

AGENDA

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

OCTOBER 25, 2018, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATION/RECOGNITION

1. [Recognition](#) of the Taylor Czech Chorus and Czech History Month Proclamation
2. Community Planning Month [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. Registration forms are available at the sign in table.)

BOARDS & COMMISSION PRESENTATION

3. [Update from Tree Advisory Board](#) (Brian Lawrence, Vice-Chair)

CONSENT AGENDA

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

4. [Approve minutes](#) for September 25, 2018 Special Called meeting and September 27, 2018 regular meeting. (Dianna Barker)
5. [Consider Ordinance 2018-10](#), to rezone 73.22 acres and 19.04 acres out of the W. J. Baker Survey, Abstract No. 65, located approximately 1,300 feet north of Mallard Lane, east and south of Northwest Carlos G. Parker Boulevard, and west of North Drive, from the Rural/Agricultural (R/A), Residential Single Family (R-1), and Local Business (B-1) Districts to a Residential Planned Development (R-PD) District, to be known as The Grove at Bull Creek. (Tom Yantis)
6. [Consider Ordinance 2018-17](#) changing the “in-lieu of” sidewalk fee. (Jim Gray)

PUBLIC HEARINGS / ORDINANCES

7. [Conduct Public Hearing and consider introducing Ordinance 2018-18](#), a Specific Use Permit request for a Bar/Tavern Use within a portion of 410 West 7th Street, in a Commercial Planned Development (C-PD) District. (Tom Yantis)
8. [Conduct Public Hearing and consider introducing Ordinance 2018-19](#), to rezone Lot 18, Block 2, Carlow Addition, located at 105 Franklin Street, from the Light Industrial (M-1) District to the Local Business (B-1) District. (Tom Yantis)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

9. [Receive monthly update](#) on current Capital Improvement Projects (CIP). (Kelly Kaatz)
10. [Receive update](#) on the progress of the Downtown Street project. (Jacob Walker)
11. [Receive update](#) on Givens Center project. (Kelly Kaatz)

12. [Receive update on animal shelter](#) holding facility from Connolly Architects. (Larry Connolly/Jacob Walker)
13. [Receive update on CDBG](#) related project funding. (Judy Langford)
14. [Receive final report and recommendations from the Task Force](#) on Historic Preservation. (Nancci Phillips-Burgess, Tom Yantis)
15. Discuss and consider renewal of the [Publicity and Tourism Agreement](#) (HOT agreement) with the Chamber of Commerce. (Larry Foos/Tia Stone)
16. Receive presentation from [Lower Brushy Creek WCID](#) regarding upcoming election on a 2 cent maintenance tax. (James Clarno)

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

- a. Annexation

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

- a. Personnel Changes

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development). I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on October 22, 2018 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: _____ Date _____
Dianna Barker, City Clerk



***City Council Meeting
October 25, 2018
Transmittal Letter***

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: 1
Agenda Title: **Recognition of the Taylor Czech Chorus
and Czech History Month Proclamation**

Council Action to be taken: No action needed

Department Submitted: Mayor

Staff Contact: Dianna Barker, City Clerk

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to recognize the history and accomplishments of the Taylor Czech Chorus and proclaim October as Czech History Month.

2. STAFF ANALYSIS (Why and How)

N/A

3. RECOMMENDATION

N/A

4. FUNDING SOURCE

N/A

5. TIMELINE

N/A

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 1a. [Recognition](#)
- 1b. [Proclamation](#)

In Special Recognition of

THE TAYLOR CZECH CHORUS

Taylor, Texas

WHEREAS, the Taylor Czech Chorus was organized in 1968 as a group of individuals dedicated to preserving the heritage of Czech music and to provide fellowship and enjoyment of this music for its membership and citizens alike; and

WHEREAS, in 2007 The Taylor Czech Chorus was honored for their many hours of volunteer work to the residents of S.P.J.S.T. Rest Home and surrounding nursing facilities by being named “THCA Activity Professionals’ Volunteer Social Group of the Year” in Texas; and

WHEREAS, the highlight of the colorful history of the Taylor Czech Chorus occurred in 2008 when they were invited to Prague, Czech Republic to perform at the 2nd International Immigrants Festival September 18-21, 2008 and were honored guests of the Czech Republic; and

WHEREAS, the Chorus consists of 21 singers and 5 musicians and has recorded 4 CDs providing enjoyment to many people in the City of Taylor, the State of Texas, the United States and as far away as the Czech Republic and Australia.

NOW, THEREFORE, on this 25th day of October, 2018, I, Mayor Brandt Rydell, would like to officially recognize the Taylor Czech Chorus for their continued contributions of Czech music to the citizens of the City of Taylor and abroad.

In special recognition, signed this 25th day of October, 2018.

Brandt Rydell
Mayor, City of Taylor, Texas

Proclamation

Czech History Month

WHEREAS, the month of October typically brings many festivals throughout the State of Texas to celebrate and honor the heritage of this state's Czech descendants; and

WHEREAS, in the primary period of migration from Czech lands, over a quarter of a million people of Czech ancestry arrived in Texas to make this place their home; and

WHEREAS, since that time, the number and stature of Czech descendants living in Texas has grown tremendously; there are well over one million people living in all areas of the state and walks of life who can claim Czech heritage; and

WHEREAS, pride is displayed annually in the month of October by Czech Heritage Societies throughout the state as they stage various festivals, some of which have been passed down from generation to generation; and

WHEREAS, Czechs are known for their love of democracy and have established standards of excellence as both private and public citizens to whom all can aspire.

NOW, THEREFORE, I, Brandt Rydell, Mayor of the City of Taylor, Texas do hereby proclaim the month of October, 2018 as:

"CZECH HISTORY MONTH"

in the City of Taylor and call upon the community to join in celebration in honor of our friends of Czech descent.

PROCLAIMED this the 25th day of October 2018.

Brandt Rydell, Mayor
City of Taylor



***City Council Meeting
October 25, 2018
Transmittal Letter***

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: 2
Agenda Title: **Community Planning Month
Proclamation**

Council Action to be taken: Read proclamation

Department Submitted: **Development Services**

Staff Contact: Tom Yantis, Director of Development Services

1. PURPOSE/DESCRIPTION

The Development Services Department is requesting the Mayor to proclaim October as Community Planning Month.

2. STAFF ANALYSIS (Why and How)

Community Planning Month is a national program by the American Planning Association intended to raise awareness of the importance of planning and plan implementation in American cities and towns. It is also a means of recognizing and thanking citizen volunteers on the City's boards and commissions involved in community planning activities, and to recognize professional planners on the City staff.

3. RECOMMENDATION

N/A

4. FUNDING SOURCE

N/A

5. TIMELINE

N/A

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

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

N/A

8. ATTACHMENTS

2a. [Proclamation](#)

Proclamation

COMMUNITY PLANNING MONTH

WHEREAS, change is constant and affects all communities; and

WHEREAS, community planning and plans can help manage this change in a way that provides better choices for how people work, live, and play; and

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories, and

WHEREAS, The American Planning Association and its professional institute, the American Institute of Certified Planners, endorse National Community Planning Month as an opportunity to highlight the contributions sound planning and plan implementation make to the quality of our communities; and

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of planning commissions and other citizen planners who have contributed their time and expertise to the improvement of the City of Taylor; and

WHEREAS, we recognize the many valuable contributions made by professional planners of the City of Taylor and extend our thanks for the continued commitment to public service by these professionals;

NOW, THEREFORE, I, Mayor Brandt Rydell, do hereby proclaim the month of October 2018 as **Community Planning Month** in the City of Taylor in conjunction with the celebration of National Community Planning Month.

PROCLAIMED this 25th day of October, 2018.

Brandt Rydell, Mayor



City Council Meeting October 25, 2018

STRATEGIC PILLAR

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

Agenda Item #: 3
Agenda Title: Tree Advisory Board Update
Council Action to be taken: Receive update
Department Submitted: Parks and Recreation
Staff Contact: Larry Foos, Director of Parks and Recreation

1. PURPOSE/DESCRIPTION

Upon request by the City Council, Brian Lawrence, the Vice-Chairperson of the Tree Advisory Board will provide a brief update on the board's activities. Mr. Lawrence will utilize the attached PowerPoint slides to briefly discuss recent activities and accomplishments and some future plans of the board.

2. STAFF ANALYSIS (Why and How)

Mr. Lawrence was appointed to the Tree Advisory Board in 2012, was a certified arborist for about 10 years. He has a Bachelor of Science in Forestry with an emphasis in Urban Forestry from Stephen F. Austin State University.

3. RECOMMENDATION

N/A

4. FUNDING SOURCE

N/A

5. TIMELINE

The Tree Advisory Board was established in 2012 by City Ordinance 2012-20, with the ordinance stating..."the City Council of the City of Taylor, Texas, recognizes that trees generally protect and enhance the quality of life and general welfare of the town". The board members are well-versed in all manners of tree species and tree care and are dedicated to the cause of establishing practices governing the planting and care of trees on public property.

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

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

N/A

8. ATTACHMENTS

3a [Power Point presentation](#)



City of Taylor Parks and Recreation

Tree Advisory Board

Brian Lawrence, Vice-Chairman

brian.sfa04@gmail.com

Tree Advisory Board

“To enhance the quality of life and the present and future health, safety, and welfare of all citizens, to enhance property values, and to ensure proper planting and care of trees on public property, the City Council herein delegates the authority and responsibility for managing public trees, creates a Tree Advisory Board, establishes practices governing the planting and care of trees on public property, and makes provision for the emergency removal of trees on private property under certain conditions.



Tree Advisory Board

- The Board consists of 5 members
- Meets a minimum of 4 times per year
- Coordinates and promotes Arbor Day Activities
- Supports public awareness and education programs relating to trees
- Assists with the annual renewal of the Tree City USA designation
- Recommends trees for city property



Tree Advisory Board

Recent Activities

- Tree species recommendation for Heritage Square
- Will plant 20 trees in Murphy Park on 11/3/2018
- 2017- Planted 10 trees along Murphy Park Lake
- 2016 – Planted 21 trees at Doak Ballfields



Tree Advisory Board

Future Plans

- Assist with Murphy Park Garden
- Start an awareness campaign for Memorial Tree Program
- Expand tree plantings to other parks
- Review tree ordinance and make recommendation to City Council



QUESTIONS?





***City Council Meeting
October 25, 2018
Transmittal Letter***

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: 4

Agenda Title: Approve minutes from September 25,
2018 Special Called meeting and September 27, 2018
Regular meeting

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

Department Submitted: City Clerk

Staff Contact: Dianna Barker

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 (Why and How)

N/A

3. RECOMMENDATION

Approve as submitted or amend with changes noted.

4. FUNDING SOURCE

N/A

5. TIMELINE

N/A

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

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

N/A

8. ATTACHMENTS

4a. [September 25, 2018](#)

4b. [September 27, 2018](#)

City of Taylor
Special Called City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
September 25, 2018 at 6:00 p.m.

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

Council Member Dwayne Ariola
Council Member Robert Garcia
Council Member Mitch Drummond

Jeff Jenkins, Assistant City Manager
Ted Hejl, City Attorney
Dianna Barker, City Clerk

Absent: Mayor Pro-Tem Christine Lopez, City Manager Isaac Turner
(Mayor Pro-Tem Lopez joined the executive session via conference call and City Manager Isaac Turner skyped-in)

Pak Ekiss gave the invocation.

The Council agreed to allow citizens who were present to address the Council on any subject.

Francis Sorrow, 702 W. 7th St. – spoke highly of City Manager Isaac Turner as an ethical and positive leader.

Wendy Ellis – spoke highly of City Manager Isaac Turner and feels like he's done what he's been asked to do.

Mayor Rydell read the executive session agenda item and adjourned to go into executive session at 6:08p.m.

Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.074 of the Texas Government Code regarding personnel matters to include the evaluation of a public officer or employee.

a. City Manager Evaluation

The City Council reconvened into regular session at 7:10p.m.

Mayor Rydell stated that City Manager Isaac Turner has notified the City Council of his intent to retire effective January 25, 2019 and that Mr. Turner has been a valuable asset to the City of Taylor during his tenure as City Manager.

Motion was made by Council Member Garcia to accept the notification of retirement subject to terms discussed during executive session. Motion was seconded by Council Member Ariola. Motion carried unanimously.

ADJOURN

With no further action Mayor Rydell declared the meeting adjourned at 7:14 p.m.

ATTEST:

Brandt Rydell, Mayor

Dianna Barker, City Clerk

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
September 27, 2018 at 6:00 p.m.

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

Council Member Dwayne Ariola
Council Member Robert Garcia
Council Member Mitch Drummond

Isaac Turner, City Manager
Jeff Jenkins, Assistant City Manager
Mark Schroeder, Assistant City Attorney
Dianna Barker, City Clerk

Absent: Mayor Pro-Tem Christine Lopez

INVOCATION - Chief Ekiss gave the invocation.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

The following proclamations were read aloud.

1. **Fire Prevention Week Proclamation**
Council Member Garcia read the proclamation and presented it to Fire Chief Ekiss and Taylor Fire Fighters.
2. **National Night Out Proclamation**
Council Member Ariola read the proclamation and presented it to Police Chief Fluck and Beth Wilkes.
3. **National Friends of Libraries Week, Oct. 21-27 Proclamation**
Council Member Drummond read the proclamation and presented it to Karen Ellis, Library Director and several library staff members.
4. **Betty Thompson Proclamation**
Mayor Rydell read the proclamation and presented it to Betty Thompson.

CITIZENS COMMUNICATION

Kelley Castelein, 422 Ferguson St. – has heard and is concerned about multiple women coming forward claiming sexual abuse and harassment at T. Don Hutto detention facility.
David Robishow, 619 Davis St, translated for Laura Monterrosa, Austin, Texas – asked for the Council's help with problems at T. Don Hutto detention facility.
Sophia Casini, Austin – visits the women at T. Don Hutto and is concerned about the abuse of women that is happening in the facility and wants the City of Taylor to help stop the abuse.
Emma Guevara, Austin – read a couple of letters from a detainee at T. Don Hutto detention facility describing her plight and gave a copy of letters from detainee to council.
Bethany Carson, Austin – concerned about treatment of women at T. Don Hutto and asked the City of Taylor to help with the problems by using regular oversight of the property, i.e. inspections and permitting.

CONSENT AGENDA

5. **Concur with preliminary financials for August 2018**

6. **Approve minutes for September 13, 2018.**
7. **Consider Approving Ordinance No. 2018-16, Assignment Pay Ordinance**
8. **Consider Verizon Water Tower lease amendment**

Motion was made by Council Member Garcia to approve the consent agenda items as presented. Motion was seconded by Council Member Drummond. Motion carried 4 to 0.

PUBLIC HEARING/ORDINANCES

9. **Conduct Public Hearing and consider introducing Ordinance 2018-10, to rezone 73.22 acres and 19.04 acres out of the W. J. Baker Survey, Abstract No. 65, located approximately 1,300 feet north of Mallard Lane, east and south of Northwest Carlos G. Parker Boulevard, and west of North Drive, from the Rural/Agricultural (R/A), Residential Single Family (R-1), and Local Business (B-1) Districts to a Residential Planned Development (R-PD) District, to be known as The Grove at Bull Creek.**

Tom Yantis, Development Services Director, stated this is the introduction of the rezoning ordinance and described the location, future land use, and the changes requested. Planning & Zoning Commission voted unanimously to approve the rezoning request recommends approval of the ordinance. David Peter, VP for WB Development, presented a Power Point presentation of the development. Council Member Ariola asked Mr. Peter and Mr. Yantis to make sure this development does not increase flooding to the downstream neighbors.

Mayor Rydell opened the public hearing. With no one appearing, the public hearing was closed.

The City Attorney read the caption of the ordinance.

ORDINANCE 2018-10

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS BEING 92.26 ACRES IN THE W.J. BAKER SURVEY, ABSTRACT NO. 65, GENERALLY LOCATED ON THE SOUTH AND EAST SIDE OF NW CARLOS G PARKER BOULEVARD APPROXIMATELY 1300 FEET NORTH OF MALLARD LANE AND WEST OF NORTH DRIVE, IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM THE RURAL AGRICULTURAL (R/A), SINGLE FAMILY RESIDENTIAL (R-1), AND LOCAL BUSINESS (B-1) DISTRICTS TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) DISTRICT, WITH A BASE DISTRICT OF SINGLE FAMILY RESIDENTIAL (R-1); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

No action was taken.

10. **Consider introducing Ordinance 2018-17 to change the “in-lieu of” sidewalk fee.**

Jim Gray, Public Works Director, stated this ordinance is to amend the current fee schedule raising the Fee in Lieu of Sidewalk from \$3.00 per square foot of sidewalk to \$10.00 per square foot of sidewalk. Taylor’s current fee does not cover the cost for the City to install sidewalks for the bids that are being received.

The City Attorney read the caption of the ordinance.

ORDINANCE 2018-17

AN ORDINANCE AMENDING ORDINANCE NO. 2018-13 ADOPTED ON SEPTEMBER 13 2018 BY CHANGING CERTAIN RATES AND OTHER SERVICES PROVIDED BY THE CITY.

No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

11. Receive monthly update on current Capital Improvement Projects (CIP).

Kelly Kaatz, HDR Engineering, gave a brief update on the ongoing current capital improvement projects.

Motion was made by Council Member Garcia to receive the update as presented. Motion was seconded by Council Member Drummond. Motion carried 4 to 0.

The Council adjourned for a break at 7:43 p.m.

The Council reconvened at 7:50 p.m.

12. Receive and consider the FY 2018 financial review and the FY 2018/2019 Hotel Occupancy Tax budget.

Nicole Powell, Dunagan Jack Agency stated the agency has reviewed the Chamber's financials and currently there are no adjustments that need to be made. Sandy Duncan gave a brief overview of the FY2018/2019 HOT budget. This is done each year per the agreement between the Chamber and the City.

Motion was made by Council Member Garcia to approve the Chamber of Commerce FY2018/2019 Hotel Occupancy Tax budget as presented. Motion was seconded by Council Member Ariola. Motion carried 4 to 0.

13. Receive and consider the budget for Taylor Economic Development Corporation for FY 2018/2019.

Mark Thomas, TEDC President, gave a brief overview of the FY2018/2019 TEDC budget. This is done each year per the agreement between TEDC and the City.

Motion was made by Council Member Garcia to approve the TEDC's FY2018/2019 budget as presented. Motion was seconded by Council Member Drummond. Motion carried 4 to 0.

14. Street Maintenance Update and Discussion.

Jim Gray, Public Works Director, provided the Council with a standard day-to-day activities and progress update on current street maintenance activity. With 5 employees in the Street Department they spend about 25% of their time on street repair. Council Member Garcia would like to see Public Works dedicate a certain amount of time to repairing pot holes instead of just doing one now and then, do many at one time (a pothole program).

Motion was made by Council Member Garcia to receive the update as presented. Motion was seconded by Council Member Ariola. Motion carried 4 to 0.

15. Receive report on Accela software program.

Lisa Thompson, Internal Services Director, gave a brief report on the upgrade recently made to the Accela software. The Accela program is a software the city has available through the city's website where citizens can go to report issues/problems in the city. Council Member Garcia would like to see an "other" category added to the Streets module and a way to convert the data from I-Works into an Excel spreadsheet for easier reporting purposes. A request was made to better publicize and educate the citizens on the use of this software.

Motion was made by Council Member Garcia to receive the update as presented. Motion was seconded by Council Member Ariola. Motion carried 4 to 0.

Mayor Rydell read the executive session items and adjourned to go into executive session at 9:19 p.m.

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

- a. Annexation

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

- a. Personnel Changes

The City Council reconvened into regular session at 10:09 p.m.

No action was taken.

ADJOURN

With no further action Mayor Rydell declared the meeting adjourned at 10:09 p.m.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk



City Council Meeting October 25, 2018 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 5

Agenda Title: Consider approving Ordinance 2018-10, to rezone 73.22 acres and 19.04 acres out of the W. J. Baker Survey, Abstract No. 65, located approximately 1,300 feet north of Mallard Lane, east and south of Northwest Carlos G. Parker Boulevard, and west of North Drive, from the Rural/Agricultural (R/A), Residential Single Family (R-1), and Local Business (B-1) Districts to a Residential Planned Development (R-PD) District, to be known as The Grove at Bull Creek.

Council Action to be taken: Approve

Department Submitted: Development Services

Staff Contact: Tom Yantis, Director of Development Services

1. PURPOSE/DESCRIPTION

This item is a request to rezone an approximate 92.26 acres from the existing zoning districts of Rural/Agricultural (R/A), Residential Single Family (R-1), and Local Business (B-1) Districts to a Residential Planned Development (R-PD) District. The project comprises only single-family detached development (under the basis of the R-1 District except as modified). See Attachments

The purpose of any Planned Development is to ensure the PD is:

- 1) equal to, superior than, and/or more consistent than that which would occur under the standard Ordinance requirements;
- 2) is in harmony with the Comprehensive Plan, as amended;
- 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety, and welfare;
- 4) is adequately provisioned by essential public facilities and services; and
- 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

The PD District “is intended to allow and encourage greater design flexibility and variety” for either residential or commercial planned developments.

2. STAFF ANALYSIS (Why and How)

The RPD District “is intended to allow and encourage greater design flexibility and variety in residential planned developments”. The intent of the request is to provide the applicant the ability to develop a residential subdivision at a maximum density of 4.15 dwelling units per acre, which could produce a maximum of 383 residential lots, with the primary deviation being the reduction of minimum lot width from the R-1 Districts standard of 70’. The provided Exhibit B details a potential 371 lot, though it does not constitute an engineered subdivision plat. Using an estimate provided by the applicant, it is estimated that the increase lot yield from the proposed deviations results in approximately 54 additional residential lots over that which could be developed under the existing R-1 District standards.

In light of the requested deviations from the current Zoning Ordinance standards, which directly result in an increase in the residential lot yield (ie, increased density), the applicant is committing to providing many aspects, improvements, and amenities which under normal, by-right development circumstances, would not be required and in no way could be guaranteed through the Subdivision platting process.

Requests to exceed/be less restrictive than the current standards, to the benefit of the Developer:

1. Minimum lot width of 50’ / 10% of interior lots 60’;
2. Minimum lot size allowance of 6,000 SF (5,750 SF Lots along 60’ ROW roads);
3. Maximum density of 4.15 dwelling units per acre (*equates to 383 lots*);
4. Exception to masonry requirements for dwellings with stylized architecture;
5. Traffic Impact Analysis (TIA) to be submitted with the Preliminary Plat.

Voluntary commitments to exceed/be more restrictive than the current standards, or commit to other provisions, to the benefit of the City/community/future residents:

1. Minimum lot depth of 120’ (115’ along 60’ ROW roads);
2. Two-story homes on corner lots/adjacent roadways – increased masonry standards;
3. House elevation anti-repetitive - every (3) lots / across the streets different;
4. Two-car garages for all lots;
5. Sidewalks shall be constructed on both sides of all public streets;
6. Home Owners Association (HOA) to own/maintain parkland and amenities;
7. Parkland property to include:
 - o 11.38 acres within of the 100-year floodplain of Bull Branch Creek;
 - o 5.47 acres adjacent the acreage in the floodplain;
 - o 0.65 acre and 0.43 acre parks in southwest and northwest corners.
8. Parkland Amenities to include:
 - o Walking trail 6-feet wide within the Parkland along Bull Branch per exhibits;
 - o Park benches along trail system, one every 1,000’ of trail;
 - o Picnic/grilling Area within parkland;
 - o Play structure for ages 5-12 located in parkland per exhibits;
 - o Active amenity (sand volleyball or Frisbee golf course) in east side parkland;
 - o Covered pavilion or gazebo shelter within one of the two pocket parks.
9. Residential Front Yard landscaping:
 - o Front yards sodded; 5 shrubs per lot; 2 2-inch+ caliper Shade Trees

- o 60' ROW streets - 1 tree per lot between the back of curb and the sidewalk;
 - o Corner lots shall have 1 additional tree planted in side yard;
 - o A 10' landscape easement on all lots with side yards fronting 60' ROW Streets which shall be landscaped and maintained by the HOA.
10. Masonry wall adjacent ROW of Carlos G. Parker Boulevard
11. Residential fencing adjacent Commercial zoned properties - wood top cap and masonry columns located every third lot, built at time of lot development.

The general plan for a residential neighborhood in this location, and preservation of and perpetual public use of the stream corridor, are all generally consistent with the Comprehensive Plan and Future land use map direction for this area. Land zoned Local Business District remains to the west and east of this project for future commercial development; land utilized by a church and a residential neighborhood lie to the south; to the east, across Bull Branch, is undeveloped land with many options. The project provides three (and a potential 4th) points of access to surrounding roadways, giving the future residents options to go in any direction out of the neighborhood.

3. RECOMMENDATION

Staff recommends approval of the application subject to the attached documents. The Planning and Zoning Commission held a public hearing on the application on September 18, 2018 and made a recommendation to approve the rezoning request and to introduce the Ordinance by a vote of 6-0 (Commissioners Selin and Frazier were absent; Commissioner Gardner recently resigned from the Commission and was absent).

4. FUNDING SOURCE

N/A

5. TIMELINE

N/A

6. PRIOR COUNCIL ACTIONS TAKEN

On September 27, 2018, a public hearing was held (no speakers), and Ordinance 2018-10 was introduced.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 5a. [Ordinance 2018-10](#)
- 5b. [Development Plan](#)
- 5c. [Concept Site Layout \(Exhibit B\)](#)
- 5d. [Trails Concept Layout \(Exhibit C\)](#)

ORDINANCE NO. 2018-10

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS BEING 92.26 ACRES IN THE W.J. BAKER SURVEY, ABSTRACT NO. 65, GENERALLY LOCATED ON THE SOUTH AND EAST SIDE OF NW CARLOS G PARKER BOULEVARD APPROXIMATELY 1300 FEET NORTH OF MALLARD LANE AND WEST OF NORTH DRIVE, IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM THE RURAL AGRICULTURAL (R/A), SINGLE FAMILY RESIDENTIAL (R-1), AND LOCAL BUSINESS (B-1) DISTRICTS TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) DISTRICT, WITH A BASE DISTRICT OF SINGLE FAMILY RESIDENTIAL (R-1); 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 September 27, 2018, to consider the request made by WBW Development Group LLC as Applicant Agent and Weinritter Realty LP and The Estate of Delphine Slivensky, Owners, which property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from the Rural Agricultural (R/A), Single Family Residential (R-1), and Local Business (B-1) Districts to a Residential Planned Development (RPD) District, with a base district of Single Family Residential (R-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on September 18, 2018, 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 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 Property is changed from the Rural Agricultural (R/A), Single Family Residential (R-1), and Local Business (B-1) Districts to a Residential Planned Development (RPD) District, with a base district of Single Family Residential (R-1).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Rural Agricultural (R/A), Single Family Residential (R-1), and Local Business (B-1) Districts to a Residential Planned Development (RPD) District, with a base district of Single Family Residential (R-1).

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 2018-10 was introduced before the Taylor City Council on the 27th day of September, 2018.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2018.

Brandt Rydell
Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, 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. 2018-10, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2018, 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 _____, 2018.

Dianna Barker
City Clerk

EXHIBIT A

[Legal Description – Survey/Field Notes]

EXHIBIT "A"
73.22 ACRE TRACT
WILLIAMSON COUNTY, TEXAS

Field Notes for a 73.22 acre tract of land situated in and being out of the W.J. Baker Survey, Abstract No. 65, Williamson County, Texas, and being a portion of a called 88.167 acre tract described in a deed to WeinRitter Realty, LP, recorded in Document No. 2009013705, Official Deed Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron rod found for the southwest corner of said 88.167 acre tract and the northwest corner of a called 4.00 acre tract described in a deed to the Taylor Volunteer Fire Department, recorded in Document No. 1997042087, of said deed records, also being in the east right-of-way line of F.M. Road 397, from which a concrete TXDOT monument found bears N 22°15'24" W, 86.93 feet;

THENCE N 68°16'58" E (Rec. N 68°16'01" E), 337.49 feet, with the south line of said 88.167 acre tract and the north line of said 4.00 acre tract, to an iron rod with cap set for the **POINT OF BEGINNING** and the southwest corner of the herein described tract;

THENCE N 21°43'02" W, 751.06 feet, across and upon said 88.167 acre tract to a 1 inch iron pipe found at the southeast corner of a called 2 acre tract described in a deed to Susan Diane Tasto, recorded in Document No. 2015016293, of said deed records;

THENCE N 21°43'00" W, 257.67 feet (Rec. N 21°17'57" W, 257.50'), to a 1 inch iron pipe found at the northeast corner of said 2 acre tract;

THENCE N 21°43'02" W, 433.84 feet, across and upon said 88.167 acre tract to an iron rod with cap set in the northwest curve line of said 88.167 acre tract and the southeast right-of-way curve line of said F.M. Road 397;

THENCE along a curve to the right and the southeast right-of-way line of said F.M. Road 397, having a radius of 1085.92 feet, an arc length of 151.82 feet, and a long chord bearing of N 28°42'23" E, 151.70 feet, to an iron rod with cap found at the southwest corner of the remainder of a called 50.30 acre tract described in a deed to Lannen Land, Inc., recorded in Document No. 2006050184, of said deed records, for the northwest corner of the herein described tract;

THENCE with the common line of said 88.167 acre tract and said remaining 50.30 acre tract, for the following courses:

1. N 68°16'57" E, 1504.73 feet (Rec. N 68°16'57" E, 1504.92'), to an iron rod with cap set;
2. N 21°55'03" W (Rec. N 21°55'03" W), 100.00 feet, to a point in the approximate centerline of a creek, from which an iron rod with cap found in the south right-of-way line of said F.M. Road 397 and for a corner of said 88.167 acre tract bears N 21°55'03" W, 158.83 feet;

THENCE across and upon said 88.167 acre tract, following the approximate centerline of said creek for the following courses:

1. S 48°31'29" E, 275.00 feet, to a point;
2. S 76°48'09" E, 75.00 feet, to a point;
3. S 54°48'42" E, 117.00 feet, to a point;
4. S 45°25'26" E, 152.00 feet, to a point;
5. S 67°17'53" E, 47.00 feet, to a point;
6. S 88°45'25" E, 151.00 feet, to a point;
7. N 64°58'43" E, 84.00 feet, to a point in the east line of said 88.167 acre tract and the west line of a called 83.47 acre tract described in a deed to Delphine Slivensky, recorded in Volume 816,

Page 449, of said deed records, from which a concrete monument found bears N 22°00'08" W, 19.90 feet;

THENCE S 22°00'08" E (Rec. S 21°55'50" E), 1026.72 feet, with the east line of said 88.167 acre tract and the west line of said 83.47 acre tract, to an iron rod with cap set for the southeast corner of said 88.167 acre tract and at the southwest corner of said 83.47 acre tract and also being in the north line of Rob Roy Estates, an addition to the City of Taylor, according to plat of record in Cabinet W, Slides 101-102, Official Plat Records of Williamson County, Texas, for the southeast corner of the herein described tract;

THENCE S 68°16'58" W (Rec. S 68°17'34" W, 1556.04' & S 68°16'01" W, 972.54'), with the south line of this tract, at 1558.05 feet passing a 3/8 inch iron rod found at the northwest corner of a called 19.603 acre tract described in a deed to Todd S. Routh, recorded in Document No. 2002053531, of said deed records, and at the northeast corner of a called 15.718 acre tract described in a deed to First Baptist Church of Taylor, recorded in Document No. 2017006232, of said deed records, continuing on the same course for a total distance of 2193.40 feet, to the **POINT OF BEGINNING**, and containing **73.22** acres of land, more or less.

NOTES:

The bearings recited hereon are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.9998821. Grid distance = Ground Distance * CCF. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein.

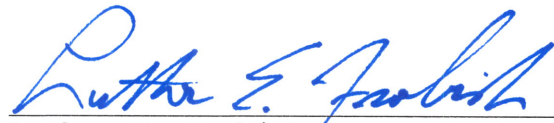
 3/22/2018
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



EXHIBIT "A"
19.04 ACRE TRACT
WILLIAMSON COUNTY, TEXAS

Field Notes for a tract of land situated in and being out of the W.J. BAKER SURVEY, Abstract No. 65, Williamson County, Texas, and being part of the remainder of a called 104 acre "First Tract," described in a deed to DELPHINE SLIVENSKY, recorded in Volume 816, Page 449, Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the southeast corner of said 104 acre tract and at the north corner of a called 18.56 acre tract described in a deed to the TAYLOR INDEPENDENT SCHOOL DISTRICT, recorded in Document No. 199725185, of said records, also being in the west right-of-way line of North Drive, for the southeast corner of the herein described tract;

THENCE S 68°38'09" W (*Rec. S 71°00'00" W*), with the south line of said 104 acre tract and the north line of said 18.56 acre tract, at 458.88 feet, passing a 1/2 inch iron rod found at the northwest corner of said 18.56 acre tract and at the northeast corner of Greenlawn Section Two Subdivision, an addition to the City of Taylor, according to plat of record in Cabinet H, Slide 76, of said records, continuing the same course part of the way along the north line of said Greenlawn Section Two and part of the way along the north line of Rob Roy Estates, an addition to the City of Taylor, according to plat of record in Cabinet W, Slides 101-102, of said records, for a total distance of 1333.40 feet to an iron rod with cap found for the southwest corner of said 104 acre tract and for the southeast corner of a called 88.167 acre tract described in a deed to WEINRITTER REALTY, LP, recorded in Document No. 2009013705, of said records, for the southwest corner of the herein described tract;

THENCE N 22°00'08" W (*Rec. N 19°00'00" W*), 1026.72 feet, with the west line of said 104 acre tract and the east line of said 88.167 acre tract to an iron rod with cap found in the approximate centerline of a creek, from which a concrete monument found bears N 22°00'08" W, 19.90 feet;

THENCE across and upon said 104 acre tract, following the approximate centerline of said creek, for the following courses: -

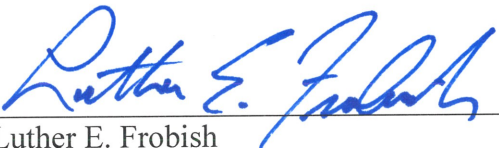
1. N 75°10'20" E, 36.00 feet, to a point;
2. S 56°54'49" E, 59.00 feet, to a point;
3. N 75°26'24" E, 71.00 feet, to a point;
4. S 78°06'29" E, 76.00 feet, to a point;
5. S 52°17'11" E, 97.00 feet, to a point;
6. N 84°33'52" E, 76.00 feet, to a point;
7. S 76°45'11" E, 109.00 feet, to a point;
8. S 88°02'15" E, 62.00 feet, to a point;
9. N 82°51'24" E, 193.00 feet, to a point;
10. S 83°21'49" E, 99.00 feet, to a point;

11. S 72°18'30" E, 82.00 feet, to a point;
12. N 74°47'39" E, 51.00 feet, to a point;
13. S 60°09'45" E, 113.00 feet, to a point;
14. S 42°36'28" E, 103.00 feet, to a point;
15. S 78°53'51" E, 84.00 feet, to a point;
16. S 67°57'32" E, 117.00 feet, to a point;
17. N 82°31'09" E, 35.00 feet, to a point;
18. S 66°08'49" E, 70.28 feet, to a point;
19. N 69°03'06" E, 136.73 feet, to an iron rod with cap set in the east line of said 104 acre tract and in the west right-of-way line of said North Drive, from which a found concrete TXDOT monument bears N 20°50'40" W (*Rec. N 19°00'00" W*), 1713.63 feet;

THENCE S 20°50'40" E (*Rec. S 19°00'00" E*), with the common line of said 104 acre tract and said North Drive, for a distance of 214.08 feet to the **POINT OF BEGINNING**, and containing **19.04** acres of land, more or less.

NOTES:

*The bearings recited hereon are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.9998821. Grid distance = Ground Distance * CCF. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein.*

 9/4/2018
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



The Grove at Bull Creek Planned Development Development Plan

A. PROPERTY

The Grove at Bull Creek Residential Planned Development (“R-PD”) District is located east and south of NW Carlos G. Parker Blvd., within the city limits of Taylor, TX and encompasses approximately 92.31 acres, as more particularly described in **Exhibit A**, and being a portion of the 88.167-acre property recorded in Document #2009013705, Official Public Records of Williamson County and a portion of a 58.697-acre parcel recorded in Deed Volume 271 at Page 042, herein defined as the “property”.

B. PURPOSE

The applicant seeks to build a cohesive community, offering affordable homeownership opportunities in an efficiently designed plan.

This R-PD serves to augment and/or modify the standards for development outlined in the City's Zoning, Subdivision, and other development related Ordinances in order to implement the vision for the property and insure a cohesive, quality development not otherwise anticipated by the underlying base zoning district. This Development Plan is a summary of the development and design standards for the property, and a site layout plan of the proposed development as described in Zoning Ordinance Article IV. Planned Development Districts (Section 2.17, Residential Planned Development District [R-PD]).

C. APPLICABILITY AND BASE ZONING

In accordance with Zoning Ordinance Section 2.17.2, “Applicability”, all regulations of the underlying base district – the R-1 (Single Family Residential) District – that are not in conflict with the regulations of the R-PD shall apply.

Except for those requirements specifically deviated by this Development Plan, all development standards established in the most current version of the City of Taylor development regulations in effect as of the date of this R-PD is approved. In the case that this Development Plan does not address a specific item, the City of Taylor development regulations shall apply. In the event of a conflict between the regulations of this R-PD and the regulations of the base zoning district, the R-PD shall control.

D. SITE LAYOUT PLAN

A Site Layout Plan has been attached to this Development Plan as **Exhibit B** to illustrate the land use and design intent for the property. The Site Layout Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. Approval of this R-PD, Development Plan, and Site Layout Plan does not constitute approval of a subdivision plat.

E. LAND USES

- 1. Primary Use.** The primary use of the Property shall be for Single family residential housing, consistent with the R-1, Single Family Residential District.
- 2. Other Permitted Uses.** Except as specifically covered in this Plan, all other permitted uses, consistent with the R-1, Single Family Residential District.

3. **Prohibited Uses.** Above ground swimming pools shall be prohibited.
4. **Permitted Accessory Uses.** Except as specifically covered in this Plan, all accessory uses, consistent with the R-1, Single Family Residential District.

F. DESIGN STANDARDS

1. Density / Units / Square Footage.

- Minimum lot width of 50'
- Minimum lot depth of 120', except for those lots that front the Wider ROW Streets, which shall be 115'
- Minimum square footage of 6,000 SF per lot, except for those lots that front the Wider ROW Streets, which shall be a minimum of 5,750 SF per lot
- At least 10% of the lots shall have either a minimum lot width of 60', or a minimum square footage of 8,000 SF (other than corner lots and cul-de-sac lots which already exceed those minimums)
- Maximum density of 4.15 lots per acre for the 92.31 acres

2. Setbacks. The setbacks on the Property shall be as follows:

- | | |
|---------------------------------------|---|
| • Front Setback | minimum 25 feet, except for those lots that front the Wider ROW Streets, which shall be 20 feet |
| • Side Setback | minimum 5 feet |
| • Side Setback to Commercial District | minimum 5 feet |
| • Rear Setback | minimum 10 feet |
| • Rear Setback to Commercial District | minimum 10 feet |
| • Accessory Building Setback | minimum 5 feet (not permitted in any street yard setback) |

3. Building Height. The maximum building heights on the Property shall be as follows:

- | | |
|-----------------------|-------------------------|
| • Residences | 2.5 stories and 35 feet |
| • Accessory buildings | 10 feet |

4. Masonry Façade Requirements. The exterior finish of all single-family homes shall be masonry, except non-load bearing elements such as doors, windows, trim and accents. Gables, roofs, soffits, porches and patios may also be of non-masonry materials. Masonry shall be defined as stone, brick, two-step hard coat stucco and up to 75% of horizontally installed cement-based siding. Façade requirements are further regulated as follows:

- 90% masonry required on 2nd story walls of homes that face roadways or are located on corner lots, excluding gables, windows, roofs, eaves, soffits, trim, porches, and patios
- Exempt from the above masonry requirements are units in which stylized architectural finishes are utilized. In these cases, alternative exterior finishes are permitted with the approval of the Director of Planning, including, but not

limited to, the Craftsman style, board and batten, cedar shake, ship lap, 4", 6" and larger width masonry siding in both horizontal and vertical installations and dry stacked stone.

5. **Building Elevations.** Exterior elevations shall vary such that no three adjacent lots, nor any two directly across from one another, shall have the same elevation.
6. **Exterior Lighting.** Exterior Lighting on the Property and its buildings will comply with the requirements set forth in Section 5.4.5 of the Zoning Ordinance related to outdoor lighting unless otherwise described in this PD.
7. **Garages.** All homes constructed within the Plan shall include garage parking for a minimum of two cars.
8. **Sidewalks.** Sidewalks shall be constructed on both sides of all public streets, which shall be installed on a lot-by-lot basis by the homebuilders, except adjacent to public areas, which will be part of the public improvements.

G. PARKING.

Parking on the Property shall be in conformance with Chapter 6 of the Zoning Ordinance except as otherwise stated in this Development Plan.

H. VEHICULAR ACCESS AND CIRCULATION

1. **Transportation Impact Analysis (TIA).** A TIA shall be prepared to determine if any improvements are required to existing roadways that the Property will connect to.
2. **Driveways Access.** Driveway permit will be required from TxDOT in one location on NW Carlos G. Parker Blvd. and TxDOT standards have been met.

A ROW shall be reserved along the northern edge of the R-PD for a future connection by others to NW Carlos G. Parker Blvd.

3. **Additional Street Connections.** A connection to Meadow Lane shall be built and accepted as part of the initial phase of development within the RP-D, and a connection to North Drive shall be built and accepted prior to the issuance of the 51st residential certificate of occupancy anywhere within the Property. The alignment of the connection to North Drive shall be designed to cross Bull Branch Creek and align with T.H. Johnson Dr. The City shall consider an application by the developer for Roadway Impact Fee offsets pursuant to Ordinance 2014-03, Section 1.15 for eligible costs associated with the construction of a creek crossing of Bull Branch Creek for the extension of T.H. Johnson Drive west of North Drive and, if eligible, will recognize the project as a roadway capital improvement of the Capital Improvements Program as defined in Ordinance 2014-03, Section 1.4.
4. **Street Widths.** The streets within the Property shall have a 50' ROW and 30' pavement width (face of curb to face of curb), except that those portions of Onna Street, Gunther Way, Pivot Road and Marcel Street (the "Wider ROW Streets") between Beaumont Road and Break Avenue shall have a 60' ROW and 30' pavement width (face-to-face), with widened area between the sidewalks and edge of pavement, which will satisfy the requirements relative to block lengths greater than 1,200 feet or with greater than 30 homes.

I. TREE PRESERVATION

Tree Preservation on the Property shall be in conformance with Chapter 28 of the City Code unless otherwise stated in this Development Plan.

J. LANDSCAPE REQUIREMENTS

The front yard landscaping requirements shall be as follows:

- Front yards shall be sodded
- Minimum of 5 bushes planted
- A minimum of two (2) trees of at least 2" caliper are required in the front yard of every home, except those lots that front the Wider ROW Streets, where one of the trees shall be placed between the back of curb and the sidewalk. Those trees to be placed between the back of curb and sidewalk shall be of a list of species approved by the Director of Planning at the time of construction plan approval.
- Corner lots with side yards facing a street shall be required to plant at least one additional tree in the side yard of the home.

These requirements shall be memorialized as both a Plat note and within the Declaration of Covenants, Conditions and Restrictions of the HOA. A 10' landscape easement shall be reserved on all lots with side yards fronting the streets which shall be landscaped and maintained by the HOA.

K. SIGNAGE

Signage on the Property shall be in conformance with Chapter 24 of the City Code unless otherwise stated in this Development Plan or in a Master Sign Plan for the Property. Offsite entry monumentation within the ROW and landscape easement is contemplated, as shown on **Exhibit B**.

M. STORMWATER

Drainage Control/Stormwater Management on the Property shall be in conformance with Engineering Manual unless otherwise stated in this Development Plan.

N. PARKLAND AND COMMON AMENITY AREA

- 1. Parkland.** The parkland dedication requirements of Subdivision Ordinance Section 2.12 will be met by the dedication of a park site totaling approximately 16.85 acres (5.47 acres of which is out of the floodplain, and 11.38 acres of which is within the floodplain), and two additional pocket park sites totaling approximately 0.43 and 0.65 acres, each as shown on Exhibit B, at time of plat recordation. The main park site shall include an easement in favor of the City of Taylor for public pedestrian access to the trails proposed therein.
- 2. Common Amenity Areas.** The Common Amenity Area requirements will be met by integrating the following amenities on-site:
 - A 6' walking trail connecting to the sidewalk system and running along Bull Creek and within the park site connecting the northern and southern ends of the property with access and connectivity to the existing trail system of the City of Taylor as depicted in Exhibit C

- Park benches along the trail system within the Property and the Parkland with at least one for every 1,000' of trails (example: The Bench Factory, 6' Northgate Metal Bench, Model TBN-16, or equivalent)
- A picnic and grilling area within the Parkland
- A playground suitable for ages 5-12 within the Parkland (example: Playworld PSD-1103-FTD, or equivalent).
- An additional active amenity within the Parkland, such as a sand volleyball court or frisbee golf range
- A covered pavilion or gazebo shelter within one of the pocket park areas

3. Homeowners' Association. A homeowners' association shall be created to own and maintain the Park Land and Common Amenity Area and otherwise enforce the design guidelines, and other Covenants, Conditions and Restrictions to be enacted.

O. PD DISTRICT MODIFICATIONS

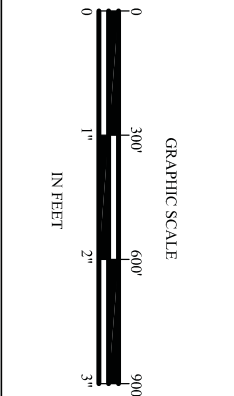
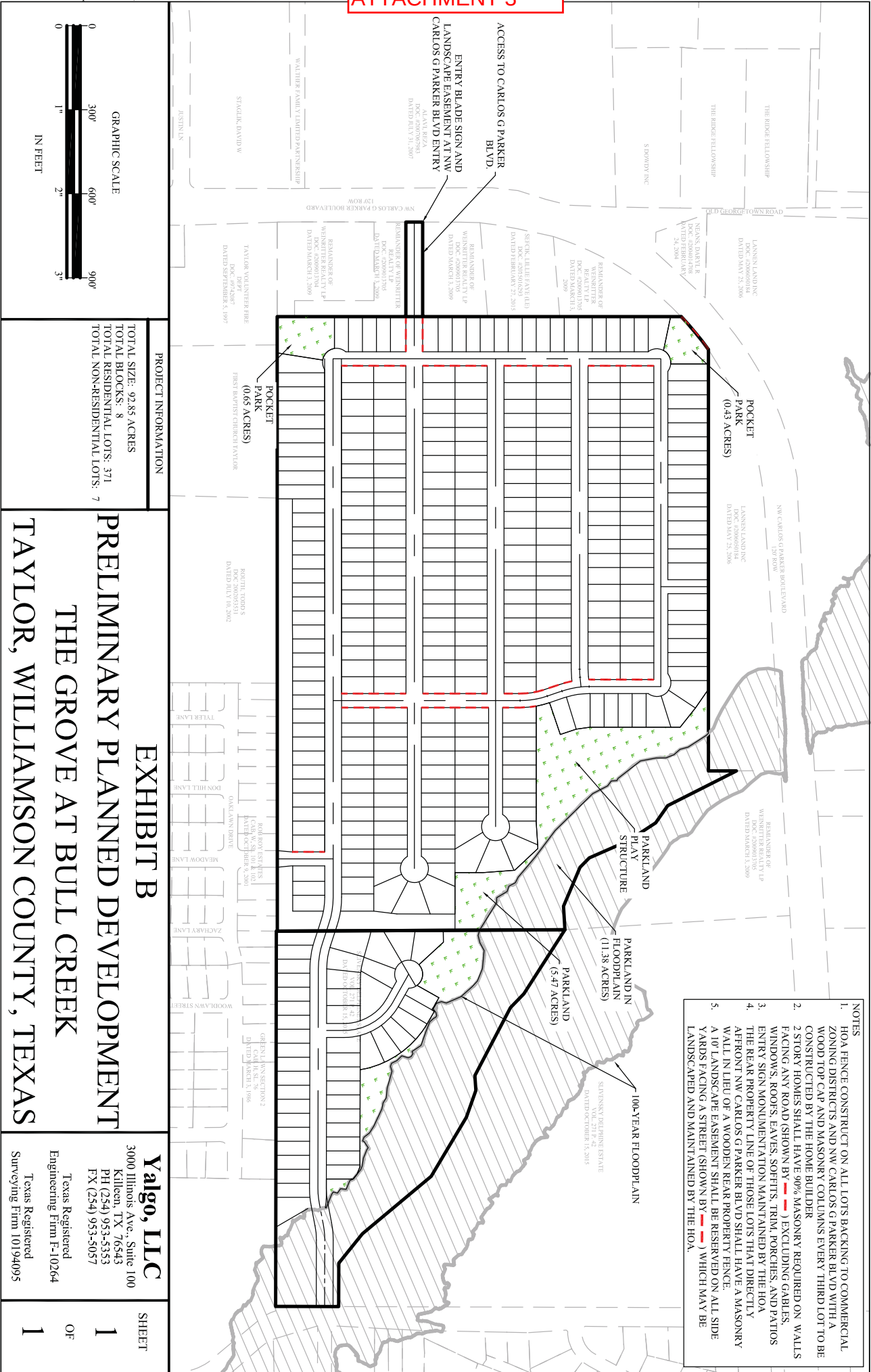
In conformance with Section 2.17.8 of the Zoning Ordinance, minor changes to the Site Layout Plan can be considered by the City Manager (or designee). Amendments or withdrawals of the Site Layout Plan shall follow Section 2.17.9.

P. LIST OF EXHIBITS

Exhibit A – Legal Description of Site (metes-and-bounds)

Exhibit B – PD Development Plan/Site Layout Plan

Exhibit C – Park/Walking Trail Connectivity Plan



PROJECT INFORMATION

TOTAL SIZE: 92.85 ACRES
TOTAL BLOCKS: 8
TOTAL RESIDENTIAL LOTS: 371
TOTAL NON-RESIDENTIAL LOTS: 7

EXHIBIT B

PRELIMINARY PLANNED DEVELOPMENT

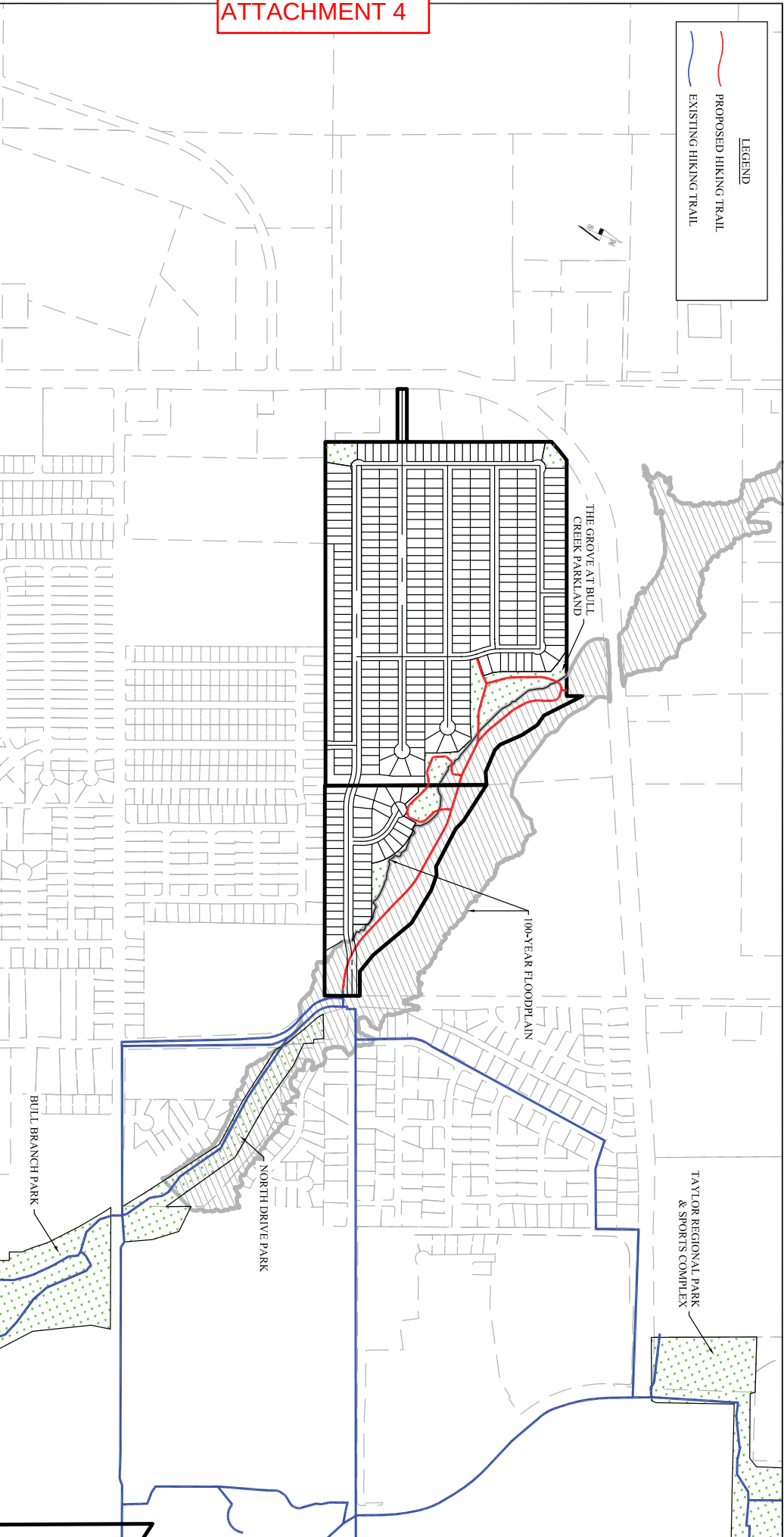
THE GROVE AT BULL CREEK

TAYLOR, WILLIAMSON COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

Texas Registered
Engineering Firm F-10264
Texas Registered
Surveying Firm 10194095

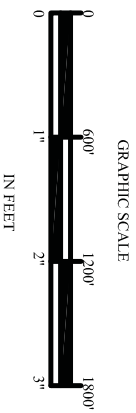
- NOTES**
- HOA FENCE CONSTRUCT ON ALL LOTS BACKING TO COMMERCIAL ZONING DISTRICTS AND NW CARLOS G PARKER BLVD WITH A WOOD TOP CAP AND MASONRY COLUMNS EVERY THIRD LOT TO BE CONSTRUCTED BY THE HOME BUILDER
 - 2 STORY HOMES SHALL HAVE 90% MASONRY REQUIRED ON WALLS FACING ANY ROAD (SHOWN BY ---) EXCLUDING GABLES, WINDOWS, ROOFS, EAVES, SOFFITS, TRIM, PORCHES, AND PATIOS
 - ENTRY SIGN MONUMENTATION MAINTAINED BY THE HOA
 - THE REAR PROPERTY LINE OF THOSE LOTS THAT DIRECTLY AFFRONT NW CARLOS G PARKER BLVD SHALL HAVE A MASONRY WALL IN LIEU OF A WOODEN REAR PROPERTY FENCE.
 - A 10' LANDSCAPE EASEMENT SHALL BE RESERVED ON ALL SIDE YARDS FACING A STREET (SHOWN BY ---) WHICH MAY BE LANDSCAPED AND MAINTAINED BY THE HOA.



LEGEND

PROPOSED HIKING TRAIL

EXISTING HIKING TRAIL



PROJECT INFORMATION

TOTAL SIZE: 92.85 ACRES

TOTAL BLOCKS: 8

TOTAL RESIDENTIAL LOTS: 371

TOTAL NON-RESIDENTIAL LOTS: 7

EXHIBIT C

HIKING TRAILS

THE GROVE AT BULL CREEK

TAYLOR, WILLIAMSON COUNTY, TEXAS

Yalco, LLC

3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095



**City Council Meeting
October 25, 2018
Agenda Item Transmittal**

STRATEGIC PILLAR

☒ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: 6

Agenda Title: Consider Ordinance 2018-17 changing the “in-lieu of” sidewalk fee

Council Action to be taken: Approve Ordinance 2018-17

Department Submitted: Public Works

Staff Contact: Jim Gray, Public Works Director

1. PURPOSE/DESCRIPTION

This agenda item is to consider Ordinance 2018-17 to amend the current fee schedule for the FY2018-19 changing the *Fee in Lieu of Sidewalk* fee from \$3.00 per square foot to \$10.00 per square foot.

2. STAFF ANALYSIS AND RECOMMENDATION (Why and How)

The information below summarizes the changes in the fee schedule for FY2018-19. There is only one area in which changes are made to the current fee schedule, Exhibit “A”. All other fees will remain unchanged.

The proposed Fee Ordinance 2018-17 will raise the Fee in Lieu of Sidewalk from \$3.00 per square foot of sidewalk to \$10.00 per foot of sidewalk. The old fee was set in 2011. Every bid the City has had this year has come in at the \$10.00 cost. The City does provide options, but encourages the construction of sidewalks. Projects in Austin are going for \$6.00 per square foot. Taylor’s current fee does not cover the cost for the City to install sidewalks for the bids that are being received. Staff has checked with Hutto, Georgetown, Leander, and Cedar Park. Only Leander has a set fee, \$8.00 per square foot. Cedar Park and Georgetown do not allow in Lieu of Fees. Hutto allows the developer’s engineer to propose a price.

- **Planning and Development Services, Engineering and Construction – Page 11 of Exhibit A Up to \$10.00.**

3. RECOMMENDATION

Staff recommends that Ordinance 2018-17 be approved.

4. FUNDING SOURCE

N/A

5. TIMELINE

To be effective November 1, 2018

6. PRIOR COUNCIL ACTIONS TAKEN

Ordinance 2018-17 was introduced at the September 27, 2018 City Council meeting.

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

N/A

8. ATTACHMENTS

6a. [Ordinance 2018-17](#)

6b. [Exhibit A – FY2018-19 Fee Schedule](#)

ORDINANCE NO. 2018-17

**AN ORDINANCE AMENDING ORDINANCE NO. 2018-13 ADOPTED
ON SEPTEMBER 13 2018 BY CHANGING CERTAIN RATES AND
OTHER SERVICES PROVIDED BY THE CITY.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
TAYLOR:**

SECTION 1.0 That the certain rates for utilities and other services provided by the city, for the support of the general government of the City of Taylor, Texas be amended in accordance with the changes shown in the attached Exhibit A fee schedule.

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 Ordinance No. 2018-13.

SECTION 3.0 All other provisions of Ordinance No. 2018-13 shall remain in full force and effect.

SECTION 4.0 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 27rd day of September, 2018.

SECTION 5.0 This Ordinance shall be effective November 1, 2018.

PASSED, APPROVED, and ADOPTED on the _____ day of October 2018.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

"EXHIBIT A"
City of Taylor - Fee Schedule for City Services 2018-19

AIRPORT

		Monthly Fee
Hanger and Tie Down Rental		
Hangar A	10 Units	\$ 216.00
Hangar B	6 Units	\$ 145.00
Hangar C	12 Units	\$ 304.00
Hangar D	12 Units	\$ 304.00
Hangar E	8 Units	\$ 304.00
E-1 & E-7	2 Units	\$ 368.00
E-6 & E-12	2 Units	\$ 410.00
Hangar F	11 Units	\$ 319.00
Tie Downs	27	\$ 43.00
Over Night Tie Downs	8	\$ 6.00 per night if no fuel is purchased
Late Payment fee, if not paid by due date		10%
Long Term ground lease for hangar construction		as negotiated
Fuel Sales		
AV Gas LL100		as determined by City Manager
Jet A		as determined by City Manager

ANIMAL CONTROL

Animal Adoption	\$ 80.00	
Annual animal registration		
If registration is done by veterinarian, the veterinarian retains \$1.50 of the fee and remits remainder to the City. All veterinarian costs incurred are passed on to the owner.		
Dog/Cat - Altered (Spayed or neutered) proof is required	\$ 5.00	Per tag
Dog/Cat - Unaltered (Not spayed or neutered)	\$ 15.00	Per tag
Boarding Fees (on or off-site)	\$ 15.00	Per day
Owner Surrender		
Animal-*Animal is heartworm negative, current on vaccinations, altered and deemed adoptable by Animal Control Supervisor	\$ 30.00	Per occurrence
Animal-*Animal is heartworm negative and deemed adoptable by Animal Control Supervisor, however needs vaccinations and/or alteration	\$ 80.00	Per occurrence
Litters (under 10 weeks of age)	\$ 60.00	
Pick-up:		
Deceased Animal	\$ 35.00	Per occurrence
Deceased Animal - After Hours	\$ 50.00	Per occurrence
Impound fee		
Live Animal	\$ 35.00	Per occurrence
Live Animal - After Hours	\$ 50.00	Per occurrence
Rabies quarantine:		
10 days boarding fee + impound fee + registration fee (if necessary)		
Rabies vaccination	\$ 25.00	Per year
Specialized Food	\$ 10.00	Minimum
Return Charges:		
Loose animals that are picked up	\$ 35.00	Per occurrence
Loose animals that are picked up(2nd occurrence per annum)	\$ 55.00	
Loose animals that are picked up(3rd occurrence per annum)	\$ 75.00	
Loose livestock that are picked up	\$ 65.00	Per occurrence

"EXHIBIT A"
City of Taylor - Fee Schedule for City Services 2018-19

CEMETERY

Grave Digging Fees			
Normal Size	Weekdays 9am - 4pm	\$	1,180.00
Normal Size	Weekdays after 3:30 pm; Holidays/Weekends	\$	1,280.00
Infant or Ashes	Weekdays 9am - 4pm	\$	600.00
Infant or Ashes	Weekdays after 3:30 pm; Holidays/Weekends	\$	700.00
Oversize	Weekdays 9am - 4pm	\$	1,400.00
Oversize	Weekdays after 3:30 pm; Holidays/Weekends	\$	1,500.00
Disinterment	Weekdays 9am - 4pm	\$	1,700.00
Disinterment	Weekdays after 3:30 pm; Holidays/Weekends	\$	1,950.00
Sale of Cemetery Spaces			
Adult		\$	1,035.00 +\$25 deed filing fee for each sale
Infant/Child or Ashes		\$	517.00 +\$25 deed filing fee for each sale
Other Fees			
Location & marking of gravestone		\$	20.00
Transfer of lots/spaces by grantee		\$	30.00
Temporary grave markers		\$	20.00

FIRE DEPARTMENT

Following fees to be paid in advance by licensed party who holds permit:

Fire Department Permits/Fees

Site and subdivision plans	\$	100.00	
False Alarm (after 3rd Alarm)	\$	50.00	per occurrence
Special Events (includes plans review and inspection) See also Planning & Development fees	\$	100.00	
Controlled burn in city limits - Approved	\$	50.00	
Controlled burn in city limits - Unapproved	\$	300.00	fine
Fire reports	\$	3.00	

Inspections

CSI Inspection	\$	40.00	
Annual safety inspection - commercial buildings:		No charge	
Re-inspection fee - after second inspection	\$	50.00	
Fire final	\$	100.00	
Assisted living institutions	\$	50.00	
Day care centers (providing care for less than 10)	\$	50.00	
Day care centers (providing care for 11 or more)	\$	50.00	
Nursing homes	\$	100.00	
Hospital	\$	100.00	
Foster/adoption home	\$	25.00	

Test/Acceptance Test/ Plans Review

Fuel distribution tank and pipe installation (plans review and testing)	\$	150.00	
Hydrant flow test	\$	100.00	
Suppression System Plans Review	\$	300.00	per each system
Suppression System Test	\$	50.00	
Suppression System Test/Acceptance Per Floor Test <200(>200 \$.50 per device)	\$	100.00	
Suppression System Fire Pump Test/Acceptance test	\$	25.00	
Fire Alarm System Plan Review	\$	100.00	
Fire Alarm System /test/acceptance test	\$	75.00	
Carnival Inspection	\$	100.00	
Interior Seasonal Event	\$	100.00	
Kitchen vent hood suppression system plan review	\$	100.00	
Kitchen vent hood suppression system / Test/acceptance test	\$	50.00	
LP tank storage installation (plans review and testing)	\$	150.00	
Alternative fire suppression systems (spray booths, Dry/Wet Chem., etc.)	\$	50.00	
Alternative fire suppression systems (spray booths, Dry/Wet Chem., etc.) plans review	\$	100.00	

"EXHIBIT A"
City of Taylor - Fee Schedule for City Services 2018-19

Fines for Negligent or Irresponsible Actions

- 1 A fine shall be charged for negligent, irresponsible, or otherwise unacceptable and malicious acts.
- 2 Charges may be filed in Municipal Court by the Taylor Fire Department, and a fine may be assessed.
- 3 Fines for such acts shall be assessed as follows:
 - Misadventure and/or Deliberate Risk taking (each incident) \$200 minimum plus Municipal Court Costs, if any.
 - Failure to respond to Lawful Warning or Order (each occurrence) \$200 minimum plus Municipal Court Costs, if any.
 - Injury to Fire Personnel due to deliberate act (each injury) - Any and all medical costs incurred by the employee, rehabilitation costs, lost of income, and any further compensation that may be necessary.
 - Damage to Fire Apparatus, equipment or property due to a deliberate act (each item)-The replacement cost of the individual item (see list)
 - Unauthorized Control Burn Fee - Any burning that violates the city ordinance or state law not allowing burning thirty minutes before dawn or thirty minutes after dusk (each incident)-\$300 plus Municipal Court Costs, if any.
- 4

Note: The following list is not all-inclusive of equipment that may be damaged or contaminated during the course of a respond effort. Additional equipment that is not herein listed may be charged at actual replacement costs.

Following fees may be assessed against the insurance companies requesting Fire/EMS service at which the Taylor Fire Department responded. The same fees may be charged for specialized use or rental- such as but not limited to movie production or stand by services.

Apparatus

Aerial Apparatus	\$	600.00	per truck, per hour
Brush Truck	\$	325.00	per truck, per hour
Chief Vehicle	\$	150.00	per hour
Class A Pumper	\$	450.00	per truck, per hour
Command Unit	\$	150.00	per hour
Heavy Rescue Truck (staffed with 2 personnel)	\$	500.00	per truck, per hour
Medical Response Vehicle (staffed with 2 personnel)	\$	150.00	per truck, per hour
Rehab (staffed with 1 personnel)	\$	75.00	per hour
Tanker Apparatus	\$	350.00	per truck, per hour

Personnel

Fire Inspectors	\$	35.00	per hour
Fire Investigators	\$	75.00	per hour
Firefighter	\$	35.00	per hour
Haz-Mat Awareness	\$	25.00	per hour
Haz-Mat Operation	\$	35.00	per hour
Haz-Mat Tech	\$	40.00	per hour
Incident Commander	\$	75.00	per hour
Swift Water Team	\$	200.00	per hour

Haz-Mat

Absorbent	\$	17.00	per bag
Barricade Tape	\$	20.00	per roll
Broom	\$	20.00	each
Disposable Coveralls	\$	20.00	each
Disposable Goggles	\$	10.00	pair
Drum Liners	\$	8.00	each
Latex Gloves	\$	5.00	pair
Lite-Dri	\$	20.00	per 50lb bag
Plug and Patch Kit	\$	30.00	each
Poly Sheeting	\$	50.00	per roll
Shovel	\$	50.00	each
Top-Sol	\$	30.00	per bag

Protective Equipment Replacement

Bunker Coat	\$	800.00	each
Bunker Pants	\$	800.00	each
FF Boots	\$	275.00	pair
FF Gloves	\$	65.00	pair
Helmet	\$	275.00	each
Nomex Hood	\$	25.00	each

"EXHIBIT A"
City of Taylor - Fee Schedule for City Services 2018-19

Firefighting Agents		
AFFF Foam	\$ 22.00	per gallon
Class A Foam	\$ 17.00	per gallon
Light Water	\$ 20.00	per gallon
Micro-Blaze	\$ 30.00	per gallon
Emergency Medical Service		
AED (use of FD Automatic External Defibrillator)	\$ 200.00	each use
AED Pads	\$ 25.00	each use
Biohazard	\$ 10.00	per incident
CPR	\$ 150.00	each patient
Dispatch Fee	\$ 80.00	per incident
Flat Rate	\$ 300.00	per incident
Spinal Immobilization	\$ 200.00	each patient
Firefighting Equipment Replacement		
A-Frame Combo Ladder	\$ 414.00	each
Attic Folding Ladder 10'	\$ 255.00	each
Attic Folding Ladder 8'	\$ 230.00	each
Deluge Monitor w/o pie & tips	\$ 2,080.00	each
Extension Ladder 24'	\$ 525.00	each
Extension Ladder 35'	\$ 925.00	each
Foam Aerator Tube	\$ 396.00	each
Fog Nozzle 1.0"	\$ 510.00	each
Fog Nozzle 1.5-1.75"	\$ 625.00	each
Fog Nozzle 2.5"	\$ 680.00	each
Fog Nozzle 2.5" Master	\$ 825.00	each
Fog Nozzle 2.5" Play pipe	\$ 1,095.00	each
Hose 1.0"	\$ 75.00	each 50'
Hose 1.0" booster	\$ 125.00	each 50'
Hose 1.75"	\$ 115.00	each 50'
Hose 2.5"	\$ 145.00	each 50'
Hose 3.0"	\$ 225.00	each 50'
Hose 5.0"	\$ 685.00	each 100'
Motorola Portable Radio 800 MHz	\$ 3,500.00	each
Motorola Portable Radio VHF	\$ 1,000.00	each
PASS Alarm	\$ 200.00	each
Roof Ladder 12'	\$ 275.00	each
Roof Ladder 14'	\$ 335.00	each
SCBA Air Mask	\$ 240.00	each
SCBA Air Mask complete	\$ 2,300.00	each
SCBA Spare Cylinders	\$ 570.00	each
Stacked Tips w/Shaper	\$ 566.00	each
Rescue Equipment Used		
Acetylene Cutting Kit	\$ 185.00	per hour
Air Bags	\$ 275.00	per hour
Air Impact Tools	\$ 85.00	per hour
Ajax Cutting Tool	\$ 35.00	per hour
Milwaukee Saws-All	\$ 65.00	per hour
Oxygen with Mask	\$ 90.00	per hour
Porta Power	\$ 85.00	per hour
Rescue Tools: Spreaders, Cutters, Rams	\$ 300.00	per hour
Fire Equipment Used		
ABC Extinguisher	\$ 45.00	each
Axe(s)	\$ 12.00	per hour
Barricade/Scene Tape	\$ 20.00	
Bolt Cutters (HD)	\$ 12.00	per hour
Cellular Phone w/long dist. Chg.	\$ 25.00	
Chain Saw	\$ 40.00	per hour
CO2 Extinguisher	\$ 45.00	each
Explosive Meter	\$ 180.00	
Gas Plug/Gasoline Plug Kit	\$ 45.00	
Generator	\$ 45.00	per hour

"EXHIBIT A"
City of Taylor - Fee Schedule for City Services 2018-19

Hall Runner	\$	15.00	each
Halligan Tool	\$	12.00	per hour
Hand Lights	\$	15.00	each
K-Tool	\$	20.00	
PPV Fans	\$	50.00	per hour
Purple K Extinguisher	\$	75.00	each
Rescue (K-12) Saw	\$	40.00	per hour
Rolls of Plastic	\$	30.00	each
Salvage Covers	\$	25.00	each
Scene Lights	\$	32.00	per hour
Tank, Portable/Fold-a-Tank	\$	150.00	
Water Extinguisher	\$	15.00	each
Windshield Tool	\$	10.00	

The following Fire/EMS fees are assessed and may be recovered by a loss recovery contractor as provided in Ordinance 2010-15

Motor Vehicle Incidents

Level 1-	\$	435.00
Provides hazardous materials assessment and scene stabilization. This will be the most common "billing level". This occurs almost every time the fire department responds to an accident/incident.		
Level 2-	\$	495.00
Includes Level 1 services as well as clean up and material used (sorbents) for hazardous fluid clean up and disposal. Billed at this level if the fire department has to clean up any gasoline or other automotive fluids that are spilled as a result of the accident/incident.		
Level 3- Car Fire	\$	605.00
Provide scene safety, fire suppression, breathing air, rescue tools, hand tools, hose, tip use, foam, structure protection, and clean up gasoline or other automotive fluids that are spilled as a result of the accident/incident.		
Level 4-	\$	1,800.00
Includes Level 1& 2 services as well as extrication (heavy rescue tools, ropes, airbags, cribbing, etc.) Billed at this level if the fire department has to free/remove anyone from the vehicle(s) using any equipment. Will not bill at this level if the patient is simply unconscious and fire department is able to open the door to access the patient. The level is to be billed only if equipment is deployed.		
Level 5-	\$	2,200.00
Includes Level 1, 2 & 4 services as well as Air Care (multi-engine company response, mutual aid, helicopter). Billed at this level any time a helicopter is utilized to transport the patient(s).		
Level 6-		
Itemized Response: The city has the option to bill each incident as an independent event with custom mitigation rates, for each incident using, itemized rates deemed usual, customary and reasonable (UCR). These incidents will be billed, itemized per apparatus, per personnel, plus products and equipment used.		

Hazmat

Level 1-	\$	700.00
Basic Response: Claim will include engine response, first responder assignment, perimeter established, evacuations, set-up and command.		
Level 2-	\$	2,500.00
Intermediate Response: Claim will include engine response, first responder assignment, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, set-up and command, Level A or B suit donning, breathing air and detection equipment. Set-up and removal of decon center.		
Level 3-	\$	5,900.00
Advanced Response: Claim will include engine response, first responder assignment, hazmat certified team and appropriate equipment, perimeter establishment, evacuations, first responder set-up and command, Level A or B suit donning, breathing air and detection equipment and robot deployment. Set-up and removal of decon center, detection equipment, recovery and identification of material. Disposal and environment clean up. Includes above in addition to any disposal rates of materials and contaminated equipment and material used at scene. Includes 3 hours of on scene time - each additional hour @ \$300.00/Hazmat team.		

"EXHIBIT A"**City of Taylor - Fee Schedule for City Services 2018-19****Pipeline Incidents/Power Line Incidents**

(Includes, but not limited to : Gas, Sewer, Septic to Sewer, and Water Pipelines)

Level 1- \$ 400.00

Basic Response: Claim will include engine response, first responder assignment, perimeter establishment, evacuations, first responder set-up and command. Includes inspection without damage or breakage.

Level 2- \$ 1,000.00

Intermediate Responses: Claim will include engine response, first responder assignment, and appropriate equipment, perimeter establishment, evacuations, set-up and command. May include Hazmat team, Level A or B suit donning, breathing air and detection equipment. Supervise and/or assist pipeline repair.**Level 3- Itemized Claim Charges****Advanced Response:** Claim will include engine response, first responder assignment, and appropriate equipment, perimeter establishment, evacuations, first responder set-up and command. May include Hazmat team, Level A or B suit donning, breathing air and detection equipment. Supervise and/or assist pipeline repair to intermediate to major pipeline damage. May include set-up and removal or decon center, detection, recovery and identification of material. Disposal and environment clean up.**Fire Investigation**

Fire Investigation Team- \$ 275.00 per hour

The claim begins when the Fire Investigator responds to the incident and is billed for logged time only.

Includes: Scene Safety, Investigation, Source Identification, K-9/Arson Dog Unit, Identification Equipment, Mobile Detection Unit, and Fire Report

Fires**OPTIONAL: A fire department has the option to bill each fire as an independent event with custom mitigation rates. Itemized per person, at various pay levels for itemized products used.**

This will be the most common "billing level". This occurs almost every time the fire department responds to an incident.

Assignment- \$ 400.00 per hour, per engine
\$ 500.00 per hour, per truck

Includes: Scene Safety, Investigation, Fire/Hazard Control

Water Incidents

Level 1- \$400 + \$50/hr, per rescue person

Basic Response: Claim will include engine response, first responder assignment, perimeter establishment, evacuations, first responder set-up and command, scene safety and investigation (including possible patient contact, hazard control). This will be the most common "billing level". This occurs almost every time the fire department responds to a water incident.

Level 2- \$800 + \$50/hr, per rescue person

Intermediate Response : includes Level 1 services as well as clean up and material used (sorbents), minor hazardous clean up and disposal. The City will bill at this level if the fire department has to clean up small amounts of gasoline or other fluids that are spilled as a result of the incident.

\$2,000+\$50 per hour, per rescue person + \$100 per hour per Hazmat team member

Level 3-

Advanced Response: includes Level 1 and Level 2 services as well as D.A.R.T activation, donning breathing apparatus and detection equipment. Setup and removal of decon center, detection equipment, recovery and identification of material. Disposal and environment cleanup. Includes above in addition to any disposal rates of material and contaminated equipment and material used at scene.

Level 4-

Itemized Response: The City has the option to bill each incident as an independent event with custom mitigation rates, for each incident using, itemized rates deemed usual, customary, and reasonable (UCR). These incidents will be billed, itemized, per trained rescue person, plus rescue products used.**Back Country or Special Rescue**

Minimum: \$400 for the first response vehicle + \$50/hr per rescue person. Additional rates of \$400/hr per response vehicle and \$50/hr per rescue person.

Itemized Response: each incident will be billed with custom mitigation rates deemed usual, customary, and reasonable (UCR). These incidents will be billed, itemized per apparatus per hour, per trained rescue person per hour, plus rescue products used.

"EXHIBIT A"**City of Taylor - Fee Schedule for City Services 2018-19**

Chief Response: \$ 250.00 per hour
 This includes the set-up of Command, and providing direction of the incident. This could include operations, safety, and administration of the incident.

Miscellaneous:

Engine	\$	400.00	per hour
Truck	\$	500.00	per hour
Miscellaneous equipment	\$	300.00	per hour

Mitigation Rate Notes

The mitigation rates above are average "billing levels", and are typical for the incident responses listed, however, when a claim is submitted, it will be itemized and based on the actual services provided. These average mitigation rates were determined by itemizing costs for typical run (from the time a fire apparatus leaves the station until it returns to the station) and are based on the actual costs, using amortize schedules for apparatus (including useful life, equipment, repairs, and maintenance) and labor rates (an average department's "actual personnel expense" and not just a firefighter's basic wage). The actual personnel expense includes costs such as wages, retirement, benefits, workers comp, insurance, etc.

LIBRARY SERVICES**Library Meeting Room**

Should there be damages or cleaning needed, the deposit will NOT be refunded. In addition to the deposit, charges to defray clearing or repairs or loss of equipment will be charged to the responsible group.

Refundable Deposit	\$	200.00	
Individuals/Non Profit	\$	50.00	first two hours
Individuals/Non Profit - Additional Hours	\$	25.00	each additional hour
Business/Commercial	\$	100.00	first two hours
Business/Commercial - Additional Hours	\$	50.00	each additional hour
Meeting Room Kitchen	\$	25.00	per meeting

Library Fees

Library card - Non-resident Individual	\$	10.00	per year
Library card - Non-resident Family	\$	25.00	per year
Library card - Resident		no charge	
Library card - replacement (1st replacement)	\$	1.00	
Library card - subsequent replacement cards	\$	5.00	
Copies - Black & White	\$	0.10	per impression
Overdue book	\$	0.10	per day; \$5 maximum
Lost or damaged book		Cost to replace/repair	
Processing fee for lost or damaged book(s)	\$	5.00	per book, non-refundable
PayPal online processing fee	\$	1.00	

MISCELLANEOUS FEES AND PERMITS**Taxicab**

Vehicle permit fee	\$	150.00	per vehicle
Taxicab driver's permit	\$	25.00	per year
Horse drawn carriage permit	\$	25.00	6 months

Street Closures

Special Events (non-parade, non-filming)	\$	75.00	
Parade	\$	75.00	

Processing Fee for Credit Card Payments made in-house or online	\$	3.00	
---	----	------	--

Film Production Fees**Activity:**

Film Application Fee	\$	25.00	Cost per Calendar Day
Total or disruptive use (regular operating hours) of a public building, park, right-of-way, or public area.	\$	500.00	
Partial, non-disruptive use of a public building, park, right-of-way, or public area.	\$	250.00	
Total closure or obstruction of public street or right-of-way, including parking lots and on-street parking.	\$	50.00	
Partial closure or obstruction of public street or right-of-way, including parking lots and on-street parking.	\$	25.00	
Use of City parking lots, parking areas, and City streets (for the purpose of parking film trailers, buses, catering trucks, and other large vehicles.	\$	50.00	

Filming	\$	250.00	=+min of one police officer & vehicle at rates specified under police Dept. Fees
---------	----	--------	--

"EXHIBIT A"
City of Taylor - Fee Schedule for City Services 2018-19

PARKS AND RECREATION

Public Facility Rental

Murphy Park: Upper Pavilion Rental	\$	150.00	per day + \$100 refundable deposit
Lower Pavilion Rental	\$	130.00	per day + \$75 refundable deposit
Robinson Park: Pavilion	\$	25.00	per day
Bull Branch Park: Pavilion	\$	25.00	per day
Taylor Regional Park: Pavilion	\$	25.00	per day

Public Property

Long term rental of space on public property for commercial purposes

As Negotiated

Recreation Fees

Swimming Pool Admission: (Robinson Park & Murphy Park)

Children (3 and under)	Free
Children (4 to 12 years old)	\$ 2.00
Adults (13 to 59 years old)	\$ 3.00
Seniors (60 and over)	\$ 2.00
Family Passes - 30 admissions	\$ 45.00
Family Passes - 60 admissions	\$ 90.00

Pool Rental for Parties:

The YMCA will pay the City the regular admission price paid for each person attending parties.

Pool use for daycares and day camps:

The YMCA will pay the City the regular admission price paid for each daycare child or day campers attending the pool.

Pool use for YMCA members:

The YMCA will pay the City appropriate gate fee for each member of the YMCA attending the pool.

Swim Lessons:

The YMCA will pay the City \$5.00 for each swim lesson participant

General Use of Athletic Fields:

Taylor Regional Park & Sports Complex

Deposit	\$	100.00	
Hourly Use	\$	25.00	per hour, per field
Hourly Use with lights	\$	45.00	per hour, per field
Practice: per field, per month (2/week@2hrs each)	\$	200.00	
Gate fee	\$	10.00	per participating team

Robinson Park

Deposit (weekend rental)	\$	100.00	
Maintenance to field outside regular operating hours	\$	34.00	per/hr @ request of the renter
Rental Fee w/no lights	\$	25.00	per/day
Rental Fee with lights	\$	45.00	per/day

Recovery fee (ALL City fields) - All sports included

\$ 5.00 per person/per season

Athletic Fields (Taylor Regional Park & Sports Complex Only-Baseball/Softball only)

Deposit	\$	250.00	Include concession, if applicable
Field attendants (minimum of 2 attendants)	\$	17.00	per attendant, per hour
Lights	\$	50.00	per field
Rentals	\$	100.00	per field, per day
Field Re-drag/Re-chalk	\$	25.00	per field, per drag/chalk

Football and Soccer Fields

Field Rental	\$	150.00	per field, per day
Lights	\$	50.00	per field

Concession Stand (Taylor Regional Park & Sport Complex)

Concession Rentals Pay 10% of gross receipts

Deposit	\$	250.00	
---------	----	--------	--

Beverage Use

(Cost per bottle calculated by dividing current case price by the number of bottles per case)

Vendors (Must obtain permission prior to event)

With Electricity	\$	35.00	per day
No electricity	\$	25.00	per day

"EXHIBIT A"
City of Taylor - Fee Schedule for City Services 2018-19

PLANNING AND DEVELOPMENT SERVICES , ENGINEERING AND CONSTRUCTION

Building Permits

Applicable Fees in Enterprise & Empowerment Zones are charged 50% of the posted rates.
 Weatherization Fees:

\$0.005/SF

New Single Family Residential and Residential Additions

BUILDING PERMIT FEE	\$0.25/square foot
ELECTRICAL PERMIT	\$0.25/square foot
PLUMBING PERMIT	\$0.25/square foot
MECHANICAL PERMIT	\$0.25/square foot
PLAN REVIEW FEE	\$0.15/square foot
TECHNOLOGY FEE	\$25.00

New Commercial and Commercial Additions

BUILDING PERMIT FEE	\$0.25/square foot
ELECTRICAL PERMIT	\$0.25/square foot
PLUMBING PERMIT	\$0.25/square foot
MECHANICAL PERMIT	\$0.25/square foot
PLAN REVIEW FEE	\$0.15/square foot
TECHNOLOGY FEE	\$50.00

New Commercial - SHELL ONLY

BUILDING PERMIT FEE	\$0.15/square foot
ELECTRICAL PERMIT	\$0.15/square foot
PLUMBING PERMIT	\$0.15/square foot
MECHANICAL PERMIT	\$0.15/square foot
PLAN REVIEW FEE	\$0.15/square foot
TECHNOLOGY FEE	\$25.00

Commercial/Tenant Finish Out

BUILDING PERMIT FEE	\$0.20/square foot
ELECTRICAL PERMIT	\$0.20/square foot
PLUMBING PERMIT	\$0.20/square foot
MECHANICAL PERMIT	\$0.20/square foot
PLAN REVIEW FEE	\$0.15/square foot
TECHNOLOGY FEE	\$15.00

Residential Remodel (Single Family, Duplexes, Triplexes)	\$50.00	Weatherization + 0.10/sf + inspections
Apartment Renovations	\$130.00	Per Unit
Commercial Remodeling	\$50.00	Weatherization + 0.10/sf + inspections
All above permits are also subject to a \$15 technology fee		
Porch or deck addition - Covered and uncovered	\$ 40.00	
Foundation leveling & repair permit	\$ 40.00	+\$0.10/SF
All above permits are also subject to a \$7 technology fee		

Inspection/Re-Inspection Fee	\$ 50.00	Per inspection
Inspections after normal hours (building inspections)	\$ 100.00	per hour
Work without a permit - First Offense		Double the permit fee
Work without a permit - Second Offense		Triple the permit fee & filed on in Municipal Court

Electrical Permits

Flat Fee

Applicable Fees in Enterprise & Empowerment Zones are charged 50% of the posted rates.

Residential Remodeling (Single Family, Duplexes, Triplexes)	\$ 40.00	Weatherization + 0.10/sf + inspections
Commercial Remodeling	\$ 40.00	Weatherization + 0.10/sf + inspections
All above permits are also subject to a \$7 technology fee		
"T" Pole	\$ 40.00	
Meter Loop	\$ 40.00	
Re-inspection fee (building inspections)	\$ 50.00	Per inspection
Inspections after normal hours (building inspections)	\$ 100.00	per hour
Work without a permit - First Offense		Double the permit fee
Work without a permit - Second Offense		Triple the permit fee & filed on in Municipal Court

"EXHIBIT A"
City of Taylor - Fee Schedule for City Services 2018-19

Gas Permits

Flat Fee

Applicable Fees in Enterprise & Empowerment Zones are charged 50% of the posted rates.

Residential Remodeling (Single Family,Duplexes,Triplexes)	\$	40.00	Weatherization + 0.10/sf + inspections
Commercial Remodeling	\$	40.00	Weatherization + 0.10/sf + inspections
Apartment Renovations	\$	100.00	Per Unit
All above permits are also subject to a \$7 technology fee			
Yard Line Repair - Residential gas	\$	40.00	
Gas meter release	\$	40.00	
Re-inspection fee (building inspections)	\$	50.00	Per inspection
Inspections after normal hours (building inspections)	\$	100.00	per hour
Work without a permit - First Offense	Double the permit fee		
Work without a permit - Second Offense	Triple the permit fee & filed on in Municipal Court		

Mechanical Permits

Flat Fee

Applicable Fees in Enterprise & Empowerment Zones are charged 50% of the posted rates.

Residential Remodeling (Single Family,Duplexes,Triplexes)	\$	40.00	Weatherization + 0.10/sf + inspections
Commercial Remodeling	\$	40.00	Weatherization + 0.10/sf + inspections
All above permits are also subject to a \$7 technology fee			
HVAC Change out	\$	40.00	
HVAC Change out > 2,000 CFM	\$	65.00	
HVAC Electric hook-up	\$	40.00	
Re-inspection fee (building inspections)	\$	50.00	Per inspection
Inspections after normal hours (building inspections)	\$	100.00	per hour
Work without a permit - First Offense	Double the permit fee		
Work without a permit - Second Offense	Triple the permit fee & filed on in Municipal Court		

Plumbing Permits

Flat Fee

Applicable Fees in Enterprise & Empowerment Zones are charged 50% of the posted rates.

Residential Remodeling (Single Family,Duplexes,Triplexes)	\$	40.00	Weatherization + 0.10/sf + inspections
Apartment Renovations	\$	100.00	Per Unit
Commercial Remodeling	\$	40.00	Weatherization + 0.10/sf + inspections
All above permits are also subject to a \$7 technology fee			
Lawn sprinkler system	\$	40.00	
Yard Line repair - Residential Water	\$	40.00	
Yard Line repair - Residential Sewer	\$	40.00	
Well permit (non-potable for irrigation)	\$	40.00	Mostly to ensure there is not backflow into the potable water system
Re-inspection fee (building inspections)	\$	50.00	Per inspection
Inspections after normal hours (building inspections)	\$	100.00	per hour
Work without a permit - First Offense	Double the permit fee		
Work without a permit - Second Offense	Triple the permit fee & filed on in Municipal Court		

Miscellaneous Permits & Fees

Flat Fee

Accessory structure: less than or equal to 199SF

\$40.00

Accessory structure: greater than or equal to 200SF

\$0.20/sf, minimum of \$40.00 + inspection fee

Certificate of Occupancy Inspection (CSI) Commercial	\$	80.00	
Inspection is performed if the structure's water account is switched from one business/tenant to another. Including zoning verification, among other items			
Certificate of Occupancy Inspection (CSI) Residential	\$	80.00	
Inspection is performed if the residence was vacant for 6 months or more			
Demolition Permit	\$	25.00	
Driveway/ ROW permit	No charge if associated with residential or commercial site plan approval; 2 public utility		
Engineering Inspections			3% of cost of public improvement
Engineering Inspections-Plan review			1% of cost of public improvement
Fence - Residential and Commercial	\$	35.00	
Manufacture Home Park-additions or alterations to spaces	\$	25.00	per space
Manufacture Home Park - Original permit application	\$	400.00	
Manufacture Home Park License (annual fee)	\$	250.00	=<10 spaces
Manufacture Home Park License (annual fee)	\$	500.00	>10 spaces
Moving Permit - From out of town	\$	130.00	+\$35 Escort Fee
Moving Permit - Local	\$	65.00	+\$35 Escort Fee
Pool (Above ground)	\$	50.00	+one-time electrical, plumbing, etc..inspection fees
Pool (In ground)	\$	100.00	+one-time electrical, plumbing, etc..inspection fees
Right of way permit	\$	40.00	
Tent - Revivals, etc.. Need site plan	\$	35.00	

"EXHIBIT A"
City of Taylor - Fee Schedule for City Services 2018-19

Sign Permits

Applicable Fees in Enterprise & Empowerment Zones are charged 50% of the posted rates.

Banner	\$	25.00	
Approved banner signs shall be displayed for a maximum of 90 days per calendar year. Non-profit, faith-based, governmental, and service clubs are exempt from paying the fee.			
New Sign or to reface a sign	\$	40.00	+ \$1.60/SF + \$7 technology fee
Temporary Use Directional Sign	\$	25.00	Per Calendar year per Real Estate Agency + \$5 for each additional sign.
Only allowed to be displayed from Noon to 5PM on Sundays. Can be displayed in the ROW as an off-site sign. See sign ordinance for additional requirements.			
Temporary Use Directional Sign Redemption Fee	\$	25.00	For the first sign + \$5 each additional sign. To retrieve sign if its picked up after the weekend.

Site Plan Review Fees - Planning Department

New Apartment & Apartment Addition	\$	200.00	+ \$20 technology fee
New Commercial & Commercial Additions	\$	200.00	+ \$20 technology fee
Commercial Shell	\$	200.00	+ \$20 technology fee

Site Plan Review Fees - Fire Department

New Apartment & Apartment Addition	\$	100.00	
New Commercial & Commercial Additions	\$	100.00	
Commercial Shell	\$	100.00	

Subdivision Fees

Applicable Fees in Enterprise & Empowerment Zones are charged 50% of the posted rates. Fees are non-refundable once the case has been processed.

Administratively Approved Plat	\$	350.00	+ \$25 per lot
Amended Plat	\$	350.00	
Development Concept Plan	\$	-	
Plat Filing Fee	Whatever the County Charges, will do this electronically.		
Plat Variance	\$	150.00	
Replats	\$	330.00	+ \$25 per lot
Subdivision Plat - Final	\$	300.00	+ \$30 per lot
Subdivision Plat-Preliminary	\$	550.00	+ \$35 per lot

All above applications are also subject to a \$20 technology fee

Zoning Fees

Applicable Fees in Enterprise & Empowerment Zones are charged 50% of the posted rates. Fees are non-refundable once the case has been processed.

Special Use Permit (SUP)	\$	250.00	
Rezoning Request		\$250	
Planned Developments	\$	500.00	
Zoning Variance	\$	150.00	
Zoning Notices	\$1/ mailed notice		

All above applications are also subject to a \$20 technology fee

Roadway Impact Fees**FOR PROPERTY PLATTED/SUBDIVIDED PRIOR TO FEBRUARY 13, 2014 AND AFTER APRIL 24, 2007**

Applicable Fees in Enterprise & Empowerment Zones are charged 50% of the posted rates.

Residential Single Family (1 LUE Equivalency)	\$	480.32	
Residential Multi-Family (0.61 LUE Equivalency)	\$	293.00	
Retail/Commercial (1000/Sq Ft = 1.73 LUE Equivalency)	\$	830.95	
Industrial (1000/Sq Ft = 1.01 LUE Equivalency)	\$	485.12	
Prison (1000/Sq Ft = 2.40 LUE Equivalency)	\$	1,152.77	
Schools (0.09 LUE Equivalency/Student)	\$	43.23	

ROADWAY IMPACT FEES ORDINANCE 2014-03 ADOPTED FEBRUARY 13, 2014**FOR PROPERTY DEVELOPED AFTER FEBRUARY 13, 2014**

EFFECTIVE FEE			
SERVICE AREA ONE (1)	\$	480	PER L.U.E.
SERVICE AREA TWO (2)	\$	318	PER L.U.E.

Sidewalks

Cash-in-Lieu Fee	\$	3.00	per Sq Ft	\$10.00 per Sq. ft.
------------------	----	-----------------	-----------	---------------------

Right-of-way License

Original License	\$	350.00	
------------------	----	--------	--

"EXHIBIT A"
City of Taylor - Fee Schedule for City Services 2018-19

Impact Fees (For projects platted between 1/10/02 and 4/24/06)

Applicable Fees in Enterprise and Empowerment Zones are charged at 50% of the posted rates.

All fees required in connection with the subdivision ordinance as set forth herein shall be payable at the time of the initial review, in the case of an initial review, or at the time each plat is filed.

Meter Type	Meter Size	Ratio to 5/8" Meter	Water Fee	Sewer Fee	Total Fee
Simple	5/8" x 3/4"	1.00	\$923	\$272	\$ 1,195
Simple	3/4"	1.50	\$1,384	\$409	\$ 1,793
Simple	1"	2.50	\$2,307	\$681	\$ 2,989
Simple	1-1/2"	5.00	\$4,615	\$1,362	\$ 5,977
Simple	2"	8.00	\$7,384	\$2,179	\$ 9,563
Compound	2"	8.00	\$7,384	\$2,179	\$ 9,563
Turbine	2"	10.00	\$9,230	\$2,724	\$ 11,954
Compound	3"	16.00	\$14,768	\$4,359	\$ 19,127
Turbine	3"	24.00	\$22,151	\$6,538	\$ 28,690
Compound	4"	25.00	\$23,074	\$6,811	\$ 29,885
Turbine	4"	42.00	\$38,765	\$11,442	\$ 50,207
Compound	6"	50.00	\$46,149	\$13,622	\$ 59,770
Turbine	6"	92.00	\$84,914	\$25,064	\$ 109,977
Compound	8"	80.00	\$73,838	\$21,795	\$ 95,633
Turbine	8"	160.00	\$147,676	\$43,589	\$ 191,265
Compound	10"	115.00	\$106,142	\$31,330	\$ 137,472
Turbine	10"	250.00	\$230,744	\$68,108	\$ 298,852
Compound	12"	330.00	\$304,582	\$89,903	\$ 394,484

Impact Fees (For projects platted after (4/24/06)

Applicable Fees in Enterprise and Empowerment Zones are charged at 50% of the posted rates.

All fees required in connection with the subdivision ordinance as set forth herein shall be payable at the time of the initial review, in the case of an initial review, or at the time each plat is filed.

Meter Type	Meter Size	Ratio to 5/8" Meter	Water Fee	Sewer Fee	Total Fee
Simple	5/8" x 3/4"	1.00	\$943	\$531	\$ 1,474
Simple	3/4"	1.50	\$1,415	\$796	\$ 2,211
Simple	1"	2.50	\$2,359	\$1,327	\$ 3,686
Simple	1-1/2"	5.00	\$4,717	\$2,654	\$ 7,371
Simple	2"	8.00	\$7,548	\$4,246	\$ 11,794
Compound	2"	8.00	\$7,548	\$4,246	\$ 11,794
Turbine	2"	10.00	\$9,435	\$5,308	\$ 14,743
Compound	3"	16.00	\$15,096	\$8,493	\$ 23,589
Turbine	3"	24.00	\$22,644	\$12,739	\$ 35,383
Compound	4"	25.00	\$23,587	\$13,270	\$ 36,857
Turbine	4"	42.00	\$39,627	\$22,294	\$ 61,921
Compound	6"	50.00	\$47,175	\$26,540	\$ 73,715
Turbine	6"	92.00	\$86,801	\$48,834	\$ 135,635
Compound	8"	80.00	\$75,479	\$42,464	\$ 117,943
Turbine	8"	160.00	\$150,958	\$84,928	\$ 235,886
Compound	10"	115.00	\$108,501	\$61,042	\$ 169,543
Turbine	10"	250.00	\$235,873	\$132,700	\$ 368,573
Compound	12"	330.00	\$311,352	\$175,164	\$ 486,516

"EXHIBIT A"**City of Taylor - Fee Schedule for City Services 2018-19****Impact Fees (For projects platted after (1/26/12))**

Meter Type	Meter Size	Ratio to 5/8" Meter	Water Fee	Sewer Fee	Total Fee
Simple	5/8" x 3/4"	1.00	\$1,770	\$1,230	\$ 3,000
Simple	3/4"	1.50	\$2,655	\$1,845	\$ 4,500
Simple	1"	2.50	\$4,425	\$3,075	\$ 7,500
Simple	1-1/2"	5.00	\$8,850	\$6,150	\$ 15,000
Simple	2"	8.00	\$14,160	\$9,840	\$ 24,000
Compound	2"	8.00	\$14,160	\$9,840	\$ 24,000
Turbine	2"	10.00	\$17,700	\$12,300	\$ 30,000
Compound	3"	16.00	\$28,320	\$19,680	\$ 48,000
Turbine	3"	24.00	\$42,480	\$29,520	\$ 72,000
Compound	4"	25.00	\$44,250	\$30,750	\$ 75,000
Turbine	4"	42.00	\$74,340	\$51,660	\$ 126,000
Compound	6"	50.00	\$88,500	\$61,500	\$ 150,000
Turbine	6"	92.00	\$162,840	\$113,160	\$ 276,000
Compound	8"	80.00	\$141,600	\$98,400	\$ 240,000
Turbine	8"	160.00	\$283,200	\$196,800	\$ 480,000
Compound	10"	115.00	\$203,550	\$141,450	\$ 345,000
Turbine	10"	250.00	\$442,500	\$307,500	\$ 750,000
Compound	12"	330.00	\$584,100	\$405,900	\$ 990,000

POLICE DEPARTMENT

Accident Report	\$ 6.00	Per report
CD of Report	\$ 5.00	Per CD
Alarm panel monitoring subscription	\$ 24.00	Per month
Applicant Fingerprinting Cards	\$ 2.50	Per card
Dispatching fee for other jurisdiction - By contract as negotiated by City Manager and approved by City Council		
Fingerprinting Service	\$ 10.00	Per set
Parade Permit	\$ 25.00	
Police Report	\$ 0.25	Per page
Police unit (vehicle)	\$ 25.00	Per hour
Security fee for off-duty police officer (3 hrs/officer minimum)	\$ 42.00	Per hour

SOLID WASTE COLLECTION

Collected by City on monthly utility bill. Pick up once per week.

ResidentialFees calculated at **Base Fee/month + Franchise Fee (10%) + Sales Tax(8.25%)****Container Size:**

Single 96 gallon cart	\$ 12.04	Base Fee/month
Each additional cart	\$ 3.91	Base Fee/month

Curbside Recycling:

Single 96 gallon cart	\$ 2.50	Base Fee/month
Each additional cart	\$ 2.50	Base Fee/month

Customer requesting a one time additional waste/bulk item(s) collection (in additional to normal service) will be advised of a one-time additional charge prior to the scheduling of the additional pickup. Pricing determined by service provider.

CommercialFees calculated at **Base Fee/month + Franchise Fee (10%) + Sales Tax (8.25%)****Container Size:**

96 Gallon Cart (additional pick up is \$25):

One X Per week pick up	\$ 18.91	Base Fee/month
Two X s Per week pick up	\$ 27.08	Base Fee/month
Three X s Per week pick up	\$ 33.00	Base Fee/month
Four X s Per week pick up	\$ 41.27	Base Fee/month
Five X s Per week pick up	\$ 51.15	Base Fee/month

2 Cubic Yards (additional pick up is \$25):

One X Per week pick up	\$ 52.37	Base Fee/month
Two X s Per week pick up	\$ 86.71	Base Fee/month
Three X s Per week pick up	\$ 107.32	Base Fee/month

"EXHIBIT A"**City of Taylor - Fee Schedule for City Services 2018-19**

3 Cubic Yards (additional pick up is \$35):			
One X Per week pick up	\$	68.54	Base Fee/month
Two X s Per week pick up	\$	119.23	Base Fee/month
Three X s Per week pick up	\$	169.79	Base Fee/month
Four X s Per week pick up	\$	199.77	Base Fee/month
Five X s Per week pick up	\$	247.66	Base Fee/month
4 Cubic Yards (additional pick up is \$45):			
One X Per week pick up	\$	86.71	Base Fee/month
Two X s Per week pick up	\$	151.72	Base Fee/month
Three X s Per week pick up	\$	219.51	Base Fee/month
Four X s Per week pick up	\$	264.16	Base Fee/month
Five X s Per week pick up	\$	343.08	Base Fee/month
6 Cubic Yards (additional pick up is \$55):			
One X Per week pick up	\$	108.38	Base Fee/month
Two X s Per week pick up	\$	178.90	Base Fee/month
Three X s Per week pick up	\$	265.54	Base Fee/month
Four X s Per week pick up	\$	298.84	Base Fee/month
Five X s Per week pick up	\$	364.88	Base Fee/month
8 Cubic Yards (additional pick up is \$65):			
One X Per week pick up	\$	131.88	Base Fee/month
Two X s Per week pick up	\$	218.56	Base Fee/month
Three X s Per week pick up	\$	307.07	Base Fee/month
Four X s Per week pick up	\$	378.08	Base Fee/month
Five X s Per week pick up	\$	477.12	Base Fee/month
10 Cubic Yards (additional pick up is \$75):			
One X Per week pick up	\$	160.76	Base Fee/month
Two X s Per week pick up	\$	252.90	Base Fee/month
Three X s Per week pick up	\$	350.43	Base Fee/month
Four X s Per week pick up	\$	453.38	Base Fee/month
Five X s Per week pick up	\$	597.90	Base Fee/month
<u>Roll Offs - include the following: (Delivery Charge + Daily Rental + Haul Cost)</u>			
Delivery Charge:			
Delivery Charge is calculated at Fee per delivery + Franchise Fee (10%) + Sales Tax (8.25%)			
20 yd Roll-Off	\$	126.25	Fee per delivery
30 yd Roll-Off	\$	126.25	Fee per delivery
40 yd Roll-Off	\$	126.25	Fee per delivery
Daily rental:			
Daily Rental is calculated at Rate/day + Franchise Fee (10%) + Sales Tax (8.25%)			
20 yd Roll-Off	\$	1.95	Rate/day
30 yd Roll-Off	\$	1.95	Rate/day
40 yd Roll-Off	\$	1.95	Rate/day
Haul cost:			
Haul Cost is calculated at Cost per haul + Franchise fee (10%) + Sales Tax (8.25%)			
20 yd Roll-Off	\$	388.46	Cost per haul
30 yd Roll-Off	\$	466.14	Cost per haul
40 yd Roll-Off	\$	543.83	Cost per haul
<u>One time collection of Bulky wastes on call for 2 cu yd, 3 cu yd, 4 cu yd, 6 cu yd, 8 cu yd or 10 Cubic yards</u>			
Delivery Charge	\$	72.58	Fee/delivery
Daily Rental	\$	4.35	Rate/day
Haul cost	\$	72.58	Cost per haul

"EXHIBIT A"**City of Taylor - Fee Schedule for City Services 2018-19**

Industrial Solid Waste Collection Services - collected by service provider

Spring and Fall cleanup

Per Standard pick-up truck load	\$	10.00
Trailer (16' to 18')	\$	20.00

Assessments

Lot clean up	Actual cost + 10% admin fee
Paving assessment	n/a

Lien Fees

Filing of Lien with Williamson County	Per current County rate
Release of Lien with Williamson County	Per current County rate

Waste Hauling

Liquid waste hauler discharge permit	\$	100.00	each year (1) vehicle
	\$	25.00	each additional vehicle
Discharge fee	\$	0.05	(or \$50.00 per 1,000 gals.) per gallon (based on the size of tanker).

City of Taylor – Fee Schedule for City Services 2017-18

Transportation User Fee

TRIP FACTOR INDEX

Category	Units	Trip Factor	SubCategories
Building Materials	1,000 SF	4.49	Building Materials and Lumber Store, Hardware/Paint Store, Nursery
Convenience Market	1,000 SF	34.57	Convenience Market (no gas pumps), Convenience Market with Gas Pumps, Gasoline/Service Station
Medical Office	1,000 SF	3.57	Medical-Dental Office Building, Clinic, Veterinary Hospital/Veterinary Clinic
Restaurant	1,000 SF	11.15	Restaurant, Drinking Place
Fast Food	1,000 SF	26.15	Fast Food Restaurant w/out Drive-Thru Window, Fast Food Restaurant with Drive-Thru Window, Donut Place w/out Drive-Thru Window, Donut Place with Drive-Thru Window
Hospital/Nursing Home	1,000 SF	0.74	Hospital, Nursing Home
Indoor Recreation	1,000 SF	3.53	Bowling Alley, Movie Theater, Health Fitness Club
Lodging	Rooms	0.47	Hotel, Motel
Business Office	1,000 SF	1.29	General Office Building, Single Tenant Office Building, United States Post Office, Research and Development Center, Business Park
Bank	1,000 SF	12.13	Walk-In Bank, Drive-In Bank
Salon	1,000 SF	1.93	Hair Salon
General Retail	1,000 SF	3.71	Shopping Center, Apparel Store, Arts and Craft Store, DVD/Video Rental
Auto Part/Service/Wash	1,000 SF	4.46	Quick Lubrication Vehicle Shop, Self Service Car Wash, Automated Car Wash, Automobile Parts Sales, Automobile Parts and Service
Large School/Day Care	students	0.2	All schools w/greater than 50 students
Day Care	1,000 SF	12.46	Daycare Center (less than 50 students)
Supermarket/Pharmacy	1,000 SF	8.4	Supermarket, Pharmacy/Drugstore
Prison	1,000 SF	2.91	Prison
Superstore	1,000 SF	4.35	Free-Standing Discount Superstore
Outdoor Recreation	acres/campsites	0.3	Campground/RV Park, Golf Course, Arena
Car Sales	1,000 SF	2.62	New Car Sales
Warehousing	1,000 SF	0.32	Warehousing
Industrial	1,000 SF	0.73	General Light Industrial, General Heavy Industrial, Manufacturing, Utilities

TRANSPORTATION USER FEE SCHEDULE

	Monthly Base Trip Rate	Monthly Charge
Nonresidential Tiers		
Tier I*	0-8.99	\$25.00
Tier II	9.00-13.65	\$33.00
Tier III	13.66-27.30	\$50.00
Tier IV	27.31-53.99	\$67.00
Tier V	54.00-102.00	\$84.00
Tier VI	102.01+	\$133.00
Residential		
Single Family	flat rate	\$8.00
Multi-Family	flat rate	\$8.00

*All churches will be placed in Tier I

Calculation: Trip factor times square foot divided by 1,000 square foot=rate

"EXHIBIT A"
City of Taylor - Fee Schedule for City Services 2018-19

UTILITIES

Deposits for all single family, commercial, industrial, irrigation accounts per connection.

Deposits waived on additional connections to those customers that have a current City of Taylor utility account with good payment history during the last five years. Good payment history is no disconnections for non-payment and no outstanding balances.

Meter Size	Avg. Gallons consumption/month**	Deposit Amount
5/8" x 3/4"	<10,000	\$ 100.00
3/4"	<10,000	\$ 120.00
1"	<10,000	\$ 130.00
1½"	<15,000	\$ 175.00
2"	<15,000	\$ 225.00
3"	<15,000	\$ 275.00
4"	<25,000	\$ 425.00
6"	<25,000	\$ 625.00
8"	<50,000	\$ 1,025.00
10"	<75,000	\$ 1,525.00
12"	<150,000	\$ 2,525.00

**If average monthly consumption is found to be in excess of minimum, customer may be assessed additional deposit as determined by the City Manager.

Deposits for all multi-family dwelling accounts per connection.

Deposits waived on additional connections to those customers that have a current City of Taylor utility account with good payment history during the last five years. Good payment history is no disconnections for non-payment and no outstanding balances.

Meter Size	Avg. Gallons consumption/month**	Deposit Amount calculated as follows:
5/8" x 3/4"	<10,000	\$100 + (((# units -1) x 0.7)x\$100)
3/4"	<10,000	\$120 + (((# units -1) x 0.7)x\$100)
1"	<10,000	\$130 + (((# units -1) x 0.7)x\$100)
1½"	<15,000	\$175 + (((# units -1) x 0.7)x\$100)
2"	<15,000	\$225 + (((# units -1) x 0.7)x\$100)
3"	<15,000	\$275 + (((# units -1) x 0.7)x\$100)
4"	<25,000	\$425 + (((# units -1) x 0.7)x\$100)

**If average monthly consumption is found to be in excess of minimum, customer may be assessed additional deposit as determined by the City Manager.

Tap Fees

Water Taps		
1"	\$ 1,048.00	per tap
1½"	\$ 1,480.00	per tap
2"	\$ 1,668.00	per tap
Sewer Taps		
2"	\$ 800.00	per tap
4"	\$ 929.00	per tap
6"	\$ 993.00	per tap

Backflow Prevention

Initial Permit	\$ 25.00
----------------	----------

"EXHIBIT A"
City of Taylor - Fee Schedule for City Services 2018-19

Water Rates**Rates for all single family, commercial, industrial and irrigation accounts per connection.**

Total monthly charges include the minimum base rate plus block rate structure for single family, commercial, and industrial. For irrigation the minimum base rate plus **\$6.93** per 1,000 gallons.

Base Rate

Meter Size	Monthly Minimum Charge
5/8" x 3/4"	\$ 32.25
1"	\$ 53.87
1½"	\$ 80.61
2"	\$ 129.02
3"	\$ 258.05
4"	\$ 403.19
6"	\$ 807.34
Living Unit Equivalent (LUE)	\$ 13.17 for each LUE

Residential:

Block 1	per kgals. (0-2,000 gallons)	\$ 3.28
Block 2	per kgals. (2001-5,000 gallons)	\$ 3.61
Block 3	per kgals. (5,001-9,000 gallons)	\$ 3.92
Block 4	per kgals. (above-9,000 gallons)	\$ 4.58

Non-Residential:

Block 1	per kgals. (0-15,000 gallons)	\$ 4.43
Block 2	per kgals. (15,001-45,000 gallons)	\$ 4.87
Block 3	per kgals. (45,001-120,000 gallons)	\$ 5.31
Block 4	per kgals. (above-120,000 gallons)	\$ 5.75

Irrigation:

All usage	\$ 6.93 per 1,000 gallons
-----------	---------------------------

Bulk Water Rate	\$ 6.17 per 1,000 gallons
------------------------	---------------------------

Sewer Rates**Rates for all Single Family Dwelling accounts per connection.**

Total "charge" includes monthly minimum **plus \$6.91**-per 1,000 gallons . Usages is based on three consecutive months average water billing during low use period (December, January and February).

Meter Size	Monthly Minimum Charge
5/8" x 3/4"	\$ 28.84
1"	\$ 28.84
1½"	\$ 28.84
2"	\$ 28.84
3"	\$ 28.84
4"	\$ 28.84
6"	\$ 28.84

Rates for all multi- family dwelling, commercial and industrial accounts per connection.

Total monthly charge includes monthly minimum plus **\$6.91**- per 1,000 gallons.

Meter Size	Monthly Minimum Charge
5/8" x 3/4"	\$ 28.84
1"	\$ 28.84
1½"	\$ 28.84
2"	\$ 28.84
3"	\$ 28.84
4"	\$ 28.84
6"	\$ 28.84

"EXHIBIT A"**City of Taylor - Fee Schedule for City Services 2018-19**Additional Utility Service Fees:

Administrative/Processing Fee	\$	25.00
After Hours Connection Fee	\$	50.00
Connect Fees	\$	25.00
Fire Hydrant Meter-Base Fee (no consumption included)	\$	100.00
Fire Hydrant Meter-Deposit	\$	600.00
Late Fee (Applied to balance of account if not paid by due date indicated on bill)		10%
Lock Fee	\$	25.00
Meter Fees	\$	200.00
Meter Flow Test-In-House	\$	40.00
Plugged/Pulled Meter Fee	\$	75.00
Reconnect Fee	\$	25.00
Reread Fees	\$	20.00
Return Check & NSF Electronic Draft Fees	\$	30.00
Return Trip Fee	\$	20.00
Third Party Meter Flow Test-Commercial	\$	175.00
Third Party Meter Flow Test-Residential	\$	95.00
Transfer Fee	\$	20.00
Unauthorized Usage Fee (customer turns water back on to avoid the after charge)	\$	75.00

Municipal Drainage Utility System

Equivalent Residential Unit (ERU)	Monthly Rate	
Residential (includes multi-family) = 1 ERU/Unit	\$	3.00 Per ERU
Non-residential= \$3.00 per 2,500 sq ft of impervious area	\$	3.00 minimum fee



City Council Meeting October 25, 2018 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 7

Agenda Title: Consider introducing Ordinance 2018-18, a Specific Use Permit request for a Bar/Tavern Use within a portion of 410 West 7th Street, in a Commercial Planned Development (C-PD) District.

Council Action to be taken: Introduce Ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Director of Development Services

1. PURPOSE/DESCRIPTION

The proposal is to establish the “Bar/Tavern” specific use within a portion of an existing building and site on this platted property. The underlying zoning of the Commercial Planned Development (C-PD) Zoning District is the General Business, B-2 District, which permits the “Bar/Tavern” use only with an approved Specific Use Permit from the City Council. The “Bar/Tavern” use is defined in Chapter 11 of the Zoning Ordinance as “*An establishment or part of an establishment devoted primarily to the serving of alcoholic beverages by the drink for on-premise consumption and in which the sale of food is less than fifty (50) percent of the establishment’s gross sales.*”

2. STAFF ANALYSIS (Why and How)

The proposed use of “Bar/Tavern” is an approved use within the B-2 Zoning District, subject to the approval of a Specific Use Permit (SUP) by City Council. The scope of the request, the nature of the proposed location and the property in general, the approved zoning entitlement for the property, and the proposed Conditions of Operation all function to facilitate the proposed use to function with no greater impacts than many other already permitted uses. City and/or State regulations regarding nuisances, noise, light, etc. exist to regulate negative impacts that may arise from the property by either already permitted uses/activities or this one specific use being requested.

Approval of the SUP requires a $\frac{3}{4}$ vote of City Council.

3. RECOMMENDATION

Hold Public Hearing and introduce Ordinance 2018-18.

On October 9, 2018, the Planning & Zoning Commission held a public hearing on this request; one (1) member of the public spoke, in opposition to the request. The Applicant's representative gave an extensive explanation of the planned business that would utilize the Bar/Tavern use. The Commission discussed several questions with Staff and the Applicant. The Commission voted 7-0 (1 absent) to recommend Approval of the specific use permit and Ordinance 2018-18, with the Conditions of Operation contained in Ordinance Exhibit B. The Commission did request additional specificity be added to the SUP to ensure that it is only applicable to the current owners of the property.

4. FUNDING SOURCE

N/A

5. TIMELINE

N/A

6. PRIOR COUNCIL ACTIONS TAKEN

The Council adopted the Commercial Planned Development (C-PD) District ordinance for the subject property by Ordinance 2017-13 on August 10, 2017. A revision to Ordinance 2017-13 regarding parking surfaces was adopted on April 12, 2018 by Ordinance 2018-06.

7. OTHER OPTIONS (In order of preference)

Council could deny or table the request.

8. ATTACHMENTS

- 7a [Ordinance 2018-18](#)
- 7b [Ordinance Exhibit A – Legal Description \(Plat\)](#)
- 7c [Ordinance Exhibit B – Conditions of Operation](#)
- 7d [Ordinance Exhibit C - Applicant's Submittal Materials](#)
- 7e [Aerial Photo](#)
- 7f [Public Comments](#)
- 7g [410 W 7th SUP Bar-Tavern Presentation](#)

ORDINANCE NO. 2018-18

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR PROPERTY BEING OLLE SUBDIVISION, BLOCK A, LOT 1, LOCATED GENERALLY AT 410 WEST SEVENTH STREET IN TAYLOR, WILLIAMSON COUNTY, TEXAS, FOR A BAR/TAVERN USE IN THE COMMERCIAL PLANNED DEVELOPMENT DISTRICT C-PD; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on October 25, 2018, to consider the request made by Old Taylor High and East Wilco 95 LLC, as Applicant and Owner of the property, respectively, which property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to request a Specific Use Permit for a Bar/Tavern use, which is use permitted by Specific Use Permit approval within the B-2 General Business District which is the base district of the Commercial Planned Development District; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on October 9, 2018, to consider the Specific Use Permit, and recommended the Specific Use Permit to the City Council; and

WHEREAS, per Zoning Ordinance Section 8.2.2, the City Council by an affirmative three-fourths (3/4) vote may grant a Specific Use Permit for uses that are otherwise not permitted by-right by the Zoning Ordinance, and may impose appropriate Conditions and safeguards, including a specified period of time for the permit to protect the Comprehensive Plan and to conserve and protect property values.

WHEREAS, the City Council, after the public hearing, approves the request for the Specific Use Permit.

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

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

SECTION 2. The Property is approved for a Specific Use Permit to allow a Bar/Tavern use per the attached Conditions of Operation contained in 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 6. In accordance with Article VIII of the City Charter, Ordinance 2018-18 was introduced before the Taylor City Council on the 25th day of October, 2018.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2018.

Brandt Rydell
Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, 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. 2018-18, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2018, 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 _____, 2018.

Dianna Barker
City Clerk

ORDINACE EXHIBIT A

[Legal Description – Subdivision Plat]

EXHIBIT B

CONDITIONS OF OPERATION:

DRAFT

EXHIBIT C:

APPLICANT'S SUBMITTAL MATERIALS

DRAFT

ABBREVIATIONS
 F.N.D. - FOUND
 I.R. - IRON ROD
 L.F. - LEAD FISH
 C. - CUTTING
 R.O.W. - RIGHT-OF-WAY
 D.W.C. - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 O.R.C. - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 W.D. - WARRANTY DEED
 G.W.D. - GENERAL WARRANTY DEED
 S.W.D. - SPECIAL WARRANTY DEED
 W.V.L. - DEED WITH VENDOR'S LEN
 P.O.C. - PLACE OF COMMENCING
 T.O.B. - PLACE OF BEGINNING

LEGEND:

DEED OWNERSHIP REFERENCES

A "0.048 ACRE TRACT"
OD - JANETTA MCCOY TO EAST WILCO 95, LLC
DOC.# 2016106035 OPRMC 11-9-2016

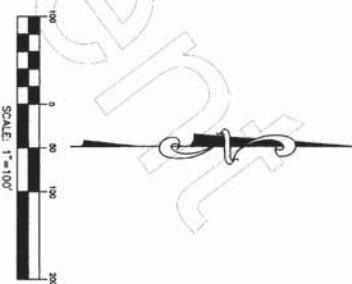
B "0.007 ACRE TRACT"
OD - EAST WILCO 95, LLC TO JANETTA MCCOY
DOC.# 2016106035 OPRMC 11-9-2016

U. WINSETT SURVEY
ABSTRACT NO. 661



Line Table		
Line #	Direction	Length
L1	N83°08'22"E	133.10'
L2	N81°17'36"E	99.26'
L3	N07°07'15"W	55.30'
L4	N00°44'31"E	134.01'
L5	N00°44'31"E	70.79'
L6	N83°22'36"E	30.06'
L7	N83°22'36"E	30.06'
L8	S83°16'10"W	29.82'

SCALE: NONE



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

SITE DATA:
 SURVEY: J. WINSETT SURVEY, ABSTRACT NO. 661
 TOTAL AREA OF SITE: 7.335 ACRES
 LINEAR FEET OF NEW STREETS: NONE
 NUMBER OF LOTS: 1
 NUMBER OF BLOCKS: 1
 A 10 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FORTIOR SUBDIVISION ORDINANCE, CODE OF ORDINANCES, AS AMENDED, AND WITH THE ENGINEERING MANUAL.
 ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF FORTIOR ZONING ORDINANCE, AS AMENDED.

UTILITY PROVIDERS:
SPECTRUM - (CABLE)
AT&T - (PHONE)
ONCOR - (ELECTRIC)
ATMOS - (GAS)
CITY OF TAYLOR - (SEWER)
CITY OF TAYLOR - (WATER)

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

surveying@austin.tx.com
www.bryanttechnicalservices.com

www.bryanttechnicalservices.com

NO.	DATE	REVISIONS
1.	3/23/2017	ADDRESSED CITY COMMENTS

REVISIONS	ADDRESSED CITY COMMENT
23/2017	

--	--	--	--	--

DRAWN BY: JWG	CHECKED BY:
---------------	-------------

DATE: JUN 1964	CHECKED BY:
APPROVED BY:	

PROJECT NO. 16-748	DATE: OCTOBER
--------------------	---------------

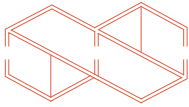
NO. 16-748	DATE: OCTOBER
------------	---------------

ATTACHMENT 7c.

ORDINANCE EXHIBIT B

Conditions of Operation

1. Applicability - The Specific Use Permit shall be for Old Taylor High or its successors or assigns to perform, or allow to be performed, the “Bar/Tavern” use within the indoor/outdoor area generally depicted in the Applicant’s submitted materials, hereby referenced as Ordinance Exhibit C.
2. Types of Alcoholic Beverages – The sale of alcoholic beverages is limited to beer and wine only.
3. Expiration - The Specific Use Permit shall cease to be valid when/if Old Taylor High or its successors or assigns is no longer the Owner of the property subject to this permit.

**STEWARDSHIP STRATEGIES**

Design | Planning | Historic Preservation | Economic Development

October 5, 2018

RE: Specific Use Permit at 410 W. 7th Street

Dear Taylor City Council and Planning & Zoning Commission,

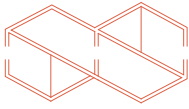
Old Taylor High is requesting a Specific Use Permit so that they can lease space at 410 W. 7th St. for a bar/tavern, which is a use type that requires a SUP for a parcel zoned B-2. The property is zoned as a Commercial Planned Development with B-2 base zoning, Per City of Taylor Ordinance 2017- 13. The success of brewing operations in Taylor and craft beer in Central Texas have made a bar/tavern use an attractive option for the campus.

Proposed Business

The campus at 410 W. 7th St. is a perfect fit for a beer garden with its shaded outdoor areas, and the large lawn is an asset for attracting families with children - a demographic that is helping craft beer businesses succeed in Central Texas. Any bar/tavern use on the property must conform to the requirements for such use by the Texas Alcoholic Beverage Commission (TABC) and the City of Taylor. Per the City of Taylor Code of Ordinances Chapter 3 Section 3-1:

(a) The sale within the corporate limits of the city, of any alcoholic beverage by any dealer where the place of business of any such dealer is within 300 feet of any church, if the church is not located in the Central Business District, or a public school or a public hospital shall be unlawful. No distance requirements from a church in the Central Business District are imposed for the sale of alcoholic beverages from the place of business by any dealer.

(b) As used in this section the term "alcoholic beverage" shall mean alcohol and any beverage containing more than one-half of one percent of alcohol by volume which is capable of use for beverage purposes, either alone or when diluted. As used in this section the term "dealer" shall mean any person who deals in alcoholic beverages and shall include a permittee or licensee who has paid the city the fee levied by the city for permits or licenses to sell alcoholic beverages in city.



STEWARDSHIP STRATEGIES

Design | Planning | Historic Preservation | Economic Development

Site Location, Hours of Operation & Parking

Please refer to the location map attached to this letter demonstrating door-to-door distances for the entrance at the southwest corner of the Main Building (Building 1 in the property's Planned Development) as defined by the TABC. The southwest corner of the Main Building is highlighted in this application as it sits more than 200 feet back from the property lines and exceeds TABC's measuring methods for the City's 300 foot requirement for door-to-door distance between the establishment and the churches across the street.

The hours of operation for a bar/tavern use must conform to requirements of any issued TABC permits. The hours of operation of any outdoor music or activity must conform to the applicable City of Taylor Code of Ordinances and the property's Planned Development (City of Taylor Ordinance 2017-13 Section 12), which limits the use of stationary speakers and amplifiers to the following hours:

Monday - Thursday: 7:00am-11:00pm

Friday - Saturday: 7:00am-12:00am

Sunday: 1:00-11:00pm

Per City of Taylor Ordinance 2017-13, the Planned Development for the property, a minimum number of 95 parking spaces is required for Buildings 1 and 2, which are the Main Building and Gymnasium. The required parking spaces have been striped and the wheel stops have been installed, including accessible parking spaces.

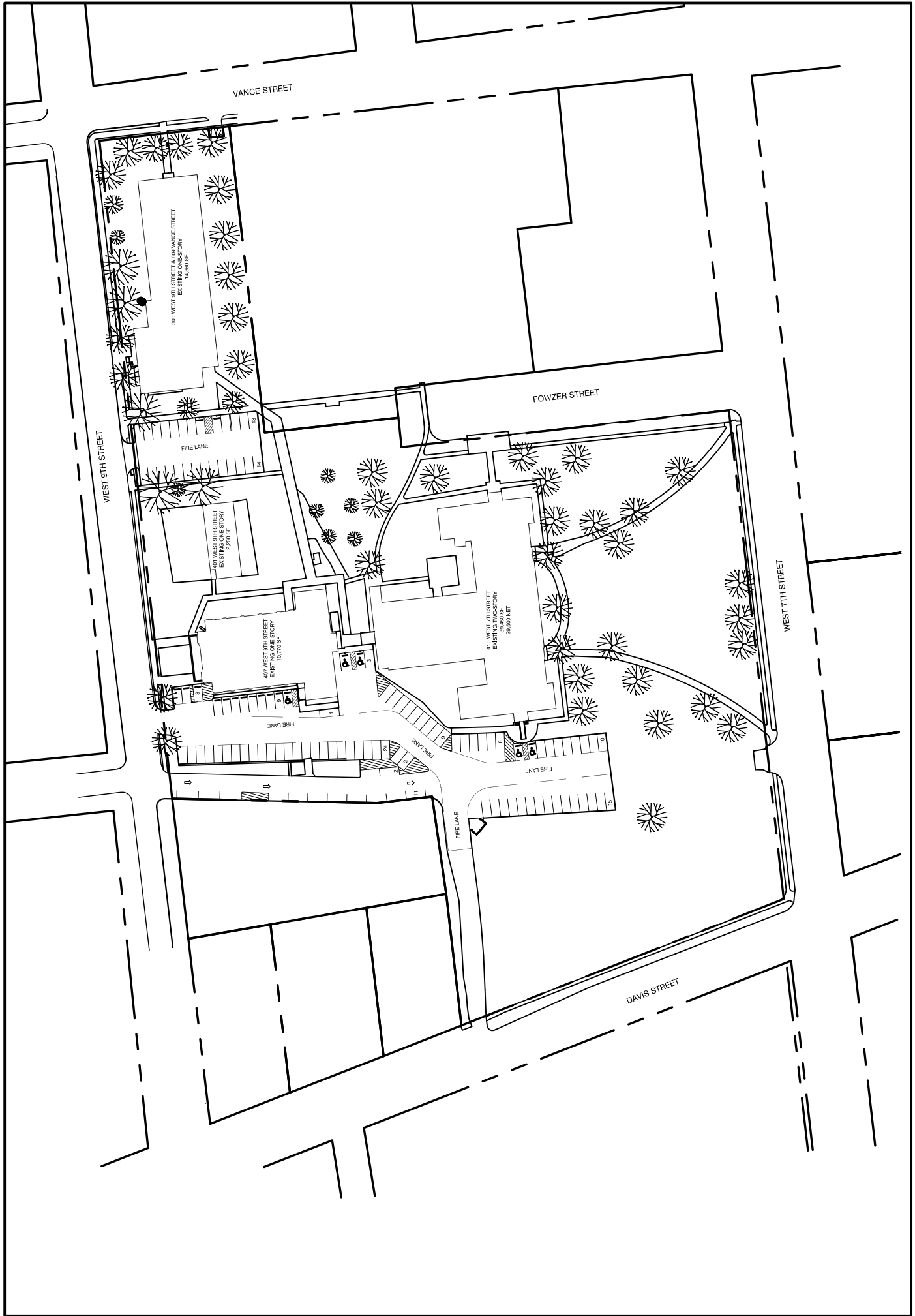
Thank you for considering this application.

Regards,

Britin Bostick

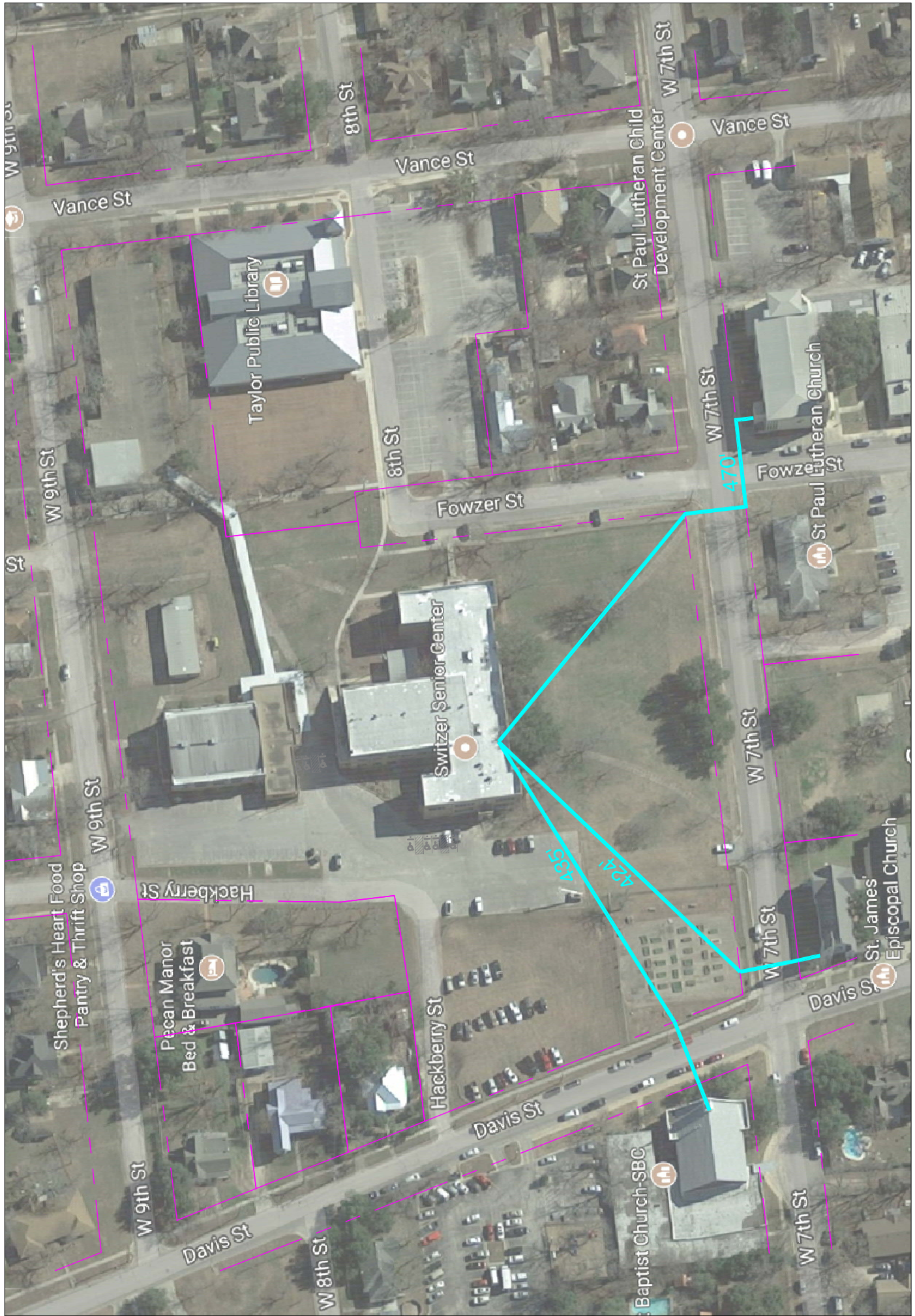
Principal

STEWARDSHIP STRATEGIES, LLC



SCALE 0' 50' 100'

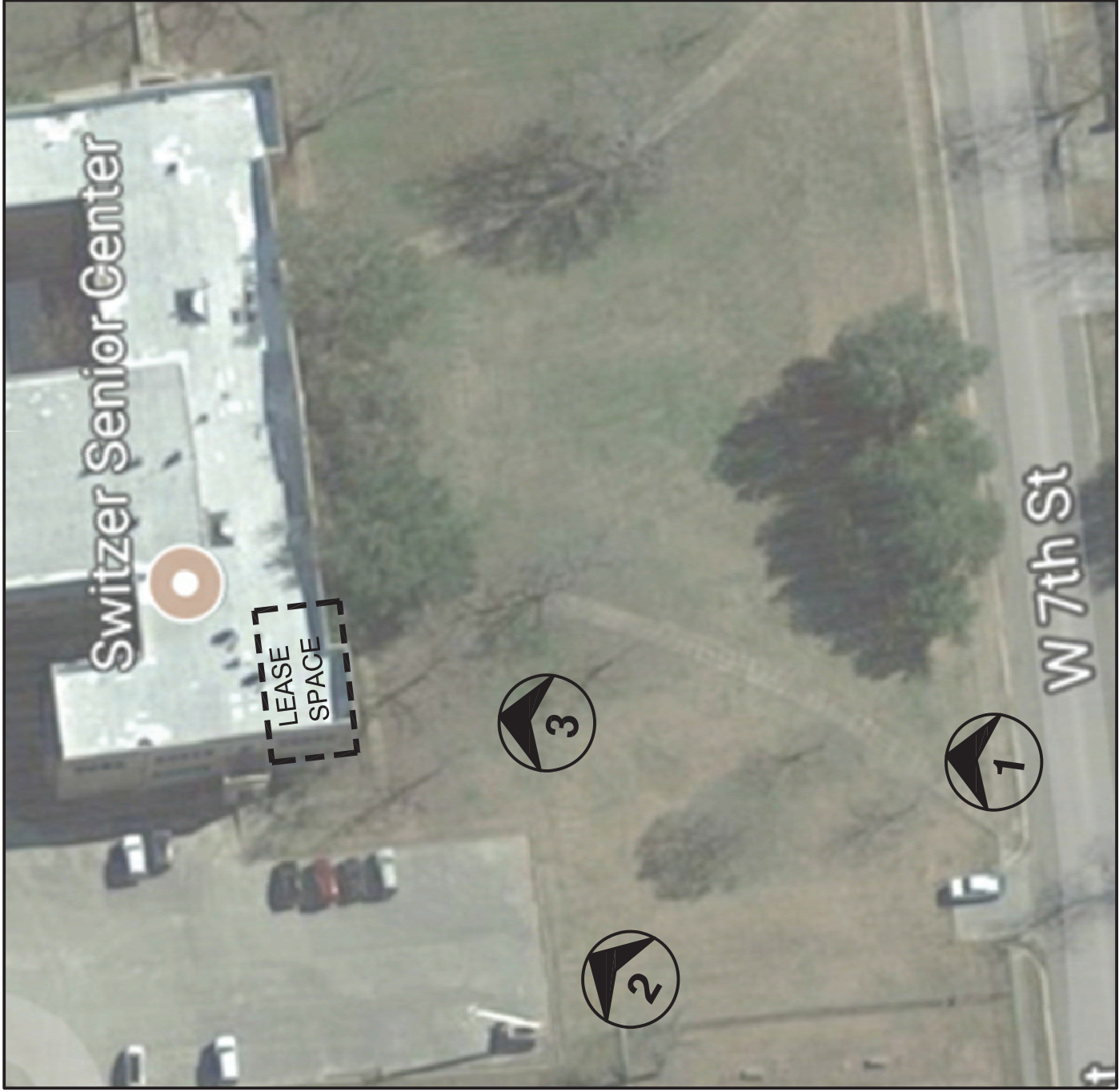
410 W. 7th Street Site Plan



DOOR-TO-DOOR DISTANCES FOR 300' MINIMUM COMPLIANCE



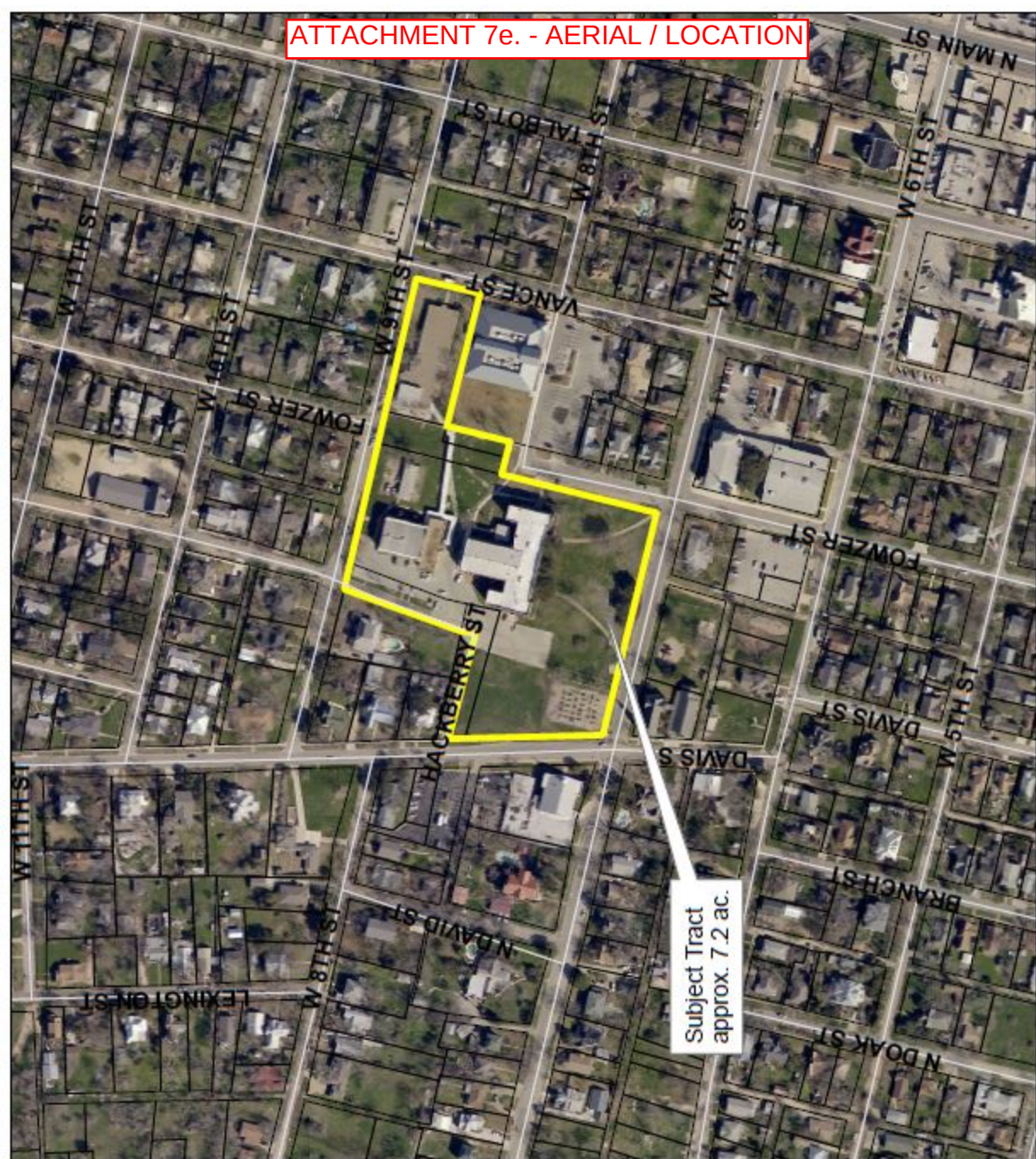
SCALE
0' 50' 100'



410 W. 7th Street Exterior Photos



ATTACHMENT 7e. - AERIAL / LOCATION



Subject Tract
approx. 7.2 ac.

Michael Elabarger

From: Jeanne Hawes
Sent: Thursday, October 04, 2018 12:06 AM
To: Michael Elabarger
Cc: Tom Yantis
Subject: Re: Question about Specific Use Permit for Bar/Tavern [PZ-2018-1101]

Thank you for sending so quickly. Yes, I think I have asked other questions about development of 410 W. 7th Street. I reviewed what you sent and am concerned about a bar on this property and how it will affect the quality of life & value of my property, as well as surrounding properties. I am all for development, but a bar is a concern for all the obvious reasons.

My property at 720 Davis, is on the corner of Davis & Hackberry, and would be the closest of any home to the location in question. The parking for the bar would be adjacent to the side of my property. My concern about a closing time of 10pm in a quiet residential neighborhood is considerable.

I have improved my property tremendously, from the overgrown wreck of a house that was there, and spent quite a lot of money on it. It looks considerably better and now has increased property taxes as a result. I can't imagine having a bar right down the street, with the problems that will inevitably come with it.

I supported this project when it was first bought and started to be developed, but I think they promised "light" retail that would fit into the character of the neighborhood, not a bar/tavern. I wonder if that was part of the original plan if it would have been approved by the city or local residents.

Thanks! Jeanne Hawes cell 214-478-2836

From: Michael Elabarger <michael.elabarger@taylor.tx.gov>
Sent: Wednesday, October 3, 2018 4:57 PM

Hi, Jeanne, I know we have interacted before, your email popped right into the "To" line ☺.

Please find attached the Applicant's submittal documents for the request Specific Use Permit (SUP) For a Bar/Tavern use in a specific location at 410 W. 7th Street. I hope that this information, from the applicant, may answer some of your questions, but certainly either I or my Director, Tom Yantis, will be happy to speak with you tomorrow or Friday.

From your voicemail message, it sounds like you know Cliff Olle. I would encourage you to speak to him (as he is the applicant requesting this SUP approval from the City Council), and he may be able to answer questions that you have that staff cannot.

Thank you for your interests in Taylor!

Mike Elabarger
Senior Planner
City of Taylor, Texas
Office phone - 512-352-3675
Cell phone - 512-595-1882
michael.elabarger@taylor.tx.gov

From: Shelly Shelton
Sent: Wednesday, October 03, 2018 4:26 PM

To: Michael Elabarger <michael.elabarger@taylortx.gov>

Subject: FW: Question about Specific Use Permit for Bar/Tavern

From: Jeanne Hawes

Sent: Wednesday, October 3, 2018 4:23 PM

Hi Planning Department. I got the notice for public hearing for next week and I wanted to get more detail on what you are asking the city for? Is this a stand alone bar/tavern? Or is it to serve alcohol at events that they will be hosting. As you know, the area surrounding this complex is all residential & churches, so I can't imagine that the City of Taylor would allow a bar placed in the middle of such a nice neighborhood. Any & all info you can provide would be helpful. Thanks! Jeanne Hawes

Specific Use Permit (SUP) Request PZ-2018-1101 / Ordinance 2018-18 410 West 7th Street

Request – SUP for “Bar/Tavern” use in a Commercial Planned Development District (C-PD w/ B-2 Base District)

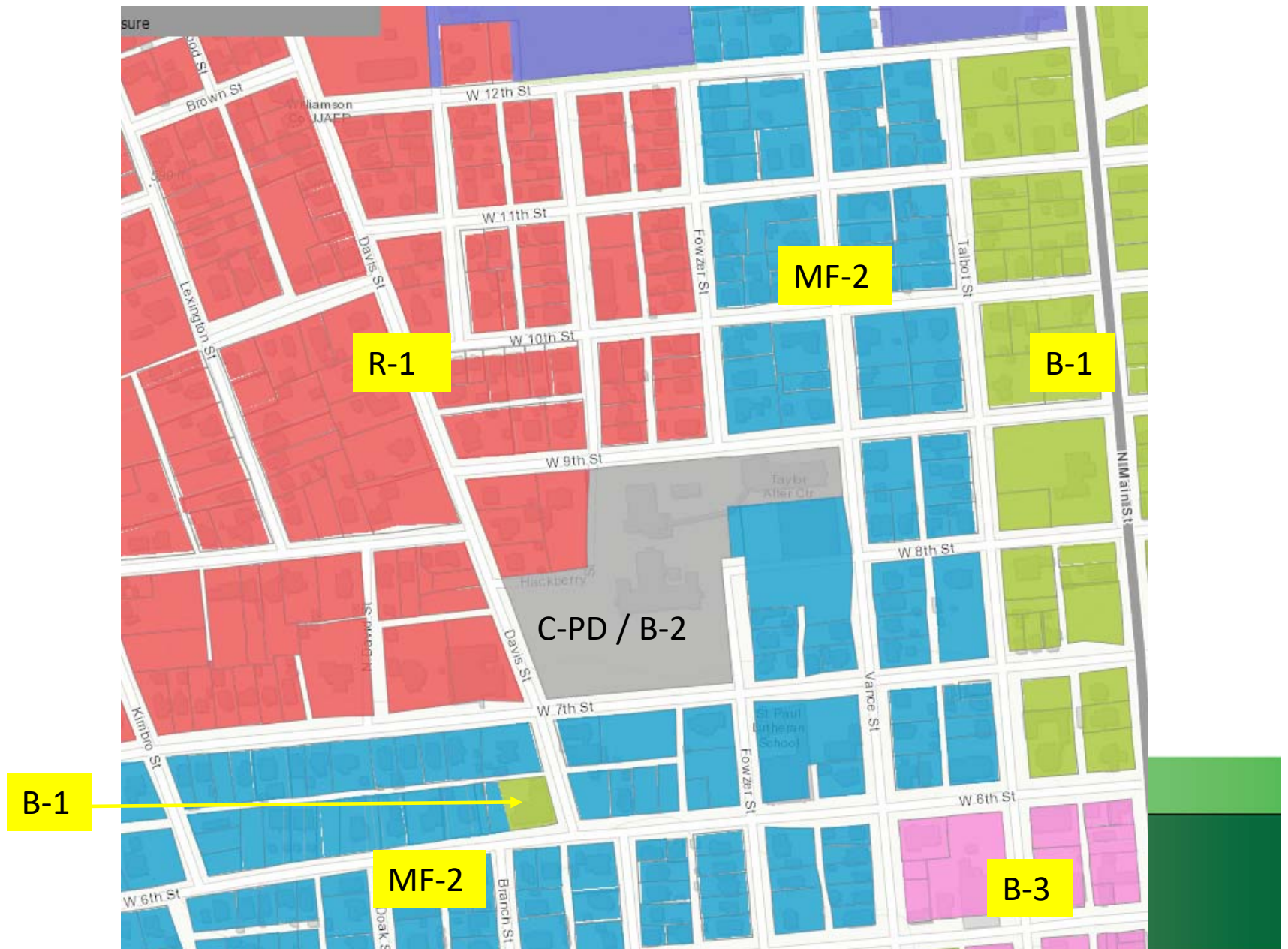
Bar/Tavern use is permitted in the B-3, M-1, and M-2 Districts by-right.
SUP required in B-1 and B-2 Districts.

TABLE 3.7 — RECREATIONAL AND ENTERTAINMENT USES																		
Residential Districts									Misc. Districts			Nonresidential Districts						
R-A	R-1	R-2	R-3	MH	D	M F-1	MF-2	Permitted Uses	DN	I	P	B-1	B-2	B-3	BP-1	BP-2	M-1	M-2
								Ballroom Dancing				P	P	P			P	P
								Bar or tavern				S	S	P			P	P

Property:



Existing Zoning:



Analysis / Findings

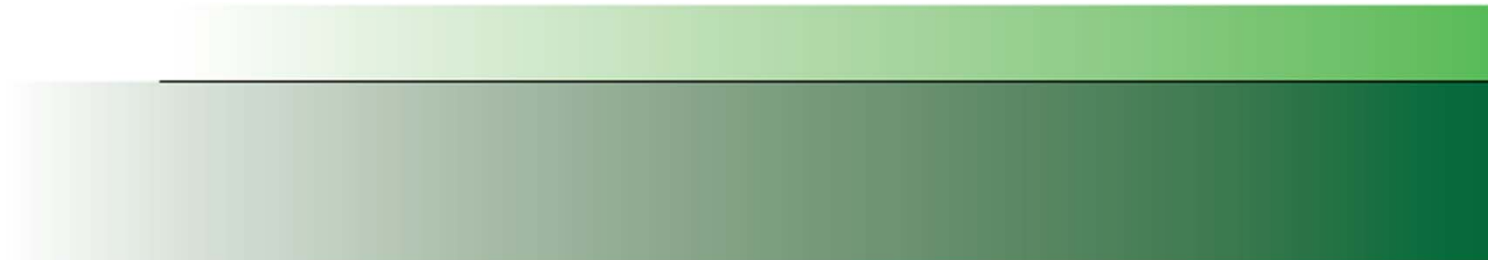
1. “Bar/Tavern” is not a permitted use in Ordinance 2017-13, the governing Commercial Planned Development (C-PD) District zoning.
2. “Bar/Tavern” is a permitted use in B-2 (*the current underlying Zoning District*), subject to the approval of an SUP by City Council.
3. C-PD zoning permits many intensive commercial uses such as indoor and outdoor events.
4. Proposed location on property + adjacent land uses = reduce impacts from all uses.
5. One (1) Public Comment received prior to the P&Z public hearing and one citizen spoke in opposition to the SUP at the P&Z public hearing.

Proposed Conditions of Operation

- Applicability – The Specific Use Permit shall be for Old Taylor High or its successors or assigns to perform, or allow to be performed, the “Bar/Tavern” use within the indoor/outdoor area generally depicted in the Applicant’s submitted materials, hereby referenced as Ordinance Exhibit C.
- Type of Alcohol – Alcoholic beverage sales shall be limited to Beer and Wine only.
- Expiration – The Specific Use Permit shall cease to be valid when/if Old Taylor High or its successors or assigns is no longer the Owner of the property subject to this permit.

Recommendations

1. P&Z Commission voted 7-0 to recommend approval of Ordinance 2018-18, subject to the Conditions of Operation contained in Ordinance Exhibit B.
2. Staff recommends Approval subject to the Conditions.





City Council Meeting October 25, 2018 Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: 8

Agenda Title: Conduct Public Hearing and consider introducing Ordinance 2018-19, to rezone Lot 18, Block 2, Carlow Addition, located at 105 Franklin Street, from the Light Industrial (M-1) to the Local Business (B-1) District

Council Action to be taken: Hold Public Hearing and introduce Ordinance 2018-19

Department Submitted: Development Services

Staff Contact: Tom Yantis, Development Services
Director

1. PURPOSE/DESCRIPTION

The proposal is to rezone a 0.11 acre platted lot, created via the 1952 Carlow Addition subdivision plat, from the M-1, Light Industrial District to the B-1, Local Business District.

2. STAFF ANALYSIS (Why and How)

The property owner is participating in the HOME grant program which will fund the construction of a new single-family house on the property. The M-1 zoning district does not allow single-family residential and therefore a building permit for a single-family home cannot be issued with the current zoning. The City has initiated this re-zoning on behalf of the property owners to change the zoning district to B-1 in order to facilitate the issuance of a permit for a new single-family home under the HOME grant program.

The inception of zoning regulations, including identifying every property within the City Limits as a specific Zoning District, and establishing use parameters of that property, date to 1951, when the (*then referred to as*) City of Taylor Board of Commissioners adopted an Ordinance that created two (2) districts – Residential and Commercial. A revision to this, Ordinance 1968-14, was adopted in 1968 that expanded the Zoning Districts to six (6) – R-1 Single-family; R-2 Multi-Family; B-1 Local Business; B-2 General Business; M-1 Light Industrial; M-2 Heavy Industrial – and added additional descriptions of what uses were permitted in which district, as well as a comprehensive list of definitions. A Zoning District Map adopted August 5, 1997 exists that references eight (8) districts – those from the 1968 revision, plus two additional Multifamily Districts termed R2-A and R2-B. In 2001, a major overhaul of the Zoning Ordinance was performed that expanded the number of zoning districts to thirteen (13), and added more comprehensive Specific Use

tables/charts, more detailed development standards for each district, expanded process detail such as for the Zoning Board of Adjustment, and more and revised definitions.

The 1997 Zoning District map, as well as the map currently in effect, identifies the entire south side of West 2nd Street, from the interchange of 2nd Street and Highway 79/Carlos G. Parker Boulevard on the west to within several blocks of Main Street (Highway 95), as the M-1, Light Industrial District. The M-1 zoning designation covers the entire Carlow Addition neighborhood, which was platted in 1952 as a residential neighborhood, thereby making all of the existing single-family homes non-conforming uses.

Staff believes that Council should consider a future rezoning of the entire Carlow Addition to a district that allows single-family homes as a conforming use.

3. RECOMMENDATION

Hold Public Hearing and introduce Ordinance 2018-19.

On October 9, 2018, the Planning & Zoning Commission held a public hearing, and then voted 7-0 (1 absent) to recommend Approval of the rezoning and Ordinance 2018-19.

4. FUNDING SOURCE

N/A

5. TIMELINE

N/A

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

7. OTHER OPTIONS (In order of preference)

Council could deny or table the request.

8. ATTACHMENTS

- 8a [Ordinance 2018-19](#)
- 8b [Ordinance Exhibit A - Legal Description \(Plat\)](#)
- 8c [Aerial](#)
- 8d [105 Franklin Rezone Presentation](#)

ORDINANCE NO. 2018-19

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS LOT 18, BLOCK 2, CARLOW ADDITION, LOCATED AT 105 FRANKLIN STREET IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM LIGHT INDUSTRIAL DISTRICT (M-1) TO LOCAL BUSINESS DISTRICT (B-1); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on October 25, 2018, to consider the request made by the City of Taylor, which property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Light Industrial M-1 District to Local Business B-1 District; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on October 9, 2018, 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 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 Property is changed from Light Industrial M-1 District to Local Business B-1 District.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Light Industrial M-1 District to Local Business B-1 District.

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 2018-19 was introduced before the Taylor City Council on the 25th day of October, 2018.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2018.

Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, 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. 2018-19, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2018, 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 _____, 2018.

Dianna Barker
City Clerk

EXHIBIT A

[Legal Description – Deed & Plat]

DRAFT

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON) WHEREAS, the undersigned, Charles E. Carlow and wife, Gwen Carlow, are the

owners of the hereinafter described tract or parcel of land, lying and being situated within the corporate limits of the City of Taylor, Williamson County, Texas, and being out of and a part of the Williams Survey, Abstract Number 665, and being a part of that tract of land heretofore conveyed in two (2) tracts to Charles E. Carlow by Henry Dentler and wife, Carrie Dentler, by deed dated March 1st, 1949, of record in Volume 353, page 474, Deed Records of Williamson County, Texas, the portion of said original tract intended to be included in this Addition being described by metes and bounds as follows, to-wit:

BEGINNING at a point which is 120 feet South 3 deg. 45 min. West of the S. W. intersection of West Second and Sloan Streets, said point being in the West line of Sloan Street;
THENCE South 3 deg. 45 min. West, 398 feet along the West line of Sloan Street to an iron stake for a corner in the North right-of-way line of the Missouri Pacific Railroad;
THENCE South 88 deg. 28 min. West 573.2 feet along the said Railroad right-of-way line to a stake for a corner;
THENCE North 3 deg. 45 min. East, 321.9 feet to a stake for a corner, said stake being the N. W. corner of Lot 1, Block 1, of this Subdivision;
THENCE South 86 deg. 15 min. East, 85 feet to a stake for a corner in the West line of Travis Street;
THENCE North 3 deg. 45 min. East, 222 feet along the West line of Travis Street to a stake in the South line of West Second Street;
THENCE North 89 deg. 50 min. East, 206 feet along the South line of West Second Street to an angle point for a corner, said point also being the N. E. corner of Lot 11, Block 2 of this Addition;
THENCE South 89 deg. 09 min. East, 160 feet to a stake for a corner;
THENCE South 3 deg. 45 min. West, 114 feet to a stake for a corner;
THENCE South 86 deg. 15 min. East, 119.7 feet to the place of beginning, and

WHEREAS, as owners of the above-described property they have caused the same to be surveyed and platted into blocks, lots and streets and have made a plat thereof, the same to be filed in the plat Records of Williamson County, Texas, and thereafter known as the Carlow Addition to the City of Taylor, Williamson County, Texas, and all sales hereafter made shall be made by reference to said plat and all lots, blocks, streets, and easements shall be determined from the said plat and dimensions and numbers given thereon.

We do hereby GRANT AND DEDICATE to the public, for public use forever, all streets and easements which are designated on the attached plat. The utility easements shown on said plat are for the use of the City of Taylor, owners of property in the Carlow Addition, and for the utility companies, public or private, serving the owners of said Addition, and no permanent structure shall be erected on said easements, and the City of Taylor or the representatives of any public or private utility company furnishing utilities in said Addition shall have the right to enter on said easements for the purpose of the installation or repair of said utilities. The City of Taylor shall have the authority to designate the location of said utilities.

IN WITNESS WHEREOF, we hereunto sign our names this, the 26th day of December, A. D. 1951.

CHARLES E. CARLOW

GWEN CARLOW

THE STATE OF TEXAS)

COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES E. CARLOW AND GWEN CARLOW, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and the said GWEN CARLOW, wife of the said CHARLES E. CARLOW, having been examined by me privately and apart from her husband, and having the same fully explained to her, she, the said Gwen Carlow, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 26th day of December, A. D. 1951.

(Seal)

R. R. CROWELL
Notary Public in and for Williamson County, Texas.

Filed for record Jan. 2, 1952, at 8:00 o'clock A.M.
Recorded Jan. 10, 1952, at 11 o'clock A.M.

DICK CERVENKA, Clerk, County Court,
Williamson County, Texas.

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)
CITY OF TAYLOR.

A RESOLUTION APPROVING THE SUBDIVISION, DEDICATION AND NAMING OF THE STREETS AND AVENUES IN THE CARLOW ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED WITH THE CITY SECRETARY AND HEREBY APPROVED

BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF TAYLOR:

SECTION 1. That the action of Charles E. Carlow and wife, Gwen Carlow, in subdividing, dedicating and naming the streets and avenues of the Carlow Addition to the City of Taylor, Williamson County, Texas, is hereby in all things approved by the Board of City Commissioners of the City of Taylor as meeting all of the requirements and provisions of the ordinances of said City. The lots of the Carlow Addition are fully shown on a plat of such Addition as filed with the City Secretary of the City of Taylor, which plat is hereby approved and accepted as constituting the lots, blocks, streets, avenues, and utility easements of the Carlow Addition. Further, the dedication of the streets and avenues to the public for public use forever and the granting of easements through the Carlow Addition for the installation and maintenance of utilities are hereby accepted and approved.

PASSED AND APPROVED on this, the 27th day of December, A. D. 1951, at a regular meeting of the Board of City Commissioners and at which a quorum was present.

ATTEST: HAROLD WILLIAMSON
(C.S.)
(SIGNED)

R. E. KOLLMAN (SIGNED)
Chairman, Board of City Commissioners
of the City of Taylor, Texas.

City Secretary of the City of Taylor, Texas.

I, HAROLD WILLIAMSON, City Secretary of the City of Taylor, Williamson County, Texas, do hereby certify that the above and foregoing resolution is a true and correct emanation of the original resolution passed and adopted by the Board of City Commissioners of the City of Taylor at a regular meeting duly held, at which a quorum was present, on the 27th day of December, A.D. 1951.

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned authority, on this day personally appeared HAROLD WILLIAMSON, known to me to be the person whose name is subscribed to the foregoing instrument, and in my presence executed the same and swore to the truth thereof, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 27th day of December, A. D. 1951.

R. R. CROWELL
Notary Public in and for Williamson County, Texas.



ATTACHMENT 8c. - Aerial Photo 2018





City Council Meeting October 25, 2018

STRATEGIC PILLAR

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

Agenda Item #: 9

Agenda Title: Received monthly update on current Capital Improvement Projects

Council Action to be taken: Receive an update on Capital Improvement Projects.

Department Submitted: City Manager

Staff Contact: Isaac Turner, City Manager
Kelly Kaatz, HDR

1. PURPOSE/DESCRIPTION

The item provides updates on ongoing major capital improvement projects.

2. STAFF ANALYSIS (Why and How)

N/A

3. RECOMMENDATION

Receive and discuss project update

4. FUNDING SOURCE

N/A

5. TIMELINE

N/A

6. PRIOR COUNCIL ACTION TAKEN

CIP Update received from HDR on September 27, 2018.

7. OTHER OPTIONS (In order of preference)

8. ATTACHMENTS

9a [CIP Update](#)



October 25, 2018

PROJECT UPDATES:

Heritage Park

- 1) Project construction progressing for completion by November 15. Weather has had a significant impact and if more rain occurs, it will continue to cause delays.
- 2) Pay Application No. 8 was received from Baird/Williams and approved for payment. (attached).
- 3) Contract included \$70,000 (1.8%) for Owner's Contingency and \$30,000 allowance for Informative Signs. To date there have been 14 change proposals executed as summarized on the attached Owner's Contingency Analysis table.
- 4) Owner's Contingency is \$4,894 over budget currently remaining, based on original balance and the net effect of the change orders and projected change orders.
- 5) Outstanding items that may impact Owner's Contingency:
 - Painting of the Pavillion

Skate Park

- 1) Total contract amount for Evergreen was \$452,000 and final payment was made.
- 2) Leaking petroleum tank – The City received a notice from TCEQ regarding a leaking petroleum tank that was discovered when site excavation occurred for the skate park construction. The City is required by TCEQ to provide a risk-based assessment report to TCEQ by July 28, 2018. The City contacted Envirophase to complete this action. City executed agreement with a not to exceed amount of \$10,594 to resolve and the work was completed and issue is resolved. Final forms are being submitted to TCEQ.
- 3) Westar Construction continue to perform work as weather allows. Work along Porter Street has been accomplished.
- 4) Allowances were incorporated for items that were not defined at the time of bidding. The award was approved with these allowances incorporated in the contract documents. As these items are defined, we will have multiple cost estimates to verify costs for these items.
- 5) Atmos Energy located a 4" gas line under the south edge of the skate park bowl. Coordination is ongoing with Atmos to move this gas line from under the skate park further south to remove this conflict. It is having an impact on construction on the south side of the park and we are still trying to get a schedule from Atmos for the relocation. Until that relocation is completed, work cannot advance along 3rd Street.

- 6) Continuing to define work and advance the project outside of the gas line impacted area.
- 7) Sign design for the Skate Park being completed by Brent Humphreys and will be presented.

Southpark Industrial

- 1) Utility design is complete. Holding on bidding until Hart Components advances their project.

Givens Community Center

- 1) Awaiting funding and authorization to move forward with planning/design.

Wastewater Treatment Plant Upgrades

- 1) The wastewater treatment plant clarifier upgrades are advancing. Clarifier equipment has been received and in the process of being installed.
The City awarded SCADA Replacement contract to Trac-n-Trol at last City Council Meeting and Notice of Award was sent to Trac-n-Trol to initiate the project. Project is advancing and the project schedule is still on track for late January 2019.

Street Maintenance Plan

- 1) Bid awarded to Texas Materials and expect work to proceed in the next few months on the identified streets. Weather has had an impact on schedule, but current schedule is to start in late October and complete by early December.

Other Projects:

- 1) 4th Street Pavement Warranty
 - Original design engineer, BSP, and geotechnical engineer, Alliance, performed a field assessment. HDR is reviewing the response and will be issuing a technical review memorandum. We will need to coordinate with the City on the next steps for resolution.
- 2) Gateway Signage
 - Property on west side of City on SH79 was acquired. A survey was completed for the site.

- Next steps are to coordinate with SEC Planning on construction drawings for the Gateway Signage and completion of a structural foundation and electrical design. A proposal from SEC Planning has been requested to amend their contract to complete the final sign design work.
 - HDR is coordinating with City Staff and individual landowners on potential locations of Gateway Signage for implementation on the north side of the City. Once a site(s) is identified, HDR will report back to the City on options.
- 3) 3rd Street Improvements (CDBG Grant). HDR is coordinating with Judy Langford on the grant requirements and implementation schedule.
 - 4) Amtrak Station Grant – Grant application was approved by City Council and submitted.
 - 5) Justice Center –HDR provided architectural planning services for planning/concepts and interviews. Planning sessions were conducted in September/October and an initial space plan was drafted. Initial cost estimates indicate that this space plan will exceed the City's proposed budget that was identified in the CIP. The next step will be to review the space plan with City staff and determine where revisions can be made to reduce the cost, while allowing for future growth expansion. Identifying a site would be beneficial in developing more accurate cost estimates.
 - 6) Animal Shelter – Connolly Architects presenting as a separate City Council agenda item.
 - 7) Robinson Park Pool –The Summerfield Community Pool (KB Homes) constructed by Ocean Quest Pools is being used as a benchmark for Robinson Park Pool. New pool construction cost estimate pending receipt from Ocean Quest.
 - 8) Downtown Streets Project – Presenting as a separate City Council agenda item.
 - 9) 2018-2019 Road Reconstruction Project – HDR is identifying priority streets for rebuilding and will prepare exhibit with street options. HDR is collaborating with Halff Associates and Public Works to identify Drainage & Utility projects that could combine with Roadway Reconstruction projects. Update is scheduled for December.
 - 10) Development Reviews – Ongoing with a number of development reviews from weekly DRC meetings.

TO OWNER: City of Taylor
400 Porter Street
Taylor, Texas 76574

PROJECT: Heritage Park Improvements

APPLICATION NO: Eight (8)
APPLICATION DATE: September 28, 2018

Distribution to:

☒	OWNER
☒	DESIGN/BUILDER
☒	ARCHITECT
☐	
☐	

FROM CONTRACTOR: Baird/Williams Construction, Ltd. DESIGN/BUILDER: Baird/Williams Construction, Ltd.
900 W. Irvin
Temple, Texas 76501

PERIOD FROM: September 1, 2018
PERIOD TO: September 30, 2018

PROJECT NO: 572

CONTRACT FOR: General Construction

CONTRACT DATE: January 30, 2018

CONTRACTOR'S APPLICATION FOR PAYMENT

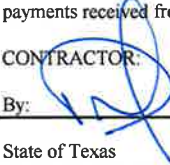
Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	\$3,413,154.00
2. Net change by Change Orders	\$	\$401,088.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	\$3,814,242.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	\$3,111,794.00
5. RETAINAGE:		
a. 5% of Completed Work	\$	155,589.70
(Column D + E on G703)		
b. 5% of Stored Material	\$	0.00
(Column F on G703)		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	\$155,589.70
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	\$2,956,204.30
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	\$2,591,586.70
8. CURRENT PAYMENT DUE	\$	\$364,617.60
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		\$858,037.70

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$401,088.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$401,088.00	\$0.00
NET CHANGES by Change Order	\$401,088.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: 

State of Texas

Subscribed and sworn to before me this 28th day of September, 2018

Notary Public:

 ARCHITECT'S & OWNER REPRESENTATIVE'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect and/or Owner Representative certifies to the Owner that to the best of the Architect's and/or Owner Representative's knowledge, information, and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 364,617.60

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

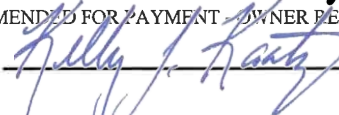
ARCHITECT: RELIANCE ARCHITECTURE

By:/Date:

 October 3, 2018

RECOMMENDED FOR PAYMENT - OWNER REPRESENTATIVE: HDR ENGINEERING, INC.

By:/Date:

 October 8, 2018

APPROVED FOR PAYMENT - OWNER: CITY OF TAYLOR

By:/Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 7

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: Eight (8)
APPLICATION DATE: 09/28/18
PERIOD FROM: 09/01/18
PERIOD TO: 09/30/18

ITEM NO.	A DESCRIPTION OF WORK	B SCHEDULED VALUES Totals	C WORK COMPLETED		E Materials Presently Stored	F TOTAL COMP & STORED TO DATE	G % (F + B)	H BALANCE TO FINISH	I RETAINAGE 5.00%
			PREVIOUS APPLICATION	THIS PERIOD					
100	Selective Site Demolition	\$11,120.00	\$11,120.00	\$0.00		\$11,120.00	100%	\$0.00	\$556.00
200	Earthwork Breakout								
201	Stripping / Clearing	\$8,500.00	\$8,500.00	\$0.00		\$8,500.00	100%	\$0.00	\$425.00
202	Mass Excavation / Grading	\$59,700.00	\$59,700.00	\$0.00		\$59,700.00	100%	\$0.00	\$2,985.00
203	Building Pads / Select Fill	\$27,000.00	\$27,000.00	\$0.00		\$27,000.00	100%	\$0.00	\$1,350.00
204	Site Grading / Flex Base / Asphalt	\$54,000.00	\$45,900.00	\$0.00		\$45,900.00	85%	\$8,100.00	\$2,295.00
300	*Erosion Controls	\$11,845.00	\$11,845.00	\$0.00		\$11,845.00	100%	\$0.00	\$592.25
400	Dust Control	\$9,000.00	\$9,000.00	\$0.00		\$9,000.00	100%	\$0.00	\$450.00
500	Pavement Markings	\$950.00	\$0.00	\$0.00		\$0.00		\$950.00	\$0.00
600	Playground Equipment Breakout								
601	Playground Equipment - Material	\$12,130.00	\$0.00	\$0.00		\$0.00		\$12,130.00	\$0.00
602	Playground Equipment - Labor	\$16,940.00	\$0.00	\$0.00		\$0.00		\$16,940.00	\$0.00
700	*Landscape & Irrigation Breakout								
701	Sod - Material	\$11,750.00	\$0.00	\$0.00		\$0.00		\$11,750.00	\$0.00
702	Sod - Labor	\$11,750.00	\$0.00	\$0.00		\$0.00		\$11,750.00	\$0.00
703	Mulch - Material	\$3,250.00	\$0.00	\$0.00		\$0.00		\$3,250.00	\$0.00
704	Mulch - Labor	\$3,750.00	\$0.00	\$0.00		\$0.00		\$3,750.00	\$0.00
705	Weed Paper - Material	\$6,250.00	\$0.00	\$0.00		\$0.00		\$6,250.00	\$0.00
706	Weed Paper - Labor	\$5,816.00	\$0.00	\$0.00		\$0.00		\$5,816.00	\$0.00
707	Steel Edging - Material	\$4,750.00	\$0.00	\$0.00		\$0.00		\$4,750.00	\$0.00
708	Steel Edging - Labor	\$3,250.00	\$0.00	\$0.00		\$0.00		\$3,250.00	\$0.00
709	Irrigation System - Material	\$21,750.00	\$0.00	\$2,175.00		\$2,175.00	10%	\$19,575.00	\$108.75
710	Irrigation System - Labor	\$31,750.00	\$0.00	\$1,588.00		\$1,588.00	5%	\$30,162.00	\$79.40
711	Imported Topsoil - Material	\$31,750.00	\$0.00	\$12,700.00		\$12,700.00	40%	\$19,050.00	\$635.00
712	Imported Topsoil - Labor	\$16,750.00	\$0.00	\$5,863.00		\$5,863.00	35%	\$10,887.00	\$293.15
713	Landscape Allowance	\$20,000.00	\$0.00	\$0.00		\$0.00		\$20,000.00	\$0.00
800	Irrigation Sleeves	\$12,978.00	\$12,978.00	\$0.00		\$12,978.00	100%	\$0.00	\$648.90
900	Water Fountain Feature Breakout								
901	Water Feature - Material	\$48,291.00	\$48,291.00	\$0.00		\$48,291.00	100%	\$0.00	\$2,414.55
902	Water Feature - Operations	\$94,503.00	\$94,503.00	\$0.00		\$94,503.00	100%	\$0.00	\$4,725.15
903	Water Feature - Labor	\$91,980.00	\$82,782.00	\$0.00		\$82,782.00	90%	\$9,198.00	\$4,139.10
1000	Site Utilities Breakout								
1001	Fire Water - Material	\$22,614.00	\$22,614.00	\$0.00		\$22,614.00	100%	\$0.00	\$1,130.70

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 3 OF 7

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: Eight (8)
APPLICATION DATE: 09/28/18
PERIOD FROM: 09/01/18
PERIOD TO: 09/30/18

ITEM NO.	A DESCRIPTION OF WORK	B SCHEDULED VALUES Totals	C WORK COMPLETED		E Materials Presently Stored	F TOTAL COMP & STORED TO DATE	G % (F + B)	H BALANCE TO FINISH	I RETAINAGE 5.00%
			PREVIOUS APPLICATION	THIS PERIOD					
1002	Fire Water - Labor	\$23,570.00	\$23,570.00	\$0.00		\$23,570.00	100%	\$0.00	\$1,178.50
1003	Domestic Water - Material	\$9,297.00	\$8,368.00	\$0.00		\$8,368.00	90%	\$929.00	\$418.40
1004	Domestic Water - Labor	\$7,831.00	\$7,048.00	\$0.00		\$7,048.00	90%	\$783.00	\$352.40
1005	Irrigation Water - Material	\$8,932.00	\$8,039.00	\$0.00		\$8,039.00	90%	\$893.00	\$401.95
1006	Irrigation Water - Labor	\$6,784.00	\$6,106.00	\$0.00		\$6,106.00	90%	\$678.00	\$305.30
1007	Splash Pad Water - Material	\$5,703.00	\$5,703.00	\$0.00		\$5,703.00	100%	\$0.00	\$285.15
1008	Splash Pad Water - Labor	\$10,520.00	\$10,520.00	\$0.00		\$10,520.00	100%	\$0.00	\$526.00
1009	Sewer - Material	\$27,290.00	\$27,290.00	\$0.00		\$27,290.00	100%	\$0.00	\$1,364.50
1010	Sewer - Labor	\$45,094.00	\$45,094.00	\$0.00		\$45,094.00	100%	\$0.00	\$2,254.70
1011	Storm Drain - Material	\$38,700.00	\$38,700.00	\$0.00		\$38,700.00	100%	\$0.00	\$1,935.00
1012	Storm Drain - Labor	\$31,069.00	\$31,069.00	\$0.00		\$31,069.00	100%	\$0.00	\$1,553.45
1100	Cast-in-Place Concrete Breakout								
1101	Foundations	\$38,852.00	\$38,852.00	\$0.00		\$38,852.00	100%	\$0.00	\$1,942.60
1102	Grade Beams	\$34,871.00	\$34,871.00	\$0.00		\$34,871.00	100%	\$0.00	\$1,743.55
1103	Sidewalks	\$263,341.00	\$197,407.00	\$51,468.00		\$248,875.00	95%	\$14,466.00	\$12,443.75
1104	Paving	\$35,272.00	\$35,272.00	\$0.00		\$35,272.00	100%	\$0.00	\$1,763.60
1105	ADA Ramps	\$4,850.00	\$0.00	\$4,850.00		\$4,850.00	100%	\$0.00	\$242.50
1106	Approaches	\$15,616.00	\$0.00	\$7,808.00		\$7,808.00	50%	\$7,808.00	\$390.40
1107	Retaining Walls	\$375,838.00	\$318,965.00	\$44,981.00		\$363,946.00	97%	\$11,892.00	\$18,197.30
1108	Curb & Gutter	\$12,263.00	\$12,236.00	\$0.00		\$12,236.00	100%	\$27.00	\$611.80
1109	Bollards - Installation	\$3,444.00	\$0.00	\$3,444.00		\$3,444.00	100%	\$0.00	\$172.20
1200	*Stained Concrete	\$24,025.00	\$0.00	\$0.00		\$0.00		\$24,025.00	\$0.00
1300	Concrete Floor Sealer	\$3,000.00	\$0.00	\$0.00		\$0.00		\$3,000.00	\$0.00
1400	Dispose Structural Spoils	\$5,750.00	\$5,750.00	\$0.00		\$5,750.00	100%	\$0.00	\$287.50
1500	Masonry Breakout								
1501	Cast Stone - Material	\$40,419.00	\$0.00	\$0.00		\$0.00		\$40,419.00	\$0.00
1502	Cast Stone - Labor	\$18,200.00	\$0.00	\$0.00		\$0.00		\$18,200.00	\$0.00
1503	S9 Walls - Material	\$20,280.00	\$20,280.00	\$0.00		\$20,280.00	100%	\$0.00	\$1,014.00
1504	S9 Walls - Labor	\$18,500.00	\$9,250.00	\$0.00		\$9,250.00	50%	\$9,250.00	\$462.50
1505	S10 Walls - Material	\$6,200.00	\$3,100.00	\$0.00		\$3,100.00	50%	\$3,100.00	\$155.00
1506	S10 Walls - Labor	\$5,180.00	\$2,590.00	\$0.00		\$2,590.00	50%	\$2,590.00	\$129.50
1507	S11 Walls - Material	\$7,200.00	\$7,200.00	\$0.00		\$7,200.00	100%	\$0.00	\$360.00
1508	S11 Walls - Labor	\$6,500.00	\$6,500.00	\$0.00		\$6,500.00	100%	\$0.00	\$325.00
1509	Entry Walls - Material	\$1,960.00	\$0.00	\$0.00		\$0.00		\$1,960.00	\$0.00

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 4 OF 7

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: Eight (8)
APPLICATION DATE: 09/28/18
PERIOD FROM: 09/01/18
PERIOD TO: 09/30/18

ITEM NO.	DESCRIPTION OF WORK	B SCHEDULED VALUES Totals	C WORK COMPLETED		E Materials Presently Stored	F TOTAL COMP & STORED TO DATE	G % (F ÷ B)	H BALANCE TO FINISH	I RETAINAGE 5.00%
			PREVIOUS APPLICATION	THIS PERIOD					
1510	Entry Walls - Labor	\$1,800.00	\$0.00	\$0.00		\$0.00		\$1,800.00	\$0.00
1511	Pavilion - Material	\$2,180.00	\$2,180.00	\$0.00		\$2,180.00	100%	\$0.00	\$109.00
1512	Pavilion - Labor	\$2,020.00	\$2,020.00	\$0.00		\$2,020.00	100%	\$0.00	\$101.00
1513	Trellis Walls - Material	\$1,150.00	\$0.00	\$0.00		\$0.00		\$1,150.00	\$0.00
1514	Trellis Walls - Labor	\$1,060.00	\$0.00	\$0.00		\$0.00		\$1,060.00	\$0.00
1515	Pump House - Material	\$5,410.00	\$5,410.00	\$0.00		\$5,410.00	100%	\$0.00	\$270.50
1516	Pump House - Labor	\$5,000.00	\$5,000.00	\$0.00		\$5,000.00	100%	\$0.00	\$250.00
1517	Stage - Material	\$6,900.00	\$6,900.00	\$0.00		\$6,900.00	100%	\$0.00	\$345.00
1518	Stage - Labor	\$6,320.00	\$6,320.00	\$0.00		\$6,320.00	100%	\$0.00	\$316.00
1519	Restroom - Material	\$22,600.00	\$22,600.00	\$0.00		\$22,600.00	100%	\$0.00	\$1,130.00
1520	Restroom - Labor	\$20,940.00	\$20,940.00	\$0.00		\$20,940.00	100%	\$0.00	\$1,047.00
1600	Structural Steel	\$68,110.00	\$0.00	\$0.00		\$0.00		\$68,110.00	\$0.00
1700	PEMB - Fabrication	\$108,754.00	\$108,754.00	\$0.00		\$108,754.00	100%	\$0.00	\$5,437.70
1800	PEMB Insulation - Material	\$1,000.00	\$1,000.00	\$0.00		\$1,000.00	100%	\$0.00	\$50.00
1900	*PEMB - Erection	\$72,951.00	\$72,951.00	\$0.00		\$72,951.00	100%	\$0.00	\$3,647.55
2000	Rough Carpentry	\$7,545.00	\$7,545.00	\$0.00		\$7,545.00	100%	\$0.00	\$377.25
2100	Thermal Protection Breakout								
2101	Project Start-Up / Administration	\$2,960.00	\$0.00	\$1,480.00		\$1,480.00	50%	\$1,480.00	\$74.00
2102	Water Repellents - Labor	\$2,698.00	\$0.00	\$0.00		\$0.00		\$2,698.00	\$0.00
2103	Water Repellents - Material	\$1,439.00	\$0.00	\$0.00		\$0.00		\$1,439.00	\$0.00
2104	Building Joint Sealant - Labor	\$5,270.00	\$0.00	\$5,270.00		\$5,270.00	100%	\$0.00	\$263.50
2105	Building Joint Sealant - Material	\$1,354.00	\$0.00	\$1,354.00		\$1,354.00	100%	\$0.00	\$67.70
2106	Flatwork Joint Sealants - Labor	\$11,688.00	\$0.00	\$4,675.00		\$4,675.00	40%	\$7,013.00	\$233.75
2107	Flatwork Joint Sealants - Material	\$4,801.00	\$0.00	\$1,920.00		\$1,920.00	40%	\$2,881.00	\$96.00
2200	Hollow Metal Doors & Frames - Material	\$7,555.00	\$7,555.00	\$0.00		\$7,555.00	100%	\$0.00	\$377.75
2300	*Hollow Metal Doors - Installation	\$3,394.00	\$0.00	\$3,394.00		\$3,394.00	100%	\$0.00	\$169.70
2400	Louvers	\$1,600.00	\$0.00	\$1,600.00		\$1,600.00	100%	\$0.00	\$80.00
2500	Architectural Signage Breakout								
2501	Submittals	\$18,470.00	\$18,470.00	\$0.00		\$18,470.00	100%	\$0.00	\$923.50
2502	Interior Signs - Material	\$200.00	\$0.00	\$0.00		\$0.00		\$200.00	\$0.00
2503	Interior Signs - Labor	\$12.00	\$0.00	\$0.00		\$0.00		\$12.00	\$0.00
2504	Aluminum Letters - Material	\$28,243.00	\$28,243.00	\$0.00		\$28,243.00	100%	\$0.00	\$1,412.15
2505	Aluminum Letters - Labor	\$795.00	\$0.00	\$0.00		\$0.00		\$795.00	\$0.00
2600	Architectural Specialties Breakout								

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 5 OF 7

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: Eight (8)
APPLICATION DATE: 09/28/18
PERIOD FROM: 09/01/18
PERIOD TO: 09/30/18

ITEM NO.	DESCRIPTION OF WORK	B SCHEDULED VALUES Totals	C WORK COMPLETED		E Materials Presently Stored	F TOTAL COMP & STORED TO DATE	G % (F + B)	H BALANCE TO FINISH	I RETAINAGE 5.00%
			PREVIOUS APPLICATION	THIS PERIOD					
2601	Toilet Compartments - Material	\$5,702.00	\$0.00	\$5,702.00		\$5,702.00	100%	\$0.00	\$285.10
2602	Toilet Compartments - Labor	\$2,074.00	\$0.00	\$2,074.00		\$2,074.00	100%	\$0.00	\$103.70
2603	Toilet Accessories - Material	\$3,326.00	\$3,244.00	\$82.00		\$3,326.00	100%	\$0.00	\$166.30
2604	Toilet Accessories - Labor	\$1,655.00	\$0.00	\$1,655.00		\$1,655.00	100%	\$0.00	\$82.75
2605	Fire Extinguishers - Material	\$2,054.00	\$0.00	\$2,054.00		\$2,054.00	100%	\$0.00	\$102.70
2606	Fire Extinguishers - Labor	\$1,254.00	\$0.00	\$1,254.00		\$1,254.00	100%	\$0.00	\$62.70
2700	Site Furnishings	\$43,577.00	\$0.00	\$0.00		\$0.00		\$43,577.00	\$0.00
2800	Fabric Structures Breakout								
2801	Shade Structures - Material	\$11,744.00	\$11,744.00	\$0.00		\$11,744.00	100%	\$0.00	\$587.20
2802	Shade Structures - Labor	\$7,019.00	\$7,019.00	\$0.00		\$7,019.00	100%	\$0.00	\$350.95
2900	Plumbing Breakout								
2901	Sanitary Below FF - Labor	\$3,245.00	\$3,245.00	\$0.00		\$3,245.00	100%	\$0.00	\$162.25
2902	Sanitary Below FF - Material	\$2,250.00	\$2,250.00	\$0.00		\$2,250.00	100%	\$0.00	\$112.50
2903	Sanitary Above FF - Labor	\$1,900.00	\$1,520.00	\$380.00		\$1,900.00	100%	\$0.00	\$95.00
2904	Sanitary Above FF - Material	\$875.00	\$875.00	\$0.00		\$875.00	100%	\$0.00	\$43.75
2905	Water - Labor	\$4,490.00	\$0.00	\$4,490.00		\$4,490.00	100%	\$0.00	\$224.50
2906	Water - Material	\$3,625.00	\$0.00	\$3,625.00		\$3,625.00	100%	\$0.00	\$181.25
2907	Insulation	\$660.00	\$0.00	\$660.00		\$660.00	100%	\$0.00	\$33.00
2908	Fixtures - Labor	\$4,465.00	\$500.00	\$3,965.00		\$4,465.00	100%	\$0.00	\$223.25
2909	Fixtures - Material	\$20,580.00	\$2,700.00	\$17,880.00		\$20,580.00	100%	\$0.00	\$1,029.00
3000	HVAC Breakout								
3001	Project Start-Up	\$958.00	\$785.00	\$173.00		\$958.00	100%	\$0.00	\$47.90
3002	Unit Heaters - Equipment	\$2,108.00	\$2,107.00	\$0.00		\$2,107.00	100%	\$1.00	\$105.35
3003	Unit Heaters - Material	\$163.00	\$0.00	\$0.00		\$0.00		\$163.00	\$0.00
3004	Unit Heaters - Labor	\$641.00	\$0.00	\$0.00		\$0.00		\$641.00	\$0.00
3005	Duct - Material	\$326.00	\$0.00	\$326.00		\$326.00	100%	\$0.00	\$16.30
3006	Duct - Labor	\$256.00	\$0.00	\$256.00		\$256.00	100%	\$0.00	\$12.80
3007	Equip. Start-Up - Material	\$222.00	\$0.00	\$0.00		\$0.00		\$222.00	\$0.00
3008	Equip. Start-Up - Labor	\$51.00	\$0.00	\$0.00		\$0.00		\$51.00	\$0.00
3100	Electrical Breakout								
3101	Service - Material	\$24,430.00	\$24,430.00	\$0.00		\$24,430.00	100%	\$0.00	\$1,221.50
3102	Service - Labor	\$25,000.00	\$15,000.00	\$10,000.00		\$25,000.00	100%	\$0.00	\$1,250.00
3103	UG Conduit - Material	\$23,912.00	\$17,913.00	\$5,999.00		\$23,912.00	100%	\$0.00	\$1,195.60
3104	UG Conduit - Labor	\$25,000.00	\$16,250.00	\$8,750.00		\$25,000.00	100%	\$0.00	\$1,250.00

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 6 OF 7

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: Eight (8)
APPLICATION DATE: 09/28/18
PERIOD FROM: 09/01/18
PERIOD TO: 09/30/18

ITEM NO.	DESCRIPTION OF WORK	B SCHEDULED VALUES Totals	C WORK COMPLETED		E Materials Presently Stored	F TOTAL COMP & STORED TO DATE	G % (F + B)	H BALANCE TO FINISH	I RETAINAGE 5.00%
			PREVIOUS APPLICATION	THIS PERIOD					
3105	Lighting - Material	\$128,235.00	\$80,689.00	\$47,546.00		\$128,235.00	100%	\$0.00	\$6,411.75
3106	Lighting - Labor	\$26,423.00	\$11,964.00	\$14,459.00		\$26,423.00	100%	\$0.00	\$1,321.15
3200	Temporary Power Generators	\$10,500.00	\$7,391.00	\$1,050.00		\$8,441.00	80%	\$2,059.00	\$422.05
3300	Temporary Water	\$1,550.00	\$1,092.00	\$155.00		\$1,247.00	80%	\$303.00	\$62.35
3400	Street Cleaning	\$9,750.00	\$6,873.00	\$975.00		\$7,848.00	80%	\$1,902.00	\$392.40
3500	Asphalt Patching	\$7,000.00	\$0.00	\$0.00		\$0.00		\$7,000.00	\$0.00
3600	SWPPP	\$1,500.00	\$1,500.00	\$0.00		\$1,500.00	100%	\$0.00	\$75.00
3700	General Requirements	\$208,070.00	\$145,951.00	\$20,807.00		\$166,758.00	80%	\$41,312.00	\$8,337.90
3800	Payroll Tax & Insurance	\$38,761.00	\$27,133.00	\$3,876.00		\$31,009.00	80%	\$7,752.00	\$1,550.45
3900	Builders Risk Insurance	\$2,967.00	\$2,091.00	\$297.00		\$2,388.00	80%	\$579.00	\$119.40
4000	*Liability Insurance	\$9,428.00	\$9,428.00	\$0.00		\$9,428.00	100%	\$0.00	\$471.40
4100	Bond	\$36,324.00	\$36,324.00	\$0.00		\$36,324.00	100%	\$0.00	\$1,816.20
4200	*Design/Build Fee	\$209,544.00	\$209,544.00	\$0.00		\$209,544.00	100%	\$0.00	\$10,477.20
4300	*Construction Fee	\$164,853.00	\$117,869.00	\$16,486.00		\$134,355.00	81%	\$30,498.00	\$6,717.75
	SCHEDULED ALLOWANCES	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
4400	Owner's Contingency	\$14,459.00	\$0.00	\$0.00		\$0.00		\$14,459.00	\$0.00
4401	CP #01 - HD Concrete Demolition	\$3,932.00	\$3,932.00	\$0.00		\$3,932.00	100%	\$0.00	\$196.60
4402	CP #02 - Jailhouse Demolition	\$6,899.00	\$6,899.00	\$0.00		\$6,899.00	100%	\$0.00	\$344.95
4403	CP #03 - Light Fixture 'P1' Sensors	\$4,000.00	\$4,000.00	\$0.00		\$4,000.00	100%	\$0.00	\$200.00
4404	CP #05R1 - ASI #001 Modifications	(\$7,975.00)	\$0.00	\$0.00		\$0.00		(\$7,975.00)	\$0.00
4405	CP #06 - Additional Overbuild	\$3,345.00	\$3,345.00	\$0.00		\$3,345.00	100%	\$0.00	\$167.25
4406	CP #07 - Added HD Concrete Paving	\$1,506.00	\$753.00	\$753.00		\$1,506.00	100%	\$0.00	\$75.30
4407	CP #08 - Site Furnishings Credit	(\$5,811.00)	\$0.00	\$0.00		\$0.00		(\$5,811.00)	\$0.00
4408	CP #09 - Add'n Power/Lighting for Trees	\$25,475.00	\$2,500.00	\$22,975.00		\$25,475.00	100%	\$0.00	\$1,273.75
4409	CP #09R1 - Credit 6/EA Tree Locations	(\$2,502.00)	\$0.00	(\$2,502.00)		(\$2,502.00)	100%	\$0.00	(\$125.10)
4410	CP #10R1 - ASI #002 Modifications	(\$20,504.00)	\$0.00	\$0.00		\$0.00		(\$20,504.00)	\$0.00
4411	CP #11 - Paint Underside of Stage	\$12,500.00	\$0.00	\$12,500.00		\$12,500.00	100%	\$0.00	\$625.00
4412	CP #12 - Add CMU to Entry Walls	\$6,060.00	\$0.00	\$0.00		\$0.00		\$6,060.00	\$0.00
4413	CP #13 - Credit Entry Sign Walls	(\$12,524.00)	\$0.00	\$0.00		\$0.00		(\$12,524.00)	\$0.00
4414	CP #14 - Landscaping / Irrigation Adds	\$48,173.00	\$0.00	\$0.00		\$0.00		\$48,173.00	\$0.00
4415	CP #15 - Change Stained Conc. to Sundeck	(\$7,033.00)	\$0.00	\$0.00		\$0.00		(\$7,033.00)	\$0.00
4500	Informative Signs Allowance	\$14,550.00	\$0.00	\$0.00		\$0.00		\$14,550.00	\$0.00
4501	CP #16 - Signage Package	\$15,450.00	\$0.00	\$0.00		\$0.00		\$15,450.00	\$0.00

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 7 OF 7

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: Eight (8)
APPLICATION DATE: 09/28/18
PERIOD FROM: 09/01/18
PERIOD TO: 09/30/18

ITEM NO.	A DESCRIPTION OF WORK	B SCHEDULED VALUES Totals	C WORK COMPLETED PREVIOUS APPLICATION	D THIS PERIOD	E Materials Presently Stored	F TOTAL COMP & STORED TO DATE	G % (F + B)	H BALANCE TO FINISH	I RETAINAGE 5.00%
	CHANGE ORDERS	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
4600	CO #001 - Street & Skatepark Design Start-Up	\$15,000.00	\$15,000.00	\$0.00		\$15,000.00	100%	\$0.00	\$750.00
N/A	CO #002 - VOID	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
4700	CO #003R1 Breakout								
4701	Alternate No. 1	\$190,912.00	\$181,034.00	\$9,878.00		\$190,912.00	100%	\$0.00	\$9,545.60
4702	Alternate No. 2	\$22,692.00	\$3,000.00	\$0.00		\$3,000.00	13%	\$19,692.00	\$150.00
4703	Alternate No. 3	\$53,297.00	\$42,639.00	\$10,658.00		\$53,297.00	100%	\$0.00	\$2,664.85
4704	Alternate No. 4	\$84,187.00	\$8,552.00	\$0.00		\$8,552.00	10%	\$75,635.00	\$427.60
4705	PEMB Modifications	\$35,000.00	\$35,000.00	\$0.00		\$35,000.00	100%	\$0.00	\$1,750.00
	GRAND TOTALS	\$3,814,242.00	\$2,727,986.00	\$383,808.00	\$0.00	\$3,111,794.00	82%	\$702,448.00	\$155,589.70

City of Taylor
Heritage Park
Owner's Contingency Analysis

CHANGE ORDER SUMMARY

Item	Description	Addition	Reduction	Balance	Notes
Owner's Contingency				\$ 70,000	Original Amount in Contract
Change Order 1	HD Concrete Demolition	\$ 3,932		\$ 66,068	Authorized
Change Order 2	Jailhouse Foundation Demolition	\$ 6,899		\$ 59,169	Authorized
Change Order 3	P1 Sensors	\$ 4,000		\$ 55,169	Authorized
Change Order 5	ASI Modification		\$ 7,975	\$ 63,144	Authorized
Change Order 6	Foundation/Flatwork Overbuild	\$ 3,345		\$ 59,799	Authorized
Change Order 7	HD Concrete Addition	\$ 1,600		\$ 58,199	Authorized
Change Order 8	Site Furnishings to Recycled Materials		\$ 5,811	\$ 64,010	Recommended
Change Order 9	Underground Electric - Lighting/Plugs	\$ 25,475		\$ 38,535	Authorized - 25 trees
Change Order 9R	Underground Electric - Lighting/Plugs		\$ (2,502)	\$ 36,033	Reduction for 6 less trees
Change Order 10	Storm Drain Inlet Elimination		\$ 20,504	\$ 56,537	Recommended
Change Order 11	Amphitheater Painting	\$ 12,500		\$ 44,037	Authorized by City Council 8/9/18
Change Order 12	Masonry Walls - Interior of entrance	\$ 6,060		\$ 37,977	Authorized by City Council 8/9/18
Change Order 13	Entrance Sign Foundations		\$ 12,524	\$ 50,501	Authorized
Change Order 15	Splash Pad Surface Revision		\$ 7,033	\$ 57,534	Authorized
CHANGE PROPOSALS PENDING AUTHORIZATION					
<i>Change Proposal</i>	<i>Additional Landscaping</i>	<i>\$ 49,928</i>		<i>\$ 7,606</i>	<i>Pending negotiation</i>
<i>Change Proposal</i>	<i>Pavillion Painting</i>	<i>\$ 12,500</i>		<i>\$ (4,894)</i>	
<i>Change Proposal</i>	<i>Pavillion Lighting Revision</i>	<i>\$ -</i>		<i>\$ -</i>	

10/18/2018

3:47 PM



City Council Meeting October 25, 2018 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 10

Agenda Title: **Receive update on the progress of the
Downtown Street project.**

Council Action to be taken: Receive update on the progress of the Downtown Street project.

Department Submitted: Public Works

Staff Contact: Jim Gray, Public Works Director
Jacob Walker, P.E., HDR Engineering, Inc

1. PURPOSE/DESCRIPTION

This item is related to the Downtown Streets Project identified for pavement rehabilitation within the Downtown Area.

2. STAFF ANALYSIS (Why and How)

HDR has been asked to analyze all downtown street segments for necessary pavement repairs and provide cost estimates for each segment in order to begin defining specific construction project limits for available funds.

HDR studied 34 street segments within a downtown boundary spanning Vance Street to Washburn Street and 1st Street to 6th Street. Using the City's existing Pavement Condition Index (PCI) for each segment as a baseline, HDR visually inspected each segment to validate or adjust the appropriate repair method. Pavement repair methods appropriate for these streets vary depending on existing conditions including: crack sealing, new curb and gutter, sidewalk, mill and overlay, and full reconstruction. Street segments range in cost from \$27,000 to \$504,000 to implement the appropriate repair method. This study's aim has been to provide "turn key" costs for each segment, so that City prioritization can begin and implementation can follow once desired street segments are identified. Within the downtown area, there is estimated to be \$6,393,000 of street repairs needed. The City has allocated \$1,500,000 toward downtown street repairs, inclusive of the Skate Park street and streetscape improvements.

The segment of 1st Street from the Main Street Bridge to Porter Street has been identified separately to study for possible restoration of the wood block pavement. TxDOT owned

streets have not been included in the study areas.

3. RECOMMENDATION

Receive and discuss project update

4. FUNDING SOURCE

Bond Funds remaining from 2013 Bond Issuance.

5. TIMELINE

N/A

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

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

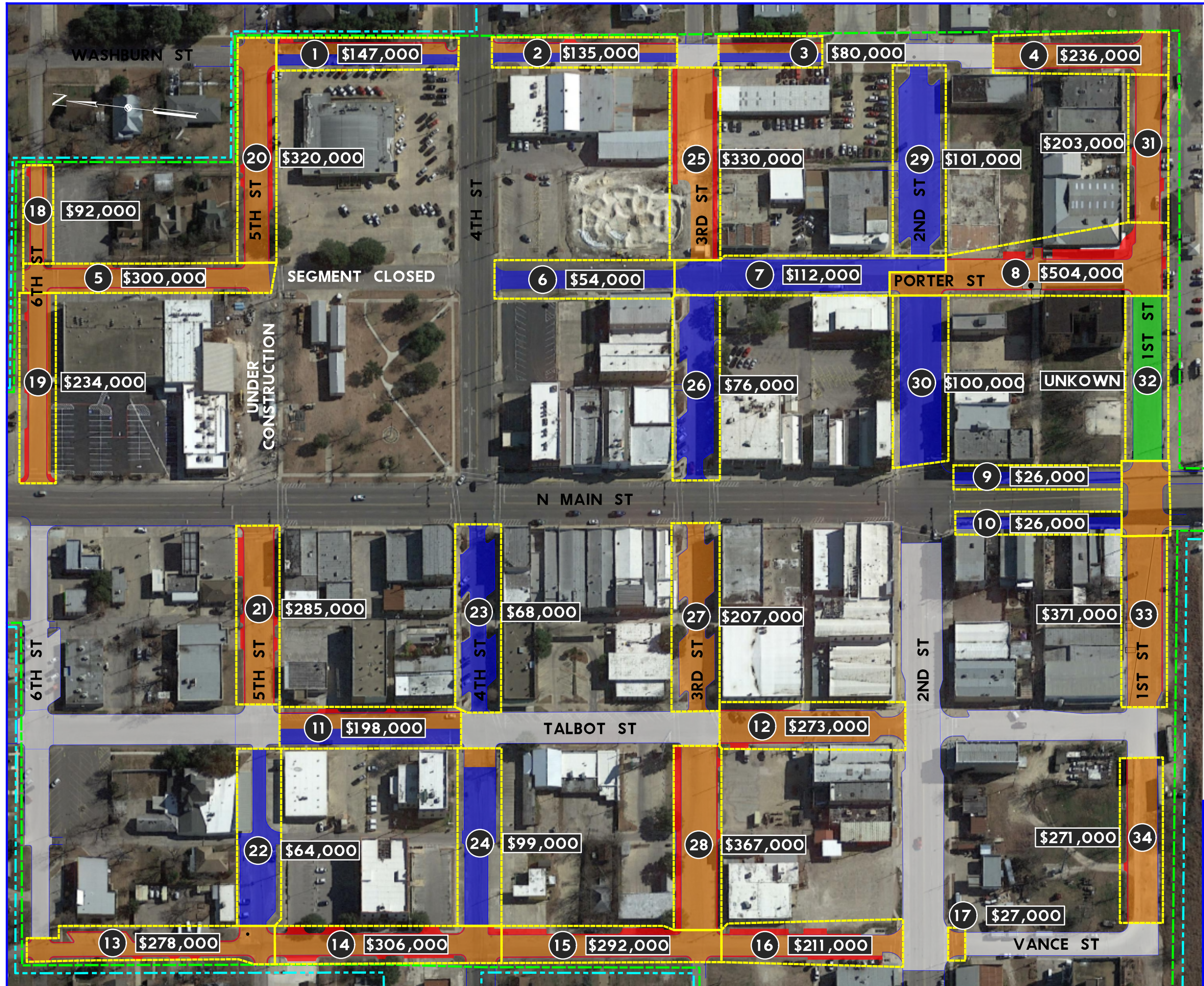
N/A

8. ATTACHMENTS

10a ["City of Taylor Downtown Streets Exhibit"](#)

10b ["City of Taylor Downtown Streets Cost Estimate and Quantities"](#)

PLOT DRIVER: TXDOT_PDF_COLOR.pltcf9 PENTABLE: TXDOT.tbl
USER: JCARLTON DATE: 10/15/2018 TIME: 1:21:40 PM SCALE: 1/50
FILE: \

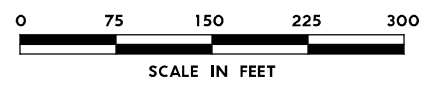


1. \$ 147,000	21. \$ 285,000
2. \$ 135,000	22. \$ 64,000
3. \$ 80,000	23. \$ 68,000
4. \$ 236,000	24. \$ 99,000
5. \$ 300,000	25. \$ 330,000
6. \$ 54,000	26. \$ 76,000
7. \$ 112,000	27. \$ 207,000
8. \$ 504,000	28. \$ 367,000
9. \$ 26,000	29. \$ 101,000
10. \$ 26,000	30. \$ 100,000
11. \$ 198,000	31. \$ 203,000
12. \$ 273,000	32. UNKOWN
13. \$ 278,000	33. \$ 371,000
14. \$ 306,000	34. \$ 271,000
15. \$ 292,000	
16. \$ 211,000	
17. \$ 27,000	
18. \$ 92,000	
19. \$ 234,000	
20. \$ 320,000	

TOTAL \$ 6,393,000

LEGEND

- MILL & OVERLAY (\$ 840,000)
- RECONSTRUCTION (\$ 4,722,000)
- NEW CURB/DRIVEWAY/SIDEWALK (\$ 831,000)
- WOOD BLOCK PAVEMENT RESTORATION
- NO ACTION/CITY CRACK SEAL
- PROJECT BORDER
- EDGE OF PAVEMENT
- TIF BOUNDARY
- DOWNTOWN BOUNDARY
- PROJECT ID
- PROJECT COST



CITY OF TAYLOR
DOWNTOWN STREETS
EXHIBIT

HDR Engineering, Inc.
810 Hesters Crossing, Suite 120
Round Rock, Texas 78681
Texas Registered Engineering Firm F-754



CITY OF TAYLOR
DOWNTOWN STREET COST ESTIMATE AND QUANTITIES

			104	104	104	105	110	132	247	310	340	340	354	479	479	496	529	530	531	531	531	666	666	666	672	5001
			6015	6017	6022	6026	6001	6005	6366	6027	6011	6120	6021	6001	6002	6097	6008	6004	6001	6004	6042	6048	6315	6009	6002	
			104 6015	104 6017	104 6022	105 6026	110 6001	132 6005	247 6366	310 6027	340 6011	340 6120	354 6021	479 6001	479 6002	496 6097	529 6008	530 6004	531 6001	531 6004	666 6042	666 6048	666 6315	672 6009	5001 6002	
			REMOVING CONC (SIDEWALKS)	REMOVING CONC (DRIVEWAYS)	REMOVING CONC (CURB AND GUTTER)	REMOVE STAB BASE & ASPH PAV (13"-18")	EXCAVATION (ROADWAY)	EMBANKMENT (FINAL)(OR D COMP)(TY C)	FLBS (CMP IN PLC)(TY A GR 5)(FNAL POS)	PRIME COAT(MC- 30 OR AE- P)	D-GR HMA(SQ) TY-B PG64- 22	D-GR HMA(SQ) TY-D SAC-B PG70-22	PLANE ASPH CONC PAV(0" TO 2")	ADJUSTING MANHOLES	ADJUSTING INLETS	REMOV STR (RR TRACK)	CONC CURB & GUTTER (TY II)	DRIVEWAYS (CONC)	CONC SIDEWALKS (4")	CURB RAMPS (TY 1)	REFL PAV MRK TY I (W)12"(SLD) (100MIL)	REFL PAV MRK TY I (W)24"(SLD) (100MIL)	RE PM W/RET REQ TY I (Y)4"(SLD) (100MIL)	REFL PAV MRKR TY II- A-A	GEOGRID BASE REINFORCEMENT (TY II)	
Total Project Cost	ID	Street Segment	SY	SY	LF	SY	CY	CY	CY	GAL	TON	TON	SY	EA	EA	LF	LF	SY	SY	EA	LF	LF	LF	EA	SY	
\$ 236,000.00	4	Washburn (1st/2nd)	-	-	529	1,232	510	510	595	306	-	272	-	-	-	41	529	-	-	-	-	-	-	-	1,530	
\$ 80,000.00	3	Washburn (2nd/3rd)	-	-	166	266	145	145	169	87	33	87	252	1	-	-	166	-	-	-	-	-	-	-	434	
\$ 135,000.00	2	Washburn (3rd/4th)	-	17	271	485	256	256	299	154	60	157	451	-	-	-	271	17	-	-	-	-	-	-	769	
\$ 147,000.00	1	Washburn (4th/5th)	-	23	275	535	272	272	317	163	70	177	533	-	-	-	275	23	-	-	-	-	-	-	816	
\$ 504,000.00	8	Porter (1st/2nd)	-	364	542	2,229	998	998	1,164	599	-	546	-	1	1	-	542	364	-	-	-	-	-	-	2,993	
\$ 112,000.00	7	Porter (2nd/3rd)	-	-	-	-	-	-	-	271	226	2,056	-	1	-	-	-	-	-	-	-	-	-	-	-	
\$ 54,000.00	6	Porter (3rd/4th)	-	-	-	-	-	-	-	123	102	929	-	1	-	-	-	-	-	-	-	-	-	-	-	
\$ 300,000.00	5	Porter (5th/6th)	-	-	685	1,472	670	670	781	402	-	352	-	-	-	-	685	-	-	-	-	-	-	-	2,010	
\$ 26,000.00	9	Main (1st/2nd) (East)	-	-	-	-	-	-	-	67	56	508	-	-	-	-	-	-	-	-	-	-	-	-	-	
\$ 26,000.00	10	Main (1st/2nd) (West)	-	-	-	-	-	-	-	66	55	502	-	-	-	-	-	-	-	-	-	-	-	-	-	
\$ 273,000.00	12	Talbot (2nd/3rd)	-	33	233	1,577	637	637	743	382	-	347	-	1	-	-	233	33	-	-	-	-	-	-	1,911	
\$ 198,000.00	11	Tablot (4th/5th)	-	40	227	810	366	366	427	219	102	263	769	-	-	-	227	40	-	-	-	-	-	-	1,097	
\$ 27,000.00	17	Vance (1st/2nd)	-	-	-	122	-	-	-	80	13	122	-	1	-	-	-	-	-	-	-	-	-	-	-	
\$ 211,000.00	16	Vance (2nd/3rd)	-	227	220	-	456	456	533	274	-	238	-	-	-	-	220	227	-	-	-	-	-	-	1,369	
\$ 292,000.00	15	Vance (3rd/4th)	15	169	477	1,253	589	589	688	354	-	310	-	-	-	-	477	169	15	-	-	-	-	-	1,768	
\$ 306,000.00	14	Vance (4th/5th)	-	290	333	1,224	601	601	701	361	-	314	-	-	-	-	333	290	-	-	-	-	-	-	1,803	
\$ 278,000.00	13	Vance (5th/6th)	-	109	586	1,140	587	587	685	352	-	292	-	-	-	-	586	109	-	-	-	-	-	-	1,762	
\$ 203,000.00	31	1st (Washburn/ Porter)	-	44	407	1,282	418	418	487	251	-	220	-	-	-	-	407	44	-	-	-	-	-	-	1,253	
\$ -	32	1st (Porter/Main)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
\$ 371,000.00	33	1st (Main/ Talbot)	-	-	249	1,748	934	934	1,089	560	-	551	-	-	-	-	249	-	-	-	-	-	-	-	2,801	
\$ 271,000.00	34	1st (Talbot/Vance)	-	18	241	1,586	561	561	654	336	-	307	-	-	1	285	241	18	-	-	-	-	-	-	1,682	
\$ 101,000.00	29	2nd (Washburn/ Porter)	-	-	-	-	-	-	-	260	217	1,970	-	-	-	-	-	-	-	-	-	-	-	-	-	
\$ 100,000.00	30	2nd (Porter/Main)	-	-	-	-	-	-	-	258	215	1,951	-	-	-	-	-	-	-	-	-	-	-	-	-	
\$ 330,000.00	25	3rd (Washbun/ Porter)	157	167	240	1,703	655	655	764	393	-	361	-	-	-	-	240	167	157	-	-	-	-	-	1,966	
\$ 76,000.00	26	3rd (Porter/Main)	-	-	-	-	-	-	-	197	164	1,492	-	-	-	-	-	-	-	-	-	-	-	-	-	
\$ 207,000.00	27	3rd (Main/ Talbot)	-	-	-	1,449	482	482	563	289	-	318	-	1	-	-	-	-	-	-	-	-	-	-	1,447	
\$ 367,000.00	28	3rd (Talbot/Vance)	225	69	490	1,908	720	720	840	432	-	405	-	-	-	-	490	69	225	-	-	-	-	-	2,159	
\$ 68,000.00	23	4th (Main/ Talbot)	-	-	-	-	-	-	-	174	145	1,317	-	-	-	-	-	-	-	-	-	-	-	-	-	
\$ 99,000.00	24	4th (Talbot/Vance)	-	-	-	412	-	-	-	294	153	1,393	-	-	-	-	-	-	-	-	-	-	-	-	-	
\$ 320,000.00	20	5th (Washburn/ Porter)	-	178	494	1,541	652	652	761	391	-	348	-	-	-	-	494	178	-	-	-	-	-	-	1,956	
\$ 285,000.00	21	5th (Main/ Talbot)	-	140	397	1,516	590	590	689	354	-	322	-	-	-	-	397	140	-	-	-	-	-	-	1,771	
\$ 64,000.00	22	5th (Talbot/Vance)	-	-	-	-	-	-	-	164	137	1,242	-	-	-	-	-	-	-	-	-	-	-	-	-	
\$ 92,000.00	18	6th (Washburn/ Porter)	-	13	289	340	192	192	225	115	-	91	-	-	-	-	289	13	-	-	-	-	-	-	577	
\$ 234,000.00	19	6th (Porter/Main)	21	82	497	995	480	480	560	288	-	247	-	-	-	-	497	82	21	-	-	-	-	-	1,440	
\$ 6,393,000.00			\$13.00	\$17.00	\$15.00	\$10.00	\$10.00	\$20.00	\$50.00	\$4.00	\$80.00	\$100.00	\$2.00	\$2,500.00	\$3,000.00	\$40.00	\$20.00	\$80.00	\$60.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00	

Mobilization	10%
Traffic Control	10%
S&S	2%
Erosion	2%
Drainage	20%
Contingency	30%
Engineering & Design	12%
CE&I	8%



City Council Meeting October 25, 2018

STRATEGIC PILLAR

☒ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: 11

Agenda Title: Receive an update on the Givens Community Center

Council Action to be taken: Receive an update on the Givens Community Center.

Department Submitted: Public Works

Staff Contact: Jim Gray, Director
Kelly Kaatz, HDR

1. PURPOSE/DESCRIPTION

The item provides an update on the Givens Community Center

2. STAFF ANALYSIS (Why and How)

HDR performed an assessment of the existing building and found that priority needed to be given to address the basic structural conditions. Cost estimates were reviewed and assessed and the cost to fully renovate the existing building far exceed available funding. A cost estimate to construct a new building of similar size and design was made and it was found to be less costly to construct a new structure. Meetings were held with the Givens Community Center stakeholders and the consensus was to pursue construction of a new building and pursue additional funds to implement this option.

3. RECOMMENDATION

Receive and discuss project update

4. FUNDING SOURCE

CDBG Grant in the amount of \$150,000. Additional funds are being pursued by Langford & Associates. Additional funding detail is in agenda item number 13.

5. TIMELINE

Next steps are to procure an architect, site selection, design, bidding, and construction. Estimated timeline is six months for Architect selection, site selection and design, two months for bidding and award, and seven months for construction.

6. PRIOR COUNCIL ACTION TAKEN

Council applied and accepted a CDBG grant in 2014 for the improvements to Givens Community Center. Council received an update on May 24, 2018 and June 28, 2018.

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

8. ATTACHMENTS

N/A



City Council Meeting October 25, 2018

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: 12

Agenda Title: Receive presentation by Connolly Architects/Consultants on the Animal Shelter

Council Action to be taken: Receive Report as Submitted

Department Submitted: Police/Animal Control

Staff Contact: Henry Fluck, Chief of Police;
Larry Connolly, Connolly Architects/Consultants

1. PURPOSE/DESCRIPTION

Larry Connolly of Connolly Architects/Consultants has conducted a feasibility study for rehabilitating the Taylor Animal Shelter to operate as a temporary holding facility. Connolly Architects/Consultants has developed a report for a “Remodeling and Adaptive Reuse Concept” to rehabilitate the shelter.

2. STAFF ANALYSIS (Why and How)

City Council has requested information on the needs and costs of rehabilitating the Animal Center to serve as a temporary holding facility in the event a partnership with the Williamson County Regional Animal Shelter is pursued. Connolly Architects/Consultants specializes in the design of Animal Shelters that includes more than 100 projects in 25 states. Connolly Architects/Consultants has served as the prime architect or consultant working with shelter staff/or local architects to provide or assist with shelter analysis, needs assessment, site selection, programming, equipment selection, and cost projections. Connolly Architects/Consultants has completed a report to City Council that includes a shelter evaluation, needs assessment, building program, new construction conceptual project budget with cost projections, and building options pros and cons. These findings were presented to City Council on August 9th.

3. RECOMMENDATION

Approve report as submitted.

4. FUNDING SOURCE

- | | |
|--|------------|
| 1. Remodeling and Adaptive Reuse Concept | \$ 225,280 |
|--|------------|

5. TIMELINE

N/A

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

7. OTHER OPTIONS (In order of preference)

- | | | |
|---|------------|-------------|
| 1. Remodeling and Adaptive Reuse Concept | | \$ 225,280 |
| Williamson County Regional Animal Shelter | FY 2019-20 | \$ 363,199 |
| | FY 2020-21 | \$ 372,436 |
| | FY 2021+ | \$ 115,449 |
| 2. New Facility at Existing Location | | \$2,800,000 |
| 3. New Facility at New Undeveloped Location | | \$2,950,000 |
| 4. No action- continue with status quo | | |

8. ATTACHMENTS

12a [Report-“Remodeling and Adaptive Reuse Concept”](#)

12b [Connolly Taylor Animal Center “Remodeling and Adaptive Reuse Concept”
PowerPoint Presentation](#)

TAYLOR ANIMAL SHELTER

REMODELING & ADAPTIVE REUSE CONCEPT



CONNOLLY ARCHITECTS & CONSULTANTS

This Remodeling and Adaptive Reuse Concept, an unpublished instrument of service of the authors, is for use on this project only and is prepared for the use in conjunction with the author's interpretations, observations, decisions and administration, without which desired results cannot be assured. Use in part or in whole for the purposes without authors expressed written consent may violate Act 17, United States Code, Paragraph 301, 1991. October 17, 2018

TABLE OF CONTENTS

INTRODUCTION

I. OBSERVATIONS

Existing Shelter Site Plan	4
Shelter Building Survey	5

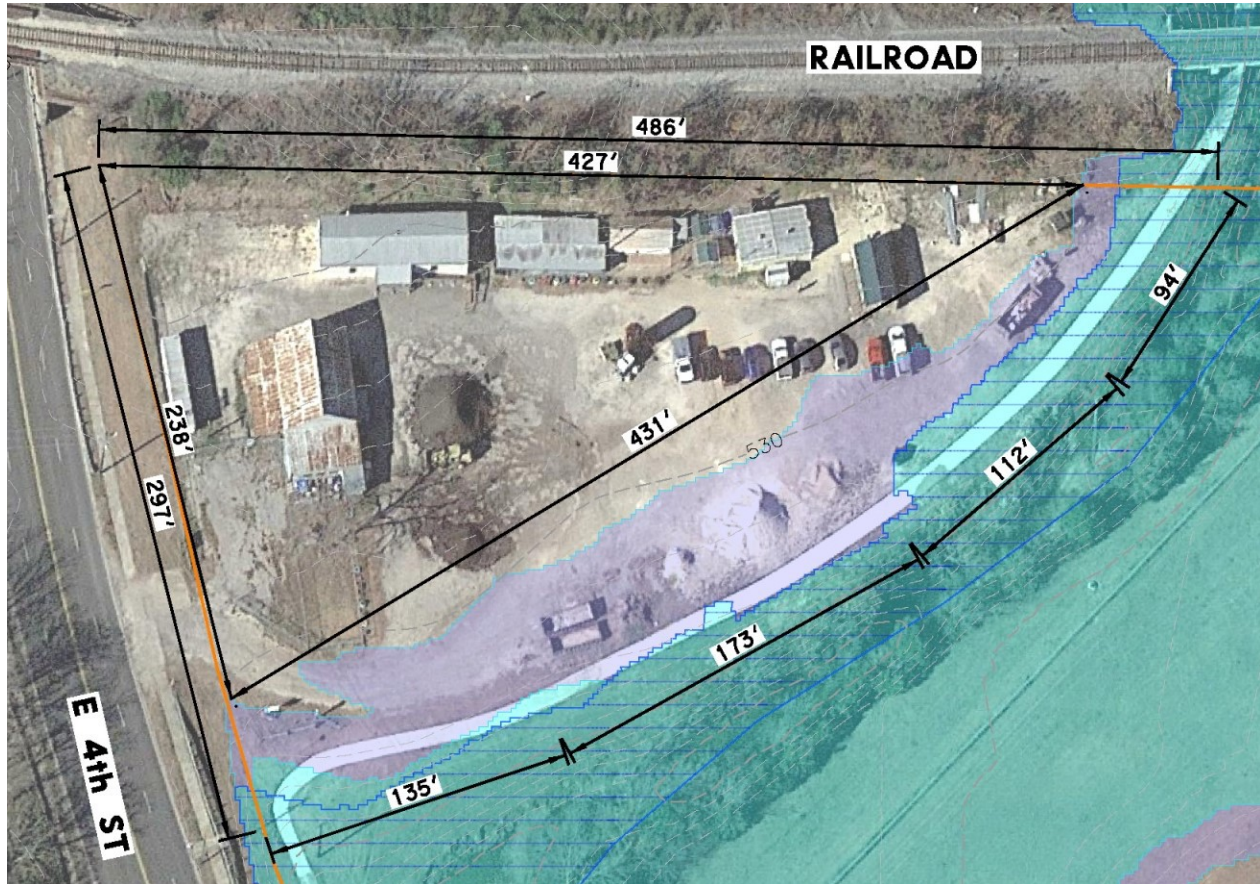
II. REMODELING SCOPE OF WORK CONCEPT

Structures to be demolished	8
New Site Plan	8
Structures worthy to be re-used	9

III. REMODELING CONCEPTUAL BUDGET

Hard costs	11
Soft costs	11

INTRODUCTION

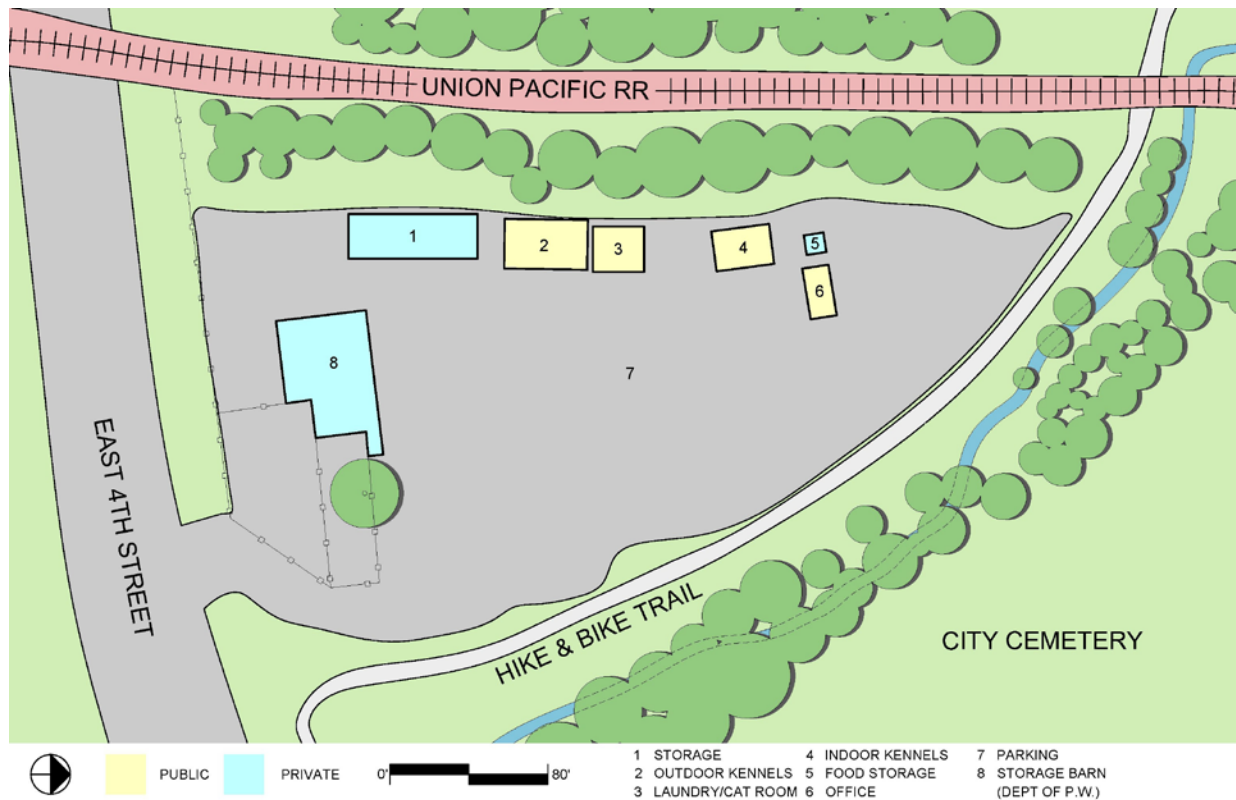


From left to right: Storage Barn, Portable Storage Building (from Taylor ISD), Outdoor Dog Kennels, and Laundry/Cat Room, Indoor Kennels, Food Storage Shed and Shelter Office.

In an effort to remedy the city's companion pet animal impound space needs, the City of Taylor commissioned a Remodeling and Adaptive Reuse Concept by CONNOLLY ARCHITECTS & CONSULTANTS, a nationally recognized architectural firm specializing in animal care facilities. The goal of the concept is to provide a concept reusing the viable existing structures at the shelter to provide a holding facility for the city's animals as they are staged prior to transportation to the Williamson County Regional Animal Shelter (WCRAS).

I. OBSERVATIONS

Existing Shelter Site Plan



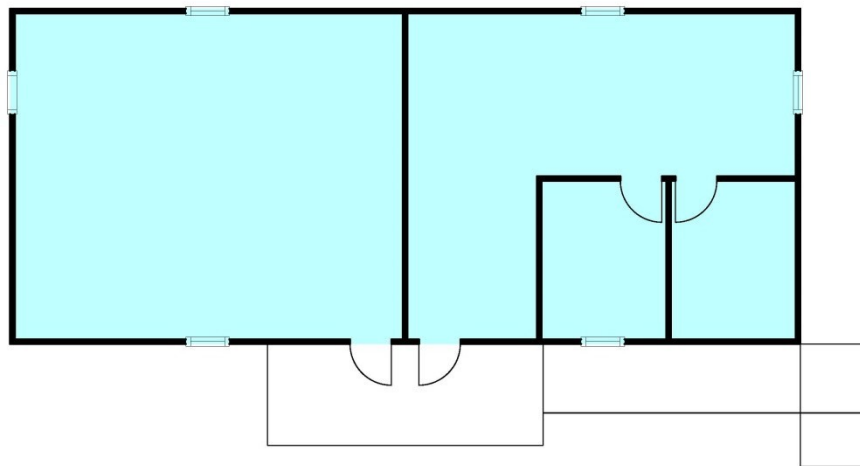
The Taylor Animal Shelter (TAS) is on the southwest corner of the city cemetery, located on East Fourth Street one-half mile east of Highway 95. The 1.7 acre quarter round-shaped property is on the city's Hike and Bike Trail¹ that connects the city's network of parks. The north and east curved sides of the property are the tree-lined creek and floodway² that separates the city services' land from the cemetery. The shelter currently shares its site with the city's Public Works Department, who uses the property to store their paving materials. The shelter is a campus of permanent and portable buildings that line the property's south and west sides with its unmarked and unpaved parking lot in the middle.

¹ Taylor Hike and Bike Trail Map in Appendix

² HDR Floodway Map in the Introduction

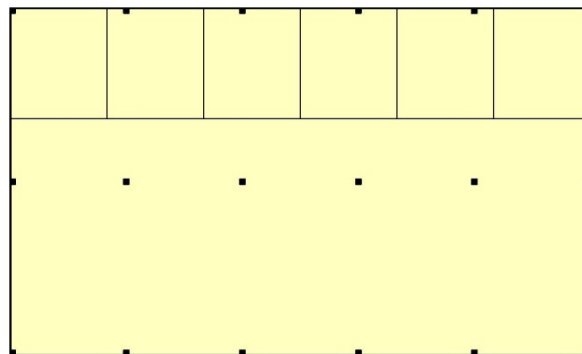
Shelter Building Survey

1. Storage Building



The largest portable is the 1,046 square foot Storage Building and a former Taylor ISD classroom with offices. It has no plumbing and has two PTACs (packaged terminal air conditioners) at either end of the building. It features a raised covered entry porch accessed by an accessibility ramp. The building is in good condition and can be adapted as the new Taylor Animal Center's lobby and staff office.

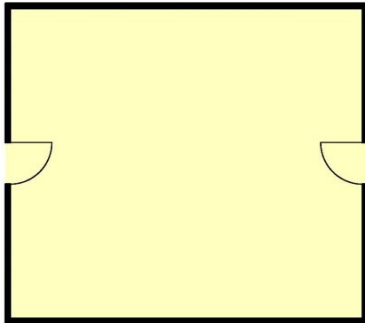
2. Outdoor Kennels





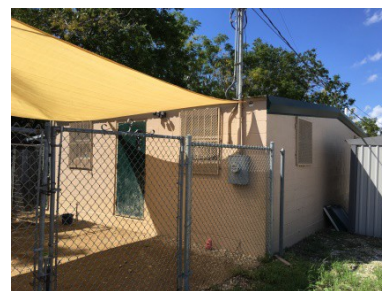
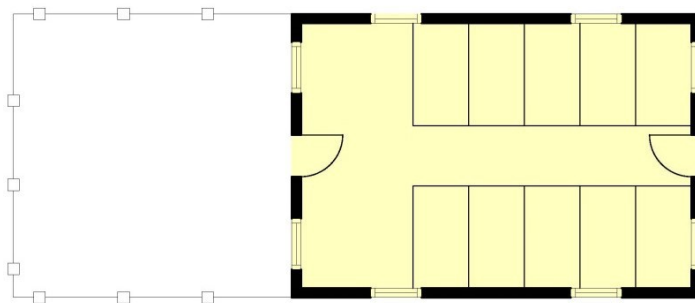
The 596 square foot wood structure has only a roof, no walls and a partial concrete slab that slopes toward the gate making cleaning problematic. It is not worthy of adaptation or restoration.

3. Laundry/Cat Room Building



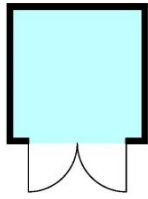
The 596 square foot multi-purpose building is wood framed with corrugated metal siding and roof. The building has no insulation, an air conditioner in the wall and a space heater. It is not worthy of adaptation or restoration.

4. Indoor Kennels



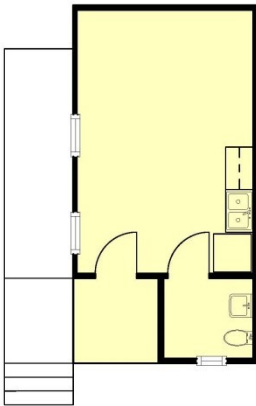
The indoor kennels is a concrete block with a flat roof and the only permanent structure that is worthy of keeping for its original dedicated use.

5. Food Storage Building



Food is stored in this off the shelf portable building and is worthy of being used for its original purpose.

6. Office Building



The 347 square foot Office is portable and features a covered porch and a public restroom. It is in good condition and worthy of being reused as a staff only space for cat holding and laundry.

8. Metal Barn



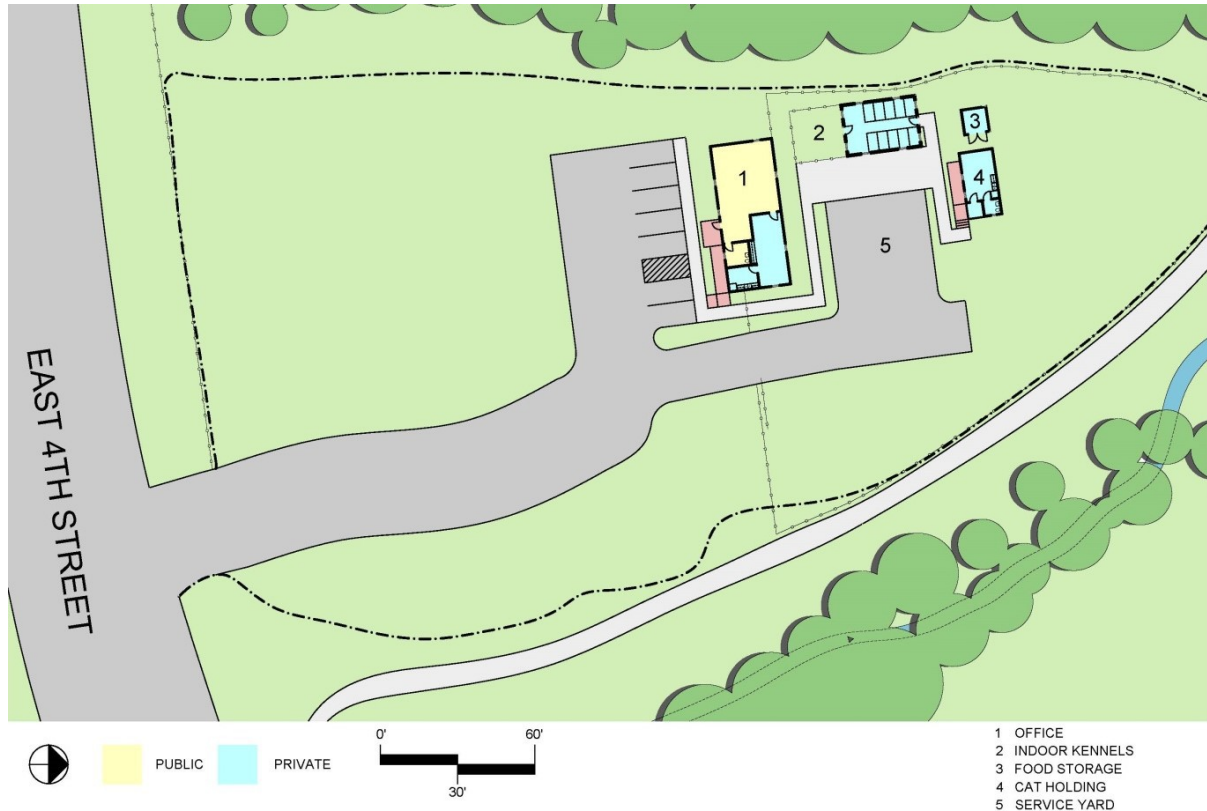
The 1,395 square foot metal barn is the oldest, the largest and the most deteriorated building on the property. Its wooden frame, rusted corrugated metal roof and walls and cracked concrete foundation are all in need of serious repair to be a safe structure. Its costly restoration is not a viable option.

II. REMODELING SCOPE OF WORK CONCEPT

Structures to be demolished

- A. Metal Barn
- B. Outdoor Kennels
- C. Laundry/Cat Room

New Site Plan



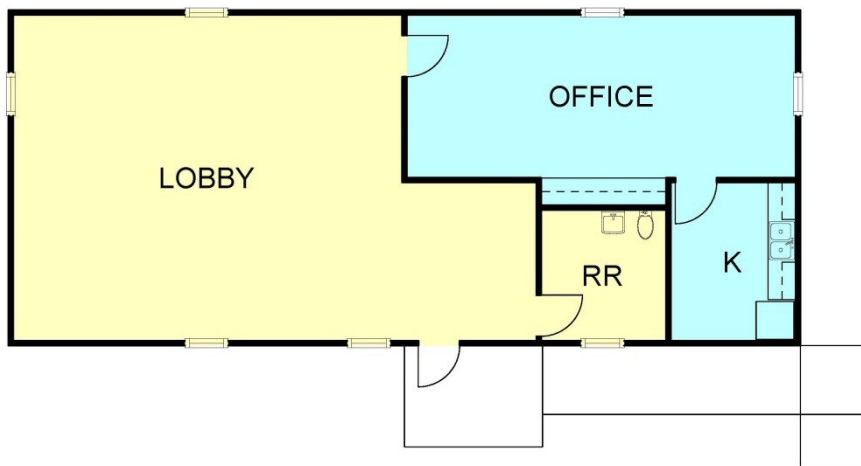
The new Animal Center features a paved driveway, seven public parking spaces and a secured Service Yard. New grass is seeded on the property in the areas that are not paved. The public and private areas are separated by a fence to provide 24/7 security for animal housing.

The old metal barn, outdoor kennels and old Laundry / Cat Room permanent buildings are gone creating a deep front yard. The building closest to road is the old Storage Building that is now the new Office that has been rotated ninety degrees for greater visibility to the public from the street and to close the south side of the Service Yard. The old Office (New Cat Room), Indoor Kennels and Food Storage stay in their original locations and define the west and north sides of the Service Yard.

The new Service Yard and its sidewalks provide ample space for loading and unloading animals and food. A sidewalk links all three buildings. Secured parking for city and staff personal vehicles is provided in the Service Yard.

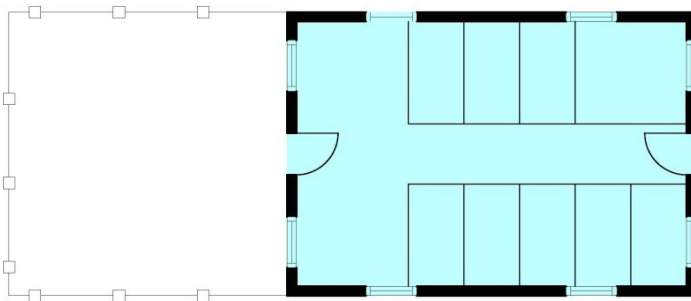
Structures worthy to be re-used

A. New Office (Existing Storage Building)



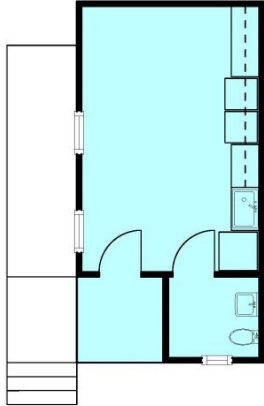
1. Minor remodeling per floor plan
2. New restroom fixtures
3. New counter and sink
4. Replace exterior door with new window
5. Replace existing carpet with vinyl tile flooring
6. Replace existing ceiling tile
7. New epoxy paint on walls
8. New ductwork and exhaust in staff only area

B. Indoor Kennels



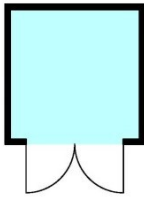
1. Power wash
2. Remove security bars on windows
3. Replace broken window with glass block
4. New primer and epoxy paint

C. New Cat Holding (Existing Office)



1. Clean
2. New floor tile
3. Replace double compartment sink with new utility sink
4. New plumbing and electrical for existing washer and dryer
5. New counter and upper shelves
6. New epoxy paint

D. Existing Food Storage



1. New epoxy paint

General Notes

1. Existing washer and dryer to move to new Cat Holding
2. Existing office furniture will be move to new Office Building
3. Existing free-standing stainless steel cat cages (10) will move to new Cat Holding

III. REMODELING CONCEPTUAL BUDGET

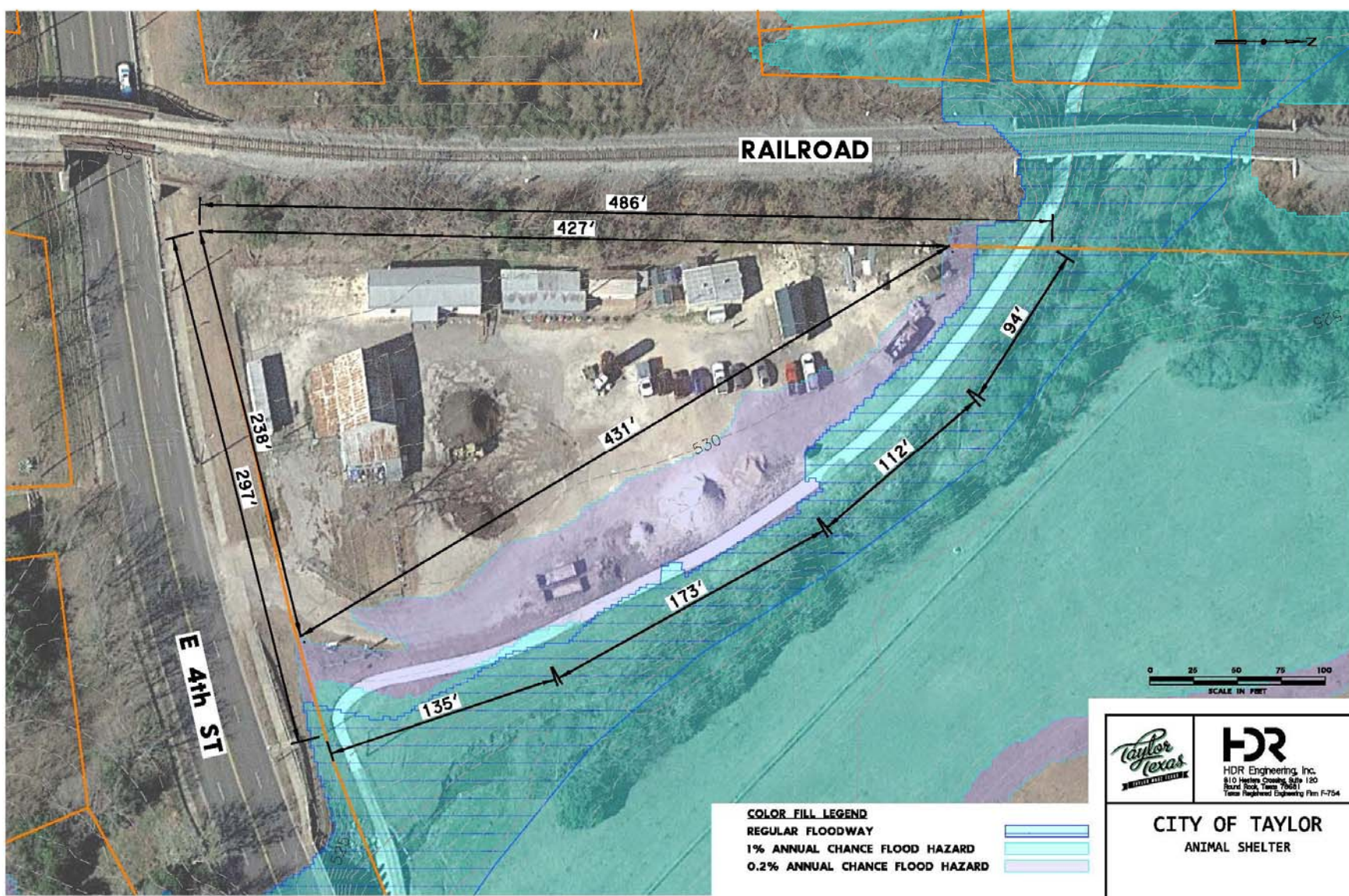
1. Hard Costs		\$160,000.
Site Work	\$90,000.	
Demolition and Disposal including foundations		
Metal Barn		
Exterior Kennel Building		
Laundry/Cat Building		
Loose asphalt paving		
Utilities – new water supply, wastewater and electrical service		
New paving and sidewalks		
New landscaping – grass yards		
New fencing with secured automatic gate		
Building Remodeling	\$70,000.	
New office building – move existing building, wall demolition, new floor tile, new window, doors, new counters, plumbing, replacing ceiling tile and painting; painting other buildings		
2. Soft Costs		
Architect/Engineer Fee (13% of construction cost)	\$20,800.	
Other Soft Costs (15% of construction cost)	\$24,000.	
Construction Documents Reproduction		
Permit Fees (1.5%)		
Geotech Report and Survey		
Construction Materials Testing		
Signage (building only)		
Information Technology / Telecom Allowance		
Furnishings and Equipment		
Total Soft Costs		\$44,800.
3. Hard & Soft Costs subtotal		\$204,800.
4. Project Contingency (10%)		\$20,480.
Total Project Budget		\$225,280.

CITY OF TAYLOR ANIMAL CENTER



REMODELING & ADAPTIVE REUSE CONCEPT

PROJECT: TAYLOR ANIMAL SHELTER
 DATE: 1/11/2017
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN
 SCALE: 1" = 100'

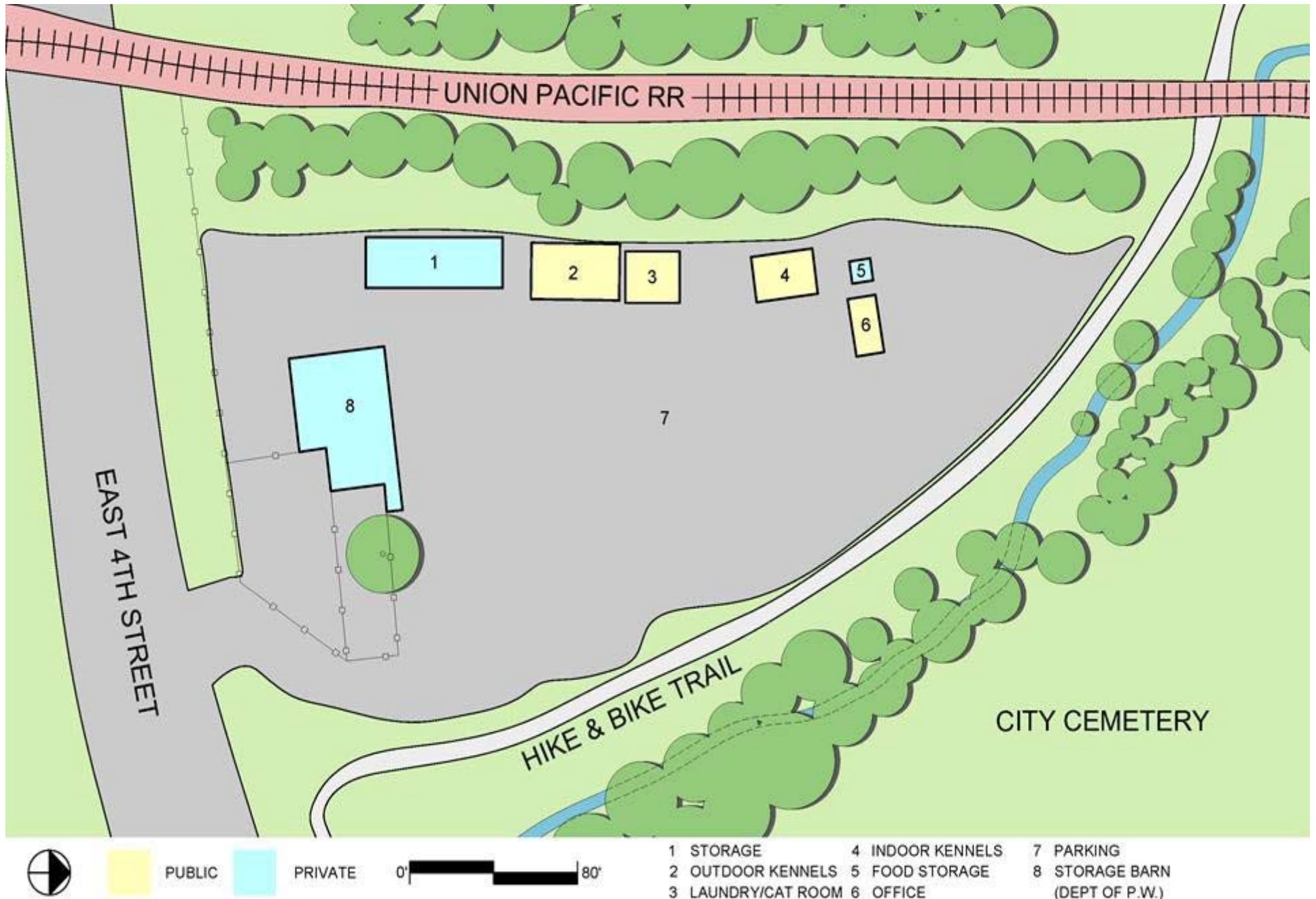


HDR Engineering, Inc.
 810 Hedrick Crossing, Suite 120
 Round Rock, Texas 78681
 Texas Registered Engineering Firm F-754

CITY OF TAYLOR

ANIMAL SHELTER

EXISTING SITE PLAN



SCOPE OF WORK CONCEPT

Structures to be demolished:

- Metal Barn
- Outdoor Kennels
- Laundry/Cat Room



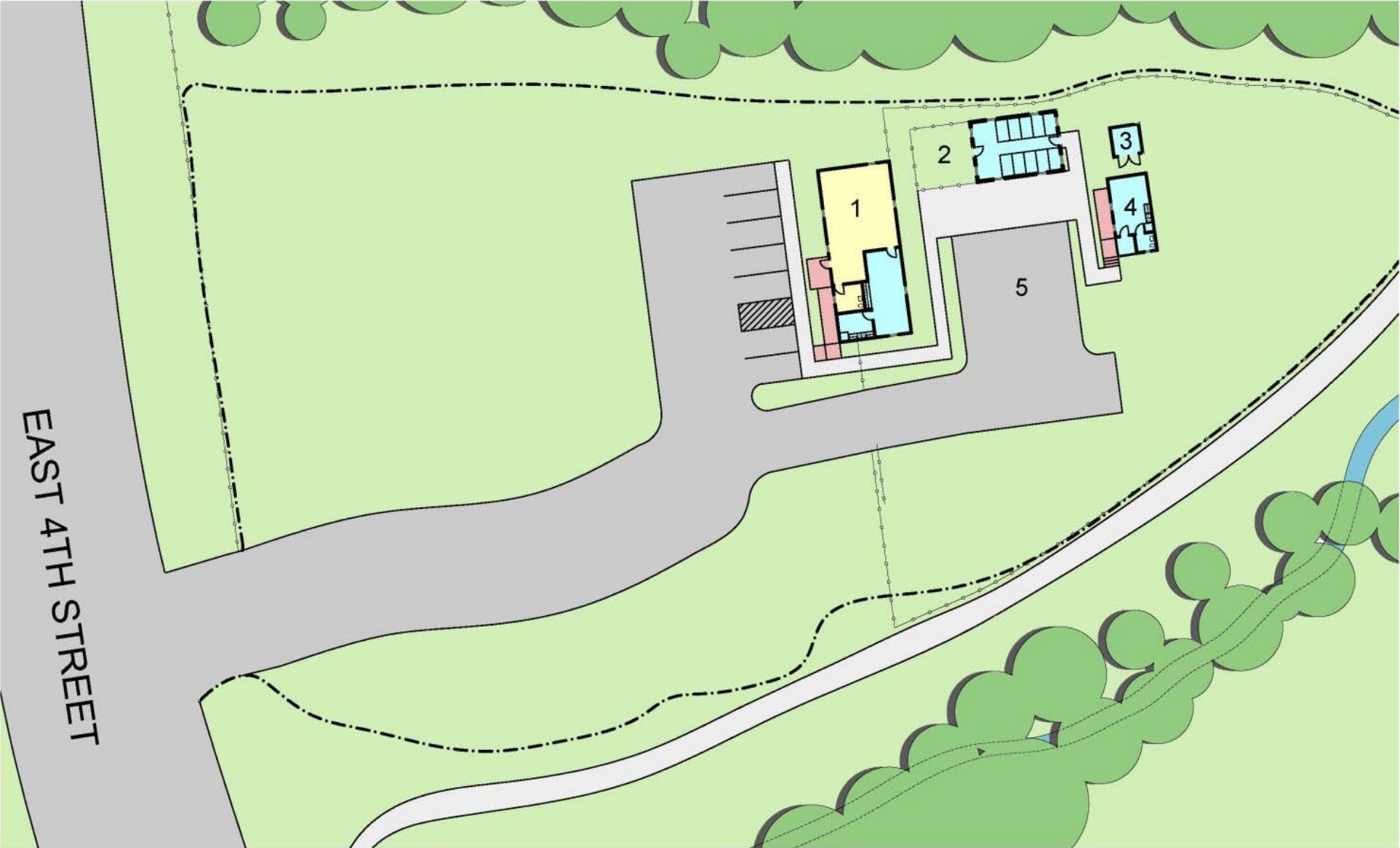
SCOPE OF WORK CONCEPT

Structures to be kept:

- Portable School Building
- Indoor Kennels
- Office Building
- Food Storage Building



NEW SITE PLAN



PUBLIC



PRIVATE



- 1 OFFICE
- 2 INDOOR KENNELS
- 3 FOOD STORAGE
- 4 CAT HOLDING
- 5 SERVICE YARD

CONCEPTUAL BUDGET

1. <u>HARD COSTS</u>		
Site Work	\$90,000	
Demolition and Disposal		
Metal Barn		
Exterior Kennels		
Laundry/Cat Building		
Loose Asphalt Paving		
New Water Supply, Wastewater and Elec. Service		
New Paving		
New Landscaping – Grass Yards		
New Fencing with Secured Automatic Gate		
Building Remodeling	\$70,000	
New Office Building – Move existing building, wall demolition, new floor tile, new window, doors, new counters, plumbing, replacing ceiling tile and painting; painting other buildings.		
TOTAL HARD COSTS		\$160,000

CONCEPTUAL BUDGET

2. <u>SOFT COSTS</u>		
Architect/Engineer Fee (13% of Construction Cost)	\$20,800	
Other Soft Costs (15% of Construction Cost)	\$24,000	
Construction Documents Reproduction		
Permit Fees (1.5%)		
Geotech Report, Survey and Materials Testing		
Furnishings and Equipment		
Signage (Building Only)		
Information Technology/Telecom Allowance		
TOTAL SOFT COSTS		\$44,800
3. HARD & SOFT COSTS SUBTOTAL		\$204,800
4. PROJECT CONTINGENCY (10%)		<u>\$20,480</u>
TOTAL PROJECT BUDGET		\$225,280



City Council Meeting October 25, 2018 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 13

Agenda Title: Receive update on CDBG related project funding

Council Action to be taken: Accept update

Department Submitted: City Management

Staff Contact: Isaac Turner, City Manager; Judy Langford, LCMS

1. PURPOSE/DESCRIPTION

Presentation to update council on activities for the CDBG related project funding including the Dickey-Givens Community Center and 3rd Street.

2. STAFF ANALYSIS (Why and How)

The City of Taylor received funding from the Williamson County Community Development Block Grant Program (WILCO CDBG) in 2016 for \$150,000 for the Dickey-Givens Community Center. In 2017, \$82,203 for engineering design for the 3rd Street reconstruction project was appropriated. For 2018, the City is approved for \$290,000 for the 3rd Street project. For 2018, WILCO also allocated \$267,000 for the Bluebonnet Trails Community Services for \$267,000. Bluebonnet Trails has notified WILCO that they will not be using these funds for this year. City Staff are working with the County to re-allocate these funds as follows: \$150,000 for the Dickey-Givens Community Center for a total CDBG amount of \$300,000. The remainder, \$117,000 is requested to be re-allocate to the 3rd Street Project for a total of \$407,000 for construction.

3. RECOMMENDATION

Accept/approve presentation

4. FUNDING SOURCE

Williamson County Community Development Block Grant

5. TIMELINE

Anticipate construction for both projects to begin in 2019 with completion of required environmental reviews and design.

6. PRIOR COUNCIL ACTIONS TAKEN

Approved Community Development Block Grant Program from 2016 and 2017 funding.

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

N/A

8. ATTACHMENTS

13a [WILCO 2017 & 2018 Action Plan](#)

Goal Descriptions

1	Goal Name	Public Facility Improvements
	Goal Description	City of Weir Community Center. Funding amount is \$300,000. Taylor Dickey Museum and Multipurpose Center. Funding amount is \$109,160.
2	Goal Name	Water/Sewer Improvements
	Goal Description	Wastewater project will take place in the City of Jarrell. Funding amount \$215,850. Wastewater project will take place in the City of Granger. Funding amount \$294,350. Water/wastewater and street reconstruction in the City of Taylor. Funding amount \$82,203.
3	Goal Name	Public Services
	Goal Description	Interagency Support Council of Eastern Williamson County mental health services. Project to be funded \$25,000.
4	Goal Name	Administration
	Goal Description	Program administration.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility Improvements	2014	2018	Non-Housing Community Development	City of Taylor City of Weir	Public Facility and Infrastructure Improvements	CDBG: \$559,700	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5950 Persons Assisted
2	Water/Sewer Improvements	2014	2016	Non-Housing Community Development	City of Granger City of Taylor	Public Facility and Infrastructure Improvements	CDBG: \$345,400	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5068 Persons Assisted
3	Sidewalks	2014	2015	Non-Housing Community Development	City of Georgetown City of Hutto City of Liberty Hill	Public Facility and Infrastructure Improvements	CDBG: \$486,919	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1116 Persons Assisted
4	Housing Rehabilitation	2014	2018	Affordable Housing	City of Georgetown	Increase Access to Affordable Housing	CDBG: \$282,603	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 158 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Administration	2014	2018	Admin and Planning	Countywide	Public Facility and Infrastructure Improvements	CDBG: \$91,913	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facility Improvements						
	Goal Description	City of Weir Community Center. Funding amount is \$292,700. Bluebonnet Trails Community Services. Funding amount is \$267,000.						
2	Goal Name	Water/Sewer Improvements						
	Goal Description	Wastewater project will take place in the City of Granger. Funding amount \$55,400. Water/wastewater and street reconstruction in the City of Taylor. Funding amount \$290,000.						
3	Goal Name	Sidewalks						
	Goal Description	City of Hutto Sidewalk Project. Project to be funded \$56,095. City of Liberty Hill Sidewalk Project. Project to be funded \$224,000. City of Georgetown Sidewalk Project. Project to be funded \$206,824.						
4	Goal Name	Housing Rehabilitation						
	Goal Description	Georgetown Housing Authority Stonehaven Rehab Project. Project to be funded \$282,603.						
5	Goal Name	Administration						
	Goal Description	Program administration.						



***City Council Meeting
October 25, 2018
Transmittal Letter***

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Agenda Item #: 14

Agenda Title: **Receive final report and recommendations from the Task Force on Historic Preservation.**

Council Action to be taken: Receive update from the Task Force

Department Submitted: **Development Services on behalf of the Task Force**

Staff Contact: Tom Yantis, Director of Development Services
Nancci Phillip-Burgess

1. PURPOSE/DESCRIPTION

At the November 9, 2017 Council meeting a Task Force was appointed to work towards developing a Historic Preservation Ordinance. The Task Force presented an update at the May10, 2018 Council meeting. The Task Force is now presenting their final report and recommendations.

2. STAFF ANALYSIS (Why and How)

N/A

3. RECOMMENDATION

Receive the final report from the Task Force.

4. FUNDING SOURCE

N/A

5. TIMELINE

N/A

6. PRIOR COUNCIL ACTIONS TAKEN

Council appointed the Task Force on November 9, 2017 and accepted the Task Force report on May 10, 2018.

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

N/A

8. ATTACHMENTS

- 14a [Task Force Presentation](#)
- 14b [Historic Preservation Ordinance](#)
- 14c [Appendix I – Recommended Policy](#)
- 14b [Appendix II – Overlay area](#)
- 14e [Appendix III – Map](#)
- 14f [Sample HDRC Guidelines](#)

Creating and Protecting Taylor's Historic Districts



Executive Summary



Taylor Landmarks

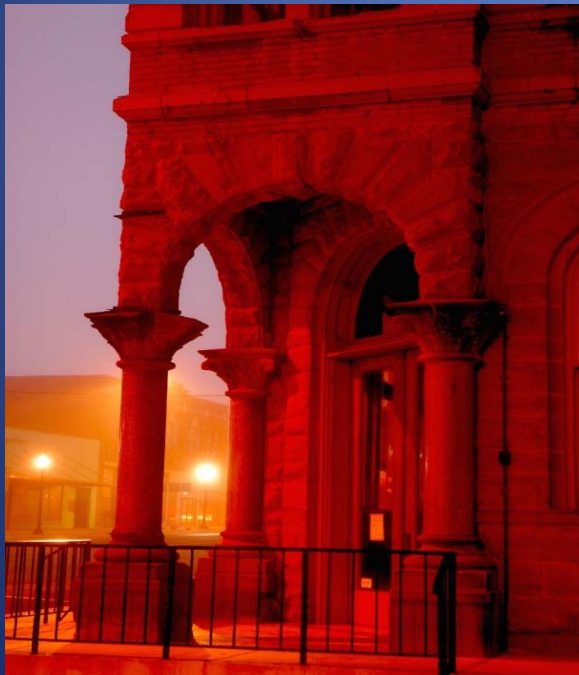
Historic Preservation Task Force Appointed City Council 2017

- Nancci Phillips-Burgess, PMP - Project/Program Manager – Task Force Chair
- Suzanne Bice - Taylor Board of Adjustments
- Judy Blundell - Project Developer / Business Owner
- Debi Kovar - Realtor
- David Legere - Property Developer / Builder
- Janetta McCoy, PhD - Architectural Preservationist
- Irene Michna - Community Historian
- Tia Stone - President, Chamber of Commerce
- Frances Sorrow - President, Taylor Conservation & Heritage Society - *ex officio*

Program Goal

Safeguard Taylor's Historical Resources

Primary Directive



**CURRENT PRESERVATION EFFORTS
AT WORK**

Preservation Taskforce Process



Recruited:

Community members with diverse competencies



Researched:

Standards, Guidelines, Processes, Outcomes



Hosted:

Six Community Wide Meetings



Now Proposing:

Preservation Ordinance

Community Outreach Presentations

Main Street Board

Chamber of Commerce

Downtown Building Owners

Taylor Realtor Association

Community Open Meetings - 2

Framework for an Historic Preservation Program

- * Based on US Dept. of Interior & Texas
Historical Commission Standards**
- * Creation of Historical Districts**
- * Creation of Historic Design Review
Commission & Historical Preservation
Officer**

Business Case



**Stabilizes And Improves
Property Values**



Promotes Tourism



Stimulates Relocation Efforts



**Provides Financial Assistance
Opportunities**



Operational Principle

Historical Preservation Officer (HPO)

**Establishes and executes procedures for
Certificate Of Appropriateness (COA)
within existing code**

Operational Principle

Historic Design Review Commission (HDRC)

Qualified volunteers who approve COAs for:

Demolition

In-fill

Large-scale/non-routine alterations

Recommend resource/district designations

Operational Principle

Limited Review Criteria

“only visible from an adjacent street or walkway”

Operational Principle

Financial Incentives

“maintaining eclectic neighborhoods and quality of life”

Operational Principle

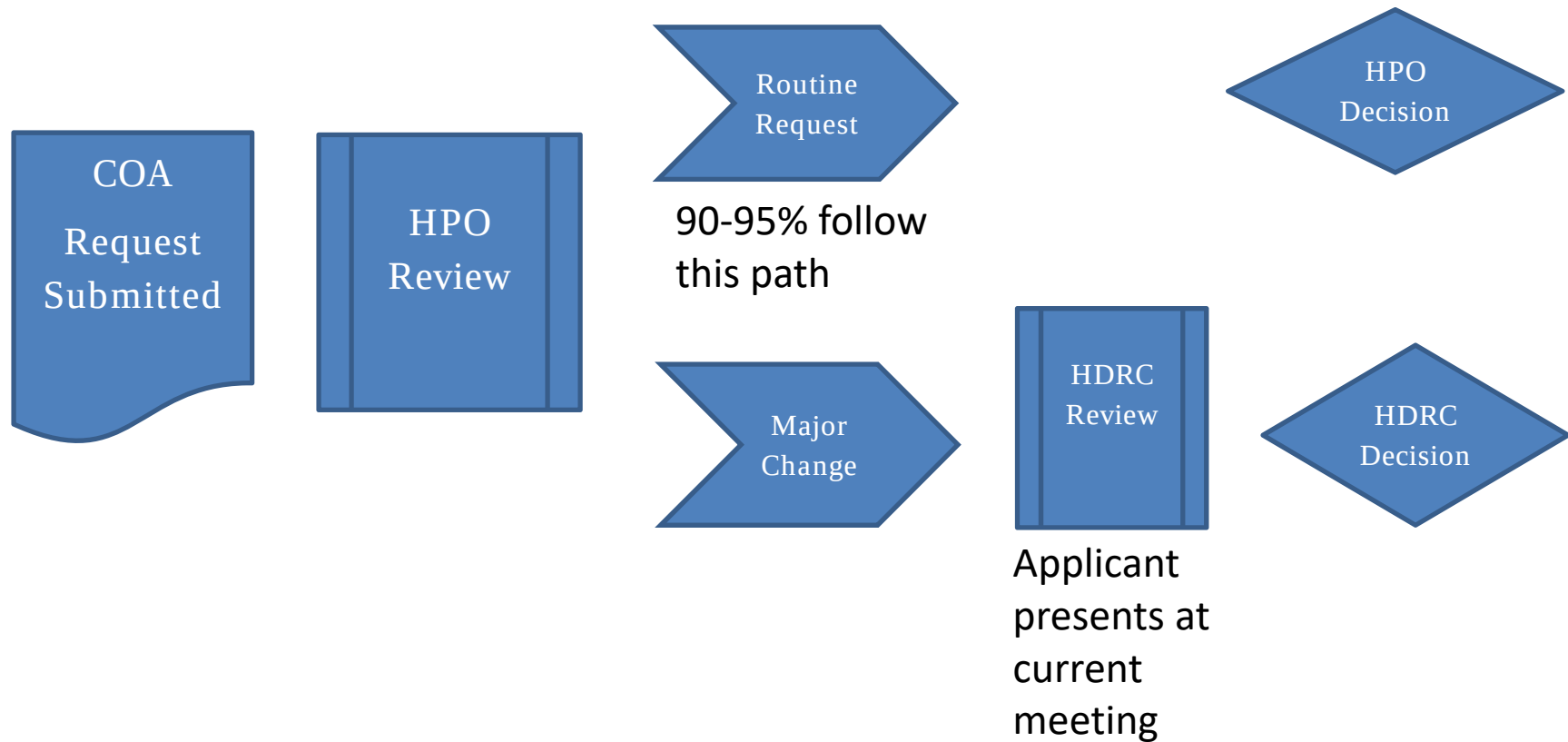
Owner Controlled Updates

“property owner rights vs preservation efforts”

Operational Principle

Historic District Buy-In

“does the neighborhood have a choice?”



COA APPROVAL PROCESS

Next Steps

**Adoption of ordinance – appointment
of Commission and HPO**

**Official Designation of map for
historical neighborhoods**

**Historical Resource Survey to
determine extent of resources**

**Council approval of future
recommended districts**

Taylor, TX_2018

Write a description for your map.

Legend

RESIDENTIAL AND
COMMERCIAL

INDUSTRIAL AND
COMMERCIAL

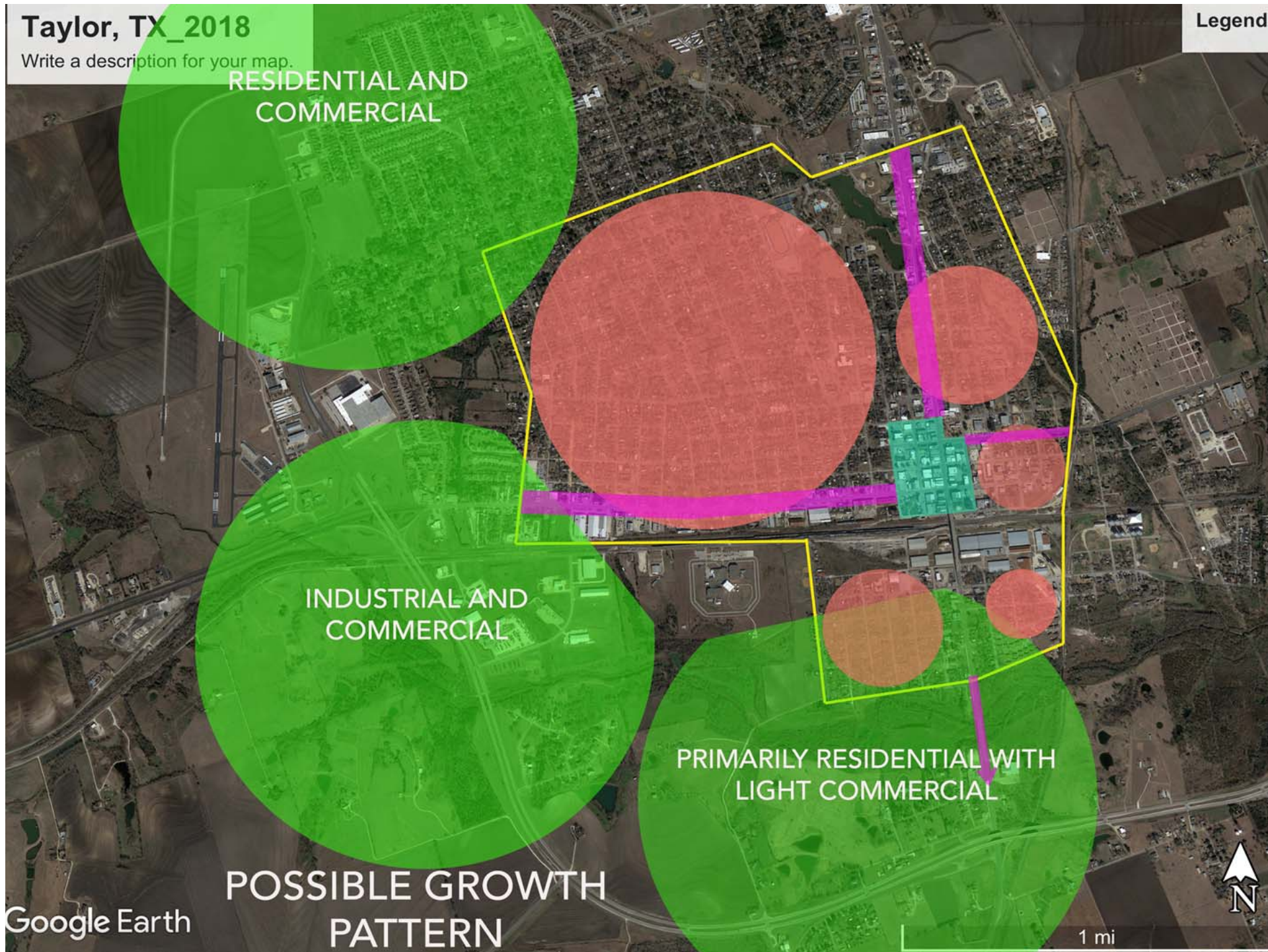
PRIMARILY RESIDENTIAL WITH
LIGHT COMMERCIAL

POSSIBLE GROWTH
PATTERN

Google Earth



1 mi



Truths of Historic Preservation

- ★ **You can paint your house any color you want.**
- ★ **You can keep your home just as it is today.**
- ★ **You can renovate the interior of your home without any preservation review.**
- ★ **Your home appraisal is not influenced by district designations.**
- ★ **Most requests are reviewed as routine changes.**
- ★ **Property owners do have a voice in participating.**

In Summary

The Future of Taylor's Past

Growth is happening

**Reasonable and responsible to take
steps now**

**Assets lost are gone – the
opportunity today is protection**

ORDINANCE NBR - XXXX

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, ESTABLISHING HISTORICAL RESOURCE AND NEIGHBORHOOD PRESERVATION

Section 1 Title

This ordinance shall be known and may be cited as "**Historical Resource and Neighborhood Preservation Ordinance, City of Taylor, Williamson County, Texas**"

Section 2 Program Goals

The historical preservation ordinance is intended to achieve the following policy goals:

- 2.1** Protect, enhance, and perpetuate Historical Resources and Neighborhoods which represent or reflect significant elements of city architectural, archeological, cultural, ethnic and political history
- 2.2** Safeguard designated historical resources through appropriate regulations
- 2.3** Stabilize and improve property values in designated areas
- 2.4** Foster civic and cultural pride in the beauty and legacy of the past
- 2.5** Protect and enhance city and neighborhood attractions for tourism, thus strengthening the economy of the city
- 2.6** Provide a review process for the continued preservation of city historical resources
- 2.7** Provide a pathway to recognition as a 'Certified Local Government', thus qualifying programs for historical grants, training and assistance

All goals and historical requirements shall use basic standards set forth by the Secretary of the Interior, National Park Service and applicable guidelines issued by the Texas Historical Commission.

Section 3 Definitions

3.1 Appurtenance: A feature related to a parcel of land or to a building, structure, object, site, or a related group thereof. The term includes, but is not limited to, buildings, structures, objects, landscaping features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, and signs

3.2 Certificate of Appropriateness (COA): A document evidencing the approval of the Historical Design Review Commission, signed and dated by the Chairman of the Commission or Historical Preservation Officer, as applicable, authorizing the performance of work within an historical district or to an historical resource

3.3 Certificate of Occupancy (COO): A document issued by a local government certifying a structure is ready to be occupied and complies with local building codes. The certificate is issued following an inspection by a licensed inspector on behalf of the local government.

3.4 Certified Local Government (CLG): Preservation partnership between local, state and national governments focused on promoting historic preservation at the local level

3.5 Contributing Property: Buildings, structures, objects, or sites within the boundaries of the district that add to the historical associations, historical architectural qualities, or archaeological values for which the historical district is significant

3.6 Demolition: An act, process or neglect which destroys a site or structure in its entirety, or which destroys a part of a site or structure and permanently impairs its structural, historical or architectural integrity

3.7 Demolition by Neglect: Occurs when a party having ownership, custody, or control of a resource allows or causes, through a failure to perform routine or minimum maintenance, gradual or accelerated deterioration of a designated resource

3.8 Department of Interior (DOI): Federal Department governing oversight of historical preservation regulations and authority

3.9 Development Services (DevServ): Department of the City of Taylor with oversight of Planning and Zoning, Building Permits and Inspections, Code Enforcement, and Map/GIS

3.10 Exterior Architectural Feature: The architectural style, design, general arrangement and components of all of the outer surfaces of a building or structure, as distinguished from the interior surfaces enclosed by such outer surfaces. Exterior architectural features include but are not limited to, the kind, color, texture of the building material and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such building or structure

3.11 Historical Design Guidelines: Applicable architectural and design features for all historical periods and new construction applied within an historical district

3.12 Historical Design Review Commission (HDRC): A five (5) member, Council-appointed group of citizens having a preference to professional backgrounds in the field of preservation and related studies

3.13 Historical District: An area of the city designated by the City Council as an historical area having definable geographic boundaries, a significant concentration, linkage, grouping or continuity of sites, buildings, or structures united historically by plan, appearance, or physical development

3.14 Historical District Overlay Map: An outline of city boundaries encompassing districts of predominantly historical resources

3.15 Historical Preservation Officer (HPO): Designated city staff resource, trained in Historical Preservation techniques that serves as first point of contact for COA submittal

3.16 Historical Resource/Landmark: A resource, 50+ years old, designated as having historical and/or cultural significance for the community. The designation "Historical Resource" recognizes that the historical nature of the site is of basic and vital importance for the preservation of local culture and heritage

3.17 Historical Resource Survey: A comprehensive architectural survey of all properties within the city and adjoining areas

3.18 Insignificant Alteration: Repair or maintenance, alteration, change, restoration, or removal of any exterior architectural feature of a building or structure which does not involve significant changes in the architectural or historical value, style, general design or appearance

3.19 National Park Service (NPS): Federal agency with oversight of historical preservation regulations and authority

3.20 Natural Disaster: Destruction of a resource by forces outside human control, such as an earthquake or tornado, for which no person can be held responsible

3.21 Professional Engineer: An individual, who has fulfilled education and experience requirements and passed rigorous exams that, under Texas licensure laws, permits them to offer engineering services directly to the public

3.22 Routine Repairs or Maintenance: Work done to prevent deterioration of a resource or any part thereof by returning the resource as nearly as practical to its condition prior to such deterioration, decay, or damage and by using original material or approved substitutions

3.23 Significant Alteration: An alteration, change, restoration, removal or demolition of an external architectural feature of a building or structure which involves a significant change in the architectural or historical value, style, general design, or appearance or for any other reason

3.24 Spot Zoning: The process of singling out a small parcel of land for a use classification different from that of the surrounding area for the benefit of the owner of such property or to the detriment of other owners

3.25 Supporting Property: Buildings, structures, objects, or sites within the boundaries of the district that do not add to the historical associations, historical architectural qualities, or archaeological values for which the historical district is recognized

3.26 Taylor Downtown Historic District: A National Register Historic District, designated in 2005, bounded by First, Washburn, Fourth, and Fowzer Streets

3.27 Texas Historical Commission (THC): The state agency for historic preservation; it administers the National Register of Historic Places for sites in Texas

3.28 Williamson County Appraisal District: Administrator of the laws and rules within the Texas Property Tax Code and generally accepted appraisal practices

Section 4 Historical Design Review Commission (HDRC)

4.1 Creation:

Authority: All decisions/recommendations will be based on standards set forth by the Secretary of the Interior, National Park Service, and applicable guidelines issued by the Texas Historical Commission.

Ref: <https://www.gpo.gov/fdsys/pkg/CFR-2005-title36-vol1/pdf/cfr-2005-title36-vol1-sec61-6.pdf>

<https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

<http://www.thc.texas.gov>

4.1.1 The HDRC shall consist of a minimum of five (5) members appointed by the City Council

4.1.2 Preference for appointment shall be given to professionals from the areas of architecture, history, urban planning, real estate, legal, or archeology

4.1.3 At least one member shall be appointed from the Taylor Conservation and Heritage Society and one from the Main Street Advisory Board, a Downtown District business owner or a representative from the Moody Museum

4.1.4 Each member shall be a qualified property owner of the city and preferably three (3) members shall reside and/or own properties in areas where the majority of structures are 50+ years old

4.1.5 City will assign permanent staff member(s) to assist Commission as required for administrative purposes

4.2 Operational Guidelines:

4.2.1 The operational guidelines of the HDRC shall adhere to the By-Laws of the City of Taylor

4.2.2 The HDRC shall review and act upon all applications proposing significant exterior alterations, changes and/or demolition, of features within the designated areas or any other historical preservation site created, established or designated by the City Council in the future. They shall further maintain these specific powers of review and decision responsibility pertaining to all proposed National Register nominations within the city purview

4.2.3 The HDRC shall grant or deny COAs based on presented materials only

4.2.4 The HDRC shall make an annual report to the City Council on the state of historical preservation in the city and shall include in the report a summary of its activities for the past year and a proposed program for the next year

4.2.5 The HDRC shall have the further responsibility of recommending to the City Council and city departments, the adoption of policies, sources of funding, and designation of Historical Resources that may further the city preservation efforts

4.2.6 The HDRC shall otherwise determine its own rules of procedure except as may be specifically set forth in this ordinance

Section 5 Designation of Historical Districts and Resources

5.1 Boundaries: Historical Districts shall be defined in Appendix II - Overlay Area of Districts, as revised. A survey procured by the city and any additions thereto will further serve to identify districts and landmarks. Upon recommendation by the HDRC and at the discretion of City Council, the area may be altered or expanded as needed. Any additional historical preservation areas established are thereafter governed by this ordinance

5.2 Historical Resource Criteria: In making the designation of an area as an Historical District/Resource, the City Council shall receive recommendations from the HDRC ensuring the area structures are predominantly 50+ years in age and have three (3) or more of the following characteristics:

5.2.1 Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city

5.2.2 Location as the site of a significant historical event

5.2.3 Embodiment of distinctive characteristics of an architectural type

5.2.4 Relationship to other distinctive buildings, sites, districts, or structures which are historically significant

5.2.5 Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or city

5.2.6 Value as an aspect of community sentiment or public pride

5.2.7 Identification with a person or persons who significantly contributed to the development or culture of the city, the state or the nation

5.2.8 Value as protection from degradation of a historical resource

5.3 Individual Designations

5.3.1 The resource to be designated shall be 50+ years old and noteworthy for its design or construction techniques, for its information potential, or its association with a significant person or event

5.3.2 The structure must retain its physical integrity and be a good example of period architecture, including quality in design, materials and workmanship for the period, unless the structure proposed for designation is associated with a significant person or event

5.3.3 The inclusion of a conforming structure shall not be considered spot zoning and does not affect the predominant zoning for surrounding structures.

5.4 Contributing Properties

5.4.1 A contributing property is determined to be historically significant and contributes to the character of an historic district

5.4.2 Properties are designated as buildings, structures, objects, or sites within the boundaries of the district that add to the historical associations, historical architectural qualities, or archaeological values for which the historical district is significant. A contributing property must also retain integrity, meaning enough of its historical physical features to convey its significance as part of the district

5.4.2 Contributing structures are identified by process of a City Historical Resources Survey to support and clarify the designation of historic districts

5.5 Supporting Properties

5.5.1 Structures determined to not be historically significant within a district remain a part of the district, albeit in a supporting role

5.5.2 Supporting properties are buildings, structures, objects, or sites within the boundaries of the district that do not add to the historical associations, historical architectural qualities, or archaeological values for which the historical district is significant. Typically this means that the property is less than fifty years old, has been significantly altered, or is not associated with the historical theme or historic time periods of the district

5.5.3 Although supporting structures do not add to the historical designation of districts, alterations may negatively impact the look and feel of an Historical District

5.5.4 All structures within a designated historical district shall adhere to the COA application guidelines and all alterations/additions shall be in keeping with size, scale, proportion, setback, ratio of impervious vs non impervious surface and intended use

5.6 Applicability

The Historical Design Guidelines (Ref: Appendix IV) apply to all exterior modifications to buildings and sites that have two (2) or more of the following characteristics:

5.5.1 Individually designated landmark

5.5.2 Reside within a designated historical district

5.5.3 Visible from any adjacent street or walkway

5.7 Inclusion Timelines: The initial historical district shall encompass the Taylor Downtown Historic District, certified 10/26/2005 on the National Register of Historical Places, map attached hereto as Appendix III. Historic Districts created within Appendix II Overlay Area and any subsequent inclusions shall be assigned a discrete historical designation. Appendix II contains the sum of current historical areas. Individual districts shall be established within the overlay area and incorporated separately over time.

5.8 Notification: Residents shall be notified in accordance with City standards when their structure is being considered for inclusion in a designated historic district

5.9 Voting: At the time of notification titled owner (one (1) vote per property) will be prompted to vote yea or nay on inclusion. Unreturned vote selections will be deemed a positive vote. A full 51% nay vote is required from either the sum of titled owners or a full 51% sum of the land mass area in the proposed district to deny the recommendation

5.10 Protection during Review: An individual property or area under review by the city for a formal determination as an historical resource is immediately protected by, and subject to, all the provisions of this article governing demolition, minimum maintenance standards and penalties until a decision by City Council becomes final

5.11 Historic Preservation Tax Incentives

The City of Taylor offers tax incentives to eligible property owners for inclusion and qualified renovations in a designated historic district.

5.11.1 Eligible Structures

5.11.1.1 Property must be located within an officially designated historic district

5.11.1.2 Property must be considered a ‘contributing’ structure to the historic district as defined by Dept. of Interior Standards (Ref Section 4.1)

5.11.1.3 Property must be designated as Homestead (HS) for the current resident as noted in the Williamson County Appraisal District (WCAD)

5.11.1.4 Property must include at least one manmade structure

5.11.1.5 Property must be considered habitable as determined by current city standards

5.11.2 Annual Municipal Tax Reduction Incentive

5.11.2.1 Property must (in addition to above eligibility) be designated as Over Age (OA) or Disabled Veteran (DV) for current resident as noted in the WCAD

5.11.2.2 Municipal tax reduction of 40% annually based on calculated tax after all qualified exemptions

5.11.3 Five (5) Year Municipal Tax Abatement Program

5.11.3.1 Major historic renovations that significantly increase a home value assessment may receive a prorated five (5) year abatement of the increased tax assessed during the first year of completion. Verification of tax increase for current and prior year required via Williamson County Appraisal District tax statements. Program is limited to the amount of one (1) year tax increase only

5.11.3.2 Proration will occur annually

Year one (1) at 50%

Year two (2) at 25%

Year three (3) at 12.50%

Years four (4) and five (5) at 6.25%

5.11.4 Permit Fee Waiver/Abatement

5.11.4.1 Permitting fees for eligible structures (Ref 5.11.1) for major renovations as determined by the HDRC may be waived in their entirety

5.11.4.2 Permitting fees for eligible structures (Ref 5.11.1) for routine maintenance, as determined by the HPO, may be abated 50%

Section 6 Certificate of Appropriateness (COA)

6.1 Mandatory Application Review

6.1.1 In lieu of an affirmative HDRC or HPO (as applicable) review and decision, no person or entity shall:

6.1.1.1 Install, construct, reconstruct, repair, alter, change, restore, rehabilitate, renovate, remove, relocate, or demolish any structure or exterior architectural feature or other significant appurtenance of any historical resource or any building or structure

6.1.1.2 Create a new structure or additions located within a designated Historical District

6.1.1.3 Add, change or remove signs, light fixtures, sidewalks, fences, steps, paving, landscaping or other exterior elements

6.1.1.4 Allow open-air displays of merchandise within an historical district

6.1.2 Such review shall consist of the granting or denial of a COA with regard to the subjects set forth in Subsections 6.2 – 6.5, as applicable

6.2 Authority to Review

6.2.1 HPO Review and Determination - The Historic Preservation Officer (or designate) shall attend discussions by any City committee or board, including the Design Review Committee, concerning recommendations for properties within or adjacent to historic districts that may affect the historic values of properties within those districts.

6.2.1.1 The HPO will determine the appropriate level of review for each application for a COA. The HPO decisions may be appealed to the HDRC

6.2.1.2 Applications for certain routine exterior alterations, additions, repairs or maintenance may be reviewed and approved administratively by the HPO

6.2.1.3 A list of items typically approved by the HPO may be found in Appendix I

6.2.2 HDRC Review and Determination

6.2.2.1 All demolition requests within historical districts

6.2.2.2 Significant and/or major changes to exterior surfaces

6.2.2.2 New construction and additions

6.2.2.3 Relocation of historical resources

6.2.2.4 All requests not specifically allocated to HPO discretion

6.2.2.5 An outline of all HDRC authorized approval items may be found in Section 4

6.3 Review Process

6.3.1 A building permit may not be granted for a property in any Historical District/Resource locale until all required reviews have been completed

6.3.2 A Certificate of Occupancy (COO) will not be granted until compliance with all COA requirements are certified in accordance with established procedure

6.3.3 The HDRC shall have the complete power of review, approval and denial authority for COAs

6.3.4 All COAs shall follow established city approval processes including but not limited to appeal procedures

6.3.5 All HPO and HDRC decisions regarding COAs shall be in writing and shall state the findings of review, its recommendations and requirements. The same shall appear in the written minutes of the HDRC

6.4 Application and Procedure

6.4.1 Applicant shall submit to the HPO, as established by HDRC procedures, an application for a COA which includes written data and information thoroughly describing the project including all supplemental documentation explaining the proposed alteration or build

6.4.2 The applicant shall submit all required data and information not less than fourteen (14) days prior to the next scheduled public meeting of the HDRC if HDRC approval is required

6.4.3 The HDRC may hold any additional meetings within thirty (30) days following initial HDRC review as may be necessary to carry out its responsibilities

6.4.4 The HDRC shall make its determination and report the same using established city procedures within two (2) days after final decision unless the HDRC and the applicant mutually agree to extend the period of review

6.4.5 There is no implied approval of an application due to circumstances that reasonably delay HDRC action

6.4.6 The applicant shall be given written notice of the time and place of the meeting by regular mail to the address on the application and/or to property owners as appear on the records of the Williamson County Appraisal District. Notice of the meeting and subject matter shall be posted in accordance with the Texas Open Meetings Act

6.4.7 The applicant or his/her agent, or representative, shall attend at least one (1) meeting of the HDRC during which his/her application is considered, otherwise the HDRC shall not take action and the application shall be deemed incomplete

6.4.8 The HDRC shall forward its report and recommendation to the HPO

6.4.9 Emergency requests may be routed via the HPO with supporting documentation of need and a written description of proposed **interim** measures. No permanent structural or façade alterations may be made without approval of the HDRC

6.5 Expiration of Certificate

Each COA shall expire eighteen (18) months after issuance

6.6 Resubmission of Denied Application

A COA, if denied, may only be resubmitted with a qualifying design or materials change as determined by the Chairman of the HDRC

6.7 Multiple Certificates

A COA is required for each distinct and separate project

6.8 Fee

The HDRC review process shall adhere to established city fee ordinances as amended

Section 7 Criteria for Review, Evaluation and Disposition of COA

In determining a recommendation and/or action for an application or building permit, the HDRC or HPO, as applicable, shall review and decide the appropriateness of the proposed alterations to include properties within or adjacent to designated historic district boundaries. (Ref: Section 2 Goals and Appendix IV Historic Design Guidelines)

These include, but are not limited to:

7.1 Removal, Addition or Modification of Architectural Features

Any distinguishing historical qualities, architectural features or character of a building, structure, or site and its environment shall not be destroyed, removed or modified if visible from any adjacent street or walkway. Architectural features include, but are not limited to, exterior wall materials, windows, railings, decorative woodwork, masonry and stone elements

7.2 Paint Color and Application

There is no requirement governing color choice. No city permit is required for paint application. Structures with stone/brick facades are subject to individual case review

7.3 Scale of New Construction

The HDRC shall review all new construction plans within designated historical areas to ensure congruity with surrounding buildings and environment in relation to size, scale, proportion, setback, ratio of impervious vs non impervious surface and intended use

Ref: City of Taylor, Code of Ordinances, APPENDIX B - Zoning Ordinance

7.4 Impact of Proposed Changes

The impact of the proposed changes shall not alter the general historical, cultural, and architectural nature of the district or resource.

7.4.1 Review and evaluation of applications shall be based on its conformity to the general character and value of the particular historical area involved

7.4.2 Current needs of the property owner will be considered

7.4.3 Plans for proposed new construction or other reuse of a property and the effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this ordinance

Section 8 Demolition/Removal/Relocation Approval

The HDRC shall use the following additional criteria when reviewing and determining a recommendation and/or action for a COA with regard to demolition or removal of a Historical Resource, a resource within a designated Historical District or any other Historical Preservation Area established by City Council. The measurements and standards referenced in Section 4.1 Secretary of Interior Standards, CFR Title36 will be used for all reviews

All demolition/removal requests must be accompanied by not less than two (2) estimated cost/adaptability estimates from qualified professional engineers, one of which must be located within the city of Taylor. Based on the unique circumstances of each request, the estimates must definitively state the reasons and ramifications of such actions as referenced in Sections 8.1 and 8.2

8.1 A demolition application must be reviewed by the HDRC and be affirmatively found that:

8.1.1 Measures could not be taken to adaptively reuse, rehabilitate, or restore the building or structure at its existing site

8.1.2 Measures have been taken to relocate the resource to a new site within the same property or within the district if possible

8.1.3 The condition of the building or structure is such that it has been so altered or deteriorated it has lost its value and is no longer significant as an historical resource. The condition shall not be due to demolition by neglect or action of the owner or another related person or entity

8.1.4 The estimated cost of restoration or repair is so excessive as to create an unreasonable economic hardship for the owner and the condition is not due to demolition by neglect as documented by the HPO

8.2 In the case of a removal/relocation application the HDRC shall affirmatively find:

8.2.1 Measures could not be taken to adaptively reuse, rehabilitate, or restore the building or structure at its existing site

8.2.2 The resource is no longer significant to the area in which it is situated

8.2.3 Measures have been taken to relocate the resource within the same property and the same cannot be accomplished

8.2.4 Measures have been taken to relocate the resource within an appropriate designated Historical Area or where the goals of this ordinance will be furthered

8.2.5 Leaving the resource at its current location creates an economic hardship for the owner and the condition is not due to demolition by neglect

8.3 Failure to achieve the issuance of COAs may lead to legal action by the city

8.4 City of Taylor established procedures will be followed for the demolition of an approved site

Section 9 Penalties and Restrictions

The applicant shall obtain an approved COA prior to commencement of any work detailed in the application. Compliance with the requirements set forth in a COA is mandatory.

The City of Taylor procedures for notification and resolution timeframes of said penalties will be followed. The exercise of one or more penalties shall not preclude the exercise of any others. Any person, firm, corporation or other entity found to be in violation of this ordinance may incur the following penalties:

9.1 Penalties for nonconformance are set forth in City of Taylor Ordinances for all violations. In addition to any other applicable ordinance violation, the following penalties shall apply to both contributing and non-contributing resources within a designated historical district:

9.1.1 Repairs deemed essential to maintaining safety and structural integrity may be made by the city and an accompanying lien shall be placed on the property for the cost of repairs plus a \$500 fine per occurrence

9.1.2 Access and inspection for safety requirements of resources unoccupied more than one (1) year shall incur a \$500 fee per occurrence

9.1.3 Non-compliance with any directive from the HPO or HDRC shall incur a \$250 per day penalty, continuing until such deficiency is rectified

9.2 Restrictions on future development: If an historical resource, located either within or pertinent to a designated Historical District or any other Historical Preservation Resource, is demolished or relocated without a COA, or in the event the plans for the property are changed from which the resource was removed without approval of the revised plans by the HDRC, the following restrictions, in addition to any other penalties or remedies set forth in this ordinance, shall be applicable to the site where the structure or property was formerly located:

9.2.1 No building or other permits, including curb cuts, shall be issued for construction on the site, with the exception of a permit to restore such structure or property after obtaining an approved COA, for a period of five (5) years after the date of such demolition or removal

9.2.2 No parking lot for vehicles shall be created whether for remuneration or gratis on the site for a period of ten (10) years from the date of such demolition or removal

9.2.3 The owner of the site shall maintain the site in a clean and orderly state and shall properly maintain all existing trees and landscaping on the site

9.2.4 When these penalties and restrictions become applicable to a particular site, the City of Taylor shall cause to be filed a verified notice thereof in the Real Property Records of Williamson County Appraisal District and such restrictions shall then be binding on future owners of the property

9.3 Cumulative Remedies: The provisions of this section shall apply in addition to other enforcement procedures or penalties which are available at law or in equity including, but not limited to, those available for adversely affecting historical structures or property under Section 315.006 of the Texas Local Government Code and Section 442.016 of the

Texas Government Code as the same may be amended from time to time, injunctive remedies and the like

9.4 Civil Action: As an additional remedy to the penalties stated above, the Taylor City Attorney or designee shall have the power to take all necessary civil action to enforce the provisions hereof and to request appropriate legal or equitable remedies or relief

9.5 All restrictions remain attached to the physical property regardless of ownership. The same may include, but not limited to, the requirement that all conditions be fulfilled prior to issuance of a building permit for the original resource location

Section 10 Appeals Process

10.1 Any decision made by the HDRC may be appealed through City of Taylor administrative procedures

10.2 Appeal information may be obtained from city staff

10.3 Contested appeal decisions may be pursued through appropriate judicial processes

Appendix I

RECOMMENDED POLICY:

Historical Preservation Officer Review Authority

Applications for certain alterations, additions, routine repairs and/or maintenance may be reviewed and approved administratively by the HPO without review by the HDRC.

A clear photograph of the building, object, or structure to be updated, a brief description of the intended work, and samples of replacement materials for comparison with the existing building, object, or structure must be furnished with the application. Site plan and specifications may be required as needed for adequate administrative review as determined by the HPO.

Emergency Conditions

Emergency installation of **temporary** features to protect an historical resource or to weatherize or stabilize may be made immediately, forgoing the HPO approval process.

Within ten (10) days of incident, the owner must provide supporting documentation of need and a written description of proposed **interim** measures, including timeframes for repair, to HPO for approval.

Non-Emergency activities include but are not limited to:

Routine Repair and Maintenance

- a) Repair using the same material and design as the original and does not require structural modifications
- b) Roof replacement, using materials in accordance with city code
- d) Repair of sidewalks and driveways using the same type and color of materials

Exterior Alterations

Doors/Entrances

- a) Doors in keeping with the character and era in which the home was built
- b) Removal of burglar bars
- c) Repair or slight modification to exterior steps or stairways using in-kind material
- d) Reopening of porch with proper photo documentation or physical evidence

Windows

- a) Removal of non-historical windows to replace with windows that match the original windows as closely as possible in material and design

- b) Restoring original window openings with documentation
- c) Removal of residential metal awnings
- d) Repairing window framing
- e) Removing inappropriate exterior shutters that are not of an appropriate historical era
- f) Louvers and venting in which the vents or louvers are placed in an existing opening, in which there is no change in the configuration of the fenestration and the only modification to the building is the removal of glazing panels
- g) Removal of burglar bars

Siding

Removal of non-historical siding to uncover original/historical siding materials

Roofing

- a) Removal of existing roofing and replacing with era appropriate roofing, with documentation and specifications
- b) Changing color of composite roofing material
- c) Changing color of existing metal roof with appropriate specifications and details

Additions

Any addition visible from a street or walkway under two hundred (200) square feet using same (non-historical) material as existing structure as well as existing roof ridgeline for non-contributing structures; must include plans with specification

Landscaping

- a) Replacing paved areas with sod or other landscaping
- b) Replacement of fifty percent (50%) or less square footage of front yard with appropriate materials
- c) Sprinkler system with site map
- d) Removal of 50% of existing landscaping or sod areas and replacing with xeriscaping where not removing character defining landscaping elements. Landscaping plan is required
- f) New plantings in keeping with the character of district

Hardscaping with site map and specifications

- a) Parking pads equal to or less than one hundred forty-four (144) square feet
- b) Sidewalks residential/commercial with contextually appropriate placement (such as a traditional planting strip)
- c) Driveway construction if less than twelve (12) feet in width and consistent with city guidelines
- d) Nonresidential parking areas with appropriate egress, traffic patterns, landscaping and screening for affected residential properties (Ref City Code, Chapter 4, Property Development Standards 4.2)

Fencing

- a) Removal of chain-link, plywood, or vinyl and replacing with wood, wrought iron, garden loop, or masonry
- b) Replacing or recreating any fence or handrail with historical documentation
- c) Installing or constructing a fence, railing, or wall where none exists (Ref: Design Guidelines)

Signage

- a) Changes in content or configuration (re-facing) that do not involve changes in sign location, dimensions, lighting or total sign area
- b) Signs that are consistent with city approved signage ordinance
- c) Temporary banners or signs where allowed by city ordinance

New Construction

- a) ADA ramps

Demolition

- a) Non-historical accessory structure that is made of non-historical materials
- b) Non-historical additions that are made of non-historical materials
- c) Reopen enclosed porch with supporting documentation
- d) Carports that are made of non-historical materials
- e) Auxiliary structures located in historical district that are made of non-historical materials

Miscellaneous

- b) Renewal of expired COAs with no changes from original submission
- c) Removal of any prohibited element described in City Code
- d) Minor changes to existing COAs

Appendix II – Overlay Area for Potential Historic Districts

The designation "Taylor Historical District" recognizes that the component historical buildings, structures, accessory buildings, fences, or other appurtenances of the area are of basic and vital importance for the preservation of local culture and heritage as well as economic development and promotion of tourism.

The defining boundaries of the Taylor Historical Overlay shall include the entirety of the area, inclusive of both sides of the defining street, contained within:

Lake Drive to the North

Mustang Street to the South

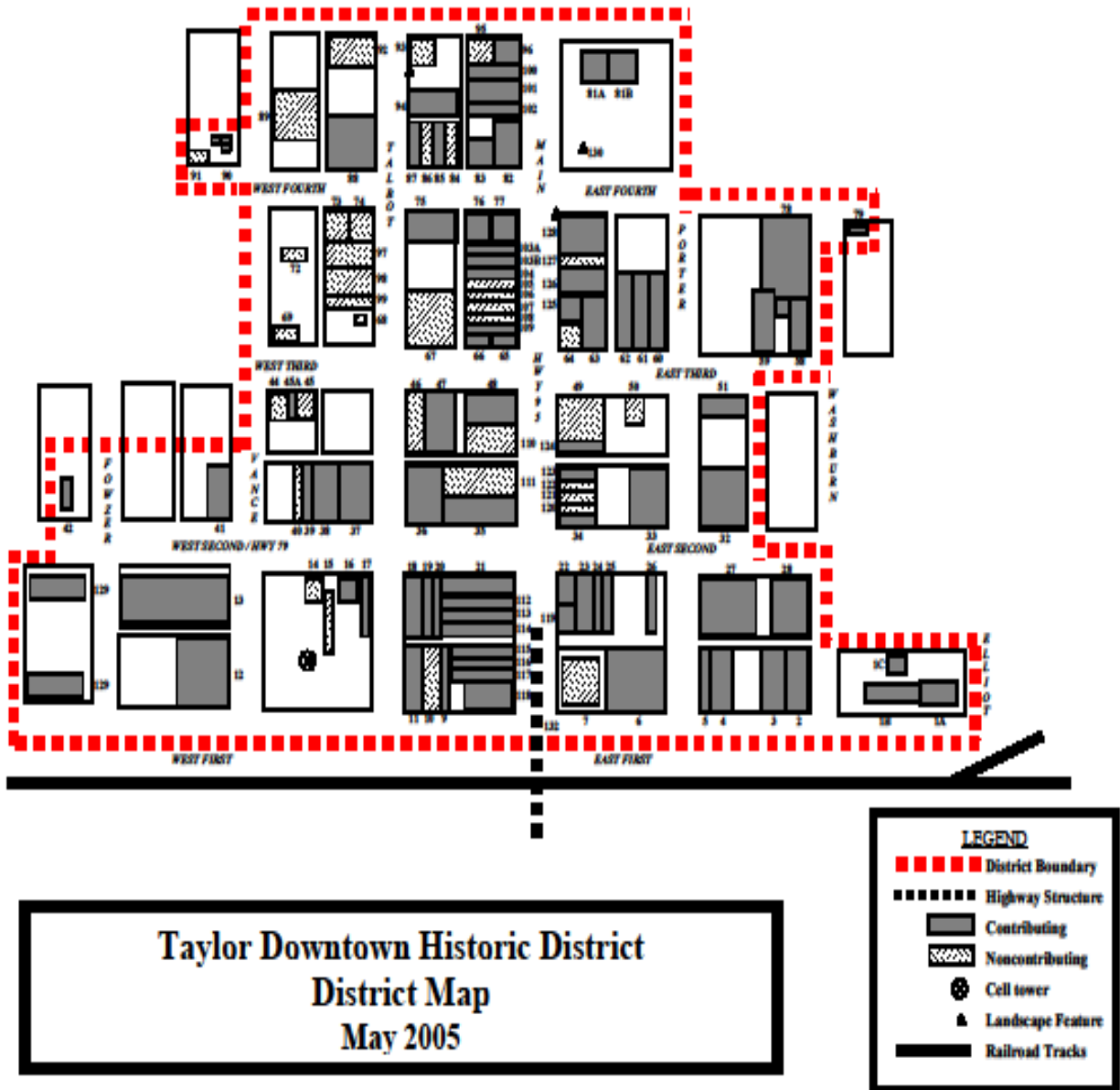
Sloan Street to the West

Dolan Street to the East

The current City of Taylor Zoning map reflects this area as predominantly residential. Commercial areas are primarily contained in corridors along the major intersecting highways of US 79 and TX 95.

The Taylor Downtown Historic District will be the primary ‘contributing’ commercial area for this ordinance.

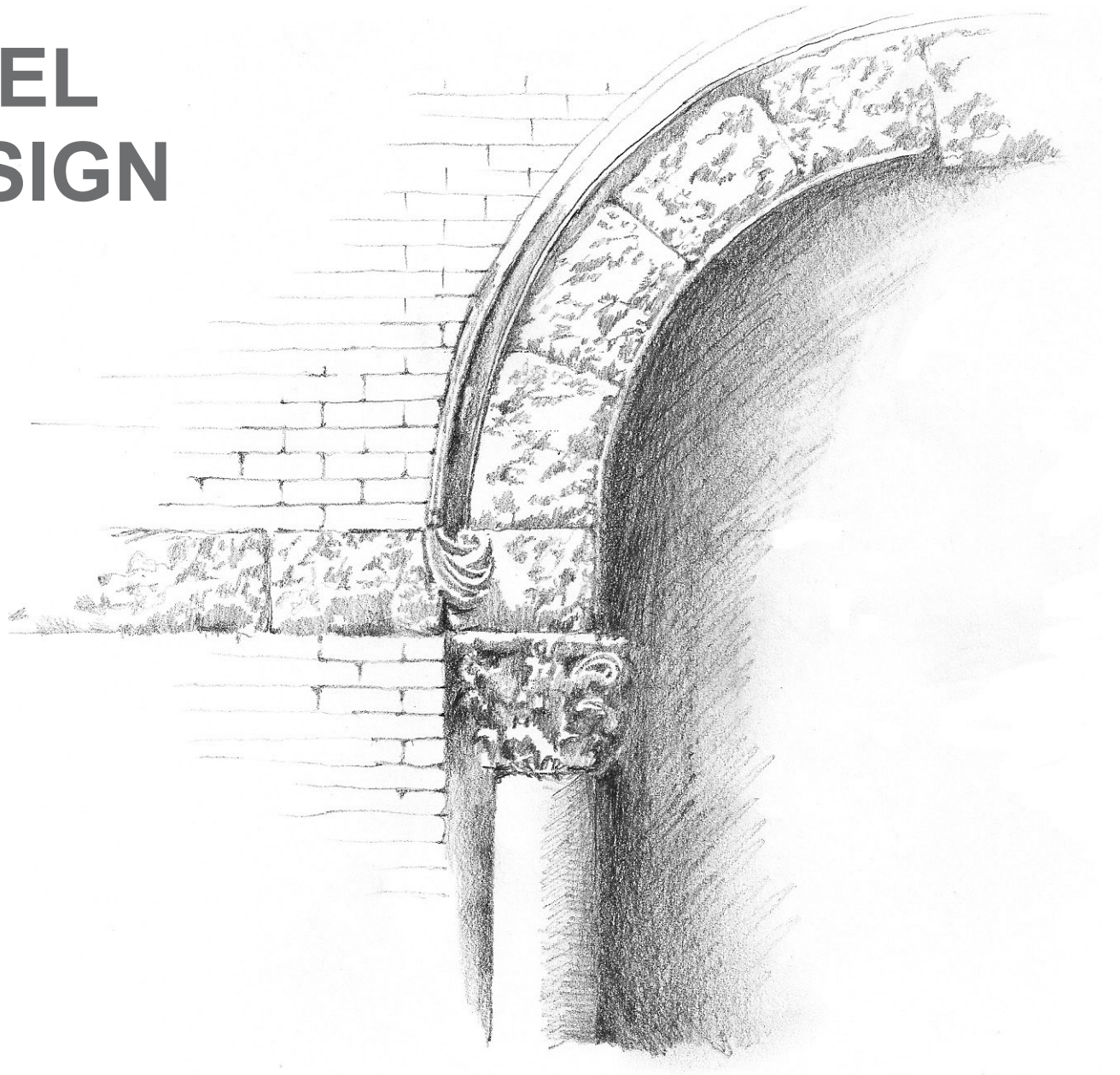
Appendix III – Taylor Downtown Historic District Map



TAYLOR MODEL HISTORIC DESIGN GUIDELINES

**TAYLOR HISTORIC DESIGN
REVIEW COMMISSION**

PREPARED FOR
THE CITY OF TAYLOR, TEXAS



THE TAYLOR HISTORIC DESIGN GUIDELINES

ACKNOWLEDGEMENTS

This page will list city officials,
committee members, and relevant city
staff

CONTENTS



INTRODUCTION

- Approach & Format
- Code Requirements
- Planning & Problems
- The Application Process
 - HLC Meeting Schedule
 - Submittal Requirements



THE HISTORIC DISTRICT

- Map of Historic District
- Taylor's Historic Architectural Styles
 - Brief History & Overview
 - Colonial Revival
 - Craftsman / Bungalow
 - Texas German Vernacular
 - Gothic Revival
 - Greek Revival
 - Italianate
 - Homestead / Gable Front
 - Queen Anne
 - Stick Style (Queen Anne)
 - Tudor Revival
 - Folk Victorian
 - Romanesque Revival
 - Beaux Arts Classical
 - Art Moderne
- Main Street Commercial
- One Part Block
- Two Part Block



TYPES OF PROJECTS

- New Buildings
 - Primary Residential
 - Secondary Residential
 - Commercial
 - Compliance with Adjacent Buildings
 - Architectural Features
- Additions and Remodeling
- Residential**
- Commercial
- Garages & Auxiliary Buildings
- Demolition
- location
- Maintenance & Repair



ARCHITECTURAL FEATURES

- Doors
- Entrances
 - Windows
- Storefronts & Facades
 - Displays & Bulkheads
 - Wall Surfaces -
 - Masonry
 - Siding
 - Other Surface Materials
- Roofs & Skylights
 - Cornices, Eaves & Fascia
 - Porches
 - Railings
 - Posts & Columns
- Fences & Walls
 - Awnings
 - Signs & Graphic Designs
 - Exterior Paint & Color Schemes
 - Other Architectural Features
 - Lighting
 - Solar Panels
 - Satellite Dishes & Antennas



SITE CONDITIONS

- Setbacks & Orientation
- Landscaping
- Entrances
- Parking & Service Areas
- Sidewalks & Walkways
- Yard Features (Gazebos, Fountains)
- Americans with Disabilities Act (ADA)

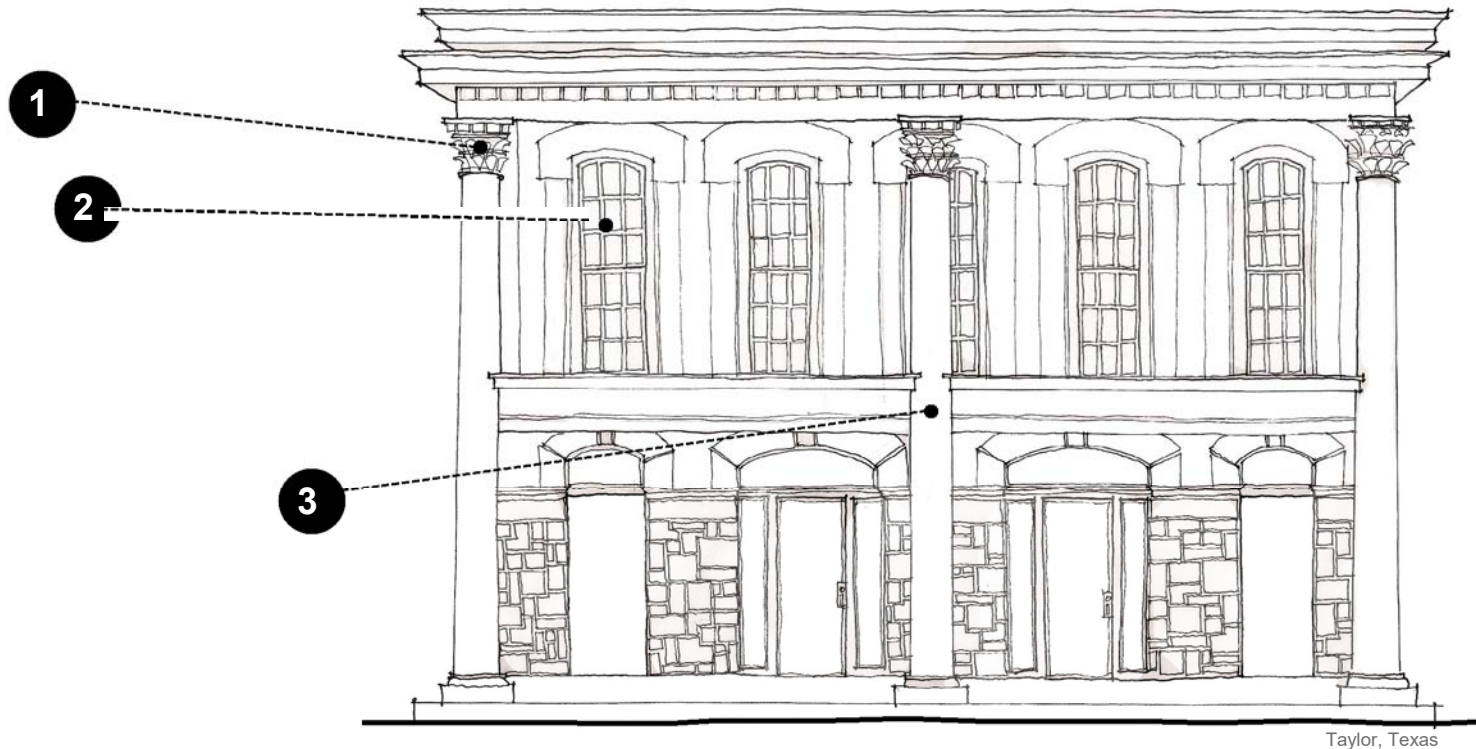


APPENDIX

- Definitions & Terms
- Secretary of the Interior's Standards
- Bibliography

Sample page from Survey

GREEK REVIVAL



Taylor, Texas

1. CLASSICAL CORINTHIAN
COLUMNS

2. MULTI-LIGHT SASH WINDOWS

3. SYMMETRICAL ELEVATIONS

The Greek Revival style was an important architectural style of the mid-19th century. The style reflected the influence of early Greek architecture which was felt to embody the idealism of democracy and classical beauty. Dwellings constructed in this style were built with symmetrical floor plans and with classical columns or pilasters. Greek Revival houses often oriented the gable end toward the road. Some examples were built with a side wing extending from the main gabled front section. Recessed entrances with wide casings were common and usually featured sidelights and rectangular transoms. Common details include multi-light sash windows with plain lintels, and houses were usually either columned or embellished with pilasters.



City Council Meeting October 25, 2018

STRATEGIC PILLAR

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

Agenda Item #: 15

Agenda Title: **Discuss and consider approving agreement with the Taylor Chamber of Commerce for Hotel/motel Occupancy Tax.**

Council Action to be taken: Approve, deny or table

Initiating Department: City Management / Park & Recreation Department

Staff Contact: Larry Foos, Parks & Rec Director

1. PURPOSE/DESCRIPTION

The City's contract/agreement with the Chamber of Commerce for the distribution of a portion of the City's Hotel/Motel Occupancy Tax expired September 30, 2018. Funding provided to the Chamber from HOT funds is used to provide grants for local organizations offering tourism based events. There is a cap of \$50,000 on the amount of HOT funds provided to the chamber. The amount collected shall exclude the amounts derived from sporting events during the term of the contract.

2. STAFF ANALYSIS AND RECOMMENDATION (Why and How)

Staff will continue current methods as outlined in the contract to identify hotel visitors from sporting events for the time being. City staff and Chamber representatives will continue to develop and implement better methods for tracking this data.

3. FUNDING SOURCE

The current agreement stipulates that the City will pay the Chamber seventy-five percent (75%) of the Hotel/Motel taxes collected by the City, but the amount collected shall exclude the amounts derived from sporting events during the term of the contract.

City staff is in the process of finalizing a survey card that will provide additional information on why guests spent the night at one of the Taylor Hotels. On November 8th, staff will be meeting with the hoteliers to go over the new survey cards and the overall survey process. The purpose of the survey is to identify hotel revenue generated by tournaments and events at the Taylor Regional Park (TRP). Future hotel occupancy tax

revenue could be utilized for upgrades to the TRP, however the City must identify hotel occupancy tax revenue that was generated by sports events at the TRP.

Once this is complete, the survey program will be implemented in mid-November. City staff will deliver the survey cards and pick them up monthly to tabulate.

Amount allocated to the Chamber:	FY 2015-2016	\$56,250 (budgeted)
	FY 2016-2017	\$50,000 (as per Council)
	FY 2017-2018	\$50,000 (as per Council)

4. TIMELINE CONSIDERATIONS

Agreement term is from October 1, 2018-September 30, 2019.

5. OTHER OPTIONS (In order of preference)

N/A

6. ATTACHMENTS

15a. [Proposed agreement, Taylor Chamber of Commerce](#)

301

COUNTY OF WILLIAMSON

son

This Publicity and Tourism Agreement ("Agreement") is made by and between the City of Taylor, Texas, a Texas Home Rule Municipal Corporation, (referred to herein as the "City") and the Taylor Chamber of Commerce, a Texas non-profit corporation organized and existing under the laws of the State of Texas, (referred to herein as "Chamber of Commerce"). The City and the Chamber of Commerce are also referred to collectively in this Agreement as the "Parties" and singularly as "Party". The Parties have entered into other Publicity and Tourism Agreements prior to the date of this Agreement. However, the Parties intend that this Agreement will supersede and replace all previously adopted and finalized Publicity and Tourism Agreements in their entirety.

WHEREAS, V.A.T.S. Tax Code, Chapter 351, entitled Local Hotel Occupancy Tax, provides that a hotel/motel sleeping room tax of seven percent (7%) may be collected by cities, and that the proceeds from such tax may be used for promotion of tourism, in support of the arts, historical preservations and other purposes as set out in the statute as now written and as may be amended, and the City has been and is collecting the tax; and

WHEREAS, the City, acting under the authority granted to it under state statutes and its Home-Rule Charter, has theretofore enacted a local hotel/motel occupancy tax on occupants of hotels and motels within the City and its extraterritorial jurisdiction; and

WHEREAS, the City desires to use a portion of the revenue generated from the hotel/motel occupancy tax to promote tourism in the City and to publicize activities and special events occurring in and around the City; and

WHEREAS, the Chamber of Commerce has expressed a desire to establish ongoing programs to promote tourism in and around the City, and desires to work with the City to accomplish this goal; and

WHEREAS, the City, has determined that it desires to work with the Chamber of Commerce toward the mutual goal of promoting tourism in and around the City; and

WHEREAS, the City has determined the Chamber of Commerce is an organization that is able to receive information from the public concerning promotion of tourism in the Taylor area, and that the Chamber of Commerce is able to summarize the input received from the public in this regard and to present that information to the City Council for its consideration; and

WHEREAS, the City desires to periodically receive from the Chamber of Commerce information concerning requests of local businesses and organizations so that the City may evaluate the information when budgeting for expenditures related to publicity for the City, and for promoting tourism in and around the City; and

WHEREAS, in consideration of their mutual desire to promote tourism and to attract visitors to the City, the Parties desire to contract for the management and supervision by the Chamber of Commerce for programs and activities funded with revenue from the hotel/motel occupancy tax.

NOW, IN CONSIDERATION OF THE MUTUAL COVENANTS TO BE PERFORMED BY THE PARTIES AND OTHER VALUABLE CONSIDERATION HEREBY ACKNOWLEDGED THE PARTIES AGREE TO THE FOLLOWING:

I.

GENERAL TERMS

As more specifically detailed herein, the Parties generally agree to the following basic terms:

- 1) In conformity with the Texas Tax Code, Chapter 351 and the City ordinances pertaining thereto, the City shall collect the hotel/motel occupancy tax. The City shall provide by payment to the Chamber of Commerce seventy-five per cent (75%) of hotel/motel taxes collected by the City, but such amount shall not exceed and shall be limited to Fifty Thousand Dollars (\$50,000.00). All hotel/motel taxes derived from sporting events shall be excluded from payment to the Chamber and such hotel/motel taxes shall be retained by the City. The payments to the Chamber of Commerce shall be made monthly within fifteen (15) days of receipt of the

tax by the City. The City will develop a methodology for calculating the revenue amount from sporting events.

- 2) The Chamber of Commerce shall expend the tax revenue disbursed under this Agreement for the exclusive purpose of advertising and conducting solicitations and programs to attract tourists and visitors to the City and its vicinity, as provided by the Texas Tax Code Chapter §351.101(a)(3). All such revenues shall be expended in a manner directly enhancing and promoting tourism and the hotel industry in the City and the immediate vicinity.
- 3) During the term of this Agreement, the Chamber of Commerce may request additional hotel/motel tax revenue funds for special projects in excess of the funds allocated to it in this Agreement. The City shall retain sole discretion in granting or denying additional funds requested by the Chamber of Commerce.

II.

SERVICES TO BE PERFORMED BY THE CHAMBER OF COMMERCE

Section 2.1 LOCAL ORGANIZATIONS'/BUSINESSES' REQUESTS FOR FUNDING:

The Parties agree that the Chamber of Commerce shall meet with members of the Taylor community to receive information from them, related to their requests for assistance from the City for promotion of business and/or publicity related to various local events and activities. Subsequently, on a quarterly basis, the Chamber of Commerce will coordinate with the City Manager to attend a regularly scheduled City Council meeting to present a written update on the information the Chamber of Commerce has gathered from the Taylor community and with year-to-date budget, income and expenditure information. The Parties agree that if and when entities, businesses or individuals in the Taylor community request an audience for presentation of information to the City concerning promotion of tourism or special events or activities, the City may refer these entities, businesses, and individuals to the Chamber of Commerce and the Chamber of Commerce shall schedule presentation to the requesting entity. The Chamber agrees to hold active membership in the Taylor Marketing Partnership (TMP) and participate in marketing efforts to promote the Taylor community in conjunction with the TMP.

Section 2.2 PROMOTION OF TOURISM:

The Chamber of Commerce shall perform services related to advertising and promoting tourism for the visitor market, from which the City derives direct tourist income benefit.

The Chamber of Commerce agrees to conduct a continuing program of advertising and promotion for the purpose of attracting visitors, tourists, and meetings/conventions to the City and the local area by: publishing and distributing brochures and community information packets through traditional means as well as incorporating electronic media and emerging technologies; advertising in various tourists publications and general media publications as appropriate; representing the City at travel shows and other such events; participating with state and regional agencies in tourist development programs of benefit to the local area and to the City; and, using all appropriate means to increase the traveling public's awareness of the resort and recreational advantages of the local area and the City.

The Chamber of Commerce further agrees that it will: seek to achieve economic benefits for the City through all such activities; provide tourist-related information about the City, upon request; and serve as an advisory body to the City, on request, in matters related to expanding the tourist-derived economy.

Section 2.3 STAFFING:

The Chamber of Commerce shall use its best efforts to secure sufficient numbers of employees and volunteers to accomplish the responsibilities set forth in this Agreement. The Chamber of Commerce shall further provide office space, equipment, supplies and other materials necessary to accomplish the purposes of this Agreement.

It is expressly understood and agreed by and between the Parties that the Chamber of Commerce is hired and engaged as an independent contractor and is not an officer, agent or employee of the City.

III.

BUDGET AND PERFORMANCE REVIEW

Section 3.1 BUDGET PROCESS:

During the fourth quarter of this Agreement term, the Chamber of Commerce shall provide to the City a proposed budget for the

upcoming year outlining the amount of hotel/motel occupancy tax revenue it expects to receive and how it will be expended. The proposed budget will then be considered and either rejected or approved by the City Council, in writing, in advance of the release of any local hotel/motel occupancy tax funds. It is understood and agreed by and between the Parties that, upon budget approval by the City, a fiduciary duty is created in the Chamber of Commerce with respect to expenditures of revenue provided.

The Chamber of Commerce shall maintain complete and accurate financial records of each expenditure of local hotel/motel occupancy tax revenue it has received and, upon request of the City Council or other person acting on behalf of the City Council, shall make the records available for inspection and review. The Chamber of Commerce shall maintain the revenue provided from the local hotel/motel occupancy tax in a separate account established for that purpose and shall not commingle that revenue with any other monies of the Chamber of Commerce.

It is understood and agreed by and between the Parties that hotel/motel occupancy tax funds may be spent by the Chamber of Commerce for day-to-day operations including supplies, salaries, office rental, travel expenses, and other administrative costs, directly related to the promotion of tourism. The portion of the total administrative costs for which hotel/motel occupancy tax revenues are expended may not exceed the actual administrative costs for the activities, nor may the administrative expense exceed thirty percent (30%) of the Fifty Thousand Dollar (\$50,000.00) per annum revenue cap of hotel/motel occupancy tax paid by the City to the Chamber of Commerce. Payments received beyond this cap shall not be eligible for any additional administrative cost offset. The limit of Chamber administrative cost expenditures utilizing hotel/motel occupancy tax revenues may not exceed fifteen thousand dollars (\$15,000.00) per annum. The administrative cost, once approved in the budget as provided herein, may be transferred into a separate Chamber of Commerce account.

Section 3.2 PERFORMANCE EVALUATION/STANDARDS:

1) Methodology:

- a) In order to segregate hotel funds generated from Taylor Regional Park ("TRP") sporting events, an evaluation of lodging activity will be performed.

Each six (6) month period shall be defined as October to March and April to September. Specific events shall include

the Triple Crown National Softball Tournament held annually in July, the annual Lone Star Soccer season September through February, and other Regional or National events as requested by the City no less than one (1) month in advance.

- b) Data collected will be used for annual trend analysis in future budget projections and Chamber of Commerce appropriations. Fiscal year 2017 (October 1st through September 30th shall be the baseline year.)
- c) Data will be evaluated annually to analyze and compare prior year versus current year performance.

2) Outputs & Activity:

- a) As a cost measure, the Chamber hereby agrees to have a financial audit performed effective fiscal year 2016 and every three (3) years thereafter while an informal audit shall be performed annually. These services are to be performed by a Certified Public Accountant in the State of Texas.
- b) The Chamber of Commerce will prepare a short survey, approved by the City, to be used by hotels and motels to question guests if the use of the hotel or motel was related to a TRP event. The purpose of the survey will be to determine the use of lodging specific to TRP events, hereby provided as Exhibit A.
- c) The Chamber of Commerce will use Taylor Marketing Partnership ("TMP") criteria to determine the effectiveness of the products distributed by the Chamber of Commerce.
- d) The Chamber of Commerce will use the TMP for its marketing and advertising to ensure cohesion with products and materials using the Taylor logo.
- e) The City shall be provided quarterly reports with itemized counts of products and materials distributed by the Chamber to determine proper distribution. Such products and materials shall include examples of pamphlets and brochures, circulation information and any data pertinent to purchased advertising.

3) Additional Requirements for City Consideration:

- a) The City may conduct an economic analysis for a comprehensive understanding of direct and indirect revenues introduced into the local economy from sporting activities (i.e. hotel tax, sales tax, tourism, retail, etc.)

- b) The information obtained may be shared with third parties in the development community, with the public and with community leaders.

Section 3.3 REPORTING:

The Chamber of Commerce shall prepare written reports for submission to the City Council on a quarterly basis, during the months of January, April, July and October. The quarterly reports shall include, but are not limited to, the following information:

- 1) a description of the activities undertaken by the Chamber of Commerce to benefit the City during the preceding quarter which shall include a Post Event Report Form for each activity receiving Hotel Motel Funds in the form attached hereto as Exhibit "B" and incorporated by reference herein;
- 2) an updated financial statement that indicates how the Chamber of Commerce has expended hotel/motel occupancy tax funds provided by the City on the development of tourism and promotion of local events and on activities, businesses, and organizations, pursuant to the Chamber of Commerce's annual tourism budget as previously approved by the City Council; and,
- 3) Other information the City Council may request after reviewing the reports presented to ensure City Councils' understanding of the activities undertaken by the Chamber of Commerce in performance of the terms of the Agreement.
- 4) The aforementioned terms and criteria in Section 3.2 Performance and Evaluation, Outputs and Activity, and Additional Requirements for City consideration shall be monitored by the City Manager or his designee.

All reports and records related to hotel/motel occupancy tax funds shall be maintained and available to the City for a period of five (5) years after receipt of approval from the City.

IV.

TERM AND TERMINATION

This Agreement shall begin the 1st day of October 2018, and shall terminate at midnight on the 30th day of September 2019. In the event either Party fails to abide by any of the terms of this Agreement the non-defaulting party shall furnish a thirty (30) day prior written notice of the default and opportunity to cure to the defaulting Party. The defaulting Party shall have thirty (30) days from the date of the notice to cure the default and if the default

is cured within the thirty (30) day cure period this Agreement shall remain in full force and effect. Failure of the defaulting Party to cure the default within the thirty (30) day cure period shall result in termination of this Agreement ninety (90) days from the date of the default notice was given by the non-defaulting Party to the defaulting Party or September 30, whichever occurs first.

V.

NOTICES

Any notice necessary or appropriate relative to this Agreement shall be effective when deposited in the United States mail, either certified and/or registered mail, postage prepaid and addressed to:

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

Taylor Chamber of Commerce
Attn: President
1519 North Main Street
Taylor, Texas 76574

With a copy to:
Taylor Chamber of Commerce
Attn: Chairman-Board of Directors
1519 North Main Street
Taylor, Texas 76574

VI.

ASSIGNMENT

No part of this Agreement may be assigned or delegated without the prior written consent of the other party, and any attempted assignment of benefits or rights or delegation of duties or obligations shall be a breach of this Agreement. However, nothing in this Agreement shall prohibit the Chamber of Commerce from

participating with regional or state tourism programs or contracting for joint promotion with other agencies.

VII.

VENUE AND JURISDICTION

This Agreement shall be subject to the laws and statutes of the State of Texas, and venue, jurisdiction and performance shall be in Williamson County, Texas.

VIII.

INDEMNITY

The Chamber of Commerce agrees to and shall indemnify and hold harmless and defend the City, its officers, agents, and employees from any and all claims, losses, causes of action and damages, suits, and liability for negligence and willful misconduct of the Chamber of Commerce, including without limitation, all expenses of litigation, court costs, and attorney fees, for injury to or death to any person, or from damage to any property, arising from or in connection with the operations of the Chamber of Commerce, its officers, agents, and employees carried out in furtherance of this Agreement. The Chamber of Commerce shall carry or cause to be carried public liability insurance in the amount(s) of: THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00) for each person; THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00) for each occurrence; and ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) property damage liability insurance for each occurrence. The insurance policies for the coverage shall name the City as an additional insured and the policies, or duplicate originals thereof, must be filed with the City before any operations contemplated by this Agreement are begun by the Chamber of Commerce.

IX.

INDEPENDENT CONTRACTOR

It is understood and agreed that the Chamber of Commerce shall not in any manner be considered a partner or joint venturer with the City, nor shall the Chamber of Commerce be considered or hold itself out as an agent or official representative of the City. The Chamber of Commerce shall be considered an independent

contractor for the purposes of the Agreement and shall in no manner incur any expenses or liability on behalf of the City.

Dated this the _____ day of _____, 2018.

CITY OF TAYLOR, TEXAS

BY: Brandt Rydell
ITS: Mayor

Attest:

Dianna Barker, City Clerk

TAYLOR CHAMBER OF COMMERCE

BY: Sam Dowdy
ITS: Board Chairman

BY: Tia Stone
ITS: President



***City Council Meeting
October 25, 2018
Transmittal Letter***

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Agenda Item #: 16

Agenda Title: **Receive presentation from Lower Brushy Creek WCID regarding upcoming election on a 2 cent maintenance tax**

Council Action to be taken: Receive presentation

Department Submitted: City Management

Staff Contact: James Clarno, General Manager, Lower Brushy Creek WCID / Isaac Turner, City Manager

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to inform the City Council of an upcoming election on a 2-cent maintenance tax and explain the necessity of the tax.

2. STAFF ANALYSIS (Why and How)

The Lower Brushy Creek WCID is responsible for the operation and maintenance of 23 regional flood control structures (earthen dams) including the Ski Lake northwest of the City under contract with the USDA Natural Resources Conservation Service.

In order to better this critical infrastructure, the WCID Board has called for an election to consider approval of a 2-cent maintenance tax. The General Manager of the WCID would like to educate and inform the Council and Staff why the funds are needed, how they would be used and provide a point of contact for information and questions in the future.

3. RECOMMENDATION

N/A

4. FUNDING SOURCE

N/A

5. TIMELINE

The election will be held on Tuesday, November 6, 2018 with early voting between Monday, October 22nd through Friday, November 3rd.

6. PRIOR COUNCIL ACTIONS TAKEN

None

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

N/A

8. ATTACHMENTS

N/A