the short- and long-term deformation/swell properties of the materials encountered. Testing will be in accordance with our standard procedures which include moisture content and soil identification, liquid and plastic limit determinations, strength tests on soil, and unit weight determinations. The specific types and quantities of tests will be determined based on soil conditions encountered in the borings.

ENGINEERING SERVICES

The engineering data report will be prepared by a registered engineer and will present results of the field and laboratory data together with our analyses of the results and recommendations. We will provide a digitally signed and sealed report in electronic PDF format. Report will address:

- soil and groundwater conditions encountered at the boring locations;
- foundation design recommendations including foundation type, identification of bearing strata, allowable bearing pressure, and estimated settlement;
- recommendations for floor slab support, including evaluation of swell characteristics of

subgrade soils;
- paving recommendations;
- earthwork recommendations, including material and compaction requirements; and
- construction considerations related to soil and groundwater conditions at the borings.

COST OF SERVICES

Based on the scope of services described above, we propose the following lump sum fees:

- **GEOTECHNICAL INVESTIGATION = $5,500.00**
- OPTIONAL SERVICES (PRIVATE UTILITY LOCATOR FEE) = $1,500.00/day

This fee will not be exceeded without prior authorization. Items other than those specified above, or changes in drilling requirements, which are revealed by these studies or are necessitated by a change in project scope, may require revised field, laboratory, and engineering services. These services will be discussed and negotiated on an individual basis. The final invoice will be sent to you with our report.

Please Note. Contracting a private utility locator service is not a guarantee that all utilities within a work site will be identified, but service that is offered to lower the risk of the owner/client. Private utility locator services can identify utility alignments that incorporate significant iron (ferrous) content in the conduit materials. But private utility locator conventional methods have a higher likelihood of not accurately identify non-ferrous utilities (such as sewer lines, copper or PVC lines, fiber optic lines, or sprinkler lines etc.).

PROJECT SCHEDULE

You will receive the geotechnical draft data report within 4- to 5-weeks (weather permitting) of receipt of notice-to-proceed. If you require a delivery time frame other than that presented above, please advise us at the time of completing the agreement so that we may make the appropriate adjustments in our schedule to accommodate your needs.

Items to be provided by the client include the right-of-entry to conduct the exploration and information regarding the location of any utilities on the subject site. Any restrictions or special project requirements should be brought to our attention before we commence fieldwork. Should weather or other factors result in unforeseen changes in site accessibility, UES will contact the client to discuss accessibility options and associated fees.

Please sign and return one copy of the proposal where indicated below as your authorization to proceed. By execution of this proposal, the undersigned Client acknowledges and agrees that the document entitled “Terms and Conditions” has been provided or made available to Client and Client agrees that such Terms and Conditions shall be applied to the present Proposal and shall

be fully binding upon Client. The Terms and Conditions are fully incorporated into this Proposal by reference as if set forth at length.

Thank you for the opportunity to present this proposal. Please call if you have any questions or if you have suggestions regarding changes to the agreement or to the proposed work scope. We look forward to working with you on the project.

Respectfully submitted,

UES

Gary Gai

Gary Gai, Ph.D., P.E.
Engineering Manager

Attachments: Terms and Conditions

PROPOSAL ACCEPTED BY:

_____	_____
Signature	Date
_____	_____
Printed Name	Company
_____	
Title	

Universal Engineering Sciences

GENERAL CONDITIONS – TEXAS

SECTION 1: SCOPE OF SERVICES

1.1 Universal Engineering Sciences ("UES") will provide to Client the professional services described under the Scope of Services ("Services") in the Professional Services Agreement ("Agreement") between UES and Client to which these General Conditions form a part.

1.2 UES shall provide revised or additional services, including changes to the Services necessary due to changed or unforeseen conditions, only in accordance with a written Addendum or Change Order (collectively, "Addendum") to the Agreement agreed to by UES and Client, and only to the extent set forth in that Addendum. Either UES or Client may communicate in writing any requested changes in the nature and scope of the Project; in either case, the changes shall only be executed upon written approval of the Addendum by UES and Client.

1.3 Unless otherwise provided for in the Agreement, the Services will be provided on a standard work schedule of Monday through Friday 8:00 AM to 5:00 PM (excluding holidays), and samples will be analyzed on a standard five (5) to seven (7) business day laboratory turnaround time.

1.4 UES shall not be responsible for any delays, fees or costs associated with adverse or unusual weather conditions that prevent the Services from being safely conducted.

1.5 UES shall provide the personnel, equipment, Level D personal protective equipment (as defined by the Occupational Safety and Health Administration ("OSHA"), and other materials necessary to provide the Services. UES, at its sole discretion, may retain subcontractors or other third-parties to assist it in the provision of the Services.

1.6 Client will provide UES with written authorization to proceed with the Services and any associated fee (e.g., retainer) prior to UES initiating work on the Services.

1.7 The terms "Project" and "Site" are used interchangeably in these General Conditions refer to the land and/or construction project on which or to which UES is to provide Services under this Agreement.

1.8 UES shall perform all Services hereunder as an independent contractor, and nothing contained herein shall be deemed to create any association, partnership, joint venture, or relationship of principal and agent or master and servant, or employer and employee between the parties hereto or any affiliates or subsidiaries thereof, or to provide either party with the right, power or authority, whether express or implied, to create any such duty or obligation on behalf of the other party. UES also agrees not to be treated, or seek to be treated, as an employee of Client for any purpose, including for the purposes of fringe benefits provided by Client, or for disability income, social security taxes and benefits, Federal unemployment compensation taxes, State unemployment insurance benefits and Federal income tax withholding at sources. UES hereby represents that UES has and at all times will maintain timely payments of all taxes due to the Internal Revenue Service and all other government agencies, including withholding and all other taxes.

SECTION 2: PROFESSIONAL STANDARD OF CARE

2.1 UES will provide its services under this Agreement in a manner consistent with the level of professional care and skill ordinarily exercised by similar professionals practicing contemporaneously under similar conditions in the locality of the Project. NO OTHER WARRANTY CONCERNING THE SERVICES UES PROVIDES UNDER THE AGREEMENT OR ANY ADDENDUM, EXPRESS OR IMPLIED, IS MADE, AND ALL OTHER WARRANTIES, INCLUDING THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED TO THE FULL EXTENT PERMITTED BY APPLICABLE LAW.

2.2 Client understands that subsurface investigations may involve drilling, boring, excavating or sampling through varied subsurface soil and water strata which, consistent with the prevailing standard of professional care, may result in the unavoidable or inadvertent cross-mingling of soil and water and any Hazardous Substances or constituents contained in them, and that this risk cannot be eliminated despite the exercise of professional care. IF SUCH SUBSURFACE INVESTIGATIONS ARE PART OF THE SERVICES, CLIENT WAIVES ANY CLAIM AGAINST UES, AND SHALL INDEMNIFY, DEFEND, AND HOLD UES HARMLESS FROM ANY CLAIM OR LIABILITY FOR INJURY OR LOSS ARISING FROM CROSS-CONTAMINATION RELATED TO SUCH SUBSURFACE EXPLORATIONS INCLUDING, WITHOUT LIMITATION, ANY CLAIM OR LIABILITY ARISING IN WHOLE OR IN PART FROM THE ACTIONS OR INACTIONS OF UES.

2.3 UES will take reasonable precautions to minimize damage to the Site, but it is understood by Client that, in the normal course of the provision of the Services, including sampling or drilling, some damage to or alteration of the Site is possible. The repair of such damage shall not be part of the Services unless explicitly specified in writing in the Agreement.

2.4 The Services provided by UES are not intended to be and shall not be construed as providing legal advice, and UES shall not be responsible for Client's compliance with any applicable laws.

2.5 Client and Client's personnel and contractors shall promptly inform UES of any actual or suspected defects in UES's services, to help UES take those prompt and effective measures that in UES's opinion will help minimize the consequences of any such defect. Client's payment in full of the amount owed for services rendered shall be taken to mean that Client is satisfied with and has accepted UES's services.

SECTION 3: SITE ACCESS, SITE CONDITIONS AND CLIENT RESPONSIBILITIES

3.1 Client will grant or obtain at its expense lawful and safe access to the Site as needed for UES to perform the Services and will notify all affected persons and entities in writing of UES's presence. The access shall be adequate to allow UES to conduct the Services, including bringing and storing equipment and tools on the Site and any necessary access to exterior and interior areas. UES shall not be responsible for any delays, fees or costs caused by delayed or restricted access that prevents or slows the delivery of the Services by UES.

3.2 If the Site is not owned or operated by Client or the Client does not otherwise have the authority to grant UES lawful access, Client shall be responsible for obtaining, at its own expense, an access agreement for the Site and shall provide UES a copy of such access agreement at least three business days in advance of the date contemplated for the first Site access related to the Project. UES reserves the right to delay, without penalty, any Site visit and the provision of Services under the Agreement if a site access agreement, in UES' reasonable judgment and discretion, would impose conditions, liabilities or risks on UES in excess of those set forth in these General Conditions or the Agreement. IF THE SITE IS NOT OWNED BY CLIENT, CLIENT AGREES TO DEFEND, INDEMNIFY, RELEASE, AND HOLD UES, INCLUDING ITS OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, AGENTS, AFFILIATES AND SUCCESSORS ("UES INDEMNITEES") HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES (INCLUDING ATTORNEY'S FEES) ALLEGED BY THE SITE OWNER OR THE SITE OWNER'S EMPLOYEES, AGENTS, CONTRACTORS OR OTHER PERSONS OR ENTITIES ARISING FROM UES'S PERFORMANCE OF SERVICES UNDER THE AGREEMENT AT SUCH SITE INCLUDING, WITHOUT LIMITATION, ANY CLAIM, LOSS, DAMAGE OR LIABILITY ARISING IN WHOLE OR IN PART FROM THE ACTIONS OR INACTIONS OF UES.

3.3 Unless otherwise expressly provided for in the Agreement, Client will be responsible for communicating and coordinating with the Site owner(s) with respect to access necessary to the provision of the Services, including security procedures, opening gates, providing access to buildings, avoiding conflicts between provision of the Services and any commercial or manufacturing activities on the Site, and moving vehicles or other equipment that may interfere with the agreed upon Site activities and the Site access necessary to conduct such activities, including opening gates to allow equipment to gain access to proposed work areas, areas to store necessary equipment, as well as access to the interiors of any onsite buildings.

3.4 Client shall be responsible for the safety of the Site where the Project is conducted and for providing a safe environment for UES to provide the Services. UES shall be responsible for the safe and compliant conduct of its personnel at the Site and shall also comply with the reasonable and lawful work rules for the Site. As required by applicable laws, UES will prepare a site-specific Health and Safety Plan (HASP) applicable to its personnel for the Services provided at the Site. UES shall not be responsible for the safety of other personnel at the Site, nor shall it be responsible for ensuring that the Site complies with environmental, health and safety laws, or reporting any unsafe conduct or non-compliance that it may observe. If UES encounters conditions at the Site that are unsafe for its personnel, it reserves the right at its sole discretion to suspend or halt work until such conditions are cured. UES shall not be responsible for any fees, costs or damages associated with any safety-related delays. Unless otherwise provided for in the Agreement, UES shall not work in conditions that require personal protective equipment beyond that classified as Level D by OSHA.

3.5 Client shall inform UES of any reporting or other requirements imposed by any third parties, such as federal, state, or local entities with respect to environmental matters relevant to the Services, Client shall assume responsibility to provide any required notice to any third party, and it shall secure the necessary permits or permissions from any third parties (including governmental authorities) required for UES's provision of the Services. If included in the Agreement, Client may authorize UES to obtain certain permits on Client's behalf, in which case Client shall be responsible for any fees or expenses incurred by UES with respect to obtaining such permits.

3.6 Client shall provide UES with all necessary information to perform its services, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, environmental and hydrogeological investigations and studies, other designs, documents, and any other existing environmental information about the Site. Client assumes all liability for information not provided to UES that could affect the quality or sufficiency of the Services UES provides. If UES encounters undisclosed or unforeseen conditions that may cause material delays or an increase in fees or costs, UES shall inform Client and any changes in schedule, fees or costs shall be addressed in an Addendum. UES shall not be responsible for any delays, fees or costs caused by undisclosed or unforeseen conditions.

3.7 Client is responsible for accurately identifying to UES in writing the existence and location of all subterranean structures and utilities on or affecting the Site (including the type and location of utility lines) and the services to be provided by UES. UES will take reasonable precautions to avoid affecting subterranean structures and utilities disclosed to it in writing by Client. If included in the Agreement, Client may authorize UES to conduct applicable public utility identification and clearance requirements on behalf of Client. CLIENT AGREES TO DEFEND, INDEMNIFY, RELEASE, AND HOLD UES INDEMNITEES HARMLESS FOR ANY CLAIMS, LOSSES, DAMAGES (INCLUDING ATTORNEY'S FEES) OR LIABILITIES ARISING FROM DAMAGE DONE TO ANY SUBTERRANEAN STRUCTURES OR UTILITIES, OR FOR THE RELEASE OF ANY HAZARDOUS SUBSTANCES FROM ANY SUCH STRUCTURES OR UTILITIES, THAT ARE NOT ACCURATELY IDENTIFIED AND LOCATED IN WRITING AND DISCLOSED TO UES BY CLIENT BEFORE UES COMMENCES ITS WORK INCLUDING, WITHOUT LIMITATION, ANY CLAIM, LOSS, DAMAGE OR LIABILITY ARISING IN WHOLE OR IN PART FROM THE ACTIONS OR INACTIONS OF UES.

3.8 Unless otherwise stated in the Agreement, any soil or groundwater monitoring activities that are included in the Services are based on the assumption that soil borings and monitoring wells can be installed using standard truck-mounted drilling equipment, the locations are accessible to such equipment, and that surface conditions at each location consists of non-reinforced asphalt or concrete not exceeding six (6) inches in thickness and no concrete or asphalt cutting will be required. If UES encounters materially different conditions at the Site, UES shall inform Client and an Addendum shall be agreed to that addresses any changes in schedule, fees or costs associated with the changed conditions.

SECTION 4: HAZARDOUS SUBSTANCES AND ENVIRONMENTAL CONDITIONS

4.1 Client represents it has informed UES of all known or suspected Hazardous Substances on, under or near the Site of which it is aware, and that it has provided UES with all studies, reports, investigations, or similar documents in its possession about the environmental conditions at the Site, including any documents and correspondence involving Federal, State or local environmental, health or safety regulatory notifications.

4.2 For purposes of the Agreement and these General Conditions, the term "Hazardous Substances" includes materials defined or regulated as hazardous substances, hazardous materials, hazardous wastes, hazardous constituents, solid wastes, pollutants, or toxic substances under any Federal, State or local environmental, health, safety or natural resources law, statute, regulation or ordinance, including but not limited to petroleum products, polychlorinated biphenyls, per- and polyfluoroalkyl substances, asbestos, and any other material or substance listed or identified by the United States Environmental Protection Agency or any similar State or local agency as presenting a potential danger to health, safety or the environment.

4.3 Except to the extent required by law, UES shall not be responsible for making any disclosures to governmental agencies or the Site owner regarding the presence or release of Hazardous Substances on, under, from or around a Site.

4.4 [FOR INVESTIGATION / REMEDIATION PROJECTS] The discovery of Hazardous Substances or other environmental conditions on, under or near the Site not contemplated within the Services may constitute a changed condition, necessitating an Addendum or Change Order. In the event of the discovery of Hazardous Substances or other environmental conditions not contemplated within the Services, Client agrees to compensate UES for all expenses incurred or caused by the discovery, including but not limited to those related to worker protection and exposure, emergency response actions and equipment decontamination.

[FOR GEOTECH PROJECTS ONLY] Client agrees that the discovery of Hazardous Substances or other environmental conditions on, under or near the Site not contemplated within the Services may constitute a changed condition, necessitating an Addendum or Change Order. Although unlikely, Client acknowledges that such a discovery may make it necessary for UES to take immediate measures to protect the health and safety of its employees and other persons, or to arrange for others to do so, including and up to delaying or terminating work. Client agrees to compensate UES for all expenses incurred or caused by the discovery of unanticipated Hazardous Substances or environmental conditions encountered at the Site, including but not limited to those related to worker protection and exposure, emergency response actions and equipment decontamination.

4.5 [FOR INVESTIGATION / REMDIATION PROJECTS] All substances on, in, or under Client's site, or obtained from Client's site as samples or as byproducts of the sampling process, shall be Client's property. UES shall not be required to sign or certify a waste manifest, disposal ticket, or similar document relating to the transportation or disposal of wastes or Hazardous Substances. UES may serve as Agent for Client if requested under a separate agreement and authorization. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that UES is not a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances and shall not be so identified on any document.

[FOR GEOTECH PROJECTS] All substances on, in, or under Client's site, or obtained from Client's site as samples or as byproducts of the sampling process, shall be Client's property. Unless otherwise expressly specified in the Agreement or the Services, the characterization, management and disposition of substances, including Hazardous Substances, generated during the Services (including, but not limited to, wastes, samples, produced soils or fluids, cuttings, or protective gear or equipment, etc.) is the sole responsibility of Client. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 *et seq.* and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that UES is not and shall not be identified as a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances on any document. Unless specifically provided for in the Agreement, UES shall not have any responsibilities

with respect to the storage or preservation of samples, and Client agrees that UES is not responsible or liable to Client for any loss of samples that are shipped to a testing facility or retained in storage.

4.6 UES shall not have custody of any monitoring wells or permanent sampling locations installed as part of the Project, and shall not be responsible for proper maintenance, repair, or closure of such wells, unless otherwise provided for in the Agreement.

4.7 CLIENT AGREES TO DEFEND, INDEMNIFY, RELEASE, AND HOLD UES INDEMNITEES HARMLESS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES (INCLUDING ATTORNEY'S FEES AND CONSULTANTS' FEES, COSTS OF DELAY OF THE SERVICES, AND ANY COSTS ASSOCIATED WITH POSSIBLE REDUCTION TO THE VALUE OF THE PROJECT OR THE SITE IN WHICH IT IS SITUATED) ARISING FROM (I) UES' DISCOVERY OF OR ITS EMPLOYEES' OR SUBCONTRACTORS' EXPOSURE TO HAZARDOUS SUBSTANCES OR SUSPECTED SUBSTANCES RELATED TO THE SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE OR WILLFUL MISCONDUCT; (II) ANY DISCLOSURES UES IS REQUIRED TO MAKE BY LAW REGARDING HAZARDOUS SUBSTANCES OR ENVIRONMENTAL CONDITIONS AT A SITE; (III) ANY CLAIMS MADE ALLEGING THAT (A) UES IS AN OWNER OR OPERATOR OF THE SITE AT WHICH THE SERVICES ARE RENDERED; (B) UES IS THE GENERATOR, STORER OR TREATER OF HAZARDOUS SUBSTANCES AT SUCH SITE; OR (C) THAT UES ARRANGED FOR THE TRANSPORTATION OR DISPOSAL OF ANY HAZARDOUS SUBSTANCES FROM THE SITE; (IV) ANY VIOLATION BY CLIENT OF ANY FEDERAL, STATE OR LOCAL LAW, REGULATION, ORDER, DECREE OR ORDINANCE RELATED TO HAZARDOUS SUBSTANCES; OR (V) ANY CLAIMS MADE BY THIRD-PARTIES WITH RESPECT TO ALLEGED EXPOSURES TO OR DAMAGES CAUSED BY HAZARDOUS SUBSTANCES AT OR FROM THE SITE OR DURING OR RELATED TO ANY PROJECT OR THE PROVISION OF SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE OR WILLFUL MISCONDUCT.

SECTION 5: BILLING AND PAYMENT

5.1 UES will submit invoices to Client in accordance with the Agreement for the specific Project. If the Agreement includes a retainer, the retainer must be received by UES before it will initiate work on the Project.

5.2 Payment will be due 30 days after presentation of invoice. Client will pay a finance charge of one and one-half percent (1 1/2 %) per month, or the maximum rate allowed by law, on all past due invoices. If UES incurs any expenses to collect overdue invoices, Client will also be liable for all sums incurred for reasonable attorneys' fees, expert witness fees, time of UES's employees, expenses and court costs, and interest.

5.3 Client agrees that UES may refuse to release to Client any reports, findings, data and other work product until it has been paid in full for services rendered. UES reserves, and does not waive, any lien rights it may have for unpaid professional services. Client agrees that all reports and other work furnished to Client or its agents that Client has not timely paid for will be returned upon demand and will not be used by the Client for any purpose.

5.4 UES shall have no obligation under this Agreement or any Addendum to provide expert consultant or expert witness services in litigation, arbitration, or any other dispute resolution proceeding, to produce its work product in discovery, to undertake any further investigation or analysis or prepare a report in connection with any such proceeding, or to make available for testimony its current or former employees or consultants. The Parties will execute a new agreement for any such services. In the absence of a new executed agreement for such services, Client will pay UES 150% of its prevailing rates and expenses for the time spent by UES employees and costs incurred on any such additional tasks.

5.5 Services provided at the Client's request outside normal business hours will be performed for an additional fee to be negotiated and reflected in the Agreement or an executed Addendum, or, if no such fee is negotiated, at 150% of UES standard rates.

5.6 Reimbursable expenses, those outside of the scope of the proposed services, are charged to the Client at cost plus fifteen (15) percent and include the following items:

(i) Out of scope reproduction of plans, specifications and other documents, including plans and documents necessary for submission to regulatory agencies, but excluding documents reproduced for use by UES and any of its consultants.

(ii) Out of scope permit application and filing fees advanced by UES. Such fees will be invoiced to Client at cost.

(iii) The cost of equipment rental including, where applicable, equipment operators and subcontracted services, such as authorized photogrammetry, testing services, laboratory services, archeological services, and other specialized services, excluding those services which are explicitly included in the UES proposal. If the services covered by this Agreement are subject to local or state taxes or fees, such additional costs will be charged to the project and are subject to reimbursement as provided herein.

5.7 Fees and schedule commitments are subject to renegotiations for unreasonable delay caused by Client's failure to provide specified facilities or information, or for delays caused by unpredictable occurrences, or force majeure events such as fires, floods, strikes, riots, unavailability of labor or materials or services, acts of God or of public enemy, or acts or regulations of any governmental agency. Temporary work stoppage caused by any of the above may result in additional costs (reflecting a change in scope) beyond that outlined in the proposed Agreement. UES shall have the right to increase its compensation payable by the Client to UES in the event that UES must modify services, facilities or equipment to comply with laws or regulations that become effective after execution of this Agreement, provided UES gives the Client fifteen (15) days prior notice as to the cause for escalation and the additional amounts involved.

5.8 The fees and charges reflected in UES's proposal for services are exclusive of any sales, use, personal property, value added and goods/services taxes. Where applicable, such taxes shall appear as a separate item on UES's invoice and Client shall be liable for the payment of such taxes to UES. Notwithstanding the foregoing, Client shall not be responsible for any foreign, federal, state or local taxes based on UES's net income or receipts, or such other taxes based on UES doing business in any particular jurisdiction.

SECTION 6: INTELLECTUAL PROPERTY AND CONFIDENTIALITY

6.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES during the provision of the Services, are instruments of service, and shall remain the property of UES. Neither Client nor any other entity shall change or modify UES's instruments of service. UES shall retain sole and exclusive ownership of all ideas, concepts, theories, improvements, designs, original works of authorship, formulas, processes, models, software, algorithms, inventions, know-how, techniques, compositions of matter and any other information owned by UES prior to the date of this Agreement or created or modified by UES during the provision of the Services.

6.2 UES will retain final reports generated as part of the Services for a period of at least five years following submission of such reports or completion of the Services, whichever is later. UES will make those records available to the Client in a reasonable time and manner, subject to payment of a reasonable fee for the time of UES employees to assemble and transmit those documents.

6.3 The Services and all deliverables provided as part of the Services (including but not limited to reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES), are prepared for the sole and exclusive use of Client, and Client is the only entity to which UES owes any duty, in contract or tort, pursuant to any law or under this Agreement. Any information or deliverables generated by UES during the provision of the Services may not be given or disclosed to any other entity, or used or relied upon by any other entity, without the express written consent of UES. Such written consent may take the form of a "reliance letter" which must be agreed to by such other person or entity to whom the Services and Deliverables may be disclosed, and for which a separate fee will be charged. UES shall be entitled to injunctive relief preventing/prohibiting any disclosure, reliance or attribution prohibited hereunder, and Client shall release, indemnify, defend, and hold harmless UES from any losses (including attorney's fees) arising from or related to such unauthorized disclosure, attribution or reliance.

6.4 Each party may disclose to the other party certain information that it considers to be confidential ("Confidential Information") provided such information is disclosed in writing and clearly marked or, if orally disclosed, promptly thereafter reduced to writing and clearly marked "Confidential." In no event shall Confidential Information include information that: (a) is or becomes publicly available other than through a breach of the Agreement; (b) is known to the party receiving such information prior to disclosure or is independently developed by such party subsequent to such disclosure without reference to Confidential Information provided hereunder; or (c) is subsequently lawfully obtained by the party receiving such information from a third party without obligations of confidentiality. Each party agrees that it (a) will not disclose or divulge the other party's Confidential Information to any person, (b) will not use the other party's Confidential Information for its own benefit or the benefit of others, (c) will employ at least the same degree of care in protecting Confidential Information as it employs in protecting its own confidential information, and (d) will, upon termination of the Agreement, or at any time at the request of the other party, return to the other party or destroy all copies of the other party's Confidential Information. Notwithstanding the foregoing, each party may disclose the other party's Confidential Information to its employees, subcontractors and authorized agents who have a need to know such confidential information to fulfill its obligations under this Agreement. In the event a party receives a subpoena or other validly issued administrative or judicial process requesting the disclosure of the other party's Confidential Information, such party will promptly notify the other party and tender to it the defense of such demand and will cooperate (at the other party's expense) with the defense of such demand. Unless the demand shall have been timely quashed or extended, the party receiving the demand shall thereafter be entitled to comply with such demand when and to the extent required by law.

SECTION 7: RISK ALLOCATION

7.1 CLIENT AGREES WITH RESPECT TO THE SERVICES PROVIDED UNDER THIS AGREEMENT AND ANY ADDENDUM THAT THE AGGREGATE LIABILITY OF UES FOR ANY AND ALL CLAIMS, LOSSES, COSTS, AND DAMAGES OF ANY KIND OR NATURE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES AND EXPENSES AND EXPERT WITNESS FEES AND EXPENSES, SHALL NOT EXCEED THE GREATER OF $50,000.00 OR THE FEE ACTUALLY PAID BY CLIENT TO UES FOR THE SERVICES. IN CONSIDERATION FOR PAYMENT BY THE CLIENT OF AN ADDITIONAL SUM OF $1,000, UES AGREES THAT ITS AGGREGATE LIABILITY WITH RESPECT TO ANY AND ALL CLAIMS, LOSSES, COSTS, AND DAMAGES OF ANY KIND OR NATURE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES AND EXPENSES AND EXPERT WITNESS FEES AND EXPENSES, ARISING FROM SERVICES PROVIDED UNDER THIS AGREEMENT AND ANY ADDENDUM THERETO SHALL BE THE GREATER OF $50,000 OR UP TO $1,000,000 IN COVERAGE BY ITS PROFESSIONAL LIABILITY POLICY (INCLUDING ANY DEDCUTIBLE OR SELF INSURED RETENTION). The terms "claim" or "claims" mean any claim in contract, tort, or statute alleging errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligence, negligent misrepresentation, and any other basis giving rise to liability in law or equity.

7.2 NOTWITHSTANDING ANYTHING TO THE CONTRARY PROVIDED FOR IN THE AGREEMENT OR ANY ADDENDUM, UES SHALL NOT BE LIABLE TO CLIENT FOR ANY INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES (INCLUDING, BUT NOT LIMITED TO REDUCTION IN VALUE OF REAL PROPERTY, PENALTIES ASSOCIATED WITH NON-COMPLIANCE WITH LAW, LOST PROFITS, LOSS OF USE, FINANCING COSTS AND LOST SAVINGS) INCURRED BY CLIENT. ITS EMPLOYEES, CONSULTANTS, AGENTS, CONTRACTORS OR SUBCONTRACTORS.

7.3 Client agrees that it will not seek damages in excess of this contractually agreed-upon limitation against any other person or entity who may in turn join UES as a third-party defendant for such damages, or where such person or entity may seek recovery from UES in a separate proceeding. CLIENT SHALL INDEMNIFY, DEFEND AND HOLD UES INDEMNITEES HARMLESS FOR ANY SUCH DAMAGES (INCLUDING ATTORNEY'S FEES) AWARDED TO ANY OTHER PERSON OR ENTITY AS A RESULT OF ANY LITIGATION, ARBITRATION OR OTHER DISPUTE RESOLUTION PROCEEDING COMMENCED BY CLIENT AGAINST ANY SUCH PERSON OR ENTITY FOR DAMAGES FOR WHICH UES MAY BE IN WHOLE OR PART BE HELD LIABLE INCLUDING, WITHOUT LIMITATION, ANY DAMAGES ARISING IN WHOLE OR IN PART FROM THE ACTIONS OR INACTIONS OF UES.

SECTION 8: INSURANCE

8.1 UES represents it has Worker's Compensation insurance in force, that is has commercial general liability coverage in the amount of $1,000,000.00 and has professional liability insurance in the amount of $1,000,000.00.

8.2 Client shall maintain such insurance as is necessary to fully underwrite Client's defense and indemnity obligations set forth herein, and shall, upon request by UES, provide proof to UES to verify such insurance.

SECTION 9: INDEMNITY

9.1 IN ADDITION TO AND NOTWITHSTANDING ANY OTHER PROVISION IN THESE GENERAL CONDITIONS, CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, TO RELEASE, DEFEND (WITH COUNSEL REASONABLY ACCEPTABLE TO UES), INDEMNIFY, AND HOLD UES, INCLUDING ITS OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, AGENTS, AFFILIATES AND SUCCESSORS ("UES INDEMNITEES") HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES (INCLUDING ATTORNEY'S FEES) OR LIABILITIES FROM OR BY ANY PERSON OR ENTITY ARISING FROM (1) ACTS OR OMISSIONS BY CLIENT, CLIENT'S AGENTS, STAFF, AND OTHERS EMPLOYED BY OR CONTRACTED TO CLIENT, INCLUDING ARCHITECTS, ENGINEERS, CONTRACTORS, SUBCONTRACTORS, AND CONSULTANTS, WHETHER OR NOT UES IS RESPONSIBLE IN WHOLE OR IN PART FOR THE ACTS OR OMISSIONS FOR WHICH CLIENT IS INDEMNIFYING UES AND (2) THE PROVISION OF THE SERVICES BY UES EXCEPT TO THE EXTENT CAUSED BY UES' GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, SUCH EXCEPTION SUBJECT TO THE LIMITS SET FORTH IN SECTION 7. FOR THE AVOIDANCE OF DOUBT, CLIENT'S INDEMNIFICATION OBLIGATIONS SET FORTH IN THIS SECTION 9.1 INCLUDE, WITHOUT LIMITATION, INDEMNIFICATION FOR ANY CLAIMS, LOSSES, DAMAGES OR LIABILITIES ARISING IN WHOLE OR IN PART FROM THE ACTIONS OR INACTIONS OF UES.

9.2 UES AGREES TO INDEMNIFY, AND HOLD CLIENT HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ARISING TO THE EXTENT SOLELY FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT BY UES IN THE PROVISION OF THE SERVICES, SUBJECT TO THE LIMITS SET FORTH IN SECTION 7.

9.3 To the extent either party's damages are covered by available insurance, Client and UES waive all rights of subrogation against each other and against the contractors, subcontractors, consultants, agents, and employees of the other, except such rights as they may have to the proceeds of such insurance.

SECTION 10: DISPUTE RESOLUTION

10.1 All claims, disputes, and other matters in controversy between UES and Client arising out of or in any way related to this Agreement or any Addendum shall be decided by binding arbitration in accordance with the Construction Industry Rules of the American Arbitration Association then obtaining, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Notwithstanding the foregoing, UES shall not be required to arbitrate any legal and/or equitable claims (including statutory and equitable liens) for collection of monies due. The successful party in any such action will be entitled to recover its reasonable attorneys' fees, expert witness fees, and other claim-related expenses and court costs incurred, and also the time value at prevailing rates of its employees reasonably incurred in prosecuting or defending the claims, with any claims against UES subject to the limitations in Section 7.

10.2 Notwithstanding the foregoing, all claims, including for negligence or any other cause whatsoever that the Client has or claims to have against UES, shall be deemed waived unless (i) Client notifies UES of the claim or claims within thirty (30) days of discovery thereof, and (ii) if the Client

contends that a claim exists against UES for negligence or another violation of a standard of care owed by UES, Client has first provided UES with a written certification executed by an independent design professional currently practicing in the same discipline as UES. The certification shall: a) identify the name of the professional; b) specify each and every act or omission that the certifier contends is a violation of the standard of care identified in the Proposal Agreement; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to UES not less than thirty (30) calendar days prior to the institution of any arbitration or judicial proceeding.

10.3 NOTWITHSTANDING THE FOREGOING, UES SHALL HAVE NO LIABILITY FOR ANY CLAIM DISCOVERED BY CLIENT MORE THAN ONE YEAR AFTER DELIVERY OF THE LAST ISSUED REPORT BY UES FOR THE SERVICES DESCRIBED IN THE PROPOSAL AGREEMENT.

SECTION 11: TERMINATION

11.1 This Agreement may be terminated by either party for cause upon seven (7) days written notice and opportunity to cure in the event of a material breach by the other party, or in the case of a force majeure event such as terrorism, act of war, riot, insurrection, strike, declared public health emergency, flood, unusual weather condition, or act of God that continues or affects the Site for more than seven (7) calendar days. Such termination shall not be effective if such material breach or force majeure event has been remedied before expiration of the period specified in the written notice. In the event of any termination, UES shall be paid for Services (including any related costs and expenses) performed up to the termination notice date plus reasonable termination expenses.

11.2 UES and Client may terminate this Agreement at any time by mutual written consent.

11.3 In the event of termination or a suspension for more than three months of the Project for which these Services are to be provided, UES may in its sole discretion complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all direct costs incurred by UES in completing such analyses, records, and reports.

SECTION 12: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS

12.1 If the Services include oversight, monitoring or observation of work being conducted by third parties (other than UES subcontractors), such services shall be conducted solely to determine that the work being overseen, monitored, or observed is in general conformity to the contractual requirements between Client and such third parties. Client shall have sole responsibility and authority to reject, suspend or stop the work of such third parties, or modify or terminate any agreement between Client such third parties.

12.2. UES shall not have the responsibility or authority to stop, suspend, or modify the work of such third parties, and does not guarantee that work it inspects conforms in all respects to the design, or to applicable laws, statutes, regulations, rules or codes, and it shall have no liability for design or construction defects, or the failure of Client's designers or contractors to comply with their contractual obligations.

12.3 Neither the activities of UES pursuant to this Agreement, nor the presence of UES or its employees, representatives, or subcontractors on the Project Site, shall be construed to impose upon UES any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety or environmental conditions or compliance at the Project Site. Client acknowledges that Client or its contractor is solely responsible for Project jobsite safety and compliance with environmental, health and safety laws.

12.4 Client is responsible for scheduling all inspections and construction materials testing ("CMT") activities of UES. UES will not be responsible for tests and inspections that it does not perform due to Client's failure to timely schedule work.

12.5 Client shall at the time of execution of the Agreement provide UES with a proposed schedule for tests and inspections UES shall perform. Client will give reasonable notice of all changes to that schedule. UES shall not be required to conduct any tests or inspections on less than 72 hours written notice, nor after normal business hours or on weekends or holidays.

SECTION 13: SOLICITATION OF EMPLOYEES

Client agrees that during the term of the Agreement, and for a period of one (1) year after the last date on which UES has provided services hereunder, Client shall not, directly or indirectly, solicit or attempt to solicit for employment, or contract directly or indirectly with, any employee of UES except as authorized in writing by UES. Client agrees that its breach of this Section shall cause UES irreparable harm, and that UES may, in addition to recovering any provable damages, enforce this obligation by injunction.

SECTION 14: NO ASSIGNMENT

Neither Client nor UES may delegate, assign or transfer its rights or obligations under the Agreement for any reason without the written consent of the other party. For avoidance of doubt, this provision does not affect UES' right, at is sole discretion, to use contractors or subcontractors in the performance and delivery of the Services.

SECTION 15: GOVERNING LAW

15.1 This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without giving effect to the conflict of laws provisions of the State of Texas to the extent such principles or rules would require or permit the application of the laws of any other jurisdiction.

15.2 If any of the provisions of this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities provided for will survive termination of this Agreement for the period of all applicable statutes of limitations to which they relate.

15.3 **WITH RESPECT TO CLIENT'S INDEMNIFICATION OBLIGATIONS HEREUNDER, THESE TERMS AND CONDITIONS COMPLY WITH THE REQUIREMENT, KNOWN AS THE EXPRESS NEGLIGENCE RULE, TO EXPRESSLY STATE IN A CONSPICUOUS MANNER TO AFFORD FAIR AND ADEQUATE NOTICE THAT THESE TERMS AND CONDITIONS CONTAIN PROVISIONS REQUIRING ONE PARTY TO BE RESPONSIBLE FOR THE NEGLIGENCE, STRICT LIABILITY, OR OTHER FAULT OF ANOTHER PARTY.**

SECTION 16: INTEGRATED AGREEMENT

16.1 This Agreement, and any Addendum represent and contain the entire and only agreement and understanding among the parties with respect to the subject matter of their subject matter, and they supersede all prior or contemporaneous oral and written agreements, understandings, representations, inducements, promises, communications, and conditions between the parties. No agreement, understanding, representation, inducement, promise, or condition with respect to the subject matter of this Agreement shall be relied upon by the parties unless expressly incorporated herein.

16.2 In the event any provision of the Agreement or these General Conditions shall be invalid, illegal or unenforceable in any respect, such a provision shall be considered separate and severable from the remaining provisions of this Agreement, and the validity, legality or enforceability of any of the remaining provisions of this Agreement shall not be affected or impaired by such provision in any way.

SECTION 17: NO AMENDMENT

17.1 The Agreement, including these General Conditions, may not be amended, or modified except by a writing signed by both parties.

17.2 Failure by either party at any time to enforce any obligation by the other party, to claim a breach of any term of the Agreement or to exercise any power agreed to hereunder will not be construed as a waiver of any right, power or obligation under the Agreement, will not affect any subsequent breach, and will not prejudice either party as regards any subsequent action.

SECTION 18: WAIVER OF JURY TRIAL

Both Client and UES waive trial by jury in any action arising out of or related to the Agreement, and any Addendum to the Agreement.

SECTION 19: CONTRACTUAL STATUTE OF LIMITATIONS

To the extent that a statute of limitations for any cause of action against UES arising from this Agreement or any Addendum can be modified contractually in accordance with law, and the relevant statute of limitations for any claim arising of or relating to any this Agreement or any Addendum, or the services provided by UES thereunder, is greater than two (2) years, the relevant statute of limitations shall be two (2) years from the date UES last provided services thereunder. The parties agree that this provision is material to the decision of UES to enter into this agreement, that it is a reasonable measure to allocate and insure against risk, and that it does not violate public policy. This section shall not be construed as an agreement to increase the statute of limitations for any causes of action that are otherwise barred by law.

SECTION 20: HEADINGS

The headings in these General Conditions are for reference only and are not intended to form part of the contract between the Parties.

REVISED: 3/7/24

April 22, 2024

Mr. Brian LaBorde
City of Taylor
City Hall, 400 Porter Street
Taylor, Texas 76574

Re: UES Proposal No. P24-0422
Geotechnical Investigation
705 Carlos G. Parker
Taylor, Texas 76574

Dear Mr. LaBorde:

UES Professional Solutions 44, LLC (UES) is pleased to offer this proposal for a geotechnical investigation for the referenced project. We prepared this proposal based on the information provided.

Project Location: The site is located at 705 Carlos G Parker Boulevard Northwest in Taylor, Texas 76574.

Project Description: The project consists of the following proposed improvements:

- Additions to an at-grade one-story fire station building.
- Parking and drive areas

Assumptions: Our proposal assumes and is based upon the following:

- The site is readily accessible;
- The site does not require clearing for boring access;
- **UES will contact 811 call to locate public underground utilities prior to drilling work;**
- **If requested, a 3rd Party Private Utility Locator may be called in by UES to clear the boring locations prior to drilling work at an additional fee;**
- The boring locations can be accessed by a truck-mounted drilling rig; and
- The boring locations are not covered by concrete.

FIELD INVESTIGATION

No. of Borings	Boring Depth (ft)	Location
2	25	In the area of proposed building addition.
3	10	In the area of proposed paving addition.

Five (5) borings totaling 80 feet of drilling are included in this scope of work.

Field personnel will drill the borings using the equipment stated in our assumptions. Cohesive and non-cohesive soil samples will be obtained using three-inch diameter Shelby tube samplers (ASTM D-1587) and two-inch diameter standard split-spoon samplers (ASTM D-1586), respectively.

An engineering geologist or soils technician will extrude the samples in the field, check the samples for consistency with a hand penetrometer, carefully wrap them to preserve their condition, and return them to the laboratory for testing. A log of each boring will be prepared to document field activities and results. UES will stake the boring locations using normal taping procedures. Locations will be shown on the plan of borings. Precise surveying of boring locations and elevations is not included in the cost estimate. These services may be provided upon request, at additional cost. At the completion of drilling operations, bore holes will be backfilled and plugged with soil cuttings.

LABORATORY INVESTIGATION

Laboratory tests will be required for classification purposes, to determine strength characteristics, and to evaluate both the short- and long-term deformation/swell properties of the materials encountered. Testing will be in accordance with our standard procedures which include moisture content and soil identification, liquid and plastic limit determinations, strength tests on soil, and unit weight determinations. The specific types and quantities of tests will be determined based on soil conditions encountered in the borings.

ENGINEERING SERVICES

The engineering data report will be prepared by a registered engineer and will present results of the field and laboratory data together with our analyses of the results and recommendations. We will provide a digitally signed and sealed report in electronic PDF format. Report will address:

- soil and groundwater conditions encountered at the boring locations;
- foundation design recommendations including foundation type, identification of bearing strata, allowable bearing pressure, and estimated settlement;
- recommendations for floor slab support, including evaluation of swell characteristics of

subgrade soils;
- recommendations for horizontal and lateral earth pressures related to buried and retaining structures;
- paving recommendations;
- earthwork recommendations, including material and compaction requirements; and
- construction considerations related to soil and groundwater conditions at the borings.

COST OF SERVICES

Based on the scope of services described above, we propose the following lump sum fees:

- **GEOTECHNICAL INVESTIGATION = $5,900.00**
- OPTIONAL SERVICES (PRIVATE UTILITY LOCATOR FEE) = $1,500.00/day

This fee will not be exceeded without prior authorization. Items other than those specified above, or changes in drilling requirements, which are revealed by these studies or are necessitated by a change in project scope, may require revised field, laboratory, and engineering services. These services will be discussed and negotiated on an individual basis. The final invoice will be sent to you with our report.

Please Note. Contracting a private utility locator service is not a guarantee that all utilities within a work site will be identified, but service that is offered to lower the risk of the owner/client. Private utility locator services can identify utility alignments that incorporate significant iron (ferrous) content in the conduit materials. But private utility locator conventional methods have a higher likelihood of not accurately identify non-ferrous utilities (such as sewer lines, copper or PVC lines, fiber optic lines, or sprinkler lines etc.).

PROJECT SCHEDULE

You will receive the geotechnical draft data report within 4- to 5-weeks (weather permitting) of receipt of notice-to-proceed. If you require a delivery time frame other than that presented above, please advise us at the time of completing the agreement so that we may make the appropriate adjustments in our schedule to accommodate your needs.

Items to be provided by the client include the right-of-entry to conduct the exploration and information regarding the location of any utilities on the subject site. Any restrictions or special project requirements should be brought to our attention before we commence fieldwork. Should weather or other factors result in unforeseen changes in site accessibility, UES will contact the client to discuss accessibility options and associated fees.

Please sign and return one copy of the proposal where indicated below as your authorization to proceed. By execution of this proposal, the undersigned Client acknowledges and agrees that the

document entitled “Terms and Conditions” has been provided or made available to Client and Client agrees that such Terms and Conditions shall be applied to the present Proposal and shall be fully binding upon Client. The Terms and Conditions are fully incorporated into this Proposal by reference as if set forth at length.

Thank you for the opportunity to present this proposal. Please call if you have any questions or if you have suggestions regarding changes to the agreement or to the proposed work scope. We look forward to working with you on the project.

Respectfully submitted,

UES

Gary Gai

Gary Gai, Ph.D., P.E.
Engineering Manager

Attachments: Terms and Conditions

PROPOSAL ACCEPTED BY:

_____	_____
Signature	Date
_____	_____
Printed Name	Company
_____	
Title	

Universal Engineering Sciences

GENERAL CONDITIONS – TEXAS

SECTION 1: SCOPE OF SERVICES

1.1 Universal Engineering Sciences ("UES") will provide to Client the professional services described under the Scope of Services ("Services") in the Professional Services Agreement ("Agreement") between UES and Client to which these General Conditions form a part.

1.2 UES shall provide revised or additional services, including changes to the Services necessary due to changed or unforeseen conditions, only in accordance with a written Addendum or Change Order (collectively, "Addendum") to the Agreement agreed to by UES and Client, and only to the extent set forth in that Addendum. Either UES or Client may communicate in writing any requested changes in the nature and scope of the Project; in either case, the changes shall only be executed upon written approval of the Addendum by UES and Client.

1.3 Unless otherwise provided for in the Agreement, the Services will be provided on a standard work schedule of Monday through Friday 8:00 AM to 5:00 PM (excluding holidays), and samples will be analyzed on a standard five (5) to seven (7) business day laboratory turnaround time.

1.4 UES shall not be responsible for any delays, fees or costs associated with adverse or unusual weather conditions that prevent the Services from being safely conducted.

1.5 UES shall provide the personnel, equipment, Level D personal protective equipment (as defined by the Occupational Safety and Health Administration ("OSHA"), and other materials necessary to provide the Services. UES, at its sole discretion, may retain subcontractors or other third-parties to assist it in the provision of the Services.

1.6 Client will provide UES with written authorization to proceed with the Services and any associated fee (e.g., retainer) prior to UES initiating work on the Services.

1.7 The terms "Project" and "Site" are used interchangeably in these General Conditions refer to the land and/or construction project on which or to which UES is to provide Services under this Agreement.

1.8 UES shall perform all Services hereunder as an independent contractor, and nothing contained herein shall be deemed to create any association, partnership, joint venture, or relationship of principal and agent or master and servant, or employer and employee between the parties hereto or any affiliates or subsidiaries thereof, or to provide either party with the right, power or authority, whether express or implied, to create any such duty or obligation on behalf of the other party. UES also agrees not to be treated, or seek to be treated, as an employee of Client for any purpose, including for the purposes of fringe benefits provided by Client, or for disability income, social security taxes and benefits, Federal unemployment compensation taxes, State unemployment insurance benefits and Federal income tax withholding at sources. UES hereby represents that UES has and at all times will maintain timely payments of all taxes due to the Internal Revenue Service and all other government agencies, including withholding and all other taxes.

SECTION 2: PROFESSIONAL STANDARD OF CARE

2.1 UES will provide its services under this Agreement in a manner consistent with the level of professional care and skill ordinarily exercised by similar professionals practicing contemporaneously under similar conditions in the locality of the Project. NO OTHER WARRANTY CONCERNING THE SERVICES UES PROVIDES UNDER THE AGREEMENT OR ANY ADDENDUM, EXPRESS OR IMPLIED, IS MADE, AND ALL OTHER WARRANTIES, INCLUDING THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED TO THE FULL EXTENT PERMITTED BY APPLICABLE LAW.

2.2 Client understands that subsurface investigations may involve drilling, boring, excavating or sampling through varied subsurface soil and water strata which, consistent with the prevailing standard of professional care, may result in the unavoidable or inadvertent cross-mingling of soil and water and any Hazardous Substances or constituents contained in them, and that this risk cannot be eliminated despite the exercise of professional care. IF SUCH SUBSURFACE INVESTIGATIONS ARE PART OF THE SERVICES, CLIENT WAIVES ANY CLAIM AGAINST UES, AND SHALL INDEMNIFY, DEFEND, AND HOLD UES HARMLESS FROM ANY CLAIM OR LIABILITY FOR INJURY OR LOSS ARISING FROM CROSS-CONTAMINATION RELATED TO SUCH SUBSURFACE EXPLORATIONS INCLUDING, WITHOUT LIMITATION, ANY CLAIM OR LIABILITY ARISING IN WHOLE OR IN PART FROM THE ACTIONS OR INACTIONS OF UES.

2.3 UES will take reasonable precautions to minimize damage to the Site, but it is understood by Client that, in the normal course of the provision of the Services, including sampling or drilling, some damage to or alteration of the Site is possible. The repair of such damage shall not be part of the Services unless explicitly specified in writing in the Agreement.

2.4 The Services provided by UES are not intended to be and shall not be construed as providing legal advice, and UES shall not be responsible for Client's compliance with any applicable laws.

2.5 Client and Client's personnel and contractors shall promptly inform UES of any actual or suspected defects in UES's services, to help UES take those prompt and effective measures that in UES's opinion will help minimize the consequences of any such defect. Client's payment in full of the amount owed for services rendered shall be taken to mean that Client is satisfied with and has accepted UES's services.

SECTION 3: SITE ACCESS, SITE CONDITIONS AND CLIENT RESPONSIBILITIES

3.1 Client will grant or obtain at its expense lawful and safe access to the Site as needed for UES to perform the Services and will notify all affected persons and entities in writing of UES's presence. The access shall be adequate to allow UES to conduct the Services, including bringing and storing equipment and tools on the Site and any necessary access to exterior and interior areas. UES shall not be responsible for any delays, fees or costs caused by delayed or restricted access that prevents or slows the delivery of the Services by UES.

3.2 If the Site is not owned or operated by Client or the Client does not otherwise have the authority to grant UES lawful access, Client shall be responsible for obtaining, at its own expense, an access agreement for the Site and shall provide UES a copy of such access agreement at least three business days in advance of the date contemplated for the first Site access related to the Project. UES reserves the right to delay, without penalty, any Site visit and the provision of Services under the Agreement if a site access agreement, in UES' reasonable judgment and discretion, would impose conditions, liabilities or risks on UES in excess of those set forth in these General Conditions or the Agreement. IF THE SITE IS NOT OWNED BY CLIENT, CLIENT AGREES TO DEFEND, INDEMNIFY, RELEASE, AND HOLD UES, INCLUDING ITS OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, AGENTS, AFFILIATES AND SUCCESSORS ("UES INDEMNITEES") HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES (INCLUDING ATTORNEY'S FEES) ALLEGED BY THE SITE OWNER OR THE SITE OWNER'S EMPLOYEES, AGENTS, CONTRACTORS OR OTHER PERSONS OR ENTITIES ARISING FROM UES'S PERFORMANCE OF SERVICES UNDER THE AGREEMENT AT SUCH SITE INCLUDING, WITHOUT LIMITATION, ANY CLAIM, LOSS, DAMAGE OR LIABILITY ARISING IN WHOLE OR IN PART FROM THE ACTIONS OR INACTIONS OF UES.

3.3 Unless otherwise expressly provided for in the Agreement, Client will be responsible for communicating and coordinating with the Site owner(s) with respect to access necessary to the provision of the Services, including security procedures, opening gates, providing access to buildings, avoiding conflicts between provision of the Services and any commercial or manufacturing activities on the Site, and moving vehicles or other equipment that may interfere with the agreed upon Site activities and the Site access necessary to conduct such activities, including opening gates to allow equipment to gain access to proposed work areas, areas to store necessary equipment, as well as access to the interiors of any onsite buildings.

3.4 Client shall be responsible for the safety of the Site where the Project is conducted and for providing a safe environment for UES to provide the Services. UES shall be responsible for the safe and compliant conduct of its personnel at the Site and shall also comply with the reasonable and lawful work rules for the Site. As required by applicable laws, UES will prepare a site-specific Health and Safety Plan (HASP) applicable to its personnel for the Services provided at the Site. UES shall not be responsible for the safety of other personnel at the Site, nor shall it be responsible for ensuring that the Site complies with environmental, health and safety laws, or reporting any unsafe conduct or non-compliance that it may observe. If UES encounters conditions at the Site that are unsafe for its personnel, it reserves the right at its sole discretion to suspend or halt work until such conditions are cured. UES shall not be responsible for any fees, costs or damages associated with any safety-related delays. Unless otherwise provided for in the Agreement, UES shall not work in conditions that require personal protective equipment beyond that classified as Level D by OSHA.

3.5 Client shall inform UES of any reporting or other requirements imposed by any third parties, such as federal, state, or local entities with respect to environmental matters relevant to the Services, Client shall assume responsibility to provide any required notice to any third party, and it shall secure the necessary permits or permissions from any third parties (including governmental authorities) required for UES's provision of the Services. If included in the Agreement, Client may authorize UES to obtain certain permits on Client's behalf, in which case Client shall be responsible for any fees or expenses incurred by UES with respect to obtaining such permits.

3.6 Client shall provide UES with all necessary information to perform its services, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, environmental and hydrogeological investigations and studies, other designs, documents, and any other existing environmental information about the Site. Client assumes all liability for information not provided to UES that could affect the quality or sufficiency of the Services UES provides. If UES encounters undisclosed or unforeseen conditions that may cause material delays or an increase in fees or costs, UES shall inform Client and any changes in schedule, fees or costs shall be addressed in an Addendum. UES shall not be responsible for any delays, fees or costs caused by undisclosed or unforeseen conditions.

3.7 Client is responsible for accurately identifying to UES in writing the existence and location of all subterranean structures and utilities on or affecting the Site (including the type and location of utility lines) and the services to be provided by UES. UES will take reasonable precautions to avoid affecting subterranean structures and utilities disclosed to it in writing by Client. If included in the Agreement, Client may authorize UES to conduct applicable public utility identification and clearance requirements on behalf of Client. CLIENT AGREES TO DEFEND, INDEMNIFY, RELEASE, AND HOLD UES INDEMNITEES HARMLESS FOR ANY CLAIMS, LOSSES, DAMAGES (INCLUDING ATTORNEY'S FEES) OR LIABILITIES ARISING FROM DAMAGE DONE TO ANY SUBTERRANEAN STRUCTURES OR UTILITIES, OR FOR THE RELEASE OF ANY HAZARDOUS SUBSTANCES FROM ANY SUCH STRUCTURES OR UTILITIES, THAT ARE NOT ACCURATELY IDENTIFIED AND LOCATED IN WRITING AND DISCLOSED TO UES BY CLIENT BEFORE UES COMMENCES ITS WORK INCLUDING, WITHOUT LIMITATION, ANY CLAIM, LOSS, DAMAGE OR LIABILITY ARISING IN WHOLE OR IN PART FROM THE ACTIONS OR INACTIONS OF UES.

3.8 Unless otherwise stated in the Agreement, any soil or groundwater monitoring activities that are included in the Services are based on the assumption that soil borings and monitoring wells can be installed using standard truck-mounted drilling equipment, the locations are accessible to such equipment, and that surface conditions at each location consists of non-reinforced asphalt or concrete not exceeding six (6) inches in thickness and no concrete or asphalt cutting will be required. If UES encounters materially different conditions at the Site, UES shall inform Client and an Addendum shall be agreed to that addresses any changes in schedule, fees or costs associated with the changed conditions.

SECTION 4: HAZARDOUS SUBSTANCES AND ENVIRONMENTAL CONDITIONS

4.1 Client represents it has informed UES of all known or suspected Hazardous Substances on, under or near the Site of which it is aware, and that it has provided UES with all studies, reports, investigations, or similar documents in its possession about the environmental conditions at the Site, including any documents and correspondence involving Federal, State or local environmental, health or safety regulatory notifications.

4.2 For purposes of the Agreement and these General Conditions, the term "Hazardous Substances" includes materials defined or regulated as hazardous substances, hazardous materials, hazardous wastes, hazardous constituents, solid wastes, pollutants, or toxic substances under any Federal, State or local environmental, health, safety or natural resources law, statute, regulation or ordinance, including but not limited to petroleum products, polychlorinated biphenyls, per- and polyfluoroalkyl substances, asbestos, and any other material or substance listed or identified by the United States Environmental Protection Agency or any similar State or local agency as presenting a potential danger to health, safety or the environment.

4.3 Except to the extent required by law, UES shall not be responsible for making any disclosures to governmental agencies or the Site owner regarding the presence or release of Hazardous Substances on, under, from or around a Site.

4.4 [FOR INVESTIGATION / REMEDIATION PROJECTS] The discovery of Hazardous Substances or other environmental conditions on, under or near the Site not contemplated within the Services may constitute a changed condition, necessitating an Addendum or Change Order. In the event of the discovery of Hazardous Substances or other environmental conditions not contemplated within the Services, Client agrees to compensate UES for all expenses incurred or caused by the discovery, including but not limited to those related to worker protection and exposure, emergency response actions and equipment decontamination.

[FOR GEOTECH PROJECTS ONLY] Client agrees that the discovery of Hazardous Substances or other environmental conditions on, under or near the Site not contemplated within the Services may constitute a changed condition, necessitating an Addendum or Change Order. Although unlikely, Client acknowledges that such a discovery may make it necessary for UES to take immediate measures to protect the health and safety of its employees and other persons, or to arrange for others to do so, including and up to delaying or terminating work. Client agrees to compensate UES for all expenses incurred or caused by the discovery of unanticipated Hazardous Substances or environmental conditions encountered at the Site, including but not limited to those related to worker protection and exposure, emergency response actions and equipment decontamination.

4.5 [FOR INVESTIGATION / REMDIATION PROJECTS] All substances on, in, or under Client's site, or obtained from Client's site as samples or as byproducts of the sampling process, shall be Client's property. UES shall not be required to sign or certify a waste manifest, disposal ticket, or similar document relating to the transportation or disposal of wastes or Hazardous Substances. UES may serve as Agent for Client if requested under a separate agreement and authorization. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that UES is not a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances and shall not be so identified on any document.

[FOR GEOTECH PROJECTS] All substances on, in, or under Client's site, or obtained from Client's site as samples or as byproducts of the sampling process, shall be Client's property. Unless otherwise expressly specified in the Agreement or the Services, the characterization, management and disposition of substances, including Hazardous Substances, generated during the Services (including, but not limited to, wastes, samples, produced soils or fluids, cuttings, or protective gear or equipment, etc.) is the sole responsibility of Client. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 *et seq.* and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that UES is not and shall not be identified as a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances on any document. Unless specifically provided for in the Agreement, UES shall not have any responsibilities

with respect to the storage or preservation of samples, and Client agrees that UES is not responsible or liable to Client for any loss of samples that are shipped to a testing facility or retained in storage.

4.6 UES shall not have custody of any monitoring wells or permanent sampling locations installed as part of the Project, and shall not be responsible for proper maintenance, repair, or closure of such wells, unless otherwise provided for in the Agreement.

4.7 CLIENT AGREES TO DEFEND, INDEMNIFY, RELEASE, AND HOLD UES INDEMNITEES HARMLESS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES (INCLUDING ATTORNEY'S FEES AND CONSULTANTS' FEES, COSTS OF DELAY OF THE SERVICES, AND ANY COSTS ASSOCIATED WITH POSSIBLE REDUCTION TO THE VALUE OF THE PROJECT OR THE SITE IN WHICH IT IS SITUATED) ARISING FROM (I) UES' DISCOVERY OF OR ITS EMPLOYEES' OR SUBCONTRACTORS' EXPOSURE TO HAZARDOUS SUBSTANCES OR SUSPECTED SUBSTANCES RELATED TO THE SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE OR WILLFUL MISCONDUCT; (II) ANY DISCLOSURES UES IS REQUIRED TO MAKE BY LAW REGARDING HAZARDOUS SUBSTANCES OR ENVIRONMENTAL CONDITIONS AT A SITE; (III) ANY CLAIMS MADE ALLEGING THAT (A) UES IS AN OWNER OR OPERATOR OF THE SITE AT WHICH THE SERVICES ARE RENDERED; (B) UES IS THE GENERATOR, STORER OR TREATER OF HAZARDOUS SUBSTANCES AT SUCH SITE; OR (C) THAT UES ARRANGED FOR THE TRANSPORTATION OR DISPOSAL OF ANY HAZARDOUS SUBSTANCES FROM THE SITE; (IV) ANY VIOLATION BY CLIENT OF ANY FEDERAL, STATE OR LOCAL LAW, REGULATION, ORDER, DECREE OR ORDINANCE RELATED TO HAZARDOUS SUBSTANCES; OR (V) ANY CLAIMS MADE BY THIRD-PARTIES WITH RESPECT TO ALLEGED EXPOSURES TO OR DAMAGES CAUSED BY HAZARDOUS SUBSTANCES AT OR FROM THE SITE OR DURING OR RELATED TO ANY PROJECT OR THE PROVISION OF SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE OR WILLFUL MISCONDUCT.

SECTION 5: BILLING AND PAYMENT

5.1 UES will submit invoices to Client in accordance with the Agreement for the specific Project. If the Agreement includes a retainer, the retainer must be received by UES before it will initiate work on the Project.

5.2 Payment will be due 30 days after presentation of invoice. Client will pay a finance charge of one and one-half percent (1 1/2 %) per month, or the maximum rate allowed by law, on all past due invoices. If UES incurs any expenses to collect overdue invoices, Client will also be liable for all sums incurred for reasonable attorneys' fees, expert witness fees, time of UES's employees, expenses and court costs, and interest.

5.3 Client agrees that UES may refuse to release to Client any reports, findings, data and other work product until it has been paid in full for services rendered. UES reserves, and does not waive, any lien rights it may have for unpaid professional services. Client agrees that all reports and other work furnished to Client or its agents that Client has not timely paid for will be returned upon demand and will not be used by the Client for any purpose.

5.4 UES shall have no obligation under this Agreement or any Addendum to provide expert consultant or expert witness services in litigation, arbitration, or any other dispute resolution proceeding, to produce its work product in discovery, to undertake any further investigation or analysis or prepare a report in connection with any such proceeding, or to make available for testimony its current or former employees or consultants. The Parties will execute a new agreement for any such services. In the absence of a new executed agreement for such services, Client will pay UES 150% of its prevailing rates and expenses for the time spent by UES employees and costs incurred on any such additional tasks.

5.5 Services provided at the Client's request outside normal business hours will be performed for an additional fee to be negotiated and reflected in the Agreement or an executed Addendum, or, if no such fee is negotiated, at 150% of UES standard rates.

5.6 Reimbursable expenses, those outside of the scope of the proposed services, are charged to the Client at cost plus fifteen (15) percent and include the following items:

(i) Out of scope reproduction of plans, specifications and other documents, including plans and documents necessary for submission to regulatory agencies, but excluding documents reproduced for use by UES and any of its consultants.

(ii) Out of scope permit application and filing fees advanced by UES. Such fees will be invoiced to Client at cost.

(iii) The cost of equipment rental including, where applicable, equipment operators and subcontracted services, such as authorized photogrammetry, testing services, laboratory services, archeological services, and other specialized services, excluding those services which are explicitly included in the UES proposal. If the services covered by this Agreement are subject to local or state taxes or fees, such additional costs will be charged to the project and are subject to reimbursement as provided herein.

5.7 Fees and schedule commitments are subject to renegotiations for unreasonable delay caused by Client's failure to provide specified facilities or information, or for delays caused by unpredictable occurrences, or force majeure events such as fires, floods, strikes, riots, unavailability of labor or materials or services, acts of God or of public enemy, or acts or regulations of any governmental agency. Temporary work stoppage caused by any of the above may result in additional costs (reflecting a change in scope) beyond that outlined in the proposed Agreement. UES shall have the right to increase its compensation payable by the Client to UES in the event that UES must modify services, facilities or equipment to comply with laws or regulations that become effective after execution of this Agreement, provided UES gives the Client fifteen (15) days prior notice as to the cause for escalation and the additional amounts involved.

5.8 The fees and charges reflected in UES's proposal for services are exclusive of any sales, use, personal property, value added and goods/services taxes. Where applicable, such taxes shall appear as a separate item on UES's invoice and Client shall be liable for the payment of such taxes to UES. Notwithstanding the foregoing, Client shall not be responsible for any foreign, federal, state or local taxes based on UES's net income or receipts, or such other taxes based on UES doing business in any particular jurisdiction.

SECTION 6: INTELLECTUAL PROPERTY AND CONFIDENTIALITY

6.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES during the provision of the Services, are instruments of service, and shall remain the property of UES. Neither Client nor any other entity shall change or modify UES's instruments of service. UES shall retain sole and exclusive ownership of all ideas, concepts, theories, improvements, designs, original works of authorship, formulas, processes, models, software, algorithms, inventions, know-how, techniques, compositions of matter and any other information owned by UES prior to the date of this Agreement or created or modified by UES during the provision of the Services.

6.2 UES will retain final reports generated as part of the Services for a period of at least five years following submission of such reports or completion of the Services, whichever is later. UES will make those records available to the Client in a reasonable time and manner, subject to payment of a reasonable fee for the time of UES employees to assemble and transmit those documents.

6.3 The Services and all deliverables provided as part of the Services (including but not limited to reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES), are prepared for the sole and exclusive use of Client, and Client is the only entity to which UES owes any duty, in contract or tort, pursuant to any law or under this Agreement. Any information or deliverables generated by UES during the provision of the Services may not be given or disclosed to any other entity, or used or relied upon by any other entity, without the express written consent of UES. Such written consent may take the form of a "reliance letter" which must be agreed to by such other person or entity to whom the Services and Deliverables may be disclosed, and for which a separate fee will be charged. UES shall be entitled to injunctive relief preventing/prohibiting any disclosure, reliance or attribution prohibited hereunder, and Client shall release, indemnify, defend, and hold harmless UES from any losses (including attorney's fees) arising from or related to such unauthorized disclosure, attribution or reliance.

6.4 Each party may disclose to the other party certain information that it considers to be confidential ("Confidential Information") provided such information is disclosed in writing and clearly marked or, if orally disclosed, promptly thereafter reduced to writing and clearly marked "Confidential." In no event shall Confidential Information include information that: (a) is or becomes publicly available other than through a breach of the Agreement; (b) is known to the party receiving such information prior to disclosure or is independently developed by such party subsequent to such disclosure without reference to Confidential Information provided hereunder; or (c) is subsequently lawfully obtained by the party receiving such information from a third party without obligations of confidentiality. Each party agrees that it (a) will not disclose or divulge the other party's Confidential Information to any person, (b) will not use the other party's Confidential Information for its own benefit or the benefit of others, (c) will employ at least the same degree of care in protecting Confidential Information as it employs in protecting its own confidential information, and (d) will, upon termination of the Agreement, or at any time at the request of the other party, return to the other party or destroy all copies of the other party's Confidential Information. Notwithstanding the foregoing, each party may disclose the other party's Confidential Information to its employees, subcontractors and authorized agents who have a need to know such confidential information to fulfill its obligations under this Agreement. In the event a party receives a subpoena or other validly issued administrative or judicial process requesting the disclosure of the other party's Confidential Information, such party will promptly notify the other party and tender to it the defense of such demand and will cooperate (at the other party's expense) with the defense of such demand. Unless the demand shall have been timely quashed or extended, the party receiving the demand shall thereafter be entitled to comply with such demand when and to the extent required by law.

SECTION 7: RISK ALLOCATION

7.1 CLIENT AGREES WITH RESPECT TO THE SERVICES PROVIDED UNDER THIS AGREEMENT AND ANY ADDENDUM THAT THE AGGREGATE LIABILITY OF UES FOR ANY AND ALL CLAIMS, LOSSES, COSTS, AND DAMAGES OF ANY KIND OR NATURE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES AND EXPENSES AND EXPERT WITNESS FEES AND EXPENSES, SHALL NOT EXCEED THE GREATER OF $50,000.00 OR THE FEE ACTUALLY PAID BY CLIENT TO UES FOR THE SERVICES. IN CONSIDERATION FOR PAYMENT BY THE CLIENT OF AN ADDITIONAL SUM OF $1,000, UES AGREES THAT ITS AGGREGATE LIABILITY WITH RESPECT TO ANY AND ALL CLAIMS, LOSSES, COSTS, AND DAMAGES OF ANY KIND OR NATURE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES AND EXPENSES AND EXPERT WITNESS FEES AND EXPENSES, ARISING FROM SERVICES PROVIDED UNDER THIS AGREEMENT AND ANY ADDENDUM THERETO SHALL BE THE GREATER OF $50,000 OR UP TO $1,000,000 IN COVERAGE BY ITS PROFESSIONAL LIABILITY POLICY (INCLUDING ANY DEDCUTIBLE OR SELF INSURED RETENTION). The terms "claim" or "claims" mean any claim in contract, tort, or statute alleging errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligence, negligent misrepresentation, and any other basis giving rise to liability in law or equity.

7.2 NOTWITHSTANDING ANYTHING TO THE CONTRARY PROVIDED FOR IN THE AGREEMENT OR ANY ADDENDUM, UES SHALL NOT BE LIABLE TO CLIENT FOR ANY INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES (INCLUDING, BUT NOT LIMITED TO REDUCTION IN VALUE OF REAL PROPERTY, PENALTIES ASSOCIATED WITH NON-COMPLIANCE WITH LAW, LOST PROFITS, LOSS OF USE, FINANCING COSTS AND LOST SAVINGS) INCURRED BY CLIENT. ITS EMPLOYEES, CONSULTANTS, AGENTS, CONTRACTORS OR SUBCONTRACTORS.

7.3 Client agrees that it will not seek damages in excess of this contractually agreed-upon limitation against any other person or entity who may in turn join UES as a third-party defendant for such damages, or where such person or entity may seek recovery from UES in a separate proceeding. CLIENT SHALL INDEMNIFY, DEFEND AND HOLD UES INDEMNITEES HARMLESS FOR ANY SUCH DAMAGES (INCLUDING ATTORNEY'S FEES) AWARDED TO ANY OTHER PERSON OR ENTITY AS A RESULT OF ANY LITIGATION, ARBITRATION OR OTHER DISPUTE RESOLUTION PROCEEDING COMMENCED BY CLIENT AGAINST ANY SUCH PERSON OR ENTITY FOR DAMAGES FOR WHICH UES MAY BE IN WHOLE OR PART BE HELD LIABLE INCLUDING, WITHOUT LIMITATION, ANY DAMAGES ARISING IN WHOLE OR IN PART FROM THE ACTIONS OR INACTIONS OF UES.

SECTION 8: INSURANCE

8.1 UES represents it has Worker's Compensation insurance in force, that is has commercial general liability coverage in the amount of $1,000,000.00 and has professional liability insurance in the amount of $1,000,000.00.

8.2 Client shall maintain such insurance as is necessary to fully underwrite Client's defense and indemnity obligations set forth herein, and shall, upon request by UES, provide proof to UES to verify such insurance.

SECTION 9: INDEMNITY

9.1 IN ADDITION TO AND NOTWITHSTANDING ANY OTHER PROVISION IN THESE GENERAL CONDITIONS, CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, TO RELEASE, DEFEND (WITH COUNSEL REASONABLY ACCEPTABLE TO UES), INDEMNIFY, AND HOLD UES, INCLUDING ITS OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, AGENTS, AFFILIATES AND SUCCESSORS ("UES INDEMNITEES") HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES (INCLUDING ATTORNEY'S FEES) OR LIABILITIES FROM OR BY ANY PERSON OR ENTITY ARISING FROM (1) ACTS OR OMISSIONS BY CLIENT, CLIENT'S AGENTS, STAFF, AND OTHERS EMPLOYED BY OR CONTRACTED TO CLIENT, INCLUDING ARCHITECTS, ENGINEERS, CONTRACTORS, SUBCONTRACTORS, AND CONSULTANTS, WHETHER OR NOT UES IS RESPONSIBLE IN WHOLE OR IN PART FOR THE ACTS OR OMISSIONS FOR WHICH CLIENT IS INDEMNIFYING UES AND (2) THE PROVISION OF THE SERVICES BY UES EXCEPT TO THE EXTENT CAUSED BY UES' GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, SUCH EXCEPTION SUBJECT TO THE LIMITS SET FORTH IN SECTION 7. FOR THE AVOIDANCE OF DOUBT, CLIENT'S INDEMNIFICATION OBLIGATIONS SET FORTH IN THIS SECTION 9.1 INCLUDE, WITHOUT LIMITATION, INDEMNIFICATION FOR ANY CLAIMS, LOSSES, DAMAGES OR LIABILITIES ARISING IN WHOLE OR IN PART FROM THE ACTIONS OR INACTIONS OF UES.

9.2 UES AGREES TO INDEMNIFY, AND HOLD CLIENT HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ARISING TO THE EXTENT SOLELY FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT BY UES IN THE PROVISION OF THE SERVICES, SUBJECT TO THE LIMITS SET FORTH IN SECTION 7.

9.3 To the extent either party's damages are covered by available insurance, Client and UES waive all rights of subrogation against each other and against the contractors, subcontractors, consultants, agents, and employees of the other, except such rights as they may have to the proceeds of such insurance.

SECTION 10: DISPUTE RESOLUTION

10.1 All claims, disputes, and other matters in controversy between UES and Client arising out of or in any way related to this Agreement or any Addendum shall be decided by binding arbitration in accordance with the Construction Industry Rules of the American Arbitration Association then obtaining, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Notwithstanding the foregoing, UES shall not be required to arbitrate any legal and/or equitable claims (including statutory and equitable liens) for collection of monies due. The successful party in any such action will be entitled to recover its reasonable attorneys' fees, expert witness fees, and other claim-related expenses and court costs incurred, and also the time value at prevailing rates of its employees reasonably incurred in prosecuting or defending the claims, with any claims against UES subject to the limitations in Section 7.

10.2 Notwithstanding the foregoing, all claims, including for negligence or any other cause whatsoever that the Client has or claims to have against UES, shall be deemed waived unless (i) Client notifies UES of the claim or claims within thirty (30) days of discovery thereof, and (ii) if the Client

contends that a claim exists against UES for negligence or another violation of a standard of care owed by UES, Client has first provided UES with a written certification executed by an independent design professional currently practicing in the same discipline as UES. The certification shall: a) identify the name of the professional; b) specify each and every act or omission that the certifier contends is a violation of the standard of care identified in the Proposal Agreement; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to UES not less than thirty (30) calendar days prior to the institution of any arbitration or judicial proceeding.

10.3 NOTWITHSTANDING THE FOREGOING, UES SHALL HAVE NO LIABILITY FOR ANY CLAIM DISCOVERED BY CLIENT MORE THAN ONE YEAR AFTER DELIVERY OF THE LAST ISSUED REPORT BY UES FOR THE SERVICES DESCRIBED IN THE PROPOSAL AGREEMENT.

SECTION 11: TERMINATION

11.1 This Agreement may be terminated by either party for cause upon seven (7) days written notice and opportunity to cure in the event of a material breach by the other party, or in the case of a force majeure event such as terrorism, act of war, riot, insurrection, strike, declared public health emergency, flood, unusual weather condition, or act of God that continues or affects the Site for more than seven (7) calendar days. Such termination shall not be effective if such material breach or force majeure event has been remedied before expiration of the period specified in the written notice. In the event of any termination, UES shall be paid for Services (including any related costs and expenses) performed up to the termination notice date plus reasonable termination expenses.

11.2 UES and Client may terminate this Agreement at any time by mutual written consent.

11.3 In the event of termination or a suspension for more than three months of the Project for which these Services are to be provided, UES may in its sole discretion complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all direct costs incurred by UES in completing such analyses, records, and reports.

SECTION 12: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS

12.1 If the Services include oversight, monitoring or observation of work being conducted by third parties (other than UES subcontractors), such services shall be conducted solely to determine that the work being overseen, monitored, or observed is in general conformity to the contractual requirements between Client and such third parties. Client shall have sole responsibility and authority to reject, suspend or stop the work of such third parties, or modify or terminate any agreement between Client such third parties.

12.2. UES shall not have the responsibility or authority to stop, suspend, or modify the work of such third parties, and does not guarantee that work it inspects conforms in all respects to the design, or to applicable laws, statutes, regulations, rules or codes, and it shall have no liability for design or construction defects, or the failure of Client's designers or contractors to comply with their contractual obligations.

12.3 Neither the activities of UES pursuant to this Agreement, nor the presence of UES or its employees, representatives, or subcontractors on the Project Site, shall be construed to impose upon UES any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety or environmental conditions or compliance at the Project Site. Client acknowledges that Client or its contractor is solely responsible for Project jobsite safety and compliance with environmental, health and safety laws.

12.4 Client is responsible for scheduling all inspections and construction materials testing ("CMT") activities of UES. UES will not be responsible for tests and inspections that it does not perform due to Client's failure to timely schedule work.

12.5 Client shall at the time of execution of the Agreement provide UES with a proposed schedule for tests and inspections UES shall perform. Client will give reasonable notice of all changes to that schedule. UES shall not be required to conduct any tests or inspections on less than 72 hours written notice, nor after normal business hours or on weekends or holidays.

SECTION 13: SOLICITATION OF EMPLOYEES

Client agrees that during the term of the Agreement, and for a period of one (1) year after the last date on which UES has provided services hereunder, Client shall not, directly or indirectly, solicit or attempt to solicit for employment, or contract directly or indirectly with, any employee of UES except as authorized in writing by UES. Client agrees that its breach of this Section shall cause UES irreparable harm, and that UES may, in addition to recovering any provable damages, enforce this obligation by injunction.

SECTION 14: NO ASSIGNMENT

Neither Client nor UES may delegate, assign or transfer its rights or obligations under the Agreement for any reason without the written consent of the other party. For avoidance of doubt, this provision does not affect UES' right, at is sole discretion, to use contractors or subcontractors in the performance and delivery of the Services.

SECTION 15: GOVERNING LAW

15.1 This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without giving effect to the conflict of laws provisions of the State of Texas to the extent such principles or rules would require or permit the application of the laws of any other jurisdiction.

15.2 If any of the provisions of this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities provided for will survive termination of this Agreement for the period of all applicable statutes of limitations to which they relate.

15.3 **WITH RESPECT TO CLIENT'S INDEMNIFICATION OBLIGATIONS HEREUNDER, THESE TERMS AND CONDITIONS COMPLY WITH THE REQUIREMENT, KNOWN AS THE EXPRESS NEGLIGENCE RULE, TO EXPRESSLY STATE IN A CONSPICUOUS MANNER TO AFFORD FAIR AND ADEQUATE NOTICE THAT THESE TERMS AND CONDITIONS CONTAIN PROVISIONS REQUIRING ONE PARTY TO BE RESPONSIBLE FOR THE NEGLIGENCE, STRICT LIABILITY, OR OTHER FAULT OF ANOTHER PARTY.**

SECTION 16: INTEGRATED AGREEMENT

16.1 This Agreement, and any Addendum represent and contain the entire and only agreement and understanding among the parties with respect to the subject matter of their subject matter, and they supersede all prior or contemporaneous oral and written agreements, understandings, representations, inducements, promises, communications, and conditions between the parties. No agreement, understanding, representation, inducement, promise, or condition with respect to the subject matter of this Agreement shall be relied upon by the parties unless expressly incorporated herein.

16.2 In the event any provision of the Agreement or these General Conditions shall be invalid, illegal or unenforceable in any respect, such a provision shall be considered separate and severable from the remaining provisions of this Agreement, and the validity, legality or enforceability of any of the remaining provisions of this Agreement shall not be affected or impaired by such provision in any way.

SECTION 17: NO AMENDMENT

17.1 The Agreement, including these General Conditions, may not be amended, or modified except by a writing signed by both parties.

17.2 Failure by either party at any time to enforce any obligation by the other party, to claim a breach of any term of the Agreement or to exercise any power agreed to hereunder will not be construed as a waiver of any right, power or obligation under the Agreement, will not affect any subsequent breach, and will not prejudice either party as regards any subsequent action.

SECTION 18: WAIVER OF JURY TRIAL

Both Client and UES waive trial by jury in any action arising out of or related to the Agreement, and any Addendum to the Agreement.

SECTION 19: CONTRACTUAL STATUTE OF LIMITATIONS

To the extent that a statute of limitations for any cause of action against UES arising from this Agreement or any Addendum can be modified contractually in accordance with law, and the relevant statute of limitations for any claim arising of or relating to any this Agreement or any Addendum, or the services provided by UES thereunder, is greater than two (2) years, the relevant statute of limitations shall be two (2) years from the date UES last provided services thereunder. The parties agree that this provision is material to the decision of UES to enter into this agreement, that it is a reasonable measure to allocate and insure against risk, and that it does not violate public policy. This section shall not be construed as an agreement to increase the statute of limitations for any causes of action that are otherwise barred by law.

SECTION 20: HEADINGS

The headings in these General Conditions are for reference only and are not intended to form part of the contract between the Parties.

REVISED: 3/7/24

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 HANCOCK DRIVE, SUITE 6
AUSTIN, TEXAS 78731
(512) 451-8591 FAX (512) 451-8791

TRANSMITTAL

TO:	City of Taylor, TX Brian LaBorde, City Manager 400 Porter Street Taylor, TX 76574	**DATE:**	April 23, 2024
		FROM:	Becky Ratliff for Chris Conrad
		RE:	Proposal for Topographic Surveying Services for Fire Station No. 1 & 2, Taylor, TX
PHONE:	(512) 352-3677		
EMAIL:	Brian.LaBorde@Taylortx.gov		

WE ARE SENDING YOU __X__ Attached _____ Under separate cover the following items:

COPIES	DESCRIPTION
1	Proposal

☐ For Your Approval ☒ For Your Information
☐ As Requested ☐ For Review and Comment

REMARKS: Thank you,
Chris
TBPELS Survey Firm #10095500

SENT VIA: ☐Delivery Service ☐FedEx ☐Mail ☐Fax ☒Email ☐Other:

If you received this message incomplete or illegible, or if enclosures are not as noted, please notify us at once

April 23, 2024

McGRAY & McGRAY
LAND SURVEYORS, INC.

Brian LaBorde, City Manager
City of Taylor
400 Porter Street
Taylor, TX 76574
(512 352-3677

VIA EMAIL
Brian.LaBorde@Taylortx.gov

RE: Proposal for Topographic Surveying Services for Fire Stations No. 1 & 2, Taylor, Texas.

Dear Mr. LaBorde:

We appreciate the opportunity to present you with this proposal for the above-referenced project. The following represents our understanding of the area to survey, scope of services, and our fee proposal.

Survey Control:

- All data will be provided using the Texas State Plane, Horizontal data being based on NAD83, with all coordinates in Grid; and Vertical data based on NAVD88, Central Zone, EPOCH 2010.00, Geoid 2018. A Grid to Surface Scale factor will be noted.

Survey Limits:

a. Fire Station No. 1: The areas highlighted in "GREEN" on Exhibit "A", totaling approximately 0.45-acre of land.

b. Fire Station No. 2: The area highlighted in "YELLOW" on Exhibit "B", totaling approximately 0.85-acre of land.

Scope of Services:

Design Survey & Tree:

1. Cross sections shall be taken at 50-foot intervals along with break lines as required, to provide a digital topographic design file at 1-foot interval contours.

2. Locate and identify all above ground features within the survey limits including building corners, fences, sidewalks, driveways, edge of gravel road, guardrails, signs, visible utilities including manholes (with rim & invert elevations), cleanouts, water valves, telecom boxes, utility poles, mailboxes, and water meters.

3. Locate and identify types of existing pavement and gravel surfaces for streets, sidewalks, and driveways.

3301 HANCOCK DRIVE, SUITE 6
AUSTIN, TEXAS 78731
(512) 451-8591 FAX (512) 451-8791

4. Pipe size/type of manhole piping, drainage pipes and culverts shall be identified for culverts within the project limits.

5. Trees 8-inches and larger in diameter shall be measured, identified and tagged with a point number and obtain the canopy location.

Final Deliverable:

A. AutoCAD Civil3D (dwg) electronic file.

B. The units of the drawing file shall be U.S. survey feet.

Fees (Non-taxable) - Fire Station #1

We will provide these services for the lump sum fee of **$8,500.00**.

Fees (Non-taxable) - Fire Station #2

We will provide these services for the lump sum fee of **$11,000.00**.

Once we receive notice to proceed, we will visit with you to establish a schedule for this project.

Thank you for including us on this project and we look forward to the opportunity to work with you. If you think we have omitted any service you require or misinterpreted your request, please let me or Joe Webber know.

Sincerely,

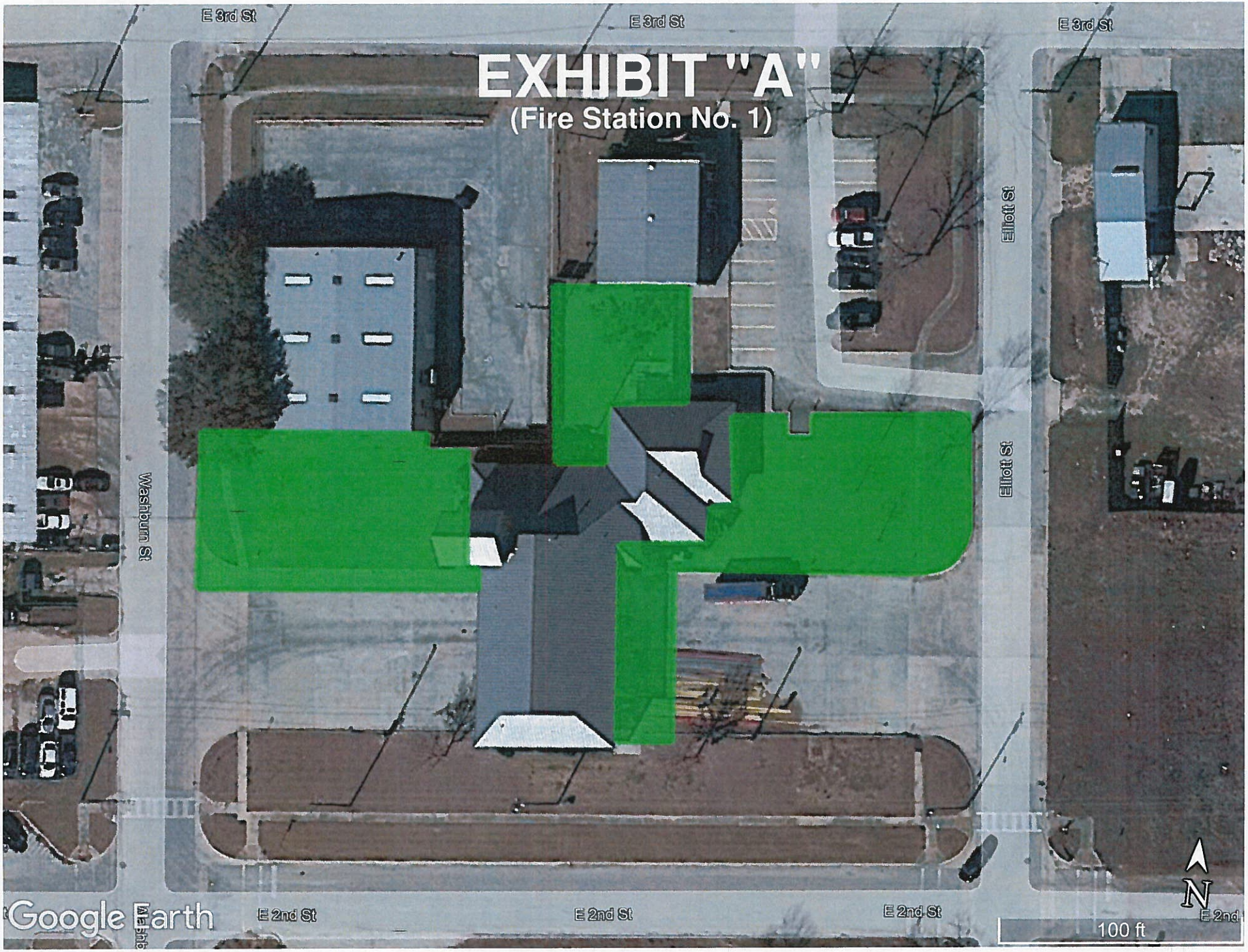
Chris I Conrad, RPLS
Vice President
TBPELS Survey Firm #10095500

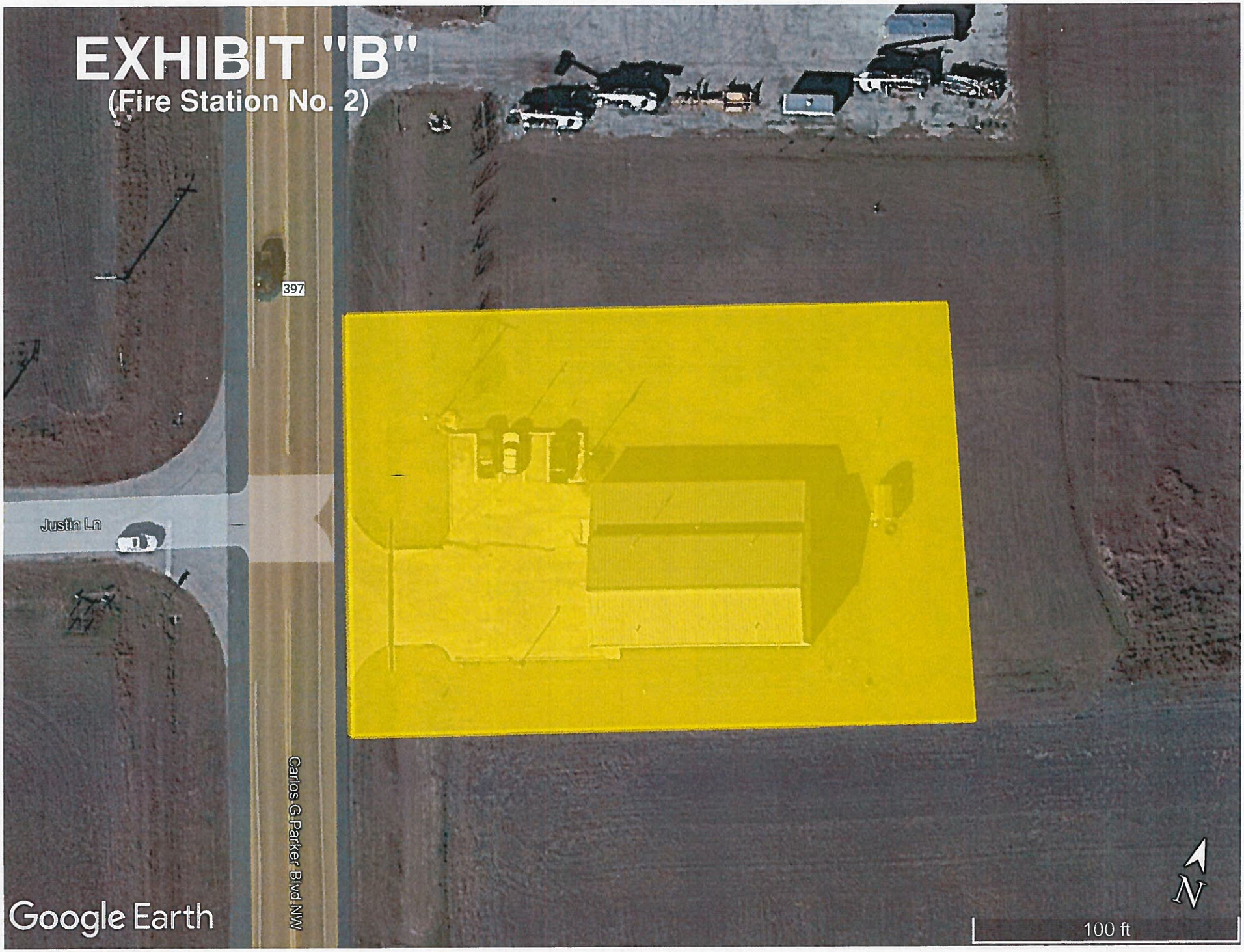
CIC:JDW:br
Encl.

Authorized to Proceed by:

Signature Date

Print Name Title


EXHIBIT "A"
(Fire Station No. 1)
E 3rd St
E 3rd St
E 3rd St
Elliott St
Elliott St
Washburn St
E 2nd St
E 2nd St
E 2nd St
E 2nd
Google Earth
100 ft
N


EXHIBIT "B"
(Fire Station No. 2)
397
Justin Ln
Carlos G Parker Blvd NW
Google Earth
N
100 ft

April 24, 2024

Jacob Walker, PE
City of Taylor
400 Porter Street
Taylor, TX 76574

RE: Subsurface Utility Investigation:

Thank you for requesting this cost proposal for Subsurface Utility Engineering (SUE), required on the above referenced project. Lina T. Ramey and Associates (LTRA) prepared this cost proposal based on provided maps and phone conversations.

SUE emerged over the last few decades as a means to characterize the risks associated with utility mapping. The American Society of Civil Engineers (ASCE), in publication CI/ASCE 38-22, defines SUE as a branch of Civil Engineering that involves mapping existing subsurface utilities and depicting those utilities to certain quality levels. These different quality levels can be defined as follows:

- Quality Level "D": Information derived from existing records and/or oral recollections,
- Quality Level "C": Information obtained by surveying and plotting visible above-ground utility features and by using professional judgment in correlating this information to quality level D information.
- Quality Level "B": Information obtained through the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of subsurface utilities (aka Designating).
- Quality Level "A": Precise horizontal and vertical location of utilities obtained by the actual exposure and subsequent measurement of subsurface utilities, usually at a specific point (aka Locating).

The scope of this project will provide utility mapping to Quality Levels A and B as specified below.

This proposal involves designating within the project limits as depicted in provided exhibit.

LTRA will use record information provided by Client, City and franchise utilities to help identify all known utilities. In addition, LTRA will attempt to obtain information from site personnel. This can be a very valuable tool for learning the history of utility installations at the project site.

LEVEL B

The scope of work involves designating known utilities by conventional geophysical means crossing the proposed geotechnical locations within the project areas. Utilities that will be marked include franchise and site utilities. LTRA will mark the location of the designated lines in the field using a combination of paint and pin flags. Upon completion of the field designating activities, LTRA's will prepare a field sketch of the utilities found. The field sketch will be developed by using survey data. These will be overlaid upon a base map provide by Project Manager (PM).

Once all known utilities are designated, LTRA will scan the defined work area(s) to search for unknown utilities. These "unknowns" can be defined as: utilities not shown on available utility record drawings, not known or recollected by site personnel and have no above ground features in close proximity to the project area. In order to find unknown utilities, LTRA will perform

passive and inductive sweeps of the area. These sweeps will be conducted north to south, east to west and diagonally across the project area(s).

Note: Geophysical search and records research does not guaranty all utilities will be found. Residential services and irrigation/sprinkler systems are not included in this investigation. Limits of any thrust blocking are also excluded. Non conductive material utilities, i.e. PVC waterlines may require advanced geophysical methods to designate and are not included in this proposal.

Assumptions:

1. All locations are accessible
2. Each location will be investigated using both direct and passive geophysical methods to include pipe and cable locators.
3. Client provides survey control and base map

LTRA's Responsibilities

- ***Designate utilities within project limits***
- ***Scan for unknown utilities***
- ***Survey Level B & A findings***
- ***Prepare SUE test hole sheets – CADD in Microstation***

Client Responsibilities

- ***Provide LTRA with an electronic CAD background file of the project area***
- ***Provide any available records information***
- ***Help coordinate access if necessary***

Schedule

Designating – 4 - 10 hour work days.
Designating work to begin within two week after receipt of notice to proceed
Test hole work to begin within two weeks after receipt of requested locations

Estimated Fees

Provided under separate file.

If you agree to this proposal, please sign and date below and email back to this office. Your signature below will also serve as a written notice to proceed with the work. If you have any questions or require additional information, please contact me.

Sincerely,

Aimee Trawick, PE

Accepted: 2024

(Company)

By: _____
(Authorized Signature)
Title: _____

Lina T. Ramey & Associates, Inc.

Engineering
Surveying
Subsurface Utility Engineering
Construction Management

PROJECT FEE SCHEDULE FOR:	**HDR - Taylor Drainage Projects -Taylor, TX**
SCOPE:	**Designate Utilities (See page 2 for Details)**
ESTIMATED TIME TO COMPLETE:	**2 months from NTP for CAD deliverable**
SUBMITTAL:	**CAD Deliverable with PDF test hole data sheets. Client provides CAD topo background and Survey Control**

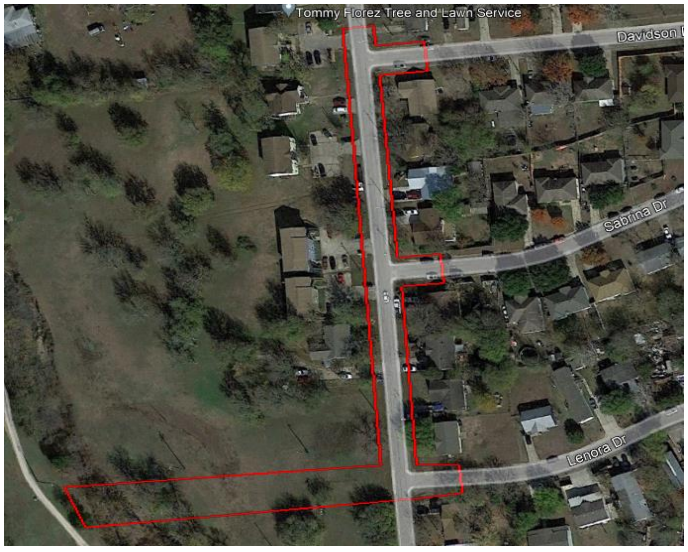
		CURRENT PROJECT ESTIMATES	
Job Description	**Standard Rate**	**Hrs./Days/Miles**	**Total**
Project Manager	$ 236.00	2	$ 472.00
SUE Field Manager	$ 170.00		$ -
Senior SUE Tech	$ 120.00	40	$ 4,800.00
SUE TECH 3	$ 105.00		$ -
SUE TECH 2	$ 84.00	40	$ 3,360.00
SUE TECH 1	$ 72.00		$ -
Senior Utility Coordinator	$ 175.00		$ -
Utility Coordinator	$ 125.00	10	$ 1,250.00
Sr. CADD Technician	$ 129.00	20	$ 2,580.00
CADD Technician	$ 104.00		$ -
Technical Support	$ 63.00		$ -
Designating Truck	$ 35.00	40	$ 1,400.00
Locating Truck	$ 80.00		$ -
Field Supplies	$ 50.00	1	$ 50.00
QL A TEST HOLES UNIT RATES			$ -
0-5.00'	$ 1,250.00	5	$ 6,250.00
5.01'-10.00'	$ 1,575.00	5	$ 7,875.00
10.01-15.00'	$ 2,000.00		$ -
15.01-20.00	$ 3,500.00		$ -
Concrete cores	$250 / core		$ -
Concrete breaking and restoration	$200 / each		$ -
Traffic Control & Permits	$ -		$ -
Mobilization - Project Specific	$ -		$ -
2 Man Survey Crew	$ 175.00	20	$ 3,500.00
Survey Technician-Coordination	$ 110.00	10	$ 1,100.00
		PROJECT TOTAL	**$ 32,637.00**

PROJECT SCOPE ITEMS:	**Designate utilities (electronically locate) as directed or depicted in provided exhibit. Mark, paint, flag and survey findings. Client provides existing utility as-built records if available. *4 hour minimum applies with all taskings. NOTE: May require a 48 hour response after receiving notice to proceed.**









If you agree to this proposal, please sign below and email back. Your signature will serve as a written notice to proceed. Note: Geophysical search and records research does not guaranty all utilities will be found. Residential services and irrigation/sprinkler systems are not included in this investigation. Non conductive material utilities, ie pvc waterlines may require advanced geophysical methods to designate and are not included in this proposal.



Aimee Trawick, PE
SUE Program Manager
214-979-1144 office

By: _____
Authorized Signature

	Provide invoicing instructions below
Project Name:	
Project or Purchase Order Number:	
Project Manager Name:	
Project Manager Email:	
Project Manager Phone:	
Accounts Payable Contact Name:	
Accounts Payable Email:	
Mailing Address:	

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 HANCOCK DRIVE, SUITE 6
AUSTIN, TEXAS 78731
[512] 451-8591 FAX [512] 451-8791

TRANSMITTAL

TO: HDR
Attn: Daryl Ruybal, P.E.
504 Lavaca St.
Suite 900
Austin, TX 78701
PHONE: (512) 912-5122
EMAIL: Daryl.Ruybal@hdrinc.com

DATE: March 22, 2024
FROM: Amelia Bronk for Chris Conrad
RE: Revised Proposal for Surveying Services for Sidewalk Improvements, Taylor, Texas

WE ARE SENDING YOU __X__ Attached _____ Under separate cover the following items:

COPIES	DESCRIPTION
1	Revised Proposal

☐ For Your Approval ☒ For Your Information
☐ As Requested ☐ For Review and Comment

REMARKS: Thanks,
Chris
TBPELS Survey Firm #10095500

SENT VIA: ☐Delivery Service ☐FedX ☐Mail ☐Fax ☒Email ☐Other:

If you received this message incomplete or illegible, or if enclosures are not as noted, please notify us at once.

McGRAY & McGRAY
LAND SURVEYORS, INC.

March 22, 2024

Brian LaBorde, City Manager
City of Taylor
400 Porter Street
Taylor, TX 76574
(512) 352-3677

VIA EMAIL
Brian.LaBorde@Taylortx.gov

RE: Revised Proposal for Surveying Services for the Sidewalk Improvements, Taylor, Texas

Dear Mr. LaBorde:

We appreciate the opportunity to present you with this revised proposal for surveying services for the above referenced project. The following represents our understanding of the area to survey and scope of services. Our fee proposal follows.

Survey Limits:

- E. MLK Jr Blvd / FM 112
  - From Main Street to Robinson Street
  - Centerline of roadway to apparent right of way limit
  - NE corner of MLK and Main Street
  - UPRR features and drainage features and flow lines
- Robinson Street
  - E. MLK Jr Blvd / FM 112 to 100 LF north of the UPRR at-grade crossing
  - Centerline of roadway to apparent right of way limit
  - UPRR features and drainage features and flow lines
- Robinson Park Driveway – Full limits
  - Centerline of roadway to approximately 50' back to capture driveway return radii and side slope projection.
- Robinson Park
  - Slope east of the parking lot to the existing sidewalk running parallel with south Dolan Street at the pavilion.
  - Design survey of approximately 1.21 acres of land in Robinson Park as highlighted in "YELLOW" on Exhibits "A" and "B".

3301 HANCOCK DRIVE, SUITE 6
AUSTIN, TEXAS 78731
(512) 451-8591 FAX (512) 451-8791

Survey Control:

- All data will be provided using the Texas State Plane, Horizontal data being based on NAD83, with all coordinates in Grid; and Vertical data based on NAVD88, Central Zone, EPOCH 2010.00, Geoid 2018. A Grid to Surface Scale factor will be noted.

Scope of Services:

Design Surveying Services:

1. Cross sections shall be taken at 50-foot intervals along with break lines as required, to provide a digital topographic design file at 1-foot interval contours.
2. Locate and identify all above ground features within the survey limits including buildings, fences, visible utilities, sidewalks, driveways, handicap ramps, guardrails, signs, manholes, water valves with top of nut elevations, telecom boxes, utility poles, mailboxes, and water meters.
3. Locate and identify types of existing pavement surfaces for streets, alleys, sidewalks and driveways.
4. Invert elevations and size/type of utility and drainage pipes and culverts shall be identified for all manholes and culverts within the project limits.
5. Trees 8-inches and larger in diameter shall be measured, identified and tagged with a point number.
6. Locate Texas 811 utility markings within the survey limits.

Deliverables:

- AutoCAD Civil3D (dwg) electronic file.
- The units of the drawing file shall be U.S. survey feet.

Fees:

Design Surveying Services (Non-Taxable):

2 Man Crew:	100 hrs @	$165.00 /hr.=	$	16,500.00
Field Coordinator:	4 hrs @	$98.00 /hr.=	$	392.00
AutoCAD / Survey Tech:	40 hrs @	$92.00 /hr.=	$	3,680.00
Senior Tech:	80 hrs @	$98.00 /hr.=	$	7,840.00
RPLS:	8 hrs @	$145.00 /hr.=	$	1,160.00
Project Manager:	2 hrs @	$190.00 /hr.=	$	380.00
		LUMP SUM TOTAL	**$**	**29,952.00**

Once we receive notice to proceed, we will visit with you to establish a schedule for this project.

Thank you for including us on this project. We look forward to the opportunity to work with you. If you think we have omitted any service you require or misinterpreted your request, please let me or Joe Webber know.

Sincerely,

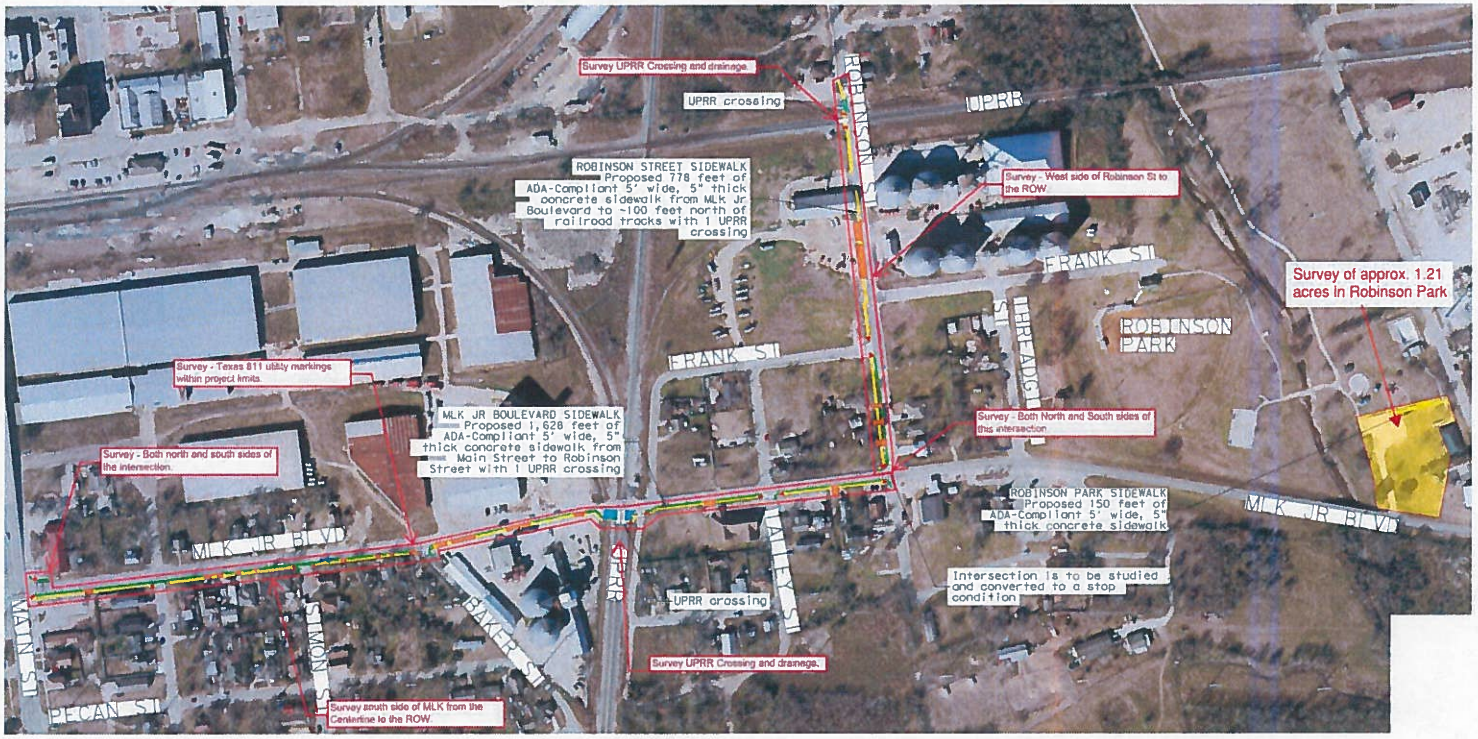
Chris I. Conrad, RPLS
Vice President
TBPELS Survey Firm #10095500

Authorized to Proceed by:

Signature Date

Print Name

CIC:JDW:agb
Encl.



LEGEND

- PAVEMENT
- CURB & GUTTER
- CONCRETE DRIVEWAY
- PROPOSED SIDEWALK
- CURB RAMP
- EDGE OF PAVEMENT
- CURB LINE
- CUVLERT

N

0 150 300 450 600

SCALE IN FEET

EXHIBIT "A"

CITY OF TAYLOR
MLK JR BLVD AND TRAIL
SIDEWALK IMPROVEMENTS

Taylor Texas

HDR Engineering, Inc.
810 Hesters Crossing, Suite 120
Round Rock, Texas 78681
Texas Registered Engineering Firm F-754

PLOT DRIVER: $PLTDRV$ PENTABLE: $PENTABLE$
USER: $USER$ DATE: $DATE$ TIME: $TIME$ SCALE: $SCALESHORT$
FILE: $PWVAULTPATHDESC$

EXHIBIT "B"

Survey Information

Area: 1.21 acres

Needs:

- Topo
  - Defined swales/breaklines
- Building Corners
- Edge of pavement
- Edge of sidewalk
- Electrical utilities
- Manholes
  - Invert elevations
- Guardrail
- Fencing
- Signage



RABA KISTNER
Raba Kistner, Inc.
8100 Cameron Road, Suite B-150
Austin, TX 78754
www.rkci.com

P 512.339.1745
F 512.339.6174
F-3257

[Delivery by Email: Jacob.Walker@hdrinc.com; Kevin.Marsh@hdrinc.com]

Proposal No. PAA24-048-00
March 6, 2024

City of Taylor
400 Porter Street
Taylor, Texas

c/o: Mr. Kevin Marsh, P.E., PTOE
HDR

RE: Proposal for Geotechnical Engineering Study
City of Taylor Street Maintenance – TH Johnson Drive and W. Lake Drive
Taylor, Texas

RABA KISTNER Consultants, Inc. (RKCI) is pleased to submit this proposal for Geotechnical Engineering Services for the above referenced project. The broad objectives of our study will be to determine soil conditions at the site and to evaluate the performance of the existing pavements on TH Johnson Drive and W. Lake Drive in Taylor, Texas. Described in this proposal are:

- our understanding of pertinent project characteristics;
- our proposed scope for field and laboratory study;
- our proposed scope for engineering evaluation and reporting;
- our tentative project schedule; and
- our lump sum study cost.

Project Description

In 2020, the City of Taylor conducted a street condition survey of various streets within the city limits. A pavement condition index (PCI) number was assigned to the streets with various condition types ranging from failed to good. The PCI value is a composite. This information will be utilized as a basis in understanding the current condition of the roadways. In addition, as discussed in our scope of work, RKCI will visually observe the streets for a general comparison with the PCI.

The streets, street classifications, approximate lengths, PCI ranges, and condition descriptions are summarized in the table below.

Street Name	Street Classification	Approximate Lineal Feet of Roadway	PCI	Condition Description Performance
TH Johnson Drive	Collector	5,400	72	Satisfactory
W. Lake Drive	Minor Arterial	10,000	79	Satisfactory

We understand that seal coat and/or mill and overlay repairs are preferred by the design team. We understand that full depth reconstruction may also need to be considered in some areas of poor pavement performance.

Proposed Scope of Work

Our scope of services will be to determine subsurface soil conditions at the site and develop flexible pavement design recommendations and construction guidelines for the streets identified above. The design 18-kip Equivalent Single Axle Loads (ESALs) will be determined by street classification and/or anticipated average daily traffic (ADT) counts for a 20-year design life for flexible pavements in general accordance with the City of Taylor Engineering Manual/City of Austin Transportation Criteria Manual, and the TxDOT Statewide Traffic Analysis and Reporting System.

Raba Kistner will also make a site visit to document the existing roadway conditions for the purpose of identifying areas of distress that should be considered in this evaluation. In the site visit, particular attention should be given to areas of poor pavement performance.

Bridge structures, box culvert structures, retaining wall structures, and global stability analyses of retaining wall structures are beyond the scope of services for this project.

Field Study

To explore subsurface soil conditions at this site, RKCI recommends drilling 18 pavement borings as described in the table below. Borings will generally be drilled every 0.2-mile with selected borings being placed in areas of pavement distress.

Street Name	Number of Borings	Targeted Boring Depth (ft)	Total Depth (ft)
TH Johnson Drive	6	15	90
W. Lake Drive	12	15	180
		Total	**270**

Samples will be taken using conventional Shelby-tube and split-spoon sampling techniques. The borings will be located in the field utilizing a recreation grade hand-held GPS device. Our scope of service does not include surveying in the boring location. The boring will be backfilled utilizing auger cuttings and/or bentonite generated during drilling activities and then patched with asphalt.

Water level readings will be recorded for the open boreholes during drilling and at drilling completion. If free water is encountered during drilling, the RKCI geologist will temporarily suspend drilling operations and obtain water level measurements in the open borehole. Water level measurements will also be recorded at completion of drilling prior to backfilling the boreholes with the auger cuttings and spoils generated during the drilling operations.

Samples collected will be retained in our laboratory for 30 days after submittal of the final geotechnical report.

Non-Destructive Testing

Falling Weight Deflectometer (FWD) testing will be performed on all streets as presented in the table below. Tests will be conducted at 200-ft testing intervals for each main lane. The tests will be staggered between the lanes to increase coverage of each section. Each through lane per traveling direction will be evaluated.

Estimated Number of FWD Test Locations

Street Name	From	To	Length (ft)
TH Johnson Drive	North Drive	N. Main Street	5,400
W. Lake Drive	Carlos G Parker Blvd	N. Main Street	10,000

The purpose is to determine the in-place layer moduli using back calculation techniques. This will approximate layer modulus and remaining pavement life values. In order to perform the most accurate back calculations, the data must be correlated with asphalt pavement thickness information collected from drilled pavement core data.

Laboratory Testing

Upon completion of the subsurface exploration, a testing program will be designed to define the strength and classification characteristics of the subgrade soils. The laboratory testing program is anticipated to include moisture content tests, Atterberg Limits (plasticity) tests, grain size analyses, and sulfate concentration tests. However, the actual type and number of laboratory tests will be based on the subsurface conditions encountered in the borings. The laboratory testing will be performed in general accordance with applicable ASTM standards.

Engineering Report

The results of the field and laboratory phases of the study will be reviewed by our staff of engineers and geologists. The results of our review, together with the supporting field and laboratory data, will be presented in a written, engineering report. The Geotechnical Engineering Report will include the following information and recommendations, if applicable:

- A boring location map and boring logs;
- A summary of the field and laboratory sampling and testing program;
- A description of pavement fatigue characteristics;
- A summary of the laboratory test results;
- A review of general site conditions including descriptions of the site, the subsurface stratigraphy, groundwater conditions, and the presence and condition of fill materials, if encountered.
- Pavement analyses based on current and future traffic, to include remaining life analysis and mill and overlay options.

We understand that seal coat and/or mill and overlay repairs are preferred however, if pavement condition has are not as satisfactory as indicated full depth reconstruction will be considered.

Our scope of work does not include a geologic fault study nor does it include conducting test pits at the site. Site grading plans can result in changes in the subgrade conditions and alter foundation design recommendations. Final site grading plans will be helpful information in the preparation of our foundation engineering recommendations.

The final report will be produced in a digital PDF and delivered via email.

Tentative Project Schedule

Based on our present workload and weather permitting, we anticipate that we could begin the field exploration phase of this study within 10 to 12 working days of receiving your written authorization, provided our permits are approved. The field exploration and laboratory testing phase of the study is expected to take approximately 10 to 12 working days to complete. Engineering analyses and preparation of the engineering report is expected to take an additional three to four weeks to complete. We will be pleased to provide the design team with verbal design information as the data becomes available, once drilling has been completed.

Project Cost

The total lump sum cost for the study scope outlined herein is **$79,500.**

Should unusual soil conditions be encountered in the field that indicates the desirability of significantly broadening the scope of the study, we will contact you to receive authorization before proceeding with any additional work. Additional services will be billed on a unit basis in accordance with our standard fees as indicated on the attached Schedule of Fees for Professional Services.

If available, we request that the Client provide RKCI with a recent plat of the project site, a drawing illustrating existing and proposed construction locations, and preliminary site grading plans prior to the start of our field exploration services. Also, it is our understanding that the Client will provide access to all boring locations for a conventional, truck-mounted drilling rig and that the Client will provide underground utility clearance. RKCI will assist in locating underground utilities, provided the Client submits documentation of existing utility locations. RKCI will take all precautions to prevent damage to property; however, RKCI cannot be responsible for tire rutting, or damage of landscaping.

It should be noted that our study scope and project cost does not include professional time and travel expenses for participation in design team meetings. Furthermore, our estimate does not include professional time for plan review to determine whether the drawings comply with the intent of the geotechnical recommendations.

Proposal No. PAA24-048-00
March 6, 2024

Acceptance

We appreciate the opportunity of submitting this contract and look forward to working with you in the development of this project, which will be carried out in accordance with this letter and the following attachments:

Attachment	Description
I	Standard Terms and Conditions
II	Schedule of Fees

Please return one signed copy of this letter proposal to provide written authorization for our firm to complete work on the services outlined herein. Our invoices are due and payable upon receipt at P.O. Box 971037, Dallas, Texas 75397-1037.

RKCI considers the data and information contained in this proposal to be proprietary. This statement of qualifications and any information contained herein shall not be disclosed and shall not be duplicated or used in whole or in part of any purpose other than to evaluate this proposal.

Very truly yours,

RABA KISTNER CONSULTANTS, INC.

Yvonne Garcia Thomas, P.E.
Vice President

RTS/YGT: mg Attachments I & II
Copies Submitted: Above (1)

Accepted By:

Signature

Typed or Printed Name

Title

Date

RABA KISTNER

STANDARD TERMS AND CONDITIONS

1. **DEFINITIONS.**

1.1 **RK.** Raba Kistner, Inc., and / or one of its subsidiaries (Project Control of Texas, Inc. or PC Sports, Inc.) that is being engaged to provide the services to CLIENT in connection with the delivery of the proposal to which these Standard Terms and Conditions relate.

1.2 **CLIENT.** Person, entity or organization for which RK is rendering services regarding the Project.

1.3 **PROJECT.** The activity, venture, plan, building, site or investigation for which CLIENT has engaged RK to provide professional services.

1.4 **CONTRACTOR.** Person, entity or organization providing construction services, including labor and material for the Project.

1.5 **SERVICES.** The professional services to be performed by RK as set forth in the proposal or Agreement to which the Standard Terms and Conditions are attached.

1.6 **AGREEMENT.** RK's proposal accepted by CLIENT and these Standard Terms and Conditions which are incorporated into and made a part of the Agreement.

2. **SERVICES.** RK is being engaged by the CLIENT to render professional services ("Services") involving only RK's advice, judgment and opinion. RK may subcontract all or a portion of the Services performed hereunder. RK shall apply professional judgment in determining the extent to which RK complies with any given standard identified in RK's instruments of professional services. CLIENT expressly acknowledges that RK makes no warranties or guarantees, expressed or implied, regarding the Services.

3. **INFORMATION PROVIDED BY CLIENT.** CLIENT may provide or direct RK to utilize or rely upon certain information ("CLIENT Information") in the performance of RK's services. RK shall be entitled to rely upon such CLIENT Information. RK will not conduct an independent evaluation of the accuracy or completeness of such CLIENT Information and shall not be responsible for any errors or omissions in such information. RK's report, as well as any recommendations, findings, and conclusions made by RK, are dependent on information received from CLIENT. Changes or modifications to the information provided by CLIENT can affect RK's evaluation, recommendations, findings and conclusions, and CLIENT agrees—as a material term of this Agreement—to notify RK immediately, in writing, if CLIENT becomes aware of any such changes or modifications, including changes to the size, scope, location, or other material characteristics of CLIENT's project. The CLIENT shall be responsible for providing the location of all underground utilities and other structures in the vicinity of RK borings or excavations. RK will not accept responsibility and will not be liable for affecting or damaging any underground utility, underground storage tank, or other subsurface condition not previously identified and located, or improperly located, by the CLIENT, a utility, or a utility locating agency.

4. **SITE ACCESS AND SITE SAFETY.** CLIENT shall provide right-of-entry to the buildings and sites which are the subjects of RK's services. CLIENT represents that it possesses authority for such right-of-entry and that the building/site operator(s) possess the necessary permits and licenses for current activities at the site. RK shall be responsible for supervision and site safety measures of its own employees and subconsultants, but shall not be responsible for the supervision or health and safety precautions of any other parties, including CLIENT, CLIENT's contractors, subcontractors, or other parties present at the site.

5. **SUBSURFACE EXPLORATIONS.** Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. CLIENT understands RK's layout of boring and test locations is approximate and that RK may deviate a reasonable distance from those locations. RK will take reasonable precautions to reduce damage to the site when performing services; however, CLIENT accepts that invasive services such as drilling, or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the scope of services.

6. **CHANGED CONDITIONS.** If, during the term of this Agreement, circumstances or conditions that were not originally contemplated by or known to RK are uncovered or revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks or other material terms of this Agreement, RK may require renegotiation of appropriate portions of this Agreement. RK shall notify the CLIENT of the changed conditions necessitating renegotiation, and RK and the CLIENT shall promptly and in good faith attempt to renegotiate the terms of the agreement affected by the changed conditions. If changes cannot be agreed to with respect to the changed conditions, the parties shall utilize the Dispute Resolution/Litigation procedures in this Agreement.

7. **TESTING AND OBSERVATIONS.** CLIENT understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. RK will provide test results and opinions based on tests and field observations only for the work tested. CLIENT understands that testing and observation are not continuous or exhaustive and are conducted to reduce – not eliminate – project risk. CLIENT agrees to the level or amount of testing performed and the associated risk. CLIENT is responsible (even if CLIENT delegates such responsibility to Contractor) for notifying and scheduling RK to perform these services. RK shall not be responsible for the quality and completeness of contractor's work or Contractor's adherence to the project plans, specifications and other related documents. RK's performance of testing and observation services shall not relieve Contractor in any way from responsibility for defects discovered in Contractor's work or create a

warranty or guarantee on the part of RK. CLIENT acknowledges that RK will not supervise or direct the work performed by Contractor or its subcontractors and is not responsible for their means and methods.

8. **ESTIMATE OF FEES FOR SERVICES.** If included as part of RK's proposal, RK will, to the best of its ability, perform the scope of services within the proposed fee estimate provided by RK. RK's proposal fees are based upon an estimate of the services required to meet the specifications for the project and following generally accepted engineering practices. The CLIENT recognizes that unforeseen circumstances along with changes in scope and project/contractor's schedules can influence the successful completion of the scope of services within the estimated proposed fees. Because Contractor has sole control over the project and determines the means and methods used to build/construct the project, RK's service fees are estimates and not lump sum or guaranteed maximum fees. The CLIENT is fully responsible for payment for all services provided, including retests of areas or samples that failed to meet Project specifications. The Estimate of Fees is valid for a period of 60 days after RK's proposal is submitted to CLIENT. If RK's proposal is not accepted by CLIENT within 60 days after it is submitted to CLIENT, RK may modify the Estimate of Fees.

9. **REPORTS.** RK may provide CLIENT with written reports in connection with the Services performed. Such reports will present such findings and conclusions as RK may reasonably make with the information gathered while performing its services and provided by CLIENT. The reports may be copied for inclusion in other documents related to the project provided they are reproduced in their entirety. Reports and other instruments of service are prepared for, and made available for, the sole use of the CLIENT, and the contents thereof may not be used or relied upon by others without the express written authorization of RK. Any unauthorized use or distribution of RK's reports shall be at the CLIENT's sole risk and without liability to RK.

10. **TOXIC AND HAZARDOUS MATERIALS.** CLIENT shall provide RK with all information within CLIENT's possession or knowledge related to the potential or presence of toxic or hazardous materials or pollutants at the Project site. CLIENT agrees that RK neither created nor contributed to the creation or existence of any toxic or hazardous materials or pollutants. In no event shall RK be required to sign a hazardous waste manifest or take ownership of any toxic or hazardous materials or pollutants. If unanticipated toxic or hazardous materials or pollutants are encountered while RK is performing its services, RK reserves the right to stop field operations and notify CLIENT and CLIENT assumes responsibility to notify appropriate regulatory agencies. RK and CLIENT must mutually agree to remobilize.

11. **NO THIRD-PARTY BENEFICIARIES.** The services and any report(s) prepared under this Agreement are for the sole benefit and sole use of CLIENT and are not for the use of any other party or person. Only CLIENT may rely upon the services and any report or work product. Nothing in this Agreement, or any subsequent amendments or modifications, or in any report issued under this Agreement, shall create a contractual relationship with or a cause of action in the favor of any third party against either RK or CLIENT. If CLIENT provides a copy of any report prepared by RK to others, it shall advise the recipient that the information contained in the report is provided for information only and is not to be relied upon by third parties.

12. **LEED PROJECTS.** Unless specifically addressed elsewhere in this agreement, RK has no responsibility or liability, including duty to defend or duty to indemnify, any party (including but not limited to CLIENT, owner, owner's agents, architects, engineers, contractors, construction managers, subcontractors) for the LEED certification process including: developing, producing, or retaining any documentation relating to the calculation of LEED points; and attainment of LEED certification points or LEED ratings.

13. **STANDARD OF CARE.** RK shall perform its professional services in accordance with the standard of care and diligence normally practiced by professional firms in performing services of a similar nature, in the same locality, under similar circumstances. CLIENT expressly acknowledges that RK makes no other warranties or guarantees, expressed or implied, regarding its professional services or its work product.

14. **RISK ALLOCATION.** RK will be responsible only for its own work, and that of its sub-consultants, and not for defects in the work designed or built by others.

15. **LIMITATION OF LIABILITY. CLIENT AND RK HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING RK'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE RISKS SO, TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF RK (AND ITS RELATED ENTITIES, EMPLOYEES, OWNERS, AGENTS, AND REPRESENTATIVES) TO CLIENT (AND THIRD PARTIES GRANTED RELIANCE ON RK'S WORK PRODUCT, OR OTHERWISE SEEKING RECOVERY UNDER THIS AGREEMENT) IS LIMITED TO THE GREATER OF $100,000 OR THE FEE PAID RK UNDER THIS AGREEMENT, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF RK'S SERVICES OR THIS AGREEMENT REGARDLESS OF CAUSE(S) OR THE THEORY OF LIABILITY.**

16. **CONSEQUENTIAL DAMAGES.** Neither CLIENT nor RK will be liable to the other for any special, consequential, indirect, incidental or penal losses or damages of any kind, nor will CLIENT or RK be liable to the other for losses, damages, or claims, regardless of how defined, related to: lost profits; unavailability of property or facilities; shutdowns or service interruptions; loss of use, revenue, opportunity, or inventory; use charges, carrying costs, cost of substitute facilities, goods, or services; cost of capital, or claims of any other party and/or its customers.

17. **SUSPENSION OF SERVICES.** If CLIENT fails to make payments when due or otherwise is in breach of this Agreement, RK may suspend performance of services upon seven (7) calendar days' notice to CLIENT. RK shall have no liability whatsoever to CLIENT for any costs or damages as a result of such suspension. Upon payment in full by CLIENT, RK may resume services under this Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for RK to resume performance. Payment of invoices shall not be subject to any discounts or set-offs by CLIENT unless agreed to in writing by RK. Payment to RK for services rendered and expenses incurred will be due and payable regardless of any subsequent suspension or termination of this Agreement by either party. CLIENT shall not make any changes to RK's banking and deposit information or payment instructions unless CLIENT

communicates the requested changes to RK orally and in writing and obtains written confirmation from an RK officer that the requested changes are legitimate and authorized by RK. If CLIENT makes a payment to a third party instead of to RK based on an unauthorized request to CLIENT for a change to RK's banking and deposit information or payment instructions and without obtaining written confirmation of the change from RK, CLIENT will remain liable to RK for payment of the amount of the unauthorized payment.

18. **WAIVER OF SUBROGATION.** To the extent damages are covered by property insurance, or any other available insurance coverage, CLIENT and RK waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages. CLIENT agrees that CLIENT shall procure or cause to be procured builder's risk insurance or other property insurance for its project. RK and CLIENT waive all rights against each other and any of their consultants, contractors, subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, flood, or other causes of loss to the extent covered by CLIENT's or CLIENT's Contractor's builder's risk insurance, or other available insurance coverage. The policies shall provide waivers of subrogation by endorsement or otherwise. CLIENT shall require of its contractors, consultants, agents and employees similar waivers in favor of RK and its subconsultants. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

19. **OWNERSHIP OF DOCUMENTS.** RK's reports, drawings, plans, specifications, and other documents and deliverables are instruments of professional service ("Instruments of Service") developed by RK in contemplation of a wide array of project-specific variables, including how the documents will be used and by whom. RK shall be the author, owner and custodian of the Instruments of Service, and shall retain all common law, statutory, and other reserved rights, including copyright. By execution of this Agreement, RK grants to CLIENT a limited, nonexclusive license to use the Instruments of Service for purposes of constructing, using, and maintaining the project for which the services are performed, provided CLIENT substantially performs its obligations, including prompt payment of all sums when due, under this agreement.

Upon completion of the services, and payment in full of all monies due RK, CLIENT may retain copies of all such documents. **THE INSTRUMENTS OF SERVICE ARE NOT INTENDED NOR REPRESENTED TO BE SUITABLE FOR REUSE ON EXTENSIONS, MODIFICATIONS, OR ADAPTATIONS OF THE PROJECT, OR ANY OTHER PROJECT. ANY REUSE OF SUCH DOCUMENTS, WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY RK FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT CLIENT'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO RK. CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY, DEFEND, AND HOLD HARMLESS RK, ITS OFFICERS, DIRECTORS, EMPLOYEES, AND CONSULTANTS AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES, DEFENSE COSTS, AND COURT COSTS) ARISING FROM, OR ALLEGEDLY ARISING FROM, OR IN ANY WAY CONNECTED WITH, THE UNAUTHORIZED REUSE OR MODIFICATION OF THE DOCUMENTS BY CLIENT OR ANY PERSON OR ENTITY THAT ACQUIRES OR OBTAINS THE DOCUMENTS FROM OR THROUGH CLIENT WITHOUT THE WRITTEN AUTHORIZATION OF RK REGARDLESS OF WHETHER SUCH CLAIMS, DEMANDS, OR ACTIONS ARE FOUNDED IN WHOLE OR IN PART UPON ALLEGED NEGLIGENCE OF RK, ITS OFFICERS, DIRECTORS, EMPLOYEES, OR CONSULTANTS.**

Parties other than CLIENT and RK may apply to use an instrument, using a form prepared by RK for that purpose. Others' use of an instrument shall be permitted only when CLIENT and RK both so agree; either shall have the right to forbid use by others. In addition, RK shall make its permission contingent upon the satisfaction of certain conditions when, in RK's professional judgment, such a contingency is necessary.

20. **DISPUTE RESOLUTION/LITIGATION.** All claims, disputes, and other controversies between RK and CLIENT arising out of, or in any way related to, the services provided by RK shall be submitted to mediation, before and as a condition precedent to, other remedies provided by law. Any litigation related to the Agreement or RK's performance of its professional services shall be commenced in a court in Bexar County, Texas. CLIENT consents to personal jurisdiction in the State of Texas and agrees that venue of any litigation shall be in Bexar County, the county where RK's principal place of business is located. CLIENT waives any objection to personal jurisdiction in Texas or to venue in Bexar County. The prevailing party in such litigation will be entitled to recover all court costs, attorneys' fees, and other legally recoverable claim-related expenses. As a condition precedent to mediation and / or litigation related to any claim arising out of the services provided under this Agreement, CLIENT shall obtain a written affidavit from a registered, independent, and reputable professional engineer describing any error, omission or other act by RK that allegedly failed to comply with the professional standard of care applicable to RK's performance of services and provide such affidavit to RK. The affidavit shall comply with the requirements of Texas Civil Practice & Remedies Code Chapter 150.

21. **TERMINATION OF CONTRACT.** CLIENT and RK may terminate RK's services at any time upon ten (10) calendar days' written notice. In the event of termination, CLIENT agrees to fully compensate RK for services performed including reimbursable expenses through the termination date, as well as reasonable demobilization expenses. RK will terminate its services without waiving any claims against or incurring any liability to CLIENT.

22. **STATUTE OF LIMITATIONS.** Any applicable statute of limitations will commence to run and any cause of action shall be deemed to have accrued not later than the earlier of the following: (1) the date of the report issued by RK giving rise to the cause of action; (2) the date on which RK issues its last report under this Agreement; or (3) if RK is retained to perform construction observation, the date of substantial completion of the project.

23. **FORCE MAJEURE.** Neither party shall be liable in damages or have the right to terminate this Agreement for any delay or default in performing hereunder if such delay or default is caused by conditions beyond its control ("Force Majeure") including, but not limited to Acts of God, Government restrictions (including the denial or cancellation of any export or other necessary license), wars, insurrections and/or any other cause beyond the reasonable control of the party whose performance is affected. Force Majeure may not be claimed as a cause for delay in payment of money due and payable hereunder.

24. **NO ASSIGNMENT.** Neither RK nor CLIENT shall assign or transfer its interest in this Agreement without the express written consent of the other.

25. **SEVERABILITY.** Each provision of this Agreement is intended to be severable. If any terms or provisions of this agreement shall be held to be invalid, illegal, or unenforceable for any reason whatsoever, the validity, legality, and enforceability of the remaining provisions hereof shall remain in full force and effect and shall not in any way be affected or impaired thereby. Moreover, to the maximum extent allowed by law, the Parties hereto stipulate that any offending provisions will be modified or altered, as necessary, so as to give such provisions the maximum permissible effect and application intended.

26. **ENTIRE AGREEMENT.** This Agreement, and all of its attachments, constitutes the entire, integrated Agreement between the Parties to it, and this Agreement supersedes all other Agreements, oral or written between the Parties, concerning the subject set forth in this Agreement. This Agreement may not be amended except in writing, with that amendment being signed by both Parties.

SCHEDULE OF FEES FOR PROFESSIONAL SERVICES

PERSONNEL:

Principal	$135 to $250/hour
Professional	$70 to $200/hour
Auto Cad Operator	$65 to $110/hour
Technical/Clerical/Administrative	$40 to $80/hour

The specific hourly rate within each classification listed above depends on the experience, special training, and qualifications of the personnel needed for the project. For projects requiring work at any hazardous waste site, there will be a $10 per hour surcharge added to the normal billing rate for all personnel. Consultants to Raba Kistner (RK) will be charged according to their professional classification.

EXPENSES: Use of company automobiles will be charged at $1.00 per mile. Automobiles and light trucks assigned to field sites will be charged at $70.00 per day, plus $1.00 per mile over 50 miles per day. Copies will be charged at $0.25 per page.

Other project specific charges for use of RK equipment or for RK testing will be in accordance with established fee schedules. All other project specific, third-party costs will be charged at cost plus 15 percent.

Invoices will be submitted monthly for work in progress in our standard format. They are due and payable upon receipt and become past due 30 days after the billing date. Past due invoices may be subject to late charges at the rate of 1-1/2 percent per month (18 percent per annum). In the event that the State of Texas legislates a sales tax on Professional Services, the amount of the tax will be PAYMENT added to the appropriate service rate charged. Our invoices are due and payable upon receipt at P.O. Box 971037, Dallas, Texas 75397-1037.

Preparation of non-standard invoice will be charged on a time and materials basis in accordance with the rates in this fee schedule.

CONDITIONS: Services will be performed in accordance with our Standard Terms and Conditions.

The proposal to which this schedule is an attachment is valid for 90 days from the date of the proposal.

CONSIDER CONTRACTS FOR SURVEY, GEOTECH, AND SUE FOR 2024 BOND PROJECTS

City Council

City of Taylor

May 9th, 2024

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SUMMARY

- The 2024 bond Projects require third party contracts to perform Survey, Geotechnical, and SUE investigations.
- This data will be used to support the design of the bond projects.

THIRD PARTY PROPOSALS

Fire Station 1 & 2 Design

- Survey - McGray & McGray Land Surveyors, Inc. $19,500
- Geotechnical - UES Professional Solutions 44, LLC $11,400

2024 Drainage Projects

- Survey - AG3 $60,560
- SUE - LTRA Inc. $32,637

MLK Sidewalk

- Survey - McGray & McGray Land Surveyors, Inc. $29,952
- Geotechnical - HVJ Associates $16,892

2024 Street Maintenance

- Geotechnical - Raba Kistner, Inc. $79,500

City Council Meeting
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 13.

Agenda Title: **Introduce Ordinance 2024-25 changing the Place Type zoning designation at 1020 Hackberry Street.**

Council Action to be Taken: Introduce ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

To introduce the ordinance.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

At the April 11, 2024 meeting the City Council directed staff to modify the Place Type zoning designation for 1020 Hackberry Street from the applicant's request of P4 - Mix to P3 - Neighborhood. The City Attorney recommended taking making this change through a separate ordinance instead of including it in the originally introduced ordinance. On April 25, 2024, the new ordinance was presented to City Council for approval, however it had never been introduced. So, this item will introduce the ordinance as is required by the City Charter and on May 23, 2024 the ordinance will be presented for final approval.

3. PROS and CONS

PROS	CONS
• Corrects a procedural error in the sequence of approving this ordinance	• N/A

4. RECOMMENDATION

Introduce Ordinance 2024-25

5. FUNDING SOURCE

N/A

6. TIMELINE

Ordinance introduction - May 9, 2024
Ordinance considered for approval - May 23, 2024

7. OTHER OPTIONS

8. ATTACHMENTS

1. -08d_PZ-2024-2025 Ordinance 2024-25 April 25 (3)
2. _08dA_PZ-2024-2025-1020 Hackberry St place type change request 2024 2025
3. -08dB_PZ-2024-2025 - 1020 Hackberry St - Proposed Zoning Alternative

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
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 14.

Agenda Title: **Consider Ordinance 2024-18, PZ 2024 -2045 regarding requests to change place type zoning at 5 different locations.**

Council Action to be Taken: Consider Ordinance approval

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 • Implementation of the community's	• It will take time for the community and staff to acclimate to the new code.

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 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. _05y_ PZ-2024-20455 Ordinance 2024-18
2. Ordinance 2024-18 Exhibit A
3. Ordinance 2024-18 Exhibit B
4. _05a_PZ-2024-2045_45 CR 408_ Staff Report
5. _05a1_PZ-2024-2045 - 45 CR 408 - Location Map
6. _05a2_PZ-2024-2045 - 45 CR 408 - Current Zoning
7. _05a3_PZ-2024-2045 - 45 CR 408 - Proposed Zoning
8. _05a4_PZ-2024-2045 - 45 CR 408 - Notification Map
9. _05a5_PZ-2024-2045 - 45 CR 408 - Place Type Change Request Form
10. _05b_PZ-2024-2045_114 W 6th_ Staff Report
11. _05b1_PZ-2024-2045 - 114 6th W - Location Map
12. _05b2_PZ-2024-2045 - 114 6th W - Current Zoning
13. _05b3_PZ-2024-2045 - 114 6th W - Proposed Zoning
14. _05b4_PZ-2024-2045 - 114 6th W - Notification Map
15. _05b5_PZ-2024-2045 - 114 W 6th Place Type Change Request Form

16. _05c_PZ-2024-2045_400 Carlos G Parker Blvd SE_ Staff Report
17. _05c1_PZ-2024-2045 - 400 Carlos G Parker - Location Map
18. _05c2_PZ-2024-2045 - 400 Carlos G Parker - Current Zoning
19. _05c3_PZ-2024-2045 - 400 Carlos G Parker - Proposed Zoning
20. _05c4_ PZ 2024 - 2045_ 400 Carlos G Parker Notification Map
21. _05c5__PZ-2024-2045- place type change request 400 SE Carlos G Parker
22. _05d_PZ-2024-2045_South Loop_ Staff Report
23. _05d1_PZ-2024-2045 - South Loop - Location Map
24. _05d2_PZ-2024-2045 - South Loop - Current Zoning
25. _05d3_PZ-2024-2045 - South Loop - Proposed Zoning
26. _05d4_PZ-2024-2045 - South Loop - Notification Map
27. _05d5_PZ-2024-2045 place type change request South Loop
28. _05e_PZ-2024-2045_CGP & North Drive Staff Report
29. _05e1_Ord 2020-13 Amend Comp Plan FLUM, intersection of North Drive & Carlos Parker
30. _05e2_Ord 2020-14 Zoning change, Intersection of North Drive & Carlos Parker T66 (aka Spring Creek)
31. _05e3_PZ-2024-2045 - CGP & North Dr Location Map
32. _05e4_PZ-2024-2045 - CGP & North Dr - Current Zoning
33. _05e5_PZ-2024-2045 - CR 367 - Proposed Zoning
34. _05e6_PZ-2024-2045 - CR367 - Notification Map
35. _05e7_PZ-2024-2045_CGP & North Dr Place Type Change Request Form
36. _05f_PZ-2024-2045_W. Oak_ Staff Report
37. _05f1_PZ-2023-2045 - Oak St - Location Map
38. _05f2_PZ-2023-2045 - Oak St - Current Zoning
39. _05f3_PZ-2023-2045 - Oak St - Proposed Zoning
40. _05f4_PZ-2023-2045 - Oak St - Notification Map
41. _05f4_PZ-2024-2045-Place Type Zoning Chage Request form - 308 Sturgis LL
42. _05g_PZ-2024-2045_1104 E MLK Jr Blvd_ Staff Report
43. _05g1_PZ-2023-2045 - 1104 E MLK - Location Map
44. _05g2_PZ-2024-2045 - 1104 E MLK - Current Zoning
45. _05g3_PZ-2024-2045 - 1104 E MLK - Proposed Zoning
46. _05g4_PZ-2023-2045 - 1104 E MLK - Future Land Use
47. _05g5_PZ-2024-2045 - 1104 E MLK - Floodplains
48. _05g6_PZ-2023-2045 - 1104 E MLK - Notification Map
49. _05g7_PZ-2024-2045-Place type zoning request_1104 E MLK_
50. _05z_place type presentation PZ 2024 2045

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), R019024 (GENERALLY LOCATED AT SOUTH LOOP) FROM P2.5 (LARGE LOT) TO P4 (MIX) AND R613339 (GENERALLY LOCATED AT THE NORTHWESTERN CORNER OF THE INTERSECTION OF NORTH DRIVE AND NW CARLOS G. PARKER BLVD. FROM P4 (MIX) TO EC(EMPLOYMENT CENTER WITH CONDITIONS), 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 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 of the Properties are changed from:

Place Type Zoning District P2 (Rural) to P2C (Rural Commercial) at 45 County Road 408 (R457151)

Place Type Zoning District CS (Civic Space) to P5 (Urban Center) at 114 W 6th Street (R015017)

Place Type Zoning District P3 (Neighborhood) to P4 (Mix) at 400 Carlos G. Parker Blvd. SE (R308656)

Place Type Zoning District P2.5 (Large Lot) to P4 (Mix) at South Loop (R019024)

Place Type Zoning District P4 (Mix) to EC (Employment Center with conditions) at the northwestern corner of the intersection of North Drive and NW Carlos G Parker Blvd. (R613339).

SECTION 3. The official place type zoning map of the City of Taylor, Texas, is changed to show the place type zoning changes as described in Section 2 and as shown in **Exhibit "B"**.

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. The conditions associated with the Employment Center zoning for the property at the northwestern corner of the intersection of North Drive and NW Carlos G Parker Blvd. (R613339) are as follows:

Prior to any development on this site an Employment Center Plan must first be approved and shall address the following items in addition to all other requirements for an Employment Center Plan:

(i) provision of appropriate connectivity to the Spring Creek residential neighborhood,

(ii) a limitation of the allowed uses within the Employment Center Plan to those that are compatible with the adjacent residential lots,

(iii) the layout of the proposed buildings and accessory structures/apparatus and positioning of gas pumps, if any are proposed, are done in a way that mitigates any negative impacts to the adjacent residential lots such as light, noise, smell, fumes, etc.

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

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 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)

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

Proposed Place Type Zoning Change Request Form
(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Talbot Commons, LLC

Address for the proposed zoning change: 114 West 6th Street

Phone: 917-576-7044 **E-mail:** dmoss@publicsketch.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:

The property is no longer a church or civic space.

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: Douglas Moss Signature: Douglas Moss Date: April 30, 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

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: 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

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:** Maheshzzk@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

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



PZ-2024-2045

45 CR 408
Place Type Change
Proposed Zoning Map
Approximately 2.1 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

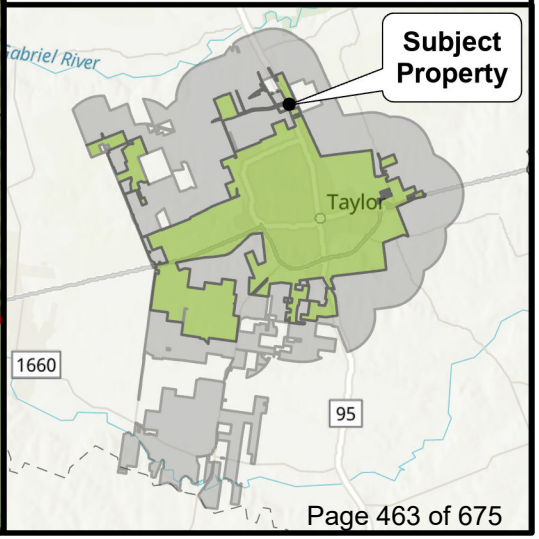
Overlay Zoning

- P1: Nature

Place Type Zoning

- P2: Rural
- P2C: Rural Commercial

N 0 200 400
Feet





PZ-2024-2045

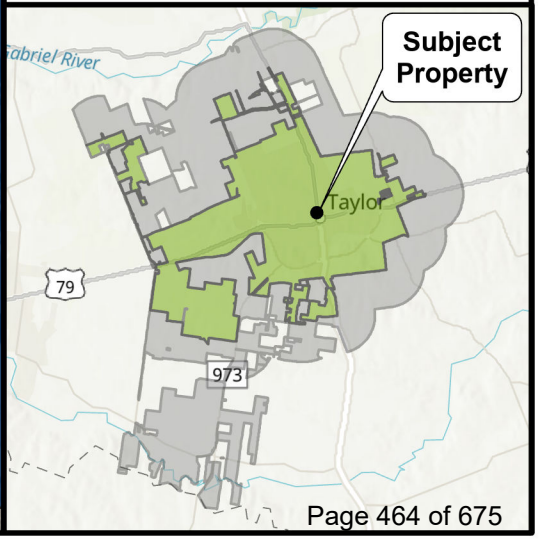
114 6th St W
Place Type Change
Proposed Zoning Map
Approximately 0.52 acres

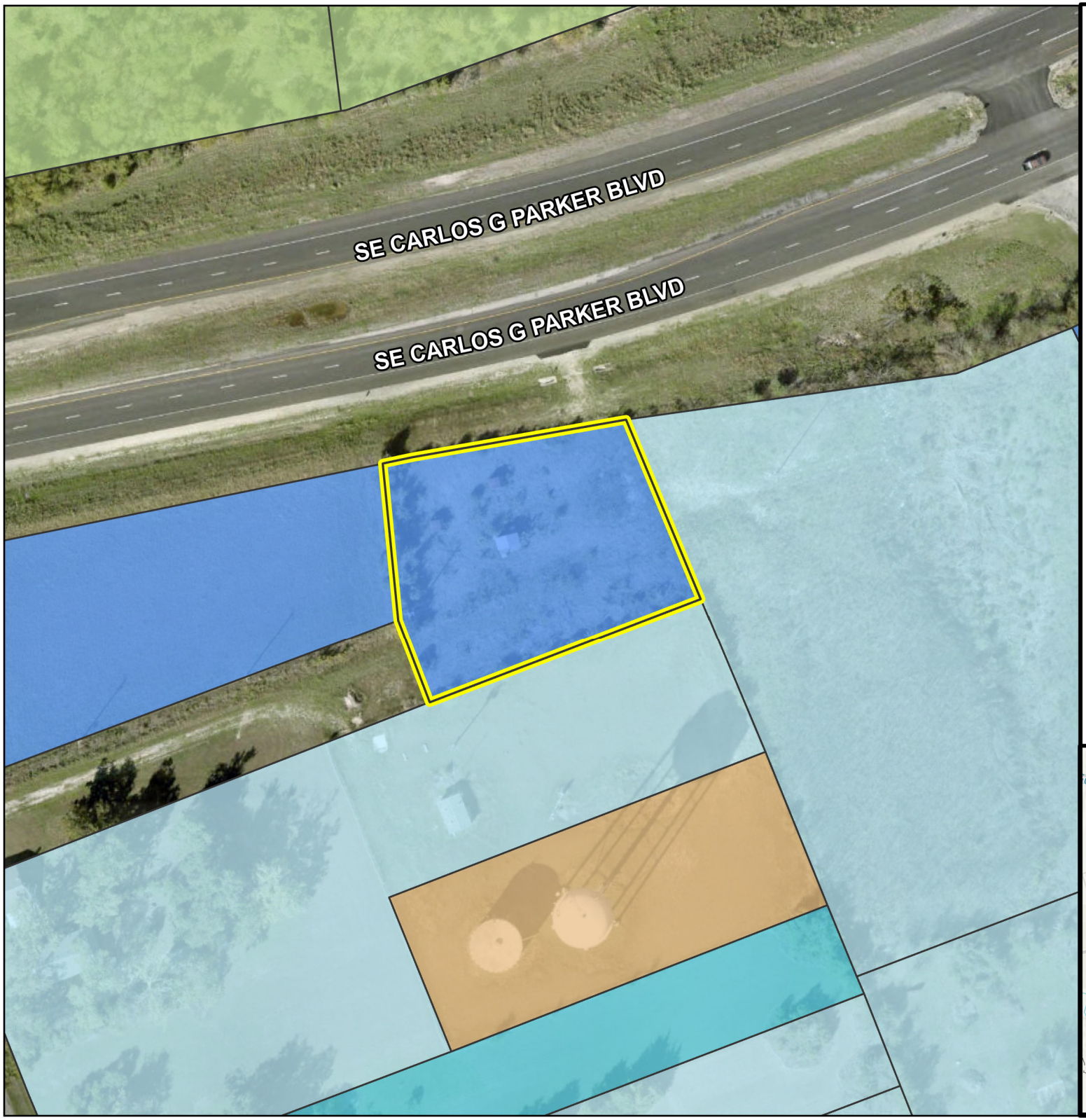
- City Limits
- Subject Property
- Parcels

Place Type Zoning

- P4: Mix
- P5: Urban Center
- CS: Civic Space

N 0 100 200
Feet





PZ-2024-2045

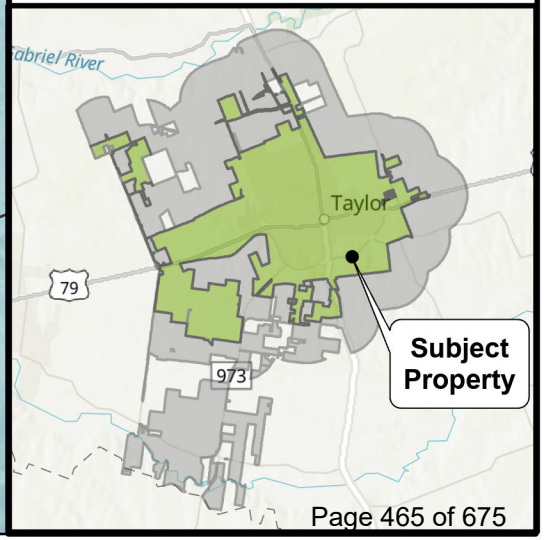
400 Carlos G Parker Blvd.
Place Type Change
Proposed Zoning Map
Approximately 0.8 acres

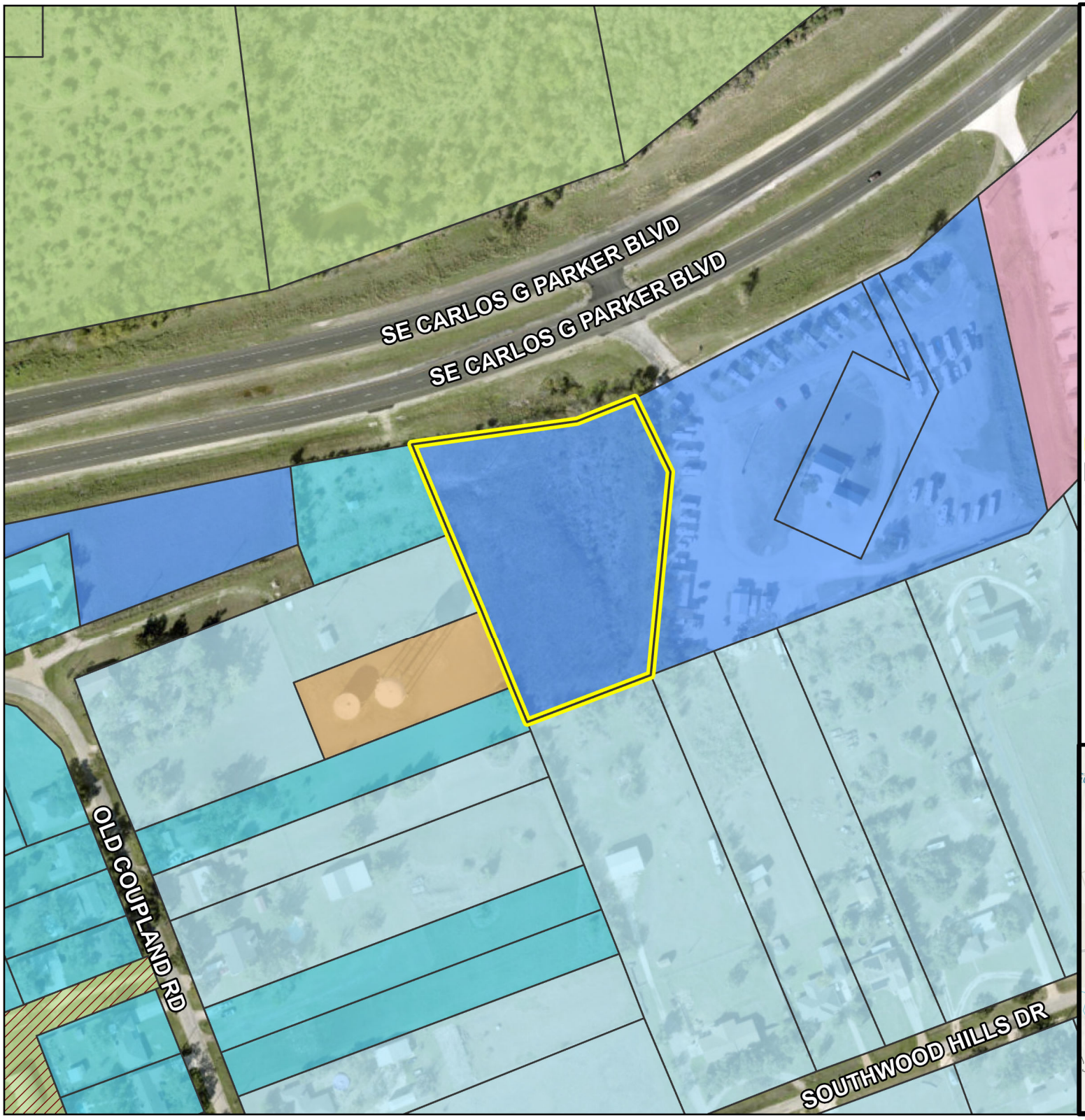
- Subject Property
- Parcels

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- CS: Civic Space

N 0 100 200
Feet





PZ-2024-2045

Located next to 400 SE Carlos G Parker Blvd.
Place Type Change
Proposed Zoning Map
Approximately 3.0 acres

- Subject Property
- Parcels

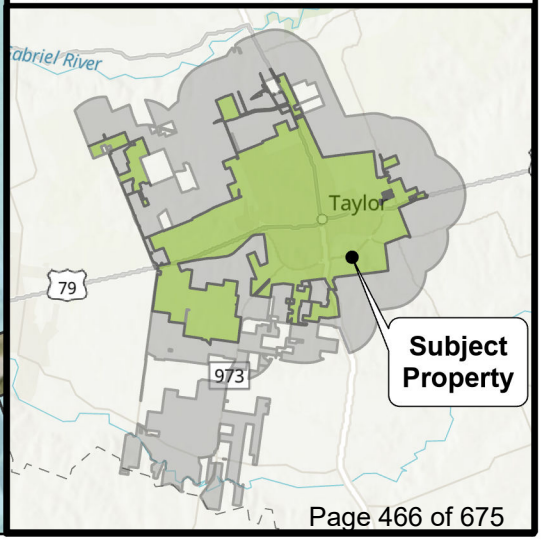
Overlay Zoning

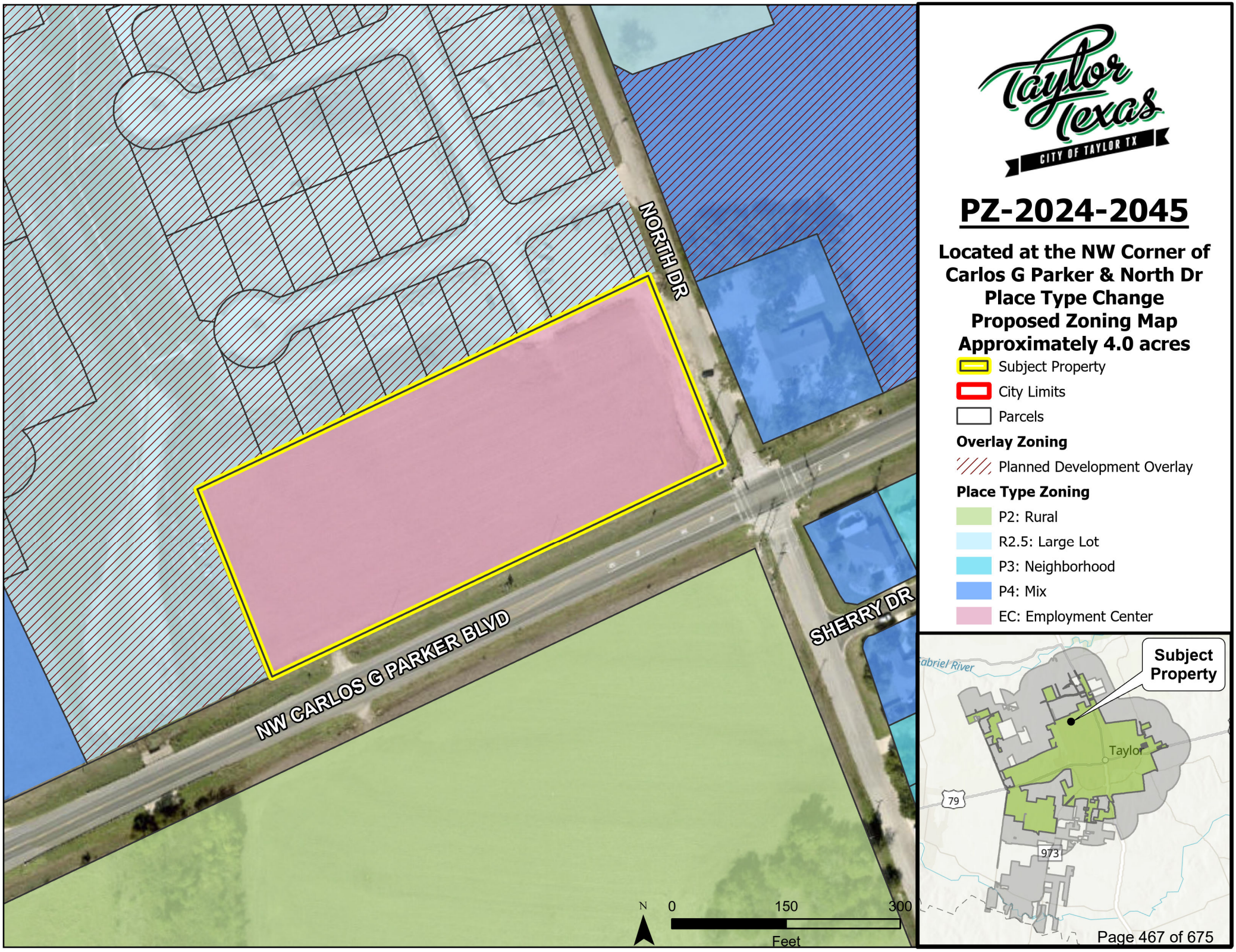
- Planned Development Overlay

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 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

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

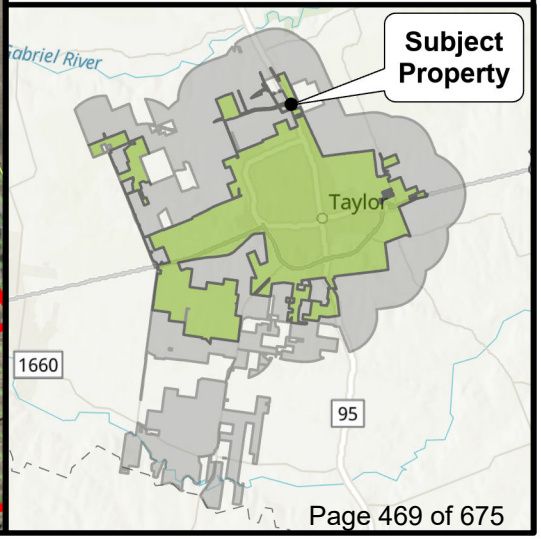


PZ-2024-2045

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

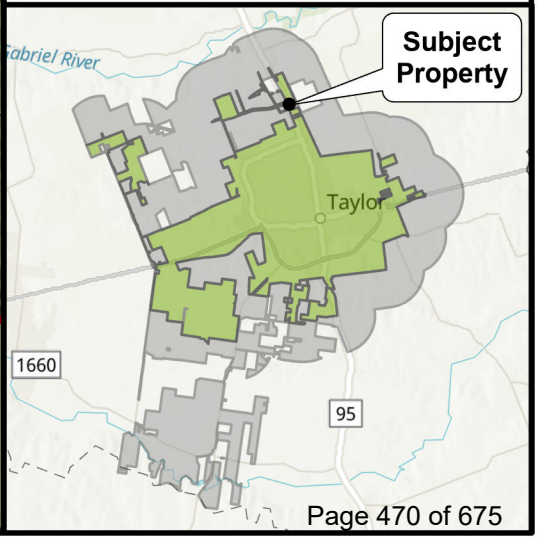
Overlay Zoning

- 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

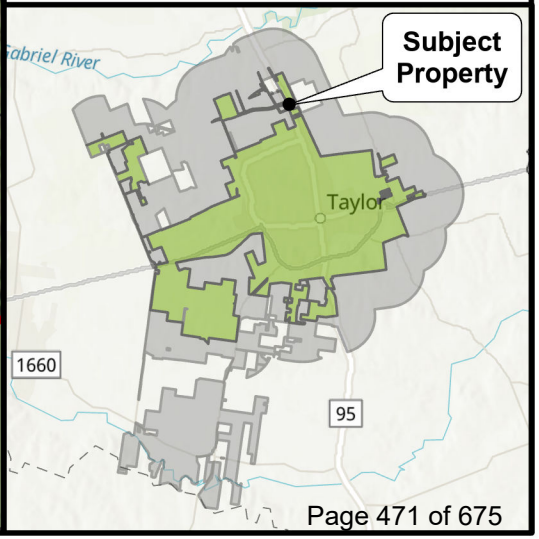
Overlay Zoning

- P1: Nature

Place Type Zoning

- P2: Rural
- P2C: Rural Commercial

N 0 200 400
Feet



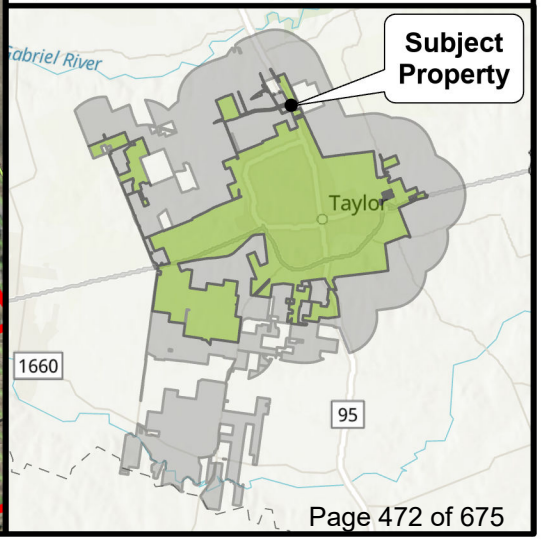


PZ-2024-2045

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

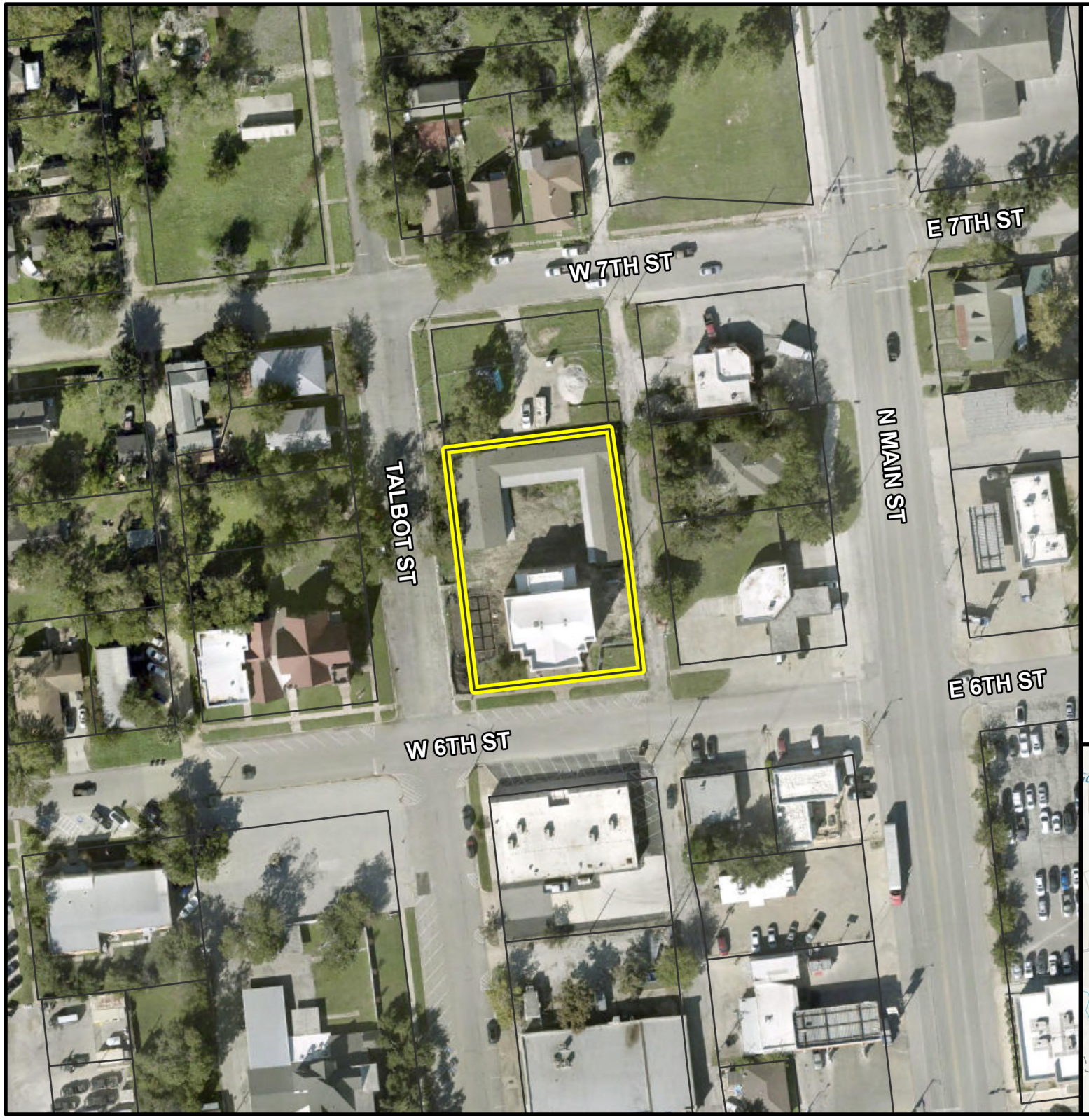
City of Taylor
Place Type Change Request
Staff Report

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

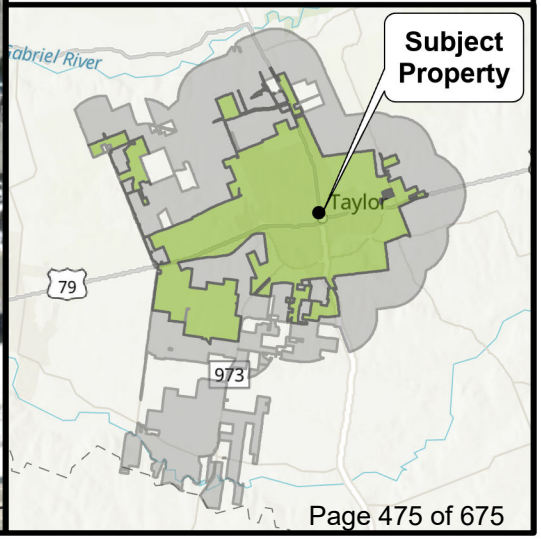


PZ-2024-2045

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

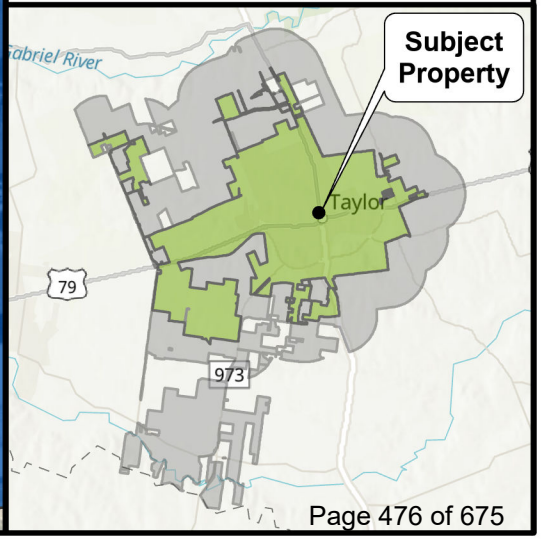
114 6th St W
Place Type Change
Current Zoning Map
Approximately 0.52 acres

- City Limits
- Subject Property
- Parcels

Place Type Zoning

- P4: Mix
- P5: Urban Center
- CS: Civic Space

N 0 100 200
Feet





PZ-2024-2045

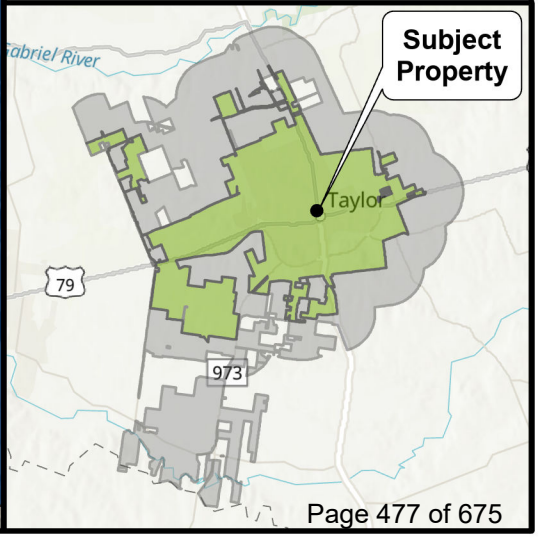
114 6th St W
Place Type Change
Proposed Zoning Map
Approximately 0.52 acres

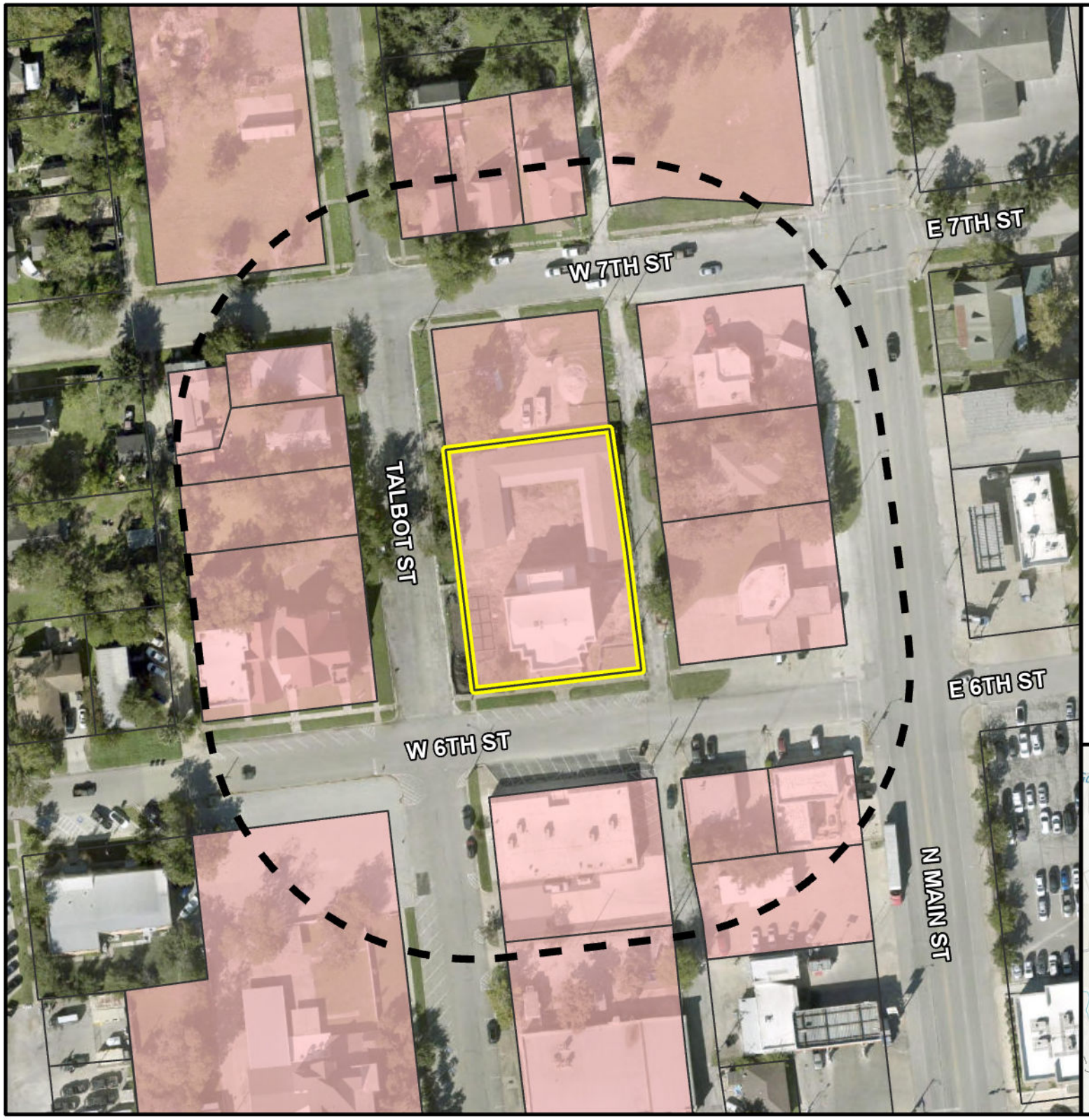
- City Limits
- Subject Property
- Parcels

Place Type Zoning

- P4: Mix
- P5: Urban Center
- CS: Civic Space

N 0 100 200
Feet





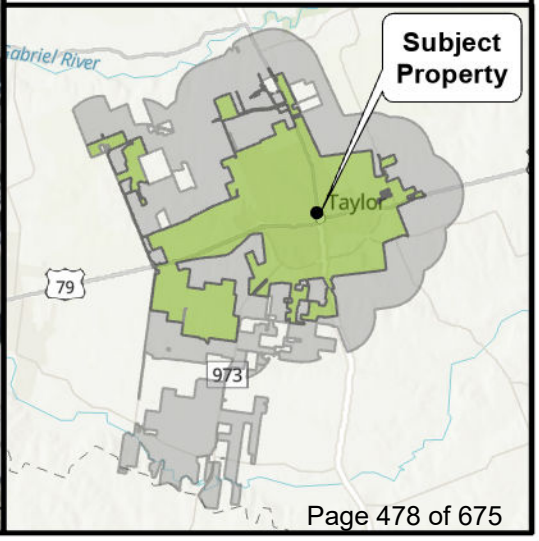
Taylor Texas
CITY OF TAYLOR TX

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



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

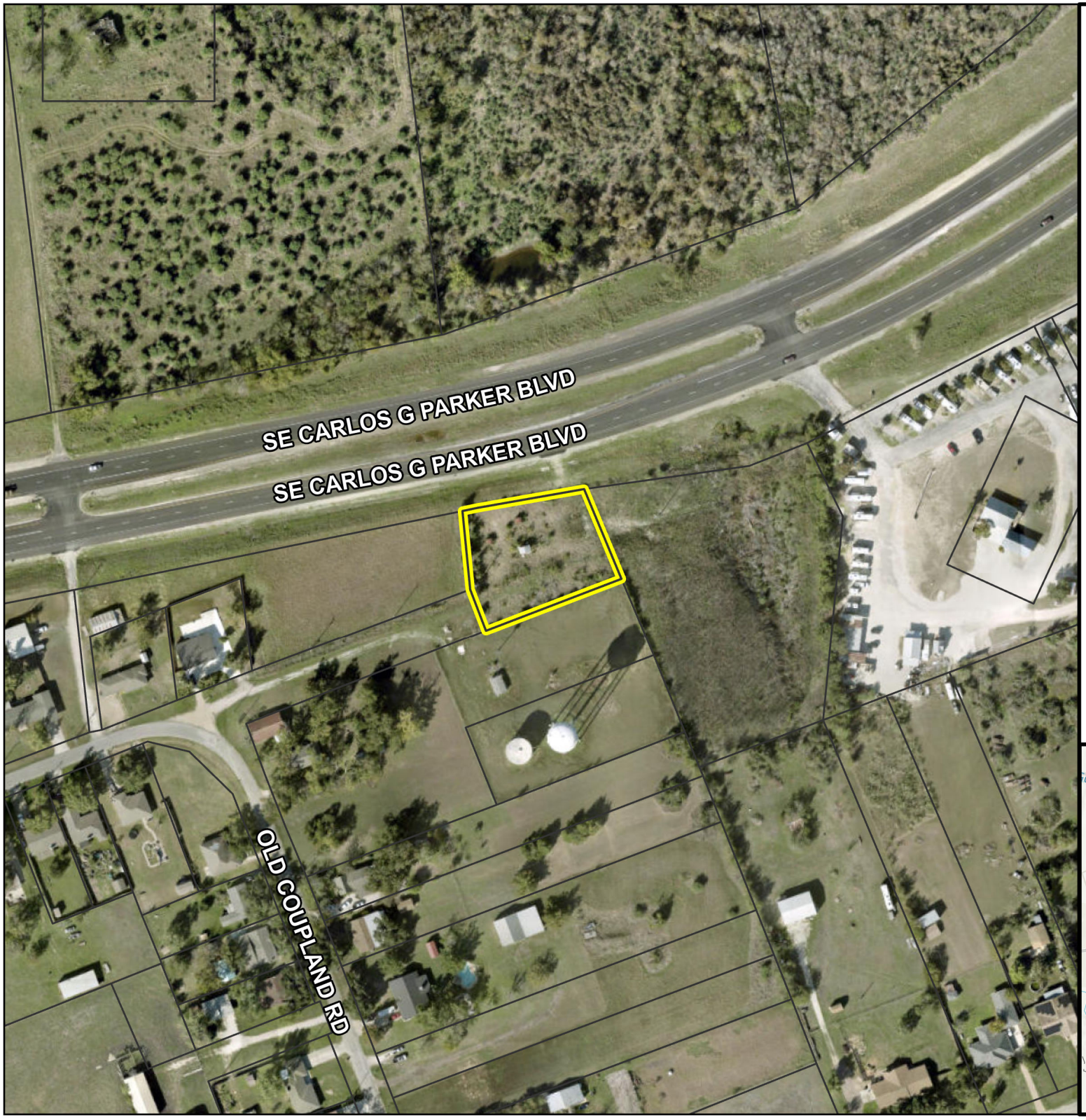
City of Taylor
Place Type Change Request
Staff Report

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

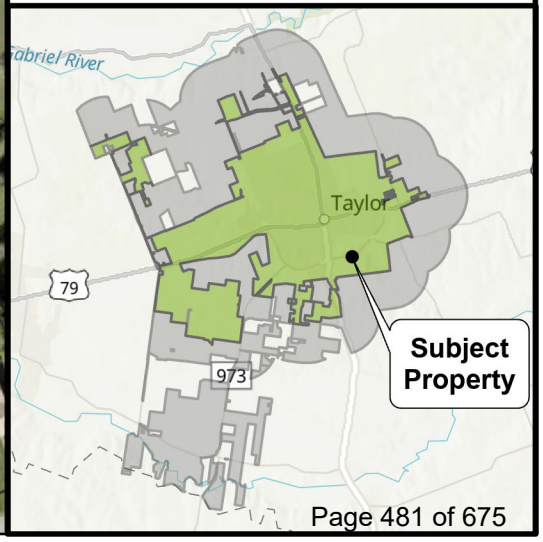


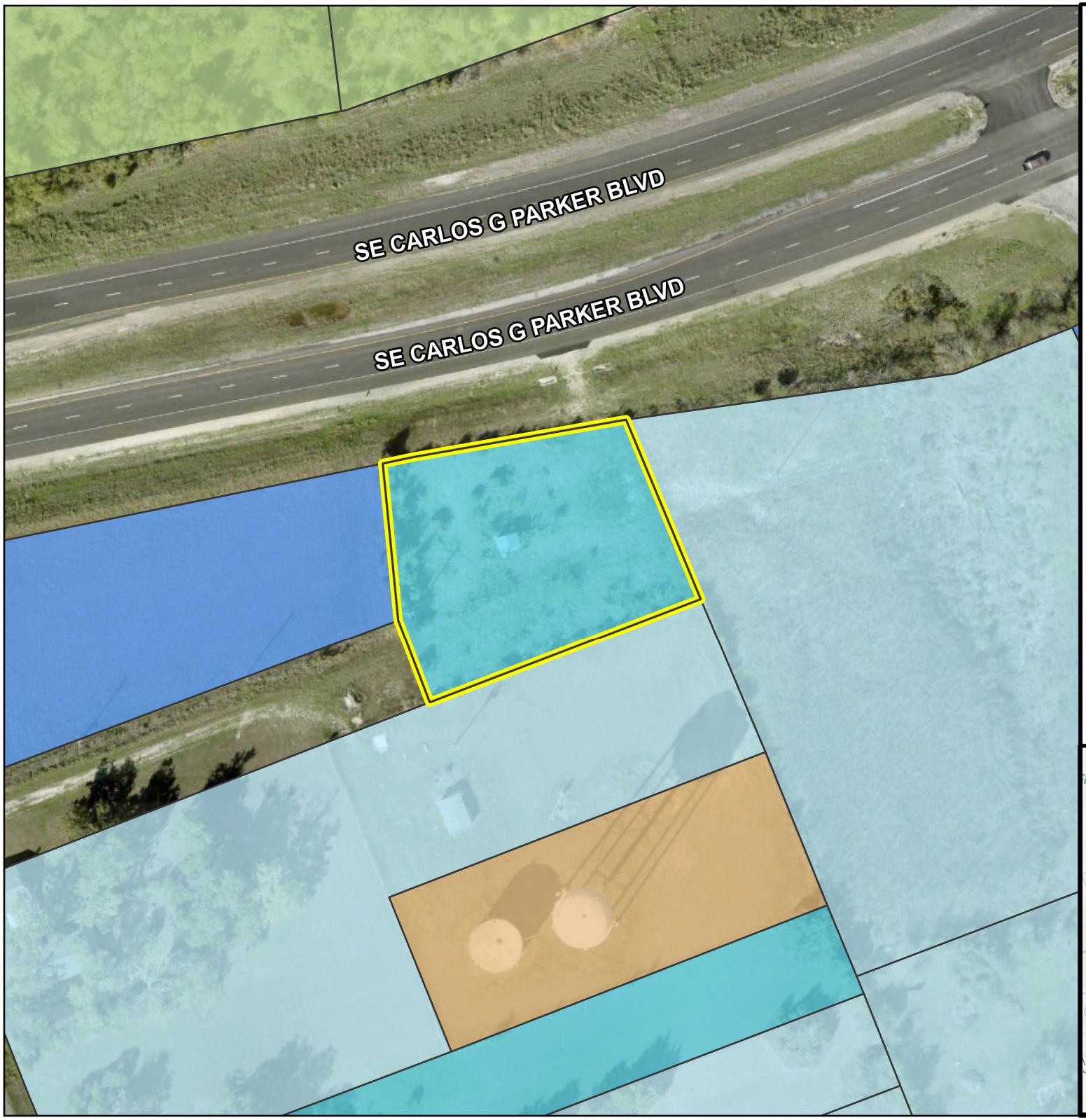
PZ-2024-2045

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

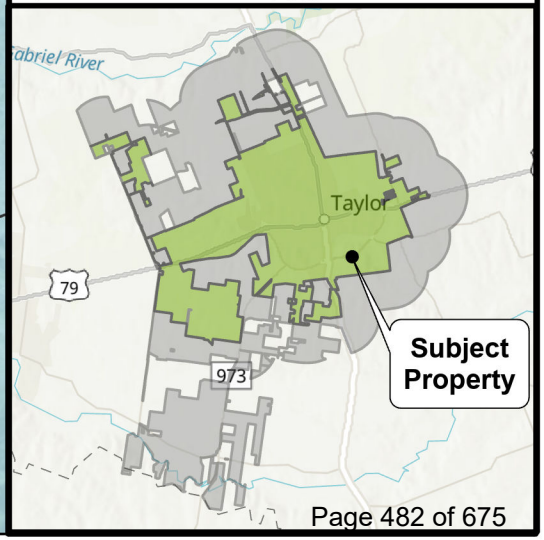
400 Carlos G Parker Blvd.
Place Type Change
Current Zoning Map
Approximately 0.8 acres

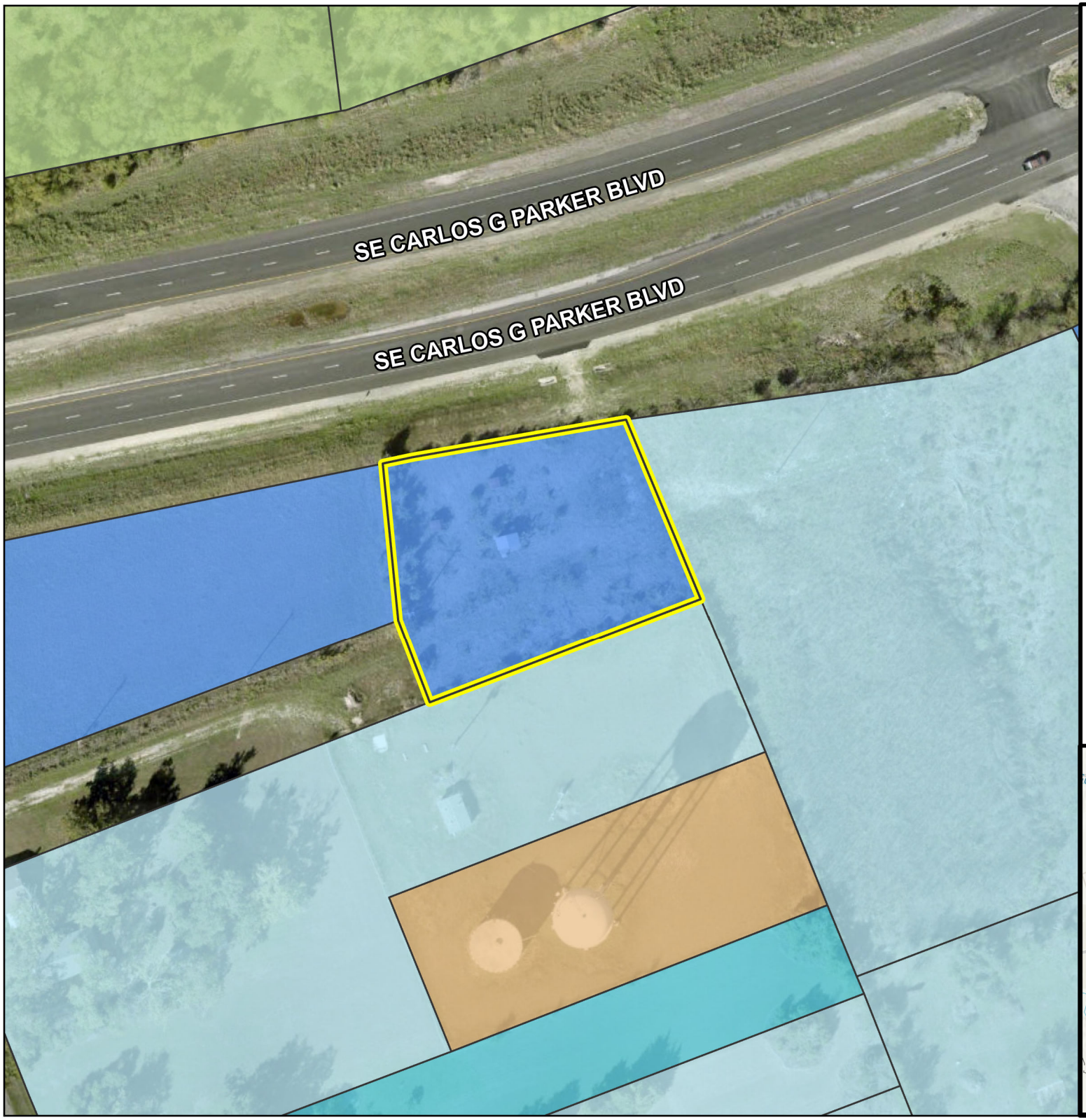
- Subject Property
- Parcels

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- CS: Civic Space

N 0 100 200
Feet





PZ-2024-2045

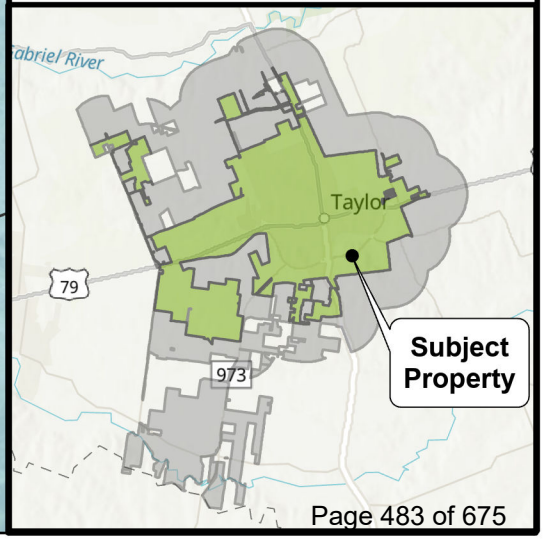
400 Carlos G Parker Blvd.
Place Type Change
Proposed Zoning Map
Approximately 0.8 acres

- Subject Property
- Parcels

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- CS: Civic Space

N 0 100 200
Feet



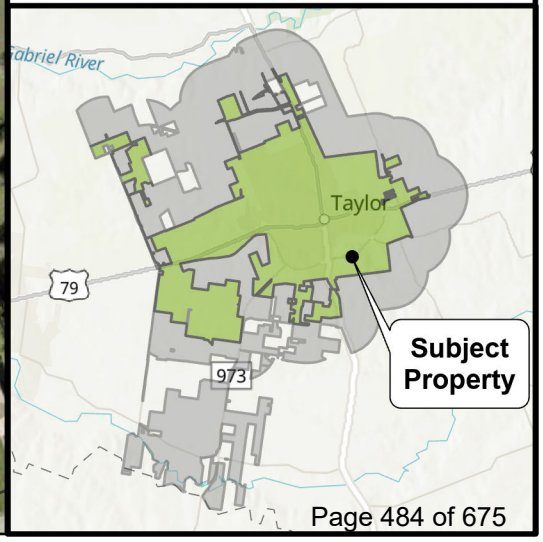


PZ-2024-2045

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

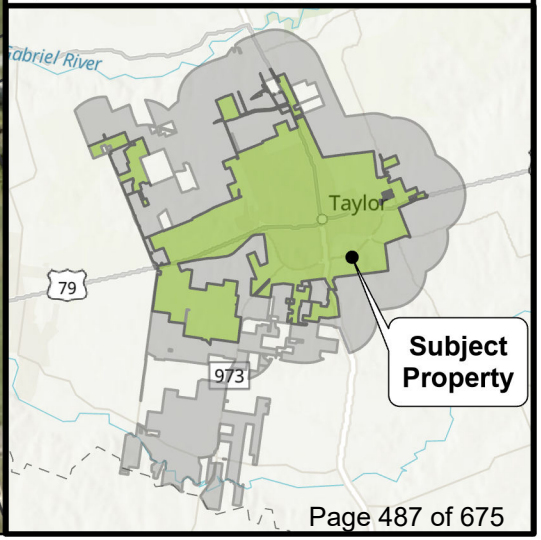


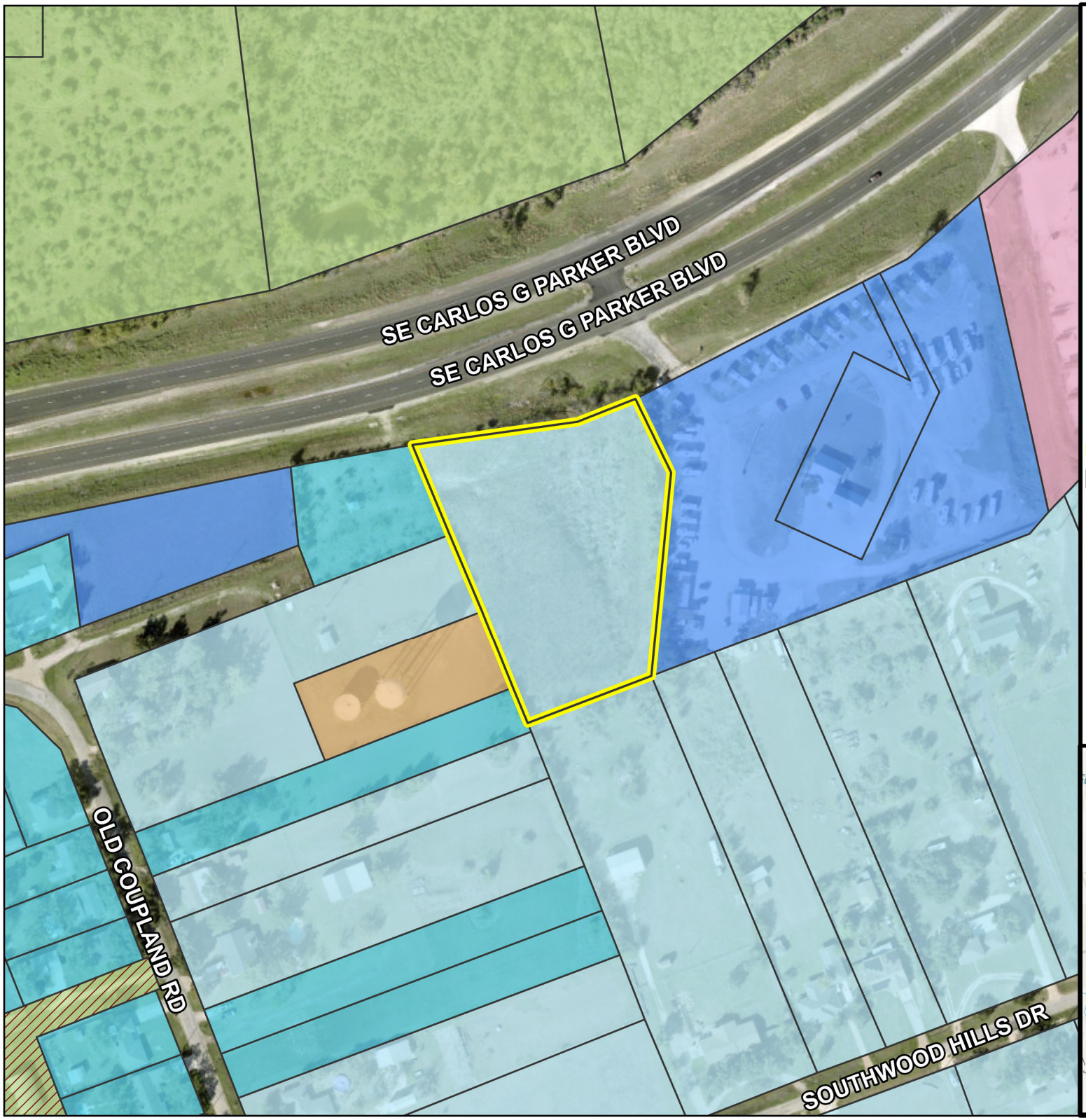
PZ-2024-2045

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

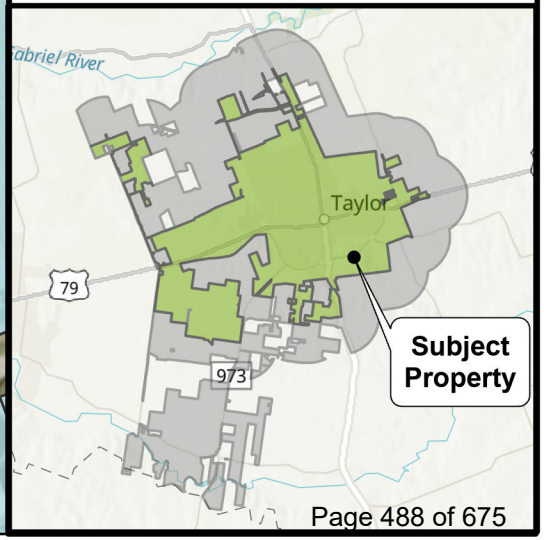
Overlay Zoning

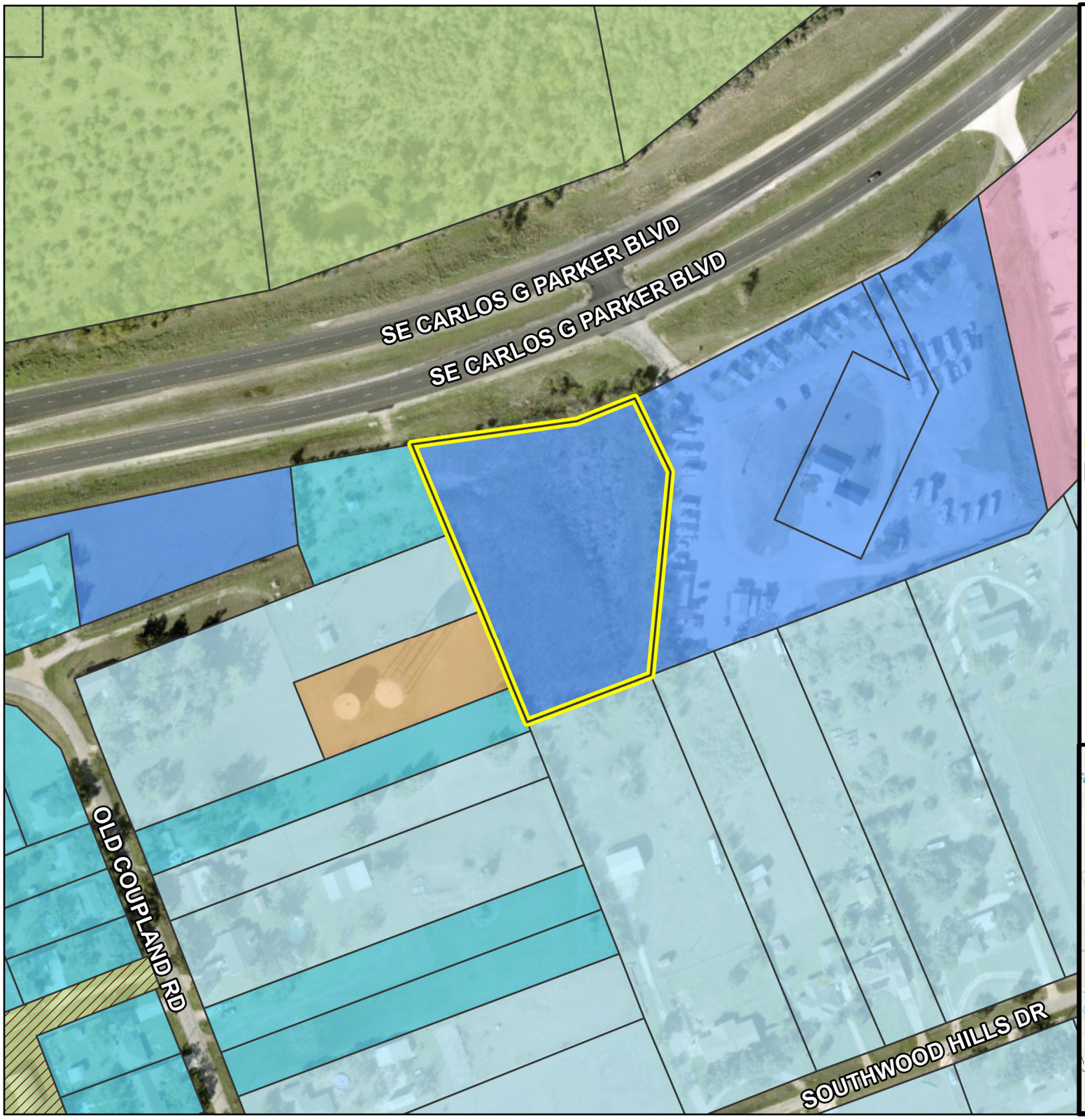
- Planned Development Overlay

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

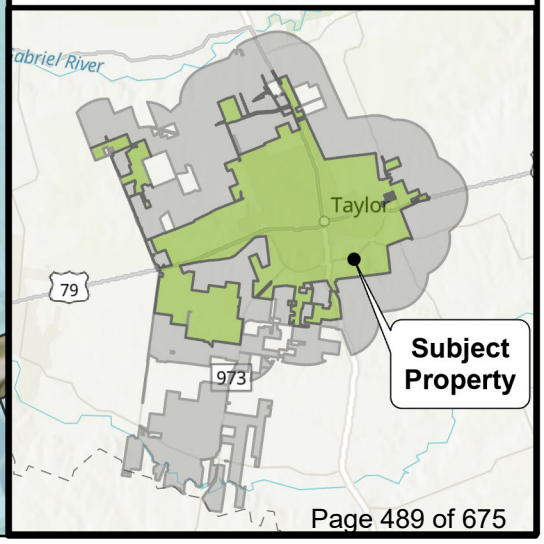
Overlay Zoning

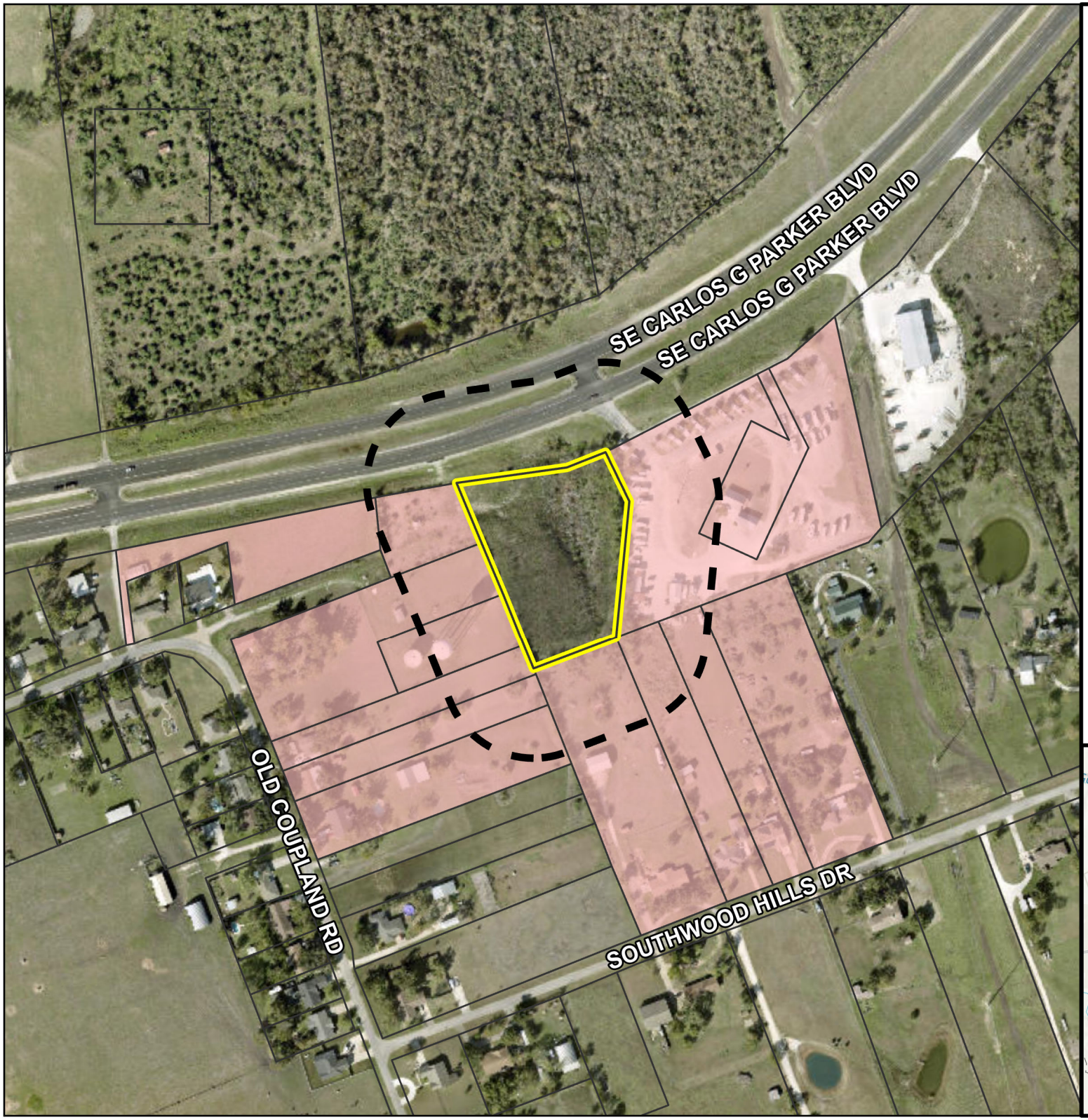
- Planned Development Overlay

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- EC: Employment Center
- CS: Civic Space

N 0 200 400
Feet



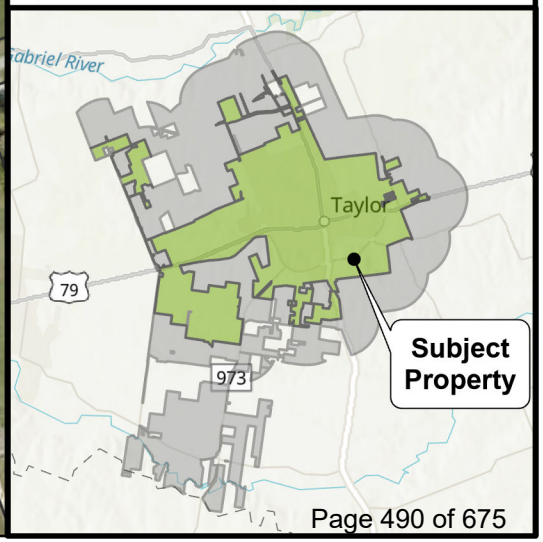


PZ-2024-2045

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?**

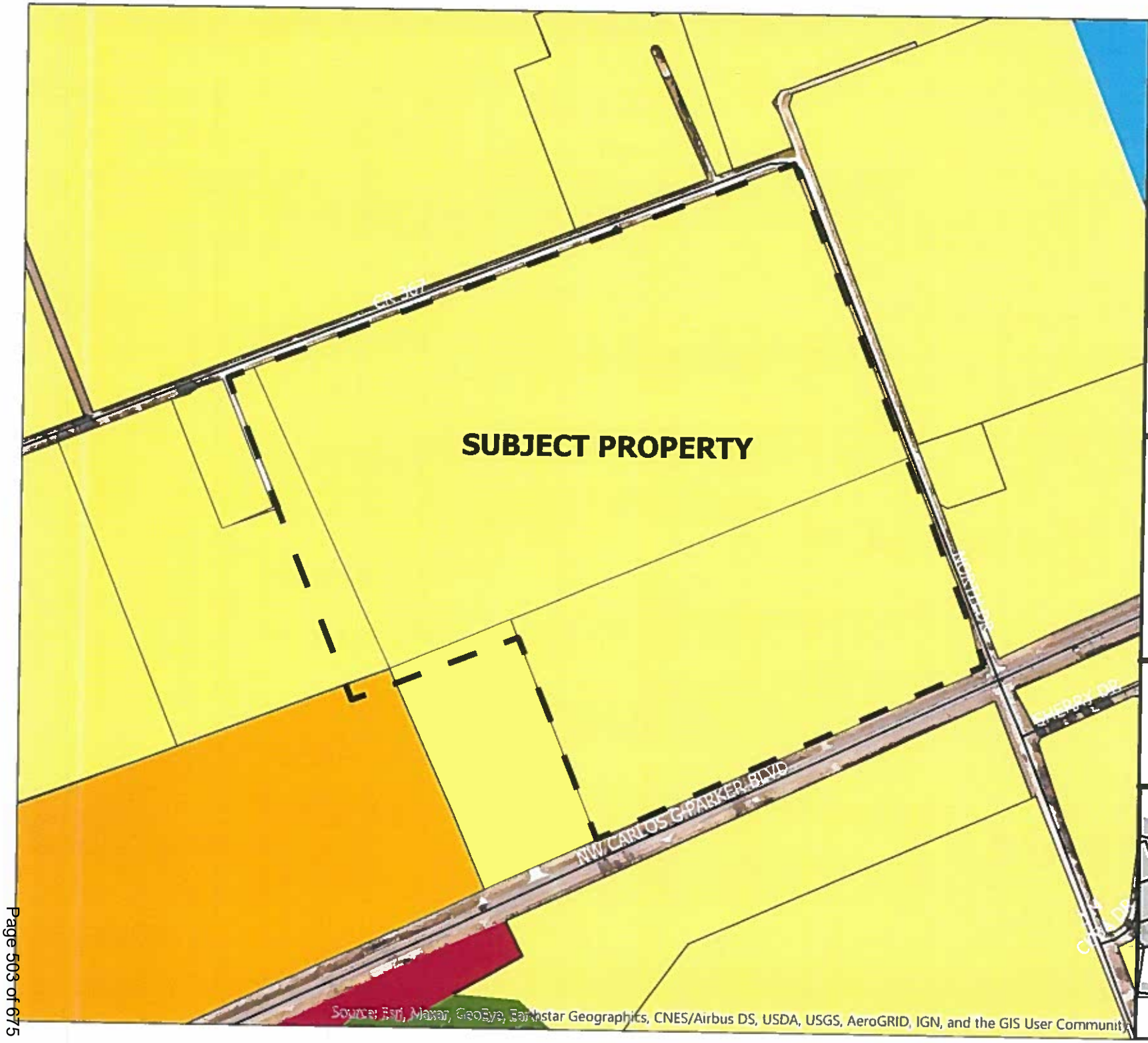
The staff analysis indicates that there is adequate infrastructure for this proposed development. The infrastructure has been available for years and this development may help to prompt other development in the area so the City will be able to reap the rewards of the initial investment. As stated in 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
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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"

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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

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Austin, TX 78709
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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"

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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
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PROFESSIONAL
LAND SURVEYOR

Exhibit "C"

(Zoning Exhibit)
William J. Baker Survey No. 2, Abstract No. 65

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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



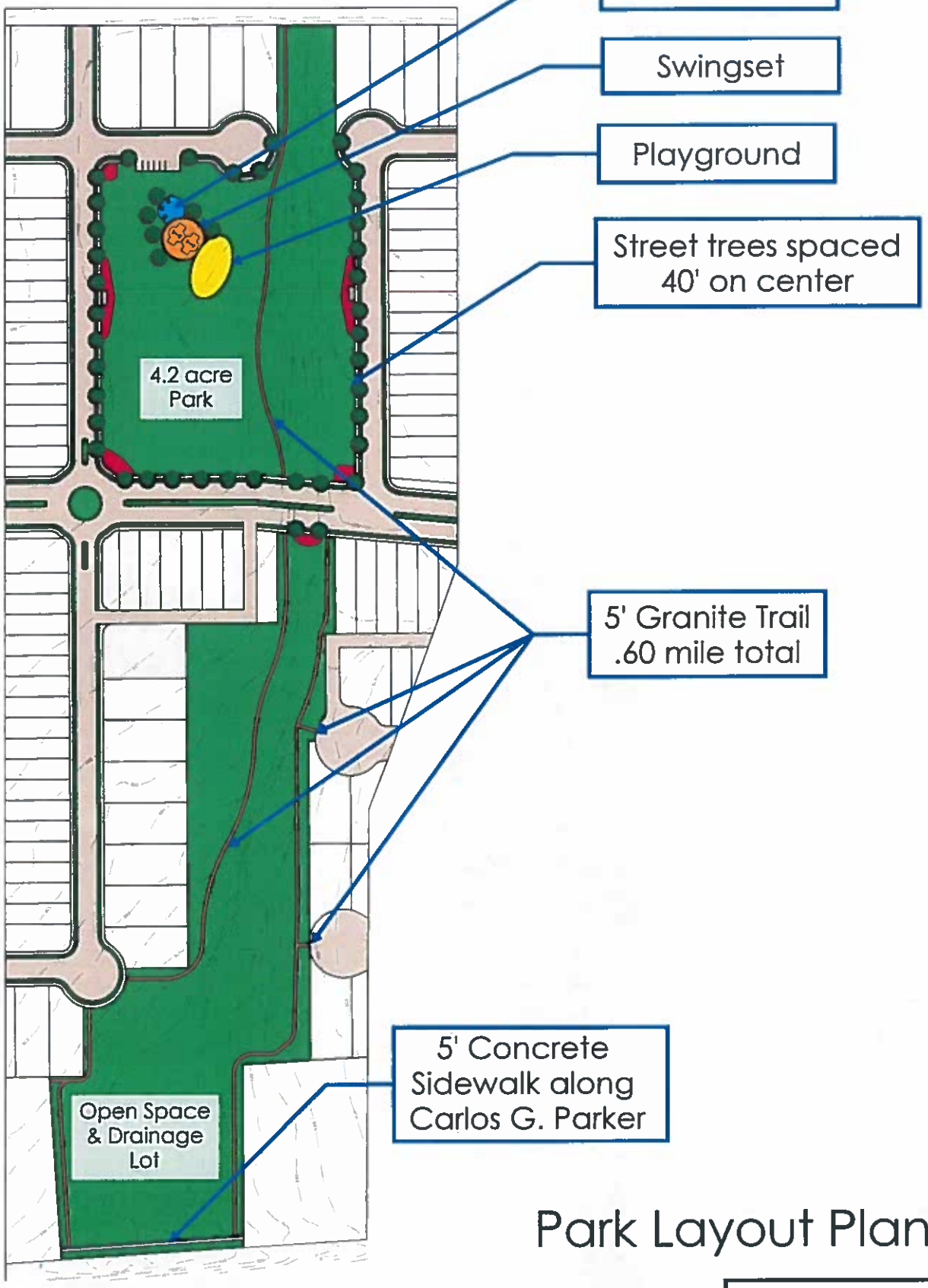
Site Layout Plan

Exhibit 2



* Specific dimensions of Street F improvements and ROW width to be finalized during subdivision improvement plans and final platting.

1" = 200'



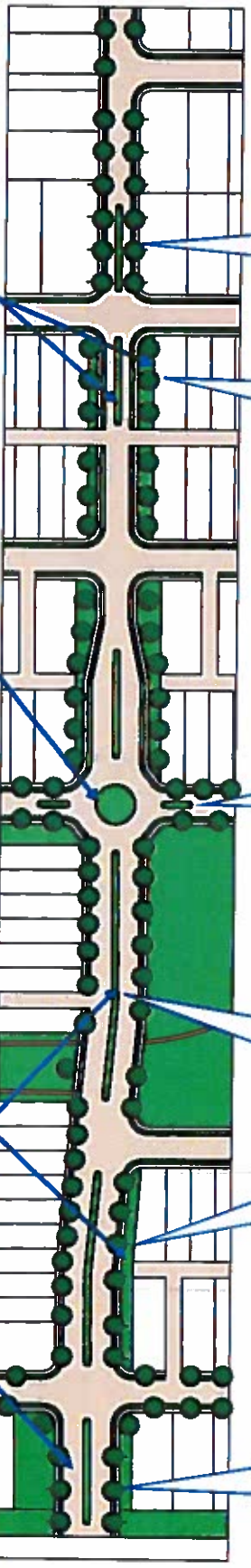
Park Layout Plan

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

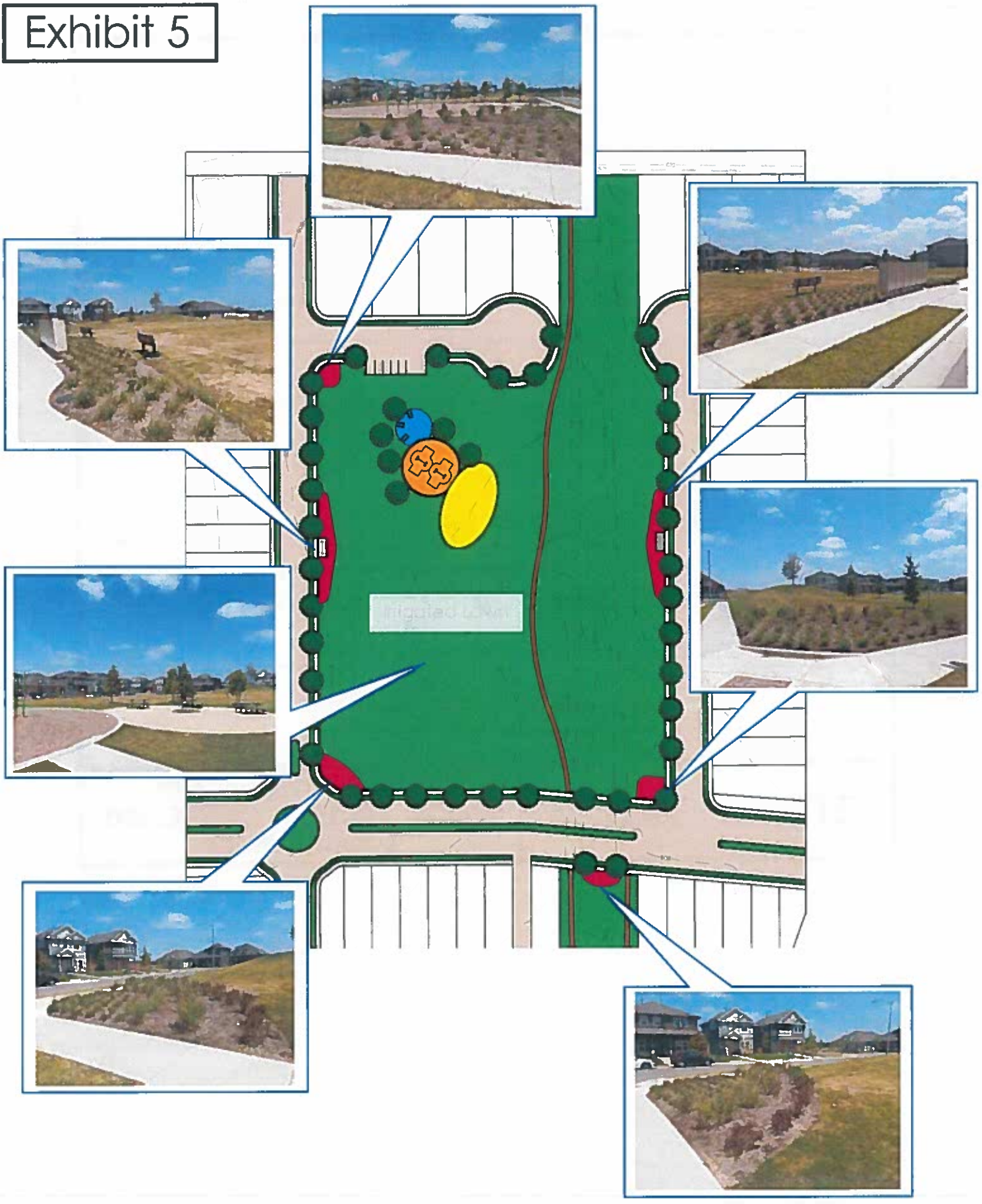
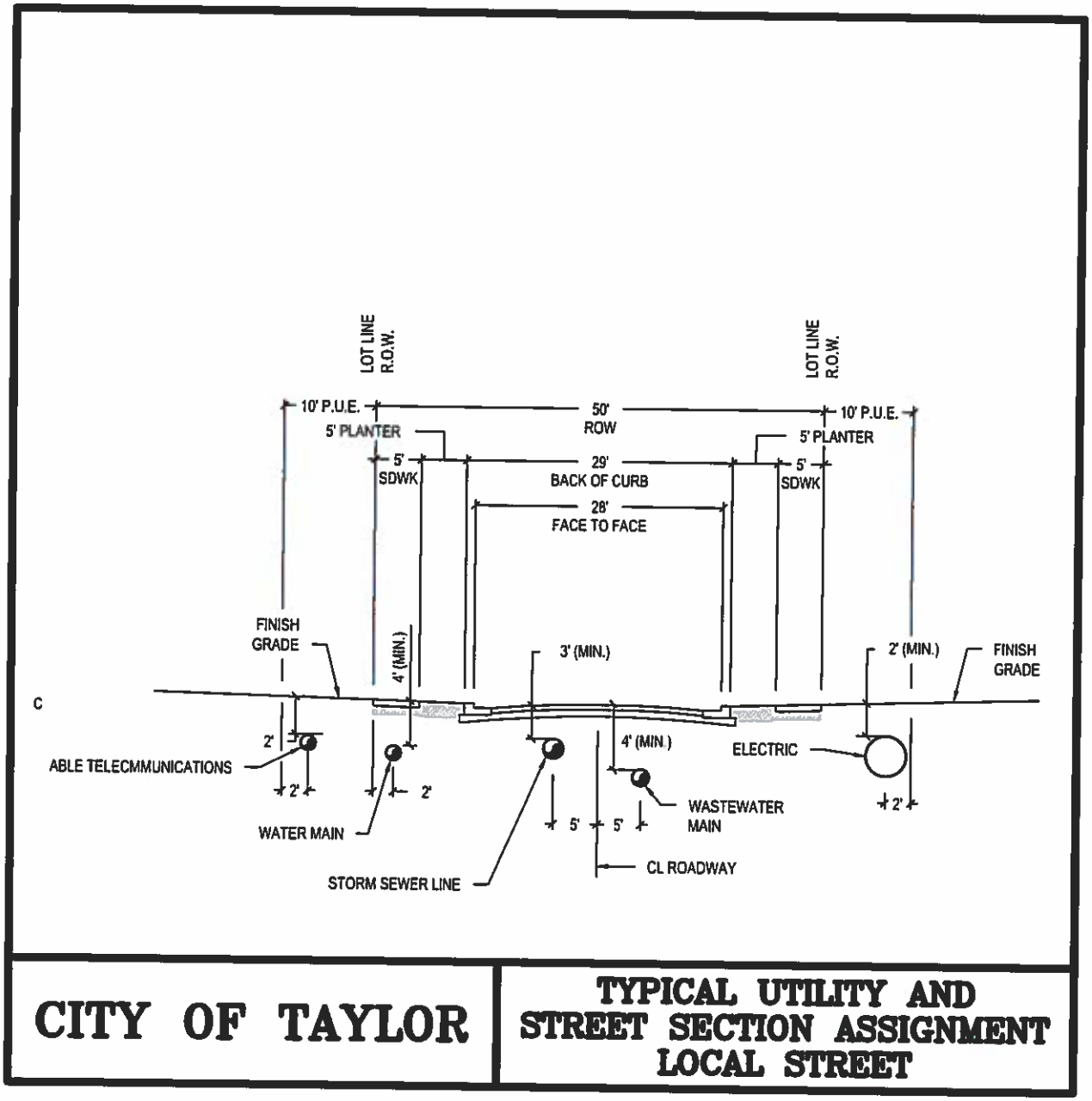
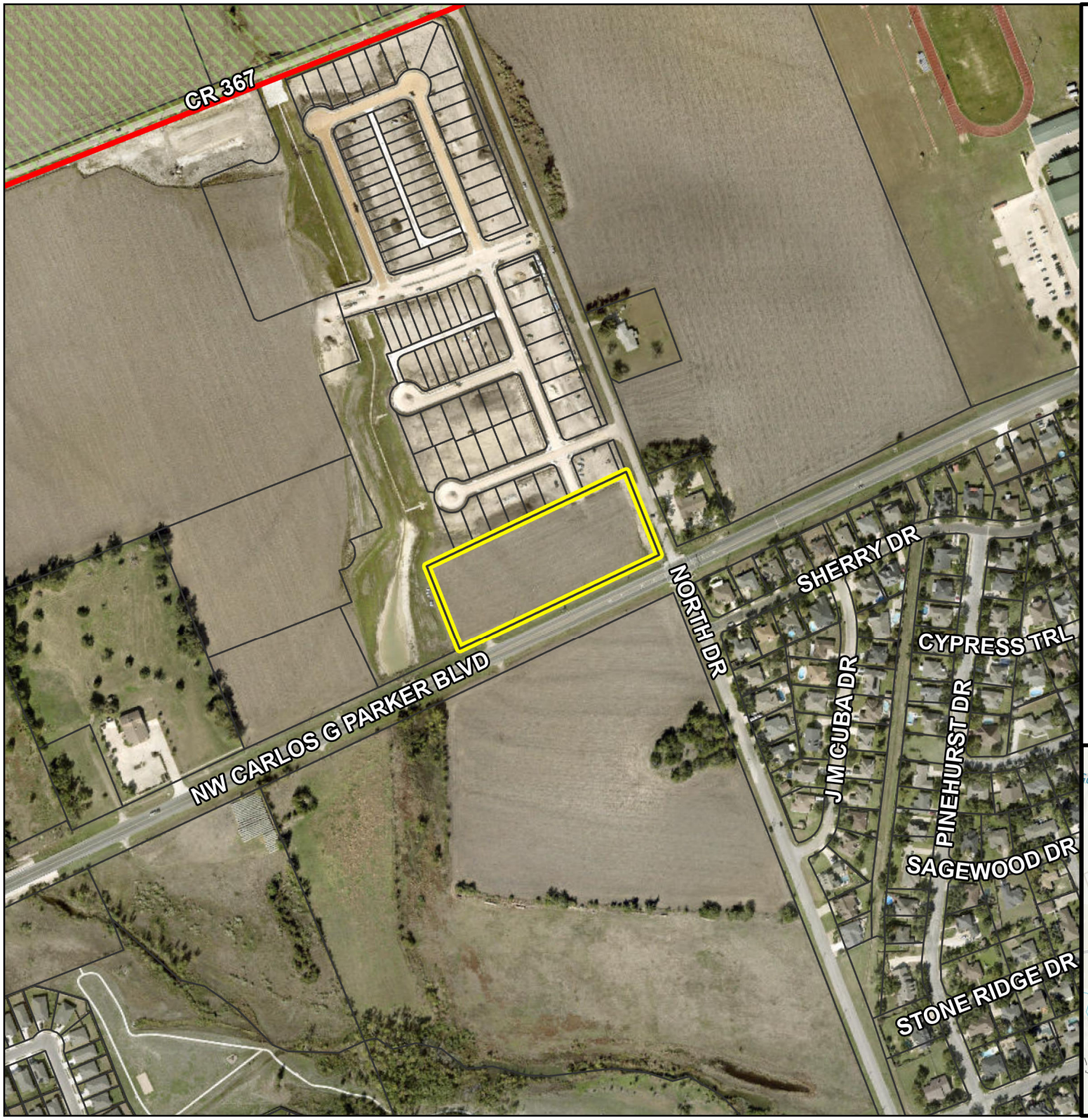


Exhibit 6



CITY OF TAYLOR	TYPICAL UTILITY AND STREET SECTION ASSIGNMENT LOCAL STREET



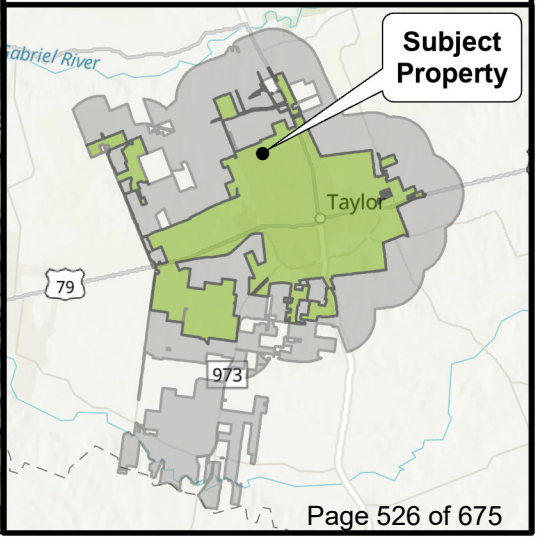
Taylor Texas
CITY OF TAYLOR TX

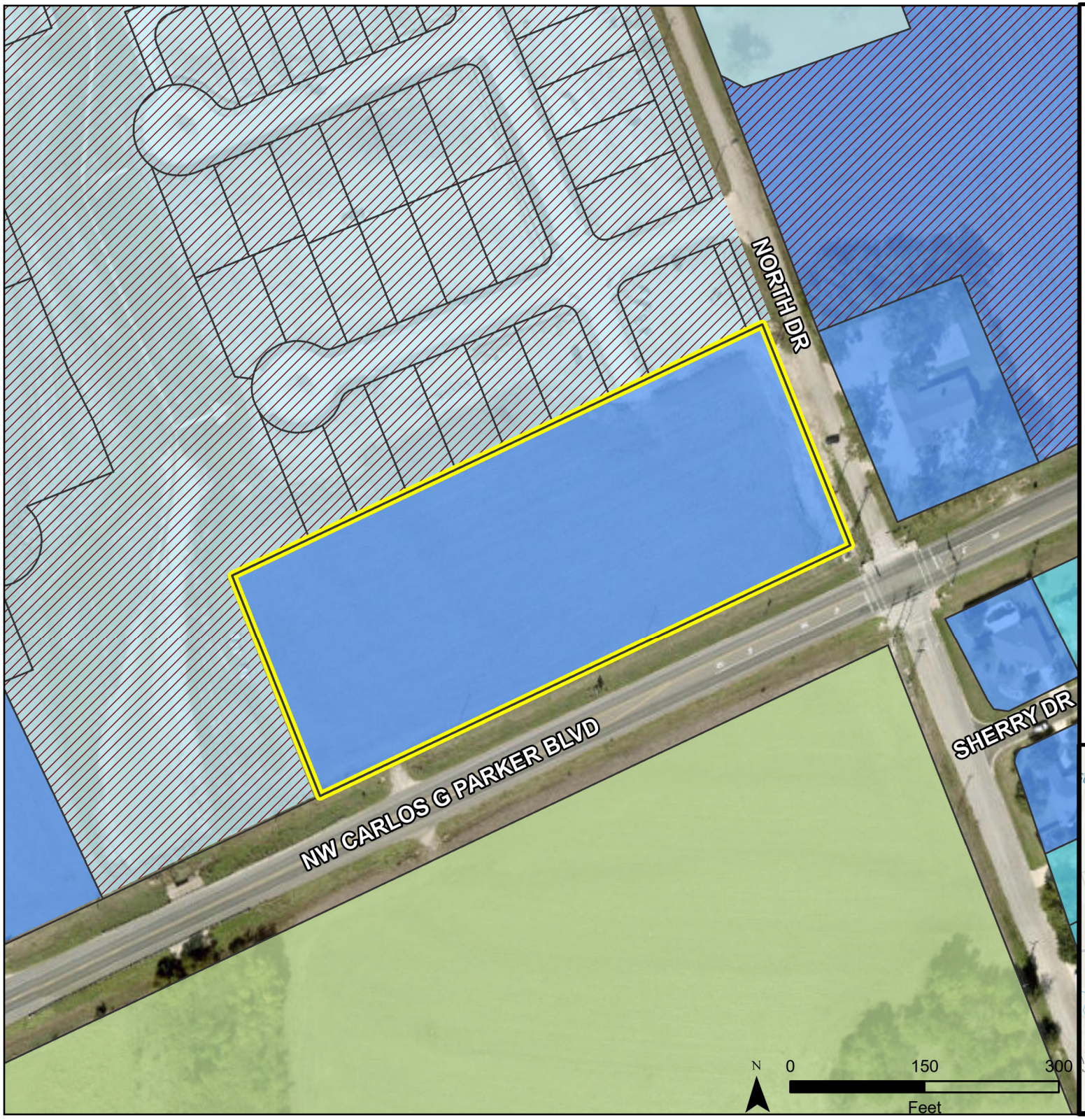
PZ-2024-2045

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

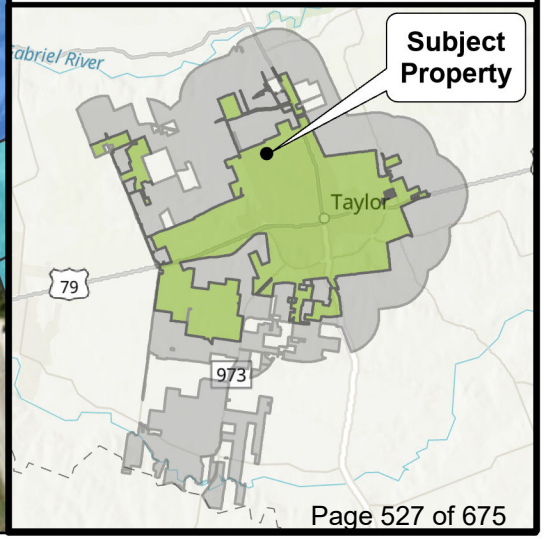
- Subject Property
- City Limits
- Parcels

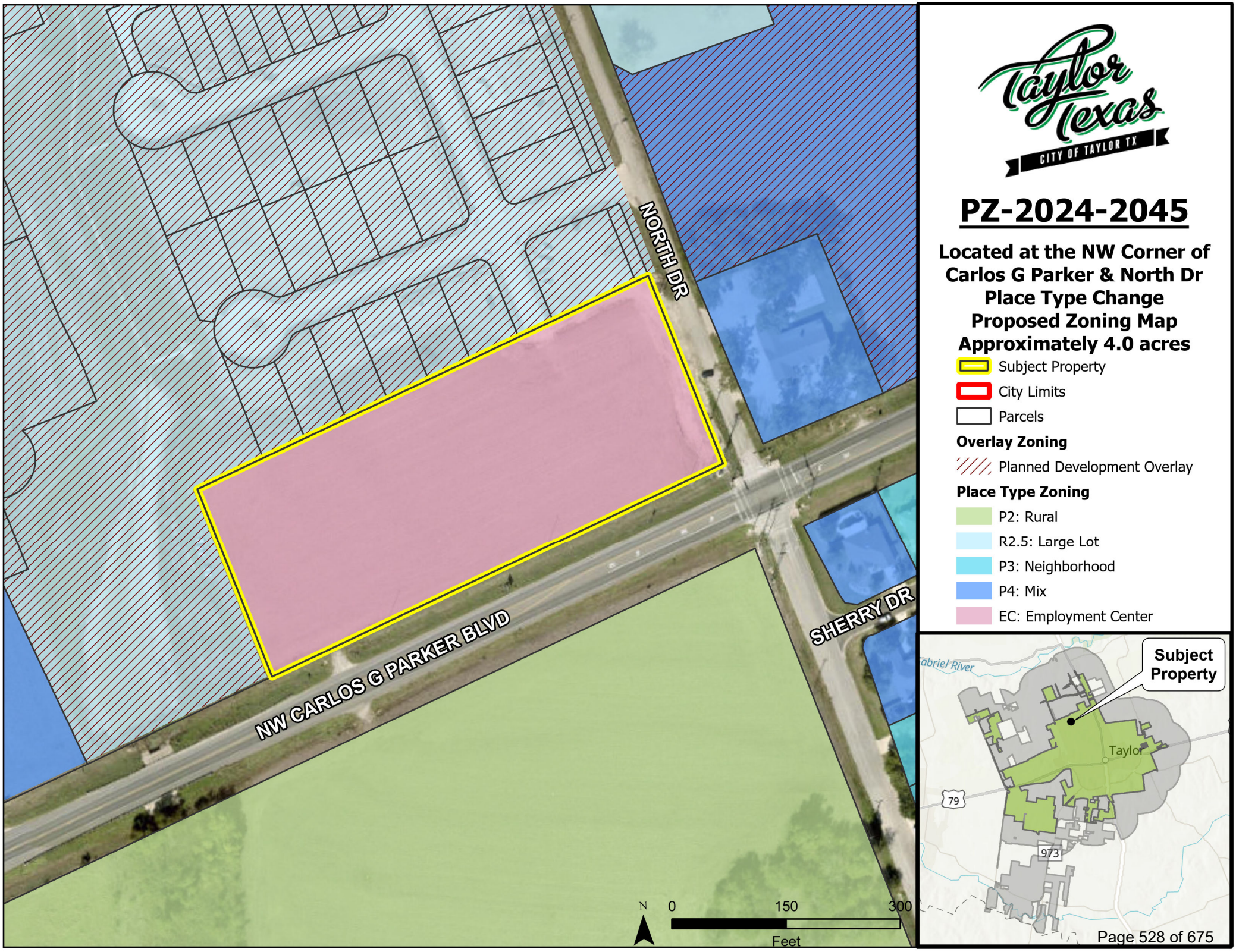
Overlay Zoning

- 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

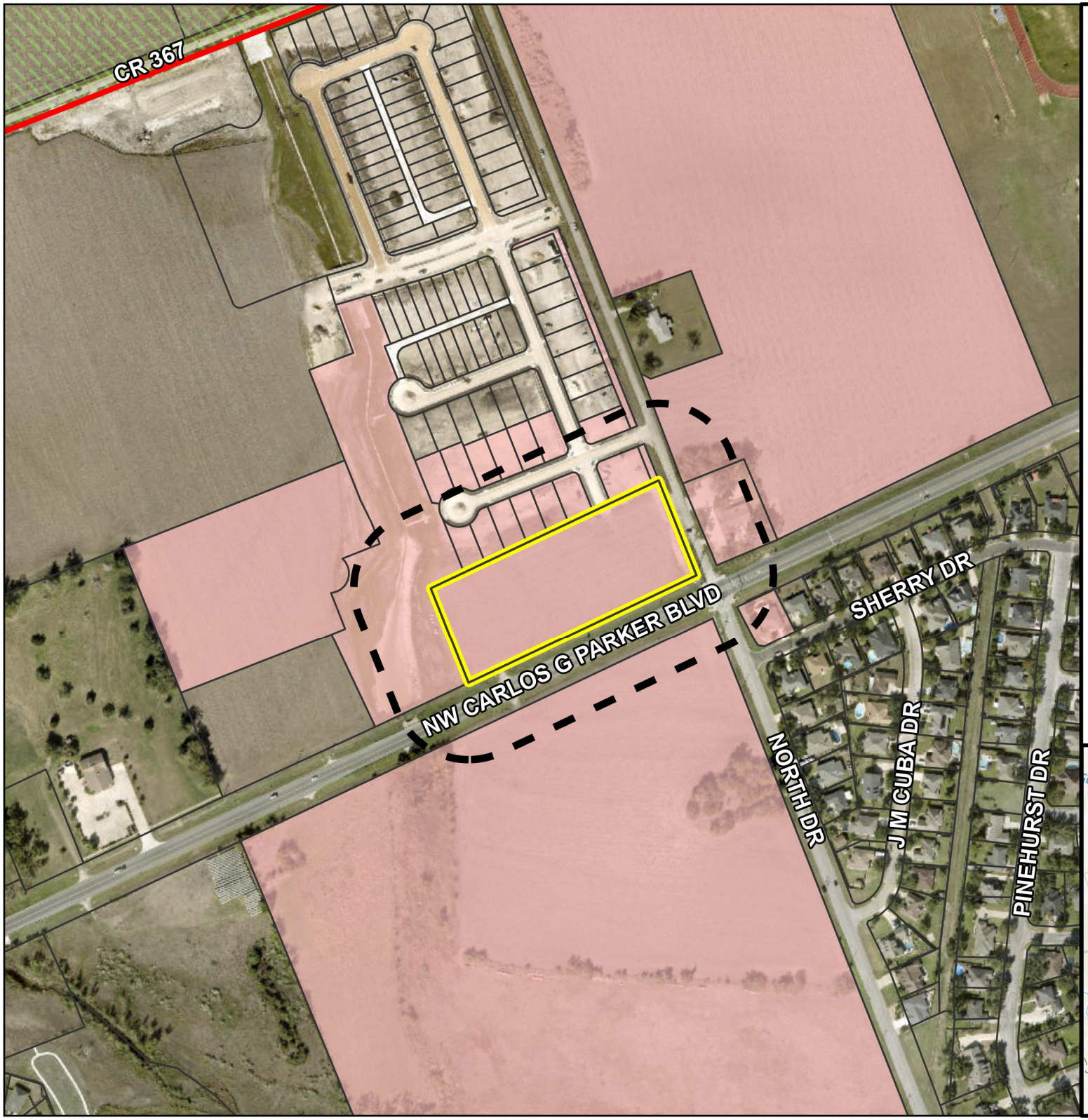
- Subject Property
- City Limits
- Parcels

Overlay Zoning

- Planned Development Overlay

Place Type Zoning

- P2: Rural
- R2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- EC: Employment Center



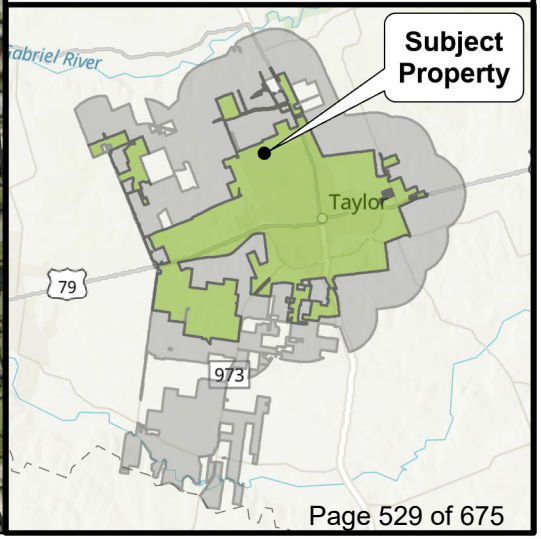
Taylor Texas
CITY OF TAYLOR TX

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



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

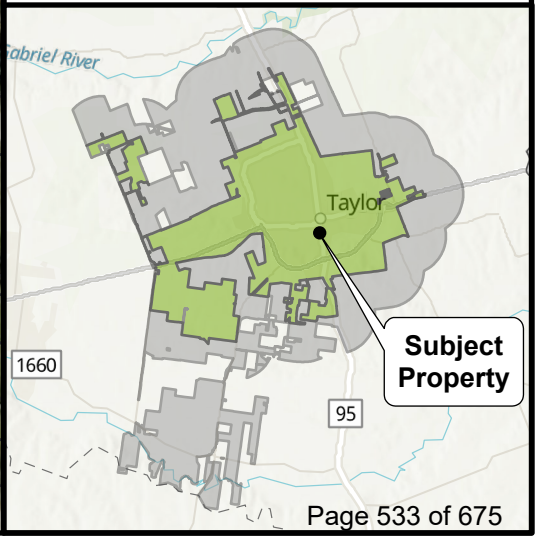


PZ-2024-2045

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

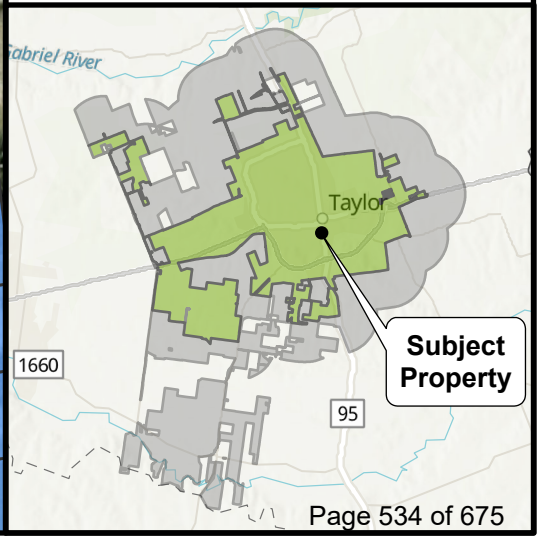
Generally Located S of Oak St. and E of Main St. (R015638)
Place Type Change
Current Zoning Map
Approximately 1.4 acres

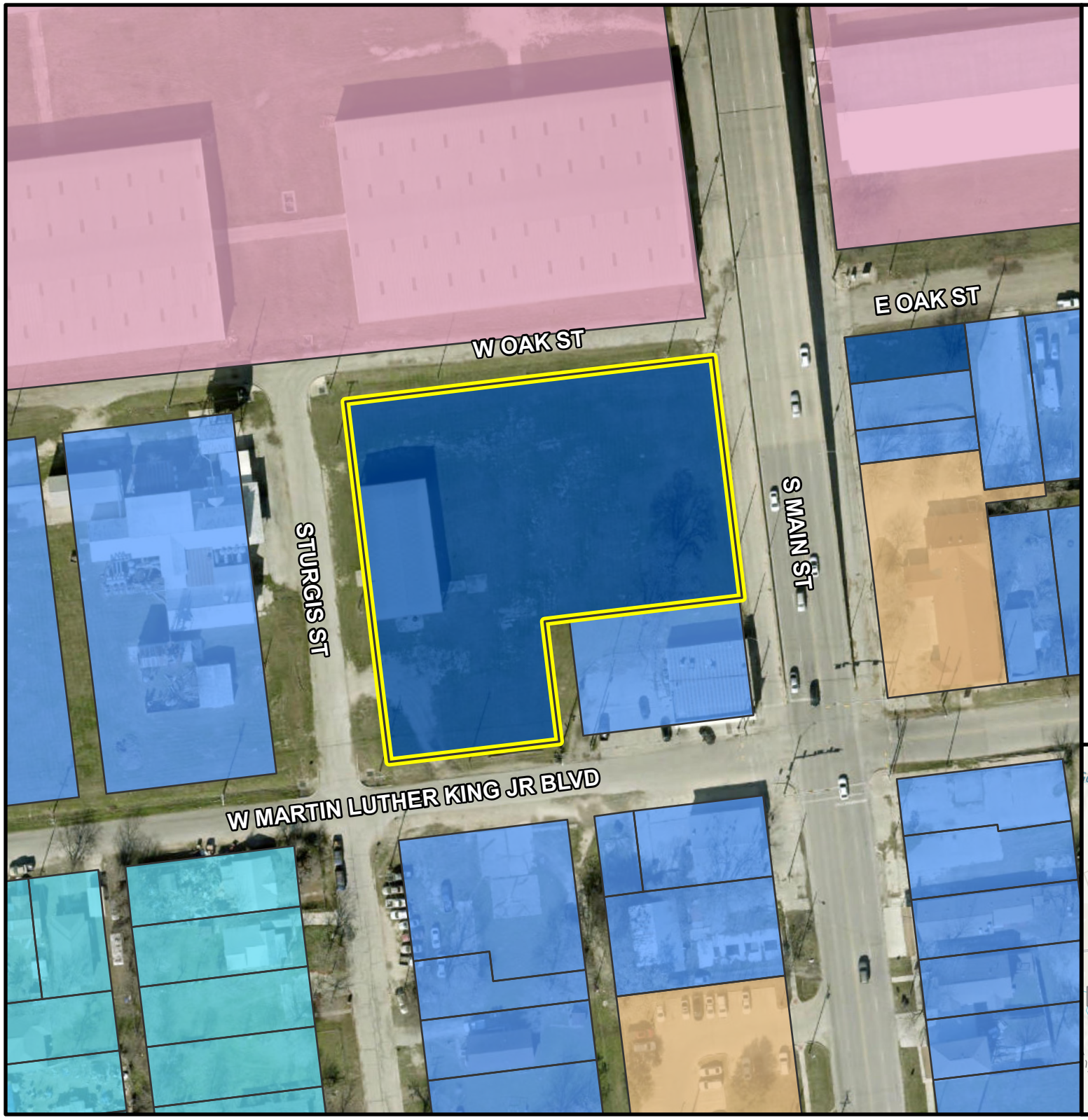
- City Limits
- Subject Property
- Parcels

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

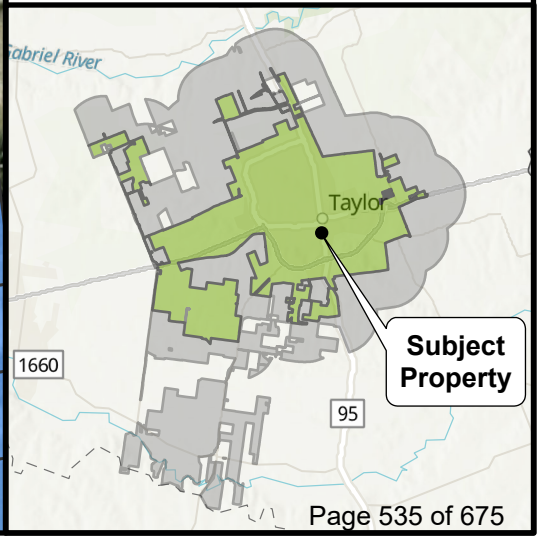
Place Type Zoning

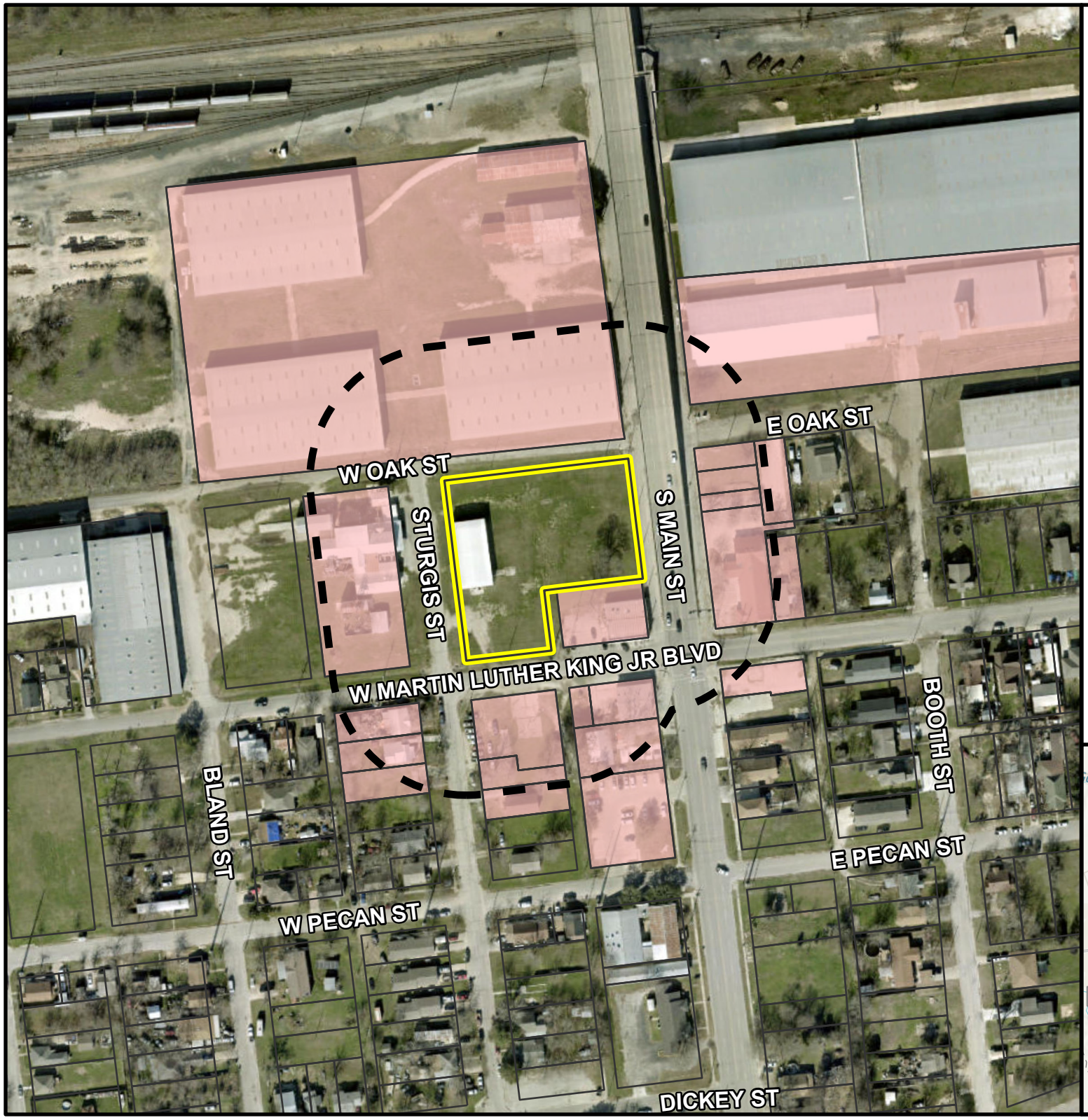
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- EC: Employment Center
- CS: Civic Space

N

0 100 200

Feet



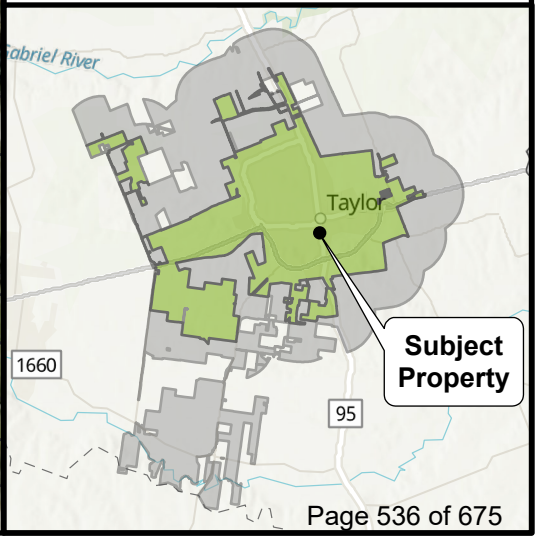


PZ-2024-2045

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

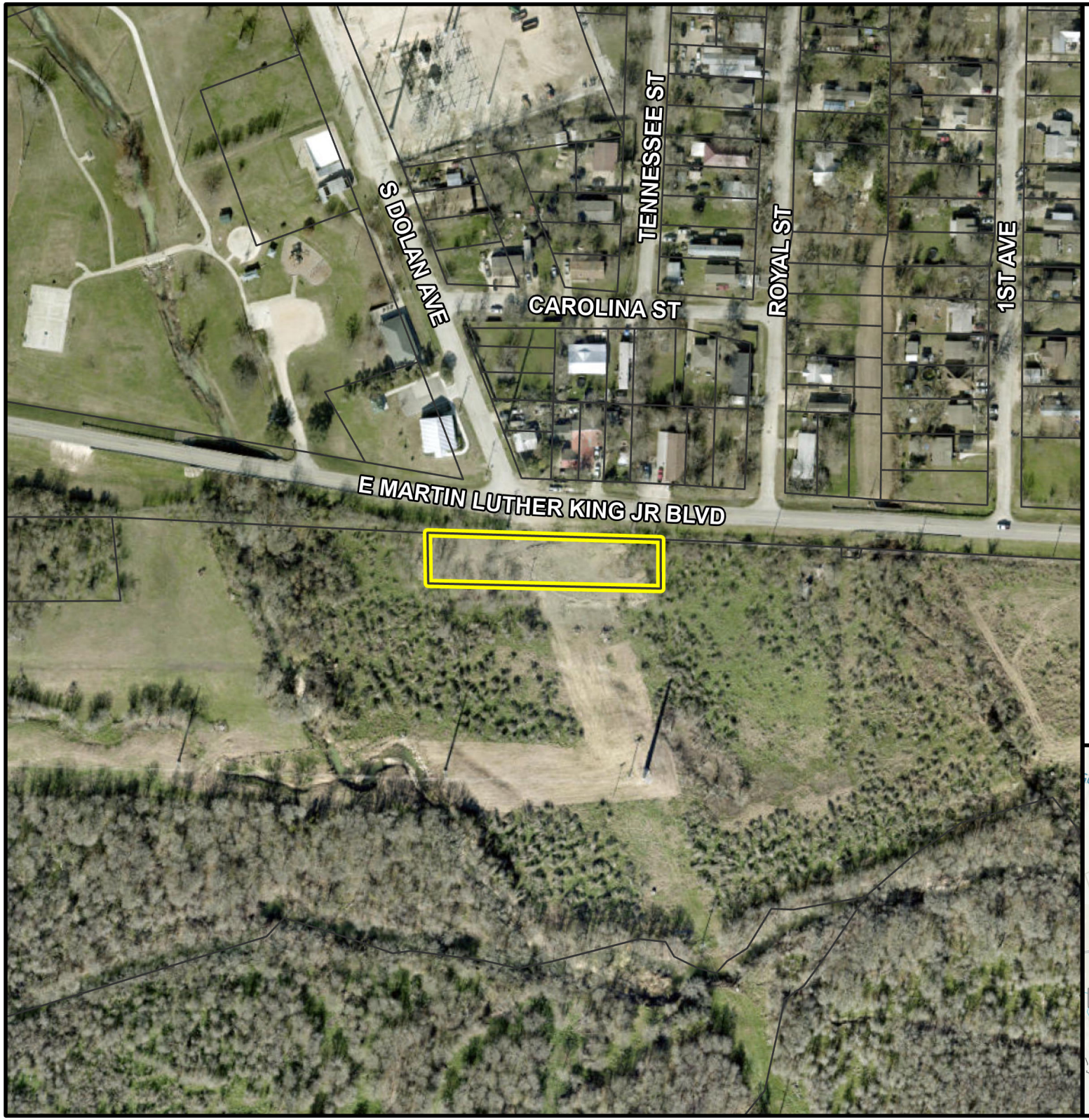
Item Details

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

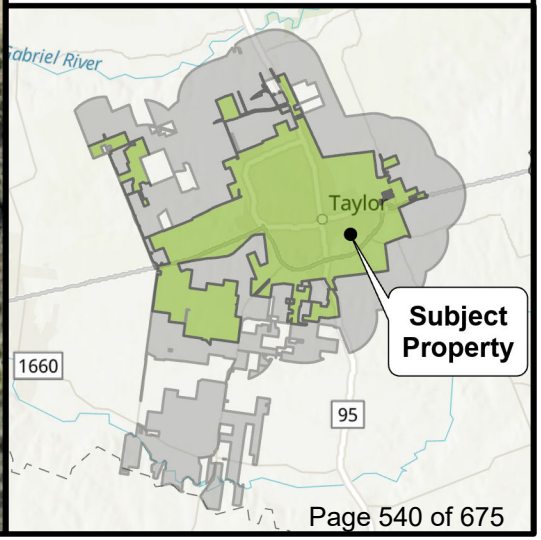


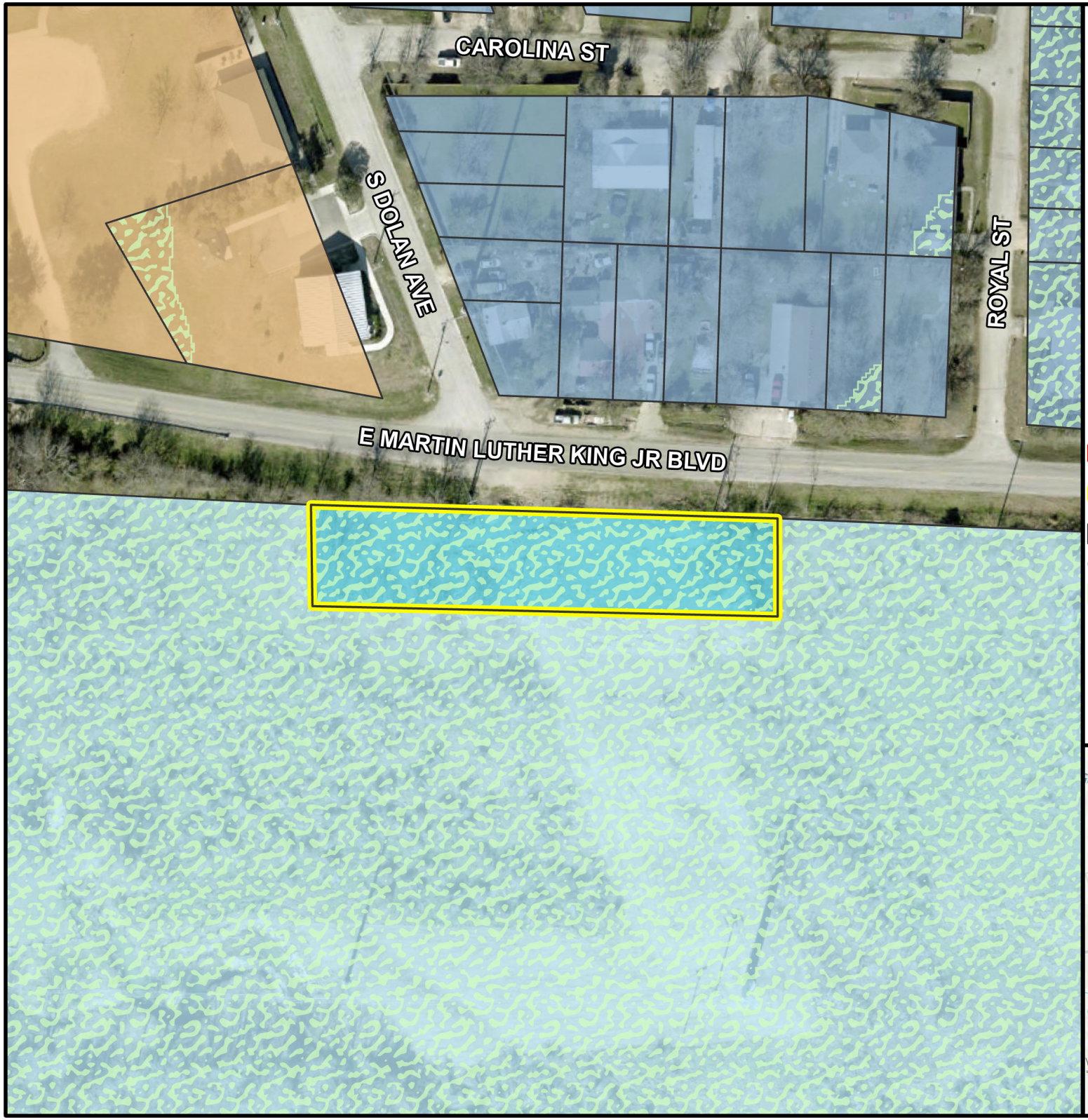
PZ-2024-2045

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

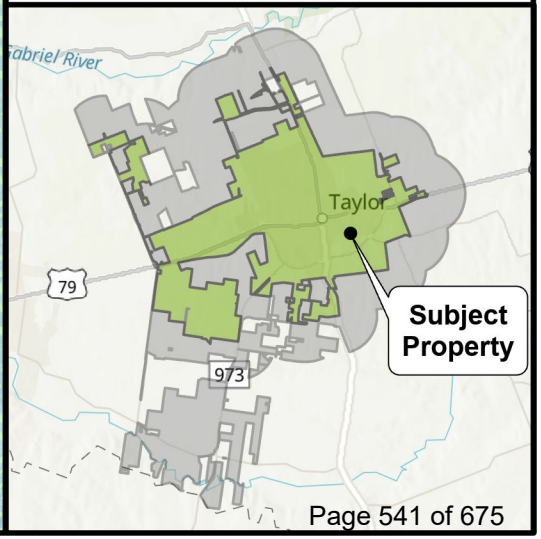
Overlay Zoning

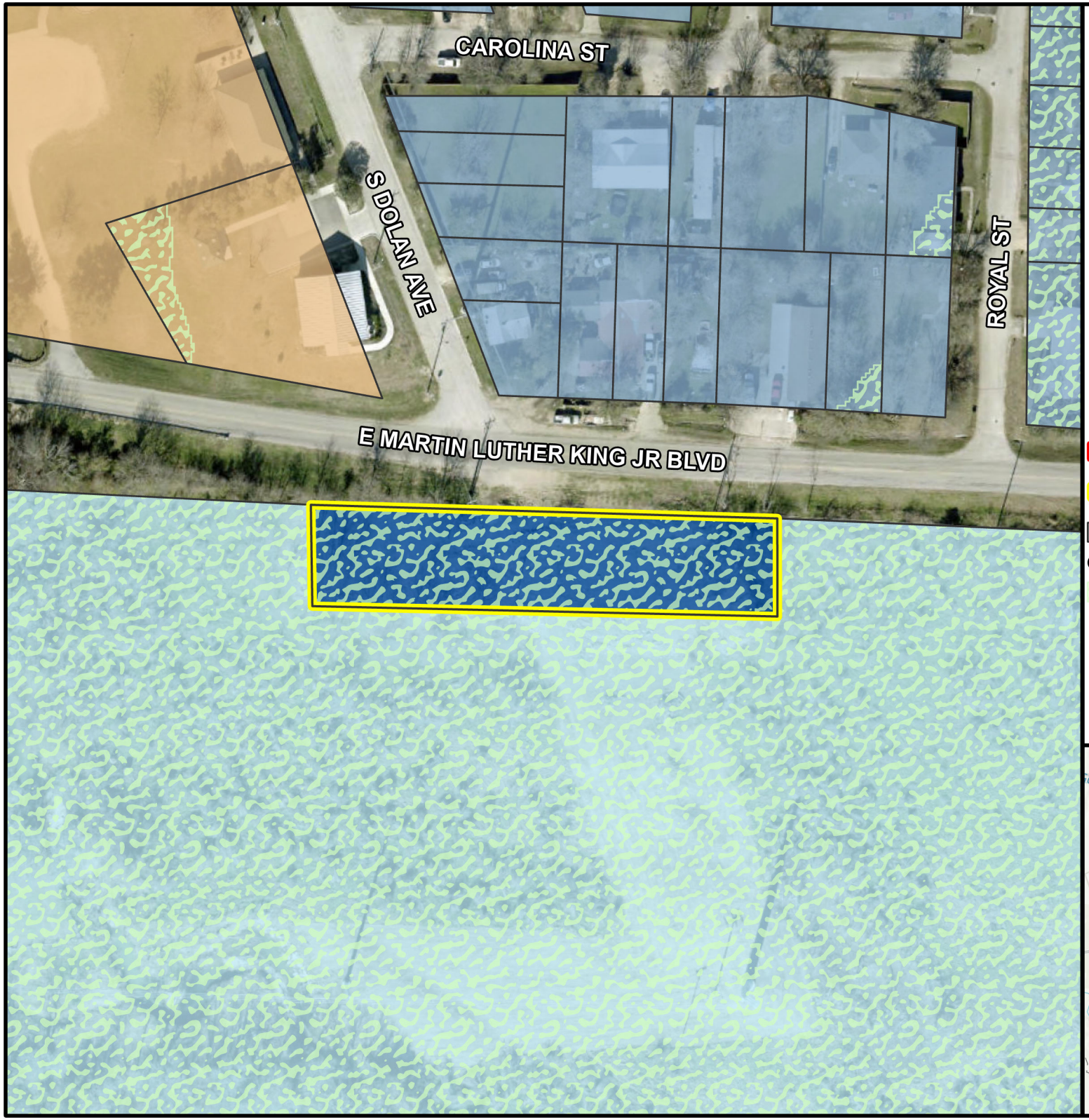
- P1: Nature

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

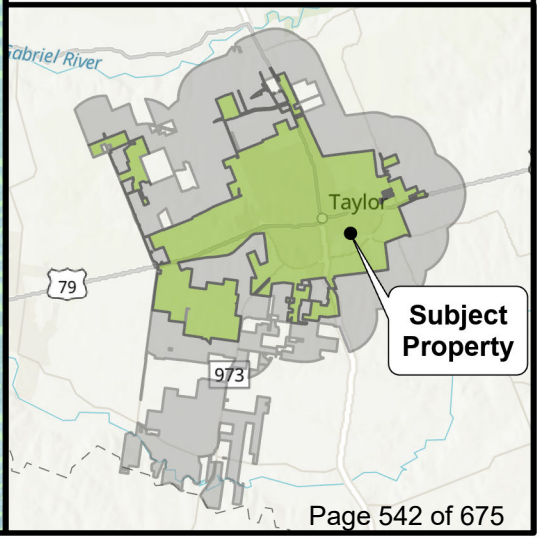
- P1: Nature

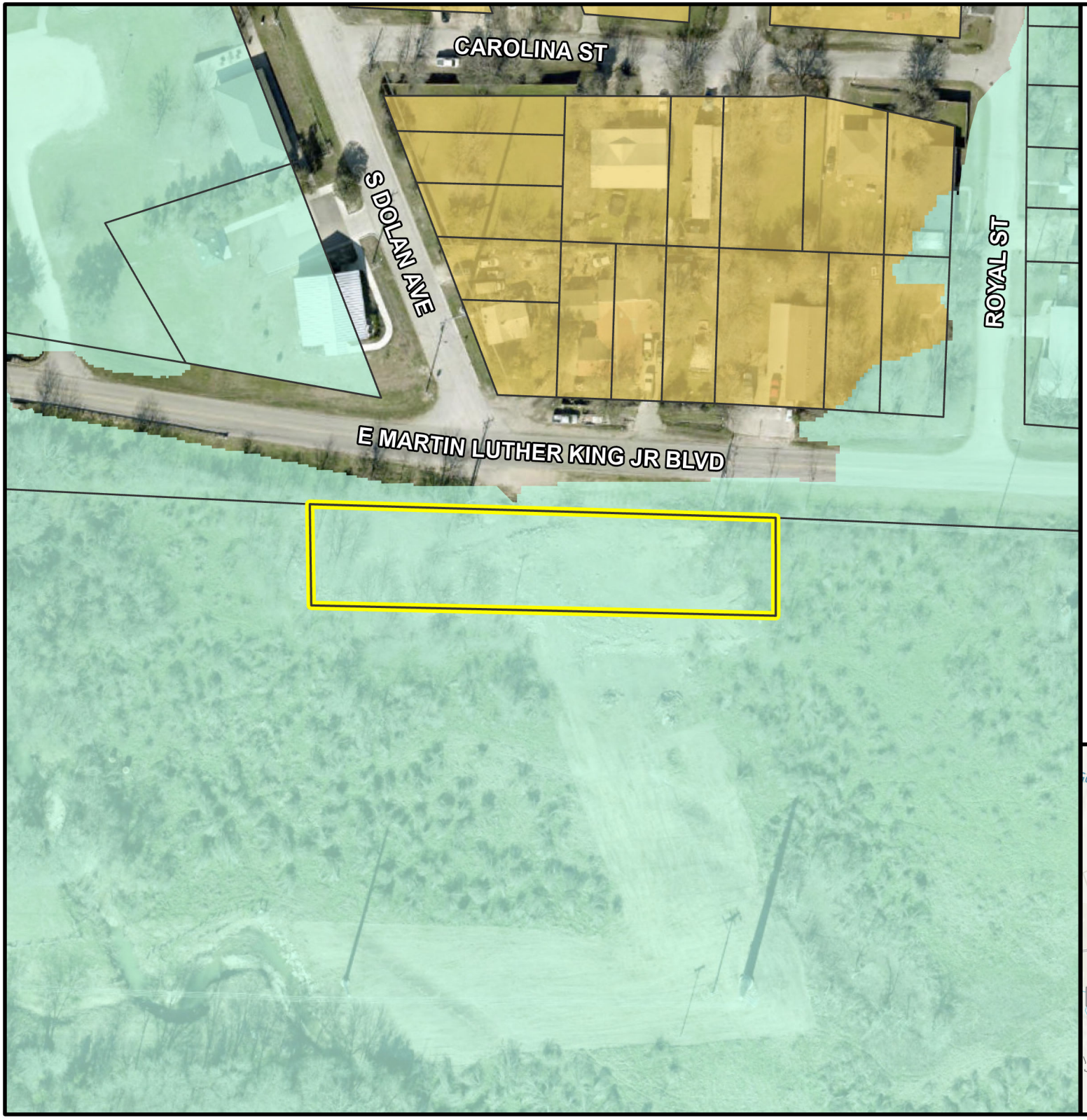
Place Type Zoning

- P2.5: Large Lot
- P3M: Manufactured Housing
- CS: Civic Space
- P5: Urban Center

Streets

N 0 100 200
Feet





PZ-2024-2045

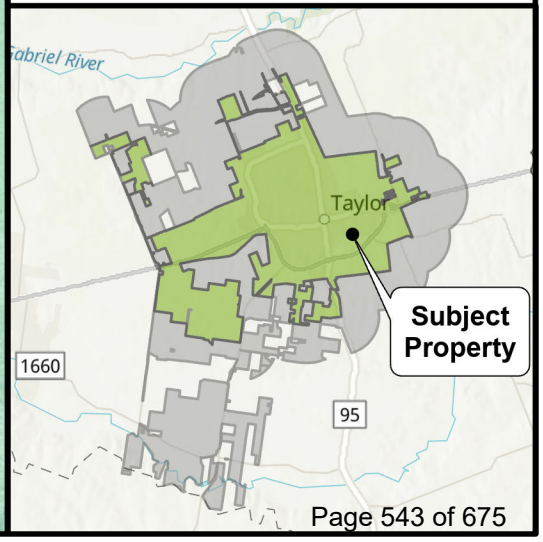
1104 E Martin Luther King Jr Blvd.
Place Type Change
Future Land Use Map
Approximately 0.6 acres

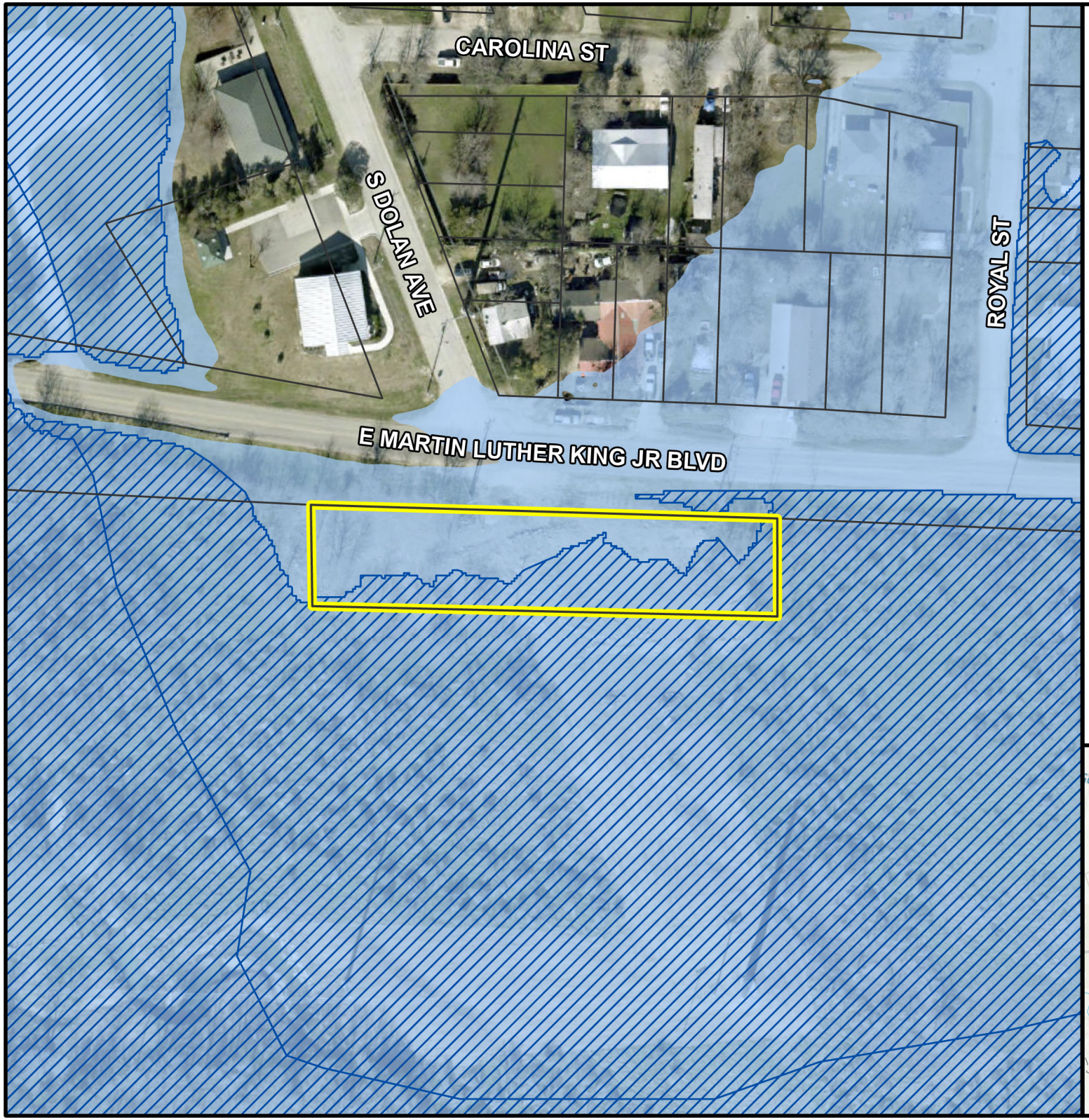
- City Limits
- Subject Property
- Parcels

Future Land Use

- Neighborhood Infill
- Open Space

N 0 100 200
Feet



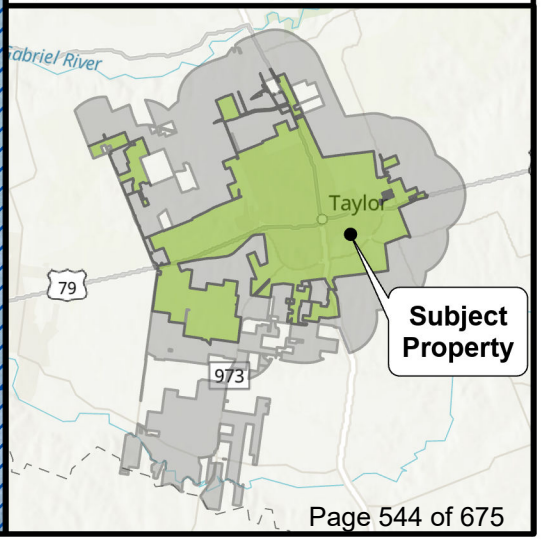


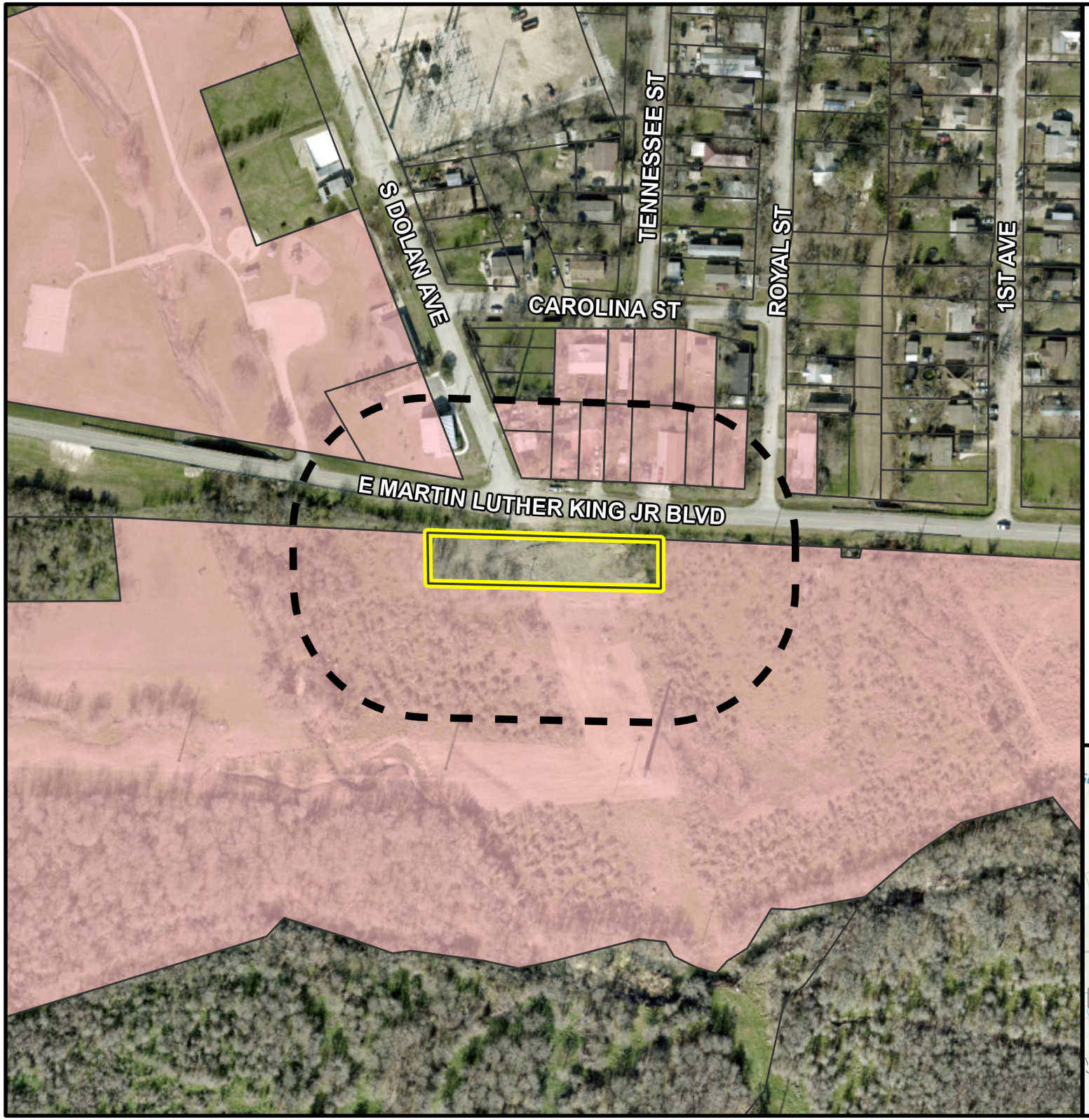
PZ-2024-2045

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



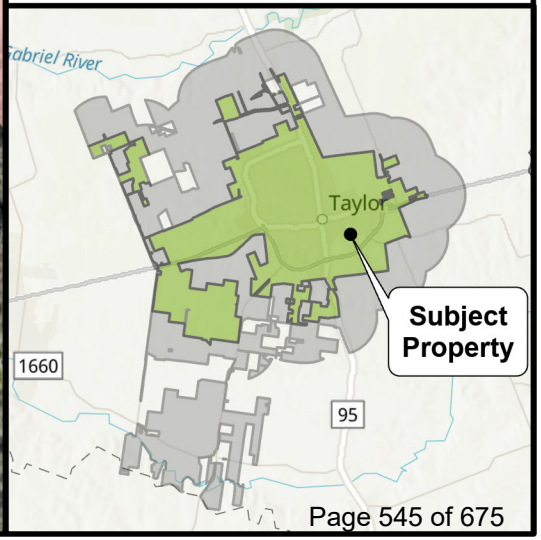


PZ-2024-2045

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

City of Taylor
City Council

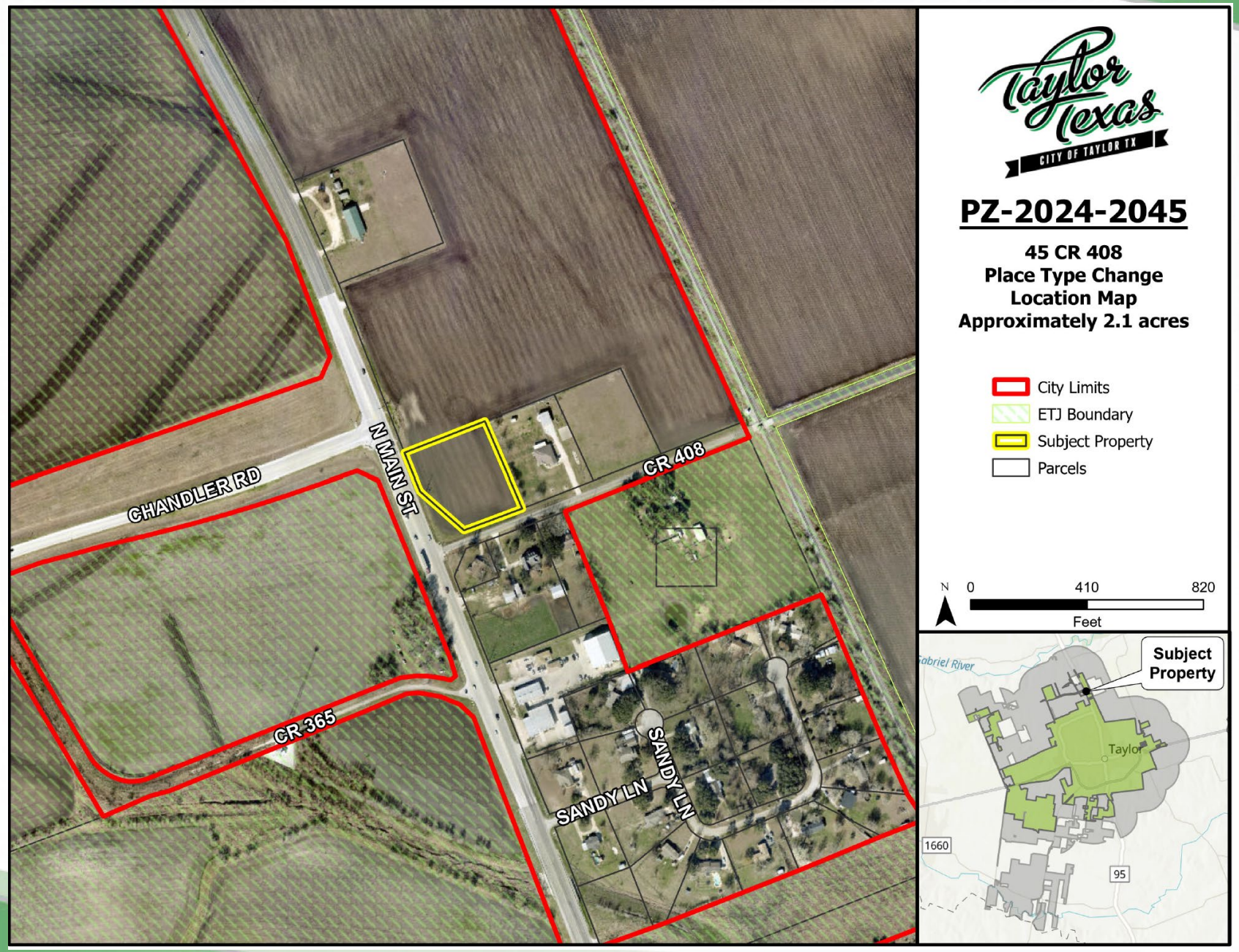
April 25, 2024

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

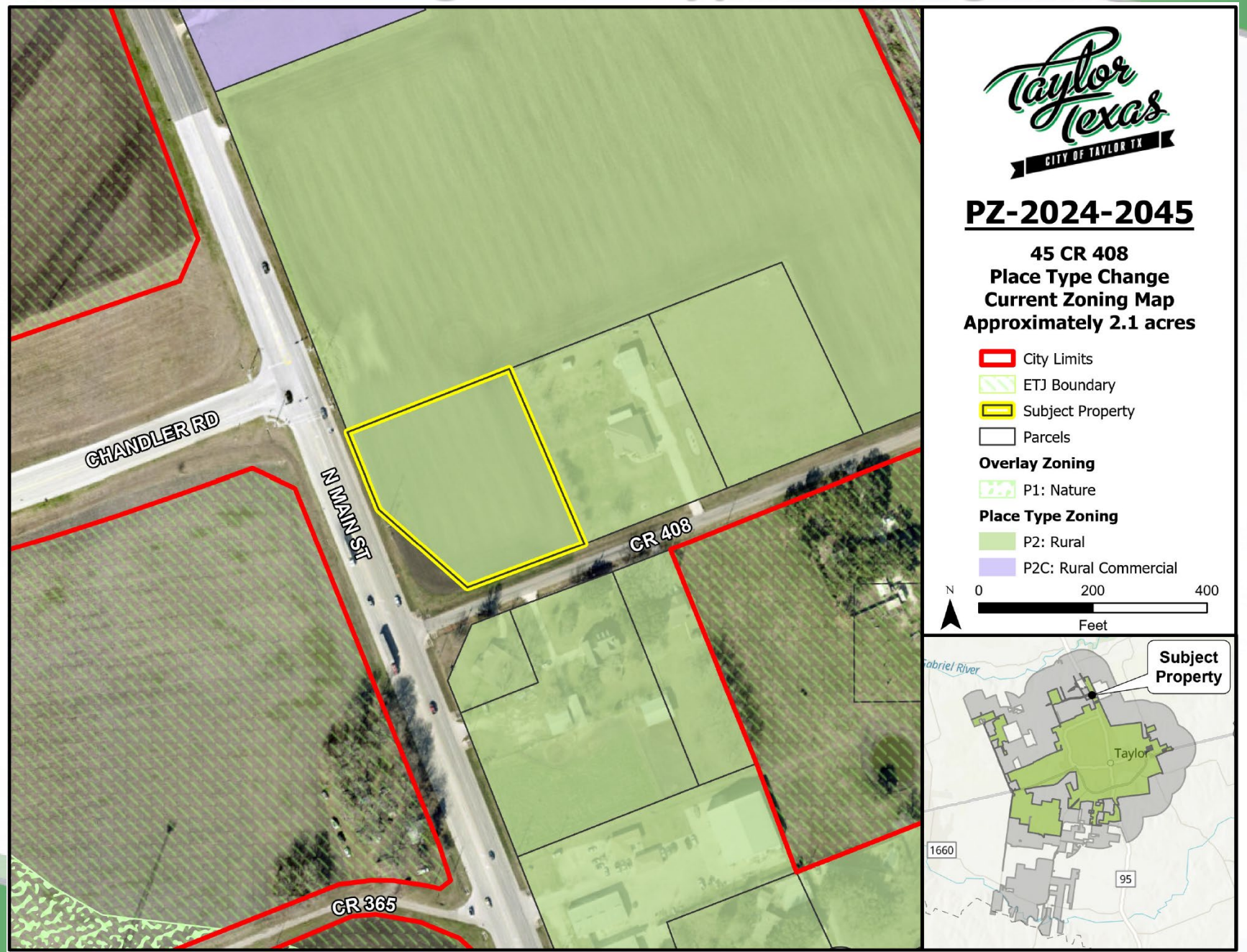
1 Acre Minimum

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.

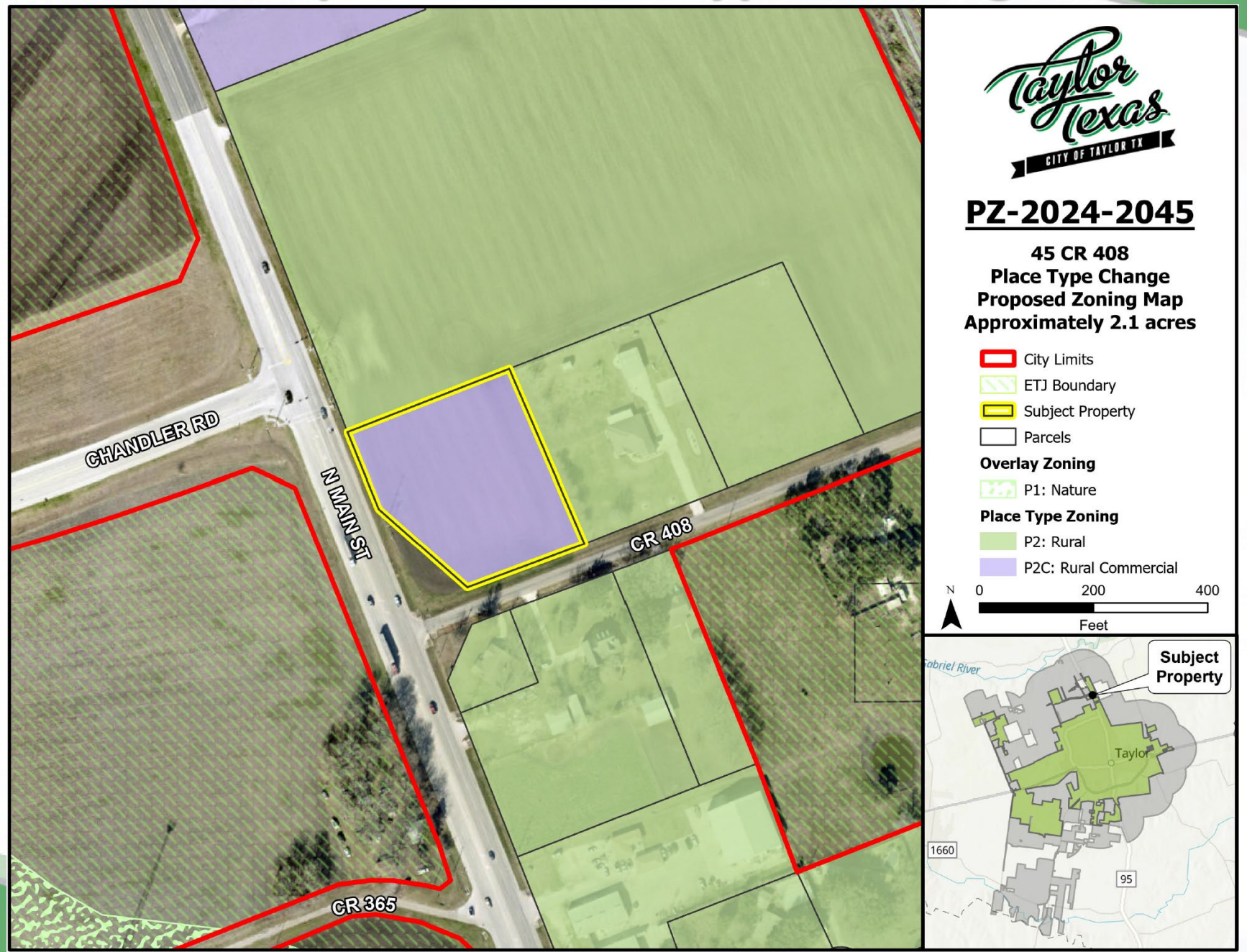
Building Types: Small Commercial, Highway Commercial, Carts, Kiosks, Food Trailers, Temporary Commercial, Commercial Accessory, and Civic Buildings

Land Development Code – Page 127

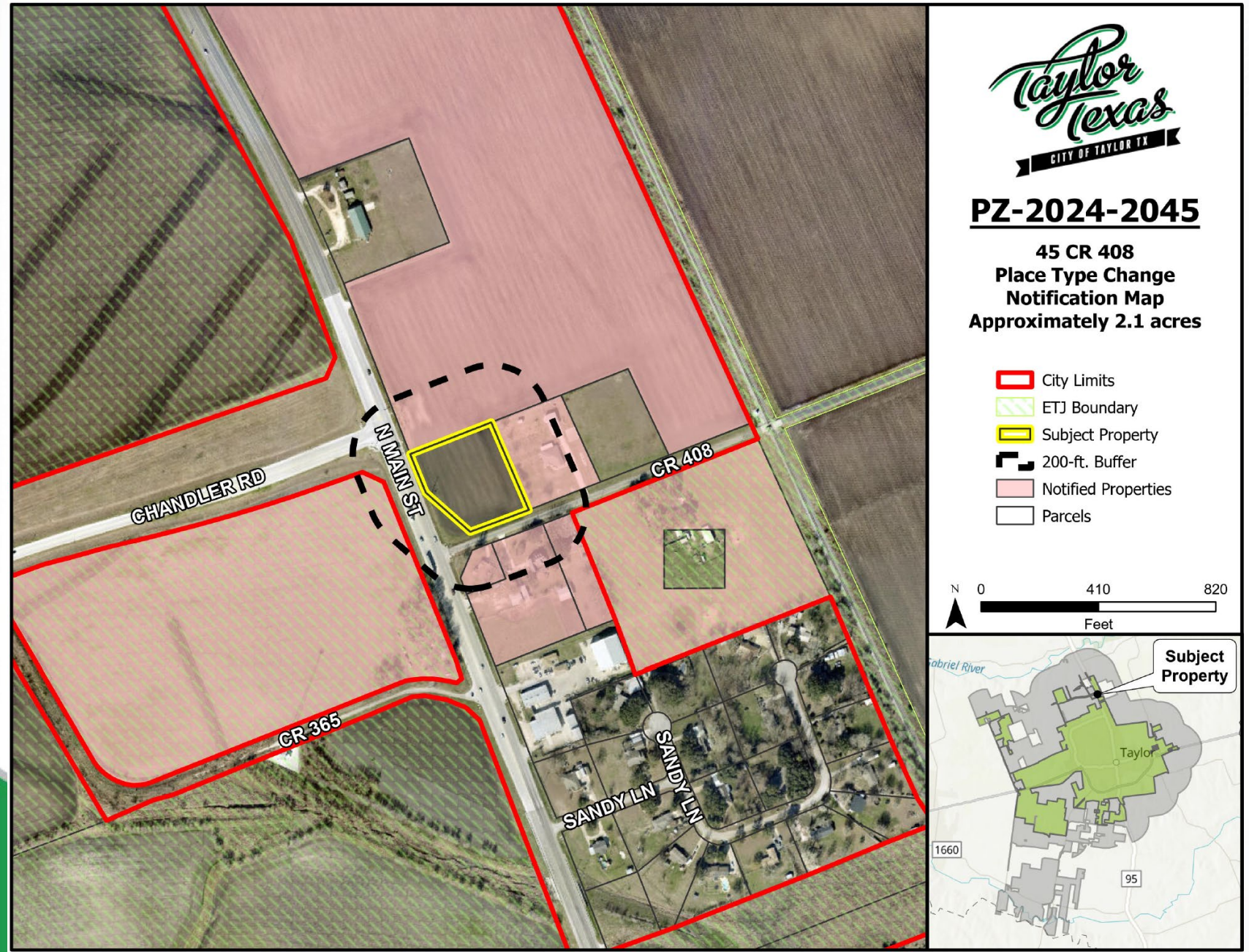
Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



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

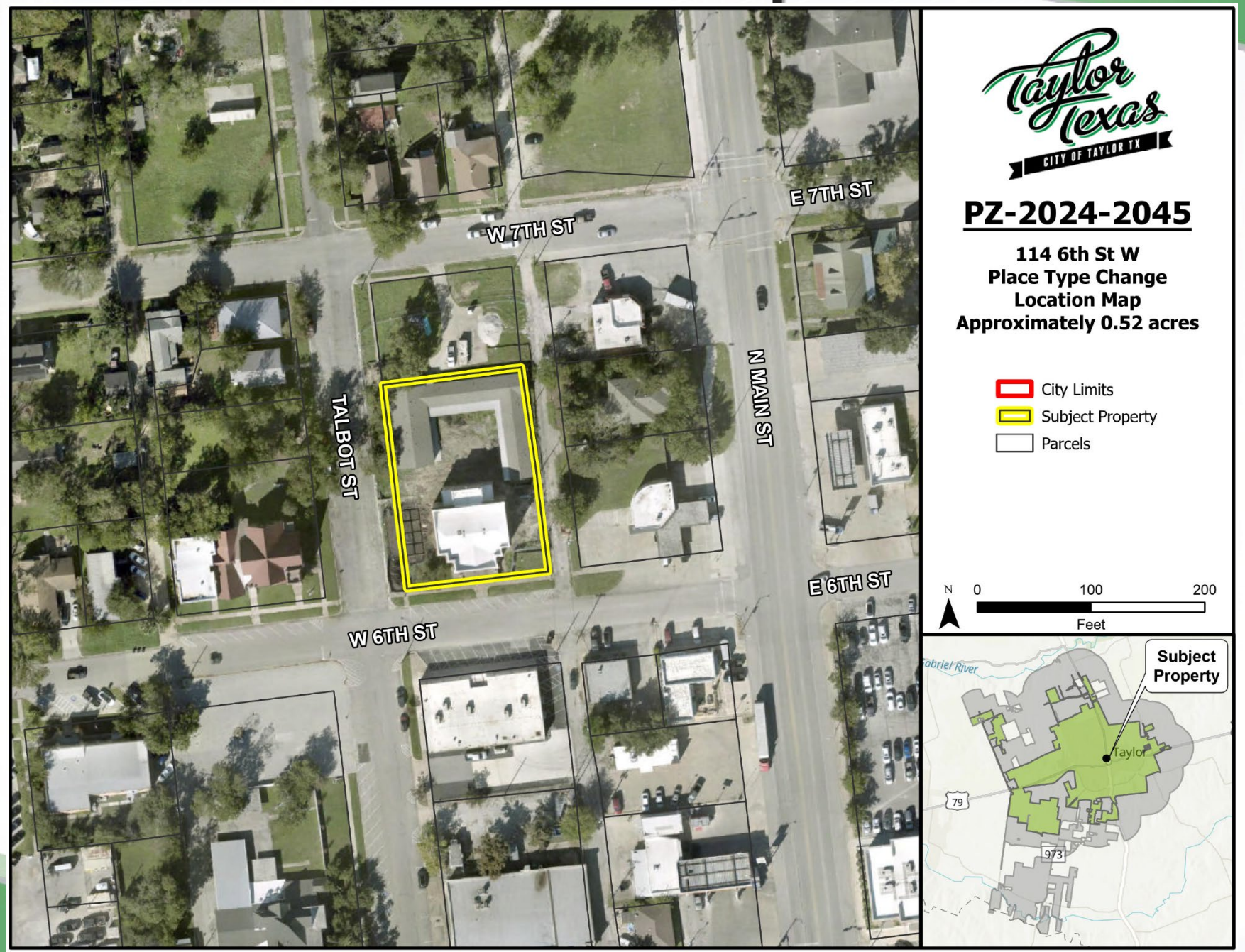
- 8 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

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:

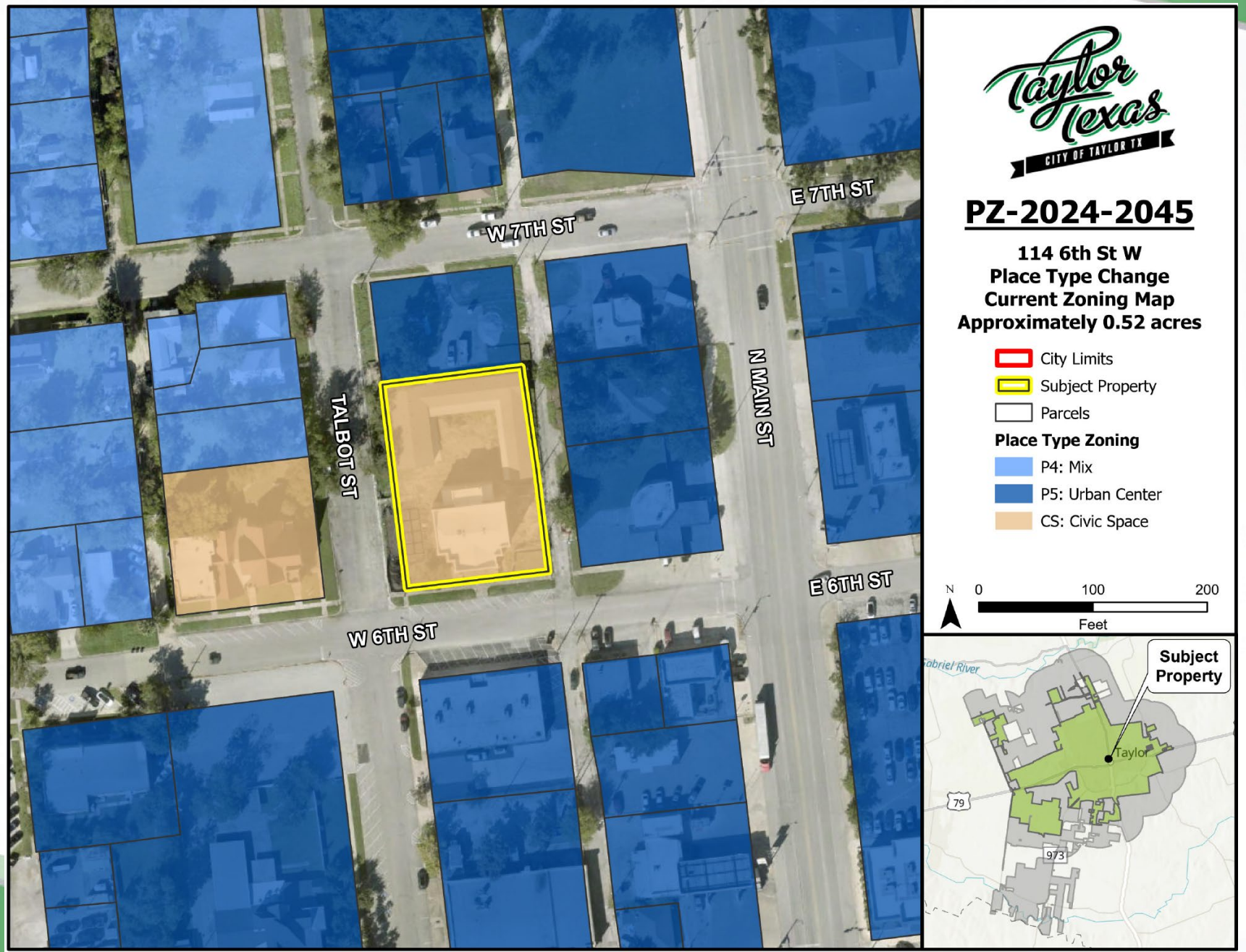
All Churches and affiliated properties were given Civic Space (CS) Place Type Zoning



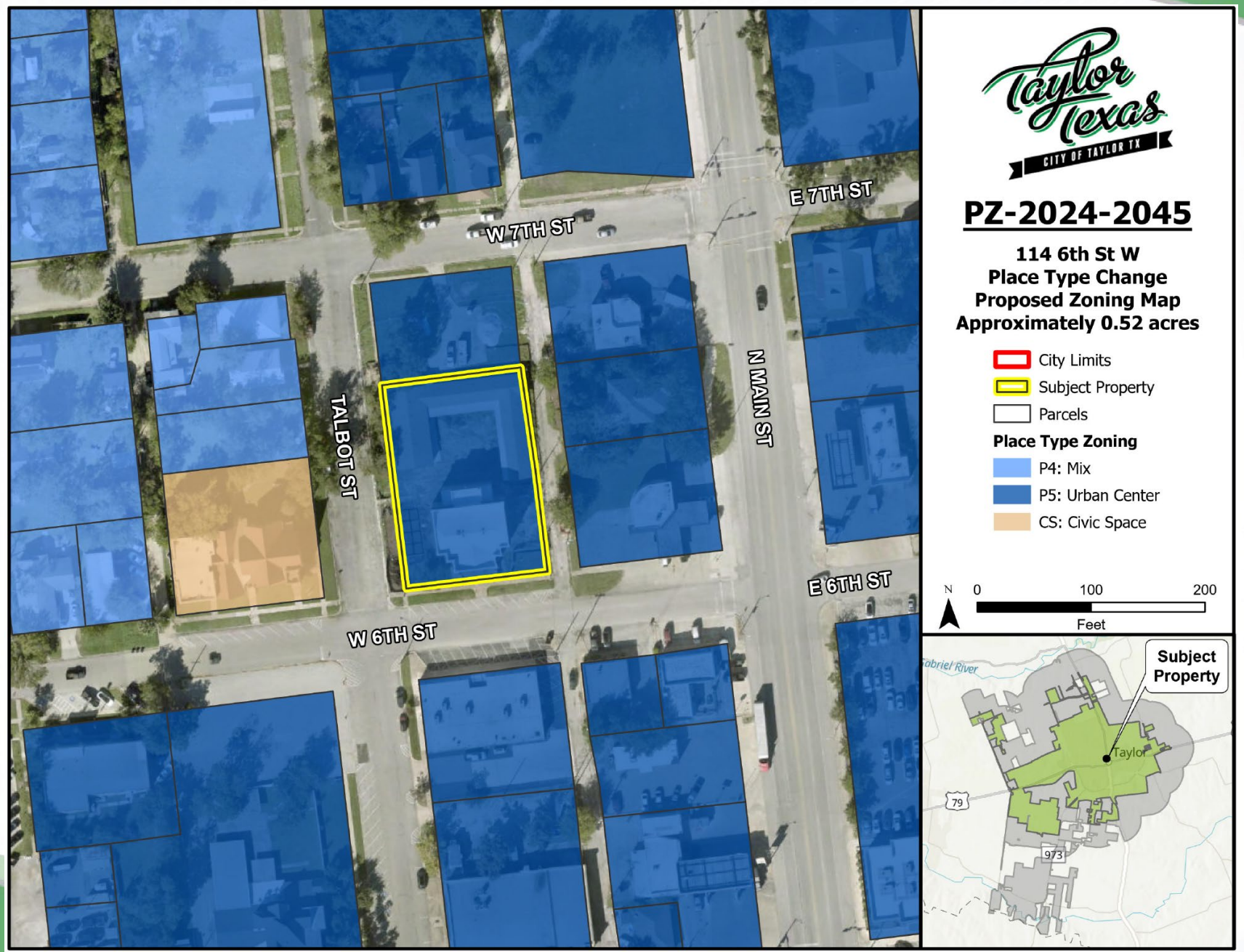
4.2.3.8 P5: URBAN CENTER

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.

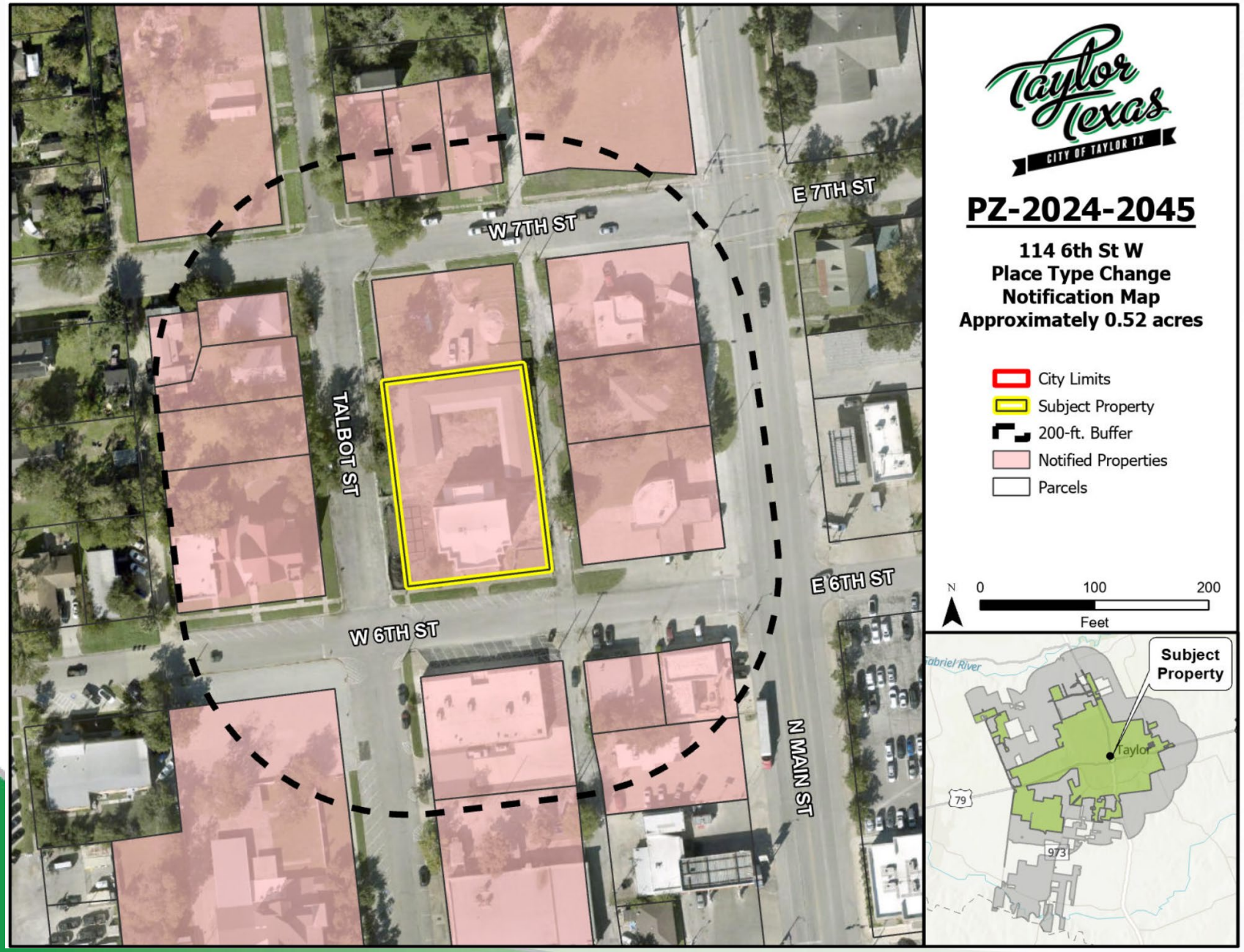
Existing Place Type Zoning



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.

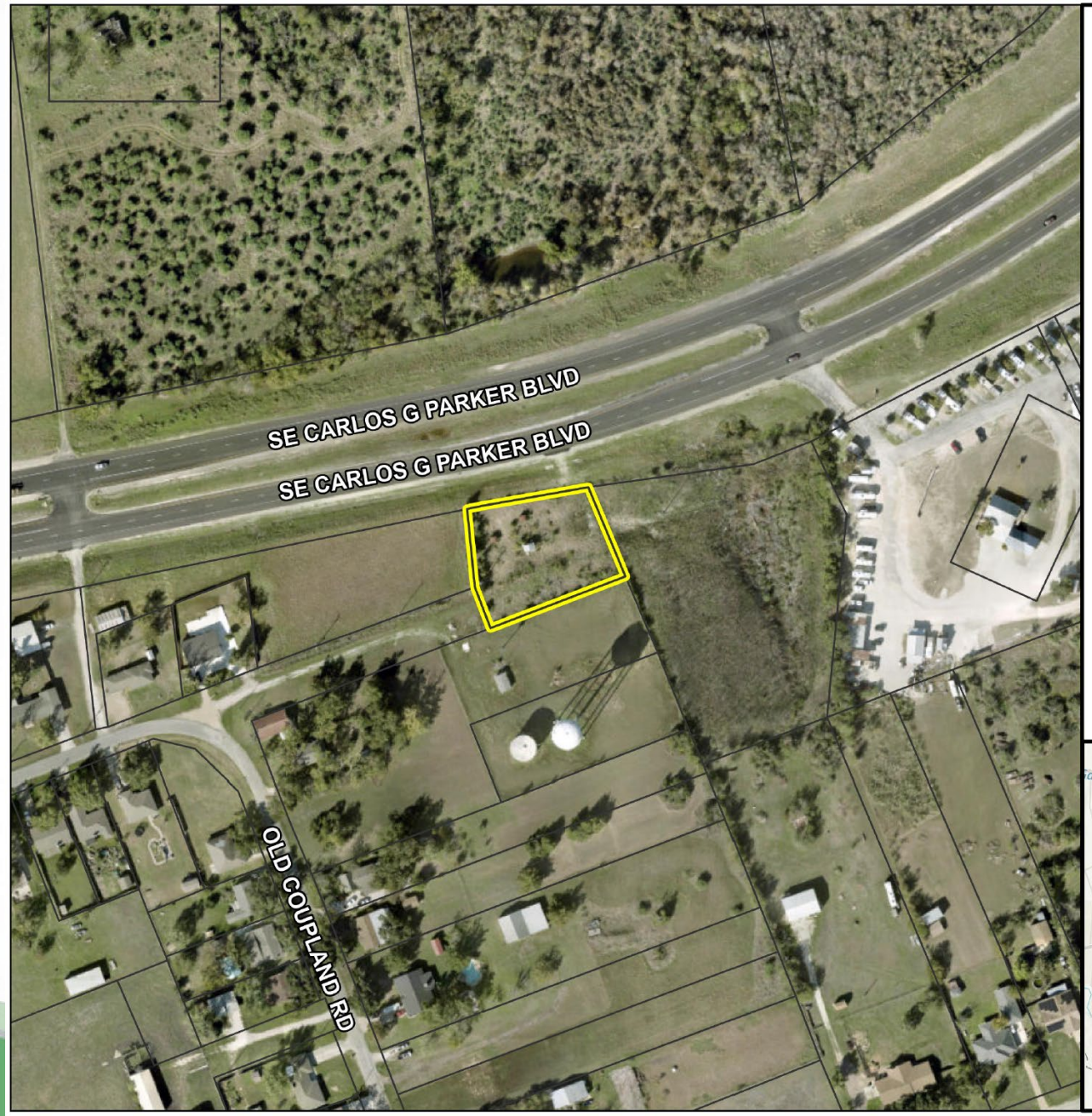
Taylor Texas
CITY OF TAYLOR TX

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



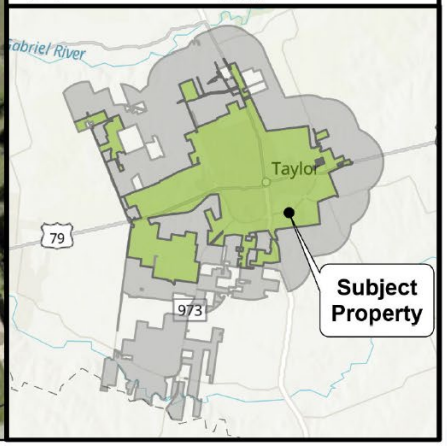
Taylor Texas
CITY OF TAYLOR TX

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.

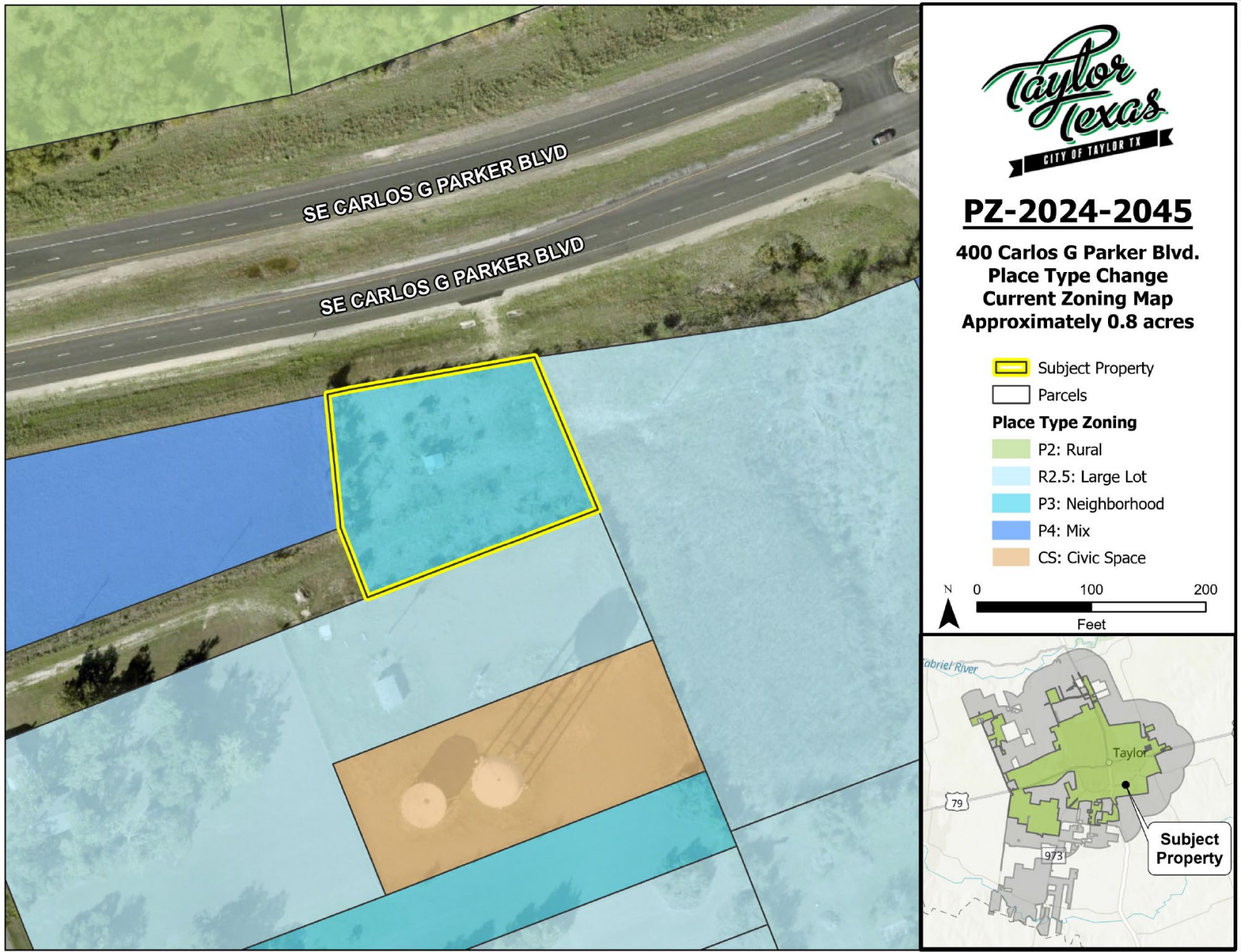
Land Development Code – Page 129



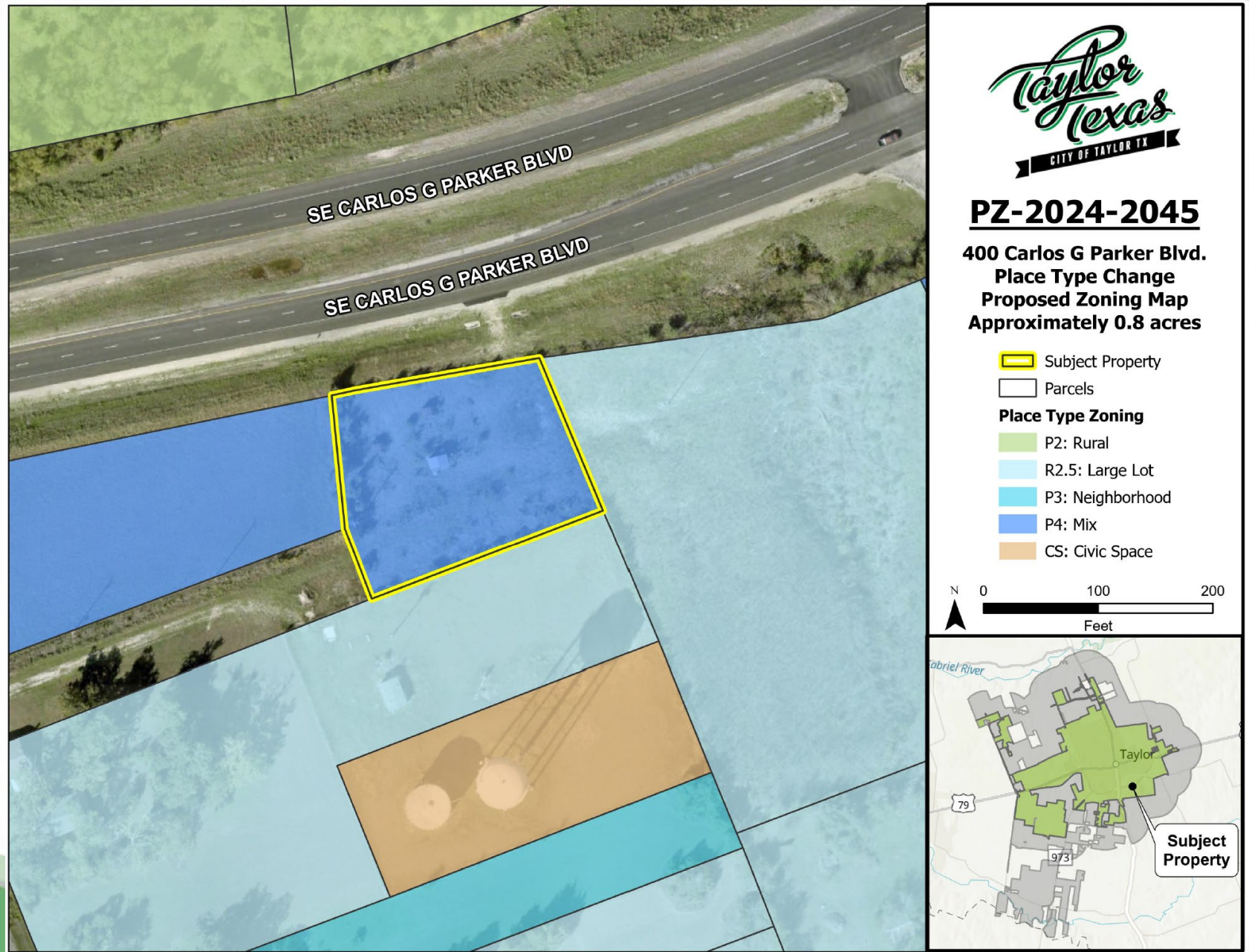
4.2.3.7 P4: MIX

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



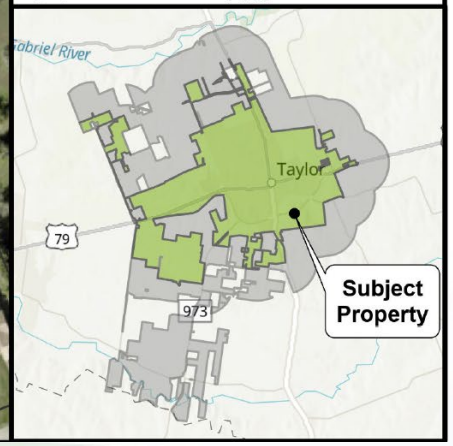
Taylor Texas
CITY OF TAYLOR TX

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



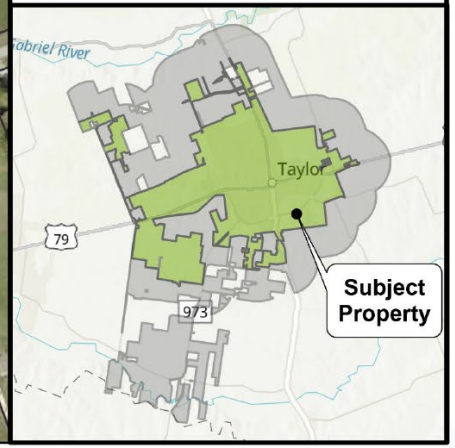
Taylor Texas
CITY OF TAYLOR TX

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



Taylor Texas
CITY OF TAYLOR TX

Place Type (Zoning)
From → To



4.2.3.4 P2.5: LARGE LOT

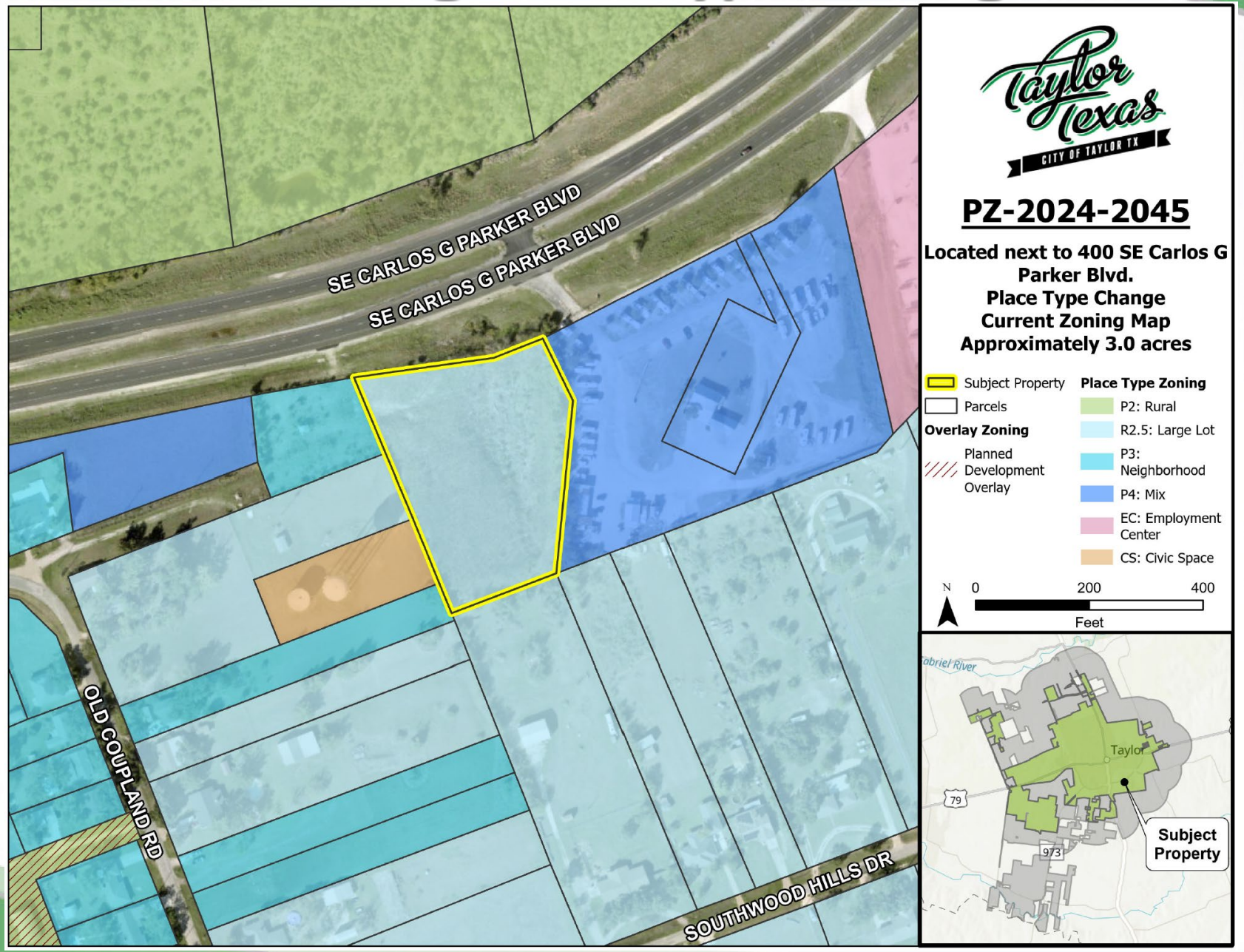
The P2.5 Large Lot Place Type includes properties that are one (1) acre or greater. Generally, the lots contain one (1) or more structures with large setbacks from the street. Properties may be entirely fenced but can be seen from the street edge. Generally, the properties are residential in nature.



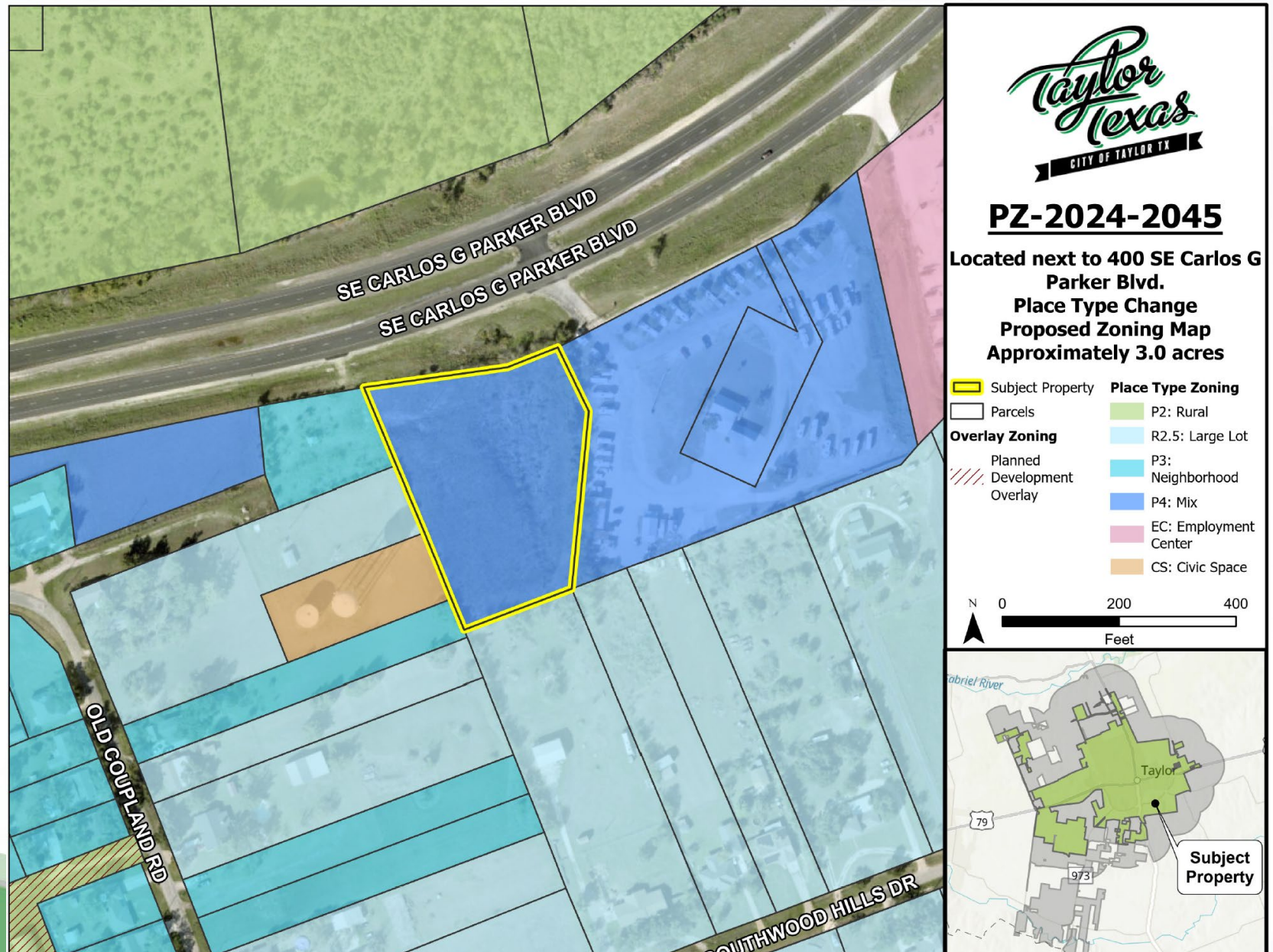
4.2.3.7 P4: MIX

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.

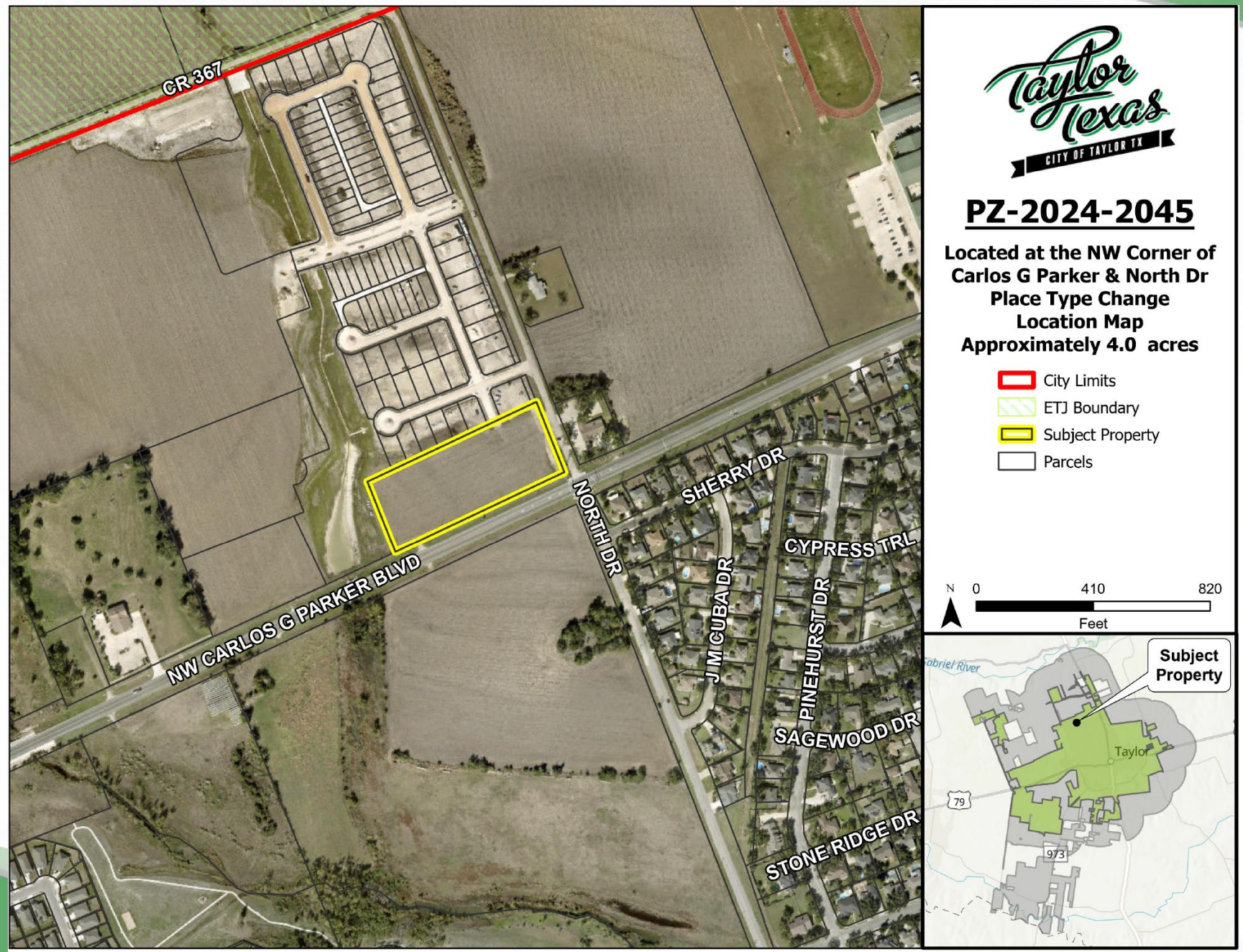
Taylor Texas
CITY OF TAYLOR TX

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

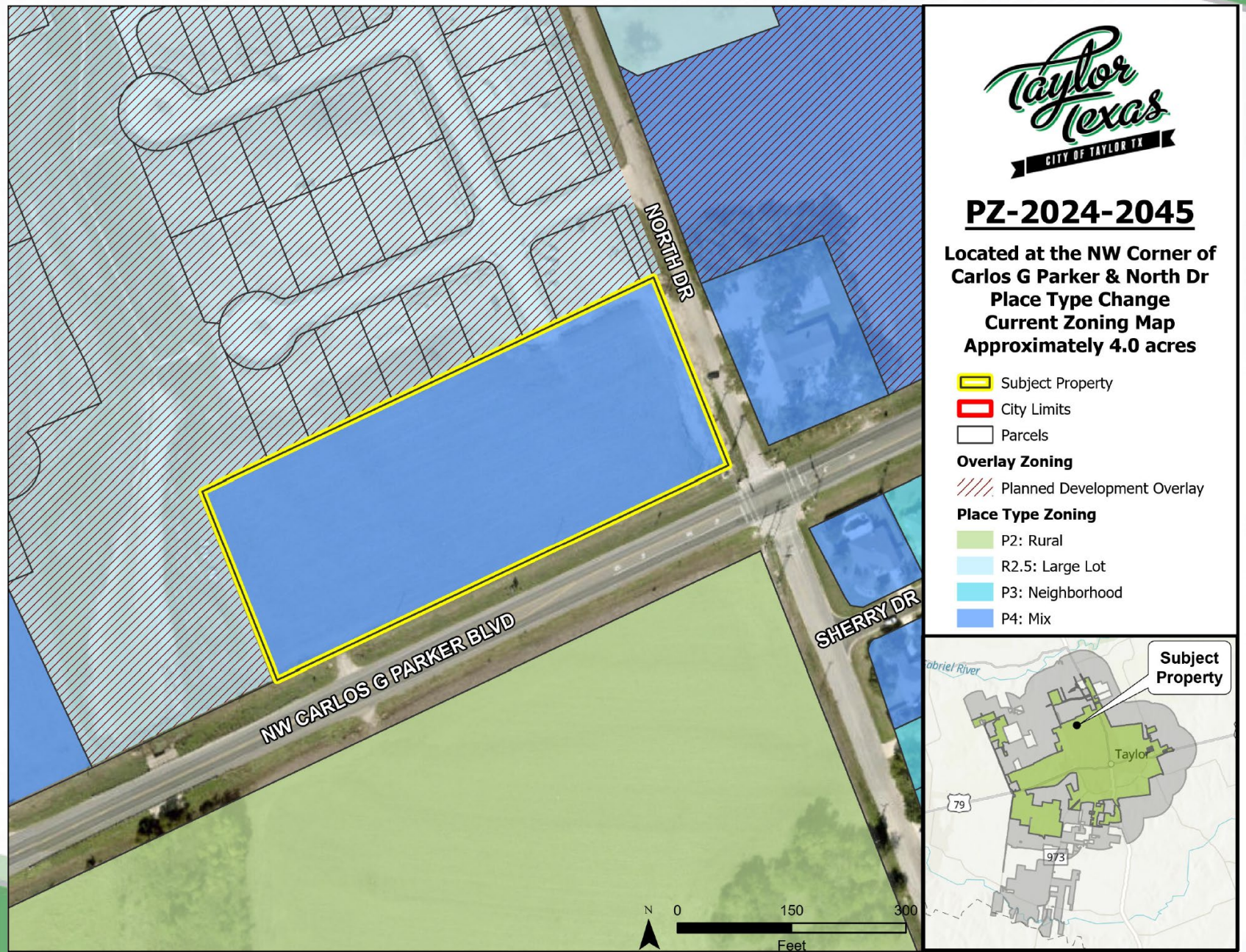
The P4 Mix Place Type functions as a smooth transition from commercial-oriented P5 Urban Center Place Type outward to the established residential P3 Neighborhood Place Type. P4 Mix regulates a variety of building types ranging from smaller commercial buildings to intermixed house-form commercial and 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.



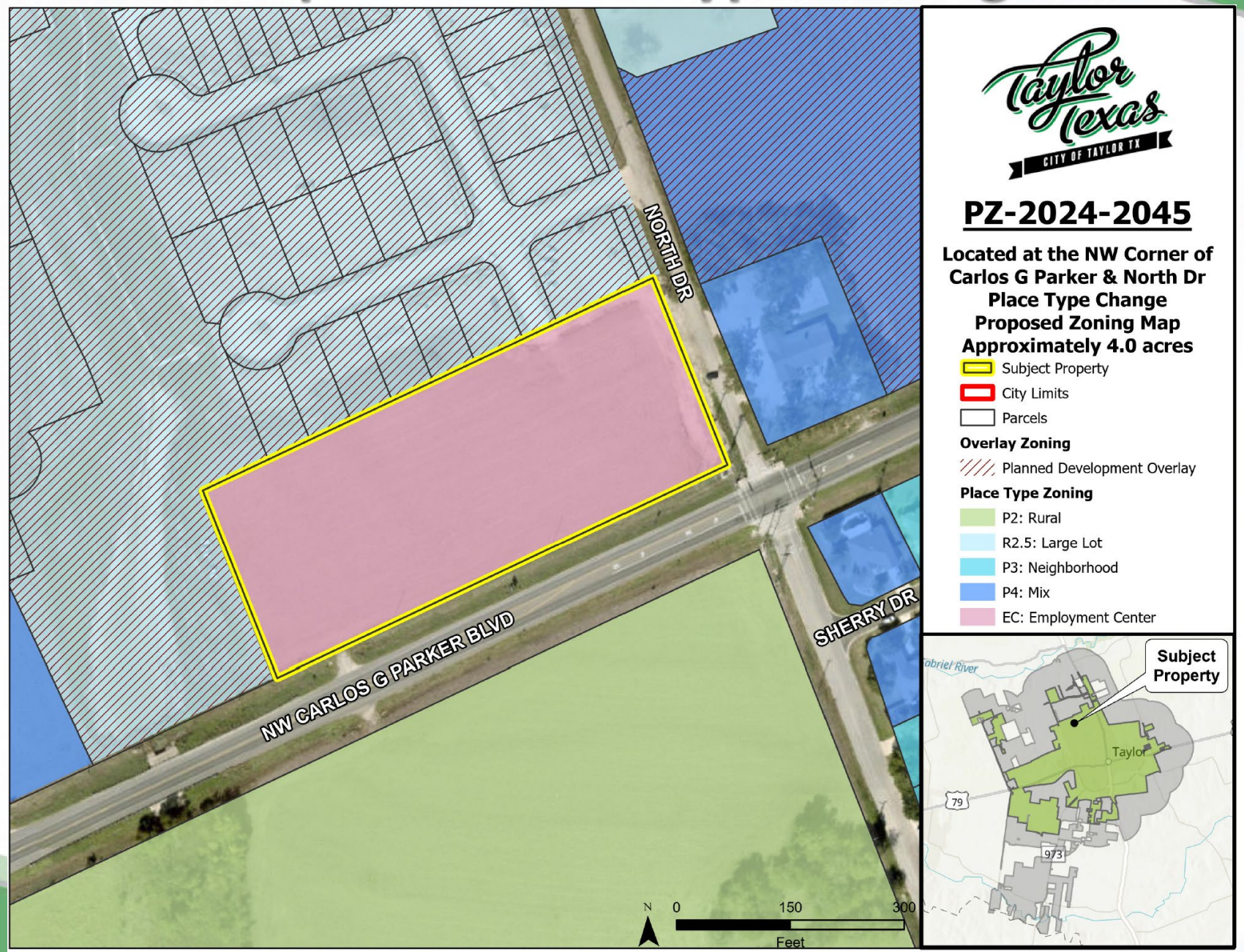
4.2.3.9 EC: EMPLOYMENT CENTER

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.

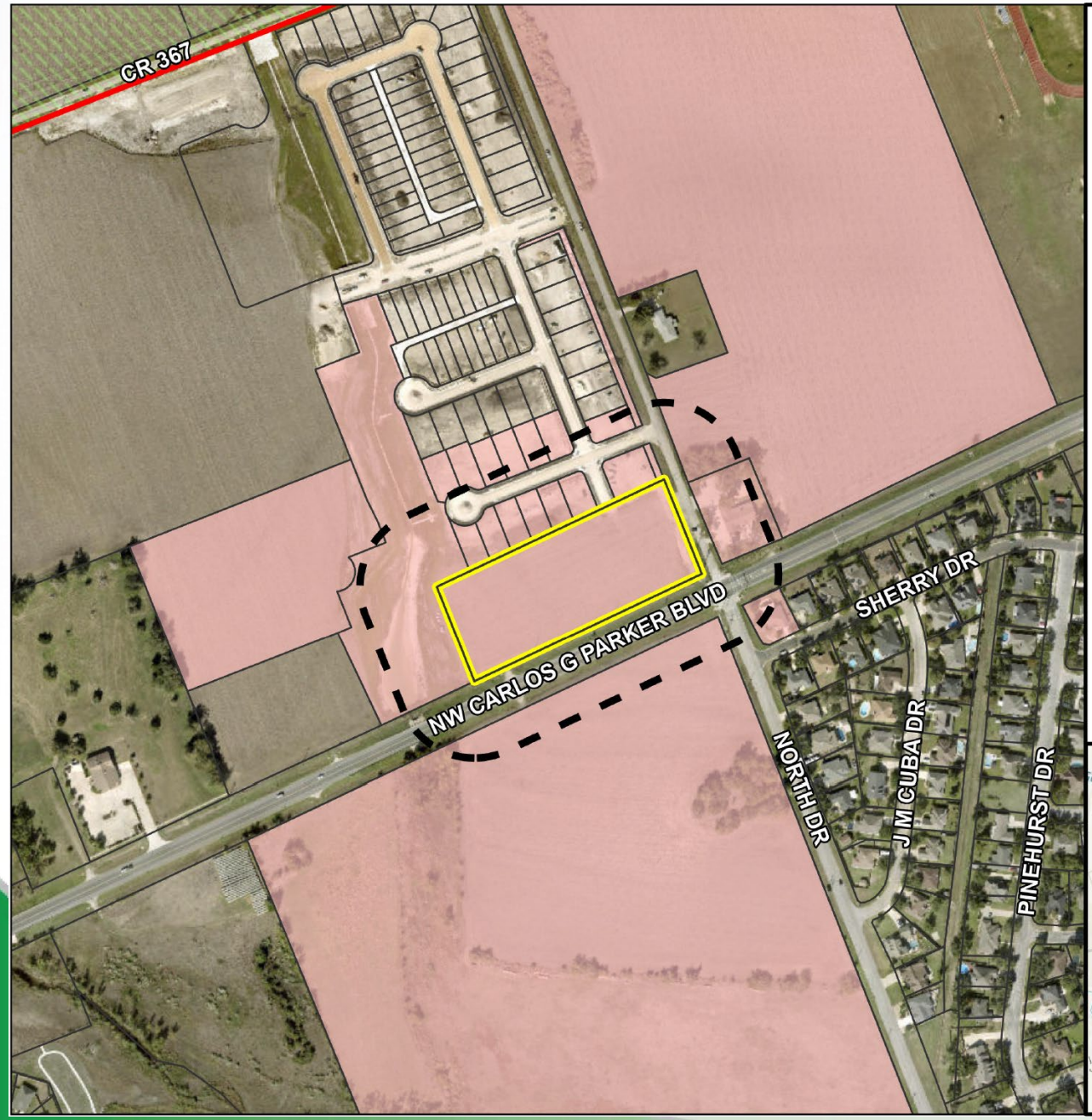
Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



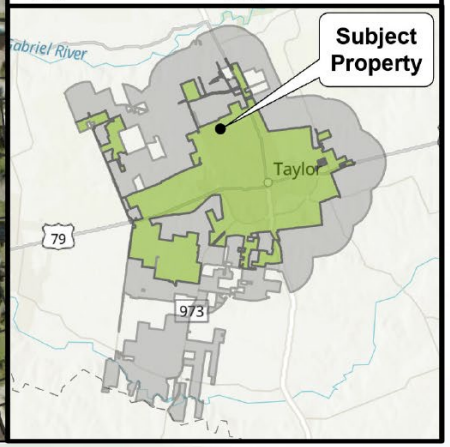
Taylor Texas
CITY OF TAYLOR TX

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



Place Type (Zoning)
From → To



4.2.3.7 P4: MIX

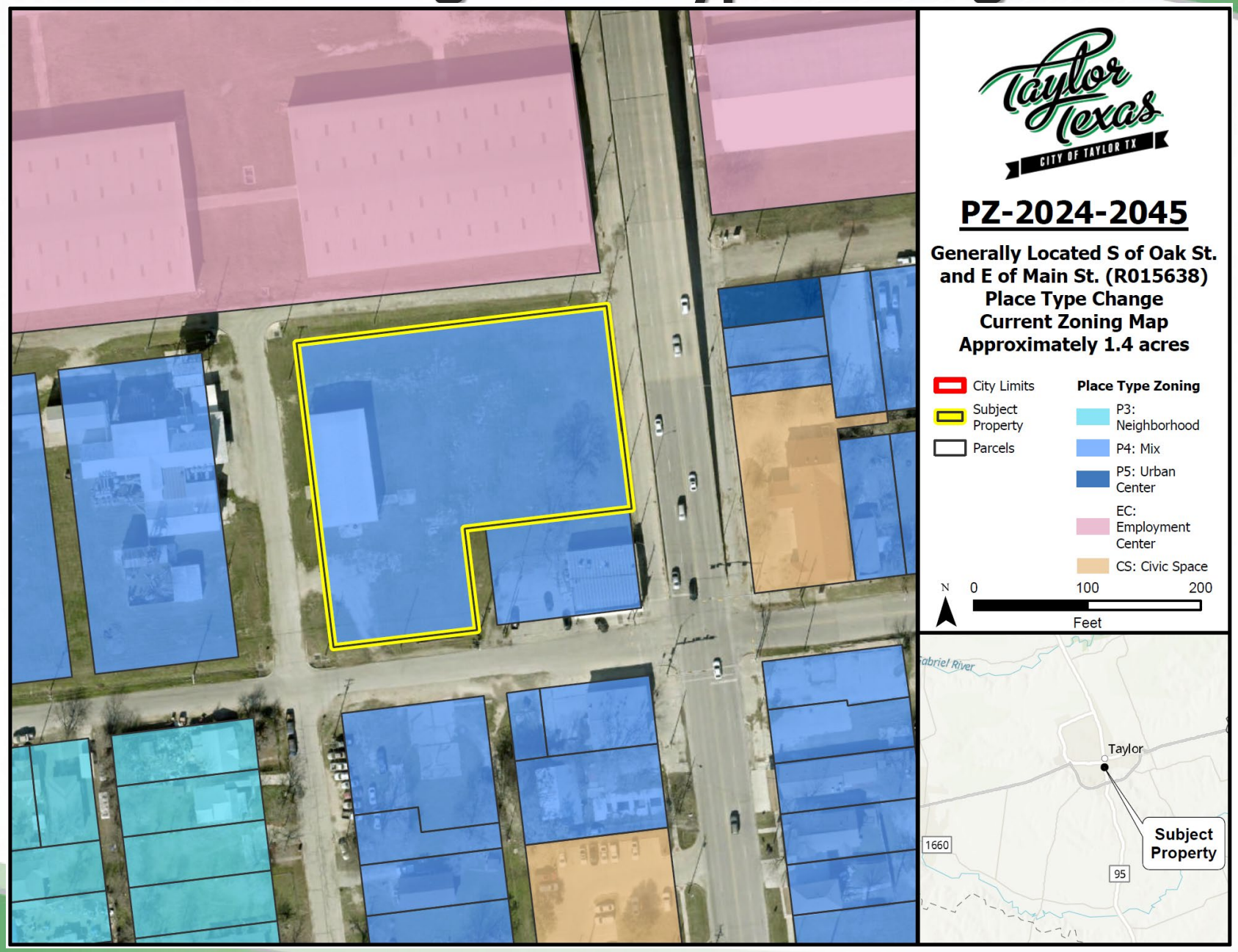
The P4 Mix Place Type functions as a smooth transition from commercial-oriented P5 Urban Center Place Type outward to the established residential P3 Neighborhood Place Type. P4 Mix regulates a variety of building types ranging from smaller commercial buildings to intermixed house-form commercial and 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.



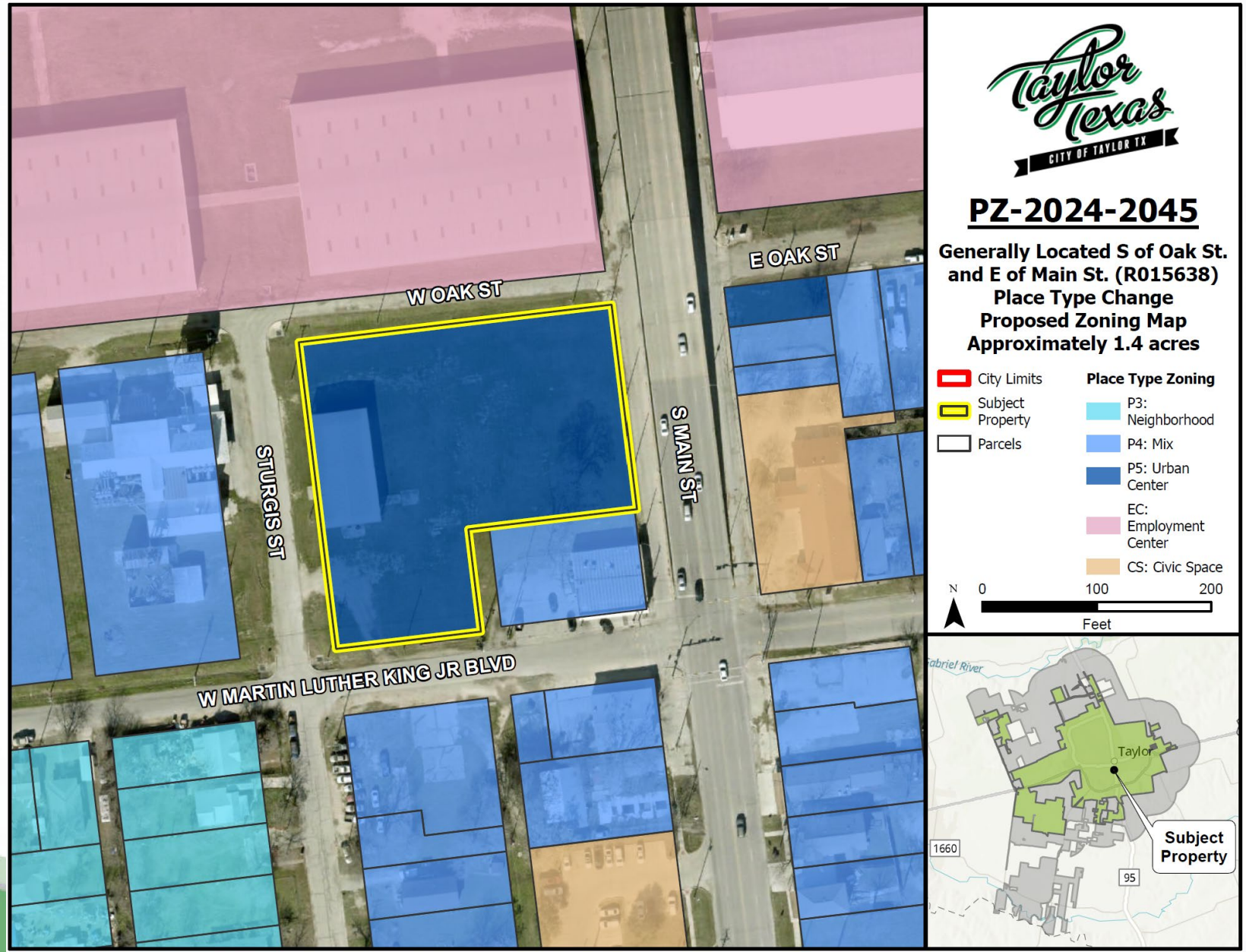
4.2.3.8 P5: URBAN CENTER

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.

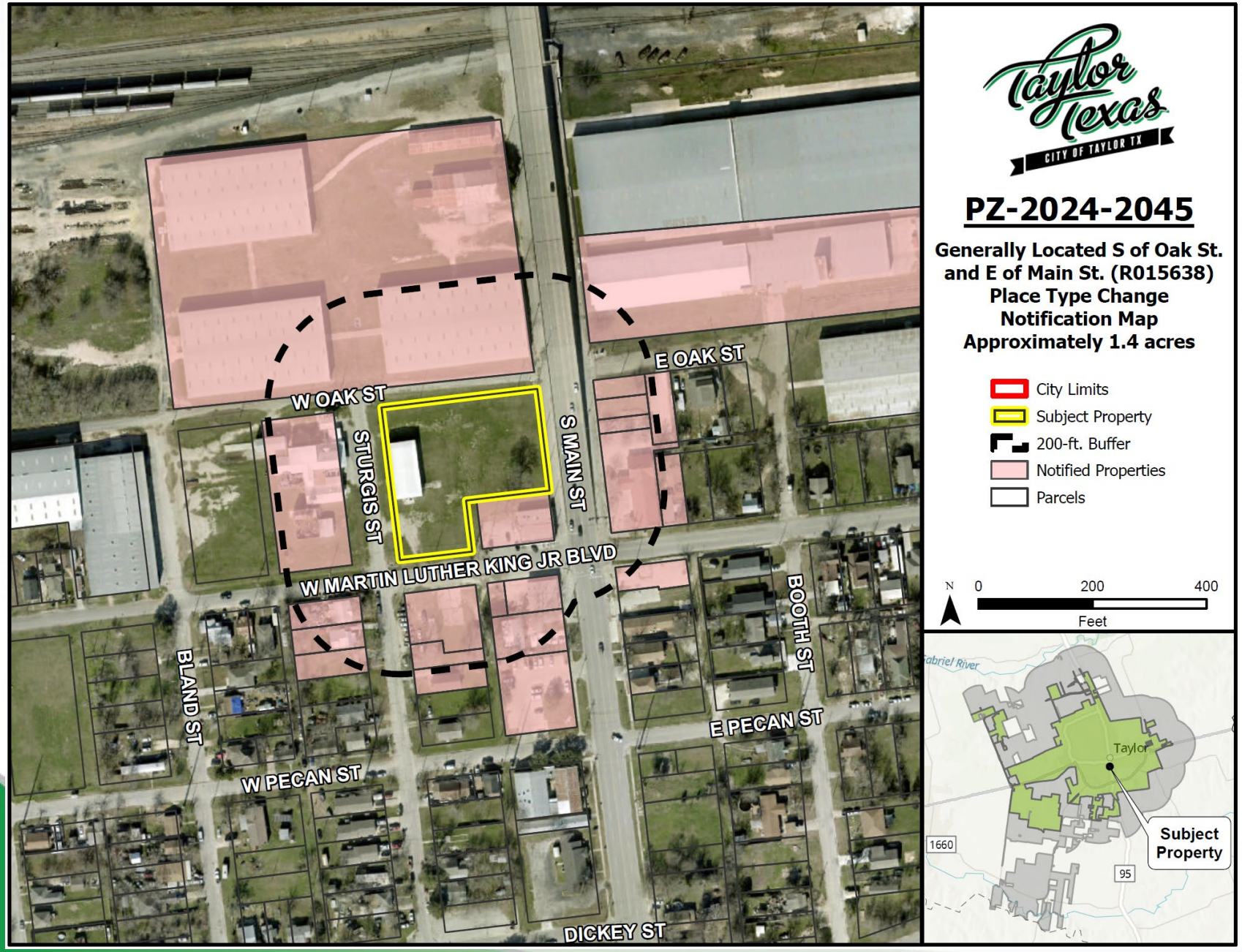
Existing Place Type Zoning



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

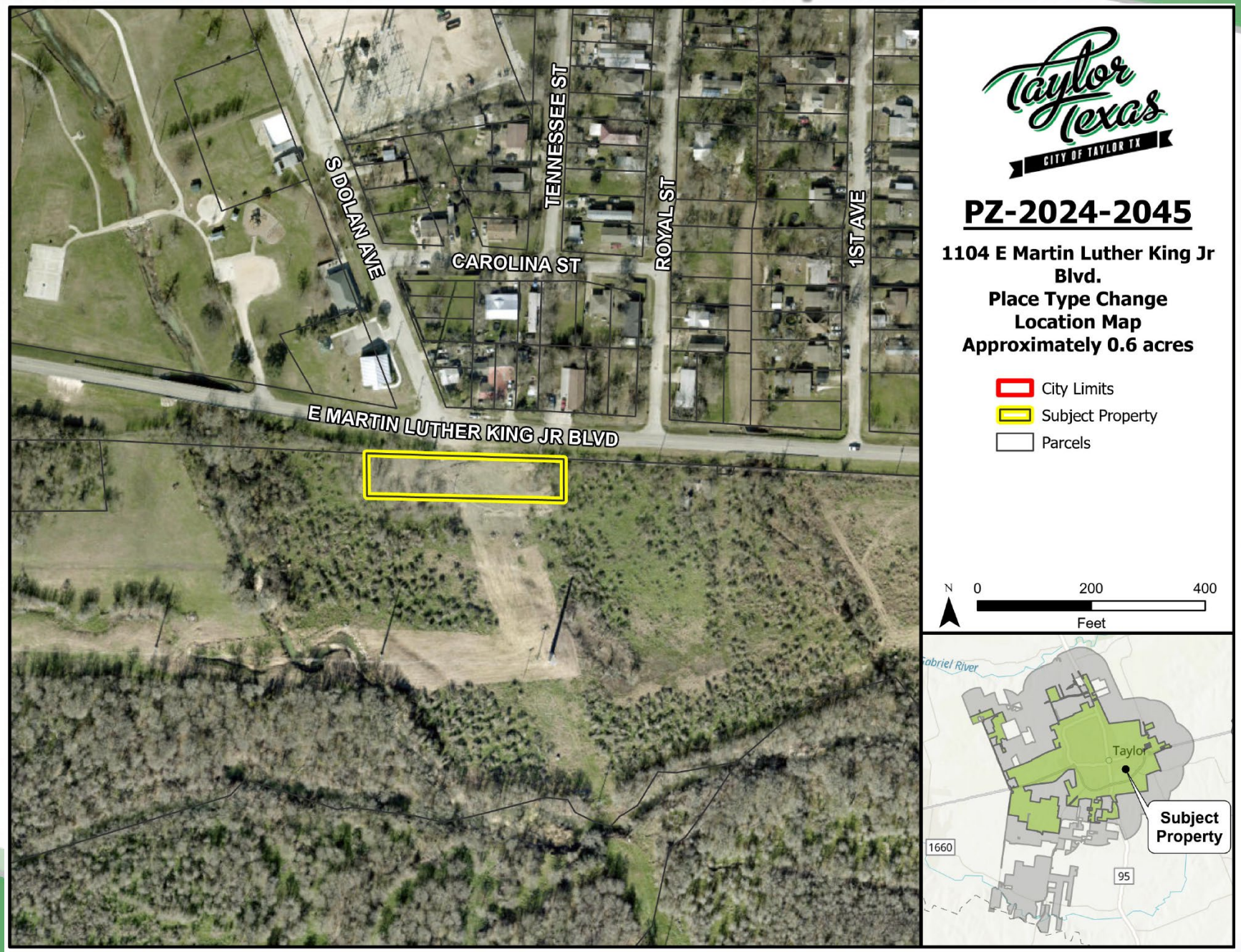
- 16 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

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.

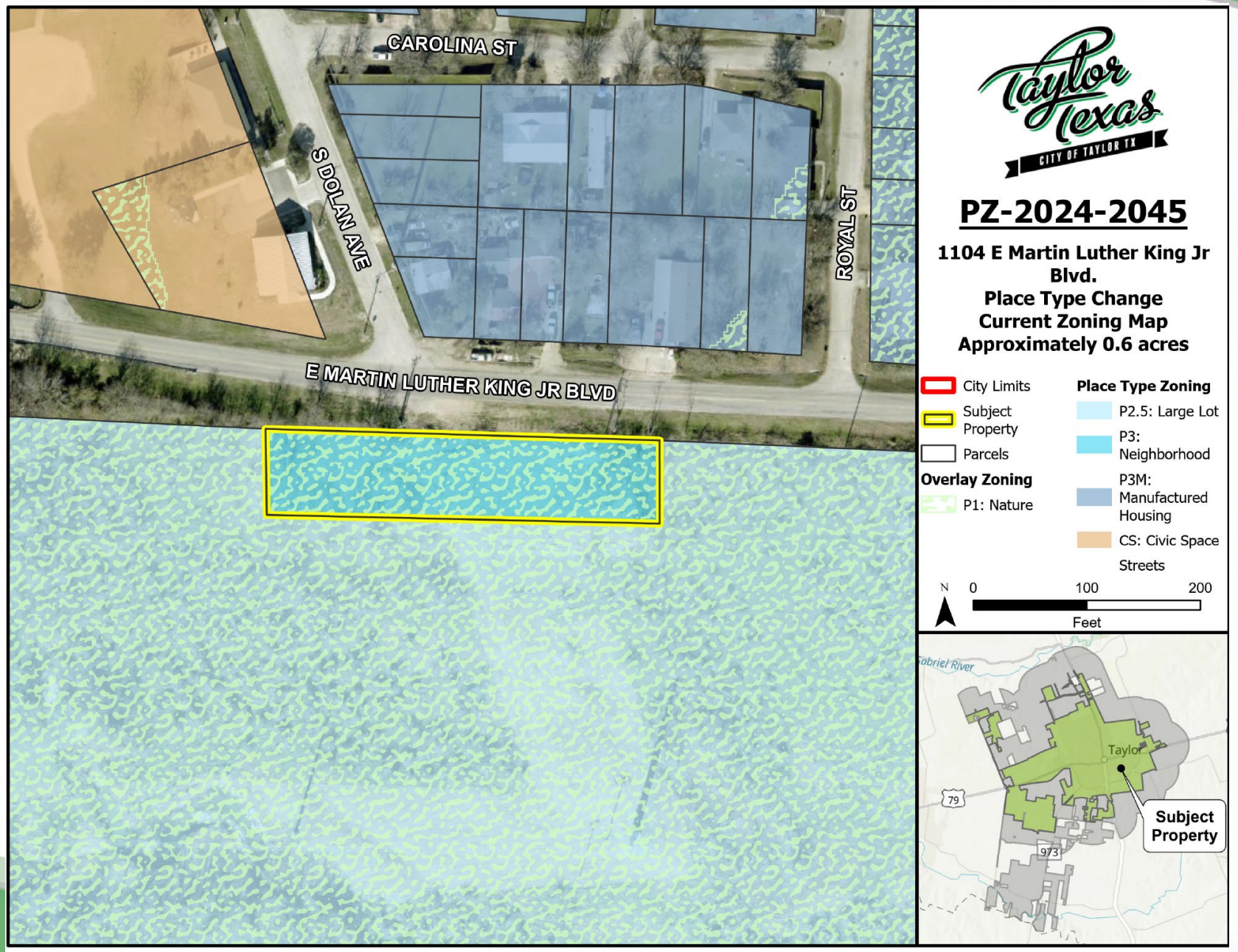
Land Development Code – Page 129



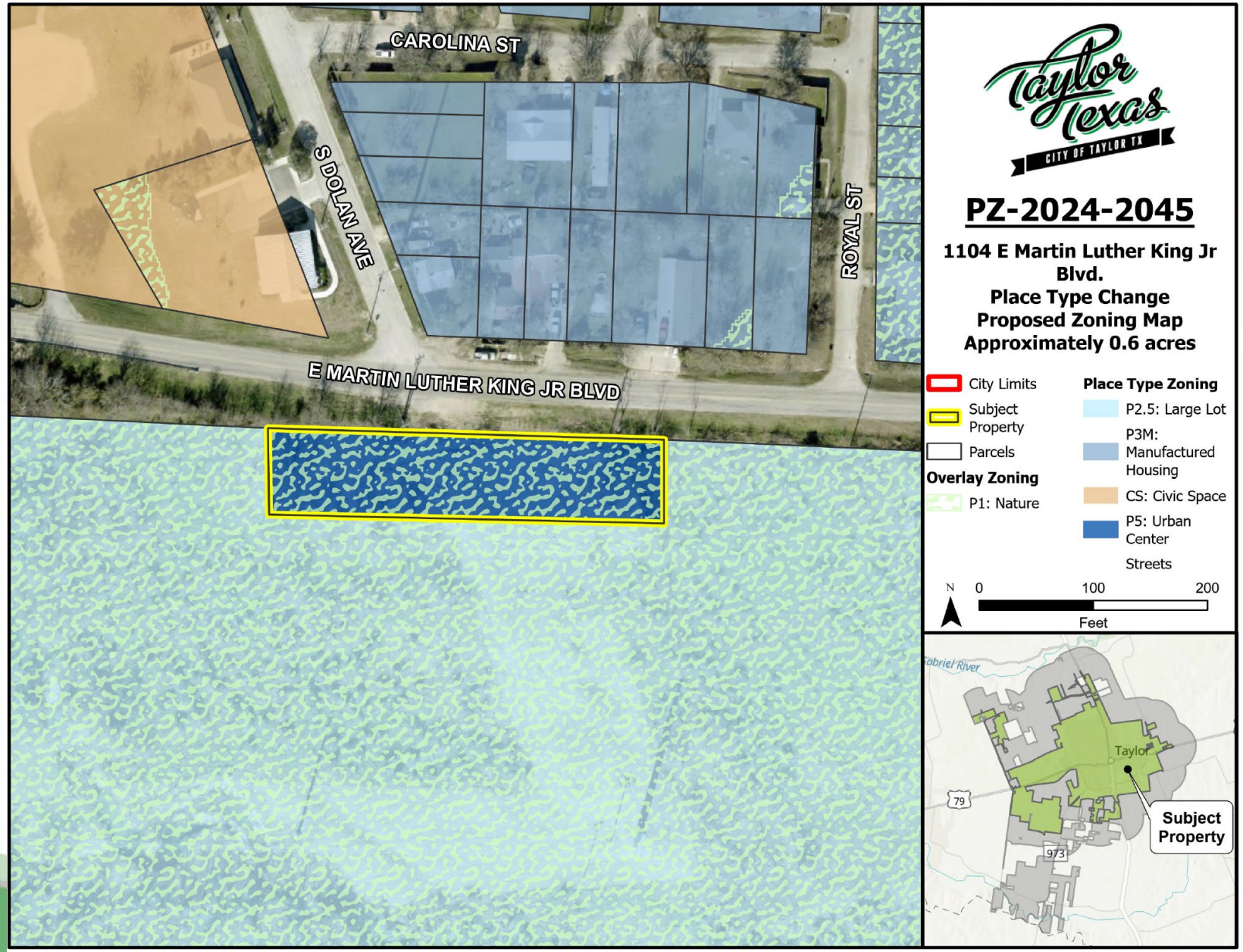
4.2.3.8 P5: URBAN CENTER

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.

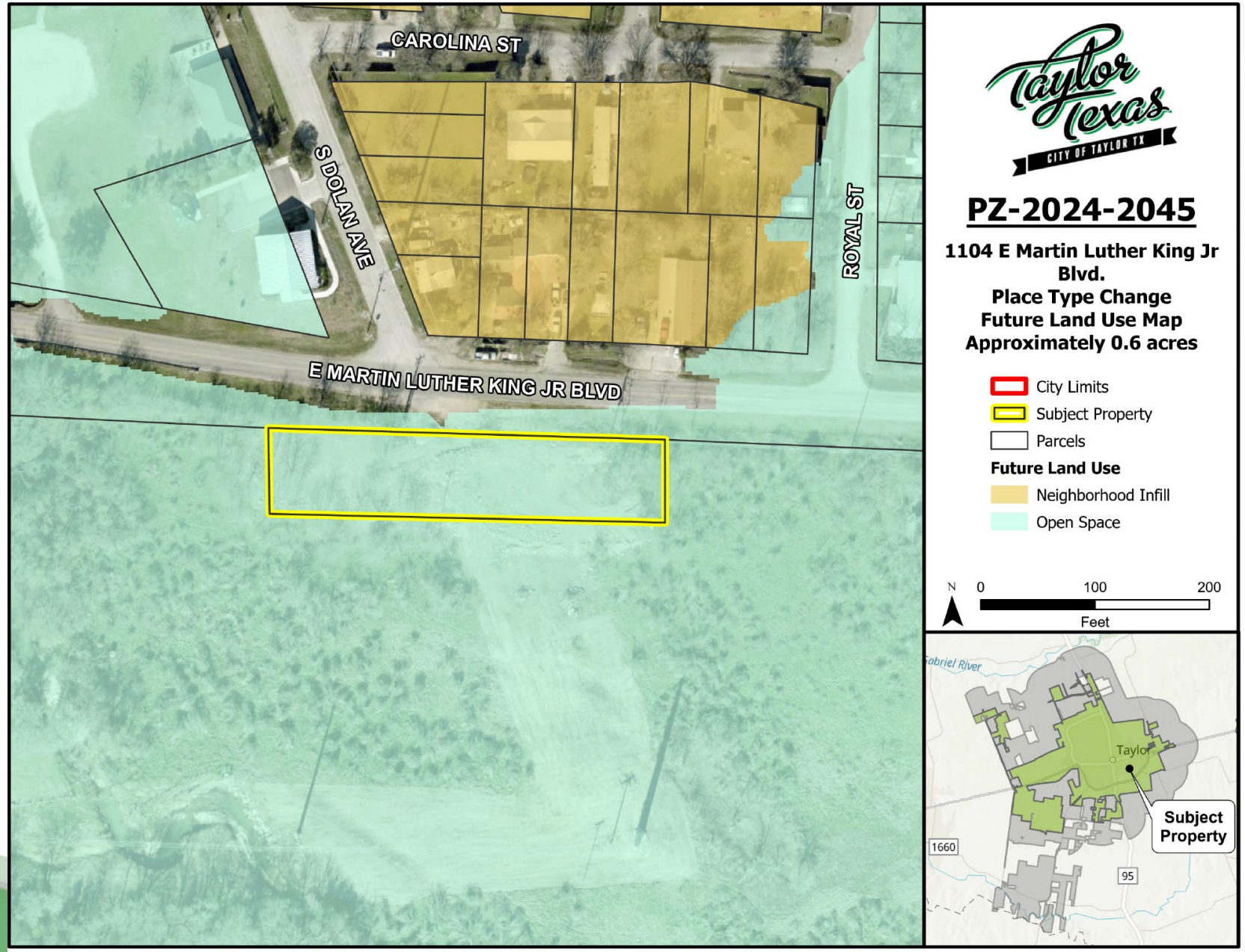
Existing Place Type Zoning



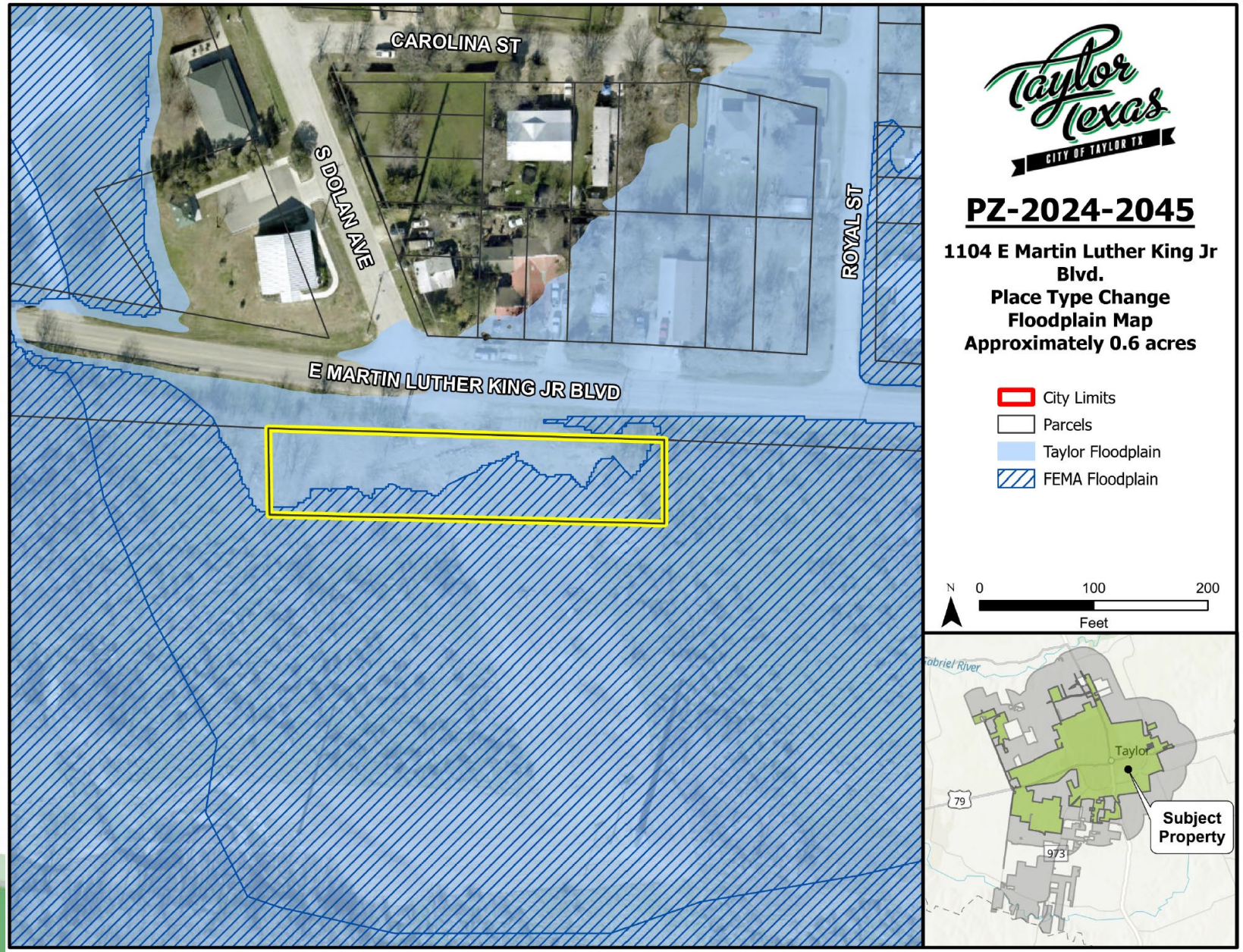
Proposed Place Type Zoning



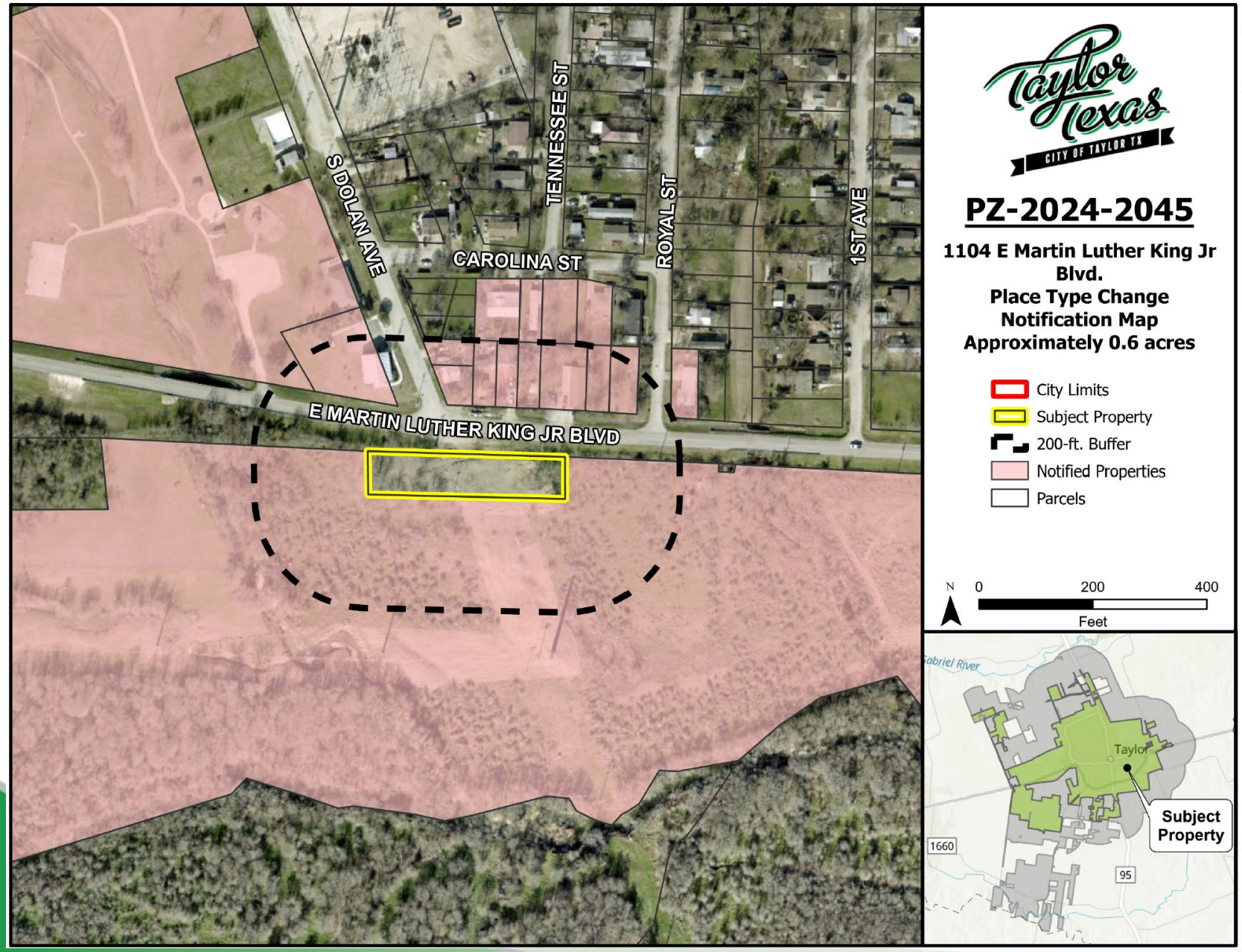
Future Land Use



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
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Quality of Life Economic Vitality

Agenda Item Number: 15.

Agenda Title: **Consider 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: Consider Ordinance approval

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.

The City Council on April 25, 2024 requested that the applicants for PZ 2023 1884/1885 and owners of the neighboring property, Mr. & Mrs. Hughes to work on a compromise solution regarding the landscape buffer. Changes related to the landscape buffer were not ready as of the time of posting the agenda packet. The recommended changes will be presented for City Council consideration at the meeting on May 9, 2024.

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 Employment Center Plan_Revised_ 2024 04 26
13. _11g_PZ-2023-1884_1885 Taylor 100 Ordinance 2024 -24
14. _11gaa_PZ-2023-1884-4804 w 2nd_albert tract survey
15. _11gab_PZ-2023-1885-13101 hwy 79_survey_shields
16. _11gb_PZ-2023-1884 &1885-Taylor 100 Employment Center Plan_Revised_ 2024 04 26
17. _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

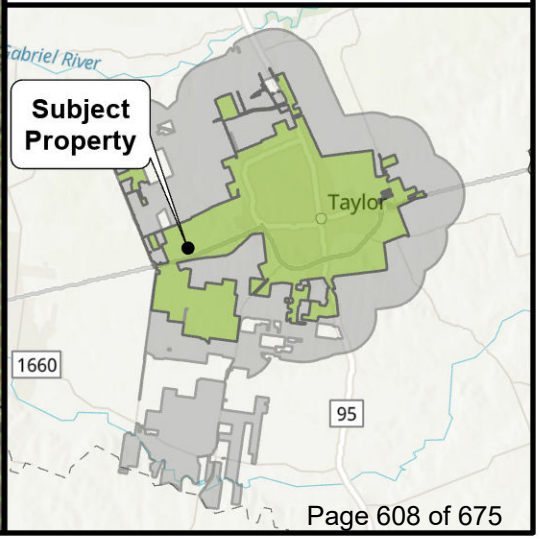


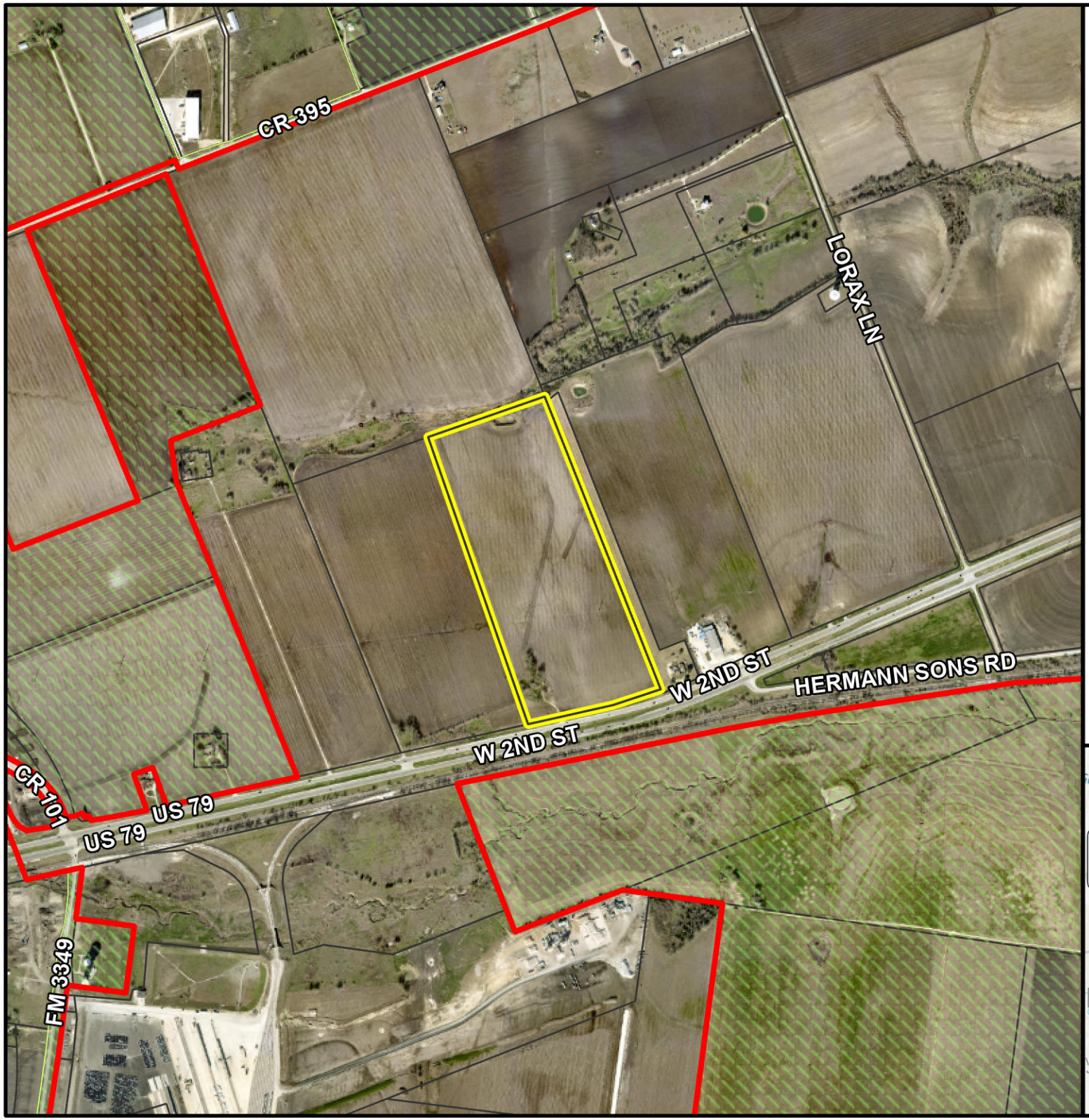
PZ-2023-1884

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



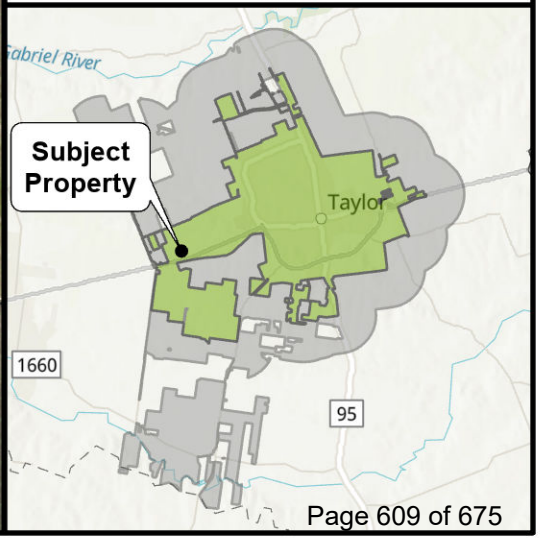


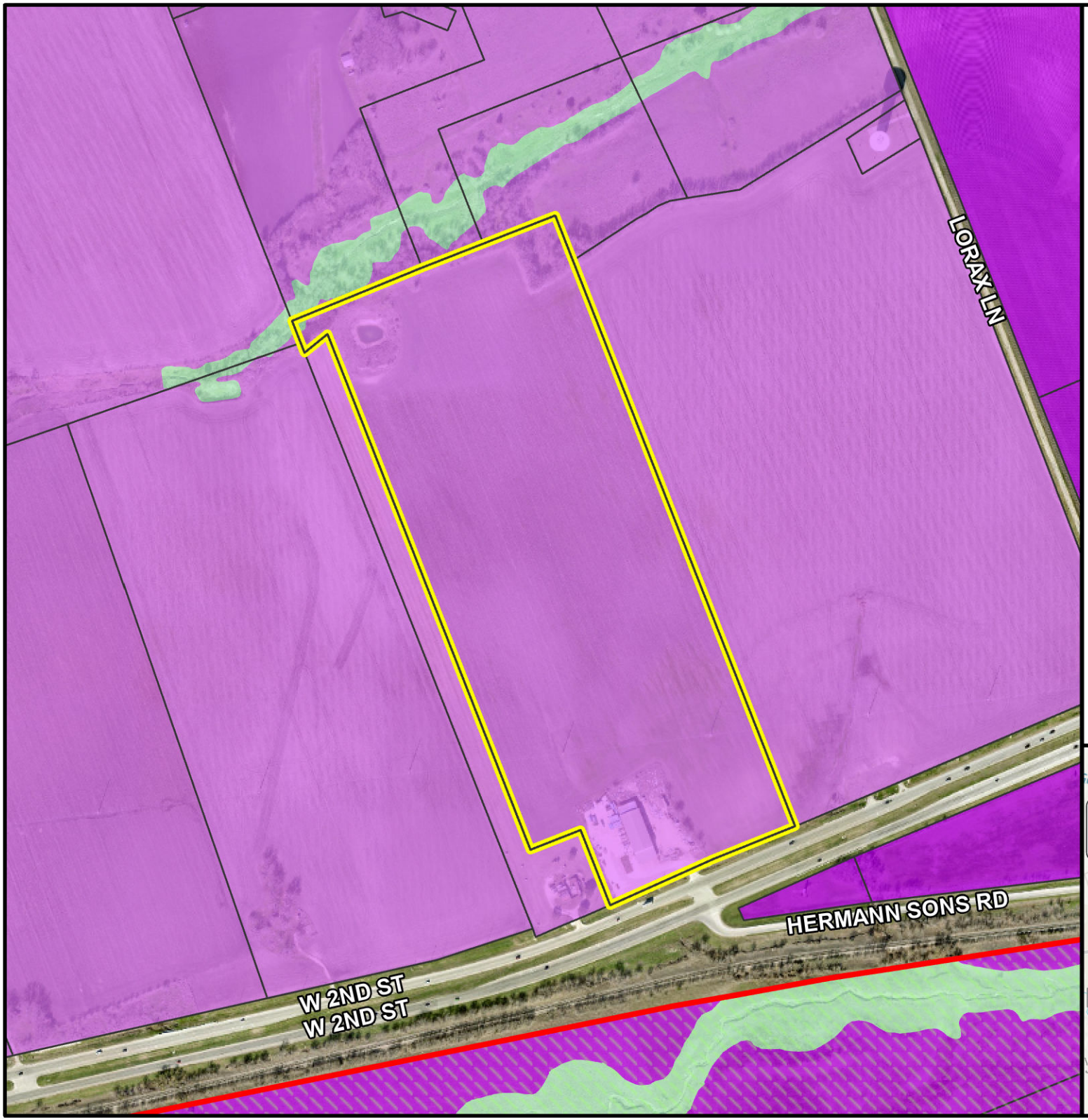
PZ-2023-1885

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

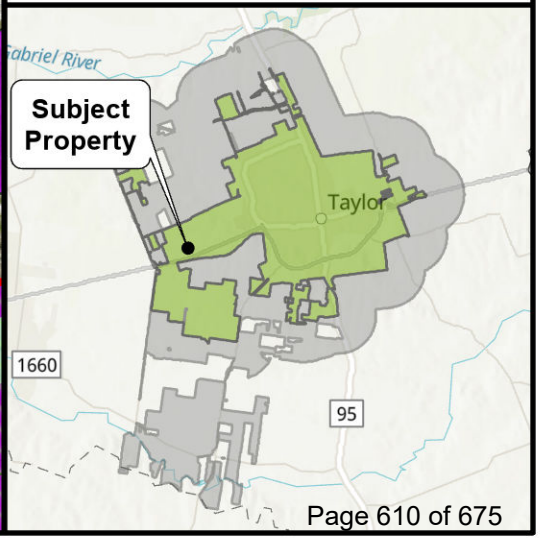
4804 W 2nd Street
Commercial Planned Development
Growth Sector Map
Approximately 52 acres

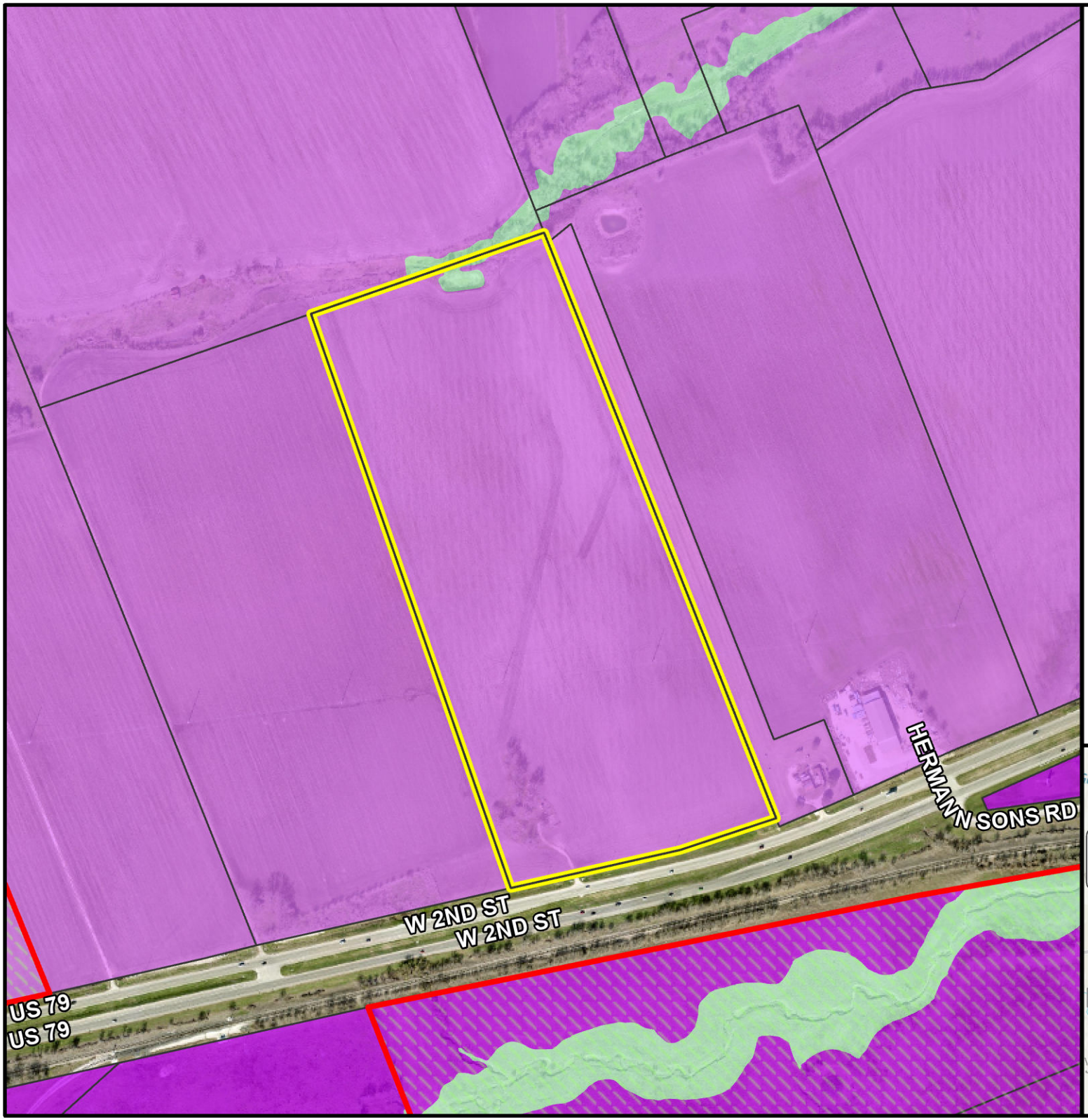
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

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

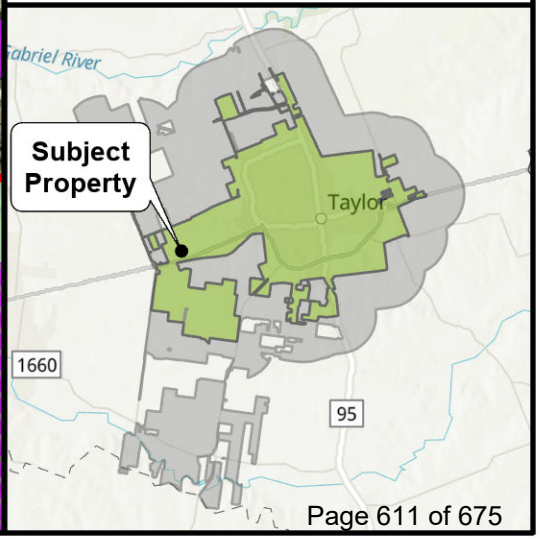
13101 Highway 79 W
Commercial Planned Development
Growth Sector Map
Approximately 51 acres

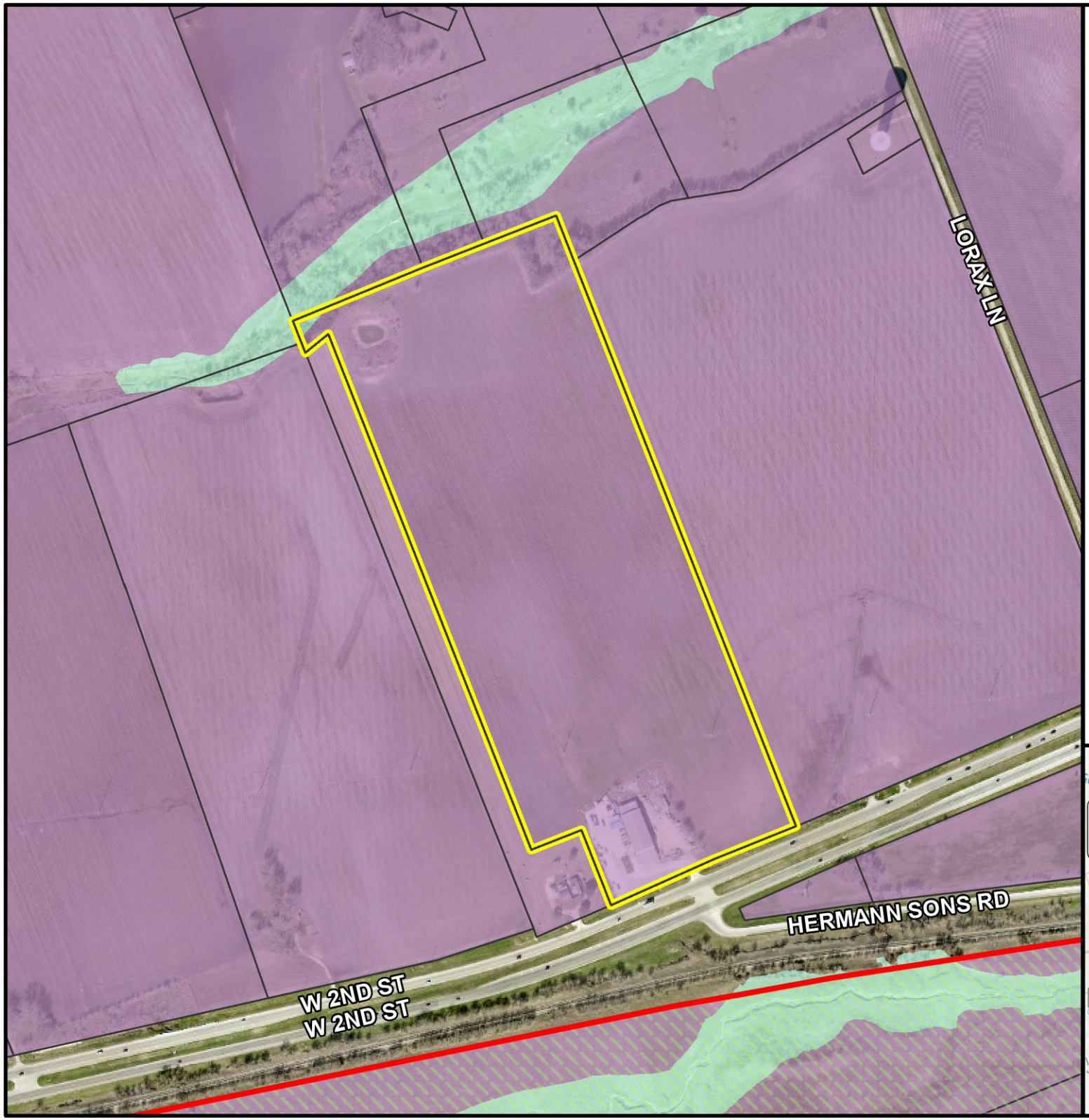
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

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

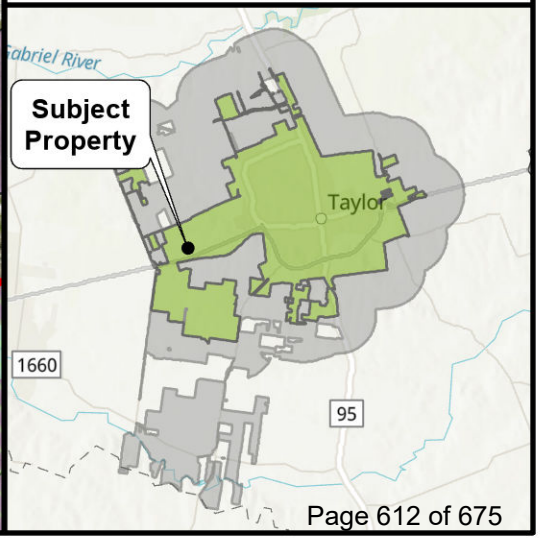
4804 W 2nd Street
Commercial Planned Development
Future Land Use Map
Approximately 52 acres

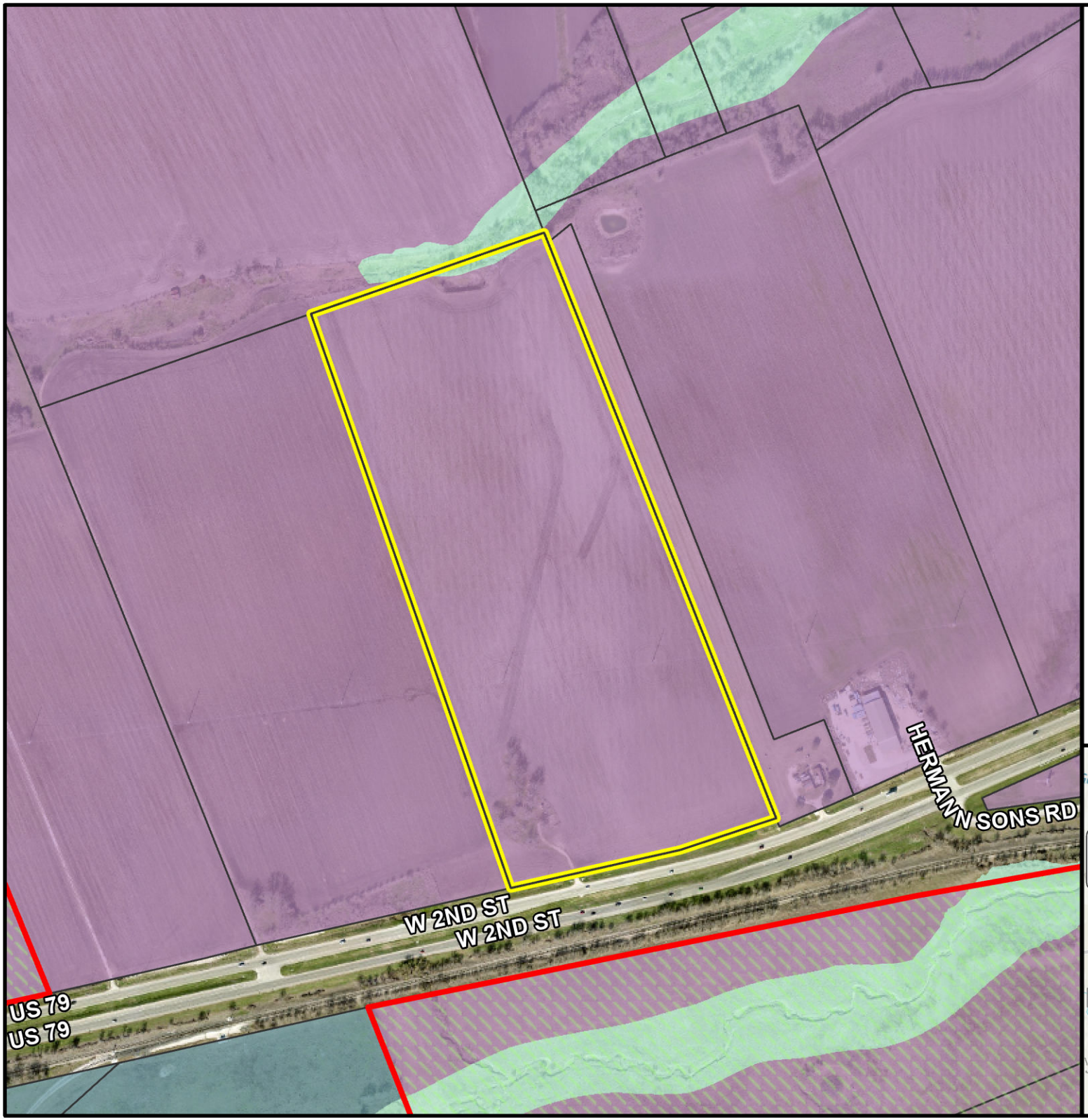
- City Limits
- ETJ Boundary
- Parcels

Future Land Use

- Employment: Special Zone
- Open Space

N 0 500 1,000
Feet





PZ-2023-1885

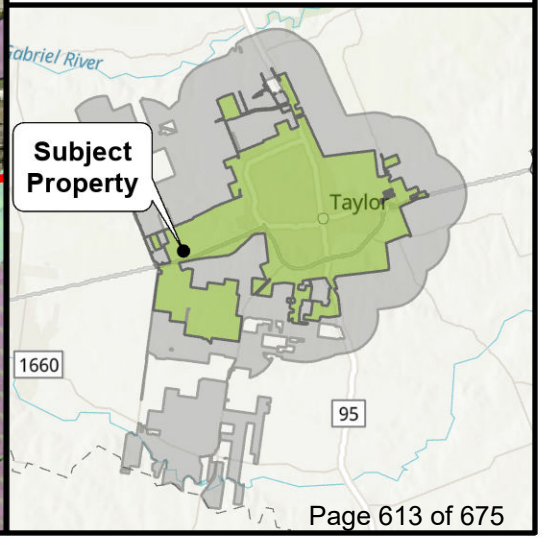
13101 Highway 79 W
Commercial Planned Development
Future Land Use Map
Approximately 51 acres

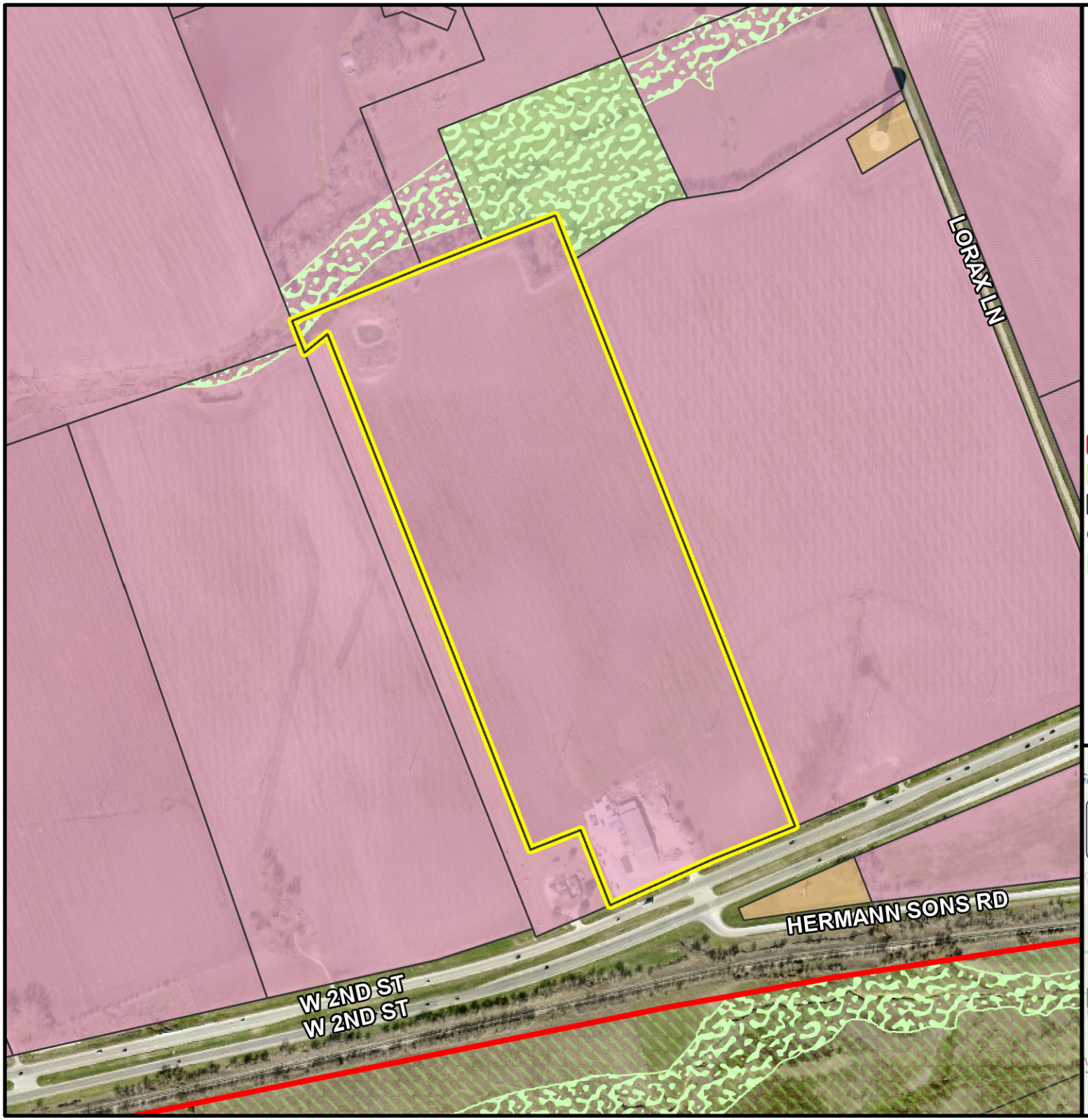
City Limits
ETJ Boundary
Parcels

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

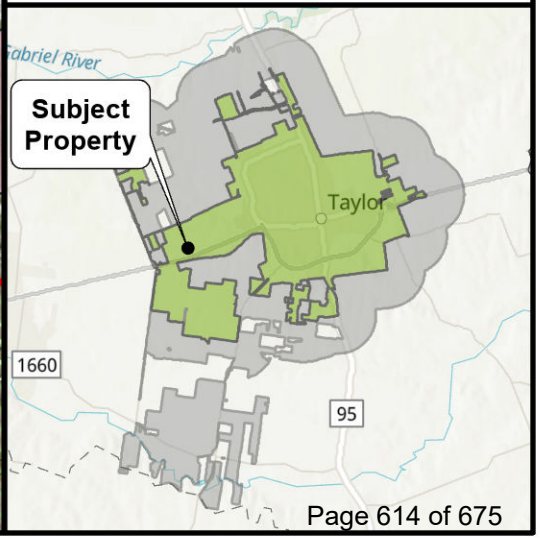
Overlay Zoning

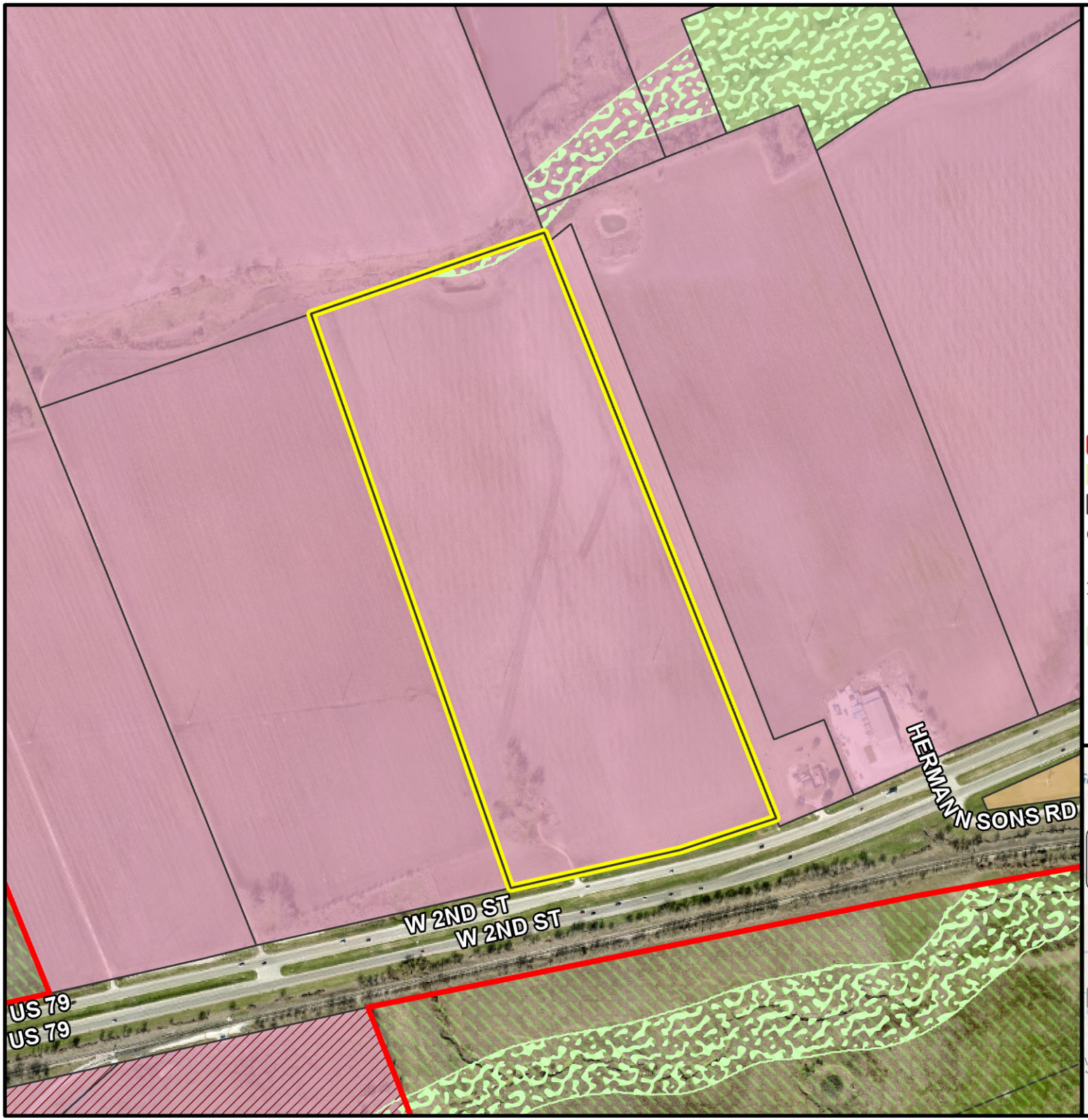
- P1: Nature

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

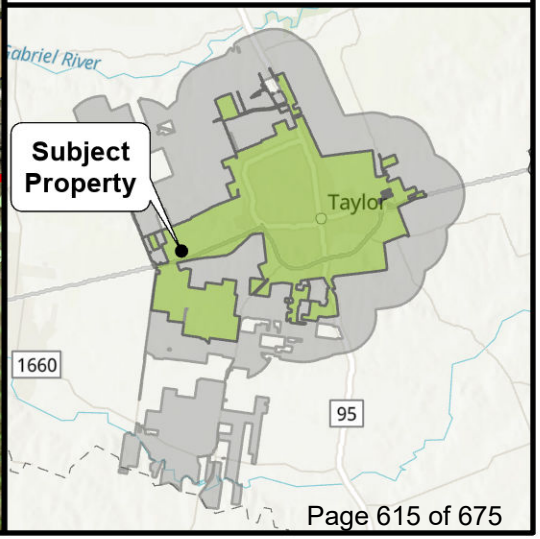
Overlay Zoning

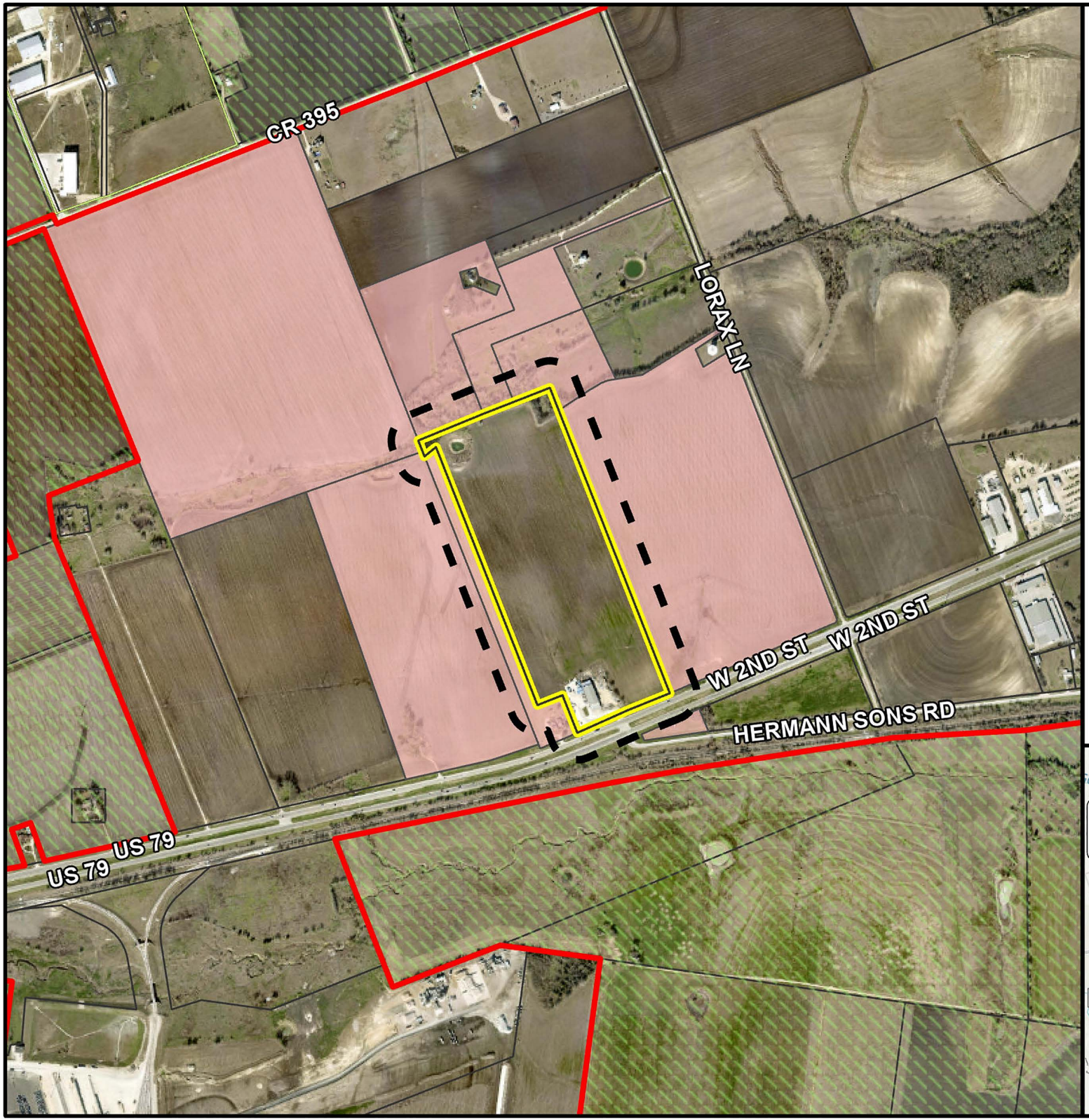
- Planned Development Overlay
- P1: Nature

Place Type Zoning

- P2: Rural
- EC: Employment Center
- CS: Civic Space
- Streets

N 0 500 1,000 Feet



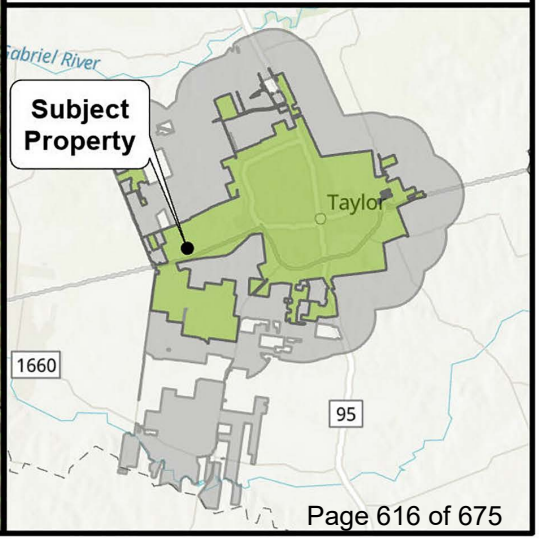


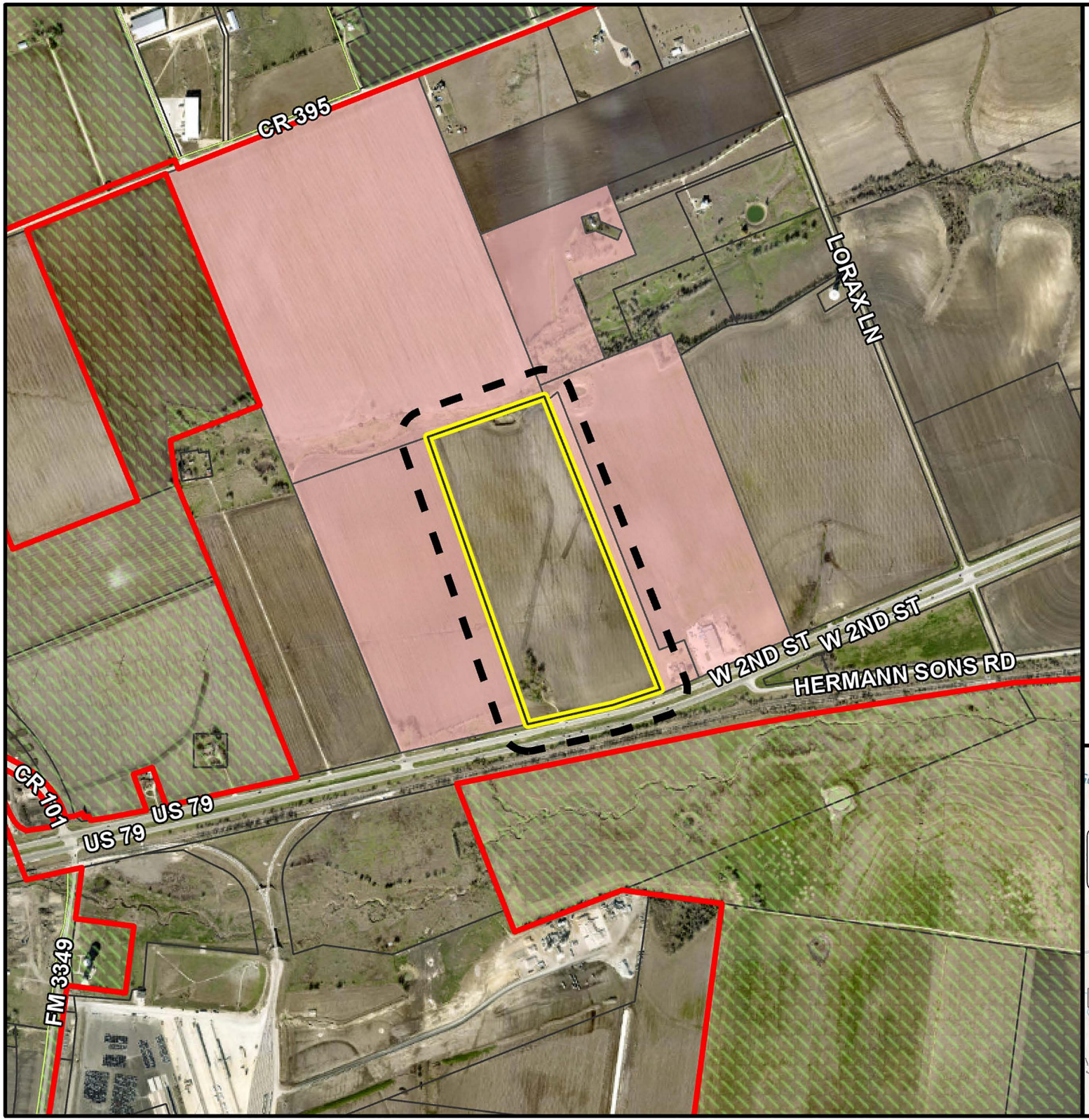
PZ-2023-1884

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



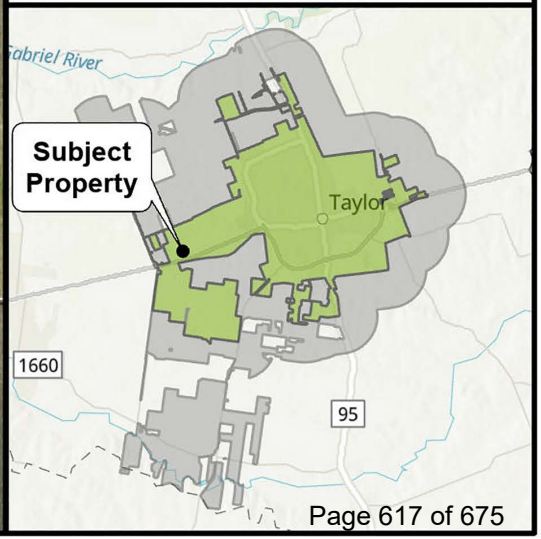


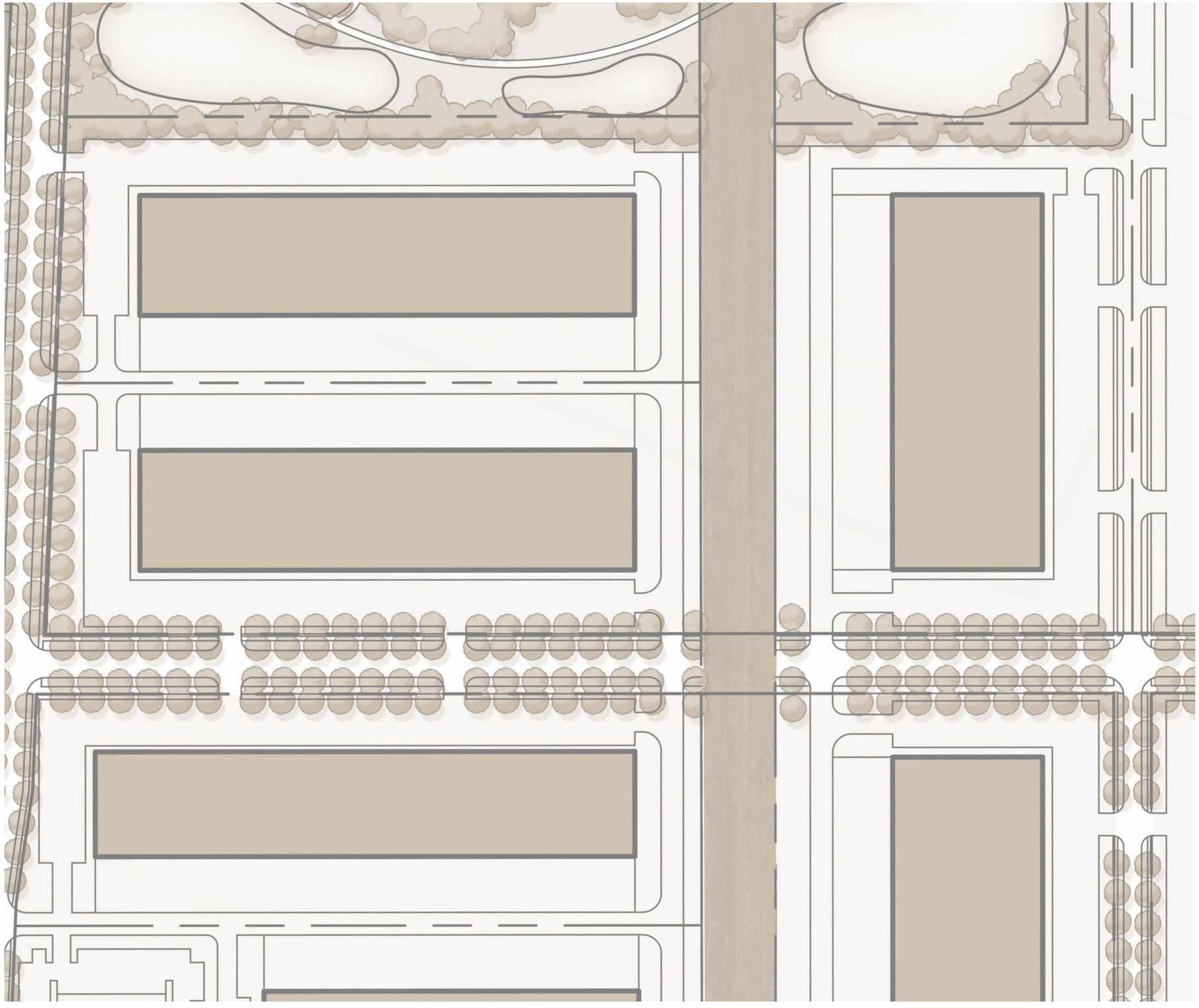
PZ-2023-1885

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

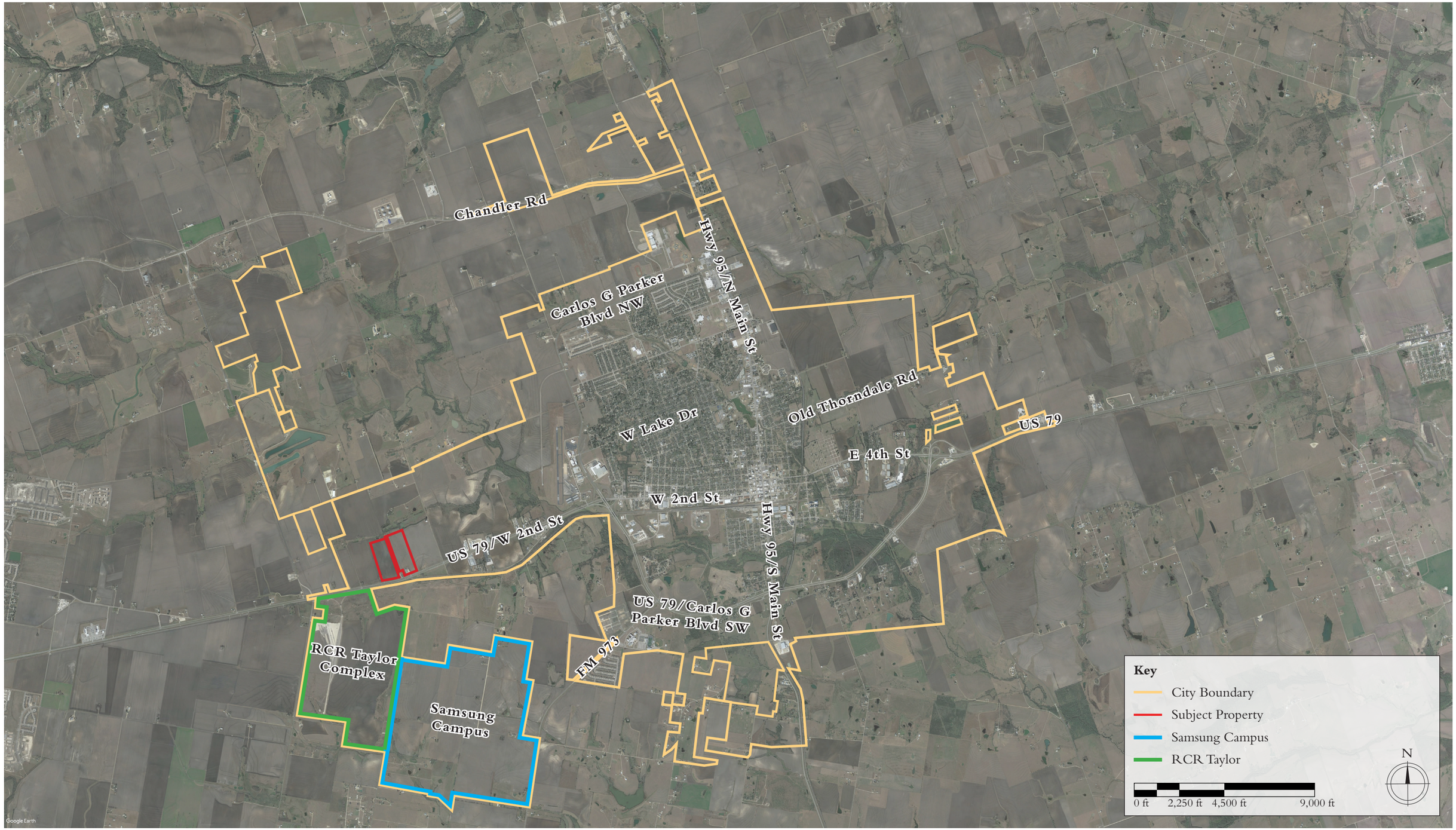
and

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

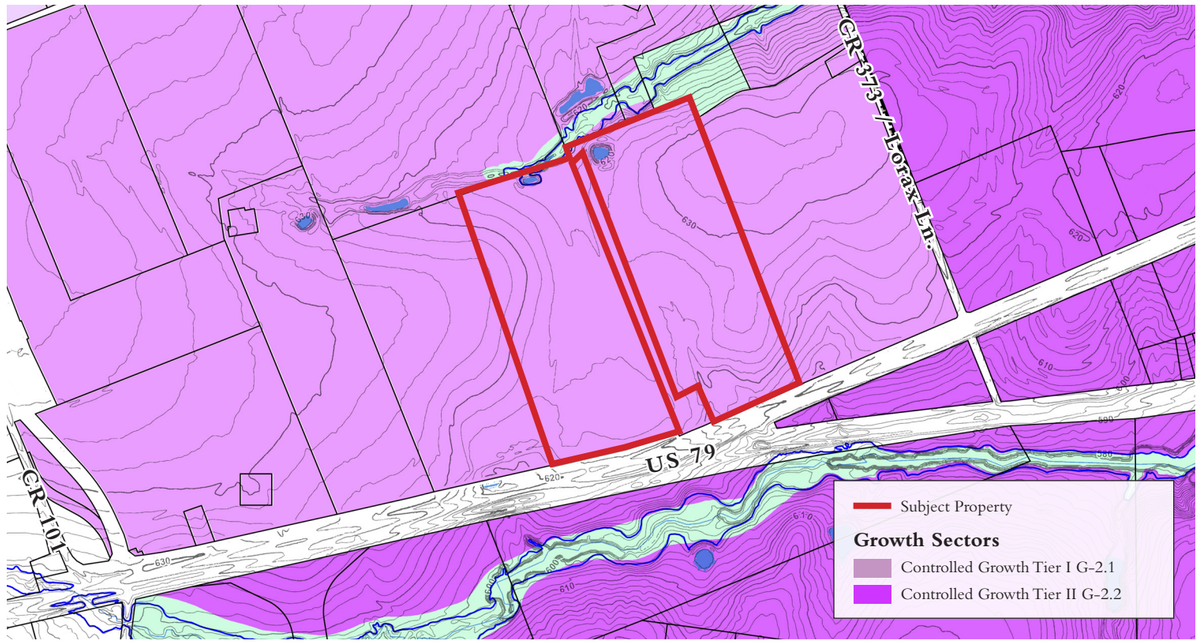


Michael Watkins Architect, LLC © 2021
The design is subject to change. Not for construction.

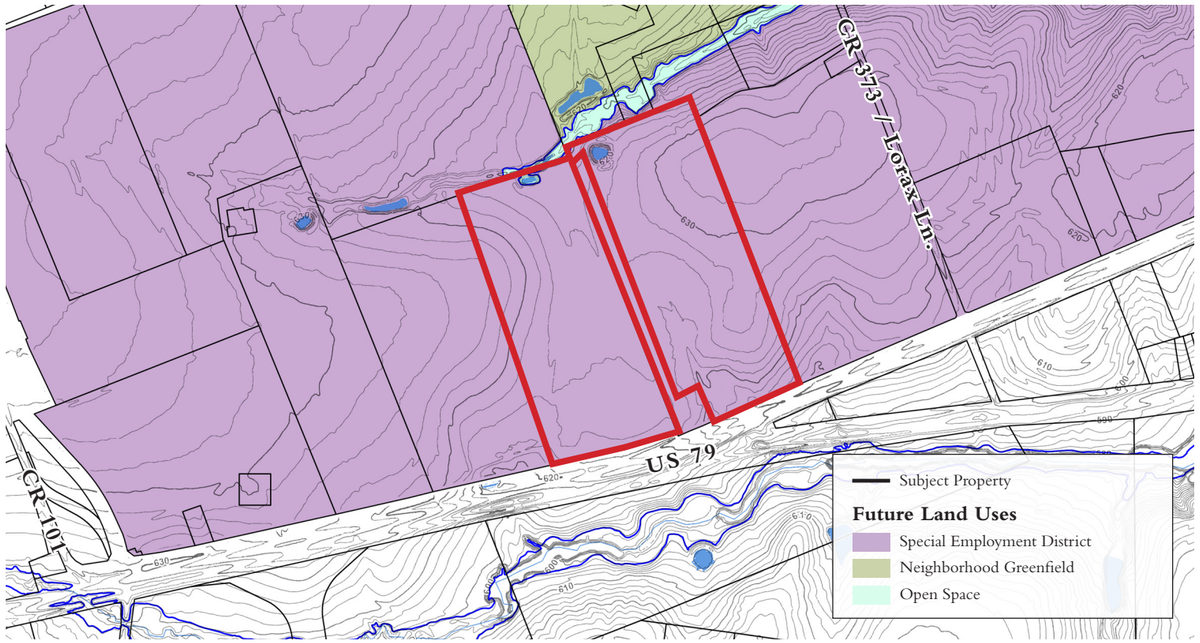
SITE IN CONTEXT

Taylor 100
March 27, 2024

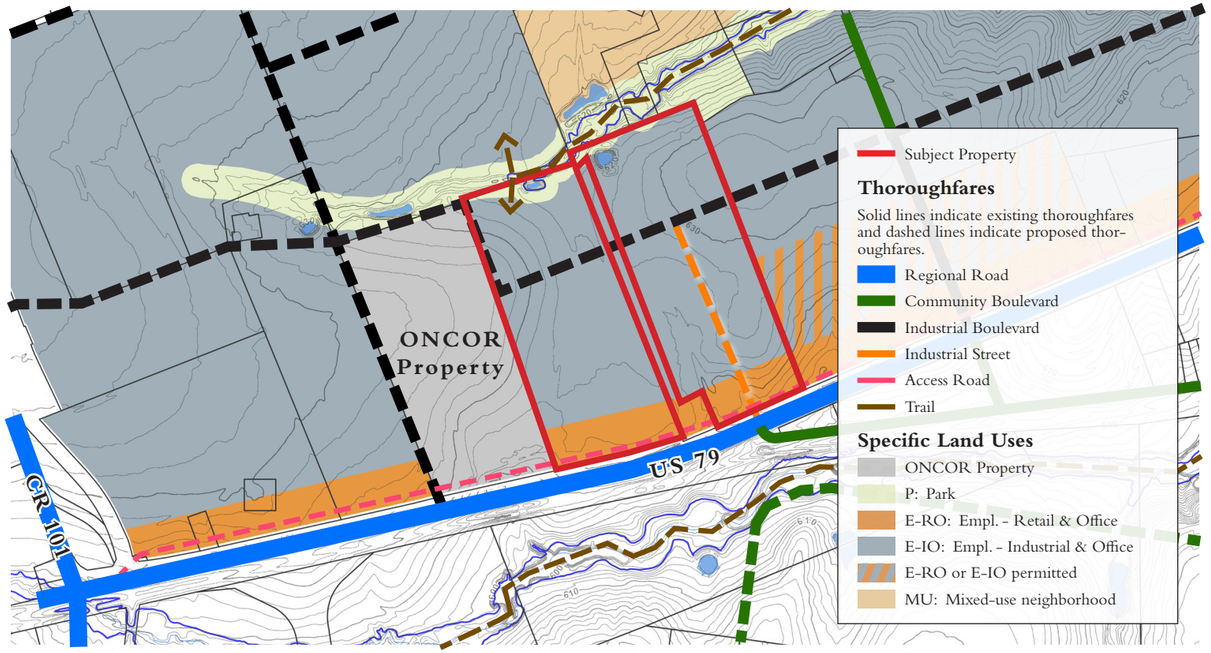
A.2



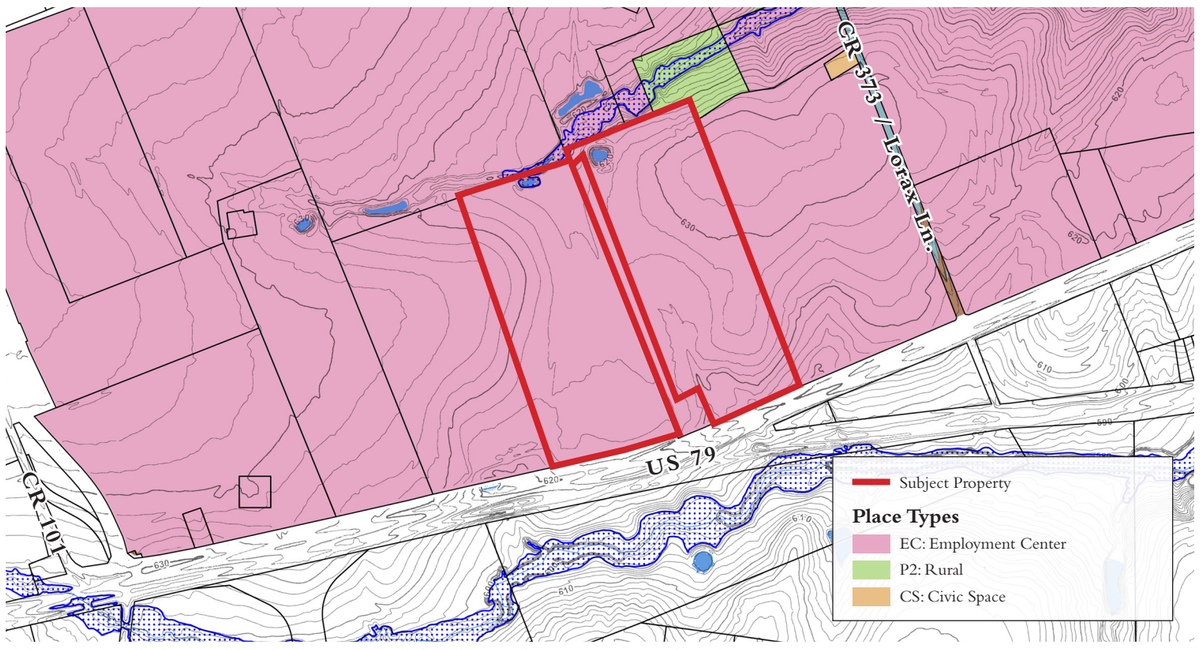
Growth Sector Plan: per SAP SED-North



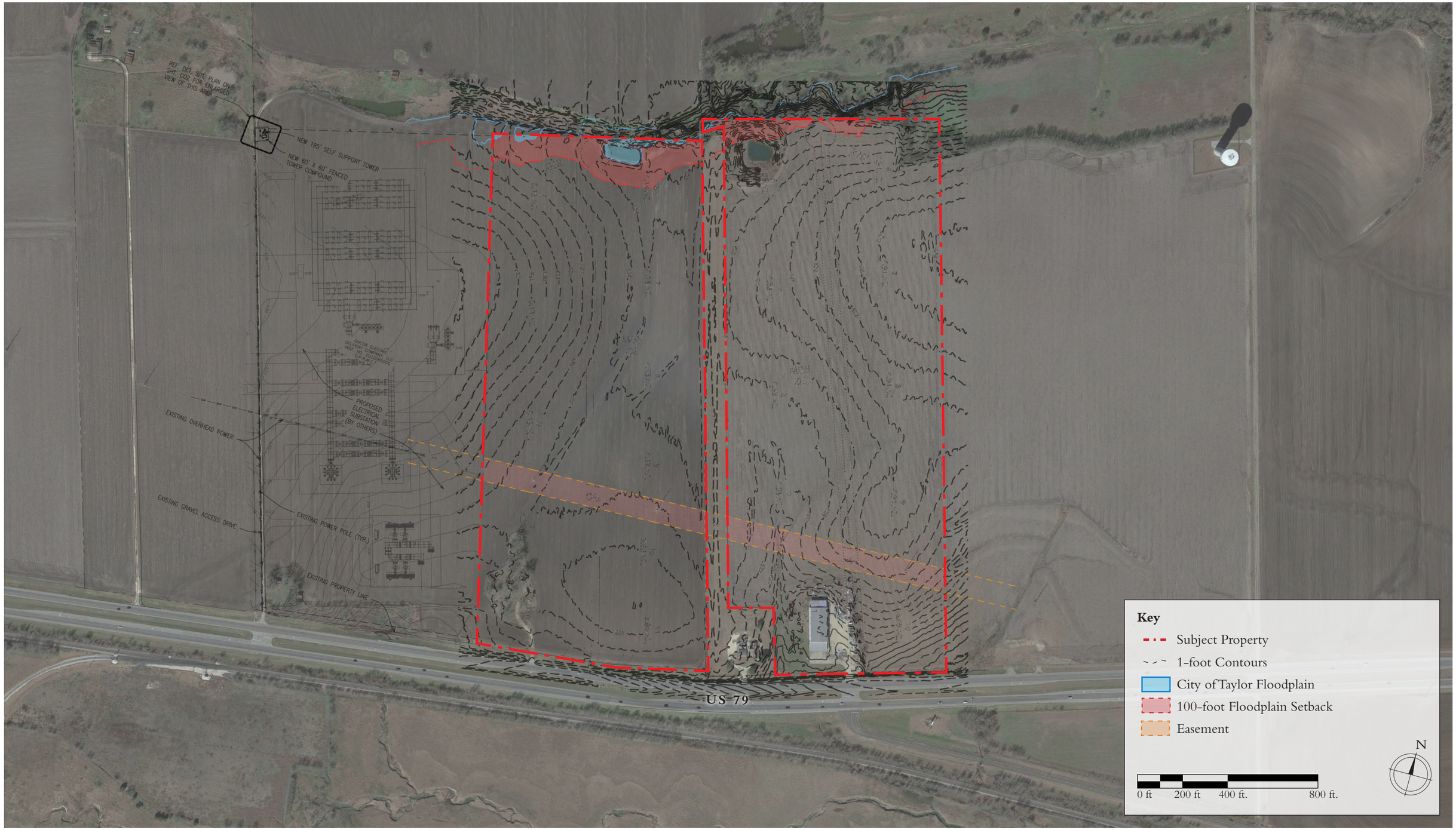
Future Land Use Plan: per SAP SED-North



Specific Land Use and Thoroughfare Plan: per SAP SED-North



Place Type Map: per Land Development Code

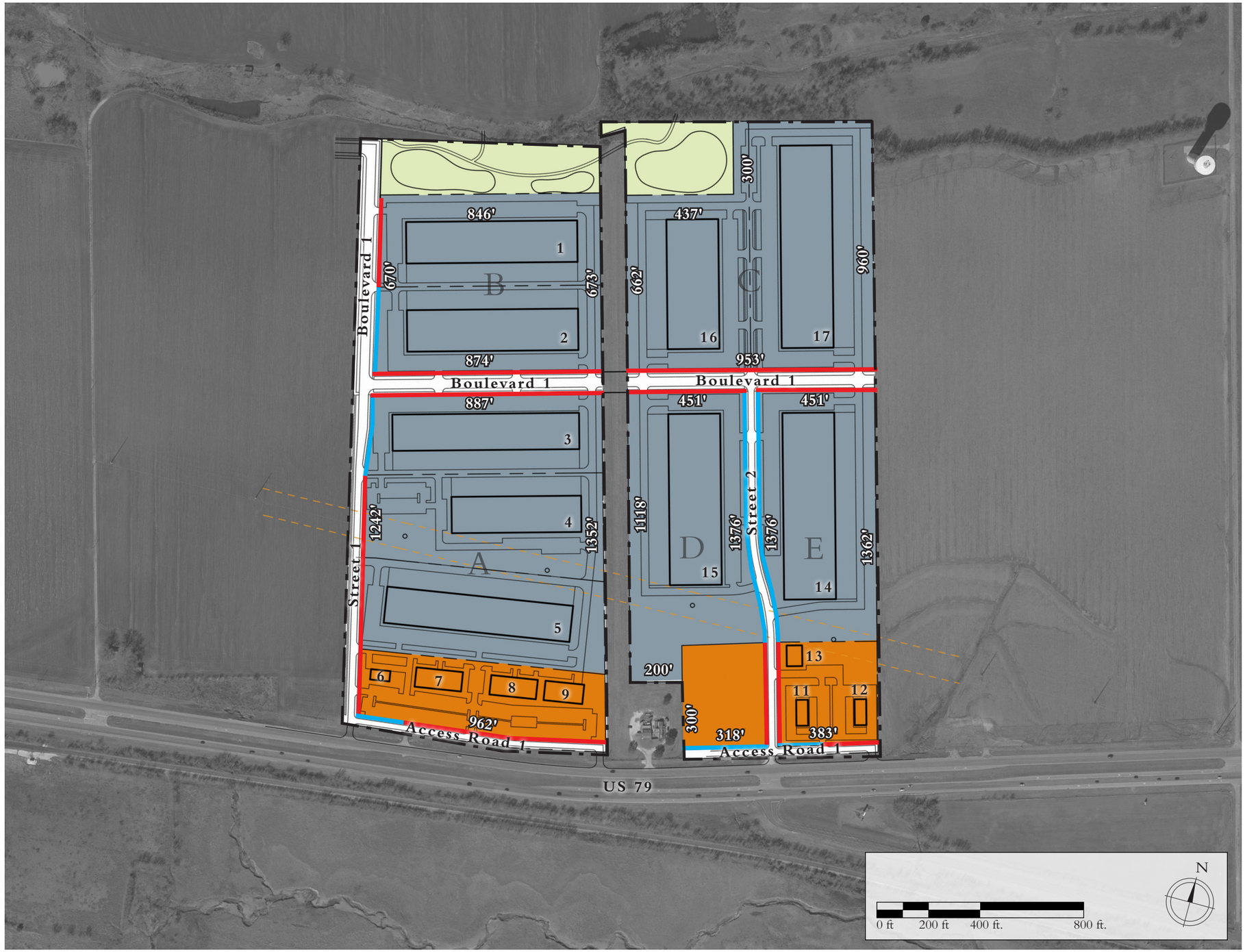

REF. DET. SITE PLAN ON SHT. C02 FOR ENLARGED VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED TOWER COMPOUND
DIXON ELECTRIC DELIVERY COMPANY LLC PROPOSED 138kV/69kV DELIVERY POINT
PROPOSED ELECTRICAL SUBSTATION (BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING GRAVEL ACCESS DRIVE
EXISTING 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.


CR 373 / Lorax Ln.
US 79
Hermann Sons Rd.
US 79
REF. DES. SITE PLAN ON
SHT. D22 FOR ENLARGED
VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED
TOWER COMPOUND
ONCOR ELECTRIC
DELIVERY COMPANY LLC
PROPOSED
ELECTRICAL
SUBSTATION
(BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING POWER POLE (TYP.)
EXISTING GRAVEL ACCESS DRIVE
EXISTING PROPERTY LINE
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 DEDICATION O.P.R.T.C.T.
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
30-foot Landscape Buffer
90-foot Landscape Buffer as recommended by Planning & Zoning Commission
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).



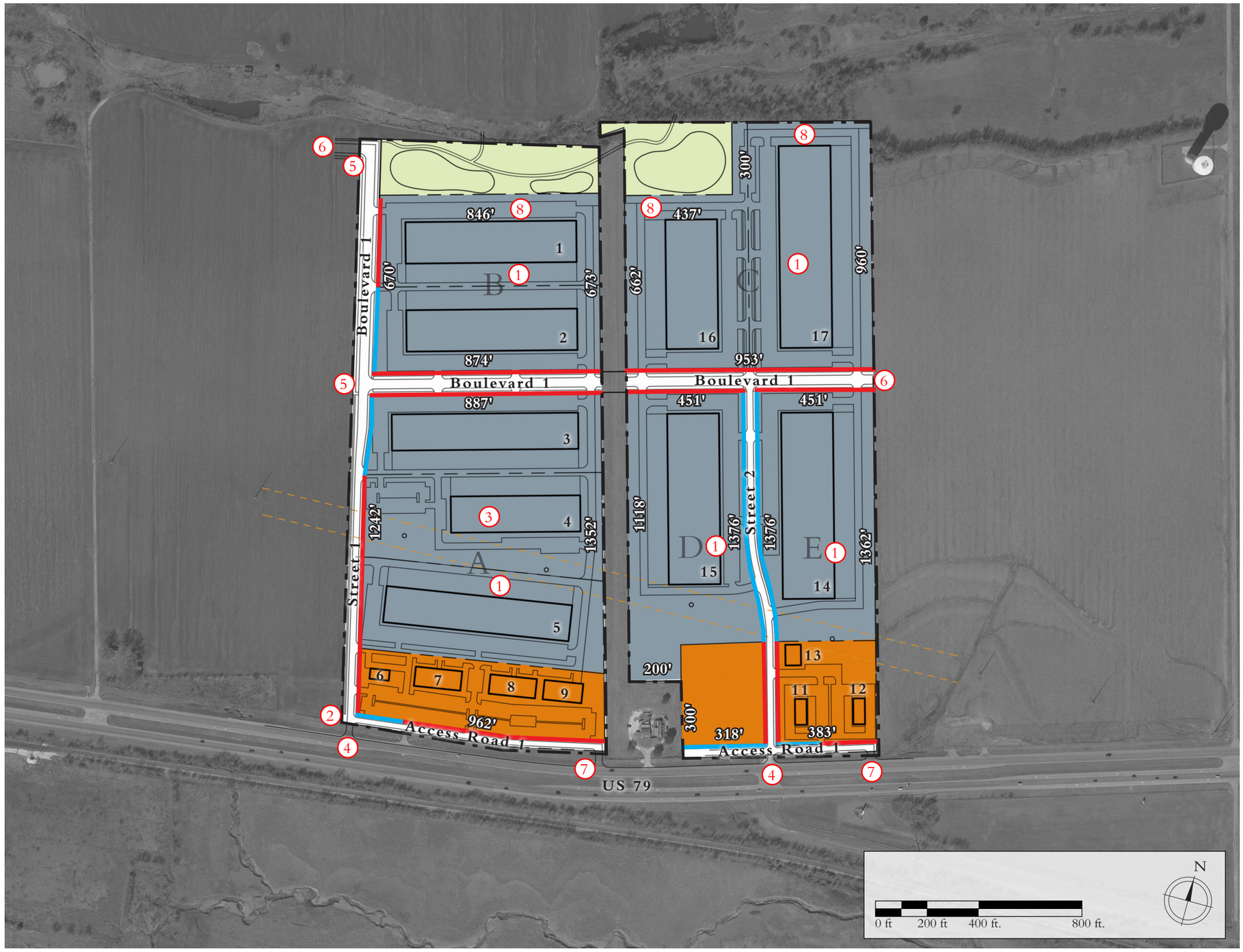
Key

- EC-C: Employment Center Commercial
- EC-I: 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-C: Employment Center Commercial
- EC-I: 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

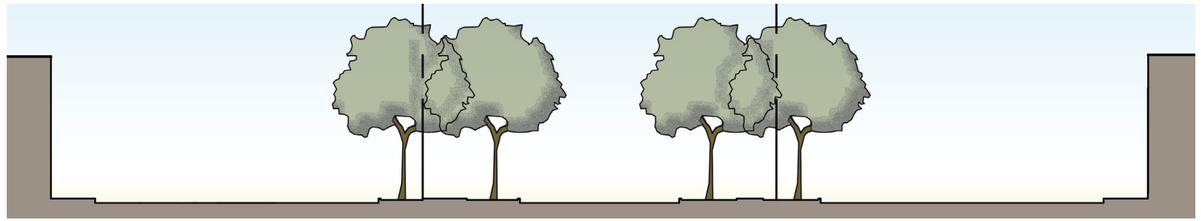
The following standards apply to all Lots within an Employment Center - Industrial (EC-I) Place Type:

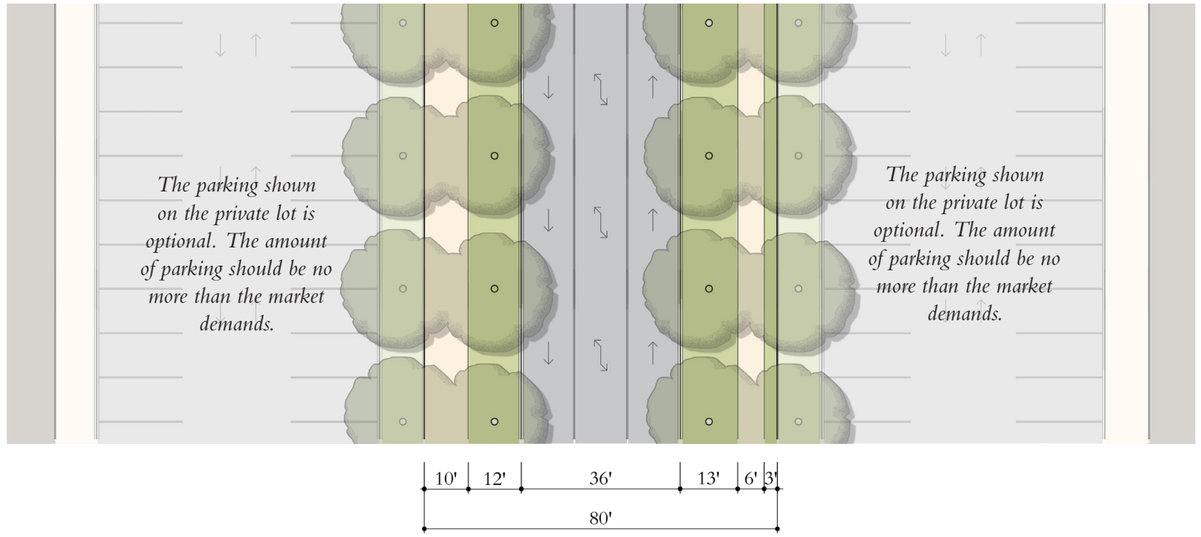
1. **Intent.** The intent of the Employment Center - Industrial is to provide a place for large-footprint industrial uses (and associated loading areas and truck access) with sufficient connectivity to surrounding walkable neighborhoods, Civic Spaces, and commercial centers that pedestrian and bicycle 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

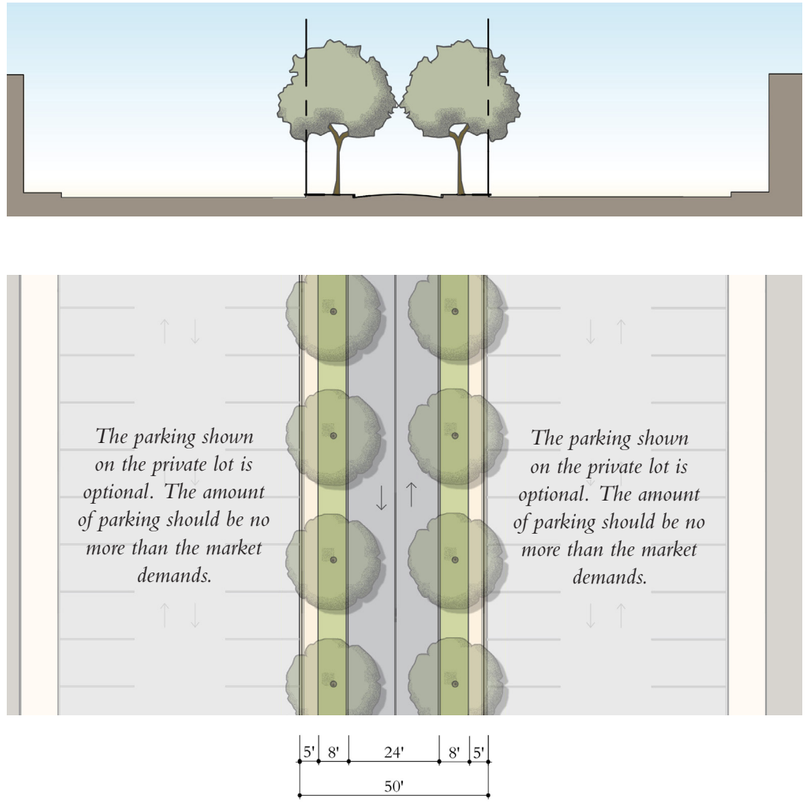
Right-of-Way Width

Pavement Width

XX-##-##

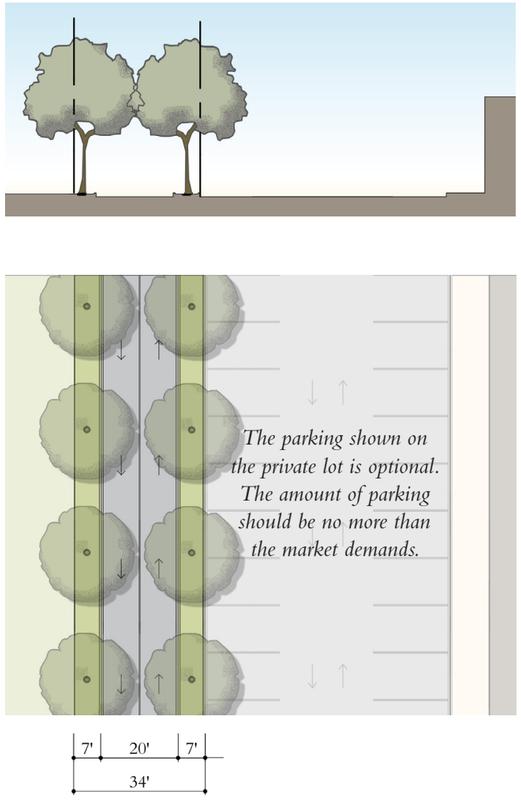
Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access

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

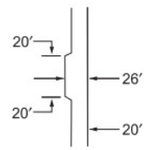
Taylor 100
April 26, 2024

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 O.P.R. D.C.T.
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.

_____
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. 2024-24, 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.

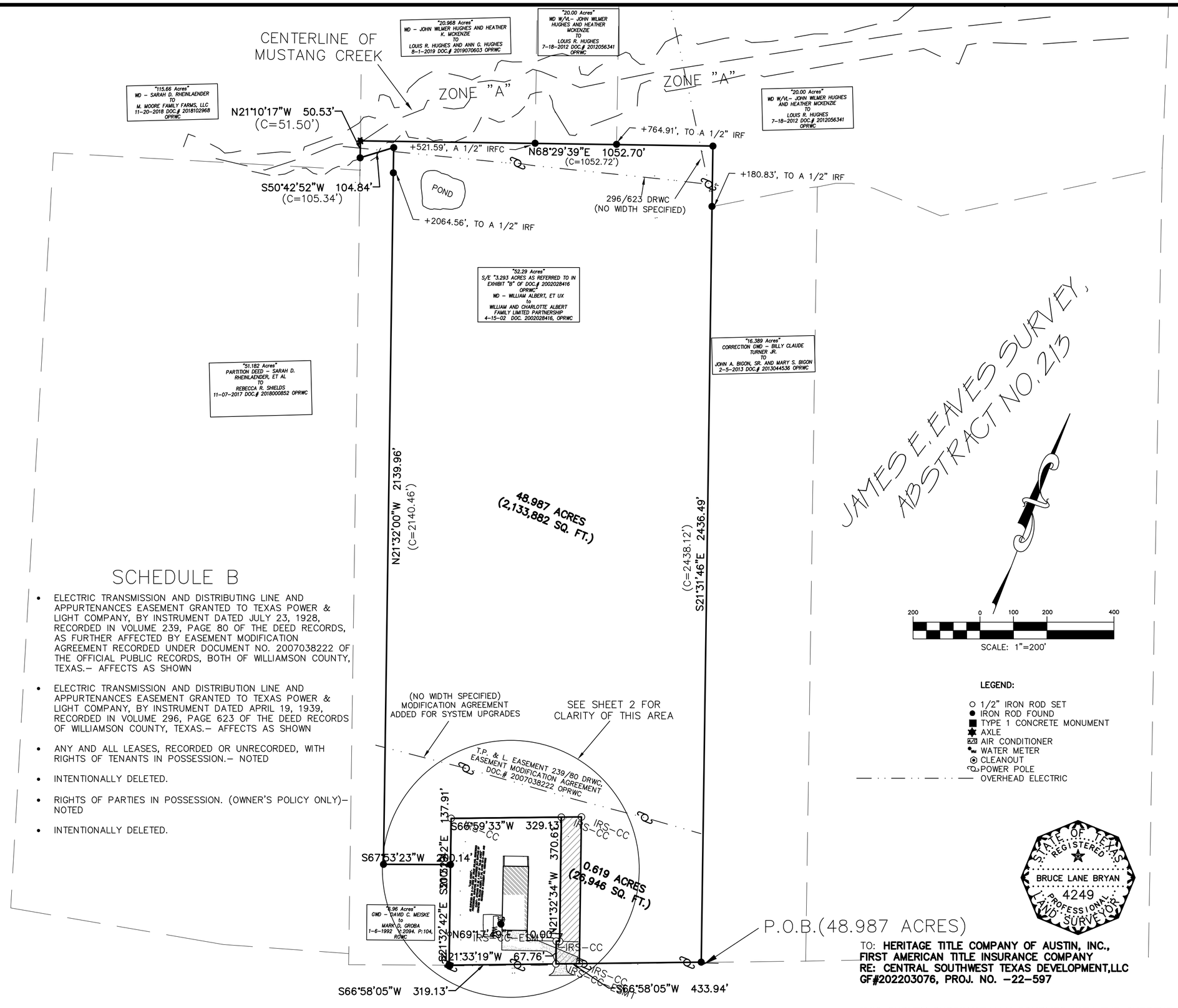
_____
Dianna McLean
City Clerk

EXHIBIT A

(Legal Description/Survey)

EXHIBIT B

(New Neighborhood Plan)



SCHEDULE B

- ELECTRIC TRANSMISSION AND DISTRIBUTING LINE AND APPURTENANCES EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED JULY 23, 1928, RECORDED IN VOLUME 239, PAGE 80 OF THE DEED RECORDS, AS FURTHER AFFECTED BY EASEMENT MODIFICATION AGREEMENT RECORDED UNDER DOCUMENT NO. 2007038222 OF THE OFFICIAL PUBLIC RECORDS, BOTH OF WILLIAMSON COUNTY, TEXAS.– AFFECTS AS SHOWN
- ELECTRIC TRANSMISSION AND DISTRIBUTION LINE AND APPURTENANCES EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED APRIL 19, 1939, RECORDED IN VOLUME 296, PAGE 623 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.– AFFECTS AS SHOWN
- ANY AND ALL LEASES, RECORDED OR UNRECORDED, WITH RIGHTS OF TENANTS IN POSSESSION.– NOTED
- INTENTIONALLY DELETED.
- RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY)– NOTED
- INTENTIONALLY DELETED.

LEGEND:

- ○ 1/2" IRON ROD SET
- ● IRON ROD FOUND
- ■ TYPE 1 CONCRETE MONUMENT
- AXLE
- AIR CONDITIONER
- WATER METER
- CLEANOUT
- POWER POLE
- OVERHEAD ELECTRIC

STATE OF TEXAS
REGISTERED
BRUCE LANE BRYAN
4249
PROFESSIONAL
LAND SURVEYOR

TO: **HERITAGE TITLE COMPANY OF AUSTIN, INC., FIRST AMERICAN TITLE INSURANCE COMPANY**
RE: CENTRAL SOUTHWEST TEXAS DEVELOPMENT,LLC
GF#202203076, PROJ. NO. –22–597

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

12–7–2022
DATE

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

SURVEYORS NOTES:

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

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

3. THE PROPERTY DEPICTED HEREON **IS PARTIALLY** WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. **48491C0575E**, EFFECTIVE DATE **DECEMBER 20, 2019**, LOCATED IN ZONE "A" (UNSHADED).

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

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

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

7. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **HERITAGE TITLE COMPANY OF AUSTIN, INC.**, G.F. NO. **202203076.** EFFECTIVE DATE: **NOVEMBER 9, 2022.**

SHEET 1 OF 2

LAND TITLE SURVEY

48.987 ACRE TRACT & A PROPOSED 0.619 ACRE INGRESS–EGRESS EASEMET OUT OF THE JAMES E. EAVES SURVEY ABSTRACT NO. 213 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: NF	CHECKED BY: BLB
SCALE: 1" = 200'	APPROVED BY: BLB
PROJECT NO. 22–597	DATE: DECEMBER 7, 2022

T.P. & L. EASEMENT 239/80 DRWC,
EASEMENT MODIFICATION AGREEMENT
DOC.# 2007038222 OPRWC

JAMES E. EAVES SURVEY,
ABSTRACT NO. 213

N66°59'33"E 60.00'

IRS-CC

S66°59'33"W 329.13'

IRS-CC

IRS-CC

S21°32'42"E 137.91'

GRAVEL

3.293 ACRES
(143,443 SQ. FT.)

"3.293 ACRES"-
AS SURVEYED ON 2-14-2002 BY ARLEE ROLAND, REGISTERED
PROFESSIONAL SURVEYOR, NOT RECORDED BUT SUPPLIED BY
CLIENT- APPEARS TO BE A PART OF "52.29 ACRES"
CONVEYED TO WILLIAM ALBERT, ET UX, DATED 10-5-1999 AND
RECORDED IN DOCUMENT NO. 1999070062

COV
CONC

1 STORY
TIN BLDG

CONC

N21°32'34"W 370.61'
N21°32'34"W 370.61'

S21°32'40"E 437.93'

0.619 ACRES
(26,946 SQ. FT.)
(INCLUDED IN 49.987 ACRES)

(C=200.00')
S67°53'23"W 200.14'

(C=300.00')
S21°32'42"E 300.19'

"96 Acres"
DAVID C. MEISKE
to
K D, GROBA
V: 2094. P: 104,
ROWC

GRAVEL

N69°17'49"E 10.00'
IRS-CC-ESMT

IRS-CC

CONC DRIVE

S66°58'05"W 70.00'

N21°33'19"W 67.76'

(TC=753.04') (TF=753.07')

P.O.B.
(0.619 INGRESS/EGRESS
EASEMENT)

IRS-CC-ESMT

IRS-CC

(TC=753.04') (TF=753.07')

S66°58'05"W 319.13'

S66°58'05"W 433.94'

U.S. HIGHWAY 79
(R.O.W. VARIES)

50 0 25 50 100
SCALE: 1"= 50'

LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND
- TYPE 1 CONCRETE MONUMENT
- AXLE
- AIR CONDITIONER
- WATER METER
- CLEANOUT
- POWER POLE
- OVERHEAD ELECTRIC

SURVEYORS NOTES:

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

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

3. THE PROPERTY DEPICTED HEREON **IS PARTIALLY** WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. **48491C0575E**, EFFECTIVE DATE **DECEMBER 20, 2019**, LOCATED IN ZONE "A" (UNSHADED).

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

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

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

7. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **HERITAGE TITLE COMPANY OF AUSTIN, INC.**, G.F. NO. **202203076.** EFFECTIVE DATE: **NOVEMBER 9, 2022.**

SHEET 2 OF 2

LAND TITLE SURVEY

48.987 ACRE TRACT & A
PROPOSED 0.619 ACRE
INGRESS-EGRESS EASEMET OUT
OF THE JAMES E. EAVES SURVEY
ABSTRACT NO. 213
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: NF	CHECKED BY: BLB
SCALE: 1" = 50'	APPROVED BY: BLB
PROJECT NO. 22-597	DATE: DECEMBER 7, 2022

TO: **SARAH RHEINLAENDER**

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

9-11-17

DATE

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

STATE OF TEXAS
REGISTERED
BRUCE LANE BRYAN
4249
PROFESSIONAL
LAND SURVEYOR

JAMES C. EAVES SURVEY,
ABSTRACT NO. 213

ABBREVIATIONS
FND. – FOUND
I.R. – IRON ROD
I.P. – IRON PIPE
R.O.W. – RIGHT-OF-WAY
DRWC – DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC – OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC – OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD – WARRANTY DEED
GWD – GENERAL WARRANTY DEED
SWD – SPECIAL WARRANTY DEED
W/VL – DEED WITH VENDOR'S LIEN
WCR – WILLIAMSON COUNTY ROAD
P.O.C. – PLACE OF COMMENCING
P.O.B. – PLACE OF BEGINNING

(1)

"218 ACRES" (RESIDUE)
GIFT DEED – LOUIS C. ANDERSON, ET UX
TO
ERIC V. ANDERSON, ET UX FRIEDA ANDERSON
3-11-1959 429/278 DRWC

"217.73 ACRES" (UND. 1/9 OF 16%)
WD – THE ESTATE OF FRIEDA T. ANDERSON, DECEASED
TO
FRIEDA T. ANDERSON HERITAGE TRUST FOR RYAN CAREY ALLGOOD
12-10-2010 DOC.# 2010084911 OPRWC

"217.73 ACRES" (UND. 1/9 OF 16%)
WD – THE ESTATE OF FRIEDA T. ANDERSON, DECEASED
TO
FRIEDA T. ANDERSON HERITAGE TRUST FOR TOBY CHRISMAN ALLGOOD
12-10-2010 DOC.# 2010084910 OPRWC

"217.73 ACRES" (UND. 1/9 OF 16%)
WD – THE ESTATE OF FRIEDA T. ANDERSON, DECEASED
TO
FRIEDA T. ANDERSON HERITAGE TRUST FOR AMANDA KERI ALLGOOD BAKER
12-10-2010 DOC.# 2010084919 OPRWC

"217.73 ACRES" (UND. 1/3 OF 16%)
WD – THE ESTATE OF FRIEDA T. ANDERSON, DECEASED
TO
FRIEDA T. ANDERSON HERITAGE TRUST FOR REBECCA RUTH SHIELDS
12-10-2010 DOC.# 2010084908 OPRWC

"217.73 ACRES" (UND. 1/3 OF 16%)
WD – THE ESTATE OF FRIEDA T. ANDERSON, DECEASED
TO
FRIEDA T. ANDERSON HERITAGE TRUST FOR SARAH D. RHEINLAENDER
12-10-2010 DOC.# 2010084907 OPRWC

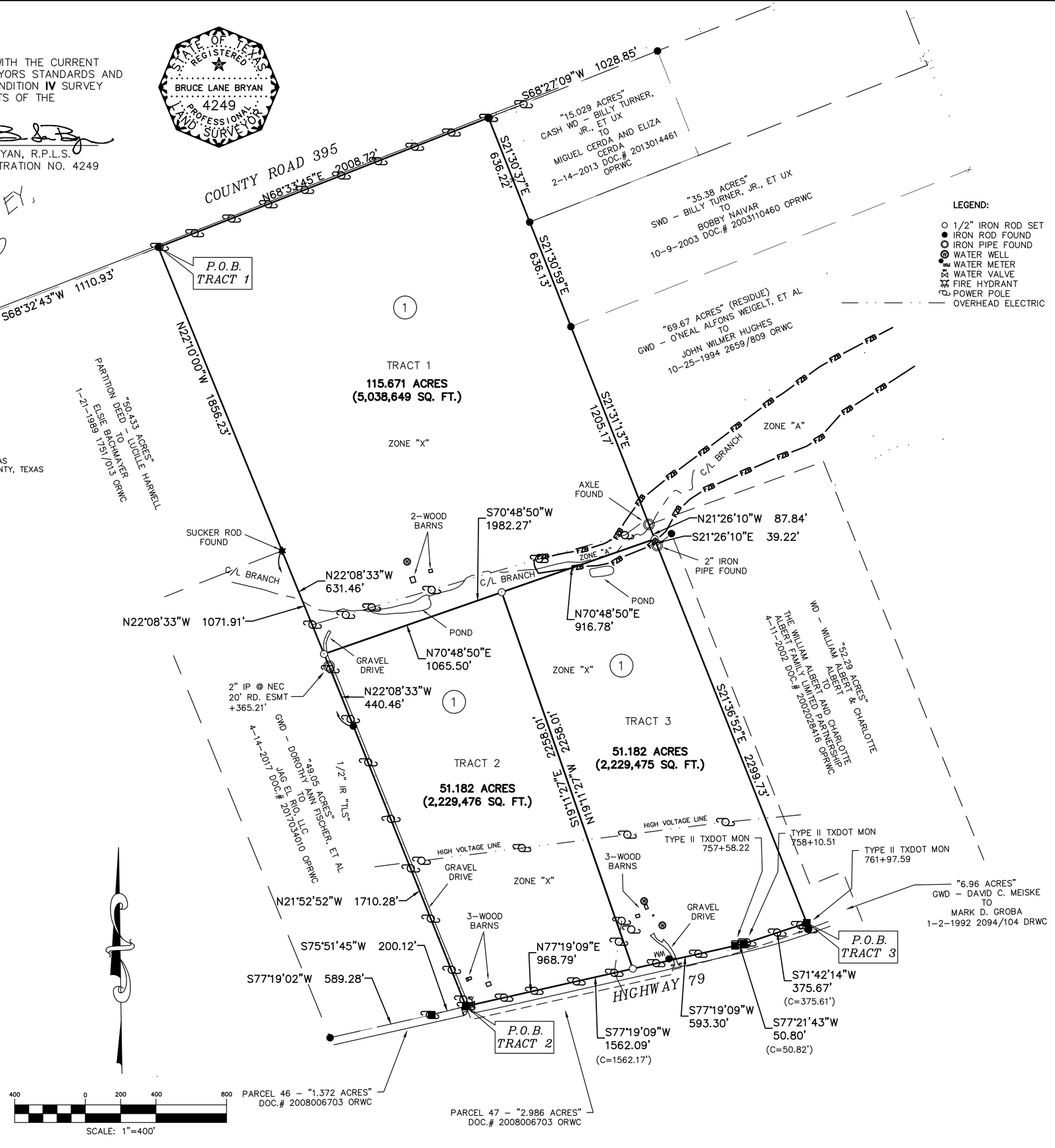
"217.73 ACRES" (UND. 1/9 OF 84%)
WD – THE ERIC V. ANDERSON FAMILY TRUST
TO
THE ERIC V. ANDERSON FAMILY TRUST FOR RYAN CAREY ALLGOOD
12-10-2010 DOC.# 2010084906 OPRWC

"217.73 ACRES" (UND. 1/9 OF 84%)
WD – THE ERIC V. ANDERSON FAMILY TRUST
TO
THE ERIC V. ANDERSON FAMILY TRUST FOR TOBY CHRISMAN ALLGOOD
12-10-2010 DOC.# 2010084905 OPRWC

"217.73 ACRES" (UND. 1/9 OF 84%)
WD – THE ERIC V. ANDERSON FAMILY TRUST
TO
THE ERIC V. ANDERSON FAMILY TRUST FOR AMANDA KERI ALLGOOD BAKER
12-10-2010 DOC.# 2010084904 OPRWC

"217.73 ACRES" (UND. 1/3 OF 84%)
WD – THE ERIC V. ANDERSON FAMILY TRUST
TO
THE ERIC V. ANDERSON FAMILY TRUST FOR SARAH D. RHEINLAENDER
12-10-2010 DOC.# 2010084902 OPRWC

"217.73 ACRES" (UND. 1/3 OF 84%)
WD – THE ERIC V. ANDERSON FAMILY TRUST
TO
THE ERIC V. ANDERSON FAMILY TRUST FOR REBECCA RUTH SHIELDS
12-10-2010 DOC.# 2010084903 OPRWC



LEGEND:
- ○ 1/2" IRON ROD SET
- ● IRON ROD FOUND
- ○ IRON PIPE FOUND
- Ⓦ WATER WELL
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT
- POWER POLE
- OVERHEAD ELECTRIC

SURVEYORS NOTES:

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

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

3. THE PROPERTY DEPICTED HEREON IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0540E & 48491C0530E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "A" AND ZONE "X" (UNSHADED).

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

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

6. THERE ARE METES AND BOUNDS DESCRIPTIONS THAT ACCOMPANY THIS SURVEY.

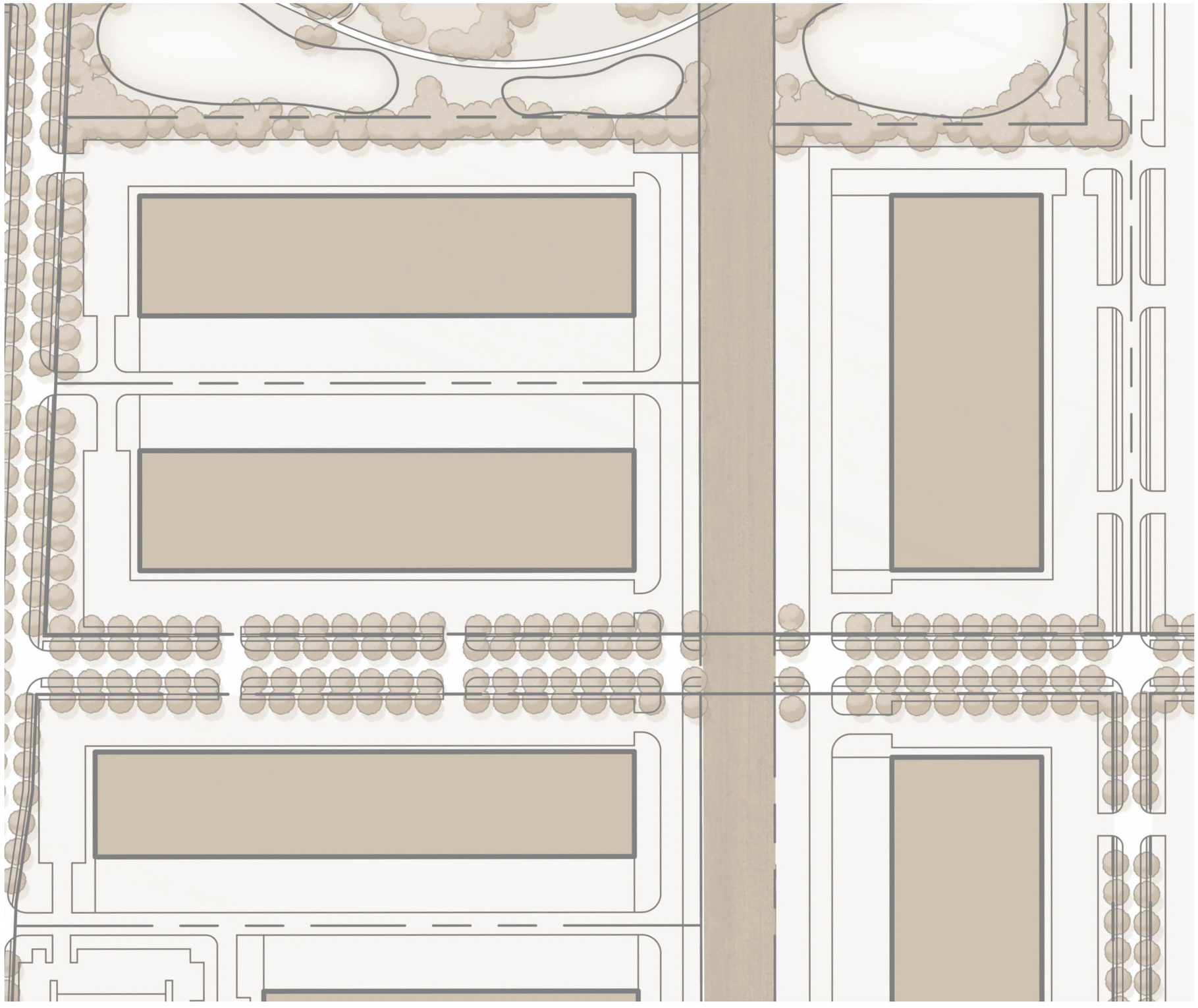
LAND PARTITION SURVEY

115.671 & TWO 51.182 ACRE TRACTS OUT OF THE JAMES C. EAVES SURVEY ABSTRACT NO. 213 WILLIAMSON COUNTY, TEXAS

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

NO.	DATE	REVISIONS	BY

DRAWN BY: AVC	CHECKED BY: BLB
SCALE: 1" = 400'	APPROVED BY: BLB
PROJECT NO. 17-559	DATE: JULY 20, 2017



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

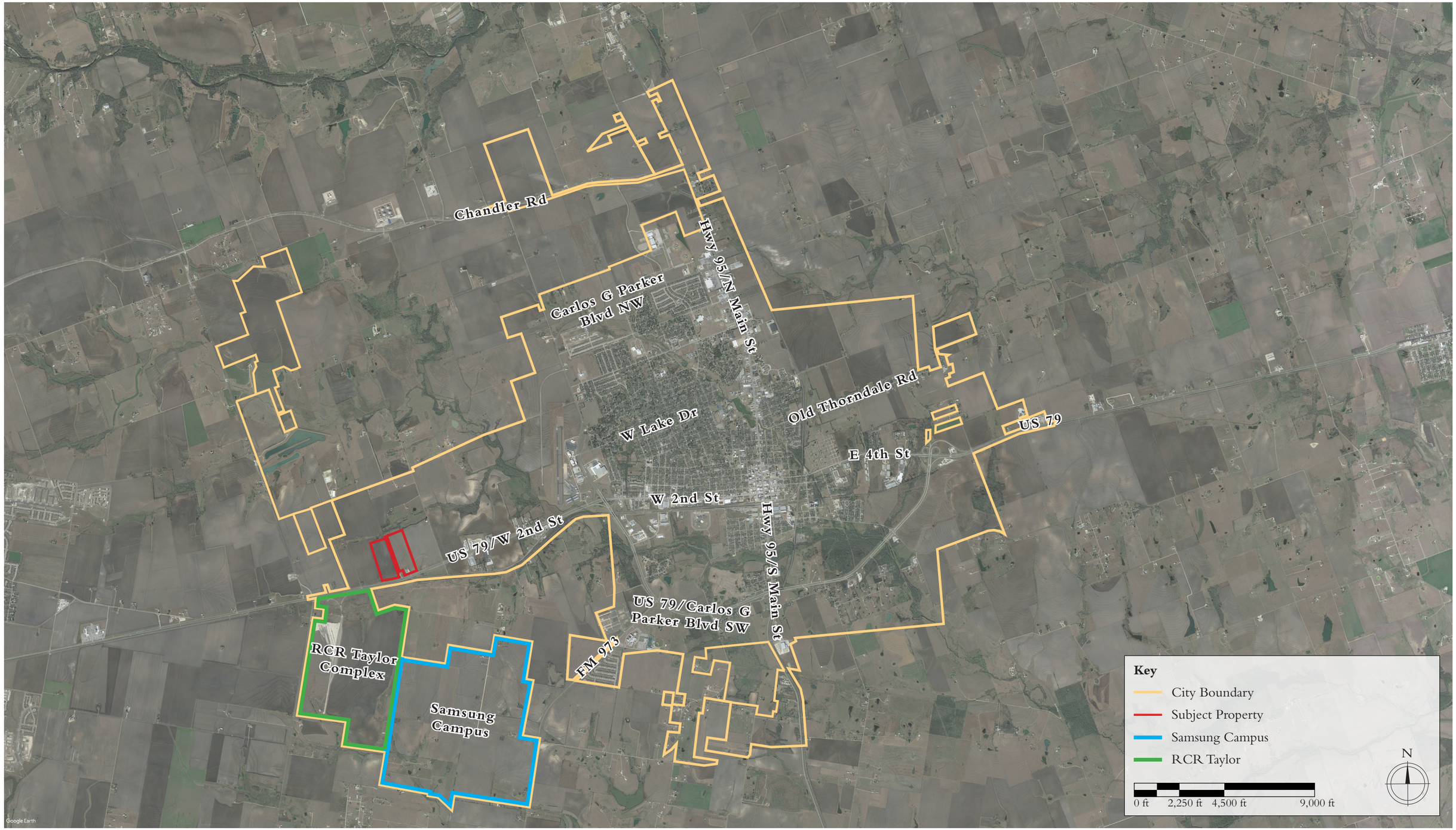
and

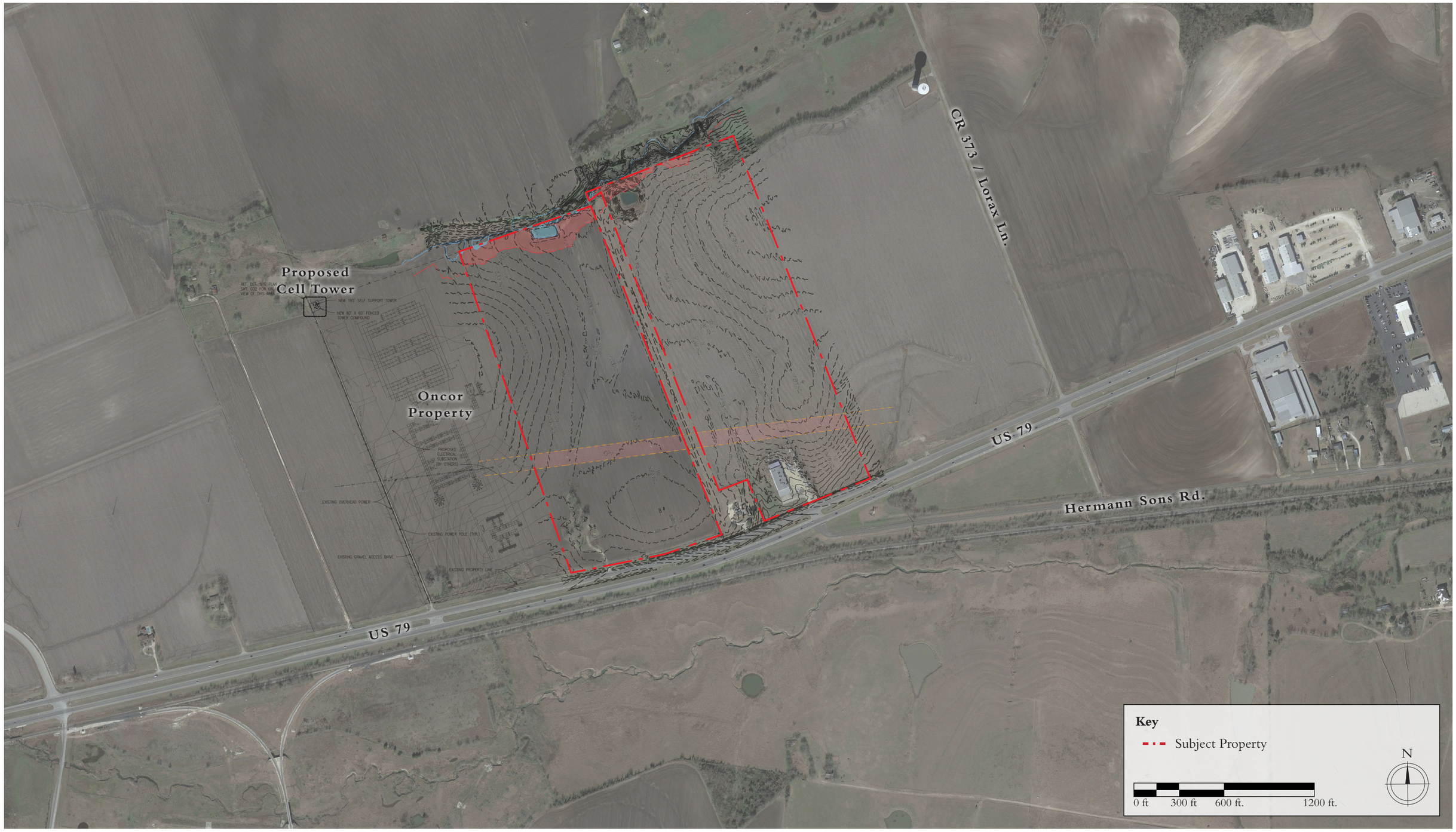
InSite Development, LLC.

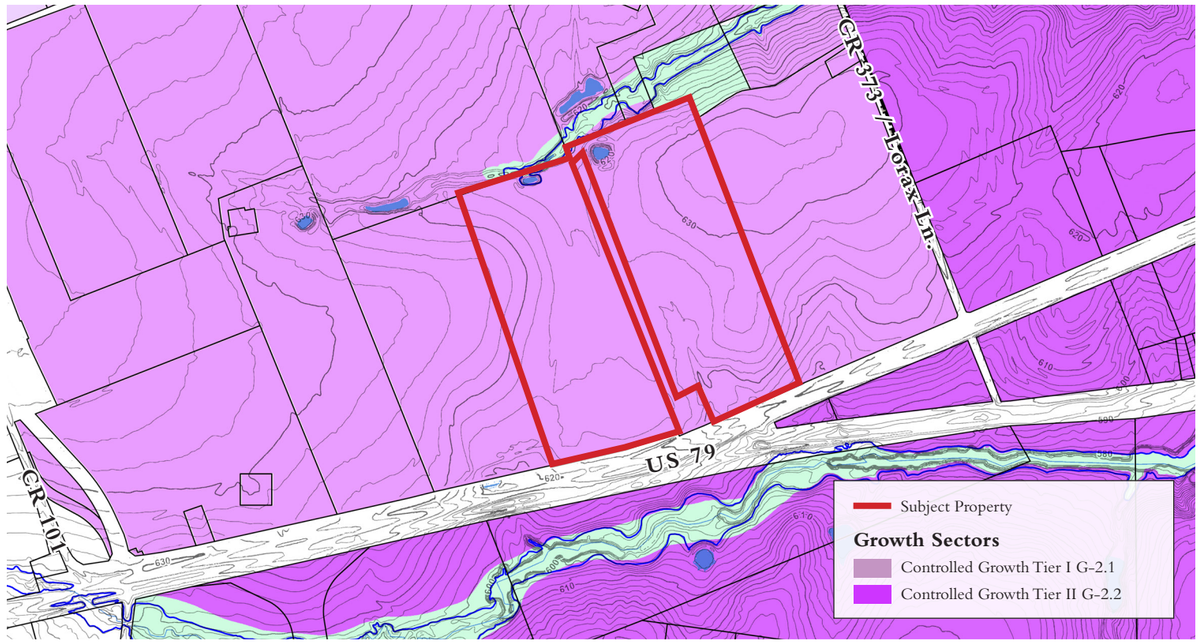
by

Michael Watkins Architect, LLC

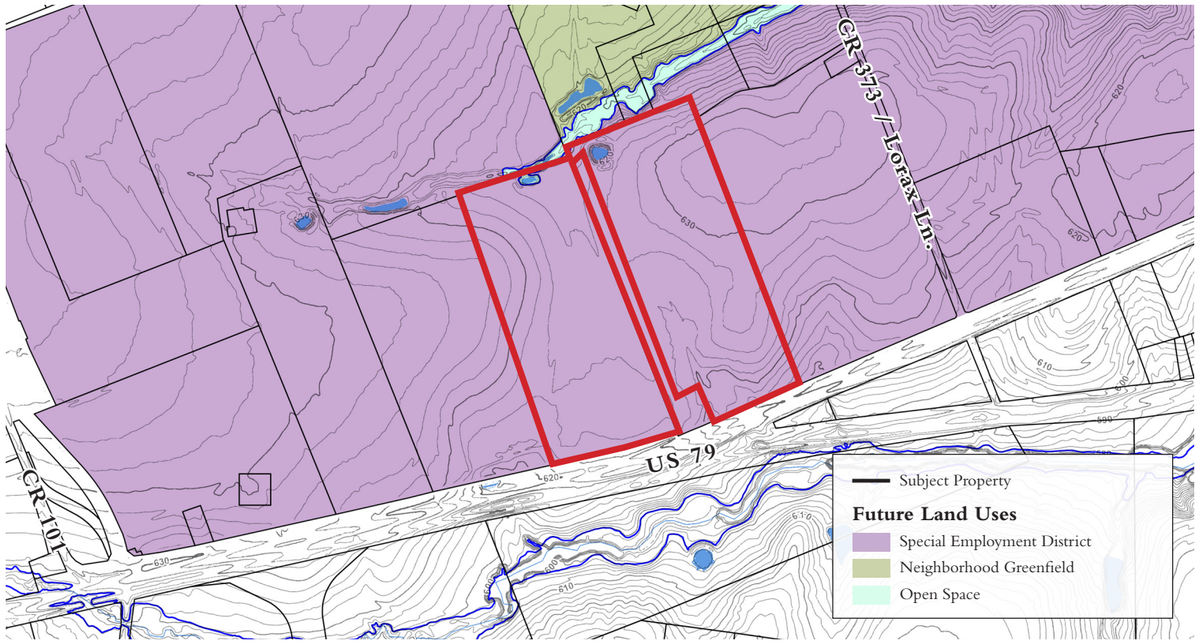
March 27, 2024


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

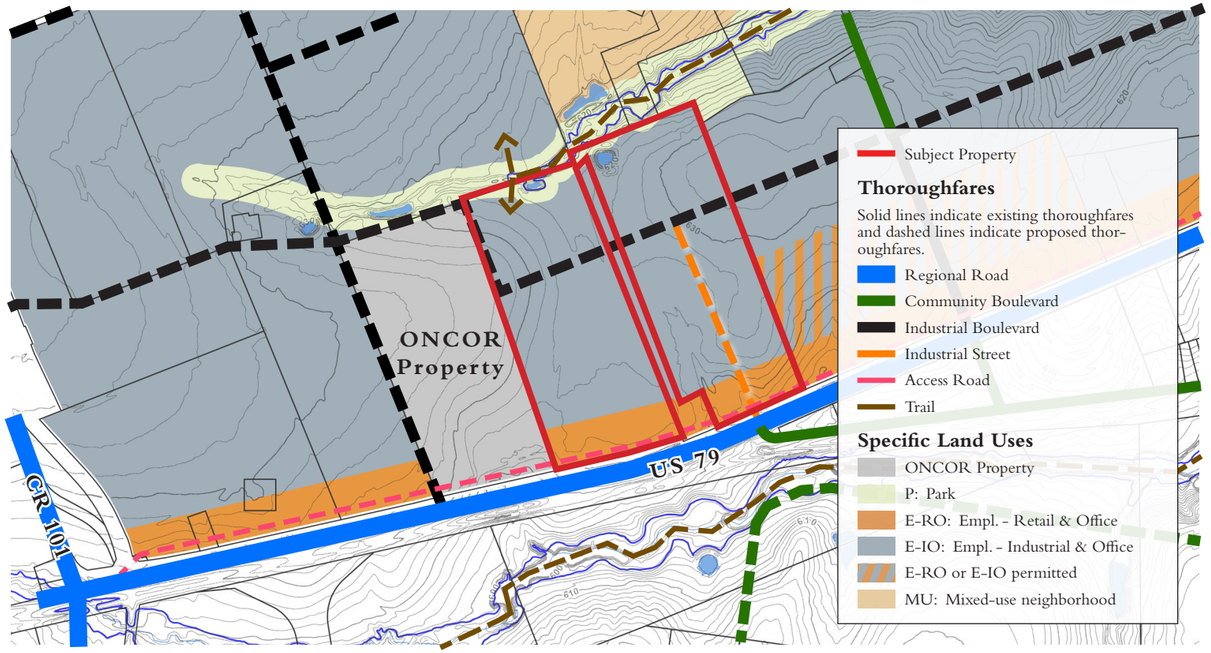

Proposed
Cell Tower
REF. GEO. SITE PLAN SHT. C02 FOR DIM. VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED TOWER COMPOUND
Oncor
Property
PROPOSED ELECTRICAL SUBSTATION (BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING POWER POLE (TYP.)
EXISTING GRAVEL ACCESS DRIVE
EXISTING PROPERTY LINE
CR 373 / Lorax Ln.
US 79
Hermann Sons Rd.
US 79
Key
Subject Property
N
0 ft
300 ft
600 ft.
1200 ft.



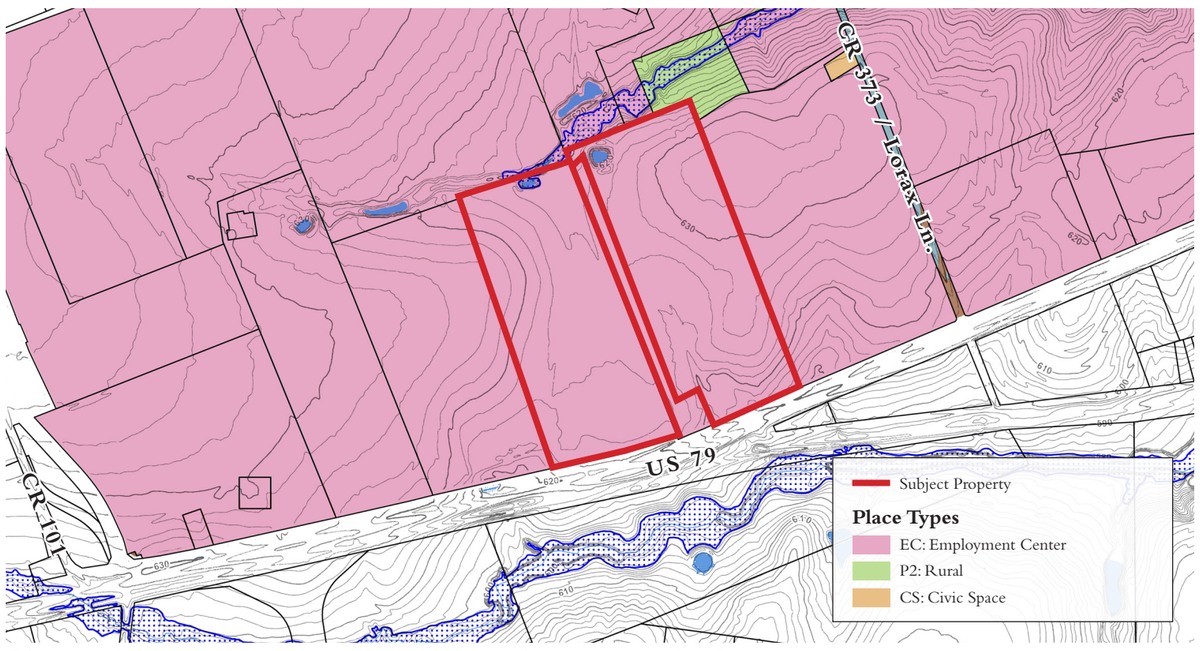
Growth Sector Plan: per SAP SED-North



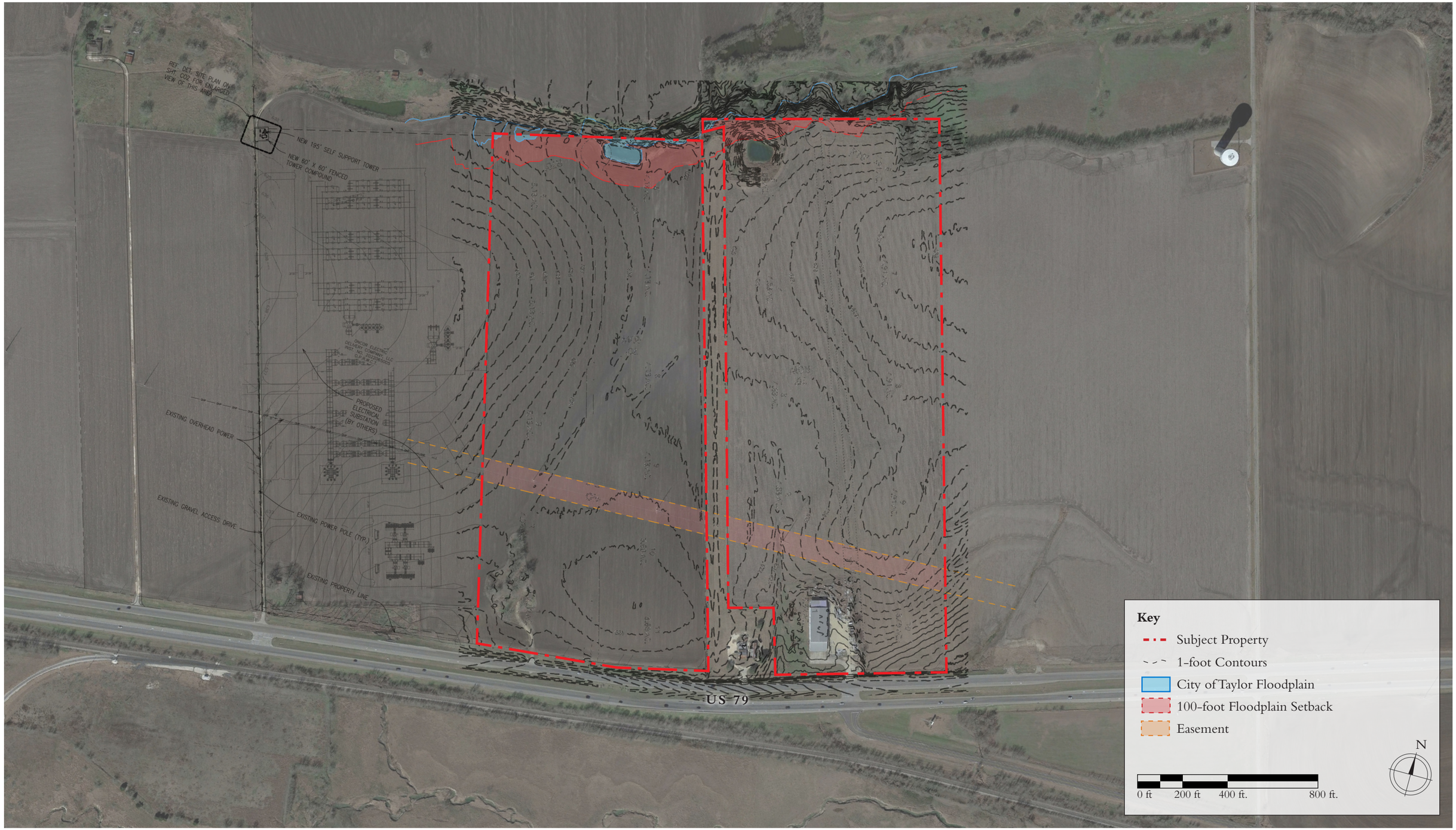
Future Land Use Plan: per SAP SED-North



Specific Land Use and Thoroughfare Plan: per SAP SED-North

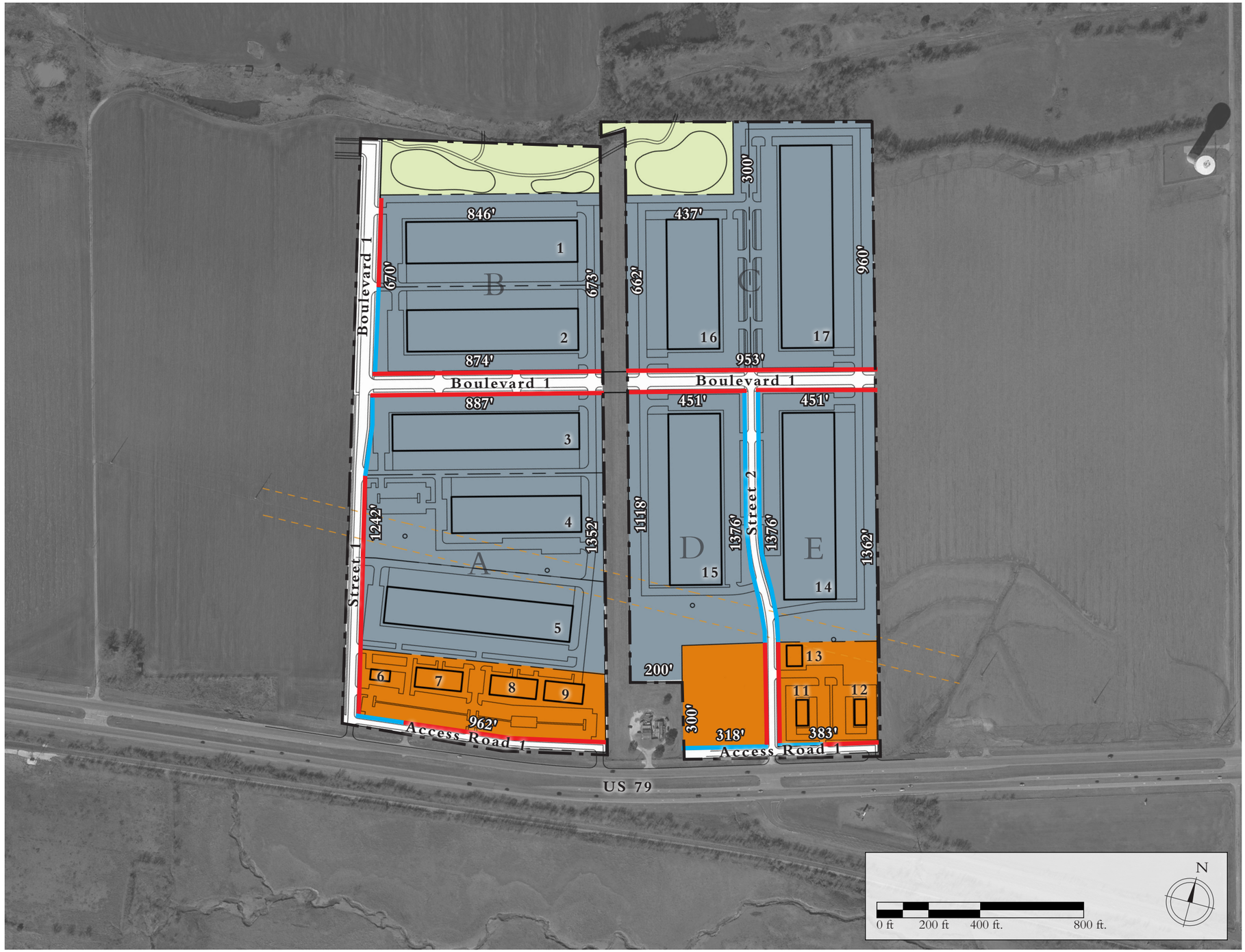


Place Type Map: per Land Development Code


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 DOUBLE CIRCUIT DEAD END STRUCTURE
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.


CR 373 / Lorax Ln.
US 79
Hermann Sons Rd.
US 79
REF. DES. SITE PLAN ON
SHT. D22 FOR ENLARGED
VIEW OF THIS AREA
NEW 195' SELF SUPPORT TOWER
NEW 60' X 60' FENCED
TOWER COMPOUND
ONCOR ELECTRIC
DELIVERY COMPANY LLC
PROPOSED
ELECTRICAL
SUBSTATION
(BY OTHERS)
EXISTING OVERHEAD POWER
EXISTING POWER POLE (TYP.)
EXISTING GRAVEL ACCESS DRIVE
EXISTING PROPERTY LINE
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 DEDICATION O.P.R.T.C.T.
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
30-foot Landscape Buffer
90-foot Landscape Buffer as recommended by Planning & Zoning Commission
N
0 ft
200 ft
400 ft.
800 ft.

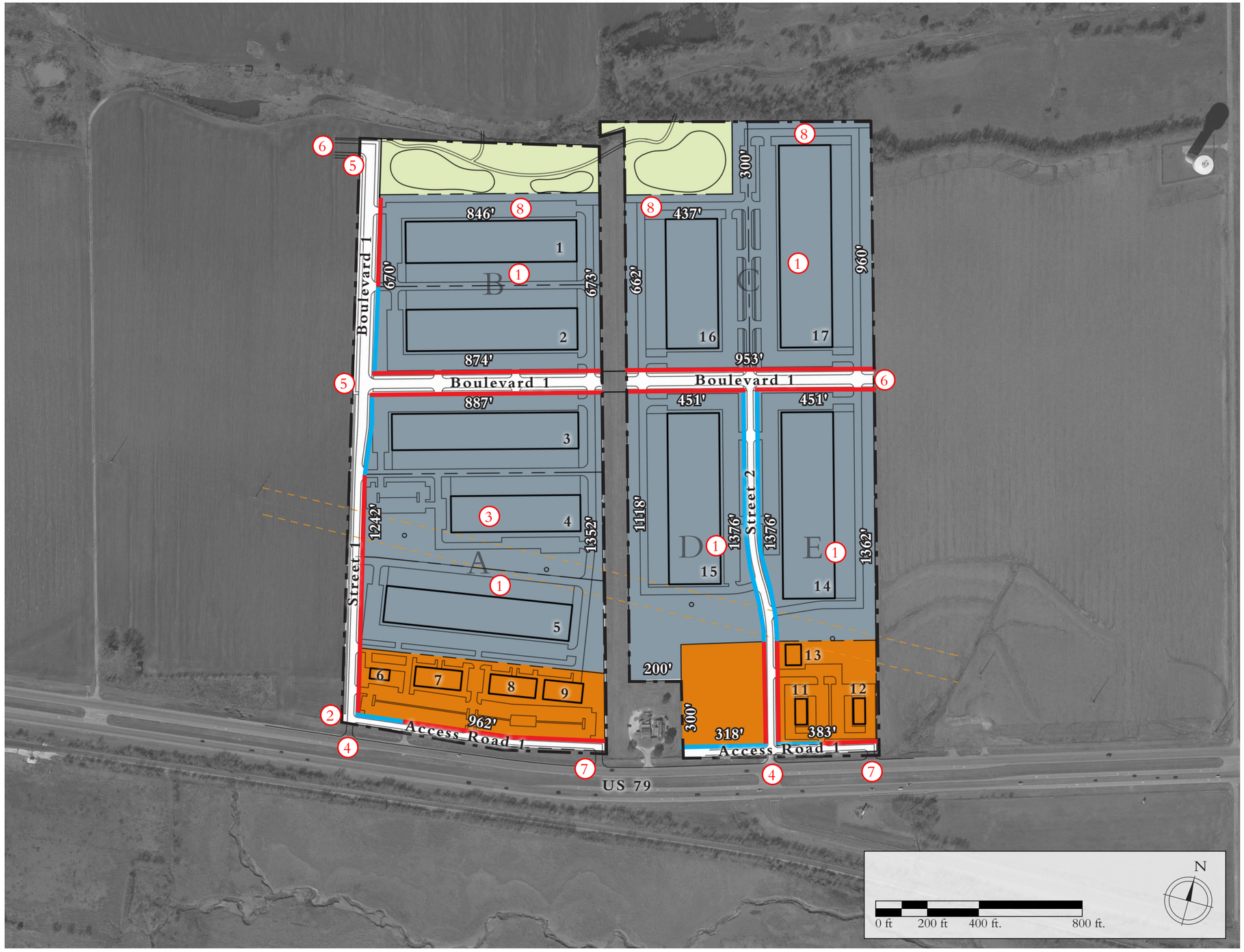


General Standards

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-C: Employment Center Commercial
- EC-I: 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-C: Employment Center Commercial
- EC-I: 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

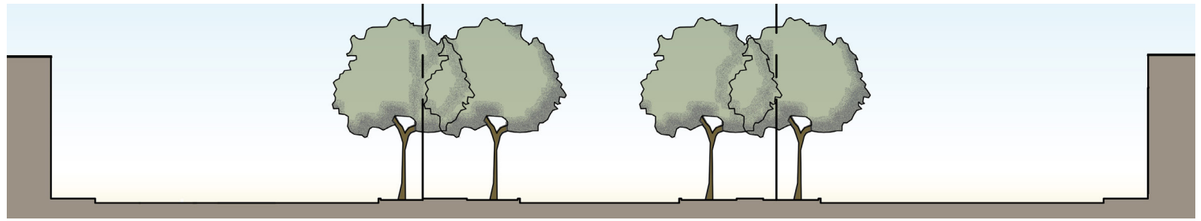
The following standards apply to all Lots within an Employment Center - Industrial (EC-I) Place Type:

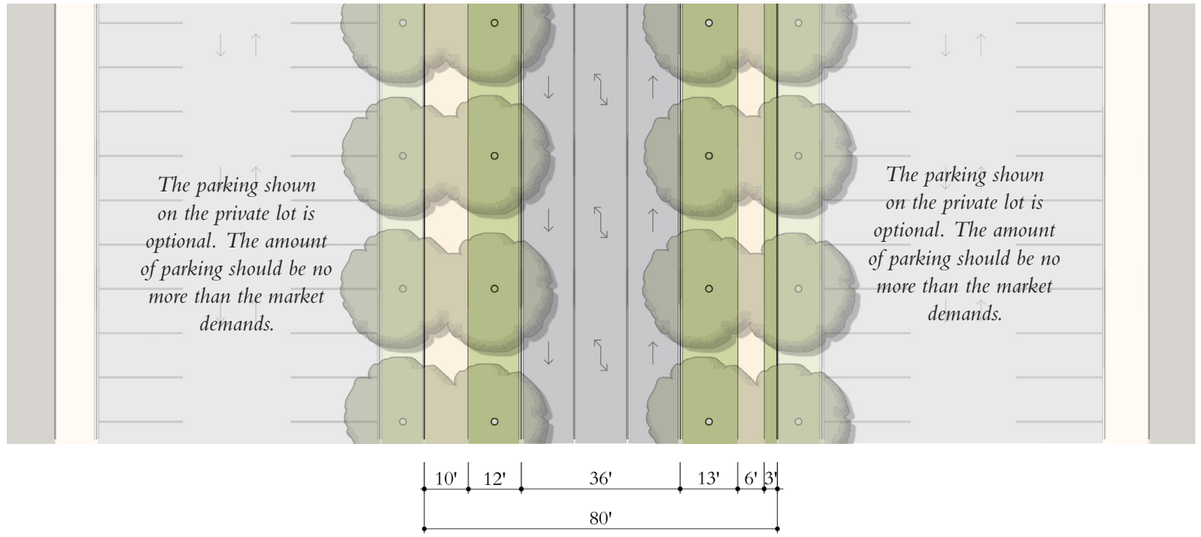
1. **Intent.** The intent of the Employment Center - Industrial is to provide a place for large-footprint industrial uses (and associated loading areas and truck access) with sufficient connectivity to surrounding walkable neighborhoods, Civic Spaces, and commercial centers that pedestrian and bicycle 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

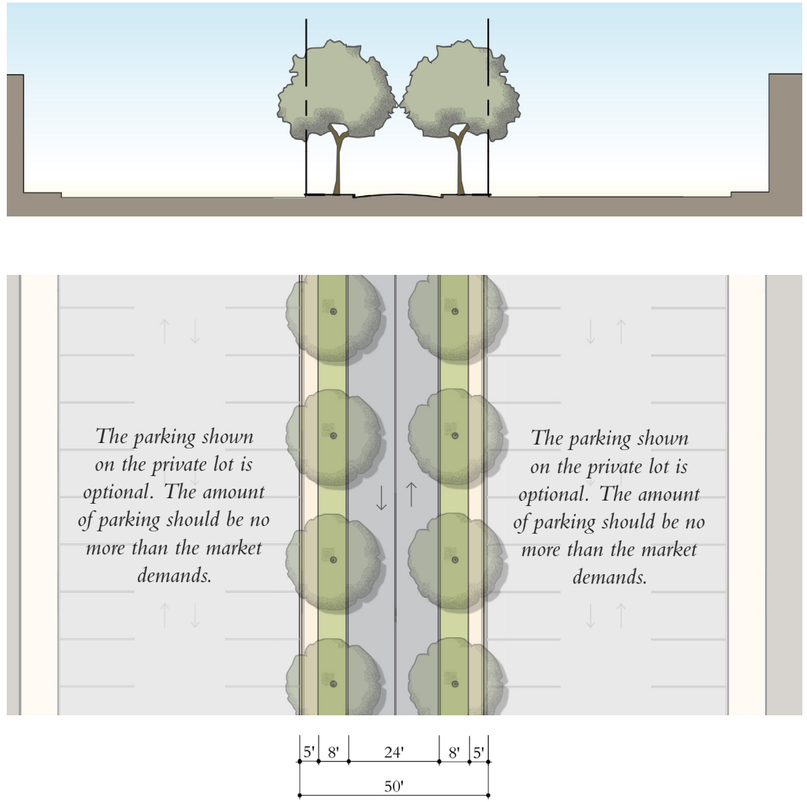
Right-of-Way Width

Pavement Width

XX-##-##

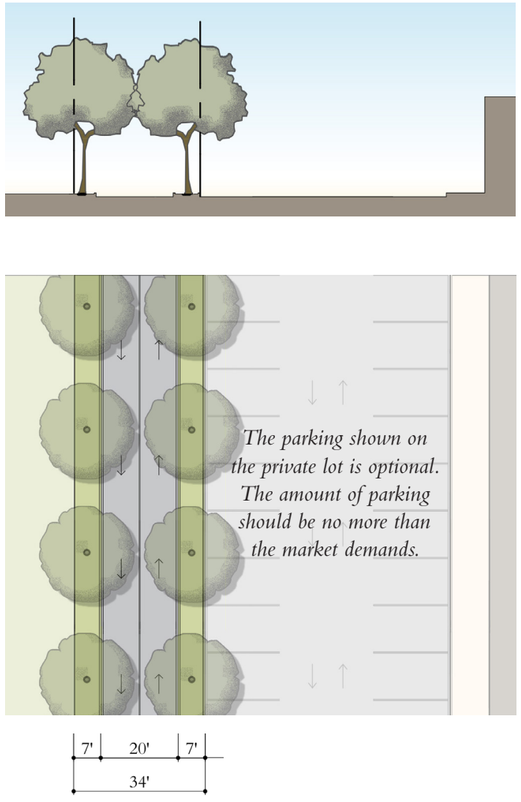
Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access

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

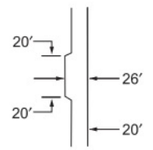
Taylor 100
April 26, 2024

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 SUBSTATION D.P.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.

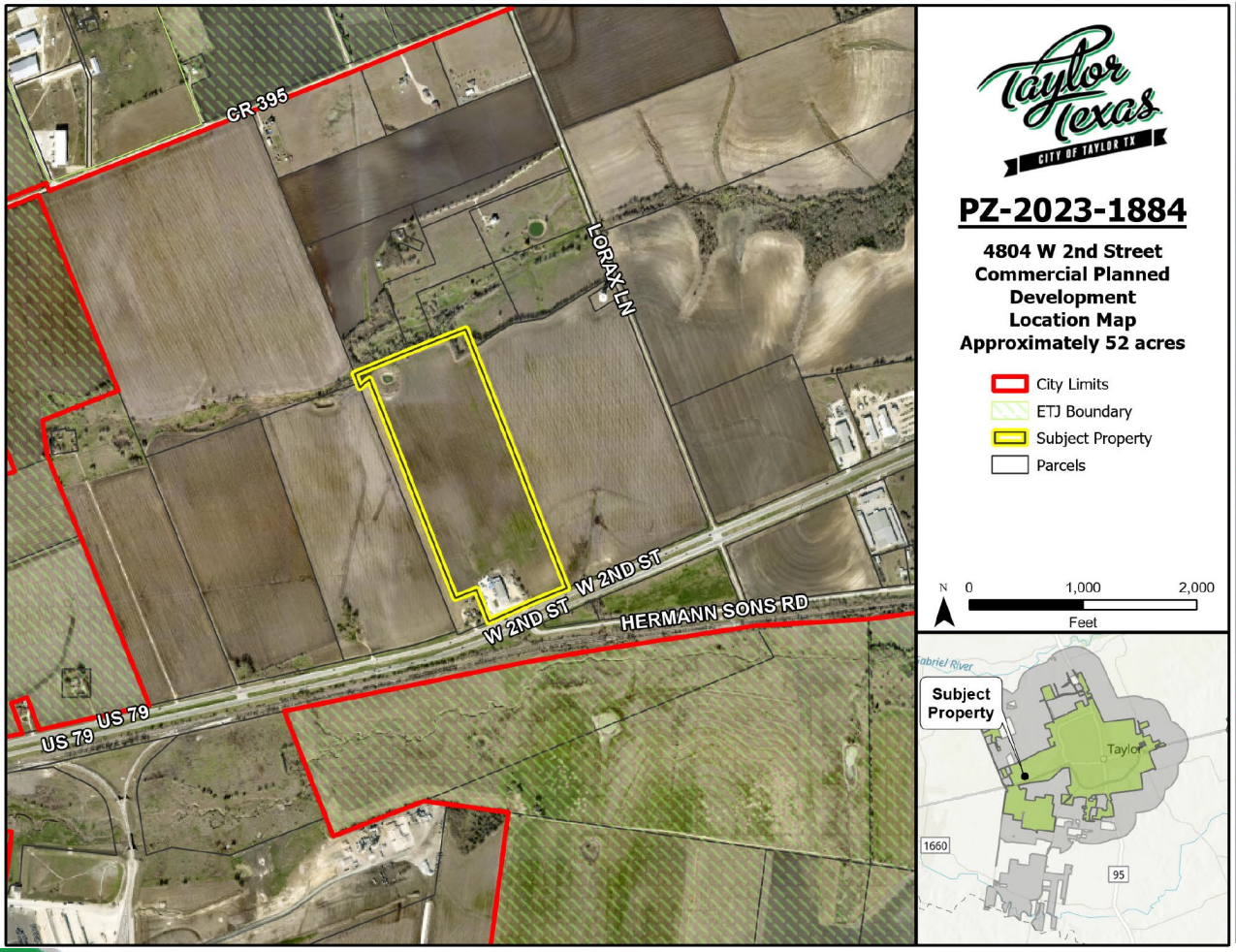

Park 1
3.86 acres
Park 2
2.76 acres
Parcel W6
6.95 acres
Parcel E6
7.83 acres
Parcel E5
10.50 acres
Parcel W5
6.67 acres
Parcel W4
6.37 acres
Parcel E4
11.10 acres
Parcel E3
9.69 acres
Parcel W3
7.79 acres
Parcel W2
7.68 acres
Parcel W1
6.00 acres
Out Parcel
2.97 acres
Parcel E1
3.52 acres
N
0 ft
200 ft
400 ft.
800 ft.

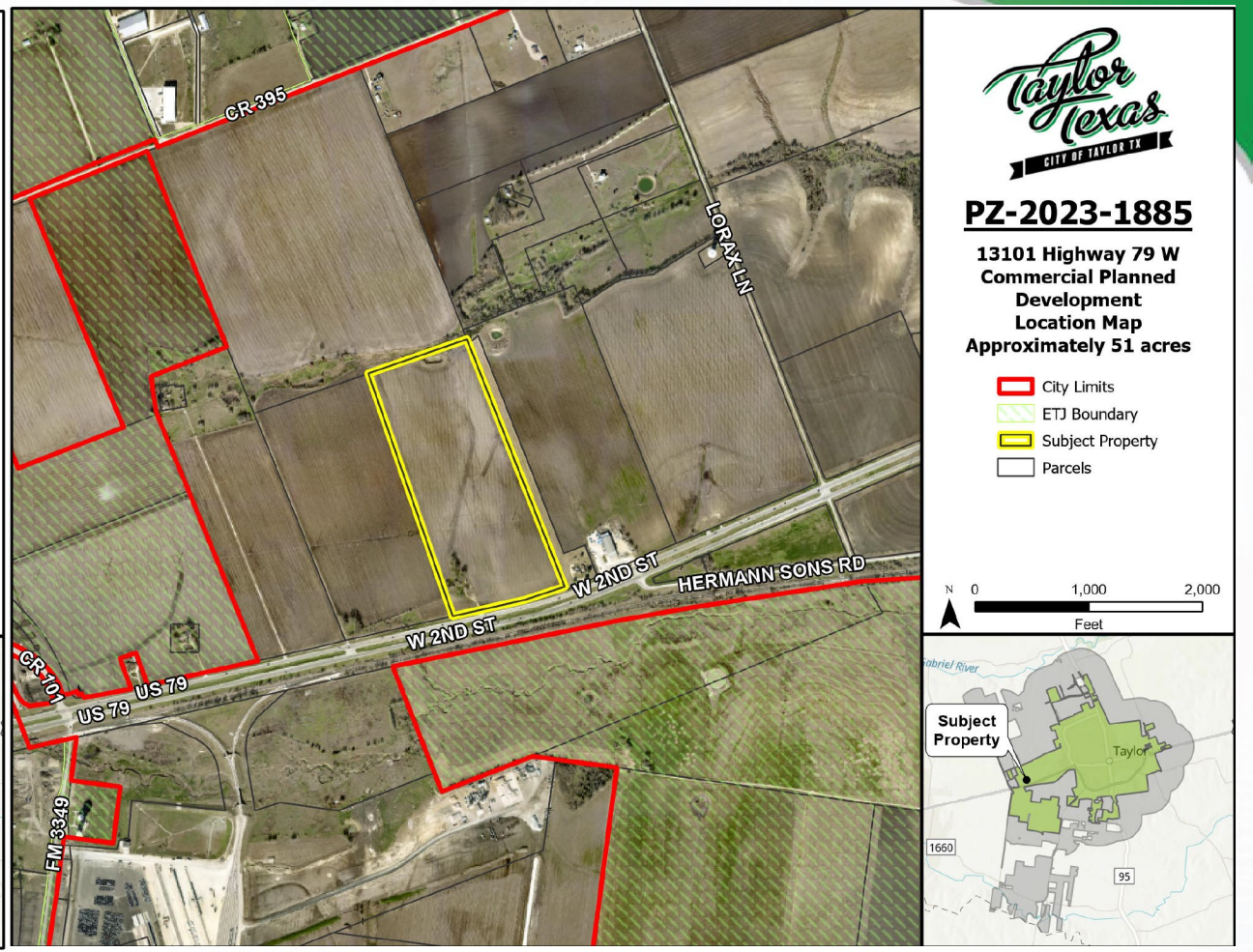
City of Taylor
City Council

April 25, 2024

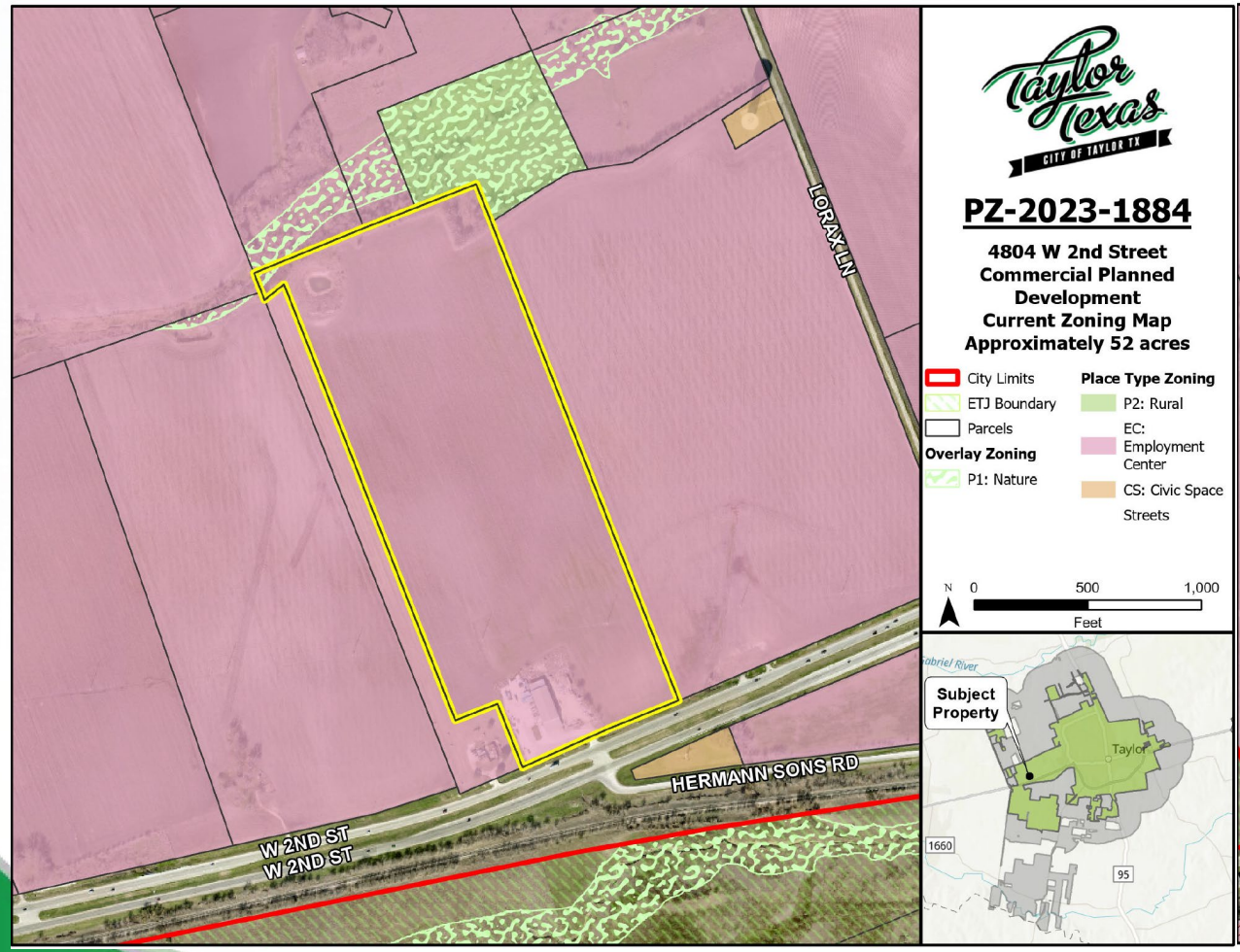
PZ-2023-1884/1885
Taylor 100 – Employment Center Plan

Location Map





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

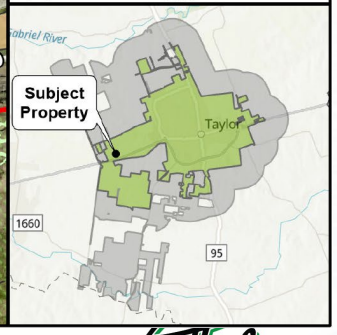
13101 Highway 79 W
Commercial Planned Development
Current Zoning Map
Approximately 51 acres

City Limits
ETJ Boundary
Parcels

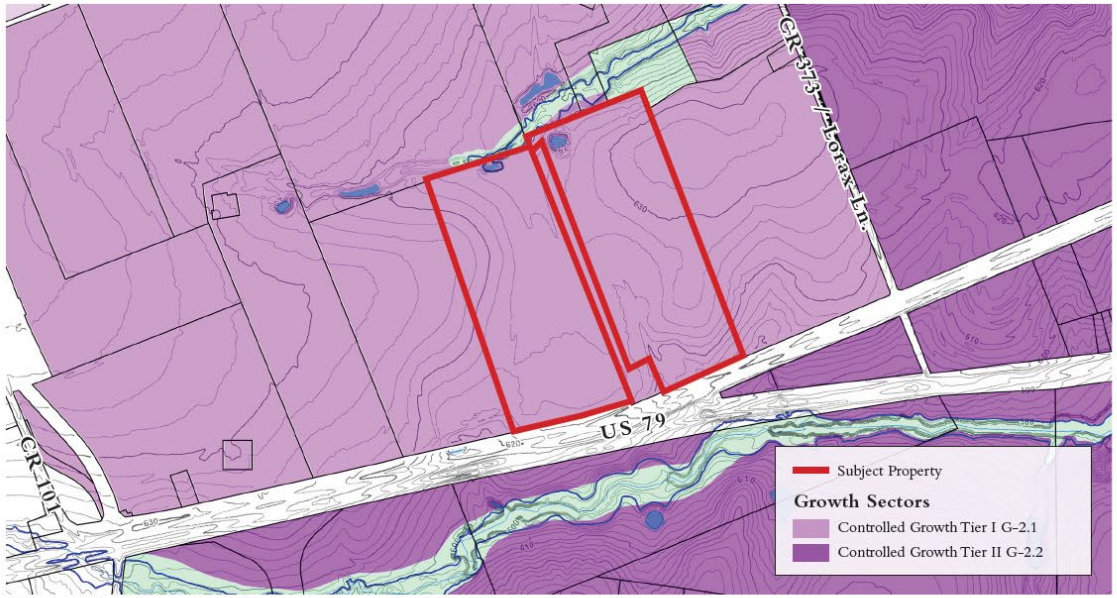
Overlay Zoning
Planned Development Overlay
P1: Nature

Place Type Zoning
P2: Rural
EC: Employment Center
CS: Civic Space
Streets

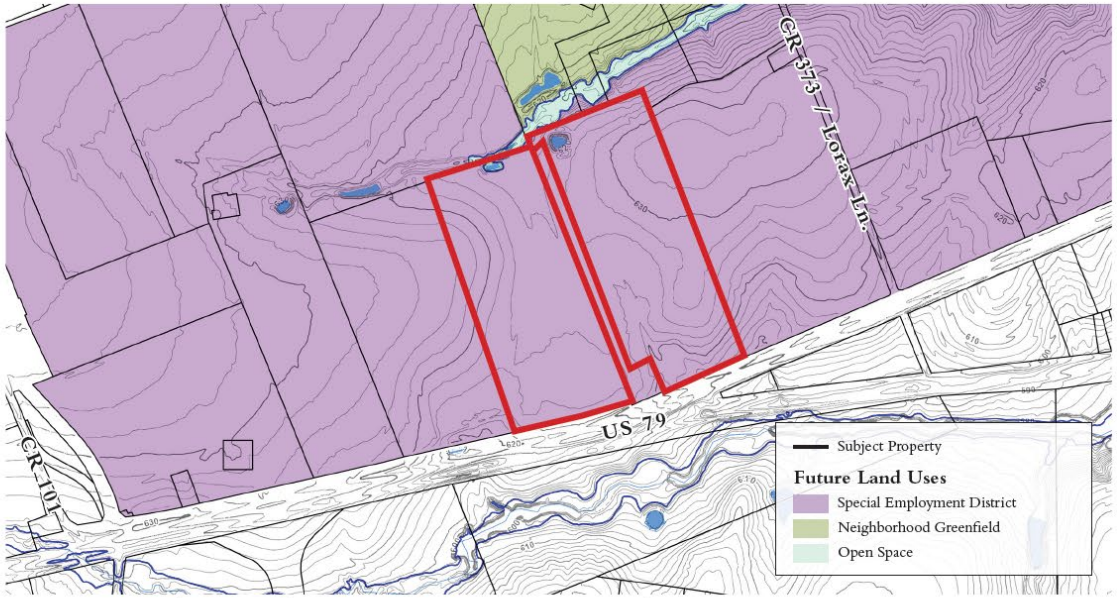
N 0 500 1,000
Feet



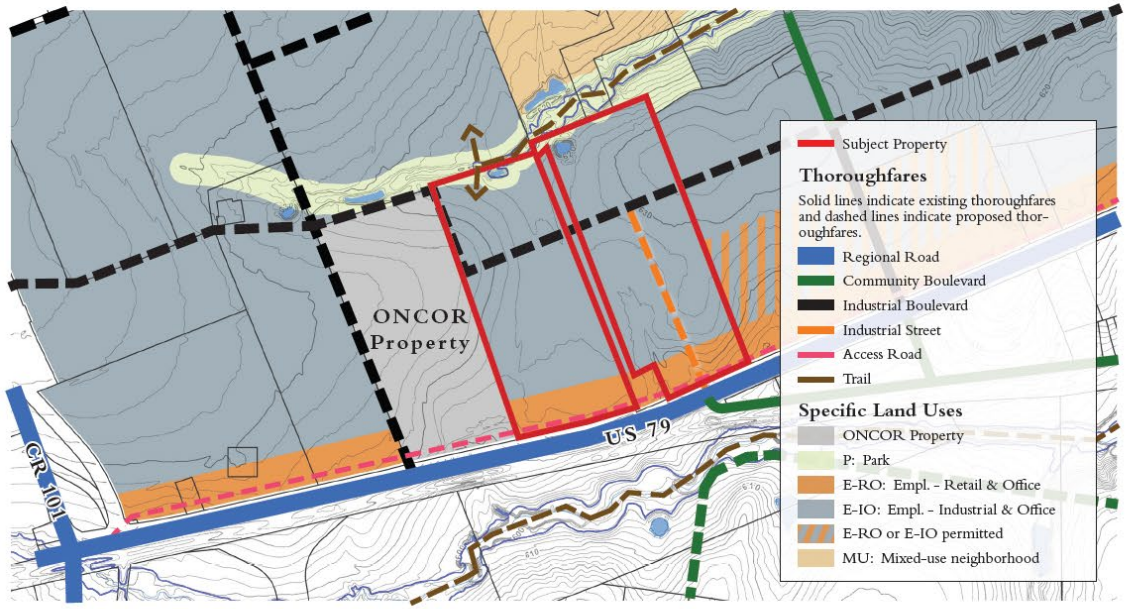
Taylor Texas
CITY OF TAYLOR TX



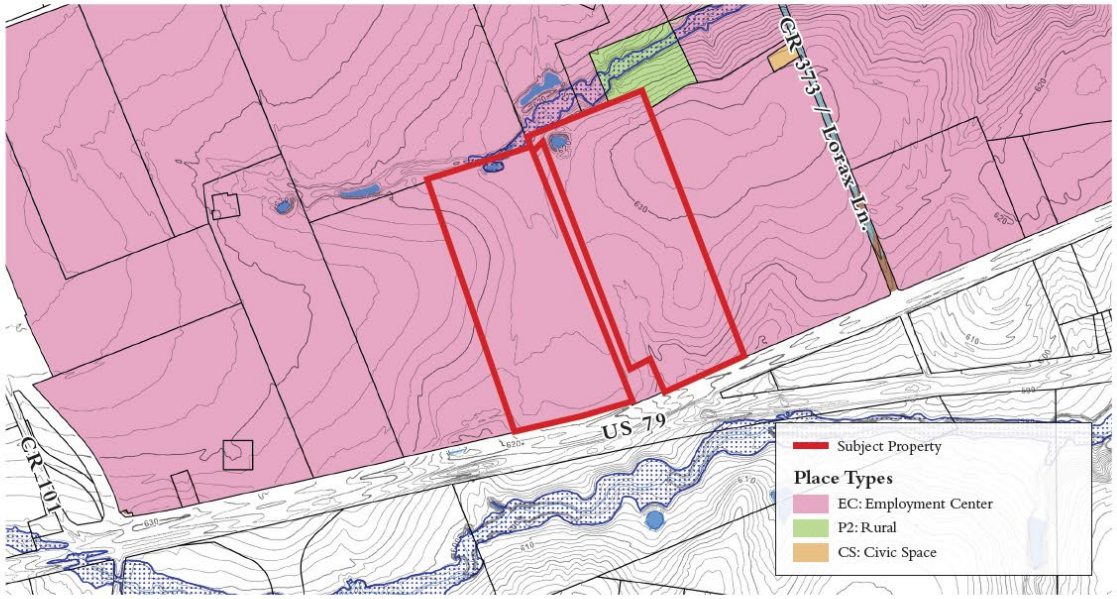
Growth Sector Plan: per SAP SED-North



Future Land Use Plan: per SAP SED-North

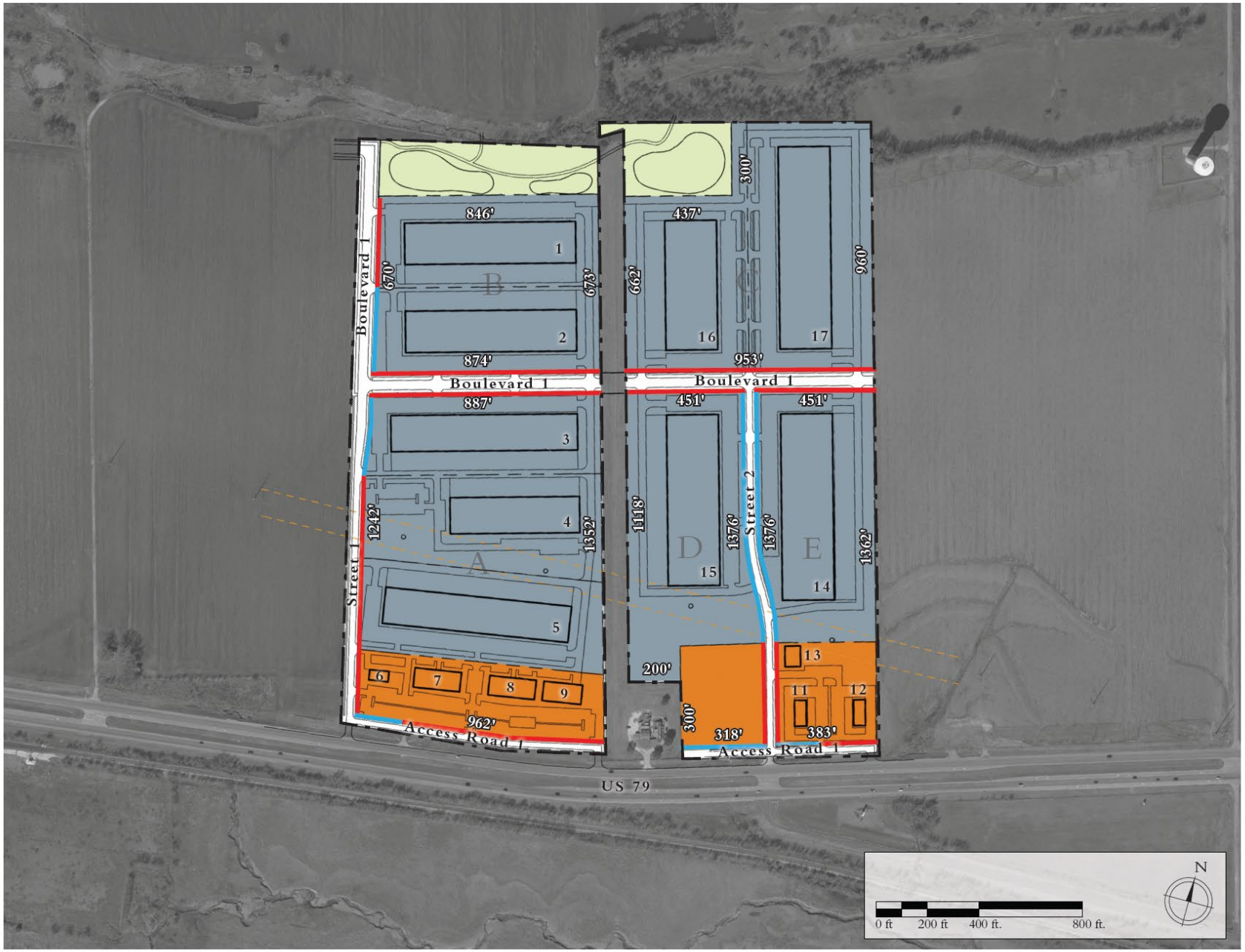


Specific Land Use and Thoroughfare Plan: per SAP SED-North



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

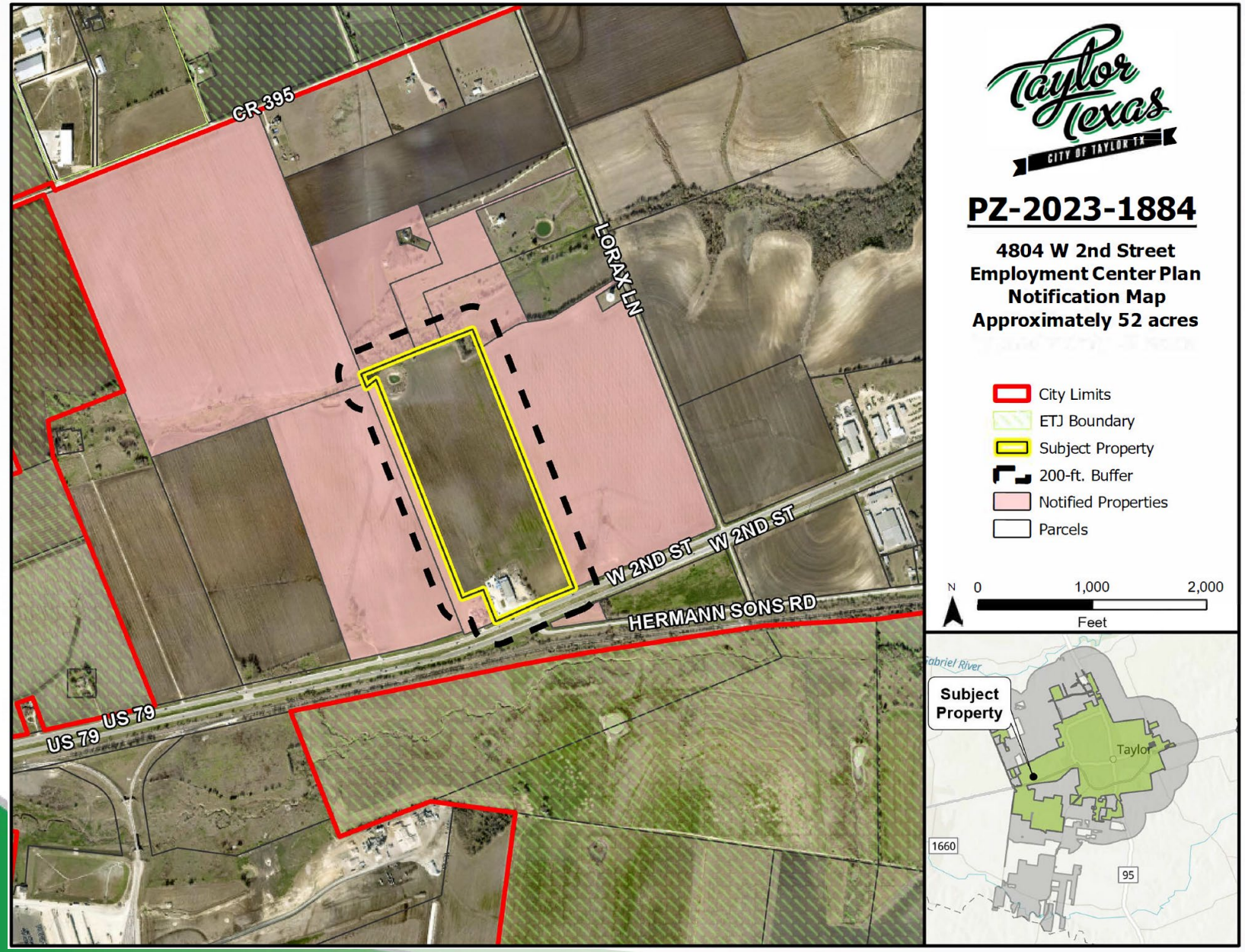
The following standards apply to specific locations noted on the accompanying plan:

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

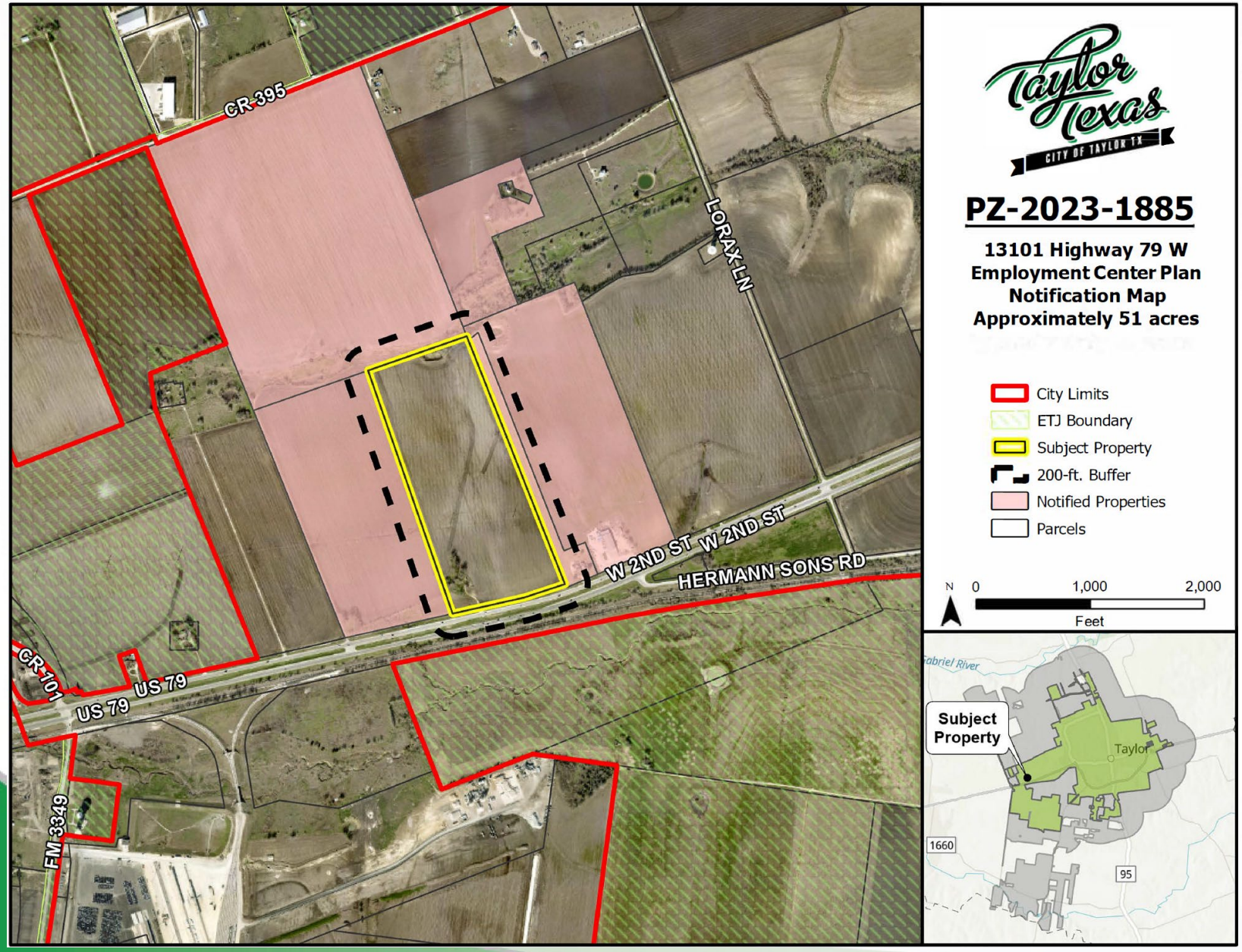
4804 W 2nd Street
Employment Center Plan
Notification Map
Approximately 52 acres

- 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



- 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.

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
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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
May 9, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 16.

Agenda Title: **Presentation with direction to staff regarding update on Justice Center project.**

Council Action to be Taken: Receive update.

Department Submitted: City Manager

Staff Contact: Brian LaBorde, City Manager

1. PURPOSE / DESCRIPTION

The purpose of this agenda item is to update Council on the progress of the Justice Center.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Randall Scott Architect will provide at the meeting a 3-D video on the preliminary layout of the new Justice Center. To ensure the most complete and up-to-date presentation, the video will not be available until the meeting.

Coming in the near future, staff will provide a date and time to hold a town hall meeting with the public to unveil the proposed layout of the project and to solicit public input.

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Receive presentation.

5. FUNDING SOURCE

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

None