AGENDA

CITY OF TAYLOR, TEXAS

CITY COUNCIL MEETING

CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

APRIL 24, 2025, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

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

CONSENT AGENDA

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

1. Consider approval of the minutes from the April 10, 2025, regularly scheduled City Council meeting. *Lucy Aldrich*
2. Consider authorizing the City Manager to enter into a contract with Dr. Marissa Little for spay/neuter and related veterinary medical services for the Police Department's Animal Control division. *Henry Fluck, Joseph Branson*
3. Consider approval of an amendment to the CDBG-CV agreement between Williamson County and the City of Taylor for the use of Community Development Block Grant Coronavirus (CDBG-CV) Funds. *Jeffery Jenkins*
4. Consider approval of an agreement between Williamson County and City of Taylor for the use of Community Development Block Grant Coronavirus (CDBG-CV) Funding. *Jeffery Jenkins*
5. Concur with Monthly Financial Report for March 2025. *Robert Powers*

PUBLIC HEARINGS / ORDINANCES

6. **POSTPONEMENT REQUESTED.** Hold a Public Hearing and introduce Ordinance 2025-07 regarding a proposed Voluntary Annexation of approximately 52.226 acres, generally located at 650 County Road 403, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019335 and R019991, and the Official Public Records of Williamson County, Texas, Document No. 2021166275, part of and out of the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas. *Scott Dunlop*

7. **POSTPONEMENT REQUESTED.** Hold a Public Hearing and introduce Ordinance 2025-08 regarding a proposed Voluntary Annexation of approximately 47.634 acres, generally located at 100 County Road 403, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019185 and R019954, and the Official Public Records of Williamson County, Texas, Document No. 2021184603, part of and out of the James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas. *Scott Dunlop*

8. **POSTPONEMENT REQUESTED.** Hold a public hearing and introduce Ordinance 2025-09 regarding a request for an Employment Center Plan referred to as Forterra Mixed Use, generally located at 650 County Road 403, consisting of approximately 52.501 acres of land situated in the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019991 and R019335, Taylor, Williamson County, Texas. *Scott Dunlop*

9. **POSTPONEMENT REQUESTED.** Hold a public hearing and introduce Ordinance 2025-10 regarding a request for an Employment Center Plan referred to as Forterra Business Park, generally located at 100 County Road 403, consisting of approximately 47.634 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019185 and R019954, Taylor, Williamson County, Texas. *Scott Dunlop*

10. Hold a public hearing and introduce Ordinance 2025-11 regarding a request for a Place Type Amendment from P2 – Rural to P2C – Rural Commercial on property generally located at 1900 OLG Cemetery Road, legally described as Honey Bucket Lot 1, Block 1, 4.02 acres, more particularly described by Williamson Central Appraisal District Parcel R665367, Taylor, Williamson County, Texas. *Scott Dunlop*

11. Hold a public hearing and introduce Ordinance 2025-12 regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator for property generally located at 2908 Tyler Lane, legally described as Rob Roy Estates, Lot 133, Block B, more particularly described by Williamson Central Appraisal District Parcel R427194, Taylor, Williamson County, Texas. *Scott Dunlop*

12. Hold a public hearing and introduce Ordinance 2025-13 regarding a request for a Special Use Permit, with conditions, to allow drive-through services in the second and third layer of the lot for property generally located at 2101 N. Main Street, legally described as 0.5717 acres of land in the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018711, Taylor, Williamson County, Texas. *Scott Dunlop*

13. Hold a public hearing and introduce Ordinance 2025-14 regarding a request for an amendment to the Planned Development on property generally located at 3811 N. Main Street, legally described as a 21.782 acres of land part of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018654, Taylor, Williamson County, Texas. *Scott Dunlop*

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

14. Consideration with possible action on Resolution R25-08, a resolution authorizing proceeding with the issuance of Certificates of Obligation and directing publication of Notice of Intent to issue Combination Tax & Revenue Certificates of Obligation, Series 2025. *Robert Powers*

15. Receive an update and discuss the next steps for a potential Charter Election. *Jeffery Jenkins*

EXECUTIVE SESSION

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).

a. Section 551.071; Consultation with City Attorney regarding Second Amendment to Development Review Reimbursement Agreement by and between the City of Taylor, Texas and Samsung Austin Semiconductor, LLC.
b. Section 551.071; Consultation with City Attorney regarding Second Amendment to Tax Increment Reinvestment Zone No. Two Economic Development and Chapter 380 Agreement by and between the City of Taylor, Texas and Samsung Austin Semiconductor, LLC.
c. Section 551.071; Consultation with City Attorney regarding an amendment to the Tax Abatement Agreement by and between the City of Taylor, Texas and Samsung Austin Semiconductor LLC dated September 8, 2022.
d. Section 551.072; Real Estate Exception, Project Spear

Reconvene into Open Session:
Following the conclusion of the executive session, the City Council will reconvene in open session and may consider, deliberate, and take action on any of the following items discussed in executive session.

a. Consider and Approve Second Amendment to Development Review Reimbursement Agreement by and between the City of Taylor, Texas and Samsung Austin Semiconductor, LLC.
b. Consider and Approve Second Amendment to Tax Increment Reinvestment Zone No. Two Economic Development and Chapter 380 Agreement by and between the City of Taylor, Texas and Samsung Austin Semiconductor, LLC.
c. Consider and approve an amendment to the Tax Abatement Agreement by and between the City of Taylor, Texas and Samsung Austin Semiconductor LLC dated September 8, 2022.

ADJOURN

I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on April 21, 2025, 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: *Lucy Aldrich* Date: April 21, 2025

City Council Meeting
April 24, 2025
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 1.

Agenda Title: **Consider approval of the minutes from the April 10, 2025, regularly scheduled City Council meeting.**

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

Department Submitted: City Clerk

Staff Contact: Lucy Aldrich, City Clerk

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

NA

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. April 10, 2025 Meeting Minutes

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
April 10, 2025 at 6:00 p.m.

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

Mayor Pro-Tem Kelly Cmerek
Council Member Robert Garcia
Council Member Shelli Cobb
Council Member Gerald Anderson

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Carly Pearson, Assistant City Manager
Mark Schroeder, City Attorney
Lucy Aldrich, City Clerk

Absent: Mayor Dwayne Ariola

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS / RECOGNITIONS

- Child Abuse Prevention and Awareness Month Proclamation
  Mayor Pro-Tem Cmerek read the proclamation and presented it to Williamson County Children's Advocacy Center representatives.

- Break the Silence Fun Run Proclamation
  Councilwoman Cobb read the proclamation and presented it to Marcus Reese.

- National Animal Control Officer Appreciation Week Proclamation
  Councilmember Anderson read the proclamation and presented it to Commander Branson.

- National Public Safety Telecommunicators' Week Proclamation
  Councilmember Garcia read the proclamation and presented it to Chief Fluck.

CITIZENS COMMUNICATION

Jacob Loertscher and Trevor Hacking with The Church of Jesus Christ of Latter-day Saints addressed the Council to introduce themselves and share information about their presence and activity in the community.
Greg Smith with The Big Easy Market spoke about his establishment and provided a packet to City Council with information pertaining to skill games.
Sandra Wolff spoke about concerns she has with CARTS accommodations, neighborhood residential non-through traffic streets accommodations, and the main water and sewer lines going to Murphy Street.

BOARDS & COMMISSION PRESENTATION

1. Receive an update from the Moody Museum Advisory Board.
   Chairwoman Komandosky gave a presentation on the Board's recent activities and future plans.
   Motion was made by Councilmember Garcia to receive the Moody Museum update as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

CONSENT AGENDA

2. **Approve minutes from the March 27, 2025, regular City Council meeting.**
   Motion was made by Councilmember Garcia to approve the consent agenda items as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

3. **Consideration and possible action on Task Order 63 with HDR Engineering, Inc. for design and bidding for the 5th and Murphy Community Development Block Grant Waterline Replacement Project, and approval of the McGray and McGray Land Surveyors, Inc., design survey proposal.**
   Jim Gray, Director of Public Works gave a brief presentation on the agenda item. This task order with HDR is for design and bidding services needed for the 5th and Murphy Waterline Replacement project. This also includes the proposal from McGray and McGray for design survey services.
   Motion was made by Councilmember Garcia to approve Task Order 63 with HDR and the design survey proposal by McGray and McGray Land Surveyors as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

4. **Receive project updates from the Communications Department.**
   Daniel Seguin, Communications Director – gave a presentation on the on-going projects in the Communications Department.
   Motion was made by Councilmember Garcia to receive the Communications Department project updates as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

ADJOURN

With no further business Mayor Pro-Tem Cmerek declared the meeting adjourned at 7:08 p.m.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

City Council Meeting
April 24, 2025
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 2.

Agenda Title: **Consider authorizing the City Manager to enter into a contract with Dr. Marissa Little for spay/neuter and related veterinary medical services for the Police Department's Animal Control division.**

Council Action to be Taken: **Approve Authorization for Veterinary Services**

Department Submitted: Police/ Animal Control

Staff Contact: Henry Fluck, Chief of Police
Joseph Branson, Support Services Commander

1. PURPOSE / DESCRIPTION

Animal Control is requesting approval to enter into a contract with Veterinarian Dr. Marissa Little for Veterinary Medical Spay/Neuter and related Veterinary Services.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Animal Control Supervisor Sandy Perio is requesting approval of a contract with Veterinary Doctor, Marissa Little. This is for replacing the Dr. Graef Contract for spay/neuter and related veterinary services. If the Dr. Little contract is approved, the maximum payment would not exceed $100,000, however, as listed below in financial impact projections, our Animal Control needs would not approach that number. The scope of services includes spay and neuter, microchipping, emergency medical treatments, and routine care of animals during their stay at the facility.

Prior Actions: Council approved a contract for Dr. Arlon Graef on March 14, 2024.

City Attorney Mark Schroeder has reviewed the contract.

3. PROS and CONS

Convenience of veterinary services being provided at the animal shelter Eliminates the need to transport animals, which is staff intensive and time demanding Inproved services by known provider	Cost increase

4. RECOMMENDATION

Authorize Animal Control to contract with Dr. Marissa Little for Veterinary Medical Spay/Neuter and related veterinary services.

5. FUNDING SOURCE

Projected Costs from General Fund 100-558-515 Veterinarian Services

Procedure	**Cost per pet**	
Neuter (Cat) Cost	$100.00	
Spay (Cat) Cost	$125.00	
Dogs under 50lbs (spay or neuter)	$150.00	
Dogs 50lbs and over (spay or neuter)	$175.00	
Conditions that extend surgery time	+$25	(pregnant, cryptorchid, obesity)
Heartworm tests (dogs only)	$5	$10 if contractor provides
Rabies Vaccination	$10.00	
Total basic cost for cats	$110 - $135	
Total basic cost for dogs	$170 - $195	
*totals not including conditions that extend surgery time		

Costs Sample:

Spay/Neuter average cost with rabies vaccines and heartworm test (dogs only)	$170 $195		$150 - $175 spay/neuter | $10 rabies vaccine | $10 heartworm test (dogs only)		
	37 surgery days left in FY25	x	10 animals per surgery day	=	370 animals
Cost Projection	370 animals	x	$ 170 - $195	=	$ 62,900 - $ 72,150
YTD Costs as of April 2, 2025	$ 19,288	+	$ 62,900 - $72,150 remaining estimated costs	=	$ 82,188 - $91,438
FY25 current budget	$ 30,000	-	$ 82,188 - $91,438 Estimated total costs for FY25	=	($ 52,188 - $ 61,438) overage

100-558-515 Veterinarian Services Historical Expenditures

Fiscal Year	**Beginning**	**Expended**

	Balance		
2020/2021	$18,000	$12,008.55	
2021/2022	$18,000	$29,324.00	
2022/2023	$24,000	$15,612.00	Did not do surgeries for 3.5 months because of construction but had 31 dogs and 34 cats adopted during that time and would have to come back for surgeries (~$9000).
2023/2024	$30,000	$41,565.00	

6. TIMELINE

Immediate, upon approval.

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. Taylor Spay_Neuter contract - Little (1) (1) (1) (1)

ANIMAL SHELTER

Dr. Marissa Little
411 Fowzer Street
Taylor, Texas 76574
(512) 595-3849

Agreement with City of Taylor Animal Services to provide low cost spay/neuter and related veterinary services.

Section I. Representatives of the Parties and Service of Notice

A. The representatives of the parties authorized to administer this Agreement, and to whom formal notices, demands, and communications shall be given are as follows:

a. The representative of the **City** of Taylor shall be:

Name: _____ Brian Laborde _____

Title: _____ City Manager _____

Address: __400 Porter Street _____

_____ Taylor, TX 76574_____

Phone Number: ___ (512)352-3677_____

b. The representative for the City of Taylor **Animal Services** Department shall be:

Name: _____ Henry Fluck _____

Title: _____Chief of Police _____

Address: __500 S. Main Street_____

_____ Taylor, Tx 76574 _____

Phone Number: __ (512) 352-5551_____

c. The representative of the **Contractor** shall be:

Name: ____Marissa Little_____

Title: _____DVM_____

Address: ___411 Fowzer Street _____

_____Taylor, TX 76574_____

Phone Number: __(512) 595-3849_____

B. Formal notices, demands, and communications required hereunder by any party shall be made in writing and communicated by U.S. Mail or email.

C. If the name of the person designated to receive the notices, demands, or communications or the address of such person is changed, written notice shall be given to the other parties within five (5) business days of said change.

Section II. Scope of Services

A. Definitions

1. "Neuter" shall mean "orchiectomy." "Spay" shall mean "ovariectomy or ovariohysterectomy."
2. "Sterilization" and "surgery" refer to the spaying or neutering of an animal. All sterilizations shall include: a physical examination of the animal, rabies vaccination, anesthesia and any medications required for surgery.

B. Surgical Sterilizations

The Contractor will perform:

1. Spay and neuter surgeries on qualified animals adopted from or available for adoption from Animal Services (Qualified animals defined as dogs and cats, eight (8) weeks of age or older who have satisfied the City required stray hold).
2. On each day of operation, Contractor shall commit to perform surgeries on a minimum of 8 animals and a maximum of 20 animals.
3. Contractor shall coordinate with Animal Services staff in the event that the volume of surgeries exceeds this number during special adoption events or other events and the Contractor shall make a reasonable effort to accommodate additional spay/neuter surgeries.
4. Pre-surgical physical examinations on all surgical candidates to determine if an animal is qualified for surgical treatment.
5. Other ancillary medical procedures associated with surgical sterilization, according to the provisions outlined below:
    a. The Contractor will conform to all surgical standards as required by the Texas Veterinary Act.
    b. Animals deemed unfit or unhealthy by a veterinarian may be rejected for surgical sterilization.
    c. Animals that are pregnant, in estrus, cryptorchid, or have any other medical condition outside the scope of a healthy animal sterilization, may be surgically sterilized at the discretions of the Contractor's veterinarian. The Contractor may charge the City an additional fee per condition.
    d. If during surgery, the animal is discovered to be already sterilized, the same fee shall apply for a standard sterilization.
6. If the veterinarian deems an animal unsuitable for surgery, the contractor will notify Animal Services in writing as well as by phone giving them the reason the animal has been deemed unsuitable for surgery. Reasons can include, but are not limited to:
    a. Underage (less than 8 weeks old)
    b. Underweight (less than 2lbs)
    c. Undescended testicles (cryptorchid)
    d. Underlying healthy conditions (animal appears unwell or to be suffering from any illness)

C. Fees and Payments

1. Fees for spay/neuter surgeries paid by Animal Services are set by the Contractor and agreed to in this Agreement. If fees are revised or changed, the Contractor will provide notice to Animal Services and a Supplemental Agreement will be provided noting the changes or revisions to the fee schedule.

2. Fee Schedule
   Neuter (Cat): $100

Spay (Cat): $125
Dog under 50 lbs (spay or neuter): $150
Dog 50 lbs and over (spay or neuter): $175
Conditions that extend surgery time (pregnant, cryptorchid, obesity) +$25
Heartworm Test: $5 (if city provides) $10 (if contractor provides)
Rabies Vaccine: $10
No Amputations

D. Microchips
If an animal has not been or could not be microchipped by Animal Services, the Contractor agrees to implant a microchip (provided by the Animal Services) into said animal for no additional fee.

E. Contractor Responsibilities:
1. Contractor will follow all mandates of the Texas Veterinary Act.
2. Contractor shall immediately report to Animal Services all unexpected deaths of shelter animals under the direct care and control of the Contractor.
3. Surgery can be deferred and the Contractor shall re-schedule, or reject the animal for sterilization if deemed unfit or unhealthy by the Contractor.
4. Upon completion of sterilization, Contractor shall bill Animal Services for services rendered by using an online invoice and payment system.

F. Code of Ethics
The Contractor shall abide by the following Code of Ethics in providing services under this Agreement.
1. General: The Contractor shall perform services in an ethical and lawful manner. The Contractor shall not utilize medical or surgical techniques that are not approved by the American Veterinary Medical Association (AVMA) nor perform any services that the City has not authorized.
2. Communication Guidelines: Communication shall be conducted in a positive, courteous manner.

G. Emergency Medical Treatment
Contractor shall monitor all animals under its care and control for post-surgical complications and shall provide appropriate post-surgery medical treatment to animals in the event of an emergency related to the surgery, at no additional cost to the City, so long as such complications are discovered while the animal is under the Contractor's care and control.

H. Termination
Either party to this agreement may terminate this Agreement immediately by providing written notice to the other party of the termination.

Section III. Maximum Payment

Payment to the Contractor by the City shall not exceed $100,000 during the City's fiscal year (defined as October 1 thru September 30). This provision shall not mean that the City is required to reach or approach this amount. Any amount of payment over the City's budgeted Veterinarian Services amount for the current fiscal year and donated monies can be used to help offset costs. It is Texas State Law that animals adopted from a shelter must be sterilized or a release is made to the new owner who signs

an agreement to have the animal sterilized. (Texas State Law – As set forth in the Texas Health and Safety Code, Chapter 828, Titled “Dog and Cat Sterilization”).

This Agreement constitutes the full and complete understanding between parties.

In witness thereof, the parties hereto have caused this Agreement to be executed by their respective duly authorized representatives:

Marissa Little, DVM

Signature: _____

Brian LaBorde, City of Taylor City Manager

Signature: _____

City Council Meeting
April 24, 2025
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 3.

Agenda Title: **Consider approval of an amendment to the CDBG-CV agreement between Williamson County and the City of Taylor for the use of Community Development Block Grant Coronavirus (CDBG-CV) Funds.**

Council Action to be Taken: Approve on Consent

Department Submitted: City Management

Staff Contact: Jeffery Jenkins, Deputy City Manager

1. PURPOSE / DESCRIPTION

This item would amend the agreement with Williamson County for the use of CDBG-Coronavirus funds.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Back in August 2022, the City and the County approved an agreement for the use of CDBG-Coronavirus (CDBG-CV) funding. This funding was a special CDBG from the federal government. The City of Taylor was awarded $800,000 and the project chosen was to replace the water line on Highland Drive, which had experienced several leaks and issues over the years. The Highland Drive Project was completed at a cost of $637,357.32, leaving approximately $162,642.64 in remaining funds. This item amends the project budget to reflect the actual cost of $637,357.32. A separate item on the agenda will authorize transferring the remaining funds to the 5th and Murphy Project. This approach allows the City to recapture and reuse these grant dollars, which will be the first funds applied to the 5th and Murphy Project. This amendment effectively adjusts the budget for the Highland Drive Project.

3. PROS and CONS

PROS	CONS

• Works with the County to allow us to use funds for another project.	•

4. RECOMMENDATION

Approve amendment

5. FUNDING SOURCE

CDBG Grant funds

6. TIMELINE

Construction October 2025-May 2026 for the 5th and Murphy Project

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. CDBG CV Taylor Amendment
2. Wilco - City agreemt water line imprvmts on Highland Dr_ (004)
3. Amendment to CDBG CV agreement

Amendment to the CDBG-CV Agreement between Williamson County and the City of Taylor for the use of Community Development Block Grant Coronavirus (CDBG-CV) Funds

The following information modifies the project budget of the CDBG-CV Agreement between Williamson County and the City of Taylor. This document affects only the above-mentioned section of the Agreement. All other sections remain as identified in the original Agreement.

Amend Part 1, Section 6 to read:

The County shall pay and Subrecipient agrees to accept in full $637,357.32 (Grant Amount – Six Hundred Thirty Seven Thousand Three Hundred Fifty Seven and 32/100) (hereinafter "Grant") for performance under this Agreement.

Amend Exhibit A Section 3 Proposed Project Budget to read:

PROPOSED PROJECT BUDGET (see attached HUD budget):

	CDBG Amount	Subrecipient Amount
A. Construction	$637,357.32	_____
B. Eligible equipment (as outlined in 24 CFR 570.207(1))	_____	_____
C. Engineering, planning & administrative costs	_____	_____
D. Property Acquisition	_____	_____
CDBG-CV Funding	$637,357.32	

_____ _____

Authorized Signature
City of Taylor

Date

_____ _____

Valerie Covey
Presiding Officer/Authorized Official
Williamson County

AGREEMENT BETWEEN WILLIAMSON COUNTY
AND CITY OF TAYLOR
FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT
CORONAVIRUS (CDBG-CV) FUNDING

THIS AGREEMENT, entered into this 5 day of August, 2022, by and between Williamson County ("County"), and City of Taylor ("Subrecipient");

WHEREAS, the County is the recipient of Community Development Block Grant Coronavirus (CDBG-CV) funds granted by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the County wishes to utilize CDBG-CV funds to assist Subrecipient in the engineering, design, survey, construction plans and documents preparation, refined estimate and bidding for the waterline improvements along Highland Drive in Taylor TX to include approximately 1,700 linear feet of 8" waterline along Highland Drive from N. Main St. (30.591810, -97.412957) to the end of Highland Dr. (30.593369, -97.407972). Acquisition, construction, reconstruction or installation of public works, facilities and site or other improvements. Construct a public improvement, such as extending broadband infrastructure in an underserved area or reconstructing degraded water lines, to support tele-school and telemedicine and to ensure potable water to homes, schools, and health providers. In addition, funds must be used to PREVENT, PREPARE or RESPOND to Coronavirus. CDBG-CV funds cannot be used for any other purpose.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

PART I

1. **PURPOSE AND SCOPE OF SERVICES:**

   A. Subrecipient will perform the services described in Exhibit A attached to this Agreement pursuant to the project description, timeline and budget.

   B. Upon request, the County will provide technical assistance to the subrecipient concerning compliance with the terms of this Agreement. The subrecipient shall be responsible for all bidding procedures and subcontractural arrangements. All procedures shall be carried out in accordance with all Federal, State and local standards, and shall be monitored by the County.

   C. The Project shall be completed in compliance with all applicable state and local codes. Upon completion, this Project shall be operated in compliance with all applicable federal, state and local laws. Subrecipient agrees the funding shall be used solely for the purpose of costs as detailed in Part I.1.A. of this Agreement.

2. **TIME OF PERFORMANCE:**

   Subrecipient shall perform according to the schedule described in Exhibit A. The schedule for performance is subject to change by mutual agreement of both parties in writing.

3. **PROPOSED PROJECT BUDGET**

See attached budget in Exhibit A.

4. **Objective and Outcome Statement:** **To prevent, prepare for or respond to coronavirus.**

5. **Project Indicators:**

Indicators will be requested of the Subrecipient by the Williamson County Community Development Administrator and could include but is not limited to such items as amount of money leveraged; number of persons, households, businesses, unit or beds assisted, as appropriate; income levels of persons or households; race, ethnicity, and disability data. Subrecipient agrees to fulfill the Community Development Administrator's request in a reasonable time but not to extend past 15 days after request.

6. **COMPENSATION AND METHOD OF PAYMENT:**

The County shall pay and Subrecipient agrees to accept in full $800,000 (Grant Amount – Eight Hundred Thousand and no/100) (hereinafter "Grant") for performance under this Agreement, as follows:

A. Based on the approved budget, partial payments shall be made upon presentation of (i) architect's Certificates for Payment for applicable labor and construction materials and supplies purchased or billed from the contractor for progress payments for project work completed, and/or (ii) purchase agreements, invoices, executed lien waivers, and other supporting documents covering all amounts to be paid, and/or (iii) time sheets and other source documents. Payments will be made for eligible expenses actually incurred by Subrecipient, and not to exceed actual cash requirements.

B. All payments under this agreement are subject to receipt by the County of sufficient federal funds for the CDBG program. CDBG funds shall be drawn from the U.S. Treasury by the County through the Integrated Disbursement and Information System (IDIS). The County shall retain exclusive direct access rights to the IDIS system. All access to the IDIS system will be by duly authorized persons designated by the County as approved by HUD. Any termination, reduction or delay of receipt of CDBG funds to the County shall, at the sole option of the County, result in the termination, reduction or delay of CDBG funds to the subrecipient.

C. Subrecipient shall not hold funds. Any funds not immediately disbursed by the subrecipient shall be returned to the County and will be deposited in the U.S. Treasury, CDBG Trust Account. Any interest earned on cash advances from the U.S. Treasury and/or County of less than one hundred dollars ($100.00) per year may be retained by the subrecipient and used for project expenses. Any interest in

excess of one hundred dollars ($100.00) per year shall be remitted promptly to the County.

D. Subrecipient shall report all program income as defined at 24 CFR 570.500(a) generated by activities carried out with CDBG funds made available under this Agreement. The use of program income by Subrecipient shall comply with the requirements set forth at 24 CFR 570.504. Subrecipient may use such income during the contract period for activities permitted under this Agreement and shall reduce requests for additional funds by the amount of any such program income balances on hand. All unused program income shall be returned to the County at the end of the Agreement period. Any interest earned on cash advances from the U.S. Treasury is not program income and shall be remitted promptly to the County.

7. **TERMS AND CONDITIONS:**

A. Subrecipient agrees to comply with all applicable federal, state, and local laws and regulations governing the funds provided under this Agreement.

B. The County shall have no responsibility or liability for the maintenance, operation or program funding for Subrecipient.

C. Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. Subrecipient shall at all times remain independent with respect to the services to be performed under this Agreement. The County shall be exempt from payment of all unemployment compensation, FICA, retirement, life and/or medical insurance and workers' compensation insurance.

D. During the period of this Agreement, effective as of the start of the Project, the Subrecipient and/or contractor and/or subcontractor performing any portion of the work on the Project that involves any construction trade (hereinafter collectively referred to in this provision as "Construction Trade Participant(s)") shall, at their own expense, procure and maintain all-risk property damage and liability insurance. For the term of this Agreement, Construction Trade Participant(s) shall list the County as an additional insured on said all-risk property damage and liability insurance. Property damage coverage shall not be less than the current market value of the property. Liability coverage shall include contractual insurance as well as comprehensive form insurance and shall provide coverage of not less than $1,000,000 bodily injury per person, $1,000,000 bodily injury per occurrence, and $500,000 property damage. Subrecipient, on behalf of itself and on behalf of any other Construction Trade Participant(s), shall furnish the County with a certificate of insurance before any work is started by any such party. The certificate of insurance shall include a statement guaranteeing that the insurance policy shall not be cancelled, non-renewed or materially changed without thirty (30) days advance written notice being given to the Community Development Administrator. Construction Trade Participant(s) shall provide Workers' Compensation Insurance coverage as required by Texas law for all employees involved in the performance of this Agreement. The insurance company providing the insurance must be licensed to do business in the State of Texas and rated as A or better by A.M. Best. The Subrecipient hereby acknowledges

and agrees that it shall be the responsibility of the Subrecipient to ensure that all Construction Trade Participant(s) comply with the herein stipulated minimum insurance requirements. Furthermore, the Subrecipient hereby agrees to include and require that the language of this provision be included in all contracts or subcontracts relating to the Project.

E. Until at least the date determined in Exhibit A of this Agreement (Monitoring Period), Subrecipient shall fulfill its stated purpose in a manner satisfactory to the County as outlined in Exhibit A (Project Description and Scope of Services) of this Agreement and provide continued service. All records and public information created in connection with this Agreement or the Project shall be retained by Subrecipient until at least the date determined in Exhibit A (Monitoring Period).

F. In the event Subrecipient discontinues its services and/or the Project funded under this Agreement prior to the date determined in Exhibit A (Monitoring Period) of this Agreement, the value of the pro-rated portion of real and personal property (tangible and intangible) secured with the CDBG-CV funds, if applicable, under this Agreements shall revert to the County. If said property has been disposed of, then the County will be reimbursed in the amount of the current fair market value of the property less any portion of the fair market value attributable to non- County CDBG-CV funds. (Personal property includes, but is not limited to, equipment, furnishings, and vehicles.)

G. Except as provided herein, the terms of this Agreement shall be effective from the date of execution through and including the date determined in Exhibit A of this Agreement (Monitoring Period).

PART II

1. **PERFORMANCE AND REPORTING:**

A. Subrecipient shall direct all notices, reports, insurance policies, and other communications related to or required by this Agreement to the office of the Williamson County Community Development Administrator, 710 Main Street, Ste 101 Georgetown, TX 78626. Notice by both Subrecipient and County shall be given by ordinary mail. All reports shall comply with relevant state and federal regulations, including but not limited to 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

B. Until the completion of the Project and expenditure of all CDBG-CV funds disbursed under this Agreement, Subrecipient shall submit monthly reports describing progress of the project activities.

C. Not later than date determined in Exhibit A of this Agreement (Project Completion Date), Subrecipient shall provide the County with a Certified Statement of the Expenditure of Funds disbursed under this Agreement.

D. Following completion of the Project, Subrecipient shall submit annual reports by the first day of October of each contract year until the date determined in Exhibit A (Monitoring Period) of this Agreement. The annual report shall, at a minimum, include statistics pertaining to the number, race, disability, household income, household size and place of residence of clients served at Subrecipient's Facility.

E. No reporting requirements shall extend beyond the date determined in Exhibit A of this Agreement (Monitoring Period).

2. **OTHER REPORTS, AUDITS AND INSPECTIONS:**

A. Subrecipient shall promptly furnish the County or HUD with such statements, records, data and information as the County or HUD may reasonably request pertaining to this Agreement.

B. During the term of this Agreement, any time during normal business hours, Subrecipient shall make available to the County, HUD and/or the Comptroller General of the United States, or their duly authorized representatives, all of Subrecipient's records in order to permit examination of any audits, invoices, materials, payrolls, personnel records, conditions of employment, and other data relating to all matters covered by this Agreement.

C. Subrecipient shall retain financial records, supporting documents, statistical records, and all other records pertaining to expenditures under this Agreement until the date determined in Exhibit A.

3. **ADMINISTRATIVE REQUIREMENTS AND AUDIT REQUIREMENTS:**

A. Financial Management

1. Accounting Standards

Subrecipient agrees to comply with Subpart E of 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred. All financial transactions and documentation must comply with the audit requirements in 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Procedures for Accounts Payable, Purchasing, and other accounting functions must meet all standards established by the Williamson County Auditor, and Subrecipient will provide any reports required by those standards.

2. Uniform Administrative Requirements

Subrecipient will comply with 24 CFR 570.502, Applicability of Uniform Administrative Requirements, Section (a), recipients and subrecipients that are governmental entities (including public agencies) and Section (b), subrecipients, except subrecipients that are governmental entities.

Subrecipients shall comply with the requirements and standards of 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

3. Audit Requirements

Subrecipient agrees to comply with the Williamson County Community Development Block Grant Audit Requirements attached as Exhibit B to this Agreement.

Subrecipients shall comply with the requirements and standards of 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Subrecipient agrees to furnish County with a current Financial Report (financial statements) within six (6) months from the end of its fiscal year covering the period of this Agreement that includes detailed receipts and disbursement of payments to Subrecipient hereunder. **Grant funds will automatically be forfeited if the SUBRECIPIENT fails to submit a Financial Report.**

However, if Subrecipient expends Seven Hundred Fifty Thousand Dollars ($750,000.00) or more in federal funds (all sources), Subrecipient must, within nine (9) months from the end of its fiscal year, supply County with a single audit and is required to submit their audit report to the Federal Audit Clearinghouse (FAC) within the earlier of 30 days after the receipt of the auditor's report, or within 9 months after the end of the audit period. **Grant funds will automatically be forfeited if the SUBRECIPIENT fails to submit an audit within the allotted time.**

If the Subrecipient expends less than Seven Hundred Fifty Thousand Dollars ($750,000.00) a year in federal funds (all sources), then they are exempt from Single Audit requirement for that year; however, records must be available for review or audit by appropriate officials of the federal agency, pass-through entity and the General Accounting Office.

Subrecipient is required to submit a 990 Tax Return (Return of Organization Exempt from Income Tax) for the most recent fiscal year within six (6) months if submitting a Financial Report or within nine (9) months if submitting a Financial Audit. If the Subrecipient is not classified as an exempt entity as defined in 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, the Subrecipient will not be awarded grant funds.

If applicable, Subrecipient agrees to cooperate with County relating to any inquiries regarding the Financial Audit or Financial Report and Subrecipient acknowledges that a Financial Audit or Financial Report shall be provided to County at the expense of the Subrecipient. Financial Audit or Financial Report shall be available to County staff, and any and all applicable federal agencies, and be of unrestricted access, as listed in 24 CFR Part 85.42.

4. Cost Principles

Subrecipient shall administer its program in conformance with 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, as applicable, for all costs incurred whether charged on a direct or indirect basis.

B. Documentation and Record-Keeping

1. Records to Be Maintained

Subrecipient shall maintain all records that are pertinent to the activities to be funded under this Agreement, including but not limited to:

a. Records providing a full description of each activity undertaken;

b. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG-CV assistance;

c. Records documenting compliance with the fair housing and equal opportunity components of the CDBG-CV program; and

d. Financial records as required by 24 CFR 570.502, and 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

2. Client Data

Subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to a signed and dated verification of income statement, or other basis for determining eligibility, and description of service provided. Such information shall be made available to County monitors or their designees for review upon request.

3. National Objectives

Subrecipient agrees to maintain documentation that demonstrates that the activities carried out with funds provided under this Agreement benefit low/moderate income persons, as defined in 24 CFR 570.208.

C. Procurement

1. Compliance

Subrecipient shall comply with current County policy concerning the purchase of equipment and shall maintain an inventory record of all non-expendable personal property as defined by such policy as may be procured with funds provided herein.

All program assets (unexpended program income, property, equipment, etc.) shall revert to the County upon termination of this Agreement. As necessary, the procurement procedures and related documents involving all purchases with grant funds are subject to review and oversight by the County's Contract Audit, Legal, and Purchasing Department.

2. OMB Standards

Subrecipient shall procure materials in accordance with the requirements of 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Procurement Standards, and shall subsequently follow, Property Management Standards, covering utilization and disposal of property. Copies of said circulars are provided and by execution of this Agreement, Subrecipient acknowledges their receipt.

D. Amendments

The County or Subrecipient may amend this Agreement at any time provided that such amendments are executed in writing and signed by a duly authorized representative of both organizations.

4. **NON-DISCRIMINATION:**

No person shall be excluded from or denied the benefits of Subrecipient's service on the basis of age, race, color, religion, creed, national origin, gender identity, sex, marital status, disability, sexual orientation or, with respect to the sale, lease, rental, use or occupancy of real property or housing accommodations, the presence or absence of dependents, familial status or public assistance source of income. All current and prospective project beneficiaries must, however, be persons in need of the programs provided by Subrecipient.

5. **SECTION 504 COMPLIANCE:**

No otherwise qualified individual with handicaps shall, solely by reason of his/her handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. This includes, but is not limited to, programs and/or activities related to housing, employment, and the delivery of services.

6. **EQUAL EMPLOYMENT OPPORTUNITY, FAIR HOUSING AND DRUG-FREE WORKPLACE:**

The subrecipient certifies that it is an "Equal Opportunity Employer" and that it will comply with the Texas Human Rights Commission Act, and all applicable HUD regulations pertaining to equal opportunity and affirmative action in employment. Further, the SUBRECIPIENT shall ensure that all contracts for work under this Agreement contain appropriate equal employment opportunity statements.

SUBRECIPIENT shall comply with all provisions of 24 CFR Part 100-115, which implement the Fair Housing Act. This Act prohibits discrimination in the sale or rental of housing, the financing of housing or the provision of brokerage services against any person on the basis of race, color, religion, sex, national origin, handicap or familial status.

In addition, SUBRECIPIENT certifies it will provide a drug-free workplace as defined in 24 CFR Part 24, subpart F and/or follow the requirements of 24 CFR 92.350.

7. **SECTION 3:**

Subrecipient agrees to comply with Section 3 requirements, the regulations set forth in 24 CFR 135, and to include the following language in all subcontracts executed under this Agreement:

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3 shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate actions, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contract is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR

part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with Section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

8. **WOMEN AND MINORITY-OWNED BUSINESS ENTERPRISES:**

Subrecipient will use its best efforts to afford minority and women-owned business enterprises (at least fifty-one (51) percent owned and controlled by minority group members or women) the maximum practicable opportunity to participate in the performance of this Agreement.

9. **LABOR:**

Construction projects funded under the CDBG program in excess of $2,000 shall comply with the labor provisions outlined in 24 CFR 570.603. Subrecipient will comply with Davis-Bacon Act (40 U.S.C. 276a-276a-5). Such contracts must also be subject to the overtime provisions, as applicable, of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-332). The Subrecipient agrees to adhere to said provisions and will not use suspended or debarred contractors.

10. **ENVIRONMENTAL ASSESSMENT AND HISTORIC PRESERVATION:**

Subrecipient shall assist the County in complying with all applicable environmental assessment and historic preservation requirements of HUD and the State Historic Preservation Officer of Texas.

11. **LEAD-BASED PAINT POISONING PREVENTION:**

Subrecipient shall comply with requirements of Section 302 of the Lead-Based Paint Poisoning Prevention Act and HUD regulations thereunder (24 CFR Part 570) insofar as they apply to the performance of this Agreement.

12. **ELIGIBILITY RESTRICTIONS FOR CERTAIN RESIDENT ALIENS (570.613):**

1. Restriction The subrecipient agrees to comply with 24 CFR 570.613, which states that certain newly legalized aliens, as described in 24 CFR part 5 subpart E are not eligible to apply for benefits under covered activities funded by the County's CDBG

programs. "Benefits" under this section means financial assistance, public services, jobs and access to new or rehabilitated housing and other facilities funded through the County's CDBG programs. "Benefits" do not include relocation services and payments to which displacees are entitled by law.

2. Covered Activities "Covered activities" under this section means activities meeting the requirements of Sec. 570.208(a) that either:

a. Have income eligibility requirements limiting the benefits exclusively to low and moderate income persons; or

b. Are targeted geographically or otherwise to primarily benefit low and moderate income persons (excluding activities serving the public at large, such as sewers, roads, sidewalks, and parks), and that provide benefits to persons on the basis of an application.

3. Limitation on Coverage

The restrictions under this section apply only to applicants for new benefits not being received by covered resident aliens as of the effective date of this agreement.

4. Compliance

Compliance can be accomplished by the subrecipient obtaining certification as provided in 24 CFR part 5 subpart E evidencing citizenship or eligible immigration status.

13. **TERMINATION OF AGREEMENT FOR CAUSE:**

If Subrecipient fails to fulfill its obligations under this Agreement in a timely and proper manner, or if Subrecipient violates any of the terms, agreements or stipulations of this Agreement, the County shall thereupon have the right to terminate this Agreement by giving written notice to Subrecipient of such termination, specifying the default or defaults, and stating that this Agreement shall be terminated 30 days after the giving of such notice unless such default or defaults are remedied within such cure period. The County shall be obligated to make no payment due hereunder after it gives said notice unless the defaults are remedied with said 30-day period. In the event of such termination, Subrecipient shall promptly repay to the County the full grant amount or that portion of the amounts that have been disbursed to Subrecipient prior to such termination.

14. **TERMINATION OF AGREEMENT FOR CONVENIENCE:**

This Agreement may be terminated in whole or in part upon the mutual agreement of the parties hereto, in which case the County and Subrecipient shall agree upon the termination conditions, including the effective date, the disposition of contract amounts, and in the case of partial termination, the portion to be terminated. However, if, in the case of partial termination, the County determines that the remaining portion of the award will not accomplish the purposes for which the award was made, and the award is terminated in its entirety, Subrecipient shall promptly repay to the County the full grant amount or that portion of the amount which has been disbursed to Subrecipient prior to such termination.

15. **INTEREST OF CERTAIN FEDERAL AND OTHER OFFICIALS:**

A. No member or delegate to the Congress of the United States, and no resident Commissioner, shall be admitted to any share or part of this Agreement, or to any benefit to arise herefrom.

B. No member of the governing body of the County, no officer, employee, official or agent of the County, or other local public official who exercises any functions or responsibilities in connection with the review, approval or carrying out of the Project to which this Agreement pertains, shall have any private interest, direct or indirect, in this Agreement.

C. No federal funds appropriated under this Agreement shall be paid, by or on behalf of Subrecipient, to any person for influencing or attempting to influence a member of Congress, an officer or employee of Congress or any federal agency in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan or agreement.

D. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal agreement, Subrecipient shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

E. Subrecipient shall require that the language of this certification be included in the award documents for all sub-Subrecipients and that all sub-Subrecipients shall certify and disclose accordingly.

16. **CONFLICT OF INTEREST:**

Subrecipient covenants that it has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of the services to be undertaken through this Agreement. Subrecipient further covenants that in the performance of this Agreement, no person having such an interest shall be employed by Subrecipient.

17. **GRANTOR RECOGNITION:**

All activities, facilities, and items utilized pursuant to this Agreement shall be prominently labeled as CDBG funded. In addition, Subrecipient will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

18. **ASSIGNABILITY:**

Subrecipient shall not assign or transfer any interest in this Agreement without the prior written approval of the County. Any assignment made without such consent shall be void.

This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.

19. **HOLD HARMLESS PROVISION:**

Subrecipient shall indemnify, defend and hold harmless the County, its officers, employees and agents from all liability, loss, cost, damage and expense (including reasonable attorney's fees and court costs) resulting from or incurred by reason of any actions based upon the negligent acts or omissions of Subrecipient's employees or agents during the performance of this Agreement.

20. **SEVERABILITY CLAUSE:**

If any one or more of the provisions contained in this Agreement are held to be invalid, illegal, or unenforceable, this Agreement shall be deemed severable and the remainder of the Agreement shall remain in full force and effect.

21. **LIMITATIONS OF COUNTY LIABILITY - DISCLAIMER OF RELATIONSHIP:**

The County shall not be liable to Subrecipient, or to any party, for completion of or failure to complete any improvements which are parts of the Project. Nothing contained in this Agreement, nor any act or omission of the County or Subrecipient, shall be construed to create any special duty, relationship, third-party beneficiary, respondent superior, limited or general partnership, joint venture, or any association by reason of Subrecipient's involvement with the County.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on this 5th day of August, 2022.

Williamson County, Texas

By: Bill Gravell

County Judge

ACKNOWLEDGMENT

STATE OF TEXAS)
) *SS:*
WILLIAMSON COUNTY)

On this 5th day of August, 2022, before me, Rebecca Pruitt, a Notary Public in and for said State, personally appeared Bill Gravell, to me personally known, who being by me duly sworn, did say that he is the County Judge of said County executing the within and foregoing instrument that the seal affixed

hereto is the seal of said County, and that the said Bill Gravell acknowledged the execution of said instrument to be the voluntary act and deed of said County, by it and by him voluntarily executed.

REBECCA PRUITT
Notary Public, State of Texas
Comm. Expires 08-31-2024
Notary ID 132650479

Rebecca Pruitt
Notary Public in and for Williamson County, Texas

City of Taylor (Subrecipient)

By: _____
Jeffery Jenkins
Deputy City Manager

ATTEST: Dianna McLean
Secretary

ACKNOWLEDGMENT

STATE OF TEXAS)
) SS:
WILLIAMSON COUNTY)

On this 29 day of July, 2022, before me, the undersigned, a Notary Public in and for the State of Texas, personally appeared Jeffery Jenkins and Dianna McLean, to me personally known, who being by me duly sworn, did say that they are the Deputy City Manager and City Clerk, respectively, of City of Taylor executing the foregoing instrument; that the seal affixed hereto is the seal of said city; that the instrument was signed on behalf of the city by proper authority; that Jeffery Jenkins and Dianna McLean acknowledged the execution of the instrument to be the voluntary act and deed of the city, by it and by them voluntarily executed.

Rocio Lopez
Notary Public in and for the State of Texas

Rocio Lopez
My Commission Expires
04/23/2024
ID No 123958431

EXHIBIT A

TO AGREEMENT BETWEEN WILLIAMSON COUNTY AND City of Taylor FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS (CDBG-CV) FUNDING

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1. **PROJECT DESCRIPTION AND SCOPE OF SERVICES:**

A. County wishes to utilize CDBG-CV funds to assist Subrecipient in the engineering, design, survey, construction plans and documents preparation, refined estimate and bidding for the waterline improvements along Highland Drive in Taylor TX to include approximately 1,700 linear feet of 8" waterline along Highland Drive from N. Main St. (30.591810, -97.412957) to the end of Highland Dr. (30.593369, -97.407972). Acquisition, construction, reconstruction or installation of public works, facilities and site or other improvements. Construct a public improvement, such as extending broadband infrastructure in an underserved area or reconstructing degraded water lines, to support tele-school and telemedicine and to ensure potable water to homes, schools, and health providers. In addition, funds must be used to PREVENT, PREPARE or RESPOND to Coronavirus. CDBG-CV funds cannot be used for any other purpose.

The program is funded by the Community Development Block Grant-Coronavirus (CDBG-CV) funds, provided by the U.S. Department of Housing and Urban Development (HUD), and is intended to mee the National Objective of providing a benefit to low and moderate-income persons.

COVID-19 Requirements: Documented need must be established based on the prevention, preparation for or response to Covid-19. In addition, clients are prevented from receiving duplication of benefits (DOB) for services provided under this program. Duplication of benefits occurs when Federal financial assistance is provided to a person or entity through a program to address losses/needs resulting from a Federally declared emergency or disaster, and the person or entity has received (or would receive, by acting reasonably to obtain available assistance) finance assistance for the same costs from any other source, and the total amount received exceeds the total need for those costs.

B. Upon request, the County will provide technical assistance to the subrecipient concerning compliance with the terms of this Agreement. The subrecipient shall be responsible for all bidding procedures and subcontractural arrangements. All procedures shall be carried out in accordance with all Federal, State and local standards, and shall be monitored by the County.

C. The Project shall be completed in compliance with all applicable state and local codes. Upon completion, this Project shall be operated in compliance with all applicable federal, state and local laws. Subrecipient agrees the funding shall be used solely for the purpose of costs as detailed in Part I.1.A. of this Agreement.

2. TIME OF PERFORMANCE:

Subrecipient shall perform according to the following schedule:

		Program Element
1.	July 2022	Award of funds and contract with Williamson County
2.	July - August 2022	Environmental Assessment
3.	August – September 2022	Data Collection (Survey & Utility Coordination)
4.	September - November 2022	Project design and plan/specs preparation
5.	November – December 2022	Bid/Award of construction contract
6.	December 2022 - April 2023	Material Delivery and Construction
7.	Monitoring Period	To be determined based on statement below

Records are to be retained for four years from the date of submission of the County's CAPER in which the specific activity is reported for the last time, unless there is litigation, claims, audit, negotiation, or other actions involving the records, which has started before expiration of the four year period. In such cases, the records must be retained until completion of the action and resolution of all issues which arise from it or the end of the regular four year period, whichever is longer.

3. PROPOSED PROJECT BUDGET (see attached HUD budget):

	CDBG Amount	Subrecipient Amount
A. Construction	$800,000	_____
B. Eligible equipment (as outlined in 24 CFR 570.207(1))	_____	_____
C. Engineering, planning & administrative costs	_____	_____
D. Property Acquisition	_____	_____
CDBG-CV Funding	$800,000	

EXHIBIT B
Williamson County Community Development Block Grant Audit Requirements

Williamson County Subrecipients will adhere to the following guidelines with regards to audit requirements:

Subrecipient agrees to comply with the applicable requirements and standards as set forth in 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Subrecipient agrees to furnish County with a current Financial Report (financial statements) within six (6) months from the end of its fiscal year covering the period of this Agreement that includes detailed receipts and disbursement of payments to Subrecipient hereunder. Future and unused grant funds will automatically be forfeited if the Subrecipient fails to submit a Financial Report.

However, if Subrecipient expends Seven Hundred Fifty Thousand Dollars ($750,000.00) or more in federal funds (all sources), Subrecipient must, within nine (9) months from the end of its fiscal year, supply County with a single audit and is required to submit their audit report to the Federal Audit Clearinghouse (FAC) within the earlier of 30 days after the receipt of the auditor's report, or within 9 months after the end of the audit period. Grant funds will automatically be forfeited if the Subrecipient fails to submit an audit within the allotted time.

If the Subrecipient expends less than Seven Hundred Fifty Thousand Dollars ($750,000.00) a year in federal funds (all sources), then they are exempt from the Single Audit requirements for that year; however, records must be available for review or audit by appropriate officials of the federal agency, pass-through entity and the General Accounting Office.

If applicable, Subrecipient is required to submit a 990 Tax Return (Return of Organization Exempt from Income Tax) for the most recent fiscal year within six (6) months if submitting a Financial Report or within nine (9) months if submitting a Financial Audit. If the Subrecipient is not classified as an exempt entity as defined in 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, the Subrecipient will not be awarded grant funds.

If applicable, Subrecipient agrees to cooperate with County relating to any inquiries regarding the Financial Audit or Financial Report and Subrecipient acknowledges that a Financial Audit or Financial Report shall be provided to County at the expense of the Subrecipient. Financial Audit or Financial Report shall be available to County staff, and any and all applicable federal agencies, and be of unrestricted access, in accordance with 24 CFR Part 85.42 and 24 CFR Part 84.53 as applicable.

The Williamson County CDBG office will issue letters to remind Subrecipients of the audit requirements and request timely submission. Letters will be issued on or around January 5 of each year. If no response is received, a second letter will be issued on or around February 15 of each year. If no response is received, a third request will be made approximately two weeks following. If no response is received by March 15, a final notification will be issued advising the subrecipient of suspension of reimbursement and future funding pending receipt of requested information.

Failure to follow these guidelines could result in the forfeit of future Williamson County CDBG funds and/or repayment of Williamson County CDBG funds already utilized.

Upon receipt of the required audit documents, the Williamson County Community Development Block Grant office will do an initial review to identify findings that affect the Williamson County CDBG program or any cross-cutting findings that could affect future funding. The CDBG office will also request a review by the Williamson County Auditor's office.

In the event of a finding, Williamson County will issue a letter requesting additional information regarding the finding and the intentions of the Subrecipient to remedy the finding. Working with the Williamson County Auditor's office, the CDBG office will determine next steps to ensure that all federal, state, or local laws/statures are met.

If a Subrecipient is unable to provide required audit documentation and has utilized CDBG funding, Williamson County will have the option to request repayment and recapture unused funds. If a Subrecipient is unable to provide required audit documentation and has not utilized CDBG funding, Williamson County will not issue funding until requirements are met or will reallocate funds to an alternate project if necessary.

Consider Amendment to the CDBG-CV Agreement between Williamson County and the City of Taylor for the use of CDBG Block Grant Coronavirus (CDBG-CV) Funds

April 24, 2025 City

Council Meeting

Historical Background

Community Development Block Grant-Coronavirus CV

- Back in 2022, Federal Government Awarded CDBG Funds to Williamson County
- County awarded Taylor $800k for Highland Water Line Replacement
- Project completed for $637,357.32
- Leaves $162,642.64 available

Moving Forward

Need to Amend the Agreement with the County for the project amount to be $637,357.32

- Later item allows for remaining funds to be used on 5th and Murphy Project
- The remaining dollars would be first spent grant dollars on 5th and Murphy
- Recommend approving Amendment

Questions?

City Council Meeting
April 24, 2025
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 4.

Agenda Title: **Consider approval of an agreement between Williamson County and City of Taylor for the use of Community Development Block Grant Coronavirus (CDBG-CV) Funding.**

Council Action to be Taken: Approve on Consent.

Department Submitted: City Management

Staff Contact: Jeffery Jenkins, Deputy City Manager

1. PURPOSE / DESCRIPTION

This item allows for the funding from the CDBG Covid grant, $162,642.48, to be used for the 5th and Murphy Project.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City was awarded CDBG CV funding back in 2022 to replace the Highland Drive water line. The project was completed and there is funding left over from the project. The County has agreed to shift these dollars to the 5th and Murphy project. These funds will be the first ones utilized in the 5th and Murphy project due to these funds being a part of an older grant. The goal is to use these dollars on the project and if any funding left over from this overall project, they could be reallocated to another project in the future.

3. PROS and CONS

PROS	CONS
• Uses all the CDBG CV funds • Can help supplement the 5th and Murphy water line project	• NA

4. RECOMMENDATION

Approve agreement.

5. FUNDING SOURCE

Grant dollars.

6. TIMELINE

Construction October 2025-May 2026

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. CDBG Agreement CV Taylor 2
2. New CDBG CV agreement

AGREEMENT BETWEEN WILLIAMSON COUNTY
AND CITY OF TAYLOR
FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT
CORONAVIRUS (CDBG-CV) FUNDING

THIS AGREEMENT, entered into this ___ day of _____, 2025, by and between Williamson County ("County"), and City of Taylor ("Subrecipient");

WHEREAS, the County is the recipient of Community Development Block Grant Coronavirus (CDBG-CV) funds granted by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the County wishes to utilize CDBG-CV funds to assist Subrecipient in the construction of water line improvements to replace existing undersized, 2-inch water mains, which do not meet current standards. Waterline will be approximately 1,100 linear feet (LF) of 8" waterline. The project will improve conditions to benefit households in the project vicinity, 5th and Murphy in Taylor TX. Acquisition, construction, reconstruction or installation of public works, facilities and site or other improvements. Construct a public improvement, such as extending broadband infrastructure in an underserved area or reconstructing degraded water lines, to support tele-school and telemedicine and to ensure potable water to homes, schools, and health providers. In addition, funds must be used to PREVENT, PREPARE or RESPOND to Coronavirus. CDBG-CV funds cannot be used for any other purpose.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

PART I

1. **PURPOSE AND SCOPE OF SERVICES:**

A. Subrecipient will perform the services described in Exhibit A attached to this Agreement pursuant to the project description, timeline and budget.

B. Upon request, the County will provide technical assistance to the subrecipient concerning compliance with the terms of this Agreement. The subrecipient shall be responsible for all bidding procedures and subcontractural arrangements. All procedures shall be carried out in accordance with all Federal, State and local standards, and shall be monitored by the County.

C. The Project shall be completed in compliance with all applicable state and local codes. Upon completion, this Project shall be operated in compliance with all applicable federal, state and local laws. Subrecipient agrees the funding shall be used solely for the purpose of costs as detailed in Part I.1.A. of this Agreement.

2. **TIME OF PERFORMANCE:**

Subrecipient shall perform according to the schedule described in Exhibit A. The schedule for performance is subject to change by mutual agreement of both parties in writing.

3. **PROPOSED PROJECT BUDGET**

See attached budget in Exhibit A.

4. **Objective and Outcome Statement: To prevent, prepare for or respond to coronavirus.**

5. **Project Indicators:**

Indicators will be requested of the Subrecipient by the Williamson County Community Development Administrator and could include but is not limited to such items as amount of money leveraged; number of persons, households, businesses, unit or beds assisted, as appropriate; income levels of persons or households; race, ethnicity, and disability data. Subrecipient agrees to fulfill the Community Development Administrator's request in a reasonable time but not to extend past 15 days after request.

6. **COMPENSATION AND METHOD OF PAYMENT:**

The County shall pay and Subrecipient agrees to accept in full $162,642.68 (Grant Amount – One Hundred Sixty Two Thousand Six Hundred Forty Two and 68/100) (hereinafter "Grant") for performance under this Agreement, as follows:

A. Based on the approved budget, partial payments shall be made upon presentation of (i) architect's Certificates for Payment for applicable labor and construction materials and supplies purchased or billed from the contractor for progress payments for project work completed, and/or (ii) purchase agreements, invoices, executed lien waivers, and other supporting documents covering all amounts to be paid, and/or (iii) time sheets and other source documents. Payments will be made for eligible expenses actually incurred by Subrecipient, and not to exceed actual cash requirements.

B. All payments under this agreement are subject to receipt by the County of sufficient federal funds for the CDBG program. CDBG funds shall be drawn from the U.S. Treasury by the County through the Integrated Disbursement and Information System (IDIS). The County shall retain exclusive direct access rights to the IDIS system. All access to the IDIS system will be by duly authorized persons designated by the County as approved by HUD. Any termination, reduction or delay of receipt of CDBG funds to the County shall, at the sole option of the County, result in the termination, reduction or delay of CDBG funds to the subrecipient.

C. Subrecipient shall not hold funds. Any funds not immediately disbursed by the subrecipient shall be returned to the County and will be deposited in the U.S. Treasury, CDBG Trust Account. Any interest earned on cash advances from the U.S. Treasury and/or County of less than one hundred dollars ($100.00) per year may be retained by the subrecipient and used for project expenses. Any interest in

excess of one hundred dollars ($100.00) per year shall be remitted promptly to the County.

D. Subrecipient shall report all program income as defined at 24 CFR 570.500(a) generated by activities carried out with CDBG funds made available under this Agreement. The use of program income by Subrecipient shall comply with the requirements set forth at 24 CFR 570.504. Subrecipient may use such income during the contract period for activities permitted under this Agreement and shall reduce requests for additional funds by the amount of any such program income balances on hand. All unused program income shall be returned to the County at the end of the Agreement period. Any interest earned on cash advances from the U.S. Treasury is not program income and shall be remitted promptly to the County.

7. **TERMS AND CONDITIONS:**

A. Subrecipient agrees to comply with all applicable federal, state, and local laws and regulations governing the funds provided under this Agreement.

B. The County shall have no responsibility or liability for the maintenance, operation or program funding for Subrecipient.

C. Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. Subrecipient shall at all times remain independent with respect to the services to be performed under this Agreement. The County shall be exempt from payment of all unemployment compensation, FICA, retirement, life and/or medical insurance and workers' compensation insurance.

D. During the period of this Agreement, effective as of the start of the Project, the Subrecipient and/or contractor and/or subcontractor performing any portion of the work on the Project that involves any construction trade (hereinafter collectively referred to in this provision as “Construction Trade Participant(s)”) shall, at their own expense, procure and maintain all-risk property damage and liability insurance. For the term of this Agreement, Construction Trade Participant(s) shall list the County as an additional insured on said all-risk property damage and liability insurance. Property damage coverage shall not be less than the current market value of the property. Liability coverage shall include contractual insurance as well as comprehensive form insurance and shall provide coverage of not less than $1,000,000 bodily injury per person, $1,000,000 bodily injury per occurrence, and $500,000 property damage. Subrecipient, on behalf of itself and on behalf of any other Construction Trade Participant(s), shall furnish the County with a certificate of insurance before any work is started by any such party. The certificate of insurance shall include a statement guaranteeing that the insurance policy shall not be cancelled, non-renewed or materially changed without thirty (30) days advance written notice being given to the Community Development Administrator. Construction Trade Participant(s) shall provide Workers' Compensation Insurance coverage as required by Texas law for all employees involved in the performance of this Agreement. The insurance company providing the insurance must be licensed to do business in the State of Texas and rated as A or better by A.M. Best. The Subrecipient hereby acknowledges

and agrees that it shall be the responsibility of the Subrecipient to ensure that all Construction Trade Participant(s) comply with the herein stipulated minimum insurance requirements. Furthermore, the Subrecipient hereby agrees to include and require that the language of this provision be included in all contracts or subcontracts relating to the Project.

E. Until at least the date determined in Exhibit A of this Agreement (Monitoring Period), Subrecipient shall fulfill its stated purpose in a manner satisfactory to the County as outlined in Exhibit A (Project Description and Scope of Services) of this Agreement and provide continued service. All records and public information created in connection with this Agreement or the Project shall be retained by Subrecipient until at least the date determined in Exhibit A (Monitoring Period).

F. In the event Subrecipient discontinues its services and/or the Project funded under this Agreement prior to the date determined in Exhibit A (Monitoring Period) of this Agreement**,** the value of the pro-rated portion of real and personal property (tangible and intangible) secured with the CDBG-CV funds, if applicable, under this Agreements shall revert to the County. If said property has been disposed of, then the County will be reimbursed in the amount of the current fair market value of the property less any portion of the fair market value attributable to non- County CDBG-CV funds. (Personal property includes, but is not limited to, equipment, furnishings, and vehicles.)

G. Except as provided herein, the terms of this Agreement shall be effective from the date of execution through and including the date determined in Exhibit A of this Agreement (Monitoring Period).

PART II

1. **PERFORMANCE AND REPORTING:**

A. Subrecipient shall direct all notices, reports, insurance policies, and other communications related to or required by this Agreement to the office of the Williamson County Community Development Administrator, 710 Main Street, Ste 101 Georgetown, TX 78626. Notice by both Subrecipient and County shall be given by ordinary mail. All reports shall comply with relevant state and federal regulations, including but not limited to 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

B. Until the completion of the Project and expenditure of all CDBG-CV funds disbursed under this Agreement, Subrecipient shall submit monthly reports describing progress of the project activities.

C. Not later than date determined in Exhibit A of this Agreement (Project Completion Date), Subrecipient shall provide the County with a Certified Statement of the Expenditure of Funds disbursed under this Agreement.

D. Following completion of the Project, Subrecipient shall submit annual reports by the first day of October of each contract year until the date determined in Exhibit A (Monitoring Period) of this Agreement. The annual report shall, at a minimum, include statistics pertaining to the number, race, disability, household income, household size and place of residence of clients served at Subrecipient's Facility.

E. No reporting requirements shall extend beyond the date determined in Exhibit A of this Agreement (Monitoring Period).

2. **OTHER REPORTS, AUDITS AND INSPECTIONS:**

A. Subrecipient shall promptly furnish the County or HUD with such statements, records, data and information as the County or HUD may reasonably request pertaining to this Agreement.

B. During the term of this Agreement, any time during normal business hours, Subrecipient shall make available to the County, HUD and/or the Comptroller General of the United States, or their duly authorized representatives, all of Subrecipient's records in order to permit examination of any audits, invoices, materials, payrolls, personnel records, conditions of employment, and other data relating to all matters covered by this Agreement.

C. Subrecipient shall retain financial records, supporting documents, statistical records, and all other records pertaining to expenditures under this Agreement until the date determined in Exhibit A.

3. **ADMINISTRATIVE REQUIREMENTS AND AUDIT REQUIREMENTS:**

A. Financial Management

1. Accounting Standards

Subrecipient agrees to comply with Subpart E of 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred. All financial transactions and documentation must comply with the audit requirements in 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Procedures for Accounts Payable, Purchasing, and other accounting functions must meet all standards established by the Williamson County Auditor, and Subrecipient will provide any reports required by those standards.

2. Uniform Administrative Requirements

Subrecipient will comply with 24 CFR 570.502, Applicability of Uniform Administrative Requirements, Section (a), recipients and subrecipients that are governmental entities (including public agencies) and Section (b), subrecipients, except subrecipients that are governmental entities.

Subrecipients shall comply with the requirements and standards of 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

3. Audit Requirements

Subrecipient agrees to comply with the Williamson County Community Development Block Grant Audit Requirements attached as Exhibit B to this Agreement.

Subrecipients shall comply with the requirements and standards of 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Subrecipient agrees to furnish County with a current Financial Report (financial statements) within six (6) months from the end of its fiscal year covering the period of this Agreement that includes detailed receipts and disbursement of payments to Subrecipient hereunder. **Grant funds will automatically be forfeited if the SUBRECIPIENT fails to submit a Financial Report.**

However, if Subrecipient expends Seven Hundred Fifty Thousand Dollars ($750,000.00) or more in federal funds (all sources), Subrecipient must, within nine (9) months from the end of its fiscal year, supply County with a single audit and is required to submit their audit report to the Federal Audit Clearinghouse (FAC) within the earlier of 30 days after the receipt of the auditor's report, or within 9 months after the end of the audit period. **Grant funds will automatically be forfeited if the SUBRECIPIENT fails to submit an audit within the allotted time.**

If the Subrecipient expends less than Seven Hundred Fifty Thousand Dollars ($750,000.00) a year in federal funds (all sources), then they are exempt from Single Audit requirement for that year; however, records must be available for review or audit by appropriate officials of the federal agency, pass-through entity and the General Accounting Office.

Subrecipient is required to submit a 990 Tax Return (Return of Organization Exempt from Income Tax) for the most recent fiscal year within six (6) months if submitting a Financial Report or within nine (9) months if submitting a Financial Audit. If the Subrecipient is not classified as an exempt entity as defined in 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, the Subrecipient will not be awarded grant funds.

If applicable, Subrecipient agrees to cooperate with County relating to any inquiries regarding the Financial Audit or Financial Report and Subrecipient acknowledges that a Financial Audit or Financial Report shall be provided to County at the expense of the Subrecipient**.** Financial Audit or Financial Report shall be available to County staff, and any and all applicable federal agencies, and be of unrestricted access, as listed in 24 CFR Part 85.42.

4. Cost Principles

Subrecipient shall administer its program in conformance with 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, as applicable, for all costs incurred whether charged on a direct or indirect basis.

B. Documentation and Record-Keeping

1. Records to Be Maintained

Subrecipient shall maintain all records that are pertinent to the activities to be funded under this Agreement, including but not limited to:

a. Records providing a full description of each activity undertaken;

b. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG-CV assistance;

c. Records documenting compliance with the fair housing and equal opportunity components of the CDBG-CV program; and

d. Financial records as required by 24 CFR 570.502, and 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

2. Client Data

Subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to a signed and dated verification of income statement, or other basis for determining eligibility, and description of service provided. Such information shall be made available to County monitors or their designees for review upon request.

3. National Objectives

Subrecipient agrees to maintain documentation that demonstrates that the activities carried out with funds provided under this Agreement benefit low/moderate income persons, as defined in 24 CFR 570.208.

C. Procurement

1. Compliance

Subrecipient shall comply with current County policy concerning the purchase of equipment and shall maintain an inventory record of all non-expendable personal property as defined by such policy as may be procured with funds provided herein.

All program assets (unexpended program income, property, equipment, etc.) shall revert to the County upon termination of this Agreement. As necessary, the procurement procedures and related documents involving all purchases with grant funds are subject to review and oversight by the County's Contract Audit, Legal, and Purchasing Department.

2. OMB Standards

Subrecipient shall procure materials in accordance with the requirements of 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Procurement Standards, and shall subsequently follow, Property Management Standards, covering utilization and disposal of property. Copies of said circulars are provided and by execution of this Agreement, Subrecipient acknowledges their receipt.

D. Amendments

The County or Subrecipient may amend this Agreement at any time provided that such amendments are executed in writing and signed by a duly authorized representative of both organizations.

4. **NON-DISCRIMINATION:**

No person shall be excluded from or denied the benefits of Subrecipient's service on the basis of age, race, color, religion, creed, national origin, gender identity, sex, marital status, disability, sexual orientation or, with respect to the sale, lease, rental, use or occupancy of real property or housing accommodations, the presence or absence of dependents, familial status or public assistance source of income. All current and prospective project beneficiaries must, however, be persons in need of the programs provided by Subrecipient.

5. **SECTION 504 COMPLIANCE:**

No otherwise qualified individual with handicaps shall, solely by reason of his/her handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. This includes, but is not limited to, programs and/or activities related to housing, employment, and the delivery of services.

6. **EQUAL EMPLOYMENT OPPORTUNITY, FAIR HOUSING AND DRUG-FREE WORKPLACE:**

The subrecipient certifies that it is an "Equal Opportunity Employer" and that it will comply with the Texas Human Rights Commission Act, and all applicable HUD regulations pertaining to equal opportunity and affirmative action in employment. Further, the SUBRECIPIENT shall ensure that all contracts for work under this Agreement contain appropriate equal employment opportunity statements.

SUBRECIPIENT shall comply with all provisions of 24 CFR Part 100-115, which implement the Fair Housing Act. This Act prohibits discrimination in the sale or rental of housing, the financing of housing or the provision of brokerage services against any person on the basis of race, color, religion, sex, national origin, handicap or familial status.

In addition, SUBRECIPIENT certifies it will provide a drug-free workplace as defined in 24 CFR Part 24, subpart F and/or follow the requirements of 24 CFR 92.350.

7. **SECTION 3:**

Subrecipient agrees to comply with Section 3 requirements, the regulations set forth in 24 CFR 135, and to include the following language in all subcontracts executed under this Agreement:

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3 shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate actions, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contract is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR

part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with Section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

8. **WOMEN AND MINORITY-OWNED BUSINESS ENTERPRISES:**

Subrecipient will use its best efforts to afford minority and women-owned business enterprises (at least fifty-one (51) percent owned and controlled by minority group members or women) the maximum practicable opportunity to participate in the performance of this Agreement.

9. **LABOR:**

Construction projects funded under the CDBG program in excess of $2,000 shall comply with the labor provisions outlined in 24 CFR 570.603. Subrecipient will comply with Davis-Bacon Act (40 U.S.C. 276a-276a-5). Such contracts must also be subject to the overtime provisions, as applicable, of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-332). The Subrecipient agrees to adhere to said provisions and will not use suspended or debarred contractors.

10. **ENVIRONMENTAL ASSESSMENT AND HISTORIC PRESERVATION:**

Subrecipient shall assist the County in complying with all applicable environmental assessment and historic preservation requirements of HUD and the State Historic Preservation Officer of Texas.

11. **LEAD-BASED PAINT POISONING PREVENTION:**

Subrecipient shall comply with requirements of Section 302 of the Lead-Based Paint Poisoning Prevention Act and HUD regulations thereunder (24 CFR Part 570) insofar as they apply to the performance of this Agreement.

12. **ELIGIBILITY RESTRICTIONS FOR CERTAIN RESIDENT ALIENS (570.613):**

1. Restriction The subrecipient agrees to comply with 24 CFR 570.613, which states that certain newly legalized aliens, as described in 24 CFR part 5 subpart E are not eligible to apply for benefits under covered activities funded by the County's CDBG

programs. "Benefits" under this section means financial assistance, public services, jobs and access to new or rehabilitated housing and other facilities funded through the County's CDBG programs. "Benefits" do not include relocation services and payments to which displacees are entitled by law.

2. Covered Activities "Covered activities" under this section means activities meeting the requirements of Sec. 570.208(a) that either:

a. Have income eligibility requirements limiting the benefits exclusively to low and moderate income persons; or

b. Are targeted geographically or otherwise to primarily benefit low and moderate income persons (excluding activities serving the public at large, such as sewers, roads, sidewalks, and parks), and that provide benefits to persons on the basis of an application.

3. Limitation on Coverage

The restrictions under this section apply only to applicants for new benefits not being received by covered resident aliens as of the effective date of this agreement.

4. Compliance

Compliance can be accomplished by the subrecipient obtaining certification as provided in 24 CFR part 5 subpart E evidencing citizenship or eligible immigration status.

13. **TERMINATION OF AGREEMENT FOR CAUSE:**

If Subrecipient fails to fulfill its obligations under this Agreement in a timely and proper manner, or if Subrecipient violates any of the terms, agreements or stipulations of this Agreement, the County shall thereupon have the right to terminate this Agreement by giving written notice to Subrecipient of such termination, specifying the default or defaults, and stating that this Agreement shall be terminated 30 days after the giving of such notice unless such default or defaults are remedied within such cure period. The County shall be obligated to make no payment due hereunder after it gives said notice unless the defaults are remedied with said 30-day period. In the event of such termination, Subrecipient shall promptly repay to the County the full grant amount or that portion of the amounts that have been disbursed to Subrecipient prior to such termination.

14. **TERMINATION OF AGREEMENT FOR CONVENIENCE:**

This Agreement may be terminated in whole or in part upon the mutual agreement of the parties hereto, in which case the County and Subrecipient shall agree upon the termination conditions, including the effective date, the disposition of contract amounts, and in the case of partial termination, the portion to be terminated. However, if, in the case of partial termination, the County determines that the remaining portion of the award will not accomplish the purposes for which the award was made, and the award is terminated in its entirety, Subrecipient shall promptly repay to the County the full grant amount or that portion of the amount which has been disbursed to Subrecipient prior to such termination.

15. **INTEREST OF CERTAIN FEDERAL AND OTHER OFFICIALS:**

A. No member or delegate to the Congress of the United States, and no resident Commissioner, shall be admitted to any share or part of this Agreement, or to any benefit to arise herefrom.

B. No member of the governing body of the County, no officer, employee, official or agent of the County, or other local public official who exercises any functions or responsibilities in connection with the review, approval or carrying out of the Project to which this Agreement pertains, shall have any private interest, direct or indirect, in this Agreement.

C. No federal funds appropriated under this Agreement shall be paid, by or on behalf of Subrecipient, to any person for influencing or attempting to influence a member of Congress, an officer or employee of Congress or any federal agency in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan or agreement.

D. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal agreement, Subrecipient shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

E. Subrecipient shall require that the language of this certification be included in the award documents for all sub-Subrecipients and that all sub-Subrecipients shall certify and disclose accordingly.

16. **CONFLICT OF INTEREST:**

Subrecipient covenants that it has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of the services to be undertaken through this Agreement. Subrecipient further covenants that in the performance of this Agreement, no person having such an interest shall be employed by Subrecipient.

17. **GRANTOR RECOGNITION:**

All activities, facilities, and items utilized pursuant to this Agreement shall be prominently labeled as CDBG funded. In addition, Subrecipient will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

18. **ASSIGNABILITY:**

Subrecipient shall not assign or transfer any interest in this Agreement without the prior written approval of the County. Any assignment made without such consent shall be void.

This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.

19. **HOLD HARMLESS PROVISION:**

Subrecipient shall indemnify, defend and hold harmless the County, its officers, employees and agents from all liability, loss, cost, damage and expense (including reasonable attorney's fees and court costs) resulting from or incurred by reason of any actions based upon the negligent acts or omissions of Subrecipient's employees or agents during the performance of this Agreement.

20. **SEVERABILITY CLAUSE:**

If any one or more of the provisions contained in this Agreement are held to be invalid, illegal, or unenforceable, this Agreement shall be deemed severable and the remainder of the Agreement shall remain in full force and effect.

21. **LIMITATIONS OF COUNTY LIABILITY - DISCLAIMER OF RELATIONSHIP:**

The County shall not be liable to Subrecipient, or to any party, for completion of or failure to complete any improvements which are parts of the Project. Nothing contained in this Agreement, nor any act or omission of the County or Subrecipient, shall be construed to create any special duty, relationship, third-party beneficiary, respondent superior, limited or general partnership, joint venture, or any association by reason of Subrecipient's involvement with the County.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on this _____ day of April, 2025.

Williamson County, Texas

By: _____

Valerie Covey
Presiding Officer/Authorized Official

ACKNOWLEDGMENT

STATE OF TEXAS *)*
) SS:
WILLIAMSON COUNTY *)*

On this _____ day of April, 2025, before me, Andrea Schiele, a Notary Public in and for said State, personally appeared Valeri Covey, to me personally known, who being by me duly sworn, did say that he is the Presiding Officer/Authorized Official of said County executing the within and foregoing instrument that the seal affixed hereto is the seal of said County, and that the said Valeri Covey acknowledged the execution of said instrument to be the voluntary act and deed of said County, by it and by him voluntarily executed.

_____
Notary Public in and for Williamson County, Texas

City of Taylor (Subrecipient)

By: _____
Brian LaBorde
City Manager

ATTEST: _____
Secretary

ACKNOWLEDGMENT

STATE OF TEXAS *)*
) SS:
WILLIAMSON COUNTY *)*

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of Texas, personally appeared _____ and _____, to me personally known, who being by me duly sworn, did say that they are the _____ and _____, respectively, of City of Taylor executing the foregoing instrument; that the seal affixed hereto is the seal of said city; that the instrument was signed on behalf of the city by proper authority; that _____ and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the city, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Texas

EXHIBIT A

**TO AGREEMENT BETWEEN WILLIAMSON COUNTY
AND CITY OF TAYLOR
FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT
CORONAVIRUS (CDBG-CV) FUNDING**

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1. PROJECT DESCRIPTION AND SCOPE OF SERVICES:

A. County wishes to utilize CDBG-CV funds to assist Subrecipient in the construction of water line improvements to replace existing undersized, 2-inch water mains, which do not meet current standards. Waterline will be approximately 1,100 linear feet (LF) of 8" waterline. The project will improve conditions to benefit households in the project vicinity, 5th and Murphy in Taylor TX. Acquisition, construction, reconstruction or installation of public works, facilities and site or other improvements. Construct a public improvement, such as extending broadband infrastructure in an underserved area or reconstructing degraded water lines, to support tele-school and telemedicine and to ensure potable water to homes, schools, and health providers. In addition, funds must be used to PREVENT, PREPARE or RESPOND to Coronavirus. CDBG-CV funds cannot be used for any other purpose.

The program is funded by the Community Development Block Grant-Coronavirus (CDBG-CV) funds, provided by the U.S. Department of Housing and Urban Development (HUD), and is intended to mee the National Objective of providing a benefit to low and moderate-income persons.

COVID-19 Requirements: Documented need must be established based on the prevention, preparation for or response to Covid-19. In addition, clients are prevented from receiving duplication of benefits (DOB) for services provided under this program. Duplication of benefits occurs when Federal financial assistance is provided to a person or entity through a program to address losses/needs resulting from a Federally declared emergency or disaster, and the person or entity has received (or would receive, by acting reasonably to obtain available assistance) finance assistance for the same costs from any other source, and the total amount received exceeds the total need for those costs.

B. Upon request, the County will provide technical assistance to the subrecipient concerning compliance with the terms of this Agreement. The subrecipient shall be responsible for all bidding procedures and subcontractural arrangements. All procedures shall be carried out in accordance with all Federal, State and local standards, and shall be monitored by the County.

C. The Project shall be completed in compliance with all applicable state and local codes. Upon completion, this Project shall be operated in compliance with all applicable federal, state and local

laws. Subrecipient agrees the funding shall be used solely for the purpose of costs as detailed in Part I.1.A. of this Agreement.

2. TIME OF PERFORMANCE:

Subrecipient shall perform according to the following schedule:

		Program Element
1.	April 2025	Award of funds and contract with Williamson County
2.	March-May 2025	Environmental Assessment
3.	April-September 2025	Project design and plan/specs preparation
4.	September-October 2025	Bid/award of construction contract
5.	October 2025-May 2026	Construction
6.	Monitoring Period	To be determined based on statement below

Records are to be retained for four years from the date of submission of the County's CAPER in which the specific activity is reported for the last time, unless there is litigation, claims, audit, negotiation, or other actions involving the records, which has started before expiration of the four year period. In such cases, the records must be retained until completion of the action and resolution of all issues which arise from it or the end of the regular four year period, whichever is longer.

3. PROPOSED PROJECT BUDGET (see attached HUD budget):

	CDBG Amount	Subrecipient Amount
A. Construction	$162,642.68	_____
B. Eligible equipment (as outlined in 24 CFR 570.207(1))	_____	_____
C. Engineering, planning & administrative costs	_____	_____
D. Property Acquisition	_____	_____
CDBG-CV Funding	$162,642.68	

EXHIBIT B

Williamson County Community Development Block Grant Audit Requirements

Williamson County Subrecipients will adhere to the following guidelines with regards to audit requirements:

Subrecipient agrees to comply with the applicable requirements and standards as set forth in 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Subrecipient agrees to furnish County with a current Financial Report (financial statements) within six (6) months from the end of its fiscal year covering the period of this Agreement that includes detailed receipts and disbursement of payments to Subrecipient hereunder. Future and unused grant funds will automatically be forfeited if the Subrecipient fails to submit a Financial Report.

However, if Subrecipient expends Seven Hundred Fifty Thousand Dollars ($750,000.00) or more in federal funds (all sources), Subrecipient must, within nine (9) months from the end of its fiscal year, supply County with a single audit and is required to submit their audit report to the Federal Audit Clearinghouse (FAC) within the earlier of 30 days after the receipt of the auditor's report, or within 9 months after the end of the audit period. Grant funds will automatically be forfeited if the Subrecipient fails to submit an audit within the allotted time.

If the Subrecipient expends less than Seven Hundred Fifty Thousand Dollars ($750,000.00) a year in federal funds (all sources), then they are exempt from the Single Audit requirements for that year; however, records must be available for review or audit by appropriate officials of the federal agency, pass-through entity and the General Accounting Office.

If applicable, Subrecipient is required to submit a 990 Tax Return (Return of Organization Exempt from Income Tax) for the most recent fiscal year within six (6) months if submitting a Financial Report or within nine (9) months if submitting a Financial Audit. If the Subrecipient is not classified as an exempt entity as defined in 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, the Subrecipient will not be awarded grant funds.

If applicable, Subrecipient agrees to cooperate with County relating to any inquiries regarding the Financial Audit or Financial Report and Subrecipient acknowledges that a Financial Audit or Financial Report shall be provided to County at the expense of the Subrecipient. Financial Audit or Financial Report shall be available to County staff, and any and all applicable federal agencies, and be of unrestricted access, in accordance with 24 CFR Part 85.42 and 24 CFR Part 84.53 as applicable.

The Williamson County CDBG office will issue letters to remind Subrecipients of the audit requirements and request timely submission. Letters will be issued on or around January 5 of each year. If no response is received, a second letter will be issued on or around February 15 of each year. If no response is received, a third request will be made approximately two weeks following. If no response is received by March 15, a final notification will be issued advising the subrecipient of suspension of reimbursement and future funding pending receipt of requested information.

Failure to follow these guidelines could result in the forfeit of future Williamson County CDBG funds and/or repayment of Williamson County CDBG funds already utilized.

Upon receipt of the required audit documents, the Williamson County Community Development Block Grant office will do an initial review to identify findings that affect the Williamson County CDBG program or any cross-cutting

findings that could affect future funding. The CDBG office will also request a review by the Williamson County Auditor's office.

In the event of a finding, Williamson County will issue a letter requesting additional information regarding the finding and the intentions of the Subrecipient to remedy the finding. Working with the Williamson County Auditor's office, the CDBG office will determine next steps to ensure that all federal, state, or local laws/statures are met.

If a Subrecipient is unable to provide required audit documentation and has utilized CDBG funding, Williamson County will have the option to request repayment and recapture unused funds. If a Subrecipient is unable to provide required audit documentation and has not utilized CDBG funding, Williamson County will not issue funding until requirements are met or will reallocate funds to an alternate project if necessary.

Consider Agreement to the CDBG-CV Agreement between Williamson County and the City of Taylor for the use of CDBG Block Grant Coronavirus (CDBG-CV) Funds

April 24, 2025 City

Council Meeting

Historical Background

Community Development Block Grant-Coronavirus CV

- Back in 2022, Federal Government Awarded CDBG Funds to Williamson County
- County awarded Taylor $800k for Highland Water Line Replacement
- Project completed for $637,357.32
- Leaves $162,642.64 available

Moving Forward

Need to approve Agreement to use the $162k for the 5th and Muphy Project

- This item allows for CDBG CV remaining funds to be used on 5th and Murphy Project
- These will be the first dollars allocated to the project
- Other CDBG funds $659k approved for project will help for any overruns or reallocate in the future

- Recommend approving Agreement

Questions?

City Council Meeting
April 24, 2025
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 5.

Agenda Title: **Concur with Monthly Financial Report for March 2025.**

Council Action to be Taken: Approve by Consent

Department Submitted: Finance

Staff Contact: Robert Powers, Chief Financial Officer

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Council has approved previous monthly financial reports by consent.

3. PROS and CONS

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

4. RECOMMENDATION

Concur with the preliminary monthly financial report by consent.

5. FUNDING SOURCE

N/A

6. TIMELINE

Immediate consideration

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. Quarterly Financial Report March 2025 CC



Monthly Finance Report as of :

March 2025

City of Taylor
400 Porter Street
Taylor, TX 76574

Monthly Financial Report Summary for March 2025

The following provides a brief overview on the preliminary status and/or activity of the major funds or groups of funds as of March 31, 2025.

General Fund:

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

- Revenues in the General Fund are down by $2,791,060 or 11% over last fiscal year-to-date. The majority of revenue collected in January was received through property tax and sales tax.

- Property tax collections amount to $148,527 through March.

- The City's portion of the total sales tax collection is $4,653,552 through March, down by $9,290,228 or 33% when compared to this same time last year. The payment received in March represents sales that occurred in January. March revenues were lower than the previous year and less than budgeted.

- Expenditures in the General Fund are higher by $2,558,374 or 22% compared to expenses last fiscal year-to-date.

Special Revenue Funds;

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

- The TIF #1 Fund receives the annual transfer from the City and the County for the captured taxes collected in the district in April or May of each year. The revenue reported for December is interest earned. The expenditures budgeted for this fiscal year are related to the debt service payments, grants, administrative expenses, downtown master planning and landscape maintenance.

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

- Hotel Occupancy Tax of $24,898 was collected in March.

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

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

- Municipal Court Special Revenues are budgeted at $17,850 and current revenues total 6% of budget. Expenditures from this fund are for security work and technology at the Municipal Court.

- Library Donation Fund reflects revenues generated from interest income and donations, as well as a grant from St. David's Foundation.

- Transportation User Fee (TUF) Fund – User fees collected in March are reported at $74,238. Expenditures are associated with wage and benefit costs, engineering costs, equipment costs and the cost of materials for street maintenance.

- Municipal Drainage Utility System (MDUS) Fund – Drainage fees collected in February are reported at $55,495. Expenditures are related to wage and benefit costs, engineering costs, and equipment costs.

Enterprise Funds:

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

Sanitation Fund

- Revenues from franchise fees and user charges for services are reported at $132,119. The City contracts its solid waste collection service and expenditures represent the payment to the City's solid waste provider. Fiscal year-to-date cost for solid waste collection services is $998,424.

Utility Fund

- Revenues through February totaled $7,863,944, which includes $7,334,824 in charges for service. Expenditures fiscal year-to-date total $7,664,361 compared to $7,009,548 a year ago. Year-to-year comparisons in the Utility Fund reflect differences in billing and usage, and such differences can be caused by several factors that can vary throughout the year. This should be kept in mind when comparing individual time periods.

- The Utility Fund is operating at a normal level when compared to budgeted amounts for this period of the fiscal year, with expenditures under revenues by $199,584.

Airport Fund

- Revenues consist of airport hangar rental, sale of fuel and interest income. Hangar rental is reported at $159,264 and revenues from fuel sales are $49,326. Fuel sales are limited by the ongoing project to replace the fuel farm.

Cemetery Fund

- Revenues are reported at $136,820 and are 42% of budgeted amounts. Revenues are dependent on the number of lots sold and graves dug, and these sources can be variable.
- Expenditures of $124,143 represent 38% of budgeted amounts.
- Revenues exceed expenditures by $9,769, but this amount excludes any interfund administrative fee transfer.

Other Funds:

- Roadway Impact Fund – There was $432,011 in revenue collected through March. There are no budgeted expenditures in this fund for FY 2025.
- Utility Impact Fund – The Utility Impact Fee Fund has been separated into a Water Impact Fee Fund and a Sewer Impact Fee Fund to better track the receipt and expenditures for the purpose of the fees paid. The Sewer Impact Fees previously recorded in the combined Utility Impact Fee Fund were transferred into this new fund on October 1.
    - Water Impact Fee - There was $38,040 in revenue collected in March.
    - Sewer Impact Fee – There was $27,990 in revenues collected in March.

Internal Service Funds:

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

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

Monthly Investment Report

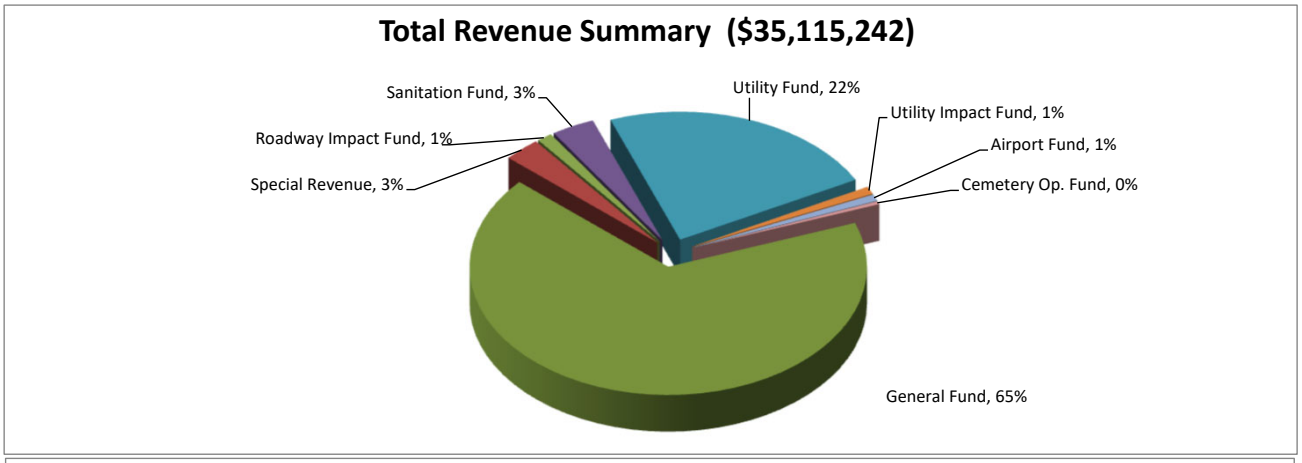
- The Quarterly Investment Report from our investment consultant covers the period of March 1 – March 31. This report reflects the coordinated efforts of City staff and Meeder (Patterson & Associates) to manage the City funds that are not immediately needed for operational purposes. The report shows the average yield obtained on the City's funds was 4.60% during the reporting period. The portfolio remains heavily invested in our liquid, pooled accounts and other short-term investments that are advantageous with the current inverted yield curve. We continue to monitor the interest rate environment and will adjust the portfolio's weighted average maturity as needed.

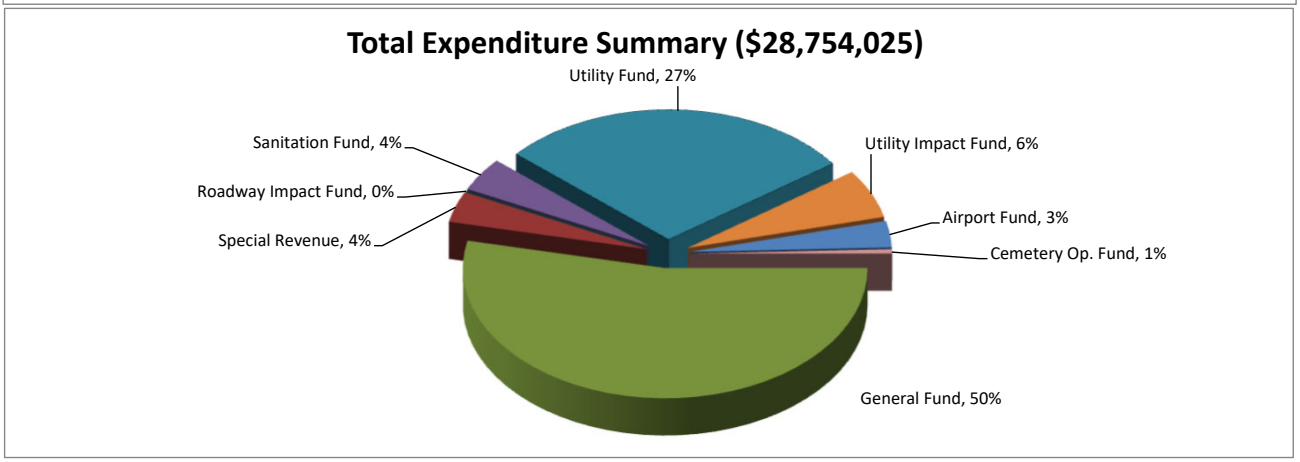
Attachment A

Financial Summary

Summary Revenue/Expenditures
Preliminary Year-to-Date as of March 31, 2025

	Revenue			Expenditures			
	Annual Budget	Actual Y-T-D	% of Budget	Annual Budget	Actual Y-T-D	% of Budget	Surplus/Deficit
General Fund	$ 32,006,622	$ 22,979,741	72%	$ 32,355,094	$ 14,277,496	44%	8,702,245
Special Revenue Funds							
- Tax Increment Fund (TIF) #2	$ 2,235,000	$ 15,147	1%	$ 2,208,000	$ 14,000	1%	1,147
- Tax Increment Fund (TIF) #1	945,000	$ 13,503	1%	270,319	$ 307,638	114%	(294,135)
- Hotel/Motel Tax	350,000	$ 145,146	41%	297,400	$ 108,626	37%	36,520
- Main St. Revenue	94,100	$ 29,976	32%	94,100	$ 49,745	53%	(19,769)
- Municipal Court Sec/Tech	17,850	$ 13,710	77%	29,642	$ 9,829	33%	3,881
- Library Grants/Donations	5,000	$ 19,682	394%	-	$ 5,836	0%	13,846
- Transportation Fund (TUF)	876,000	$ 460,577	53%	867,872	$ 319,015	37%	141,561
- MDUS	663,500	$ 334,537	50%	578,530	$ 211,763	37%	122,774
Special Rev Funds Total	**$ 5,186,450**	**$ 1,032,277**	**20%**	**$ 4,345,863**	**$ 1,026,453**	**24%**	**5,824**
Enterprise Funds							
- Sanitation Fund	$ 2,505,000	$ 1,205,648	48%	$ 2,241,700	$ 1,119,906	50%	85,742
- Utility Fund	17,673,000	$ 7,863,944	44%	17,570,330	$ 7,664,361	44%	199,584
- Airport Fund	687,100	$ 284,729	41%	673,704	$ 879,290	131%	(594,561)
- Cemetery Op. Fund	328,500	$ 136,820	42%	328,509	$ 146,589	45%	(9,769)
Roadway Impact Fund	$ 80,000	$ 432,011	540%	$ -	$ -	0%	432,011
Water Impact Fund	$ 250,000	$ 331,196	132%	$ 300,000	$ 1,629,577	543%	(1,298,381)
Sewer Impact Fund	$ 175,000	$ 2,017,719		$ -	$ -	0%	2,017,719
Fleet Service Operating Fund	$ 1,127,959	$ 595,877	53%	$ 998,537	$ 541,189	54%	54,688
Fleet Replacement Fund	$ 4,118,436	$ 252,999	6%	$ 4,118,436	$ 1,469,163	36%	(1,216,164)
Total	**$ 64,138,067**	**$ 35,115,242**	**55%**	**$ 62,932,173**	**$ 28,754,025**	**46%**	**6,361,218**





Attachment B

Financial Statements by Fund

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

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

100-GENERAL FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	25,657,000.00	1,036,168.60	14,269,121.13	55.61	0.00	11,387,878.87
320-PERMITS AND LICENSES	1,698,850.00	69,711.30	1,214,800.24	71.51	0.00	484,049.76
330-INTERGOVERNMENTAL REV	397,600.00	44,004.68	4,694,413.71	180.69	0.00	(4,296,813.71)
340-CHARGES FOR SERVICES	760,050.00	45,330.44	305,944.26	40.25	0.00	454,105.74
410-FINES AND FORFEITURES	176,500.00	28,763.57	133,899.09	75.86	0.00	42,600.91
420-ASSESSMENTS	8,500.00	0.00	2,944.57	34.64	0.00	5,555.43
430-USE OF MONEY AND PROP	690,000.00	183,374.51	1,058,265.89	153.37	0.00	(368,265.89)
440-DONATIONS FROM PRIVAT	158,000.00	3,651.22	5,593.47	3.54	0.00	152,406.53
450-INTERFUND OPERATING T	2,460,122.00	27,553.40	1,289,068.45	52.40	0.00	1,171,053.55
460-PROCEEDS GEN FIXED AS	0.00	5,690.00	5,690.00	0.00	0.00	(5,690.00)
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	32,006,622.00	1,444,247.72	22,979,740.81	71.80	0.00	9,026,881.19
EXPENDITURE SUMMARY						
500-CITY COUNCIL	398,284.00	34,030.48	158,557.19	73.70	134,984.90	104,741.91
501-CITY MANAGEMENT	1,020,167.00	76,299.87	547,429.04	53.66	0.00	472,737.96
503-PUBLIC INFORMATION	344,517.00	26,233.55	166,002.87	48.18	0.00	178,514.13
504-HUMAN RESOURCES	478,595.00	38,554.12	234,497.84	52.95	18,900.00	225,197.16
505-CITY CLERK	213,823.00	15,835.82	103,314.65	48.32	0.00	110,508.35
512-FINANCIAL SERVICES	1,081,943.00	84,953.23	539,118.30	55.62	62,677.00	480,147.70
516-MUNICIPAL COURT	408,574.00	30,489.64	188,768.27	56.65	42,687.10	177,118.63
522-DEVELOPMENT SERVICES	2,217,585.00	189,703.72	1,003,522.76	59.21	309,589.35	904,472.89
524-MAIN STREET PROGRAM	221,529.00	15,192.56	146,398.75	66.09	0.00	75,130.25
527-MOODY MUSEUM	20,725.00	1,890.61	6,145.38	29.65	0.00	14,579.62
532-PUBLIC LIBRARY	767,363.00	62,822.62	373,860.53	51.17	18,778.35	374,724.12
542-FIRE SUPPRESSION/EMER	4,536,734.00	363,447.19	2,276,577.45	49.92	(11,871.67)	2,272,028.22
552-POLICE FIELD SERVICES	5,783,367.00	456,199.78	2,994,394.55	53.18	81,488.72	2,707,483.73
558-ANIMAL CONTROL SECTIO	528,912.00	35,454.95	260,651.27	56.69	39,198.62	229,062.11
563-STREET & GROUND MAIN	3,015,511.82	183,660.32	1,454,989.36	59.19	329,867.09	1,230,655.37
565-PARKS & RECREATION	1,641,315.00	162,035.94	1,463,113.96	96.69	123,951.54	54,249.50
566-INTERNAL SVCS/BLDG	686,906.00	69,590.79	724,825.09	133.03	188,992.03	(226,911.12)
573-ENGINEERING & INSPECT	900,000.00	167,284.86	951,749.84	241.90	1,225,370.15	(1,277,119.99)
575-INTERNAL SVC/IT DEPT	256,936.00	6,374.13	123,640.31	84.34	93,067.77	40,227.92
592-NON-DEPARTMENTAL	7,837,860.00	306,720.23	559,938.67	21.29	1,108,495.96	6,169,425.37
*** TOTAL EXPENDITURES ***	32,360,646.82	2,326,774.41	14,277,496.08	55.76	3,766,176.91	14,316,973.83
*** TOTAL PROFIT / (LOSS) ***	(354,024.82)	(882,526.69)	8,702,244.73	394.27-	(3,766,176.91)	(5,290,092.64)

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

118-TIF #2

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	2,235,000.00	0.00	0.00	0.00	0.00	2,235,000.00
430-USE OF MONEY AND PROP	0.00	2,481.49	15,147.36	0.00	0.00	(15,147.36)
*** TOTAL REVENUES ***	2,235,000.00	2,481.49	15,147.36	0.68	0.00	2,219,852.64
EXPENDITURE SUMMARY						
520-TIF EXPENSES	2,208,000.00	0.00	14,000.00	0.63	0.00	2,194,000.00
*** TOTAL EXPENDITURES ***	2,208,000.00	0.00	14,000.00	0.63	0.00	2,194,000.00
*** TOTAL PROFIT / (LOSS) ***	27,000.00	2,481.49	1,147.36	4.25	0.00	25,852.64

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

119-TIF (TAX INCREMENT FUND)

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	585,000.00	0.00	0.00	0.00	0.00	585,000.00
330-INTERGOVERNMENTAL REV	350,000.00	0.00	0.00	0.00	0.00	350,000.00
430-USE OF MONEY AND PROP	10,000.00	2,212.08	13,503.11	135.03	0.00	(3,503.11)
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	945,000.00	2,212.08	13,503.11	1.43	0.00	931,496.89
EXPENDITURE SUMMARY						
520-TIF EXPENSES	831,372.00	26,204.15	307,638.48	51.52	120,713.00	403,020.52
*** TOTAL EXPENDITURES ***	831,372.00	26,204.15	307,638.48	51.52	120,713.00	403,020.52
*** TOTAL PROFIT / (LOSS) ***	113,628.00	(23,992.07)	(294,135.37)	365.09-	(120,713.00)	528,476.37

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

120-HOTEL/MOTEL FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	350,000.00	24,898.45	170,044.44	48.58	0.00	179,955.56
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	350,000.00	24,898.45	170,044.44	48.58	0.00	179,955.56
EXPENDITURE SUMMARY						
612-HOTEL/MOTEL TAX	297,400.00	0.00	108,626.07	43.31	20,171.39	168,602.54
*** TOTAL EXPENDITURES ***	297,400.00	0.00	108,626.07	43.31	20,171.39	168,602.54
*** TOTAL PROFIT / (LOSS) ***	52,600.00	24,898.45	61,418.37	78.42	(20,171.39)	11,353.02

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

123-MAIN STREET REVENUE FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
440-DONATIONS FROM PRIVAT	41,000.00	100.00	27,475.80	67.01	0.00	13,524.20
450-INTERFUND OPERATING T	53,100.00	0.00	2,500.00	4.71	0.00	50,600.00
*** TOTAL REVENUES ***	94,100.00	100.00	29,975.80	31.86	0.00	64,124.20
EXPENDITURE SUMMARY						
615-CONTRIBUTE TO CIVIC P	94,100.00	5,564.99	49,745.14	74.79	20,630.00	23,724.86
*** TOTAL EXPENDITURES ***	94,100.00	5,564.99	49,745.14	74.79	20,630.00	23,724.86
*** TOTAL PROFIT / (LOSS) ***	0.00	(5,464.99)	(19,769.34)	0.00	(20,630.00)	40,399.34

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

125-MUNICIPAL CRT SPECIAL FEE

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
410-FINES AND FORFEITURES	17,850.00	2,811.05	13,710.03	76.81	0.00	4,139.97
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	17,850.00	2,811.05	13,710.03	76.81	0.00	4,139.97
EXPENDITURE SUMMARY						
625-MUNICIPAL COURT BLDG	9,642.00	611.98	1,546.65	16.04	0.00	8,095.35
626-MUNICIPAL CRT TECHNO	20,000.00	504.00	8,282.40	53.39	2,396.00	9,321.60
627-MUN COURT JUDICIAL	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	29,642.00	1,115.98	9,829.05	41.24	2,396.00	17,416.95
*** TOTAL PROFIT / (LOSS) ***	(11,792.00)	1,695.07	3,880.98	12.59-	(2,396.00)	(13,276.98)

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

129-LIBRARY GRANT/DONATION

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	12,500.00	0.00	0.00	(12,500.00)
430-USE OF MONEY AND PROP	5,000.00	1,179.72	7,181.62	143.63	0.00	(2,181.62)
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	5,000.00	1,179.72	19,681.62	393.63	0.00	(14,681.62)
EXPENDITURE SUMMARY						
624-LIBRARY	0.00	902.94	5,836.09	0.00	0.00	(5,836.09)
*** TOTAL EXPENDITURES ***	0.00	902.94	5,836.09	0.00	0.00	(5,836.09)
*** TOTAL PROFIT / (LOSS) ***	5,000.00	276.78	13,845.53	276.91	0.00	(8,845.53)

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

200-ROADWAY IMPACT FEE FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
420-ASSESSMENTS	80,000.00	31,100.00	432,011.36	540.01	0.00	(352,011.36)
*** TOTAL REVENUES ***	80,000.00	31,100.00	432,011.36	540.01	0.00	(352,011.36)
EXPENDITURE SUMMARY						
631-ROADWAY IMPACT FEE	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL PROFIT / (LOSS) ***	80,000.00	31,100.00	432,011.36	540.01	0.00	(352,011.36)

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

210-TRANSPORTATION FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	22,245.72	0.00	0.00	(22,245.72)
340-CHARGES FOR SERVICES	876,000.00	74,238.08	438,330.90	50.04	0.00	437,669.10
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	876,000.00	74,238.08	460,576.62	52.58	0.00	415,423.38
EXPENDITURE SUMMARY						
632-TRANSPORTATION	867,872.00	113,143.82	319,015.31	64.91	244,321.26	304,535.43
*** TOTAL EXPENDITURES ***	867,872.00	113,143.82	319,015.31	64.91	244,321.26	304,535.43
*** TOTAL PROFIT / (LOSS) ***	8,128.00	(38,905.74)	141,561.31	264.27-	(244,321.26)	110,887.95

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

300-MUNICIPAL DRAINAGE UTILIT

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	663,500.00	55,836.34	334,536.71	50.42	0.00	328,963.29
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS	0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	663,500.00	55,836.34	334,536.71	50.42	0.00	328,963.29
EXPENDITURE SUMMARY						
750-MUNICIPAL DRAINAGE	578,530.00	30,953.75	211,763.13	37.23	3,597.00	363,169.87
*** TOTAL EXPENDITURES ***	578,530.00	30,953.75	211,763.13	37.23	3,597.00	363,169.87
*** TOTAL PROFIT / (LOSS) ***	84,970.00	24,882.59	122,773.58	140.26	(3,597.00)	(34,206.58)

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

320-SANITATION FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	555,000.00	17,275.18	207,224.03	37.34	0.00	347,775.97
340-CHARGES FOR SERVICES	1,950,000.00	167,342.80	998,423.72	51.20	0.00	951,576.28
*** TOTAL REVENUES ***	2,505,000.00	184,617.98	1,205,647.75	48.13	0.00	1,299,352.25
EXPENDITURE SUMMARY						
721-SANITATION/GARBAGE	2,241,700.00	171,250.72	1,119,906.22	49.96	0.00	1,121,793.78
*** TOTAL EXPENDITURES ***	2,241,700.00	171,250.72	1,119,906.22	49.96	0.00	1,121,793.78
*** TOTAL PROFIT / (LOSS) ***	263,300.00	13,367.26	85,741.53	32.56	0.00	177,558.47

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

340-PUBLIC UTILITIES FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
320-PERMITS AND LICENSES	500.00	0.00	475.00	95.00	0.00	25.00
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	16,716,000.00	1,157,453.48	7,334,823.55	43.88	0.00	9,381,176.45
420-ASSESSMENTS	797,000.00	3,553.00	409,654.33	5.79	(363,528.14)	750,873.81
430-USE OF MONEY AND PROP	156,500.00	14,571.83	115,060.96	73.52	0.00	41,439.04
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS	3,000.00	686.06	3,930.28	131.01	0.00	(930.28)
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	17,673,000.00	1,176,264.37	7,863,944.12	42.44	(363,528.14)	10,172,584.02
EXPENDITURE SUMMARY						
701-UTILITIES ADMINISTRAT	767,911.00	43,524.00	413,861.24	61.07	55,097.97	298,951.79
706-WASTEWATER TREATMENT	2,250,484.00	84,111.52	752,858.48	37.30	86,623.55	1,411,001.97
708-UTILITY DISTRIBUTION/	3,316,851.00	186,452.84	1,360,951.68	45.37	143,800.29	1,812,099.03
709-UTILITIES NON-DEPARTM	11,235,084.00	426,514.55	5,136,689.13	46.80	121,479.65	5,976,915.22
*** TOTAL EXPENDITURES ***	17,570,330.00	740,602.91	7,664,360.53	45.94	407,001.46	9,498,968.01
*** TOTAL PROFIT / (LOSS) ***	102,670.00	435,661.46	199,583.59	556.10-	(770,529.60)	673,616.01

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

345-WATER IMPACT FEE FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
340-CHARGES FOR SERVICES	250,000.00	38,040.00	331,196.00	132.48	0.00	(81,196.00)
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	250,000.00	38,040.00	331,196.00	132.48	0.00	(81,196.00)
EXPENDITURE SUMMARY						
592-NON-DEPARTMENTAL	300,000.00	0.00	1,629,577.24	544.25	3,166.76	(1,332,744.00)
*** TOTAL EXPENDITURES ***	300,000.00	0.00	1,629,577.24	544.25	3,166.76	(1,332,744.00)
*** TOTAL PROFIT / (LOSS) ***	(50,000.00)	38,040.00	(1,298,381.24)	603.10	(3,166.76)	1,251,548.00

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

346-SEWER IMPACT FEE FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
340-CHARGES FOR SERVICES	175,000.00	27,990.00	393,422.00	224.81	0.00	(218,422.00)
450-INTERFUND OPERATING T	0.00	0.00	1,624,297.24	0.00	0.00	(1,624,297.24)
*** TOTAL REVENUES ***	175,000.00	27,990.00	2,017,719.24	152.98	0.00	(1,842,719.24)
EXPENDITURE SUMMARY						
592-NON-DEPARTMENTAL	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL PROFIT / (LOSS) ***	175,000.00	27,990.00	2,017,719.24	152.98	0.00	(1,842,719.24)

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

350-AIRPORT FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
320-PERMITS AND LICENSES	0.00	0.00	0.00	0.00	0.00	0.00
330-INTERGOVERNMENTAL REV	30,000.00	0.00	19,995.80	66.65	0.00	10,004.20
340-CHARGES FOR SERVICES	652,100.00	43,418.51	222,313.99	34.09	0.00	429,786.01
420-ASSESSMENTS	0.00	0.00	25,652.61	0.00	0.00	(25,652.61)
430-USE OF MONEY AND PROP	5,000.00	2,746.67	16,766.30	335.33	0.00	(11,766.30)
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	687,100.00	46,165.18	284,728.70	41.44	0.00	402,371.30
EXPENDITURE SUMMARY						
732-AIRPORT OPERATIONS DE	673,704.00	10,231.16	879,289.80	178.75	324,945.27	(530,531.07)
*** TOTAL EXPENDITURES ***	673,704.00	10,231.16	879,289.80	178.75	324,945.27	(530,531.07)
*** TOTAL PROFIT / (LOSS) ***	13,396.00	35,934.02	(594,561.10)	864.04-	(324,945.27)	932,902.37

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

370-CEMETERY OPERATING FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	200,500.00	8,450.00	89,715.00	44.75	0.00	110,785.00
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	3,000.00	100.00	4,650.00	155.00	0.00	(1,650.00)
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	30,000.00	0.00	1,909.88	6.37	0.00	28,090.12
460-PROCEEDS GEN FIXED AS	95,000.00	3,150.00	40,545.00	42.68	0.00	54,455.00
*** TOTAL REVENUES ***	328,500.00	11,700.00	136,819.88	41.65	0.00	191,680.12
EXPENDITURE SUMMARY						
761-CEMETERY OPERATING DE	328,509.00	20,750.34	146,588.86	69.71	82,418.70	99,501.44
*** TOTAL EXPENDITURES ***	328,509.00	20,750.34	146,588.86	69.71	82,418.70	99,501.44
*** TOTAL PROFIT / (LOSS) ***	(9.00)	(9,050.34)	(9,768.98)	307.56	(82,418.70)	92,178.68

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

382-FLEET SERVICES OPERATING

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
340-CHARGES FOR SERVICES	1,127,959.00	0.00	575,456.00	51.02	0.00	552,503.00
420-ASSESSMENTS	0.00	0.00	20,421.26	0.00	0.00	(20,421.26)
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	1,127,959.00	0.00	595,877.26	52.83	0.00	532,081.74
EXPENDITURE SUMMARY						
517-FlEET SERVICES	999,958.00	77,784.93	541,189.47	54.98	8,585.78	450,182.75
*** TOTAL EXPENDITURES ***	999,958.00	77,784.93	541,189.47	54.98	8,585.78	450,182.75
*** TOTAL PROFIT / (LOSS) ***	128,001.00	(77,784.93)	54,687.79	36.02	(8,585.78)	81,898.99

FINANCIAL STATEMENT

AS OF: MARCH 31ST, 2025

384-FLEET REPLACEMENT FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	690,103.00	0.00	122,092.00	17.69	0.00	568,011.00
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	909.17	5,534.50	0.00	0.00	(5,534.50)
450-INTERFUND OPERATING T	1,400,000.00	0.00	0.00	0.00	0.00	1,400,000.00
460-PROCEEDS GEN FIXED AS	0.00	40,561.25	125,372.50	0.00	0.00	(125,372.50)
470-PROCEEDS GEN LONG TER	2,028,333.00	0.00	0.00	0.00	0.00	2,028,333.00
*** TOTAL REVENUES ***	4,118,436.00	41,470.42	252,999.00	6.14	0.00	3,865,437.00
EXPENDITURE SUMMARY						
518-EQUIPMENT REPLACEMENT	4,118,436.00	154,286.09	1,469,163.13	112.44	3,161,443.59	(512,170.72)
*** TOTAL EXPENDITURES ***	4,118,436.00	154,286.09	1,469,163.13	112.44	3,161,443.59	(512,170.72)
*** TOTAL PROFIT / (LOSS) ***	0.00	(112,815.67)	(1,216,164.13)	0.00	(3,161,443.59)	4,377,607.72

Attachment C

Council Report

Checks Posted in November 2024

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	AFLAC		AFLAC 2025 INVOICE	1,350.25
		MISCELLANEOUS	ANA MENDOZA	ANA MENDOZA:DEPOSIT REFUND	300.00
			CLAUDIA ARROYO	CLAUDIA ARROYO:DEPOSIT REF	100.00
			LORIE JOHNSON	LORIE JOHNSON:DEPOSIT REFU	200.00
		McCREARY, VESELKA, BRAGG & ALLEN PC		CC FEES-FEBRUARY 2025	1,379.33
		NATIONWIDE RETIREMENT SOLUTIONS		457B DEF COMP PLAN	2,185.00
				457B DEF COMP PLAN ROTH	310.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS		FEBRUARY 2025 CONTRIBUTION	67,632.74
				FEBRUARY 2025 CONTRIBUTION	5,787.22
		UNITED WAY FOR GREATER AUSTIN		UNITED WAY CONTRIBUTIONS	5.00
				UNITED WAY CONTRIBUTIONS	5.00
		WEX HEALTH, INC. DBA: WEX		38705 FSA	1,231.60
				38705 FSA	1,108.52
				38705 FSA-BEN WHITE (TEDC)	83.33
		TAYLOR PROFESSIONAL FIREFIGHTER ASSOCI		ACCT #2091015 TAYLOR FF AS	1,190.00
		INTERNATIONAL CITY MANAGEMENT ASSOC RE		PLAN ID 307325-CONTRIBUTOR	1,229.69
				PLAN ID 307325-ROTH	1,105.71
				PLAN ID 307325-CONTRIBUTOR	1,229.69
				PLAN ID 307325-ROTH	695.00
		LIBERTY NATIONAL LIFE INSURANCE		GLOBE LIFE MARCH 2025	597.24
		HEALTH CARE SERVICE CORPORATION		BCBS APRIL INV.	25,589.85
				RETIREE DEPENDENT	1,118.44
				TEDC/CARLSON,HANSON,WHITE	2,291.66
				ADD TEDC/HANSON	778.93
		HUMANA INSURANCE COMPANY		CARLSON/WHITE-TEDC	23.46
				HUMANA VISION 2025	353.86
				ADD MADISON HANSON	4.79
				CARLSON/WHITE -TEDC	138.50
				HUMANA DENTAL 2025	2,778.80
				ADD MADISON HANSON	23.62
		SYMETRA LIFE INSURANCE COMPANY		SYMETRA VOL LIFE	1,240.01
				SYMETRA VOL LIFE/TEDC	33.40
		PIONEER CREDIT RECOVERY, INC.		J. FREDENBURG WG2529173	173.22
				J. FREDENBURG WG2529173	173.22
				TOTAL:	122,447.08
CITY COUNCIL	GENERAL FUND	PNC BANK NATIONAL ASSOCIATION		COUNCIL FOOD	187.43
				COUNCIL SNACKS AND WATER	7.56
				COUNCIL FOOD	40.47
				2025 BOYS/GIRLS CLUB DINNE	463.75
				CMEREK/COBB CHAMBER LUNCH	40.00
		VERIZON WIRELESS		CELLPHONES	205.98
				MIFI	47.92
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO		COMPUTER SETUPS	126.00
		BICKERSTAFF HEATH DELGADO ACOSTA LLP		2021 REDISTRICTING	75.00
		UNIVERSE TECHNICAL TRANSLATION INC		TRANSLATION	1,104.04
		HEJL & SCHROEDER, P.C.		LEGAL SERVICES	10,500.00
				LEGAL SERVICES	9,101.19
				TOTAL:	21,899.34
CITY MANAGEMENT	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM		COFFEE CREAMER	3.29
				FLOOR PAD & KEYBOARD	152.99
				BLUETOOTH KEYBOARD	33.99
		ODP BUSINESS SOLUTIONS, LLC		ROCIO/INK CARTRIDGE	82.09
				ROCIO/INK CARTRIDGE	315.33
		PNC BANK NATIONAL ASSOCIATION		ANDERSON AGENDA PREP	20.86

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			NAME BADGE J. JENKINS	37.96
			BUSINESS CARDS J.JENKINS	99.55
			WATER	3.73
			MTG LUNCH	49.03
			MTG W/CM ANDERSON	20.34
			ICLOUD STG JENKINS	0.99
			PARKING	2.00
			CAPITAL VISIT JENKINS/SEGU	44.33
			LUNCH MTG POWERS/JENKINS/B	48.00
			MTG CM GARCIA/BRIAN/JEFF/C	64.99
			BRIAN/JEFF PHONE SCREENS	11.76
			FUNERAL FLOWER S. MAREK	89.95
			DIRECTORS RETREAT	66.00
			BRIAN/JEFF/CARLY/ROCIO/EXT	130.00
			LEGISLATIVE WEB BRIAN/JEFF	135.00
			LEGISLATIVE WEB BRIAN/JEFF	135.00
			LEGISLATIVE WEB BRIAN/JEFF	135.00
			LEGISLATIVE WEB BRIAN/JEFF	585.00
			POTLUCK	34.05
			M. GLAZE FLOWERS FOR MOMS	93.89
			ROCIO ICLOUD STG	0.99
			DIRECTORS RETREAT	339.63
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	8,340.24
		VERIZON WIRELESS	CELL PHONES	196.76
			CARLY IPAD	774.99
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	COMPUTER SETUPS	252.00
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	2,935.20
			TERM YANTIS	10,842.66-
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	23.95
			HUMANA DENTAL 2025	118.10
		SYMETRA LIFE INSURANCE COMPANY	ADD CARLY KEHOE	2.78
			SYMETRA LTD	168.56
			ADD CARLY KEHOE	75.26
			SYMETRA LIFE & AD&D	100.80
			ADD CARLY KEHOE	45.00
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	5,022.47
PUBLIC INFORMATION	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE CREAMER	3.29
			LAPTOP STAND DOCK	16.99
		PNC BANK NATIONAL ASSOCIATION	ENVELOPES	145.26
			WATER	3.73
			DANIEL S CHAMBER LUNCH	20.00
		GRANITE MEDIA PARTNERS, INC. DBA: TAYL	76574 WINTER MAGAZINE	275.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	1,231.80
		VERIZON WIRELESS	CELL PHONES	84.35
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	733.80
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	4.79
			HUMANA DENTAL 2025	23.62
		SKILES, TERRY V.	STATE OF THE CITY CAPTURE/	350.00
		SYMETRA LIFE INSURANCE COMPANY	TERM MANESS	4.78-
			SYMETRA LTD	28.56
			TERM KENDRA MANESS	18.51-
			SYMETRA LIFE & AD&D	17.10
			TERM KENDRA MANESS	11.10-
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	2,999.65
HUMAN RESOURCES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE CREAMER	3.29
			RIBBON FOR BADGE MACHINE	66.88
		PNC BANK NATIONAL ASSOCIATION	WATER	3.73
			LASHON TMHRA CONF LODGING	592.11
			TMHRA MEMBER DUES CHRIS	100.00
			DIRECTOR RETREAT MTG SUPPL	60.24
			DIRECTOR RETREAT SNACKS	46.18
			LASHON CHAMBER LUNCH	20.00
		TAYLOR CHAMBER OF COMMERCE	HR COT/JOB EXPO BOOTH	325.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	3,091.86
		VERIZON WIRELESS	CELL PHONES	127.56
		WEX HEALTH, INC. DBA: WEX	FEB 2025 COBRA & FSA	296.00
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	COMPUTER SETUPS	126.00
		CITY OF GEORGETOWN	TX STATE RECORDS TRAINING	24.00
		FIRE & POLICE SELECTION INC.	FIRE ENTRANCE EXAM APRIL 2	500.00
		COMPLYRIGHT, INC. DBA: HR DIRECT	LABOR LAW POSTER	104.99
			LABOR LAW POSTER	104.99
			LABOR LAW POSTER	104.99
			LABOR LAW POSTER	104.99
			LABOR LAW POSTER	104.99
			LABOR LAW POSTER	104.99
			LABOR LAW POSTER	104.99
			LABOR LAW POSTER	104.99
			LABOR LAW POSTERS	104.99
			LABOR LAW POSTER	104.99
		CANTRELL, RANDY DBA: BULA NETWORK, LLC	FEB. 2025 COACHING/LASHON	200.00
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	1,467.60
		HUB INTERNATIONAL TEXAS, INC.	HUB ANNUAL CONSULT	3,150.00
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	14.37
			HUMANA DENTAL 2025	70.86
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	71.14
			SYMETRA LIFE & AD&D	42.90
			TOTAL:	11,449.62
CITY CLERK	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE CREAMER	3.28
		PNC BANK NATIONAL ASSOCIATION	WATER	3.73
			DIVIDERS	3.48
			MUNICIPAL BUDGET CYCLE/KRY	325.00
			LUCY CHAMBER LUNCH	20.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	1,552.15
		VERIZON WIRELESS	CELL PHONES	47.14
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	COMPUTER SETUPS	126.00
		CITY OF GEORGETOWN	TX STATE RECORDS TRAINING	24.00
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			HUMANA DENTAL 2025	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	60.06
			SYMETRA LIFE & AD&D	36.00
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.74
			TOTAL:	2,353.40
FINANCIAL SERVICES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE CREAMER	3.29
			ROBERT/LYDIA/WIRED EARPHON	15.98
			LYDIA/PRINTER INK	76.48
			ROBERT P./WEBCAM	28.49

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		PNC BANK NATIONAL ASSOCIATION	WATER	3.73
			FEBRUARY 2025 CC CREDIT	171.18-
			LUNCH MEETING	36.37
			TRAVEL/ACCIDENTAL CHARGE	171.18
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	4,191.60
		VERIZON WIRELESS	CELL PHONES	117.58
		WILLIAMSON CENTRAL APPRAISAL DISTRICT	QRTLY TAXING UNITS/FEES	27,161.00
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	COMPUTER SETUPS	378.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	XPHASER 4622	46.95
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	2,201.40
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	23.95
			HUMANA DENTAL 2025	118.10
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	130.05
			SYMETRA LIFE & AD&D	78.15
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	34,706.87
MUNICIPAL COURT	GENERAL FUND	ADT SECURITY SERVICES INC	109 W 5TH ST SEC/4/1-4/30/	153.20
		BRINKS, INCORPORATED	BRINKS MONTHLY SERVICES	908.91
		TEXAS DEPARTMENT OF INFORMATION RESOUR	FEBRUARY 2025 MUNICIPAL CO	1.97
		PNC BANK NATIONAL ASSOCIATION	TLO	128.00
			CLERK SEMINAR DELIA JONES	150.00
			CLERK SEMINAR JAYME MCCART	150.00
			WATER	16.08
			CLERK SEMINAR	150.00
			LODGING	100.00
		TAYLOR OFFICE PRODUCTS INC	TMC CASE JACKETS	966.43
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	1,755.14
		ATMOS ENERGY	NATURAL GAS-109 W 5TH ST	149.69
		VERIZON WIRELESS	CELL PHONES	37.21
		CITY OF GEORGETOWN	TX STATE RECORDS TRAINING	48.00
		CINTAS CORP DBA FIRST AID & SAFETY	109 W 5TH ST/MEDICAL SUPPL	123.06
		HEJL & SCHROEDER, P.C.	TMC LEGAL SERVICES	3,175.00
			TMC LEGAL SERVICES	1,300.00
		WILSON, LUCAS C. DBA: ATTORNEY AT LAW	Legal Services -Judge	2,537.50
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	2,201.40
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	14.37
			HUMANA DENTAL 2025	70.86
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	40.35
			SYMETRA LIFE & AD&D	24.30
			TOTAL:	14,201.47
DEVELOPMENT SERVICES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE CREAMER	3.29
			SAFETY VESTS & HELMETS	52.60
			MANAGEMENT MONITORS	749.98
			DAMARIS/MONITOR STAND	29.39
		ESRI, INC.	ANNUAL GIS SOFTWARE	689.13
			ANNUAL GIS SOFTWARE	3,759.93
		PNC BANK NATIONAL ASSOCIATION	WATER	3.72
			SCOTT CHAMBER LUNCH	20.00
			CODE E TRAINING DANIEL	50.00
			PSI EXAM CODE E ANA H	50.00
			CODE DANIEL OFF PSI EXAM	57.50
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	7,978.31
		VERIZON WIRELESS	CELL PHONES	344.82
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	COMPUTER SETUPS	378.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SOUTH CENTRAL PLANNING & DEV. COMMISSI	FY25 Software Lic. Fees	1,608.33
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	6,604.20
			TERM SAUER	733.80-
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	43.11
			TERM JUSTINH SAUER	4.79-
			HUMANA DENTAL 2025	212.58
			TERM JUSTINH SAUER	23.62-
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	174.69
			SYMETRA LIFE & AD&D	104.85
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
		BERRY, DUNN, MCNEIL & PARKER LLC DBA:	Permit Process Audit	3,586.00
			TOTAL:	25,833.97
MAIN STREET PROGRAM 00	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE CREAMER	3.28
		PNC BANK NATIONAL ASSOCIATION	WATER	3.72
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	7,156.53
		VERIZON WIRELESS	CELL PHONES	84.35
			IPAD	29.93
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	733.80
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	4.79
			HUMANA DENTAL 2025	23.62
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	37.37
			SYMETRA LIFE & AD&D	22.50
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	8,195.64
CD-MOODY MUSEUM	GENERAL FUND	MISCELLANEOUS FORGOTTEN CRAFTS	FORGOTTEN CRAFTS:MM CHAIRS	874.00
		PNC BANK NATIONAL ASSOCIATION	MOODY INTERNET	80.42
			MOODY INTERNET	80.42
		ATMOS ENERGY	NATURAL GAS	60.00
			NATURAL GAS-114 W 9TH ST	139.58
		SVATEK, MARCIA E.	MOODY DOCENT 3/1/25-3/15/2	120.00
			TOTAL:	1,354.42
PUBLIC LIBRARY	GENERAL FUND	ADT SECURITY SERVICES INC	LIBRARY SEC/4/1-6/30/2025	168.57
		AMAZON.COM SALES, INC DBA: AMAZON.COM	PROGRAM-TEDDY BEARS	64.98
		TEXAS DEPARTMENT OF INFORMATION RESOUR	FEBRUARY 2025 LIBRARY	2.31
		ELLIS, KAREN	TLA - ANNUAL CONFERENCE	168.00
		INGRAM BOOK COMPANY	CREDIT LIBRARY BOOKS	23.34-
			CREDIT LIBRARY BOOKS	18.19-
			CREDIT LIBRARY BOOKS	30.29-
			CREDIT LIBRARY BOOKS	15.38-
			CREDIT LIBRARY BOOKS	32.49-
			CREDIT LIBRARY BOOKS	12.34-
			CREDIT LIBRARY BOOKS	15.38-
			CREDIT LIBRARY BOOKS	11.17-
			CREDIT LIBRARY BOOKS	9.55-
			CREDIT LIBRARY BOOKS	35.39-
			CREDIT LIBRARY BOOKS	13.79-
			CREDIT LIBRARY BOOKS	31.66-
			Childrens Books FY24/25	42.77
			Childrens Books FY24/25	185.40
			Childrens Books FY24/25	317.37
			CREDIT LIBRARY BOOKS	11.41-
			Adult Books FY 24/25	140.62
			Adult Books FY 24/25	114.53

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Adult Books FY 24/25	17.68
			Adult Books FY 24/25	16.09
			Adult Books FY 24/25	35.91
			Adult Books FY 24/25	92.35
			Adult Books FY 24/25	318.20
			Adult Books FY 24/25	131.45
			Childrens Books FY24/25	21.75
			Childrens Books FY24/25	13.27
			Childrens Books FY24/25	454.82
		KOETTER FIRE PROTECTION OF AUSTIN, LLC	LIBRARY FIRE MONITORING	99.00
		PNC BANK NATIONAL ASSOCIATION	SPRING PROGRAM SUPPLIES	25.89
			PAPER CRAFTING	33.38
			PROGRAM SUPPLIES VALENTINE	59.23
			PROGRAM SUPPLIES VALENTINE	37.42
			PROGRAM SUPPLIES	23.41
			WATER	22.09
			ICLOUD STG KAREN E	0.99
			VICTIM MEAL RE:20250207007	5.83
			TLA CONF RACHEL	470.00
			MEMBERSHIP TLA R. SIMS	193.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	4,974.83
		ATMOS ENERGY	NATURAL GAS-801 VANCE ST	528.97
		VERIZON WIRELESS	CELL PHONES	47.14
			LIBRARY GATEWAY	59.93
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	COMPUTER SETUPS	378.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	LIBRARY COPIER MAINTENANCE	41.25
		DELL FINANCIAL SERVICES	Epson Expression 13000XL	3,255.12
		CINTAS CORP DBA FIRST AID & SAFETY	LIBRARY FIRST AID	49.15
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	5,136.60
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	33.53
			HUMANA DENTAL 2025	165.34
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	109.71
			SYMETRA LIFE & AD&D	66.15
		SIMS, RACHEL	TLA - ANNUAL CONFERENCE	317.80
			TLA - ANNUAL CONFERENCE	168.00
			TOTAL:	18,347.45
FIRE DEPARTMENT	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	WEBCAM, KEYBOARD/MOUSE	94.90
			STREAMLIGHT	87.88
			ITEMS FOR S51/PIVOT, DELUX	193.82
			BATTERY FOR LIGHT	81.76
			COPY PAPER & GRAPH PAPER P	50.56
		TEXAS DEPARTMENT OF INFORMATION RESOUR	FEBRUARY 2025 FIRE DEPT	2.60
		PNC BANK NATIONAL ASSOCIATION	FF INTERMEDIATE PAYTON	87.17
			ICLOUD STG	0.99
			MISC HARDWARE	4.48
			ANNUAL TFCA CONF BAUM	445.00
			ITEMS FOR NEW ENGINE	376.93
			HOOD CLASS - ENGELKE	195.00
			TOASTER	29.96
			KITCHEN SUPPLIES	31.19
			FD CELLHIRE	63.67
			MEAL TRAVEL LOOK AT NEW EN	21.61
			ICLOUD STG - COPELAND	0.99
			FIRE OFFICER CERT COZZENS	87.17
			CLEANING SUPPLIES STA 1	53.36

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			ICLOUD STG	1.98
			BAUM CHAMBER LUNCH	20.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	30,844.65
		ATMOS ENERGY	NATURAL GAS-200 WASHBURN S	385.69
			NATURAL GAS-705 CARLOS PAR	237.62
		VERIZON WIRELESS	FIRE DEPT GATEWAY	109.93
			CELL PHONE	223.26
			DATA CARDS	297.99
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	COMPUTER SETUPS	252.00
		BAUM, DANIEL	TFCA CONFERENCE	26.00
		AT&T U-VERSE	FD INTERNET - STA 2	117.70
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	22,014.00
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	134.12
			HUMANA DENTAL 2025	661.36
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	637.40
			FIRE ADJUSTMENTS	2.75
			SYMETRA LIFE & AD&D	381.45
			FIRE ADJUSTMENTS	1.65
			TOTAL:	58,258.59
POLICE DEPARTMENT	GENERAL FUND	AT&T	PD INTERNET	1,652.29
		AMAZON.COM SALES, INC DBA: AMAZON.COM	TONER	219.96
			COFFEE CUPS & SUGAR	185.39
		TEXAS DEPARTMENT OF INFORMATION RESOUR	FEBRUARY 2025 POLICE	0.67
		FED EX	SHIPMENT RE: 20250115003	22.75
		ODP BUSINESS SOLUTIONS, LLC	CREAMER	230.71
		PNC BANK NATIONAL ASSOCIATION	TAX REFUND ATV COVER	19.20-
			STORAGE RENTAL UNIT FEB 20	150.00
			ICLOUD STG CLAUDIA	0.99
			FY25 AMMO PURCHASE	7,829.08
			CENTRAL SQ CONF LOD DEP C.	308.00
			FLIGHT FOR CEN SQ CONF C.P	381.96
			DET MONT. PART. IN PROC CO	52.01
			PAPER TOWELS	31.33
			CROSS CHECK MEALS	800.00
			PD SVC	30.00
			PD SVC	41.88
			CAW CONF REG P.MORENO	625.00
			FLUCK CHAMBER LUNCH	20.00
			AIRHOSE AND SUPPLIES	112.94
			17 GALLON STG BINS	80.88
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	39,804.19
		TRANSUNION RISK AND ALTERNATIVE DATA S	CID SEARCHES-MONTHLY FEB 2	75.00
		VERIZON WIRELESS	PD	835.66
			CELL PHONES VOCA COORDIN	37.21
			CELL PHONES VOCA COORDIN	37.21
			DATA CARDS	645.53
			MIFI VOCA COORDINATOR	37.99
		WILLIAMSON COUNTY AUDITOR'S OFFICE	FY25 QRTLY Radio Fees	7,420.47
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	FY25 PD Monthly IT	8,225.82
		CITY OF GEORGETOWN	TX STATE RECORDS TRAINING	72.00
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	PD INTERNET MARCH 2025	343.43
		MOTOROLA SOLUTIONS INC.	FY25 Quarterly Maint,	5,954.01
		AVAYA FINANCIAL SERVICES	PD SOFTWARE	355.49
		KONICA MINOLTA PREMIER FINANCE	C4050i COPIER LEASE 3/19-4	170.00
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	27,884.40

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	191.60
			HUMANA DENTAL 2025	992.04
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	826.75
			POLICE ADJUSTMENTS	1.19
			SYMETRA LIFE & AD&D	485.85
			POLICE ADJUSTMENTS	0.75
		WHITLOW, LESHA	FORENSIC LAB EVIDENCE DELI	94.08
			TOTAL:	107,247.31
ANIMAL CONTROL	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	ACO/CASH BOX & BANK BAGS	84.93
			ACO RECEIPT BOOK	7.68
			STERILE SYRINGES	14.99
		TEXAS DEPARTMENT OF INFORMATION RESOUR	FEBRUARY 2025 ANIMAL CONTR	4.91
		EVINS GROUP LLC DBA: OPENWORK	Kennel Tech Temp	986.00
			Kennel Tech Temp	986.00
		PNC BANK NATIONAL ASSOCIATION	ACO CLEANING SUPPLIES	59.82
			ACO CLEANING SUPPLIES	116.28
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	2,496.39
		VERIZON WIRELESS	CELL PHONES	121.56
			ACO GATEWAY	59.93
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	ACO INTERNET	103.51
		KONICA MINOLTA PREMIER FINANCE	ACO COPIER LEASE 3/19-4/18	170.00
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	2,935.20
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	23.95
			HUMANA DENTAL 2025	118.10
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	50.22
			ADD VICTORIA HOWARD	23.06
			SYMETRA LIFE & AD&D	26.85
			ADD VICTORIA HOWARD	13.80
		GRAEF, ARLON WAYNE	FY25 Veterinarian Service	1,331.00
			TOTAL:	9,734.18
STREETS & GROUND MAINT	GENERAL FUND	ALL TRAFFIC SOLUTIONS INC	4000561 Shield 12 Speed	5,234.02
		AMAZON.COM SALES, INC DBA: AMAZON.COM	ST,GR/OFFICE CHAIR FLOOR M	41.39
			ST,GR/ZEP AIR FRESH REFILL	128.78
			ST,GR/5 HITACHI EXCAVATOR	6.96
			ST,GR/BREAKROOM ORGANIZER	18.99
			ST,GR/COMPUTER MONITOR-BAC	129.99
			ST,GR/PEN HOLDER	5.99
			ST,GR/AA & AAA BATTERIES	40.22
			ST,GR/(10) REAMS OF COPY P	44.99
		AMERICAN PUBLIC WORKS ASSOCIATION	FY25-26GRAY/BACHMEYER/ENGL	704.25
		TEXAS DEPARTMENT OF INFORMATION RESOUR	FEBRUARY 2025 PUBLIC WORKS	5.54
		ERGON ASPHALT & EMULSIONS, INC	SS-1 Emulsion Oil	2,821.20
			SS-1 Emulsion Oil	2,720.71
		HUNTER CONCRETE PUMPING, INC.	Blanket PO for Street	780.00
		HEART OF TEXAS LANDSCAPE & IRRIGATION	LIBRARY IRRIGATION REPAIR	243.50
			IRRIG REPAIR-WELCOME SIGN	142.00
			IRRIG REPAIR-WELCOME SIGN	142.00
		MOSS & MOSS INC. #4000	ST,GR/CONCRETE MIX	6.49
			ST,GR/BROOM HANDLE	7.19
			ST,GR/RAKE	25.19
			ST,GR/GRAFFITI REMOVER	13.48
		PNC BANK NATIONAL ASSOCIATION	ICLOUD STG	0.99
			PROPNE FOR HEATER PW	42.00
			CRACK SEALER	87.96

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PLASTIC BOWL	1.68
			HOT CHOC PACKETS	14.78
			MEDICAL SUPPLIES	19.54
			JIM CHAMBER LUNCH	20.00
			ICLOUD STG SABRINA E	0.99
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	10,690.13
		ATMOS ENERGY	1424 N MAIN ST-NATURAL GAS	634.06
		VERIZON WIRELESS	CELL PHONES	270.40
			GATEWAY ROUTER	54.29
			GATEWAY SIGN	37.99
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	COMPUTER SETUPS	252.00
		MCCOY'S BUILDING SUPPLY	ST,GR/CONCRETE MIX-T.DON H	29.44
			ST,GR/CONCRETE FOR STOP SI	11.78
		TRI-POINT REFRIGERATION, INC.	ICE MACH PUMP REPL-1424 N	1,144.88
		AVAYA FINANCIAL SERVICES	STS CAMERAS	167.58
		UNIFIRST HOLDINGS INC	ST,GR/UNIFORM RENTAL	244.41
			ST,GR/UNIFORM RENTAL	249.61
			ST,GR-UNIFORM RENTAL	249.61
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	10,273.20
			TERM OLMSTEAD	4,402.80-
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	71.85
			ADD RETIREE OLMSTEAD	4.79
			TERM EMP/SPOUSE OLMSTEAD	9.09-
			HUMANA DENTAL 2025	354.30
			ADD RETIREE OLMSTEAD	23.62
			TERM EMP/SPOUSE OLMSTEEAD-	55.90-
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	245.35
			SYMETRA LIFE & AD&D	140.10
		HD SUPPLY, INC.	ST,GR/STYROFOAM CUPS 16OZ	112.49
			TRIGGER SPRAY TUBE	0.94
		SUNBELT SUPPLY LLC	ST,GR/ORANGE NITRILE GLOVE	263.52
			TOTAL:	34,509.37
PARKS & RECREATION	GENERAL FUND	ADT SECURITY SERVICES INC	TRPSC SEC/3/17/2025-6/16/2	140.37
		AMAZON.COM SALES, INC DBA: AMAZON.COM	TEMP PAINT BIKE RODEO ORG&	145.92
			FIELD HOUSE OFFICE RUGS	49.50
			MEMORIAL TRACK RIBBON CUTT	45.88
			PIERCE SKATE PARK TRASH CA	566.28
		JIM McNABB INC DBA: ART OFFICE SIGNS	SIGNS FOR PIERCE PARK	610.00
			SIGNS FIELD HOUSE OFFICE D	385.00
		VARSITY BRANDS, INC. DBA: BSN SPORTS,	Aluminum Bleecher w/dbl	5,550.00
		COURTEX CONSTRUCTION INC.	CO # 1 Install 3,120 ft.	7,500.00
		MISCELLANEOUS APRIL GREEN	APRIL GREEN:FITNESS CLASSE	720.00
		SHARON BOON	SHARON BOON:FITNESS CLASSE	33.75
		FERGUSON FACILITIES SUPPLY #61	GLOVES, TISSUE, TOWELS, SO	1,746.93
		WILLIAMS SCOTSMAN, INC. DBA: MOBILE MI	MOBILE MINI LEASE 3/14-4/1	137.00
			CREDIT REMOVE LATE FEE	35.00-
		MOSS & MOSS INC. #5000	PUMP & KEY RINGS	18.27
			FAUCET	38.69
			GLOVES BRUSHES EXT POLE PA	61.60
			CHAIN & VALVE COVERS	31.48
			PADLOCKS	59.37
			PADLOCK & KEYS	61.87
		PNC BANK NATIONAL ASSOCIATION	PRO SOIL MIX	168.00
			TRAPS CONV LODGING CURTIS	707.58
			TRAPS CONV LODGING BETSY	707.58

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			ICLOUD	0.99
			MURPHY POOL INTERNET	105.55
			MURPHY POOL INTERNET	105.55
			PARKS ON CALL APPLE STG	0.99
			TYLER ICLOUD STG	0.99
			BETSY ICLOUD	0.99
			TYLER CAHMBER LUNCH	20.00
			STAFF MEETING	61.44
			OFFICE WATER	25.44
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	7,599.91
		ATMOS ENERGY	NATURAL GAS-1418 DAVIS ST	207.57
			NATURAL GAS-1418 DAVIS ST	95.12
		VERIZON WIRELESS	CELL PHONES	195.98
			IPAD	29.93
			PARKS GATEWAY	59.93
		ACM SERVICES LLC	OLE BBQ PAVILION ELECTRICA	2,680.00
		WAYNE GING PLUMBING, LLC	TRP REPLACE SLOAN DIAPHRAG	260.00
			HERITAGE SQ REPL SLOAN DIA	260.00
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	COMPUTER SETUPS	252.00
		MCCOY'S BUILDING SUPPLY	MULCH	22.40
			HEX NUT 8MM	3.00
		ERIC DONNELL JACKSON	TRPSC/REPAIR DOOR LOCK	104.95
			HERITAGE SQ REPR RESTROOM	100.00
		FIELDS, CURTIS	REIMBURSE PROGRAM GAMES	40.80
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	TRPSC XEROX SERVICE	38.46
		TRUGREEN LIMITED PARTNERSHIP	ROBINSON BALLFIELD LAWN SE	234.53
			MALLARD FIELD LAWN SERVICE	234.53
			BULL BRANCH LAWN SERVICE	234.53
			ROTARY FIELD LAWN SERVICE	234.53
			TRPSC SOCCER FIRE ANT CONT	996.18
			TRPSC SOCCER LAWN SERVICE	363.04
			TRPSC/LAWN SERVICE	2,132.10
			TRPSC/FIRE ANT CONTROL	2,899.64
		AVAYA FINANCIAL SERVICES	TRPSC PHONE SYSTEM	121.60
			P&R CAMERAS	167.58
		EZROW CLEANING LLC	DICKEY GIVENS JANITORIAL C	282.00
		NORTHWEST CASCADE INC DBA HONEY BUCKET	BIKE RODEO PORTA POTTY	450.00
			MEMORIAL FIELD PORTA POTTY	145.00
		UTZ ENVIRONMENTAL SERVICES OF AUSTIN,	TRPSC/PUMP STATION REPAIRS	1,650.00
		JONES, GERALD R.	MONITOR ADULT VOLLEYBALL F	200.00
		MCGRAY & MCGRAY LAND SURVEYORS, INC.	Pickleball Courts-Survey	13,857.76
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	6,604.20
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	47.90
			HUMANA DENTAL 2025	236.20
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	163.22
			SYMETRA LIFE & AD&D	98.40
		BARKER RINKER SEACAT ARCHITECTURE	Wellness/Recreationj Ctr	9,922.11
		HD SUPPLY, INC.	CAN LINERS & PINESOL	91.52
			TOTAL:	73,088.63
INTERNAL SERVICES/BLDG	GENERAL FUND	ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	BLDG MAINT BATTERY	78.10
		AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE CREAMER	3.28
			JASON F./DISPOSABLE GLOVES	63.74
		BETA TECHNOLOGY, INC	BLDG MAINT TX TOWELS	242.77
		TEXAS DEPARTMENT OF INFORMATION RESOUR	FEBRUARY 2025 CITY HALL FA	0.03
		GRAINGER, W. W. INC.	REPAIRS/CH BIKE RACK	87.07

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		GULF COAST PAPER CO. INC.	CLEANING SUPPLIES	72.49
			CLEANING SUPPLIES	189.98
		HOME DEPOT CREDIT SERVICES	LIB. PRODUCTS TO CLEAN URI	29.43
		MOSS & MOSS INC. #6000	CH/MOUNTING TAPE	4.49
			CITY HALL/MISC HARDWARE	13.83
			BLDG MAINT FIRE ANT KILLER	8.98
			PD DRAIN OPENER	26.97
			CITY HALL/MISC HARDWARE	27.47
			FLEET MAINT CUT KEY	2.50
			BLDG MAINT STOCK KEYS	2.50
			ACO FILTER STOCK	27.89
			PD/NYLON PLATE	0.89
			MOODY/STEP CAN & LOCKSET	39.79
		PNC BANK NATIONAL ASSOCIATION	HAND SOAP/PAPER TOWEL/TP	694.80
			CH SERVICE	203.65
			WATER	3.72
			JANITORAL SUPPLIES	175.61
			HAND SOAP	12.40
			NICOLE ICLOUD STG	0.99
			GENERATOR PROJECT CITY HAL	45.77
			RICK ICLOUD STG	0.99
			NICOLE CHAMBER LUNCH	20.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	3,944.14
		ATMOS ENERGY	NATURAL GAS-400 PORTER ST	428.40
		VERIZON WIRELESS	CELL PHONES	195.98
		VIC'S HEAT & AIR	CITY HALL/FILTERS	895.00
			UM & PW/FILTERS	310.00
		WAYNE GING PLUMBING, LLC	LIBRARY REPLACE TOILETS	2,102.05
			PD AUGURED SEWER LINE	200.00
			PD AUGURED WATER FOUNT DRA	200.00
		MCCOY'S BUILDING SUPPLY	FLEET MAINT NEW LOCKSET	77.41
		GRENIER SERVICE COMPANY, LLC DBA:	FS#1 DOOR REPAIR	575.00
			FS#2 DOOR REPAIR	1,874.91
		ALL STARR TERMITE & PEST CONTROL	FEB 2025 PEST & MARCH PART	1,804.00
			REMAINING MARCH PEST SERVI	464.00
		ERIC DONNELL JACKSON	ACO REPLACE DAMAGED LATCH	107.50
		CITY OF GEORGETOWN	TX STATE RECORDS TRAINING	24.00
		CINTAS CORP DBA FIRST AID & SAFETY	CH FIRST AID	89.40
		SHARCO TECHNOLOGIES, INC.	ACO NETWORK DOWN	300.00
			CEM REPLACE PHONE JACK	160.00
			ACO ADD CAM TO PHONE	160.00
			CH V.MAIL SERVER	160.00
			ACO CAMERA WIRE RUN	1,140.00
		AVAYA FINANCIAL SERVICES	CH CAMERAS	167.59
		UNIFIRST HOLDINGS INC	MATS-UTILITY MAINTENANCE	3.82
			1424 N MAIN-MATS	16.84
			MATS-UTILITY MAINTENANCE	3.84
			1424 N MAIN-MATS	16.84
			MATS-UTILITY MAINTENANCE	3.84
			1424 N MAIN MATS	16.84
		AMBASSADOR SERVICES, LLC.	JANITORIAL SERVICES	3,122.86
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	2,935.20
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	19.16
			HUMANA DENTAL 2025	94.48
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	82.99
			SYMETRA LIFE & AD&D	49.95

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
		FIRETROL PROTECTION SYSTEMS, INC.		PD ANNUAL FIRE INSPE	1,050.00
				AIRPORT ANNUAL FIRE	1,050.00
				LIB ANNUAL FIRE INSP	1,890.00
				FD#2 ANNUAL FIRE INS	1,050.00
				CH ANNUAL FIRE INSPE	1,050.00
				FD#1 FAULTY PANEL	1,183.58
				FD#1 ANNUAL FIRE INS	1,050.00
		TEXAS AIRSYSTEMS, LLC		LIBRARY REPLACE LINE SENSO	868.00
				UM BLDG RECHARGE SYSTEM	879.01
		HD SUPPLY, INC.		ST,GR/HAND TOWELS	69.39
				ST,GR/DISINFECTANT WIPES	29.43
				TOTAL:	33,995.58
INTERNAL SVC/ I T DEPT	GENERAL FUND	AT&T		CH INTERNET	1,652.29
		VERIZON WIRELESS		GATEWAY ROUTER	59.93
		CHARTER COMMUNICATIONS HOLDINGS, LLC D		CABLE	93.20
		AVAYA FINANCIAL SERVICES		CH PHONES	2,344.50
				TOTAL:	4,149.92
NON-DEPARTMENTAL	GENERAL FUND	MARX, RONALD W.		MUSIC ON MAIN P.A. SRVS	750.00
		HEALTH CARE SERVICE CORPORATION		RETIREE COVERAGE	4,402.80
				ADD RETIREE OLMSTEAD	4,402.80
				ADD RETIREE YANTIS	10,842.66
		HUMANA INSURANCE COMPANY		HUMANA VISION RETIREES 202	14.37
				TOTAL:	20,412.63
TIF EXPENDITURES	TIF (TAX INCREMENT	LEONARD, JENNY REBECCA DBA: LIONHEART		Downtown Master Plan	4,000.00
				Downtown Master Plan	2,995.00
		MISCELLANEOUS	JASON SIMANK	Facade Grant	12,892.00
			ED HILE	ED HILE:FACADE GRANT	5,960.00
			KINCL HOUSE OF ANTIQUE	KINCL HOUSE OF ANTIQUES LL	357.15
				TOTAL:	26,204.15
CONTRIBUTE CIVIC PROGR	MAIN STREET REVENU	PNC BANK NATIONAL ASSOCIATION		DUCKS FOR EASTER EGG HUNT	499.99
				TOTAL:	499.99
MUNICIPAL CRT TECHNOLO	MUNICIPAL CRT SPEC	SLAPPEY COMMUNICATIONS, LLC DBA: IT VO		COMPUTER SETUPS	504.00
				TOTAL:	504.00
LIBRARY	LIBRARY GRANT/DONA	AMAZON.COM SALES, INC DBA: AMAZON.COM		PROGRAM SUPPLY/DRIED FLOWE	148.50
		MISCELLANEOUS	GREEN MAN THERAPEUTIC	GREEN MAN THERAPEUTIC MASS	60.00
			KAMI VISITSAK	KAMI VISITSAK:CHAIR YOGA	595.00
			GREEN MAN THERAPEUTIC	GREEN MAN THERAPEUTIC MASS	60.00
		PNC BANK NATIONAL ASSOCIATION		BABY TOYS	39.44
				TOTAL:	902.94
CAPITAL PROJECTS	GENERAL CAPITAL IM	THE C.T. BRANNON CORPORATION		Total Design/Engineering	2,784.00
				TOTAL:	2,784.00
NON-DEPARTMENTAL	TRANSPORTATION FUN	TEXAS MUNICIPAL RETIREMENT SYSTEMS		FEBRUARY 2025 CONTRIBUTION	563.65
		HEALTH CARE SERVICE CORPORATION		BCBS APRIL INV.	337.95
		HUMANA INSURANCE COMPANY		HUMANA VISION 2025	9.58
				HUMANA DENTAL 2025	68.24
				TOTAL:	979.42
TRANSPORTATION	TRANSPORTATION FUN	BRAUNTEX MATERIALS, INC.		HMCL Type D Asphalt	7,516.94

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
				HMCL Type D Asphalt	24,868.32
				HMCL Type D Asphalt	37,786.58
				HMCL Type D Asphalt	26,438.04
		TEXAS MUNICIPAL RETIREMENT SYSTEMS		FEBRUARY 2025 CONTRIBUTION	1,130.52
		HEALTH CARE SERVICE CORPORATION		BCBS APRIL INV.	733.80
		HUMANA INSURANCE COMPANY		HUMANA VISION 2025	4.79
				HUMANA DENTAL 2025	23.62
		SYMETRA LIFE INSURANCE COMPANY		SYMETRA LTD	11.82
				SYMETRA LIFE & AD&D	7.20
				TOTAL:	98,521.63
NON-DEPARTMENTAL	MUNICIPAL DRAINAGE	TEXAS MUNICIPAL RETIREMENT SYSTEMS		FEBRUARY 2025 CONTRIBUTION	1,166.46
		HEALTH CARE SERVICE CORPORATION		BCBS APRIL INV.	1,163.57
		HUMANA INSURANCE COMPANY		HUMANA VISION 2025	9.58
				HUMANA DENTAL 2025	68.24
				TOTAL:	2,407.85
MUNICIPAL DRAINAGE	MUNICIPAL DRAINAGE	MOSS & MOSS INC. #4000		DRAINAGE/FITTING-JET MACHI	4.49
		TEXAS MUNICIPAL RETIREMENT SYSTEMS		FEBRUARY 2025 CONTRIBUTION	2,339.57
		HEALTH CARE SERVICE CORPORATION		BCBS APRIL INV.	2,935.20
		HUMANA INSURANCE COMPANY		HUMANA VISION 2025	14.37
				HUMANA DENTAL 2025	70.86
		SYMETRA LIFE INSURANCE COMPANY		SYMETRA LTD	53.87
				SYMETRA LIFE & AD&D	28.80
				TOTAL:	5,447.16
NON-DEPARTMENTAL	SANITATION FUND	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS		SALES&USE TAX EBDING 02/28	16,452.14
				TOTAL:	16,452.14
SANITATION/TRASH	SANITATION FUND	WASTE CONNECTIONS LONE STAR, INC.		6052 RESIDENTIAL	74,749.08
				6051 RESIDENTIAL RECYCLE	34,914.27
				297 FRONT LOAD	54,249.26
				295 COMMERCIAL TOTERS	7,579.54
				TOTAL:	171,492.15
NON-DEPARTMENTAL	PUBLIC UTILITIES F	AFLAC		AFLAC 2025 INVOICE	67.61
		MISCELLANEOUS	COFER, RICHARD	08-2080-10	14.79
			SPAFFORD, MEREDITH L	08-2145-07	35.34
			CAROL DROLETTE	09-1080-12	35.31
			PANKEY, LENORA	09-1120-03	43.50
			RAY, SARAH	10-0360-34	90.29
			MAIN STREET DELI AND	11-2040-05	98.38
			STRMISKA, JASON	13-1930-09	35.21
			HICKS, AUDREY	20-0900-02	0.14
			JONES, SHARNETTE	29-2011-01	6.33
			DNT CONSTRUCTION	33-0020-09	717.00
			GIVENS, HOLLY	36-0262-03	7.32
		NATIONWIDE RETIREMENT SOLUTIONS		457B DEF COMP PLAN	70.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS		FEBRUARY 2025 CONTRIBUTION	11,139.99
		WEX HEALTH, INC. DBA: WEX		38705 FSA	41.96
				38705 FSA	41.96
		INTERNATIONAL CITY MANAGEMENT ASSOC RE		PLAN ID 307325-CONTRIBUTOR	50.00
				PLAN ID 307325-ROTH	179.36
				PLAN ID 307325-CONTRIBUTOR	50.00
				PLAN ID 307325-ROTH	185.34
		HEALTH CARE SERVICE CORPORATION		BCBS APRIL INV.	3,240.37

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	38.32
			HUMANA DENTAL 2025	242.56
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	118.10
			TOTAL:	16,549.18
UTILITIES ADMINISTRATI	PUBLIC UTILITIES F	AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE CREAMER	3.28
			OFFICE CHAIR	139.99
			ENVELOPES & WRITING PADS	56.83
			INK, CASH REGISTER, COIN W	111.59
		BRINKS, INCORPORATED	BRINKS MONTHLY SERVICES	1,643.77
		TYLER TECHNOLOGIES, INC	UB WEBSITE	50.00
			ERP PRO ANNUAL WEBSITE	270.00
		PNC BANK NATIONAL ASSOCIATION	WATER	3.73
			UNIFORMS BOOT/JEANS ALFRED	194.98
			FEBRUARY BIRTHDAY LUNCH	42.19
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	4,003.21
		VERIZON WIRELESS	CELL PHONES	121.56
			IPAD	49.93
		CITY OF GEORGETOWN	TX STATE RECORDS TRAINING	24.00
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	5,136.60
			TERM RAMOS	733.80-
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	33.53
			HUMANA DENTAL 2025	141.72
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	97.00
			SYMETRA LIFE & AD&D	58.65
			TOTAL:	11,448.76
WASTEWATER TREATMENT	PUBLIC UTILITIES F	AMAZON.COM SALES, INC DBA: AMAZON.COM	FACE SHIELDS	71.95
		TEXAS DEPARTMENT OF INFORMATION RESOUR	FEBRUARY 2025 WASTE WATER	0.69
		GRAINGER, W. W. INC.	STRUT CHANNELS	121.30
		WASTE CONNECTIONS LONE STAR, INC.	(3) 20 YD SLUDGE	1,455.15
			(4) 20 YD SLUDGE	1,940.20
		PNC BANK NATIONAL ASSOCIATION	LOCK	160.00
			OT FOOD	82.29
			WW OPERATOR ETHAN T	113.75
			WATER/BATTERIES	54.12
			OPER. ACTIV SLEDGE KOLE M	510.00
			RAIN JACKETS	199.96
			WWTP ETHAN T	480.00
			WWTP RUDY B	480.00
			TCEQ EXAM RUDY B	50.00
			WWTP STARLINK	140.20
		RISE SKYBEAM/JAB BROADBAND INC.	WWTP INTERNET	141.78
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	5,470.49
		VERIZON WIRELESS	CELL PHONES	121.56
			WWTP GATEWAY	207.91
		HD SUPPLY, INC. DBA: USABLUEBOOK	PETRI DISHES, FILTERS, AMM	1,960.42
			GAS DETECTORS	2,373.93
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	COMPUTER SETUPS	126.00
		LUPTON BACKFLOW TESTING & REPAIRS, LLC	BACKFLOW TESTING AT WWTP	136.50
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL. INV.	4,402.80
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	28.74
			HUMANA DENTAL 2025	141.72
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	100.31
			ADJUST RUDY REYNOSA	1.98
			SYMETRA LIFE & AD&D	60.60

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			ADJUST RUDY REYNOSA	1.20
		A TO Z CHEMICAL SUPPLY	WEED KILLER	674.45
			TOTAL:	21,810.00
DISTRIBUTION/COLLECTIO	PUBLIC UTILITIES F	AMAZON.COM SALES, INC DBA: AMAZON.COM	TOILET PAPER	75.21
			HEADLAMPS	59.94
			COPY PAPER & SCREEN PROTEC	54.88
		AMERICAN PUBLIC WORKS ASSOCIATION	FY25-26/SAM THOMAS	234.75
		CITY OF ROUND ROCK	FEBRUARY 2025 BAC-T'S	550.00
		COPELAND QUARRY INC	SANDY LOAM	998.21
		TEXAS DEPARTMENT OF INFORMATION RESOUR	FEBRUARY 2025 UTILITIES	1.09
		MOSS & MOSS INC. #3000	PAINT	93.48
			ADAPTERS	16.17
			PADLOCK & KEYS	38.29
			PICK	39.59
			SAFETY GLASSES & SAW	49.85
			BULB, TRAP, CONNECTOR, PLU	84.54
		POPE MATERIALS INC	FREIGHT SUPER BASE	1,015.56
		PNC BANK NATIONAL ASSOCIATION	UTILITY MAINT INTERNET	86.02
			TIER II REPORTING	102.51
			ICLOUD STORAGE	3.98
		STENCE ELECTRIC	WEST TOWER LIGHT REPAIR	465.00
		TEXAS CRUSHED STONE CO.	SUPER BASE	828.33
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	12,869.89
		TECHLINE PIPE, L.P	METER BOX	201.37
			U BRANC, ANGLE STOP, CURB	1,337.09
		VERIZON WIRELESS	CELL PHONES	344.82
			IPAD	84.35
		VIC'S HEAT & AIR	A/C FILTER	152.50
		HD SUPPLY, INC. DBA: USABLUEBOOK	CHEM KEYS	339.15
		HAYDAY, INC. DBA: CTWP	UTILITY MAINT COPIER RENTA	226.45
		SANCHEZ, JAMIE DBA: JAY'S TREE SERVICE	WATER CUT @ 7TH & VICTORIA	1,181.50
		UNIFIRST HOLDINGS INC	UTILITY MAINT-UNIFORM RENT	249.34
			UTILITY MAINT-UNIFORM RENT	232.11
			UTILITY MAINT-UNIFORM RENT	231.45
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	9,539.40
			ADD FRANCISCO HERNANDEZ	1,467.60
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	67.06
			HUMANA DENTAL 2025	330.68
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	212.14
			SYMETRA LIFE & AD&D	128.25
		REYES, PETE	WATER CUT @ 205 BRANCH ST	1,100.00
			WATER CUT @ 113 DICKEY	2,300.00
		BROWN, CLEM DBA: TEAM CONCRETE	WATER CUT-705 DEBUS DRIVEW	2,800.00
			WATER CUT @ 908 GILMORE	1,200.00
			WATER CUT 908 GILMORE-ADDI	250.00
			WATER CUT @ 903 DEBUS	1,800.00
			WATER CUT-903 DEBUS EXTRA	650.00
			TOTAL:	44,092.55
UTILITIES NONDEPARTMEN	PUBLIC UTILITIES F	BRAZOS RIVER AUTHORITY	EWC WTP/O&M 30012	316,295.31
		TML INTERGOVERNMENTAL	E. TRAMMELL DEDUCTIBLE	300.00
			TOTAL:	316,595.31
NON-DEPARTMENTAL	AIRPORT FUND	TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	624.03
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	9.65

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	633.68
AIRPORT OPERATIONS DEP	AIRPORT FUND	PNC BANK NATIONAL ASSOCIATION	MISC SUPPLIES	225.41
			LUNCH MTG	48.58
			TEST FUEL	9.18
			TEST FUEL	9.18
			TEST FUEL	4.59
			INTERNET	123.83
			MOTOR FUEL METERING RENEWA	323.37
			TAC RENEWAL	100.00
			OFFICE SUPPLIES	102.80
			OFFICE SUPPLIES	53.33
			MEDICAL SUPPLIES	102.81
			OFFICE SUPPLIES	50.07
			LUNCH MTG	44.77
			LUNCH MTG	28.97
			MISC SUPPLIES	36.75
			LUNH MTG	59.16
		RISE SKYBEAM/JAB BROADBAND INC.	AIRPORT INTERNET	141.78
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	1,251.62
		VERIZON WIRELESS	CELL PHONES	84.35
		WAYNE GING PLUMBING, LLC	AIRPORT/REPAIR BUST WATER	297.00
		MCCOY'S BUILDING SUPPLY	AIRPORT REPAIRS/LEVER SATI	77.41
		AVAYA FINANCIAL SERVICES	AIRPORT SECURITY CAMERAS	196.78
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	30.82
			SYMETRA LIFE & AD&D	18.60
			TOTAL:	3,430.74
NON-DEPARTMENTAL	CEMETERY OPERATING	TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	715.19
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	45.13
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			HUMANA DENTAL 2025	68.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	21.45
			TOTAL:	859.59
CEMETERY OPERATING DEP	CEMETERY OPERATING	ADT SECURITY SERVICES INC	1101 E 4TH ST SEC/4/1-6/30	255.27
		TEXAS DEPARTMENT OF INFORMATION RESOUR	FEBRUARY 2025 CEMETERY	0.13
		MOSS & MOSS INC. #9000	CEMETERY CABLE TIES-VIOLAT	8.99
			CEMETERY-LOPPERS-TREE TRIM	35.99
		PNC BANK NATIONAL ASSOCIATION	CEM INTERNET	90.00
			CEMETERY SOFTWARE	299.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	1,434.46
		VERIZON WIRELESS	CELL PHONES	47.14
			CEMETERY IPAD	69.93
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	COMPUTER SETUPS	126.00
		MCCOY'S BUILDING SUPPLY	MATERIAL FOR SERVER RACK	163.71
			MATERIAL FOR SERVER RACK	37.99
		KNIPPA, DANIEL	FY25 Grave digging Srvcs	1,300.00
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	1,467.60
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			HUMANA DENTAL 2025	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	31.06
			SYMETRA LIFE & AD&D	18.75
			TOTAL:	5,442.84

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	FLEET SERVICES OPE	AFLAC	AFLAC 2025 INVOICE	48.62
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	1,095.08
		WEX HEALTH, INC. DBA: WEX	38705 FSA	4.42
			38705 FSA	4.42
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	383.08
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	2.80
			TOTAL:	1,538.42
FLEET SERVICES SECTION	FLEET SERVICES OPE	ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	#343 FREON	116.40
			ST DEPT PURUS DEF	9.99
			#343 OIL FILTER	7.10
			#517 OIL FILTER	7.10
			#96 OIL/FILTER	113.66
			STOCK OIL/FILTER	151.50
			#635 TRIPLE BALL	91.73
			#67 OIL	16.70
			STOCK OIL	51.68
			TRPSC 4CYCLE	90.00
			#531 OIL	67.28
			T1 PURUS DEF	39.96
			ST DEPT PURUS DEF	19.98
			STOCK HYD OIL	67.28
			#574 BELT	66.23
			#574 TUBE	21.80
			ST DEPT PURUS DEF	19.98
			WWTP PURUS DEF	39.96
			ST DEPT/TIRE REPAIR KIT	6.55
			#340 OIL/FILTER	75.66
			#101 OIL/FILTER	154.75
			STOCK OIL/FILTER	49.93
			SHOP SOLVENT	25.32
			#549 JACK	67.79
			#550 TIRE JACK	135.58
			STOCK TIRE JACK	67.79
			UTILITY MAINT PURUS DEF	9.99
			ST DEPT PURUS DEF	19.98
			WWTP PURUS DEF	49.95
			#625 BATTERY	93.63
			#540 SPARK PLUG	2.79
		AMAZON.COM SALES, INC DBA: AMAZON.COM	FLEET STOCK LIC PLATE SCRE	13.53
		AMERICAN PUBLIC WORKS ASSOCIATION	FY25-26/JODY PERRY	235.00
		FLOYDCO INC	#503 WINDSHIELD REPLACEMEN	495.00
		HENNA CHEVROLET INC	#304 PAINT	39.12
			#517 LINK	31.53
			#343 GASKET	9.04
			#574 MIRROR	117.18
			#101 BLADE	45.42
			#347 FILTER	74.37
			#351 BLADE	63.69
			#575 BLADE	45.54
			#345 BLADE	58.37
			#309 BLADE	58.37
		O'REILLY AUTOMOTIVE, INC.	#574 RADIATOR	200.00
			#574 ANTIFREEZE	50.97
			SHOP SUPPLY LUBE CLEANER	55.07
			#341 BRAKE/ROTOR	291.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		INTERSTATE BATT. N AUSTIN	#533 BATTERY	357.90
		MOSS & MOSS INC. #8000	FLEET MISC HARDWARE	1.79
		PNC BANK NATIONAL ASSOCIATION	#579 TRUCK WASH	20.00
			#504 TRUCK WASH	17.50
			#571 TRUCK WASH	17.50
			VEH REG/CON FEE	103.00
			VEH REG/CON FEE	38.00
			SHOP MISC PART	303.12
			FEBRUARY 2025 CC CHARGES	15.00
			PROGRAMMING #344	47.97
			VEH REG/CON FEE	106.25
			SHOP TOOL	132.12
			#744 MISC TANK CAP	37.13
			SHOP SUPPLIES HOSE/BUSHING	45.98
			JODY EFMS TRAINING	495.00
			#902 KIT	53.42
			SHOP MISC STOCK	534.35
			CARWASH #100	10.00
		DOGGETT FREIGHTLINER OF SOUTH TEXAS	T1 WATER PUMP	330.37
		EWALD KUBOTA INC	#581 ROLLER	20.41
			STOCK ROLLER	52.42
			#559 OIL/FILTER	285.64
		TONY MORGAN DBA: TDM TIRE SERVICE	#515 TIRE REPAIR	150.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	FEBRUARY 2025 CONTRIBUTION	2,196.44
		VERIZON WIRELESS	CELLPHONES	121.56
		INTERSTATE BILLING SERVICE, INC.	TRANSMISSION	5,180.00
			HYD VALVE KIT	1,545.18
			OIL/FILTER	2,312.09
			MISC/FREIGHT	880.63
			#632 HOSE	451.98
		KEYSTONE AUTOMOTIVE OPERATIONS, INC.	#572 LIGHTS	132.63
			STOCK LIGHTBAR	435.99
		CLOSNER EQUIPMENT CO., INC	#521 SPRING	334.84
		SIDDONS MARTIN EMERGENCY GROUP LLC	T1 UNIJOINTS	1,456.40
			T1 COOLER/HOSE REPLACE	1,362.30
			T1 MISC QC	527.10
			T1 OIL/FILTER	4,101.41
		CINTAS CORP DBA FIRST AID & SAFETY	FLEET FIRST AID	112.60
		SOUTHERN TIRE MART	#513 TIRES	289.88
			#623 TIRES/SVC CALL	2,862.90
		T&W TIRE LLC	Q1 TIRE REPAIR	226.36
		UNIFIRST HOLDINGS INC	FLEET/UNIFORM RENTAL	34.63
			FLEET/UNIFORM RENTAL	34.63
			FLEET-UNIFORM RENTAL	34.63
		SPINUP LLC DBA:	#310 OIL/FILTER CHANGE	112.98
		HEALTH CARE SERVICE CORPORATION	BCBS APRIL INV.	2,935.20
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	19.16
			HUMANA DENTAL 2025	70.86
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	49.45
			SYMETRA LIFE & AD&D	29.70
		VILCHEZ, IVAN	REIMBURSE TUBE FOR FLEET	35.92
		VERIZON COMMUNICATIONS INC.	GPS TRACKING	999.50
			TOTAL:	35,703.06
FLEET REPLACEMENT	FLEET REPLACEMENT	ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	#635 LED MINIBAR	283.55
			#589 LED MINIBAR	283.55

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			#591 LED MINIBAR	283.55
			STOCK LED MINIBAR	567.10
		GRAINGER, W. W. INC.	PD NEW UNIT KITS	308.80
		RDO EQUIPMENT CO.	FLEET REPLACEMENT SCH #47	151,293.88
		KEYSTONE AUTOMOTIVE OPERATIONS, INC.	KEYSTONE AUTOMOTIVE OPERAT	1,265.66
			TOTAL:	154,286.09
DEVELOPMENT SERVS	SAMSUNG DRRA ESCRO	PNC BANK NATIONAL ASSOCIATION	SAS TRAILER	30.00
		VERIZON WIRELESS	CELLPHONES	47.15
			TOTAL:	77.15
2023A BOND	2023A BOND	RANDALL SCOTT ARCHITECTS, INC.	Justice Center/City Hall	17,500.00
			Justice Center/City Hall	137,905.00
			CO # 1 Fire Consulting	2,640.00
			CO # 2 A/E Services for	5,250.00
			TOTAL:	163,295.00
2022 UTILITY REV BOND	2022 UTILITY REVEN	AUSTIN SURVEY COMPANY LLC DBA: INLAND	Bull Branch Sewer Imp.	4,360.00
		CSA CONSTRUCTION, INC.	Mustang Creek WWTP	25,661.45
			CO # 8 Refurbish Belt	148,532.54
			TOTAL:	178,553.99

========== FUND TOTALS ==========		
100	GENERAL FUND	610,207.59
119	TIF (TAX INCREMENT FUND)	26,204.15
123	MAIN STREET REVENUE FUND	499.99
125	MUNICIPAL CRT SPECIAL FEE	504.00
129	LIBRARY GRANT/DONATION	902.94
162	GENERAL CAPITAL IMPROVEME	2,784.00
210	TRANSPORTATION FUND	99,501.05
300	MUNICIPAL DRAINAGE UTILIT	7,855.01
320	SANITATION FUND	187,944.29
340	PUBLIC UTILITIES FUND	410,495.80
350	AIRPORT FUND	4,064.42
370	CEMETERY OPERATING FUND	6,302.43
382	FLEET SERVICES OPERATING	37,241.48
384	FLEET REPLACEMENT FUND	154,286.09
502	SAMSUNG DRRA ESCROW	77.15
504	2023A BOND	163,295.00
600	2022 UTILITY REVENUE BOND	178,553.99
	GRAND TOTAL:	1,890,719.38

TOTAL PAGES: 19

Attachment D

Balance Sheets by Funds

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

BALANCE SHEET
AS OF: MARCH 31ST, 2025

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
======			
100-100-100	PETTY CASH	0.00	
100-100-102	CLAIM ON POOLED CASH	23,051,566.51	
100-100-103	SECURITY INVESTMENTS	1,299,154.69	
100-100-104	SAFEKEEPING CHECKING ACCT	0.00	
100-100-105	MONEY MARKET @CNB #4260618	12,325.08	
100-100-107	GEN OPERATING TXCLASS 0008	3,787,370.65	
100-100-108	NED TRUST(MOODY)TEXSTAR	228,008.38	
100-100-113	TEXPOOL 2465300015 N MOODY	24,258.45	
100-120-100	PROPERTY TAXES RECEIVABLE	237,150.01	
100-120-103	MISC. ACCOUNTS RECEIVABLE	61,587.87	
100-120-110	ALLOWANCE UNCOLLECTED TAXES	(54,611.46)	
100-120-120	SALES TAXES RECEIVABLE	1,371,821.46	
100-120-121	MIXED BEV TAX RECEIVABLE	0.00	
100-120-140	GRANTS RECEIVABLE	0.00	
100-120-141	FRANCHISE TAX RECEIVABLE	3,480.40	
100-120-150	LEASE RECEIVABLE KAPSCH	110,149.22	
100-120-250	DUE FROM FUND 350 FOR LOAN	0.00	
100-120-252	DUE FROM CIP FUND	5,325.00	
100-120-255	DUE FROM OTHER FUNDS	162,531.92	
100-120-302	TEDC REIMBURSE FOR MAIN ST	0.00	
100-170-100	CURRENT YR RES FOR ENCUMBRANCE	(5,090,185.03)	
100-170-101	PRIOR YR RES FOR ENCUMBRANCE	1,304,784.65	
100-170-103	PRE-PAY HEALTH INSURANCE	0.00	
100-180-101	DUE FROM SOURCES-GRANT REVENUE	0.00	
			26,514,717.80
	TOTAL ASSETS		26,514,717.80
			==========
LIABILITIES			
==========			
100-200-100	ACCRUED PAYABLES	0.00	
100-200-110	ENCUMBERED PAYABLE GEN.	(5,090,185.03)	
100-200-111	PRIOR YEAR ENCUMBRANCE	1,304,784.65	
100-200-200	FICA & MEDICARE PAYABLE	(130.98)	
100-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
100-200-202	TMRS PAYABLE	11,374.99	
100-200-203	DEFERRED COMP PAYABLE	1,954.31	
100-200-204	CIVIL SERVICE-SICK LEAVE	0.00	
100-200-205	TEDC SALES TAX PAYABLE	0.00	
100-200-209	CHILD SUPPORT PAYABLE	0.00	
100-200-210	CHILD SUPPORT PAYABLE	(747.71)	
100-200-211	GARNISHMENTS PAYABLE	3,446.16	
100-200-212	LIFE INSURANCE PAYABLE	8,612.39	
100-200-213	DENTAL PAYABLE	(4,864.88)	
100-200-214	AFLAC PAYABLE	5,803.46	
100-200-215	CLOTHES RENTAL PAYABLE	0.00	
100-200-216	CINCINNATI LIFE PAYABLE	5,406.75	
100-200-218	BLUE CHOICE PAYABLE	27.62	
100-200-219	HEALTH INSURANCE PAYABLE	365.24	

BALANCE SHEET
AS OF: MARCH 31ST, 2025

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
100-200-220	S&W PAYABLE 2001-2011	(9,793.98)	
100-200-221	FLEXIBLE SPENDING (FSA) PAYABL	(2,241.81)	
100-200-222	PRE-PAID LEGAL PAYABLE	(4,418.10)	
100-200-228	MISC DEDUCTIONS PAYABLE	0.00	
100-200-229	MET LIFE DENTAL PAYABLE	(551.91)	
100-200-230	UNITED WAY PAYABLE	0.00	
100-200-231	MEMBERSHIP/DUES PAYABLE	200.00	
100-200-232	COURT BOND REFUND PAYABLE	(651.80)	
100-200-233	OTHER A/P PENDING (AUDITOR)	(52,259.66)	
100-200-234	GLOBE LIFE PAYABLE	(2,903.95)	
100-200-235	VISION PLAN PAYABLE	182.07	
100-200-300	RETAINAGE PAYABLE	0.00	
100-200-301	COURT COLLECTIONS	5,211.26	
100-200-401	WAGES PAYABLE	393,405.38	
100-200-500	ACCOUNTS PAYABLE PENDING	1,040,002.67	
100-200-502	DUE TO STATE/COURT FEES	62,350.56	
100-200-503	DUE TO COMPT. SALES TAX	0.00	
100-200-504	DUE TO TEDC-MONTHLY SALES TAX	0.00	
100-200-505	DUE TO OMNIBASE SERVICES INC	(463.42)	
100-200-507	DUE TO HEALTH/COBRA FROM OTHER	(27,943.91)	
100-200-508	DUE TO TISD:HOUSING AUTH PILOT	0.00	
100-200-509	DUE TO TMRS FROM TEDC	(5,919.71)	
100-210-111	DUE TO I&S (TAX COLLECTIONS)	845,839.00	
100-210-191	DUE TO OTHERS FROM EVIDENCE	0.00	
100-220-100	TAX DISTRIBUTION	0.00	
100-220-110	DEFERRED INFLOW OF RESOURCES	86,009.73	
100-240-100	DEFERRED TAX REVENUE	182,538.55	
100-240-101	UNCLAIMED FUNDS	14,999.34	
100-240-102	DEFERRED REV-BOND PREMIUM	0.00	
100-240-103	DEFERRED REVENUE	0.00	
100-240-104	REFUNDABLE FACILITY DEPOSITS	9,362.30	
100-241-110	PREPAYMNT PERMT M2E3LLC 100YRS	2,478.19	
100-241-111	RESERVE CHRISTMAS DONATIONS	4.66	
100-241-113	ESCROW-BONDS POSTED-DEFENDENTS	10,729.45	
	TOTAL LIABILITIES		(1,207,988.12)
EQUITY			
100-265-100	RESTRICTED PORTION FUND BA	0.00	
100-270-100	FUND BALANCE	23,320,314.59	
100-280-100	ASSIGNED FUND BALANCE	32,396.29	
	TOTAL BEGINNING EQUITY	23,352,710.88	
	TOTAL REVENUE	18,647,491.12	
	TOTAL EXPENSES	14,277,496.08	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	4,369,995.04	
	TOTAL EQUITY & FUND BALANCE		27,722,705.92
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		26,514,717.80

BALANCE SHEET
AS OF: MARCH 31ST, 2025

118-TIF #2

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
118-100-102	CLAIM ON POOLED CASH	(14,000.00)		
118-100-103	SECURITY INVESTMENTS	0.00		
118-100-104	SAFEKEEPING CHECKING ACCT	0.00		
118-100-115	TEXPOOL 2465300022 TIF #2	676,538.25		
118-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
118-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
118-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			662,538.25	
	TOTAL ASSETS			662,538.25
LIABILITIES				
118-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
118-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
118-200-300	RETAINAGE PAYABLE	0.00		
118-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
118-270-100	FUND BALANCE	661,390.89		
	TOTAL BEGINNING EQUITY	661,390.89		
	TOTAL REVENUE	15,147.36		
	TOTAL EXPENSES	14,000.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	1,147.36		
	TOTAL EQUITY & FUND BALANCE		662,538.25	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			662,538.25

BALANCE SHEET
AS OF: MARCH 31ST, 2025

119-TIF (TAX INCREMENT FUND)

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
119-100-102	CLAIM ON POOLED CASH	(49,538.65)		
119-100-103	SECURITY INVESTMENTS	0.00		
119-100-104	SAFEKEEPING CHECKING ACCT	0.00		
119-100-115	TEXPOOL 246530004 TIF PROP TAX	603,096.29		
119-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
119-170-100	CURRENT YR RES FOR ENCUMBRANCE	(120,713.00)		
119-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			432,844.64	
	TOTAL ASSETS			432,844.64
LIABILITIES				
119-200-110	CURRENT YEAR ENCUMBRANCE	(120,713.00)		
119-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
119-200-300	RETAINAGE PAYABLE	0.00		
119-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		(120,713.00)	
EQUITY				
119-270-100	FUND BALANCE	847,693.01		
	TOTAL BEGINNING EQUITY	847,693.01		
	TOTAL REVENUE	13,503.11		
	TOTAL EXPENSES	307,638.48		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(294,135.37)		
	TOTAL EQUITY & FUND BALANCE		553,557.64	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			432,844.64

BALANCE SHEET
AS OF: MARCH 31ST, 2025

123-MAIN STREET REVENUE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
123-100-102	CLAIM ON POOLED CASH	10,157.43	
123-120-103	MISC ACCOUNTS RECEIVABLE	0.00	
123-170-100	CURRENT YR RES FOR ENCUMBRANCE	(32,540.00)	
123-170-101	PRIOR YR RES FOR ENCUMBRANCE	11,910.00	
			(10,472.57)
	TOTAL ASSETS		(10,472.57)
LIABILITIES			
123-200-110	CURRENT YEAR ENCUMBRANCE	(32,540.00)	
123-200-111	PRIOR YEAR ENCUMBRANCE	11,910.00	
123-200-500	ACCOUNTS PAYABLE PENDING	4,926.77	
123-240-100	PRE-REGISTER FESTIVAL/CARSHOW	0.00	
	TOTAL LIABILITIES		(15,703.23)
EQUITY			
123-270-100	FUND BALANCE	25,000.00	
	TOTAL BEGINNING EQUITY	25,000.00	
	TOTAL REVENUE	29,975.80	
	TOTAL EXPENSES	49,745.14	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(19,769.34)	
	TOTAL EQUITY & FUND BALANCE		5,230.66
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		(10,472.57)

BALANCE SHEET
AS OF: MARCH 31ST, 2025

125-MUNICIPAL CRT SPECIAL FEE

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
125-100-102	CLAIM ON POOLED CASH	128,396.85		
125-170-100	CURRENT YR RES FOR ENCUMBRANCE	(18,991.00)		
125-170-101	PRIOR YR RES FOR ENCUMBRANCE	16,595.00		
			126,000.85	
	TOTAL ASSETS			126,000.85
LIABILITIES				
125-200-110	CURRENT YEAR ENCUMBRANCE	(18,991.00)		
125-200-111	PRIOR YEAR ENCUMBRANCE	16,595.00		
125-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		(2,396.00)	
EQUITY				
125-270-100	FUND BALANCE	124,515.87		
	TOTAL BEGINNING EQUITY	124,515.87		
	TOTAL REVENUE	13,710.03		
	TOTAL EXPENSES	9,829.05		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	3,880.98		
	TOTAL EQUITY & FUND BALANCE		128,396.85	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			126,000.85

BALANCE SHEET
AS OF: MARCH 31ST, 2025

129-LIBRARY GRANT/DONATION

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
129-100-102	CLAIM ON POOLED CASH	73,724.86		
129-100-103	TEXSTAR: NOBLE TRUST - 3444	1,050.14		
129-100-108	NED TRUST (LIBRARY) TEXSTAR	320,312.28		
129-120-103	MISC ACCTS RECEIVABLE	0.00		
129-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,436.37)		
129-170-101	PRIOR YR RES FOR ENCUMBRANCE	1,436.37		
			395,087.28	
	TOTAL ASSETS			395,087.28
				==========
LIABILITIES				
==========				
129-200-110	CURRENT YEAR ENCUMBRANCE	(1,436.37)		
129-200-111	PRIOR YEAR ENCUMBRANCE	1,436.37		
129-200-233	OTHER A/P PENDING (AUDITOR)	(10,945.00)		
129-200-500	ACCOUNTS PAYABLE PENDING	10,945.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
======				
129-270-100	FUND BALANCE	381,241.75		
	TOTAL BEGINNING EQUITY	381,241.75		
	TOTAL REVENUE	19,681.62		
	TOTAL EXPENSES	5,836.09		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	13,845.53		
	TOTAL EQUITY & FUND BALANCE		395,087.28	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			395,087.28
				==========

BALANCE SHEET
AS OF: MARCH 31ST, 2025

200-ROADWAY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
200-100-102	CLAIM ON POOLED CASH	1,417,794.54		
200-170-100	CURRENT YR RES FOR ENCUMBRANCE	(97,999.32)		
200-170-101	PRIOR YR RES FOR ENCUMBRANCE	97,999.32		
			1,417,794.54	
	TOTAL ASSETS			1,417,794.54
LIABILITIES				
200-200-110	CURRENT YR ENCUMBRANCES	(97,999.32)		
200-200-111	PRIOR YR ENCUMBRANCES	97,999.32		
200-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
200-270-100	FUND BALANCE	985,783.18		
	TOTAL BEGINNING EQUITY	985,783.18		
	TOTAL REVENUE	432,011.36		
	TOTAL EXPENSES	0.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	432,011.36		
	TOTAL EQUITY & FUND BALANCE		1,417,794.54	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,417,794.54

BALANCE SHEET
AS OF: MARCH 31ST, 2025

210-TRANSPORTATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
210-100-101	2019 CO BOND FUNDS TEXSTAR	0.00		
210-100-102	CLAIM ON POOLED CASH	2,076,098.47		
210-100-103	SECURITY INVESTMENTS	0.00		
210-100-104	SAFEKEEPING CHECKING ACCT	0.00		
210-120-130	ACCTS RECEIVABLE TRANSPORTATIO	132,934.52		
210-120-131	ALLOWANCE-TRANSPORTATION	(10,343.73)		
210-170-100	CURRENT YR RES FOR ENCUMBRANCE	(250,997.97)		
210-170-101	PRIOR YR RES FOR ENCUMBRANCE	6,676.71		
			1,954,368.00	
	TOTAL ASSETS			1,954,368.00
LIABILITIES				
210-200-100	ACCRUED PAYABLES	0.00		
210-200-110	CURRENT YR ENCUMBRANCES	(250,997.97)		
210-200-111	PRIOR YR ENCUMBRANCES	6,676.71		
210-200-200	FICA & MEDICARE PAYABLE	0.00		
210-200-201	FEDERAL WITHHOLDING PAYABLE	0.00		
210-200-202	TMRS PAYABLE	(3,449.77)		
210-200-209	CHILD SUPPORT PAYABLE	0.00		
210-200-212	LIFE INSURANCE PAYABLE	(32.84)		
210-200-213	DENTAL PAYABLE	128.90		
210-200-219	HEALTH INSURANCE PAYABLE	925.73		
210-200-221	FLEXIBLE SPENDING (FSA) PAYABL	0.00		
210-200-222	PRE-PAID LEGAL PAYABLE	0.00		
210-200-235	VISION PLAN PAYABLE	13.70		
210-200-401	WAGES PAYABLE	304.81		
210-200-500	ACCOUNTS PAYABLE PENDING	6,660.47		
210-240-101	UNCLAIMED FUNDS	0.00		
	TOTAL LIABILITIES		(239,770.26)	
EQUITY				
210-270-100	FUND BALANCE	2,052,576.95		
	TOTAL BEGINNING EQUITY	2,052,576.95		
	TOTAL REVENUE	460,576.62		
	TOTAL EXPENSES	319,015.31		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	141,561.31		
	TOTAL EQUITY & FUND BALANCE		2,194,138.26	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,954,368.00

BALANCE SHEET
AS OF: MARCH 31ST, 2025

300-MUNICIPAL DRAINAGE UTILIT

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
300-100-102	CLAIM ON POOLED CASH	862,659.67		
300-120-100	DRAINAGE RECEIVABLE	98,712.96		
300-120-130	ALLOWANCE FOR DOUBTFUL ACCTS	(6,099.42)		
300-160-206	FIXED ASSET-WORK IN PROGRESS	0.00		
300-170-100	CURRENT YR RES FOR ENCUMBRANCE	(13,038.60)		
300-170-101	PRIOR YR RES FOR ENCUMBRANCE	9,441.60		
300-190-103	ACCUMULATED DEPRECIATION	0.00		
			951,676.21	
	TOTAL ASSETS			951,676.21
				==========
LIABILITIES				
==========				
300-200-104	ACCRUED INTEREST PAYABLE	0.00		
300-200-110	CURRENT YEAR ENCUMBRANCES	(13,038.60)		
300-200-111	PRIOR YEAR ENCIMBRANCES	9,441.60		
300-200-200	FICA & MEDICARE PAYABLE	0.00		
300-200-201	FEDERAL WITHHOLDING PAYABLE	0.00		
300-200-202	TMRS PAYABLE	745.42		
300-200-203	DEFERRED COMP PAYABLE	(5.01)		
300-200-208	ACCRUED VACATION	0.00		
300-200-209	CHILD SUPPORT PAYABLE	0.00		
300-200-212	LIFE INSURANCE PAYABLE	59.85		
300-200-213	DENTAL PAYABLE	21.78		
300-200-219	HEALTH INSURANCE PAYABLE	205.15		
300-200-221	FLEXIBLE SPENDING (FSA) PAYABL	18.52		
300-200-222	PRE-PAID LEGAL PAYABLE	(223.20)		
300-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
300-200-235	VISION PLAN PAYABLE	11.00		
300-200-240	BOND PAYABLE - CURRENT	0.00		
300-200-300	RETAINAGE PAYABLE	0.00		
300-200-401	WAGES PAYABLE	2,873.61		
300-200-500	ACCOUNTS PAYABLE PENDING	8,878.96		
	TOTAL LIABILITIES		8,989.08	
EQUITY				
======				
300-250-100	CONTRIBUTED CAPITAL-DRAINAGE	0.00		
300-270-100	FUND BALANCE	819,913.55		
	TOTAL BEGINNING EQUITY	819,913.55		
	TOTAL REVENUE	334,536.71		
	TOTAL EXPENSES	211,763.13		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	122,773.58		
	TOTAL EQUITY & FUND BALANCE		942,687.13	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			951,676.21
				==========

BALANCE SHEET
AS OF: MARCH 31ST, 2025

320-SANITATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
320-100-102	CLAIM ON POOLED CASH	950,765.71		
320-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
320-120-130	ACCTS RECEIVABLE GARBAGE	328,355.27		
320-120-131	ALLOWANCE-GARBAGE	(818.82)		
320-120-141	FRANCHISE TAX RECEIVABLE	0.00		
320-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
320-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			1,278,302.16	
	TOTAL ASSETS			1,278,302.16
LIABILITIES				
320-200-100	ACCRUED PAYABLES	0.00		
320-200-110	CURRENT YR ENCUMBRANCES	0.00		
320-200-111	PRIOR YR ENCUMBRANCES	0.00		
320-200-500	ACCOUNTS PAYABLE PENDING	0.00		
320-200-503	DUE TO STATE COMPT SALES TAX	31,894.89		
320-240-101	UNCLAIMED FUNDS	0.00		
	TOTAL LIABILITIES		31,894.89	
EQUITY				
320-270-100	FUND BALANCE	1,160,665.74		
	TOTAL BEGINNING EQUITY	1,160,665.74		
	TOTAL REVENUE	1,205,647.75		
	TOTAL EXPENSES	1,119,906.22		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	85,741.53		
	TOTAL EQUITY & FUND BALANCE		1,246,407.27	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,278,302.16

BALANCE SHEET
AS OF: MARCH 31ST, 2025

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
340-100-100	PETTY CASH	1,600.00	
340-100-101	2019 CO BOND FUNDS TEXSTAR	91,311.31	
340-100-102	CLAIM ON POOLED CASH	5,317,725.00	
340-100-103	SECURITY INVESTMENTS	0.00	
340-100-104	SAFEKEEPING CHECKING ACCT	0.00	
340-100-107	TEXPOOL 2465300012 TOWER RENT	438,234.87	
340-100-110	TEXPOOL 2465300001 UTILITY FD	57,413.17	
340-100-116	UTILITY OPERATING-TXCLASS 0007	1,169,006.66	
340-100-118	TEXPOOL RATE STABILIZATION 18	180,038.08	
340-100-119	TEXPOOL CAPITAL OUTLAY-ASSETS	355,062.47	
340-100-120	TEXPOOL WORKING CAPITAL-CIP	524,768.12	
340-100-121	TEXPOOL 2017 WWTP IMPROVMNTS	0.00	
340-100-122	RESTRICTED CASH-ESCROW	0.00	
340-120-100	ACCOUNTS RECEIVABLE	2,087,928.94	
340-120-101	CURRENT REFUND PAYABLE	(1,311.84)	
340-120-102	UNAPPLIED CREDITS	(62,624.88)	
340-120-103	MISC. ACCOUNTS RECEIVABLE	4,428.45	
340-120-104	AR - AUDIT ACCRUALS	0.00	
340-120-130	ALLOWANCE-ACCTS. RECEIVABLE	(5,303.61)	
340-120-150	LEASE RECEIVABLE VERIZON	0.00	
340-120-151	LEASE RECEIVABLE ATT	34,232.62	
340-140-100	INVENTORY	57,236.92	
340-150-100	BOND ISSUANCE COSTS	0.00	
340-150-105	DEFERRED AMT ON REFUNDING	0.00	
340-160-100	LAND	457,201.00	
340-160-200	BUILDINGS	6,462,391.34	
340-160-206	FIXED ASSETS: WORK IN PROGRESS	(34,572.86)	
340-160-225	PLANT DISTRIBUTION/COLLECTION	63,064,094.77	
340-160-235	EQUIPMENT	1,287,936.97	
340-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,571,021.06)	
340-170-101	PRIOR YR RES FOR ENCUMBRANCE	801,785.45	
340-170-103	PRE-PAY HEALTH INSURANCE	0.00	
340-190-103	ACCUMULATED DEPRECIATION	(30,478,914.55)	
			50,238,647.34
	TOTAL ASSETS		50,238,647.34
LIABILITIES			
340-200-104	ACCRUED INTEREST PAYABLE	196,903.80	
340-200-110	CURRENT YEAR ENCUMBRANCES	(1,571,021.06)	
340-200-111	PRIOR YEAR ENCUMBRANCE	801,785.45	
340-200-200	FICA AND MEDICARE PAYABLE	(526.13)	
340-200-201	FEDERAL WITHHOLDING PAYABLE	(1,073.32)	
340-200-202	TMRS PAYABLE	(4,847.93)	
340-200-203	DEFERRED COMP PAYABLE	(428.69)	
340-200-204	DEFERRED CHARGES	0.00	
340-200-205	Pension Liability	804,641.92	
340-200-206	EPCOR ESCROW	150,000.00	

BALANCE SHEET

AS OF: MARCH 31ST, 2025

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
340-200-208	ACCRUED VACATION	31,437.53
340-200-209	CHILD SUPPORT PAYABLE	0.00
340-200-210	CHILD SUPPORT PAYABLE	0.00
340-200-211	OPEB-SDBF LIABILITY	64,904.84
340-200-212	LIFE INSURANCE PAYABLE	1,815.42
340-200-213	DENTAL PAYABLE	11.21
340-200-214	AFLAC PAYABLE	652.93
340-200-215	CLOTHES RENTAL PAYABLE	0.00
340-200-216	CINCINNATI LIFE PAYABLE	390.42
340-200-218	BLUE CHOICE PAYABLE	175.48
340-200-219	HEALTH INSURANCE PAYABLE	(2,557.22)
340-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00
340-200-222	PRE-PAID LEGAL PAYABLE	(251.40)
340-200-228	MISC. DEDUCTIONS PAYABLE	0.00
340-200-229	MET LIFE DENTAL PAYABLE	(135.78)
340-200-230	UNITED WAY PAYABLE	(1.00)
340-200-233	OTHER A/P PENDING (AUDITOR)	(15,805.47)
340-200-235	VISION PLAN PAYABLE	23.23
340-200-240	BONDS PAYABLE-CURRENT	0.00
340-200-300	RETAINAGE PAYABLE	0.00
340-200-401	WAGES PAYABLE	54,352.36
340-200-500	ACCOUNTS PAYABLE PENDING	224,277.38
340-200-505	DUE TO OTHER FUNDS	0.00
340-200-999	UNRECONCILED DIFFERENCES	0.00
340-210-100	UNAMORT. BOND DISCOUNT	0.00
340-210-101	BOND PREMIUMS	1,780,608.24
340-210-102	DEFERRED AMT ON REFUNDING	(316,774.59)
340-210-110	DEFERRED OUTFLOW RESORCES TMRS	(183,043.76)
340-210-111	SDBF-DEF OUTFLOW OF RE CONTR	(1,585.52)
340-210-113	SDBF DEF INFLOW ACT EX VS ASS	3,713.33
340-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	10,701.39
340-210-115	DEFERRED OUTFLOW INVST TMRS	(117,139.90)
340-210-118	DEFERRED INFLOW-ACTUAL VS ASSM	(91,842.63)
340-210-119	DEFERRED OUTFLOW-CHNG IN ASSUM	21,492.65
340-220-110	DEFERRED INFLOW OF RESOURCES	32,320.23
340-230-109	CAPITAL LEASE BANC ONE NEMI	0.00
340-230-114	4.5M CO SERIES 2003 (65%)	0.00
340-230-115	4.2M COMB CO 2006 (4M)	1,190,000.00
340-230-116	10M COMB SERIES 2007 (7M)	2,445,000.00
340-230-117	9.615M COMB SERIES 08 (6.615M)	0.00
340-230-118	8.995 GO REFUNDING 2009	0.00
340-230-119	2.625 GO REF 2010	0.00
340-230-120	5.450M GO REF 2012 (1.460M)	0.00
340-230-121	4.595M 2015 GO REF (1.695M)	405,000.00
340-230-122	8.010M 2016 GO REF (5.065M)	5,065,000.00
340-230-123	5.34M COMB SERIES 2017(2.250M)	2,170,000.00
340-230-124	3.02M GO REF 2017 (1.585M)	1,025,000.00
340-230-125	12.590 M 2019 COs (4.425M)	3,900,000.00
340-230-126	4.035M 2021 GO Ref	0.00
340-230-127	22.91M 2022 CO (10.575M)	9,970,000.00
340-230-128	2024 REV BOND (8.93M)	8,930,000.00

BALANCE SHEET
AS OF: MARCH 31ST, 2025

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
340-240-100	METER DEPOSITS	603,440.00		
340-240-101	UNCLAIMED FUNDS	5,611.58		
340-240-120	ALLOWANCE FOR BAD DEBT	0.00		
	TOTAL LIABILITIES		37,582,224.99	
EQUITY				
340-250-100	CONTRIBUTED CAPITAL-WATER OPER	454,779.30		
340-250-101	CONTRIBUTED CAPITAL SEWER OPER	60,475.00		
340-270-100	FUND BALANCE	11,941,584.46		
	TOTAL BEGINNING EQUITY	12,456,838.76		
	TOTAL REVENUE	7,863,944.12		
	TOTAL EXPENSES	7,664,360.53		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	199,583.59		
	TOTAL EQUITY & FUND BALANCE		12,656,422.35	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			50,238,647.34

BALANCE SHEET
AS OF: MARCH 31ST, 2025

345-WATER IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
345-100-102	CLAIM ON POOLED CASH	3,031,293.85		
345-100-103	SECURITY INVESTMENTS	0.00		
345-100-104	SAFEKEEPING CHECKING ACCT	0.00		
345-160-206	WORK IN PROGRESS	136,411.14		
345-160-225	PLANT DISTRIBUTION	143,311.29		
345-170-100	CURRENT YR RES FOR ENCUMBRANCE	(164,759.82)		
345-170-101	PRIOR YR RES FOR ENCUMBRANCE	161,593.06		
			3,307,849.52	
	TOTAL ASSETS			3,307,849.52
LIABILITIES				
345-200-110	CURRENT YEAR ENCUMBRANCE	(164,759.82)		
345-200-111	PRIOR YEAR ENCUMBRANCE	161,593.06		
345-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
345-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		(3,166.76)	
EQUITY				
345-270-100	FUND BALANCE	4,609,397.52		
	TOTAL BEGINNING EQUITY	4,609,397.52		
	TOTAL REVENUE	331,196.00		
	TOTAL EXPENSES	1,629,577.24		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(1,298,381.24)		
	TOTAL EQUITY & FUND BALANCE		3,311,016.28	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			3,307,849.52

BALANCE SHEET
AS OF: MARCH 31ST, 2025

346-SEWER IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
346-100-102	CLAIM ON POOLED CASH	2,017,719.24		
346-160-206	WORK IN PROGRESS	0.00		
346-160-225	PLANT DISTRIBUTION	0.00		
346-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
346-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			2,017,719.24	
	TOTAL ASSETS			2,017,719.24
				==========
LIABILITIES				
==========				
346-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
346-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
346-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
======				
346-270-100	FUND BALANCE	0.00		
	TOTAL BEGINNING EQUITY	0.00		
	TOTAL REVENUE	2,017,719.24		
	TOTAL EXPENSES	0.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	2,017,719.24		
	TOTAL EQUITY & FUND BALANCE		2,017,719.24	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,017,719.24
				==========

BALANCE SHEET
AS OF: MARCH 31ST, 2025

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
350-100-102	CLAIM ON POOLED CASH	(846,143.16)	
350-100-106	TEXPOOL 2017 AIRPORT CONST	748,846.41	
350-120-100	AIRPORT RECEIVABLES	21,750.27	
350-120-101	REFUND CHECKS PAYABLE	0.00	
350-120-103	MISC. ACCOUNTS RECEIVABLE	(385.00)	
350-120-140	GRANTS RECEIVABLE	0.00	
350-120-150	LEASE RECEIVABLE GRIZZLY	37,667.74	
350-120-250	DUE FROM OTHER FUNDS (AUDITOR)	0.00	
350-150-100	BOND ISSUANCE COSTS	0.00	
350-150-105	DEFERRED AMT ON REFUNDING	0.00	
350-160-100	LAND	859,833.00	
350-160-200	T-HANGERS (BUILDINGS)	4,344,298.10	
350-160-206	FIXED ASSETS:WORK IN PROGRESS	692,141.82	
350-160-210	EQUIPMENT	118,846.06	
350-160-300	RUNWAY	2,238,415.96	
350-160-335	FIELD EQUIPMENT	0.00	
350-170-100	CURRENT YR RES FOR ENCUMBRANCE	(324,945.27)	
350-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00	
350-170-103	PRE-PAY HEALTH INSURANCE	0.00	
350-190-103	ACCUMULATED DEPRECIATION	(2,543,025.82)	
			5,347,300.11
	TOTAL ASSETS		5,347,300.11
LIABILITIES			
350-200-100	ACCRUED ACCOUNTS PAYABLE	0.00	
350-200-110	CURRENT YEAR ENCUMBRANCE	(324,945.27)	
350-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
350-200-200	FICA AND MEDICARE PAYABLE	0.00	
350-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
350-200-202	TMRS PAYABLE	(2,535.85)	
350-200-210	NET PENSION LIABILITY	53,453.10	
350-200-211	NEW OPED-SDBF LIABILITY	4,311.69	
350-200-212	LIFE INSURANCE PAYABLE	(40.20)	
350-200-213	DENTAL PAYABLE	42.71	
350-200-214	AFLAC PAYABLE	0.00	
350-200-219	HEALTH INSURANCE PAYABLE	(13.58)	
350-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	47.22	
350-200-222	PRE-PAID LEGAL	0.00	
350-200-228	MISC. DEDUCTIONS PAYABLE	0.00	
350-200-233	OTHER A/P PENDING (AUDITOR)	(617.76)	
350-200-235	VISION PLAN PAYABLE	4.37	
350-200-240	BONDS PAYABLE-CURRENT	0.00	
350-200-300	RETAINAGE PAYABLE	16,731.62	
350-200-401	WAGES PAYABLE	3,210.66	
350-200-500	ACCOUNTS PAYABLE PENDING	50,996.59	
350-200-501	DUE TO FUND 100 (LOAN ADVANCE)	0.00	
350-200-502	DUE TO FUND 100	0.00	

BALANCE SHEET
AS OF: MARCH 31ST, 2025

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
350-200-505	DUE TO OTHER FUNDS	0.00		
350-200-999	UNRECONCILED DIFFERENCE	(271.67)		
350-210-100	UNAMORT. BOND DISCOUNT	0.00		
350-210-101	BOND PREMIUMS	14,896.76		
350-210-110	DEFERRED OUTFLOW TMRS CONT	(12,159.76)		
350-210-111	SDBF DEF OUTFLOW RE CONTRIB	(105.33)		
350-210-113	SDBF DEF INFLOW ACT EXP VS ASS	246.68		
350-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	710.90		
350-210-115	DEFERRED OUTLOW INVST TMRS	(7,781.71)		
350-210-118	DEFERRED INFLOW ACT VS ASSMPT	(6,101.19)		
350-210-119	DEFERRED OUTFLOW CNGS IN ASSUM	1,427.78		
350-220-110	DEFERRED INFLOW OF RESOURCES	37,077.96		
350-230-101	LONG TERM DEBT	0.00		
350-230-102	BOND PAYABLE-$290K REF 2010	0.00		
350-230-103	5.34M COMB SERIES 2017(1.445M)	1,130,000.00		
350-240-101	ACCRUED INTEREST PAYABLE	4,521.80		
	TOTAL LIABILITIES		963,107.52	
EQUITY				
======				
350-250-100	CONTRIBUTED CAPITAL GRANT	4,274,320.92		
350-250-101	CONTRIBUTED CAPITAL CITY	75,265.82		
350-280-100	RETAINED EARNINGS	186,684.86		
350-281-100	PRIOR PERIOD ADJUSTMENTS	442,482.09		
	TOTAL BEGINNING EQUITY	4,978,753.69		
	TOTAL REVENUE	284,728.70		
	TOTAL EXPENSES	879,289.80		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(594,561.10)		
	TOTAL EQUITY & FUND BALANCE		4,384,192.59	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			5,347,300.11
				==========

BALANCE SHEET
AS OF: MARCH 31ST, 2025

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
370-100-102	CLAIM ON POOLED CASH	196,848.29	
370-100-103	SECURITY INVESTMENTS	0.00	
370-100-104	SAFEKEEPING CHECKING ACCCT	0.00	
370-120-103	MISC. ACCOUNTS RECEIVABLE	0.00	
370-160-206	FIXED ASSETS-WORK IN PROGRESS	56,600.00	
370-160-225	INFRASTRUCTURE	10,032.80	
370-160-301	VEHICLES	36,464.95	
370-170-100	CURRENT YR RES FOR ENCUMBRANCE	(96,338.53)	
370-170-101	PRIOR YR RES FOR ENCUMBRANCE	13,919.83	
370-170-103	PRE-PAY HEALTH INSURANCE	0.00	
370-190-103	ACCUMULATED DEPRECIATION	(8,662.90)	
			208,864.44
	TOTAL ASSETS		208,864.44
LIABILITIES			
370-200-110	CURRENT YR ENCUMBRANCE	(96,338.53)	
370-200-111	PRIOR YEAR ENCUMBRANCE	13,919.83	
370-200-200	FICA & MEDICARE PAYABLE	0.00	
370-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
370-200-202	TMRS PAYABLE	(808.96)	
370-200-208	ACCRUED VACATION	4,139.43	
370-200-210	NET PENSION LIABILITY	53,717.78	
370-200-211	NEW OPEB-SDBF LIABILITY	4,333.04	
370-200-212	LIFE INSURANCE PAYABLE	(30.72)	
370-200-213	ASSURANT DENTAL PAYABLE	(61.26)	
370-200-214	AFLAC PAYABLE	0.00	
370-200-219	HEALTH INSURANCE PAYABLE	279.82	
370-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
370-200-222	PRE-PAID LEGAL	0.00	
370-200-228	MISC DEDUCTIONS PAYABLE	0.00	
370-200-233	OTHER A/P PENDING (AUDITOR)	(29,842.29)	
370-200-235	VISION PLAN PAYABLE	(6.85)	
370-200-300	RETAINAGE PAYABLE	2,830.00	
370-200-401	WAGES PAYABLE	3,509.11	
370-200-500	ACCOUNTS PAYABLE PENDING	6,752.79	
370-210-100	DUE TO CEMETERY LAND PURCHASE	0.00	
370-210-110	DEFERRED OUTFLOW CONT TMRS	(12,219.98)	
370-210-111	SDBF DEF OUTFLOW RES CONTRIB	(105.85)	
370-210-113	SDBF DEF INFLOW ACT EX VS ASSU	247.90	
370-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	714.42	
370-210-115	DEFERRED OUTFLOW INVST TMRS	(7,820.24)	
370-210-118	DEFERRED INFLOW ACTUAL VS ASSM	(6,131.40)	
370-210-119	DEFERRED OUTFLOW-CHG ASSUMP	1,434.85	
	TOTAL LIABILITIES		(61,487.11)

BALANCE SHEET
AS OF: MARCH 31ST, 2025

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
EQUITY				
370-270-100	FUND BALANCE	280,120.53		
	TOTAL BEGINNING EQUITY	280,120.53		
	TOTAL REVENUE	136,819.88		
	TOTAL EXPENSES	146,588.86		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(9,768.98)		
	TOTAL EQUITY & FUND BALANCE		270,351.55	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			208,864.44

BALANCE SHEET
AS OF: MARCH 31ST, 2025

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
======			
382-100-102	CLAIM ON POOLED CASH	519,291.34	
382-100-104	SAFEKEEPING CHECKING ACCT	0.00	
382-120-250	DUE FROM OTHER FUNDS	0.00	
382-160-206	ESCROW FOR EQUIPMENT PURCHASES	0.00	
382-160-301	VEHICLES	0.00	
382-160-303	OFFICE EQUIPMENT	0.00	
382-160-305	FIELD EQUIPMENT	0.00	
382-160-306	HEAVY EQUIPMENT	0.00	
382-160-320	EQUIPMENT	0.00	
382-170-100	CURRENT YR RES FOR ENCUMBRANCE	(83,467.73)	
382-170-101	PRIOR YR RES FOR ENCUMBRANCE	74,881.95	
382-170-103	PRE-PAY HEALTH INSURANCE	0.00	
382-190-103	ACCUMULATED DEPRECIATION	0.00	
			510,705.56
	TOTAL ASSETS		510,705.56
			==========
LIABILITIES			
==========			
382-200-110	CURRENT YEAR ENCUMBRANCE	(83,467.73)	
382-200-111	PRIOR YEAR ENCUMBRANCE	74,881.95	
382-200-200	FICA AND MEDICARE PAYABLE	0.00	
382-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
382-200-202	TMRS PAYABLE	(620.53)	
382-200-203	DEFERRED COMP PAYABLE	0.00	
382-200-208	ACCRUED VACATION	4,944.81	
382-200-210	NET PENSION LIABILITY	67,739.54	
382-200-211	NEW OPEB-SDBF LIABILITY	5,464.07	
382-200-212	LIFE INSURANCE PAYABLE	(340.91)	
382-200-213	DENTAL PAYABLE	(226.31)	
382-200-214	AFLAC PAYABLE	156.44	
382-200-215	CLOTHES RENTAL PAYABLE	0.00	
382-200-216	CINCINNATI LIFE PAYABLE	261.10	
382-200-218	BLUE CHOICE PAYABLE	0.00	
382-200-219	HEALTH INSURANCE PAYABLE	(185.41)	
382-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
382-200-222	PRE-PAID LEGAL PAYABLE	(626.20)	
382-200-228	MISC DEDUCTIONS PAYABLE	0.00	
382-200-229	MET LIFE DENTAL PAYABLE	0.00	
382-200-233	OTHER A/P PENDING (AUDITOR)	(2,723.96)	
382-200-235	VISION PLAN PAYABLE	(32.18)	
382-200-401	WAGES PAYABLE	2,941.66	
382-200-500	ACCOUNTS PAYABLE PENDING	29,269.50	
382-210-110	DEFERRED OUTFLOW CONTB TMRS	(15,409.71)	
382-210-111	SDBF DEF OUTFLOW RES CONTRI	(133.48)	
382-210-113	SDBF DEF INFLOW ACT EXP VS ASS	312.61	
382-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	900.91	
382-210-115	DEFERRED OUTFLOW INVST TMRS	(9,861.53)	
382-210-118	DEFERRED INFLOW ACTUAL VS ASSM	(7,731.86)	

BALANCE SHEET
AS OF: MARCH 31ST, 2025

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
382-210-119	DEFERRED OUTLOW-CHNG IN ASSUMP	1,809.38		
382-240-101	UNCLAIMED FUNDS	78.32		
	TOTAL LIABILITIES		67,400.48	
EQUITY				
382-260-121	RESERVE:FUTURE EQUIP PURCHASES	0.00		
382-270-100	FUND BALANCE	388,617.29		
	TOTAL BEGINNING EQUITY	388,617.29		
	TOTAL REVENUE	595,877.26		
	TOTAL EXPENSES	541,189.47		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	54,687.79		
	TOTAL EQUITY & FUND BALANCE		443,305.08	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			510,705.56

BALANCE SHEET
AS OF: MARCH 31ST, 2025

384-FLEET REPLACEMENT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
384-100-102	CLAIM ON POOLED CASH	(546,940.21)		
384-100-104	CAPITAL EQUIP ACCT 2139517	0.00		
384-100-105	SIGNATURE BANK EQUIP (ESCROW)	0.00		
384-100-106	FROST LEASING ESCROW 010597724	0.00		
384-100-107	UMB BANK CLAYTON HOLDINGS	0.00		
384-100-108	2018 FLEET/EQUIP TEXSTAR 20180	247,649.69		
384-100-109	GOVERNMENT CAPITAL CORP	0.00		
384-100-110	US BANCORP GOVERNMENT LEAS	0.00		
384-100-111	US BANCORP GOV ESCROW	0.00		
384-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
384-140-100	PREPAID CAP LEASE	0.00		
384-150-100	BOND ISSUANCE COSTS	0.00		
384-160-206	FIXED ASSETS-WORK IN PROGRESS	158,164.89		
384-160-320	MACHINERY & EQUIPMENT	9,778,798.50		
384-170-100	CURRENT YR RES FOR ENCUMBRANCE	(7,436,193.92)		
384-170-101	PRIOR YR RES FOR ENCUMBRANCE	4,329,154.33		
384-190-103	ACCUMULATED DEPRECIATION	(7,821,799.41)		
			(1,291,166.13)	
	TOTAL ASSETS			(1,291,166.13)
LIABILITIES				
384-200-104	ACCRUED INTEREST PAYALBE	0.00		
384-200-110	CURRENT YEAR ENCUMBRANCE	(7,381,789.92)		
384-200-111	PRIOR YEAR ENCUMBRANCE	4,274,750.33		
384-200-500	ACCOUNTS PAYABLE PENDING	536.27		
384-200-505	DUE TO OTHER FUNDS	0.00		
384-210-101	UNAMORT BOND PREMIUM	26,335.32		
384-230-103	5.44M COMB SERIES 2015(2.66M)	910,000.00		
384-230-115	CAPITAL LEASE PAYABLE-CURRENT	0.00		
384-230-120	CAP LEASE PAYABLE-NONCURRENT	83,133.66		
384-230-125	NOTES PAYABLE	647,125.72		
384-240-101	ACCRUED INTEREST PAYABLE	16,080.93		
	TOTAL LIABILITIES		(1,423,827.69)	
EQUITY				
384-270-100	FUND BALANCE	1,348,825.69		
	TOTAL BEGINNING EQUITY	1,348,825.69		
	TOTAL REVENUE	252,999.00		
	TOTAL EXPENSES	1,469,163.13		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(1,216,164.13)		
	TOTAL EQUITY & FUND BALANCE		132,661.56	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			(1,291,166.13)

Attachment E

Sales Tax Tracking Report

Sales Tax Tracking (Total Amount) FY 2024-25

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Actual	2024-25 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	468,966	1,023,003	1,764,706	863,245	1,891,788	(1,028,543)	-54.4%	(901,461)	-51.1%
November	581,787	1,242,415	1,428,563	965,850	1,923,882	(958,032)	-49.8%	(462,713)	-37.2%
December	475,711	1,743,702	5,654,663	940,035	1,672,033	(731,999)	-43.8%	(4,714,628)	-270.4%
January	421,763	1,660,588	3,353,527	1,202,465	1,877,980	(675,515)	-36.0%	(2,151,062)	-129.5%
February	678,554	2,494,516	3,904,364	1,054,758	2,051,760	(997,002)	-48.6%	(2,849,605)	-114.2%
March	503,163	1,900,982	2,485,884	1,178,383	1,727,512	(549,129)	-31.8%	(1,307,501)	-68.8%
April	453,235	688,276	2,121,020		1,806,692				0.0%
May	710,906	3,804,360	2,134,048		1,989,598				0.0%
June	612,055	2,176,802	1,569,566		1,880,623				0.0%
July	849,121	1,964,244	1,606,989		1,931,819				0.0%
August	703,460	2,438,379	1,437,011		1,897,289				0.0%
Sept.	867,785	2,749,238	1,466,994		1,801,830				0.0%
	$ 7,326,507	**$ 23,886,505**	**$ 28,927,334**		**$ 22,452,808**			**$ (12,386,971)**	

Sales Tax Tracking (Taylor EDC Portion) FY 2024-25

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Actual
October	$ 117,242	$ 255,751	$ 441,177	$ 215,811
November	$ 145,447	$ 310,604	$ 357,141	$ 241,463
December	$ 118,928	$ 435,926	$ 1,413,666	$ 235,009
January	$ 105,441	$ 415,147	$ 838,382	$ 300,616
February	$ 169,639	$ 623,629	$ 976,091	$ 263,690
March	$ 125,791	$ 475,245	$ 621,471	$ 294,596
April	$ 113,309	$ 172,069	$ 530,255	$ -
May	$ 177,727	$ 951,090	$ 533,512	$ -
June	$ 153,014	$ 544,201	$ 392,392	$ -
July	$ 212,280	$ 491,061	$ 401,747	$ -
August	$ 175,865	$ 609,595	$ 359,253	$ -
Sept.	$ 216,946	$ 687,310	$ 366,748	$ -
	1,831,627	**5,971,626**	**7,231,834**	**1,551,184**

Sales Tax Tracking (City's Portion) FY 2024-25

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Actual	2024-25 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	351,725	767,252	1,323,530	647,434	1,418,841	(771,407)	-54.4%	(676,096)	-51.1%
November	436,341	931,811	1,071,422	724,388	1,442,912	(718,524)	-49.8%	(347,035)	-37.2%
December	356,784	1,307,777	4,240,997	705,026	1,254,025	(548,999)	-43.8%	(3,535,971)	-270.4%
January	316,322	1,245,441	2,515,145	901,849	1,408,485	(506,636)	-36.0%	(1,613,297)	-129.5%
February	508,916	1,870,887	2,928,273	791,069	1,538,820	(747,751)	-48.6%	(2,137,204)	-114.2%
March	377,372	1,425,736	1,864,413	883,787	1,295,634	(411,847)	-31.8%	(980,626)	-68.8%
April	339,926	516,207	1,590,765		1,355,019				0.0%
May	533,180	2,853,270	1,600,536		1,492,199				0.0%
June	459,041	1,632,602	1,177,175		1,410,467				0.0%
July	636,841	1,473,183	1,205,242		1,448,865				0.0%
August	527,595	1,828,784	1,077,759		1,422,967				0.0%
Sept.	650,839	2,061,929	1,100,245		1,351,373				0.0%

Cumulative Year-to-Date (City's Portion) FY 2024-25

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Actual	2024-25 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	351,725	767,252	1,323,530	647,434	1,418,841	(771,407)	-54.4%	(676,096)	-51.1%
November	788,065	1,699,063	2,394,952	1,371,821	2,861,753	(1,489,932)	-52.1%	(1,023,131)	-60.2%
December	1,144,849	3,006,840	6,635,949	2,076,847	4,115,778	(2,038,931)	-49.5%	(4,559,102)	-151.6%
January	1,461,171	4,252,281	9,151,095	2,978,696	5,524,263	(2,545,567)	-46.1%	(6,172,399)	-145.2%
February	1,970,087	6,123,168	12,079,367	3,769,765	7,063,083	(3,293,318)	-46.6%	(8,309,602)	-135.7%
March	2,347,459	7,548,905	13,943,780	4,653,552	8,358,717	(3,705,165)	-44.3%	(9,290,228)	-123.1%
April	2,687,385	8,065,111	15,534,545		9,713,736				0.0%
May	3,220,565	10,918,381	17,135,081		11,205,935				0.0%
June	3,679,606	12,550,983	18,312,255		12,616,402				0.0%
July	4,316,447	14,024,166	19,517,497		14,065,267				0.0%
August	4,844,041	15,852,950	20,595,256		15,488,233				0.0%
Sept.	5,494,880	17,914,879	21,695,501		16,839,606				0.0%
% Y-T-D Increase over prior year	32.0%	226.0%	21.1%						

Attachment F

Monthly Investment Report

CITY OF TAYLOR

Quarterly Investment Report

AS OF MARCH 31, 2025

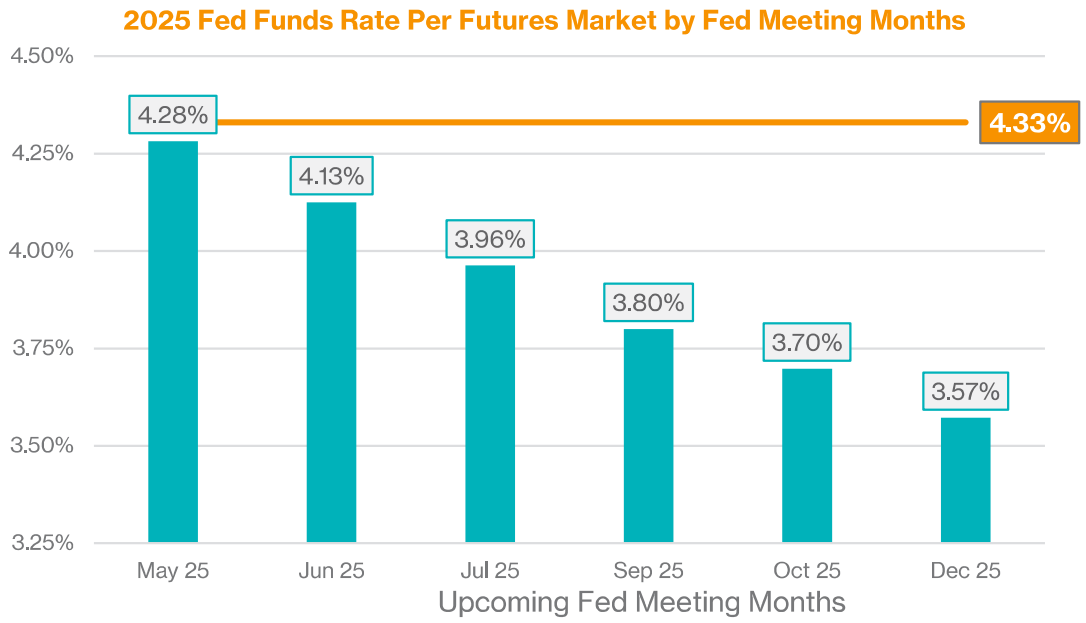


MEEDER
PUBLIC FUNDS

OBSERVATIONS AND EXPECTATIONS

- Market participants are expecting about three Federal Reserve rate cuts for 2025
- Fed Chair Powell recently stated that the labor market is stable
- The Fed's preferred inflation gauge remains above their target
- Short-term and intermediate-term interest rates where slightly lower for March

- The Federal Reserve expressed at their most recent meeting (March) they plan to cut the Fed Funds rate by .50% this year.
- At the end of March, the futures market was pricing in about .75% of cuts this year.

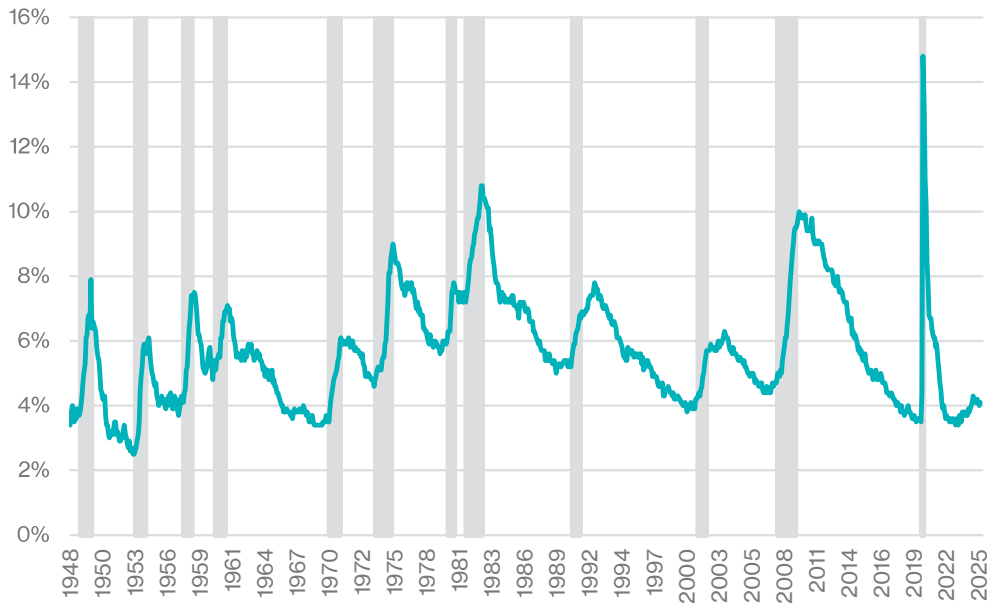


SOURCE: BLOOMBERG AS OF 3/31/25

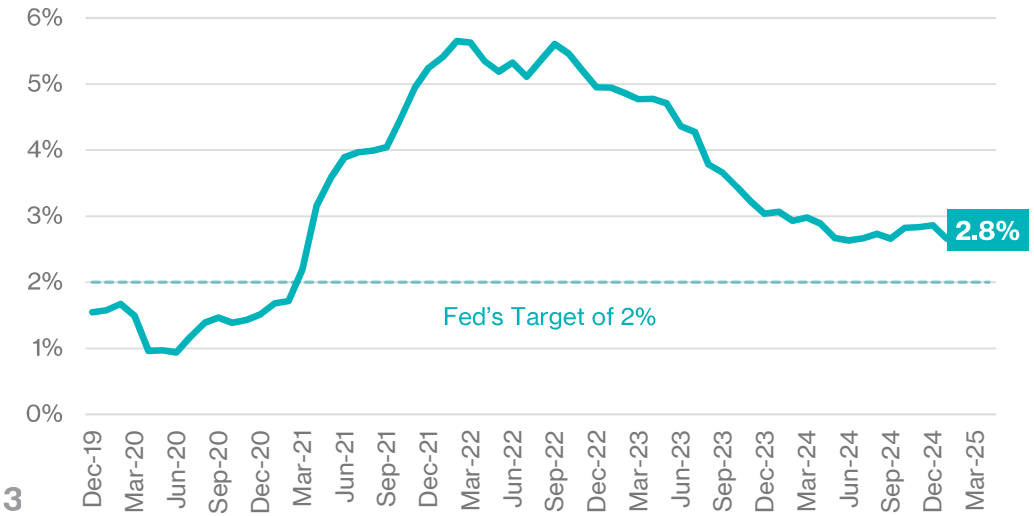
- The current rate of 4.1% is an extremely low rate of unemployment by historical standards.
- Fed Chair Powell recently stated that the labor market remains solid, with their estimate of the unemployment rate trending only slightly higher to 4.4% this year.

SOURCES: BLOOMBERG, BUREAU OF LABOR STATISTICS

U.S. Unemployment Rate



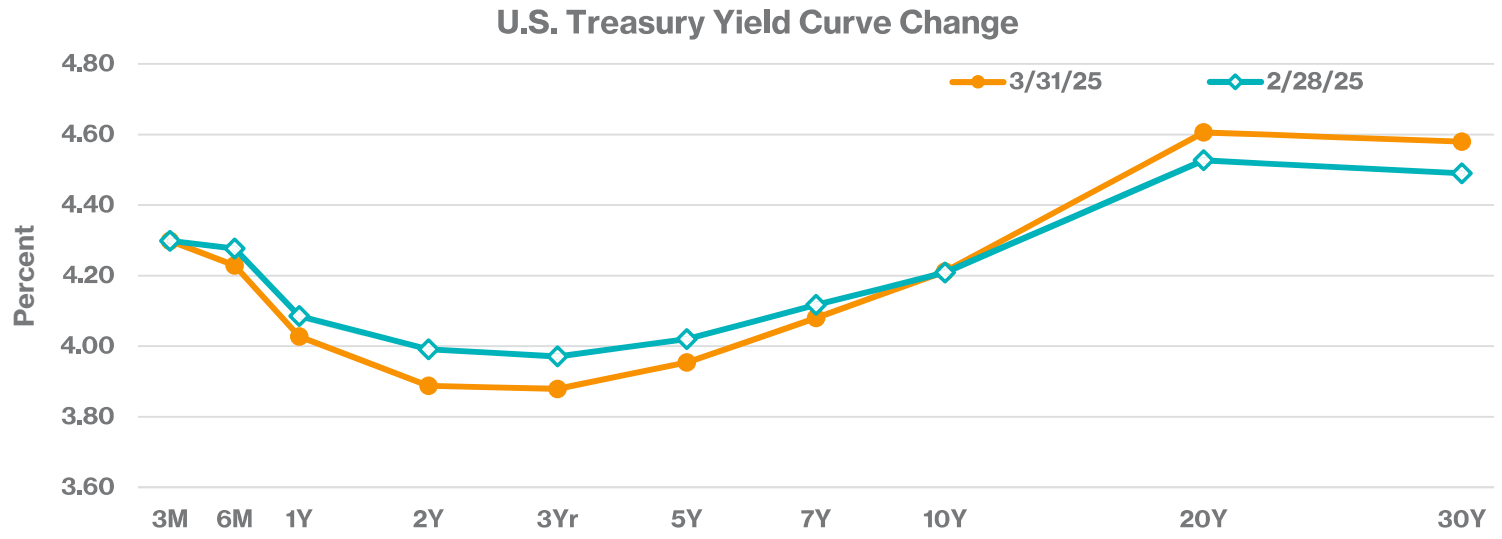
Core PCE YoY

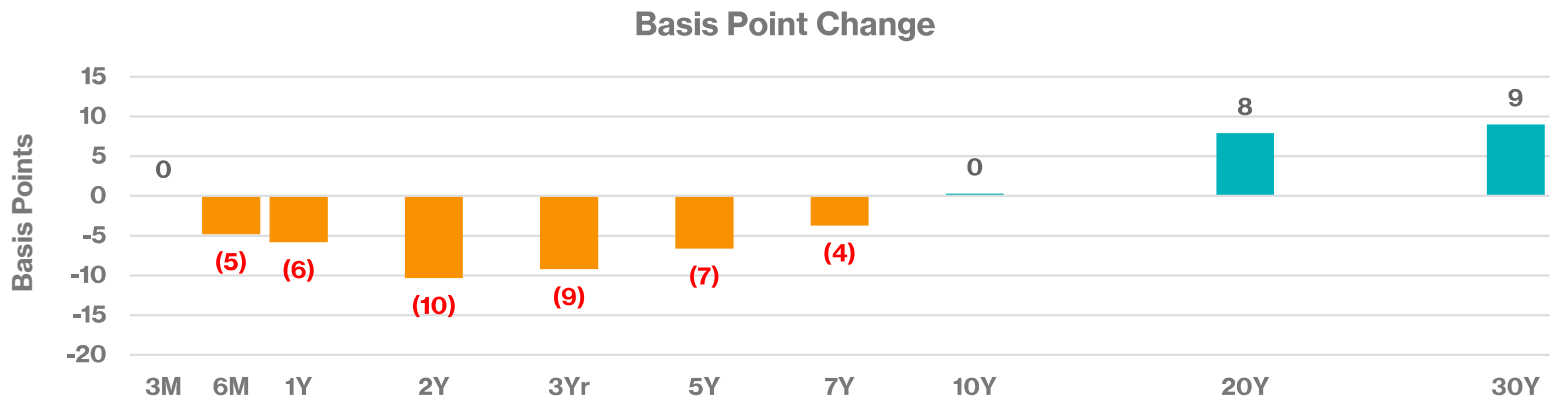


- Core Personal Consumption Expenditure YoY is the Fed's preferred inflation gauge. Core excludes food and energy components.
- Core PCE YoY is currently at 2.8%, not quite at the Fed's 2% target, but far below the 5.6% peak in 2022.
- Economists surveyed by Bloomberg expect Core PCE YoY will stay above the Fed's target and finish the full year of 2025 at 2.5%.

SOURCES: BLOOMBERG, BUREAU OF ECONOMIC ANALYSIS

Treasury Rates Were Mixed for the Month of March





SOURCE: BLOOMBERG

MEEDER PUBLIC FUNDS

Compliance Certification

The undersigned acknowledge they have reviewed this quarterly investment report for the period ending March 31, 2025. Officials designated as investment officers by thisentity'sInvestment Policy attest that all investments comply with the Texas Public Funds Investment Act and thisentity'sInvestment Policy.

Robert G. Powers

Robert G. Powers, Chief Financial Officer

Lindsay Strothman

Lindsay Strothman,Senior Accountant

MEEDER PUBLIC FUNDS

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MEEDER PUBLIC FUNDS

Portfolio Statistics

4.41
Weighted Average Yield to Maturity

0.00
Weighted Average Maturity (Years)

0.00
Portfolio Effective Duration (Years)

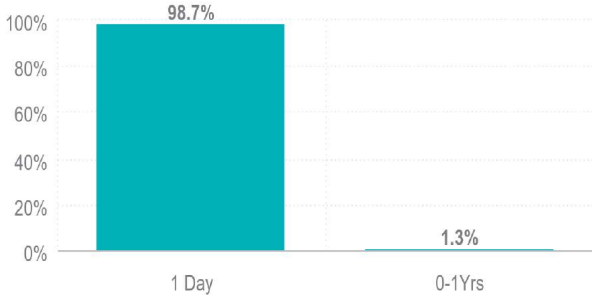
0.00
Weighted Average Life (Years)

AAA
Average Credit Rating

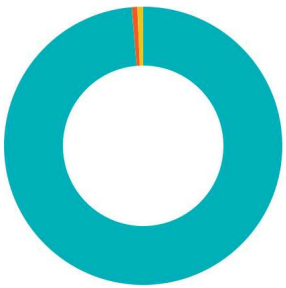
Portfolio Position

Par Value	$151,984,184
Principal Cost	$151,943,912
Book Value	$151,975,575
Market Value	$151,975,208
Unrealized Gain/Loss	($366)
Accrued Interest	$13,057

Maturity Distribution



Sector Allocation



LGIP	98.68%
U.S. Agencies	0.66%
Commercial Paper	0.65%
Money Market Funds	0.01%

MEEDER PUBLIC FUNDS

Quarterly Portfolio Summary

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

Portfolio as of December 31, 2024

BEGINNING BOOK VALUE	$145,607,775.97
BEGINNING MARKET VALUE	$145,607,701.16
UNREALIZED GAIN/(LOSS)	($74.81)
WEIGHTED AVERAGE MATURITY (YEARS)	0.01
WEIGHTED AVERAGE YIELD	4.60

Portfolio as of March 31, 2025

ENDING BOOK VALUE	$151,975,574.51
ENDING MARKET VALUE	$151,975,208.02
INVESTMENT INCOME FOR THE PERIOD	$1,666,956.66
UNREALIZED GAIN/(LOSS)	($366.49)
CHANGE IN UNREALIZED GAIN/(LOSS)	($291.68)
WEIGHTED AVERAGE MATURITY (YEARS)	0.00
WEIGHTED AVERAGE YIELD	4.41

MEEDER PUBLIC FUNDS

Quarterly Portfolio Summary By Fund

PORTFOLIO MARKET VALUE BY FUND	12/31/2024	03/31/2025	CHANGE	INTEREST EARNED
2019 BOND FUND	657,451.78	664,550.09	7,098.31	7,098.31
2022 DEBT NON-TAX SUPPORTED	5,589,360.54	4,858,650.52	-730,710.02	58,777.56
2022 DEBT TAX SUPPORTED	4,613,135.40	3,673,147.03	-939,988.37	46,912.01
2022 TAX SUPPORTED LIMITED TAX	5,342,626.27	4,335,189.76	-1,007,436.51	54,970.14
2023A TAX & REVENUE CO	55,370,812.05	55,805,489.62	434,677.57	615,899.25
2024 DNTS	9,289,169.42	9,392,616.73	103,447.31	103,447.31
2024 DTS	20,020,242.19	19,185,510.58	-834,731.61	218,714.74
AIRPORT FUND	740,851.81	748,846.41	7,994.60	7,994.60
CEMETERY PERMANENT FUND	64,831.43	65,530.04	698.61	704.09
FLEET REPLACEMENT FUND	245,004.48	247,649.69	2,645.21	2,645.21
GENERAL FUND	39,725,352.32	48,993,869.64	9,268,517.32	506,660.43
SPECIAL REV-TAX INCREMENT FUND	1,265,973.10	1,279,634.54	13,661.44	13,661.44
UTILITY FUND	2,682,890.37	2,724,523.37	41,633.00	29,471.57
TOTAL	**145,607,701.16**	**151,975,208.02**	**6,367,506.86**	**1,666,956.66**

MEEDER PUBLIC FUNDS

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
LGIP	149,971,858.43	149,971,858.43	149,971,858.43	98.68%	1	4.41
Money Market Funds	12,325.08	12,325.08	12,325.08	0.01%	1	0.40
Commercial Paper	1,000,000.00	992,084.51	992,084.51	0.65%	67	4.44
U.S. Agencies	1,000,000.00	998,940.00	999,306.49	0.66%	63	4.38
TOTAL	**151,984,183.51**	**151,975,208.02**	**151,975,574.51**	**100.00%**	**2**	**4.41**

CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		0.00	0.00			
TOTAL CASH AND INVESTMENTS	**151,984,183.51**	**151,975,208.02**	**151,975,574.51**		**2**	**4.41**

TOTAL EARNINGS

CURRENT QUARTER
1,666,956.66

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
2019 BOND FUND						
LGIP	1	664,550.09	664,550.09	0.44	4.36	1
TOTAL	**1**	**664,550.09**	**664,550.09**	**0.44**	**4.36**	**1**
2022 DEBT NON-TAX SUPPORTED						
LGIP	1	4,858,650.52	4,858,650.52	3.20	4.44	1
TOTAL	**1**	**4,858,650.52**	**4,858,650.52**	**3.20**	**4.44**	**1**
2022 DEBT TAX SUPPORTED						
LGIP	1	3,673,147.03	3,673,147.03	2.42	4.44	1
TOTAL	**1**	**3,673,147.03**	**3,673,147.03**	**2.42**	**4.44**	**1**
2022 TAX SUPPORTED LIMITED TAX						
LGIP	1	4,335,189.76	4,335,189.76	2.85	4.44	1
TOTAL	**1**	**4,335,189.76**	**4,335,189.76**	**2.85**	**4.44**	**1**
2023A TAX & REVENUE CO						
LGIP	1	55,805,489.62	55,805,489.62	36.72	4.44	1
TOTAL	**1**	**55,805,489.62**	**55,805,489.62**	**36.72**	**4.44**	**1**
2024 DNTS						
LGIP	1	9,392,616.73	9,392,616.73	6.18	4.44	1
TOTAL	**1**	**9,392,616.73**	**9,392,616.73**	**6.18**	**4.44**	**1**
2024 DTS						
LGIP	1	19,185,510.58	19,185,510.58	12.62	4.44	1
TOTAL	**1**	**19,185,510.58**	**19,185,510.58**	**12.62**	**4.44**	**1**
AIRPORT FUND						

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
LGIP	1	748,846.41	748,846.41	0.49	4.35	1
TOTAL	**1**	**748,846.41**	**748,846.41**	**0.49**	**4.35**	**1**
CEMETERY PERMANENT FUND						
LGIP	3	65,530.04	65,530.04	0.04	4.36	1
TOTAL	**3**	**65,530.04**	**65,530.04**	**0.04**	**4.36**	**1**
FLEET REPLACEMENT FUND						
LGIP	1	247,649.69	247,649.69	0.16	4.36	1
TOTAL	**1**	**247,649.69**	**247,649.69**	**0.16**	**4.36**	**1**
GENERAL FUND						
LGIP	3	46,990,520.05	46,990,520.05	30.92	4.36	1
Money Market Funds	1	12,325.08	12,325.08	0.01	0.40	1
Commercial Paper	2	1,000,000.00	992,084.51	0.65	4.44	67
U.S. Agencies	1	1,000,000.00	999,306.49	0.67	4.38	63
TOTAL	**7**	**49,002,845.13**	**48,994,236.13**	**32.24**	**4.36**	**4**
SPECIAL REV-TAX INCREMENT FUND						
LGIP	1	1,279,634.54	1,279,634.54	0.84	4.35	1
TOTAL	**1**	**1,279,634.54**	**1,279,634.54**	**0.84**	**4.35**	**1**
UTILITY FUND						
LGIP	2	2,724,523.37	2,724,523.37	1.79	4.39	1
TOTAL	**2**	**2,724,523.37**	**2,724,523.37**	**1.79**	**4.39**	**1**
GRAND TOTAL	**22**	**151,984,183.51**	**151,975,574.51**	**100.00**	**4.41**	**2**

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
2019 BOND FUND												
LGIP												
TEXSTAR	TexSTAR	03/31/2025 03/31/2025	664,550.09	664,550.09 0.00	664,550.09	4.36		1	1.00 664,550.09	0.00 664,550.09	0.44	AAA
LGIP TOTAL			**664,550.09**	**664,550.09** **0.00**	**664,550.09**	**4.36**		**1**	**1.00** **664,550.09**	**0.00** **664,550.09**	**0.44**	**AAA**
2019 BOND FUND TOTAL			**664,550.09**	**664,550.09** **0.00**	**664,550.09**	**4.36**		**1**	**664,550.09**	**0.00** **664,550.09**	**0.44**	**AAA**
2022 DEBT NON-TAX SUPPORTED												
LGIP												
TXCLASS	Texas CLASS	03/31/2025 03/31/2025	4,858,650.52	4,858,650.52 0.00	4,858,650.52	4.44		1	1.00 4,858,650.52	0.00 4,858,650.52	3.20	AAA
LGIP TOTAL			**4,858,650.52**	**4,858,650.52** **0.00**	**4,858,650.52**	**4.44**		**1**	**1.00** **4,858,650.52**	**0.00** **4,858,650.52**	**3.20**	**AAA**
2022 DEBT NON-TAX SUPPORTED TOTAL			**4,858,650.52**	**4,858,650.52** **0.00**	**4,858,650.52**	**4.44**		**1**	**4,858,650.52**	**0.00** **4,858,650.52**	**3.20**	**AAA**
2022 DEBT TAX SUPPORTED												
LGIP												
TXCLASS	Texas CLASS	03/31/2025 03/31/2025	3,673,147.03	3,673,147.03 0.00	3,673,147.03	4.44		1	1.00 3,673,147.03	0.00 3,673,147.03	2.42	AAA
LGIP TOTAL			**3,673,147.03**	**3,673,147.03** **0.00**	**3,673,147.03**	**4.44**		**1**	**1.00** **3,673,147.03**	**0.00** **3,673,147.03**	**2.42**	**AAA**
2022 DEBT TAX SUPPORTED TOTAL			**3,673,147.03**	**3,673,147.03** **0.00**	**3,673,147.03**	**4.44**		**1**	**3,673,147.03**	**0.00** **3,673,147.03**	**2.42**	**AAA**
2022 TAX SUPPORTED LIMITED TAX												
LGIP												
TXCLASS	Texas CLASS	03/31/2025 03/31/2025	4,335,189.76	4,335,189.76 0.00	4,335,189.76	4.44		1	1.00 4,335,189.76	0.00 4,335,189.76	2.85	AAA
LGIP TOTAL			**4,335,189.76**	**4,335,189.76** **0.00**	**4,335,189.76**	**4.44**		**1**	**1.00** **4,335,189.76**	**0.00** **4,335,189.76**	**2.85**	**AAA**

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
2022 TAX SUPPORTED LIMITED TAX TOTAL			4,335,189.76	4,335,189.76 0.00	4,335,189.76	4.44		1	4,335,189.76	0.00 4,335,189.76	2.85	AAA
2023A TAX & REVENUE CO												
LGIP												
TXCLASS	Texas CLASS	03/31/2025 03/31/2025	55,805,489.62	55,805,489.62 0.00	55,805,489.62	4.44		1	1.00 55,805,489.62	0.00 55,805,489.62	36.72	AAA
LGIP TOTAL			**55,805,489.62**	**55,805,489.62 0.00**	**55,805,489.62**	**4.44**		**1**	**1.00 55,805,489.62**	**0.00 55,805,489.62**	**36.72**	**AAA**
2023A TAX & REVENUE CO TOTAL			55,805,489.62	55,805,489.62 0.00	55,805,489.62	4.44		1	55,805,489.62	0.00 55,805,489.62	36.72	AAA
2024 DNTS												
LGIP												
TXCLASS	Texas CLASS	03/31/2025 03/31/2025	9,392,616.73	9,392,616.73 0.00	9,392,616.73	4.44		1	1.00 9,392,616.73	0.00 9,392,616.73	6.18	AAA
LGIP TOTAL			**9,392,616.73**	**9,392,616.73 0.00**	**9,392,616.73**	**4.44**		**1**	**1.00 9,392,616.73**	**0.00 9,392,616.73**	**6.18**	**AAA**
2024 DNTS TOTAL			9,392,616.73	9,392,616.73 0.00	9,392,616.73	4.44		1	9,392,616.73	0.00 9,392,616.73	6.18	AAA
2024 DTS												
LGIP												
TXCLASS	Texas CLASS	03/31/2025 03/31/2025	19,185,510.58	19,185,510.58 0.00	19,185,510.58	4.44		1	1.00 19,185,510.58	0.00 19,185,510.58	12.62	AAA
LGIP TOTAL			**19,185,510.58**	**19,185,510.58 0.00**	**19,185,510.58**	**4.44**		**1**	**1.00 19,185,510.58**	**0.00 19,185,510.58**	**12.62**	**AAA**
2024 DTS TOTAL			19,185,510.58	19,185,510.58 0.00	19,185,510.58	4.44		1	19,185,510.58	0.00 19,185,510.58	12.62	AAA
AIRPORT FUND												
LGIP												

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
TEXPOOL	TexPool	03/31/2025 03/31/2025	748,846.41	748,846.41 0.00	748,846.41	4.35		1	1.00 748,846.41	0.00 748,846.41	0.49	AAA
LGIP TOTAL			**748,846.41**	**748,846.41 0.00**	**748,846.41**	**4.35**		**1**	**1.00 748,846.41**	**0.00 748,846.41**	**0.49**	**AAA**
AIRPORT FUND TOTAL			**748,846.41**	**748,846.41 0.00**	**748,846.41**	**4.35**		**1**	**748,846.41**	**0.00 748,846.41**	**0.49**	**AAA**
CEMETERY PERMANENT FUND												
LGIP												
TEXSTAR	TexSTAR	03/31/2025 03/31/2025	64,129.20	64,129.20 0.00	64,129.20	4.36		1	1.00 64,129.20	0.00 64,129.20	0.04	AAA
TXCLASS	Texas CLASS	03/31/2025 03/31/2025	989.51	989.51 0.00	989.51	4.44		1	1.00 989.51	0.00 989.51	0.00	AAA
TEXPOOL	TexPool	03/31/2025 03/31/2025	411.33	411.33 0.00	411.33	4.35		1	1.00 411.33	0.00 411.33	0.00	AAA
LGIP TOTAL			**65,530.04**	**65,530.04 0.00**	**65,530.04**	**4.36**		**1**	**1.00 65,530.04**	**0.00 65,530.04**	**0.04**	**AAA**
CEMETERY PERMANENT FUND TOTAL			**65,530.04**	**65,530.04 0.00**	**65,530.04**	**4.36**		**1**	**65,530.04**	**0.00 65,530.04**	**0.04**	**AAA**
FLEET REPLACEMENT FUND												
LGIP												
TEXSTAR	TexSTAR	03/31/2025 03/31/2025	247,649.69	247,649.69 0.00	247,649.69	4.36		1	1.00 247,649.69	0.00 247,649.69	0.16	AAA
LGIP TOTAL			**247,649.69**	**247,649.69 0.00**	**247,649.69**	**4.36**		**1**	**1.00 247,649.69**	**0.00 247,649.69**	**0.16**	**AAA**
FLEET REPLACEMENT FUND TOTAL			**247,649.69**	**247,649.69 0.00**	**247,649.69**	**4.36**		**1**	**247,649.69**	**0.00 247,649.69**	**0.16**	**AAA**
GENERAL FUND												
LGIP												
TXCLASS	Texas CLASS	03/31/2025 03/31/2025	3,787,370.65	3,787,370.65 0.00	3,787,370.65	4.44		1	1.00 3,787,370.65	0.00 3,787,370.65	2.49	AAA
TEXPOOL	TexPool	03/31/2025 03/31/2025	42,206,928.37	42,206,928.37 0.00	42,206,928.37	4.35		1	1.00 42,206,928.37	0.00 42,206,928.37	27.77	AAA

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
TEXSTAR	TexSTAR	03/31/2025 03/31/2025	996,221.03	996,221.03 0.00	996,221.03	4.36		1	1.00 996,221.03	0.00 996,221.03	0.66	 AAA
LGIP TOTAL			**46,990,520.05**	**46,990,520.05 0.00**	**46,990,520.05**	**4.36**		**1**	**1.00 46,990,520.05**	**0.00 46,990,520.05**	**30.92**	**AAA**
MONEY MARKET FUNDS												
60618	City National Bank MMF - Public Funds	03/31/2025 03/31/2025	12,325.08	12,325.08 0.00	12,325.08	0.40		1	1.00 12,325.08	0.00 12,325.08	0.01	NA NA
MONEY MARKET FUNDS TOTAL			**12,325.08**	**12,325.08 0.00**	**12,325.08**	**0.40**		**1**	**1.00 12,325.08**	**0.00 12,325.08**	**0.01**	**NA**
COMMERCIAL PAPER												
62479LT62	MUFG BANK NY 06/06/25	09/11/2024 09/11/2024	300,000.00	290,357.50 0.00	290,357.50	4.44	06/06/2025	67	99.21 297,625.35	(0.00) 297,625.36	0.20	P-1 A-1
62479LT62	MUFG BANK NY 06/06/25	09/11/2024 09/11/2024	700,000.00	677,500.83 0.00	677,500.83	4.44	06/06/2025	67	99.21 694,459.16	0.00 694,459.16	0.46	P-1 A-1
COMMERCIAL PAPER TOTAL			**1,000,000.00**	**967,858.33 0.00**	**967,858.33**	**4.44**		**67**	**99.21 992,084.51**	**0.00 992,084.51**	**0.65**	**A-1**
U.S. AGENCIES												
3130AVYU0	FHLBANKS 3.950 06/02/25	06/01/2023 06/05/2023	1,000,000.00	991,870.00 0.00	991,870.00	4.38	06/02/2025	63	99.89 998,940.00	(366.49) 999,306.49	0.66	Aaa AA+
U.S. AGENCIES TOTAL			**1,000,000.00**	**991,870.00 0.00**	**991,870.00**	**4.38**		**63**	**99.89 998,940.00**	**(366.49) 999,306.49**	**0.66**	**AA+**
GENERAL FUND TOTAL			**49,002,845.13**	**48,962,573.46 0.00**	**48,962,573.46**	**4.36**		**4**	**48,993,869.64**	**(366.49) 48,994,236.13**	**32.24**	**AAA**
SPECIAL REV-TAX INCREMENT FUND												
LGIP												
TEXPOOL	TexPool	03/31/2025 03/31/2025	1,279,634.54	1,279,634.54 0.00	1,279,634.54	4.35		1	1.00 1,279,634.54	0.00 1,279,634.54	0.84	 AAA
LGIP TOTAL			**1,279,634.54**	**1,279,634.54 0.00**	**1,279,634.54**	**4.35**		**1**	**1.00 1,279,634.54**	**0.00 1,279,634.54**	**0.84**	**AAA**
SPECIAL REV-TAX INCREMENT FUND TOTAL			**1,279,634.54**	**1,279,634.54 0.00**	**1,279,634.54**	**4.35**		**1**	**1,279,634.54**	**0.00 1,279,634.54**	**0.84**	**AAA**
UTILITY FUND												
LGIP												

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
TXCLASS	Texas CLASS	03/31/2025 03/31/2025	1,169,006.66	1,169,006.66 0.00	1,169,006.66	4.44		1	1.00 1,169,006.66	0.00 1,169,006.66	0.77	 AAA
TEXPOOL	TexPool	03/31/2025 03/31/2025	1,555,516.71	1,555,516.71 0.00	1,555,516.71	4.35		1	1.00 1,555,516.71	0.00 1,555,516.71	1.02	 AAA
LGIP TOTAL			**2,724,523.37**	**2,724,523.37 0.00**	**2,724,523.37**	**4.39**		**1**	**1.00 2,724,523.37**	**0.00 2,724,523.37**	**1.79**	**AAA**
UTILITY FUND TOTAL			**2,724,523.37**	**2,724,523.37 0.00**	**2,724,523.37**	**4.39**		**1**	**2,724,523.37**	**0.00 2,724,523.37**	**1.79**	**AAA**
GRAND TOTAL			**151,984,183.51**	**151,943,911.84 0.00**	**151,943,911.84**	**4.41**		**2**	**151,975,208.02**	**(366.49) 151,975,574.51**	**100.00**	**AAA**

MEEDER PUBLIC FUNDS

Cash Reconciliation Report

GENERAL FUND

POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT
COUPON						
03/14/2025	3130AUZC1	FEDERAL HOME LOAN BANKS 4.625 03/14/2025	0.00	03/14/2025	0.00	23,125.00
COUPON TOTAL			**0.00**		**0.00**	**23,125.00**

POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT
MATURITY						
03/14/2025	3130AUZC1	FEDERAL HOME LOAN BANKS 4.625 03/14/2025	-1,000,000.00	03/14/2025	-1,000,000.00	1,000,000.00
MATURITY TOTAL			**-1,000,000.00**		**-1,000,000.00**	**1,000,000.00**

MEEDER PUBLIC FUNDS

Transaction Statement

GENERAL FUND

	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
MATURITY								
	03/14/2025	03/14/2025	3130AUZC1	FEDERAL HOME LOAN BANKS 4.625 03/14/2025	(1,000,000.00)	1,000,000.00	1,000,000.00	0.00
MATURITY TOTAL					**(1,000,000.00)**	**1,000,000.00**	**1,000,000.00**	**0.00**

MEEDER PUBLIC FUNDS

Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
GENERAL FUND									
3130AUZC1	FEDERAL HOME LOAN BANKS 4.625 03/14/2025	1,000,000.00	995,701.21	(4,298.79)	999,575.03	424.97	0.00	4,298.79	0.00
3130AVYU0	FHLBANKS 3.950 06/02/25	1,000,000.00	991,870.00	(8,130.00)	998,299.78	1,006.71	999,306.49	7,436.49	(693.51)
62479LT62	MUFG BANK NY 06/06/25	700,000.00	677,500.83	(22,499.17)	686,903.47	7,555.69	694,459.16	16,958.33	(5,540.84)
62479LT62	MUFG BANK NY 06/06/25	300,000.00	290,357.50	(9,642.50)	294,387.20	3,238.15	297,625.36	7,267.86	(2,374.64)
TOTAL		**3,000,000.00**	**2,955,429.54**	**(44,570.46)**	**2,979,165.48**	**12,225.53**	**1,991,391.00**	**35,961.46**	**(8,609.00)**
GRAND TOTAL		**3,000,000.00**	**2,955,429.54**	**(44,570.46)**	**2,979,165.48**	**12,225.53**	**1,991,391.00**	**35,961.46**	**(8,609.00)**

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
2019 BOND FUND									
TEXSTAR	TexSTAR	2025-03-31	664,550.09	664,550.09	0.00	0.00	7,098.31	7,098.31	0.00
TOTAL			**664,550.09**	**664,550.09**	**0.00**	**0.00**	**7,098.31**	**7,098.31**	**0.00**
2022 DEBT NON-TAX SUPPORTED									
TXCLASS	Texas CLASS	2025-03-31	4,858,650.52	4,858,650.52	0.00	0.00	58,777.56	58,777.56	0.00
TOTAL			**4,858,650.52**	**4,858,650.52**	**0.00**	**0.00**	**58,777.56**	**58,777.56**	**0.00**
2022 DEBT TAX SUPPORTED									
TXCLASS	Texas CLASS	2025-03-31	3,673,147.03	3,673,147.03	0.00	0.00	46,912.01	46,912.01	0.00
TOTAL			**3,673,147.03**	**3,673,147.03**	**0.00**	**0.00**	**46,912.01**	**46,912.01**	**0.00**
2022 TAX SUPPORTED LIMITED TAX									
TXCLASS	Texas CLASS	2025-03-31	4,335,189.76	4,335,189.76	0.00	0.00	54,970.14	54,970.14	0.00
TOTAL			**4,335,189.76**	**4,335,189.76**	**0.00**	**0.00**	**54,970.14**	**54,970.14**	**0.00**
2023A TAX & REVENUE CO									
TXCLASS	Texas CLASS	2025-03-31	55,805,489.62	55,805,489.62	0.00	0.00	615,899.25	615,899.25	0.00
TOTAL			**55,805,489.62**	**55,805,489.62**	**0.00**	**0.00**	**615,899.25**	**615,899.25**	**0.00**
2024 DNTS									
TXCLASS	Texas CLASS	2025-03-31	9,392,616.73	9,392,616.73	0.00	0.00	103,447.31	103,447.31	0.00
TOTAL			**9,392,616.73**	**9,392,616.73**	**0.00**	**0.00**	**103,447.31**	**103,447.31**	**0.00**
2024 DTS									
TXCLASS	Texas CLASS	2025-03-31	19,185,510.58	19,185,510.58	0.00	0.00	218,714.74	218,714.74	0.00
TOTAL			**19,185,510.58**	**19,185,510.58**	**0.00**	**0.00**	**218,714.74**	**218,714.74**	**0.00**

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
AIRPORT FUND									
TEXPOOL	TexPool	2025-03-31	748,846.41	748,846.41	0.00	0.00	7,994.60	7,994.60	0.00
TOTAL			**748,846.41**	**748,846.41**	**0.00**	**0.00**	**7,994.60**	**7,994.60**	**0.00**
CEMETERY PERMANENT FUND									
TEXPOOL	TexPool	2025-03-31	411.33	411.33	0.00	0.00	4.50	4.50	0.00
TEXSTAR	TexSTAR	2025-03-31	64,129.20	64,129.20	0.00	0.00	685.03	685.03	0.00
TXCLASS	Texas CLASS	2025-03-31	989.51	989.51	0.00	0.00	14.56	14.56	0.00
TOTAL			**65,530.04**	**65,530.04**	**0.00**	**0.00**	**704.09**	**704.09**	**0.00**
FLEET REPLACEMENT FUND									
TEXSTAR	TexSTAR	2025-03-31	247,649.69	247,649.69	0.00	0.00	2,645.21	2,645.21	0.00
TOTAL			**247,649.69**	**247,649.69**	**0.00**	**0.00**	**2,645.21**	**2,645.21**	**0.00**
GENERAL FUND									
60618	City National Bank MMF - Public Funds	2025-03-31	12,325.08	12,325.08	0.00	0.00	12.15	12.15	0.00
3130AUZC1	FEDERAL HOME LOAN BANKS 4.625 03/14/2025	2023-03-14	0.00	0.00	13,746.53	0.00	9,378.47	23,125.00	0.00
3130AVYU0	FHLBANKS 3.950 06/02/25	2023-06-05	1,000,000.00	991,870.00	3,181.94	0.00	9,875.00	0.00	13,056.94
62479LT62	MUFG BANK NY 06/06/25	2024-09-11	700,000.00	677,500.83	0.00	0.00	0.00	0.00	0.00
62479LT62	MUFG BANK NY 06/06/25	2024-09-11	300,000.00	290,357.50	0.00	0.00	0.00	0.00	0.00
TEXPOOL	TexPool	2025-03-31	42,206,928.37	42,206,928.37	0.00	0.00	422,793.12	422,793.12	0.00
TEXSTAR	TexSTAR	2025-03-31	996,221.03	996,221.03	0.00	0.00	10,663.26	10,663.26	0.00
TXCLASS	Texas CLASS	2025-03-31	3,787,370.65	3,787,370.65	0.00	0.00	41,712.90	41,712.90	0.00
TOTAL			**49,002,845.13**	**48,962,573.46**	**16,928.47**	**0.00**	**494,434.90**	**498,306.43**	**13,056.94**
SPECIAL REV-TAX INCREMENT FUND									
TEXPOOL	TexPool	2025-03-31	1,279,634.54	1,279,634.54	0.00	0.00	13,661.44	13,661.44	0.00
TOTAL			**1,279,634.54**	**1,279,634.54**	**0.00**	**0.00**	**13,661.44**	**13,661.44**	**0.00**

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
UTILITY FUND									
TEXPOOL	TexPool	2025-03-31	1,555,516.71	1,555,516.71	0.00	0.00	16,596.49	16,596.49	0.00
TXCLASS	Texas CLASS	2025-03-31	1,169,006.66	1,169,006.66	0.00	0.00	12,875.08	12,875.08	0.00
TOTAL			**2,724,523.37**	**2,724,523.37**	**0.00**	**0.00**	**29,471.57**	**29,471.57**	**0.00**
GRAND TOTAL			**151,984,183.51**	**151,943,911.84**	**16,928.47**	**0.00**	**1,654,731.13**	**1,658,602.66**	**13,056.94**

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
2019 BOND FUND											
TEXSTAR	TexSTAR	664,550.09	657,451.78	664,550.09	03/31/2025	5.30	4.36	7,098.31	0.00	0.00	7,098.31
TOTAL		**664,550.09**	**657,451.78**	**664,550.09**		**5.30**	**4.36**	**7,098.31**	**0.00**	**0.00**	**7,098.31**
2022 DEBT NON-TAX SUPPORTED											
TXCLASS	Texas CLASS	4,858,650.52	5,589,360.54	4,858,650.52	03/31/2025	0.00	4.44	58,777.56	0.00	0.00	58,777.56
TOTAL		**4,858,650.52**	**5,589,360.54**	**4,858,650.52**		**0.00**	**4.44**	**58,777.56**	**0.00**	**0.00**	**58,777.56**
2022 DEBT TAX SUPPORTED											
TXCLASS	Texas CLASS	3,673,147.03	4,613,135.40	3,673,147.03	03/31/2025	0.00	4.44	46,912.01	0.00	0.00	46,912.01
TOTAL		**3,673,147.03**	**4,613,135.40**	**3,673,147.03**		**0.00**	**4.44**	**46,912.01**	**0.00**	**0.00**	**46,912.01**
2022 TAX SUPPORTED LIMITED TAX											
TXCLASS	Texas CLASS	4,335,189.76	5,342,626.27	4,335,189.76	03/31/2025	0.00	4.44	54,970.14	0.00	0.00	54,970.14
TOTAL		**4,335,189.76**	**5,342,626.27**	**4,335,189.76**		**0.00**	**4.44**	**54,970.14**	**0.00**	**0.00**	**54,970.14**
2023A TAX & REVENUE CO											
TXCLASS	Texas CLASS	55,805,489.62	55,370,812.05	55,805,489.62	03/31/2025	0.00	4.44	615,899.25	0.00	0.00	615,899.25
TOTAL		**55,805,489.62**	**55,370,812.05**	**55,805,489.62**		**0.00**	**4.44**	**615,899.25**	**0.00**	**0.00**	**615,899.25**
2024 DNTS											
TXCLASS	Texas CLASS	9,392,616.73	9,289,169.42	9,392,616.73	03/31/2025	0.00	4.44	103,447.31	0.00	0.00	103,447.31
TOTAL		**9,392,616.73**	**9,289,169.42**	**9,392,616.73**		**0.00**	**4.44**	**103,447.31**	**0.00**	**0.00**	**103,447.31**
2024 DTS											
TXCLASS	Texas CLASS	19,185,510.58	20,020,242.19	19,185,510.58	03/31/2025	0.00	4.44	218,714.74	0.00	0.00	218,714.74
TOTAL		**19,185,510.58**	**20,020,242.19**	**19,185,510.58**		**0.00**	**4.44**	**218,714.74**	**0.00**	**0.00**	**218,714.74**

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
AIRPORT FUND											
TEXPOOL	TexPool	748,846.41	740,851.81	748,846.41	03/31/2025	5.34	4.35	7,994.60	0.00	0.00	7,994.60
TOTAL		**748,846.41**	**740,851.81**	**748,846.41**		**5.34**	**4.35**	**7,994.60**	**0.00**	**0.00**	**7,994.60**
CEMETERY PERMANENT FUND											
TEXPOOL	TexPool	411.33	406.83	411.33	03/31/2025	5.34	4.35	4.50	0.00	0.00	4.50
TEXSTAR	TexSTAR	64,129.20	63,444.17	64,129.20	03/31/2025	5.30	4.36	685.03	0.00	0.00	685.03
TXCLASS	Texas CLASS	989.51	980.43	989.51	03/31/2025	0.00	4.44	14.56	0.00	0.00	14.56
TOTAL		**65,530.04**	**64,831.43**	**65,530.04**		**5.22**	**4.36**	**704.09**	**0.00**	**0.00**	**704.09**
FLEET REPLACEMENT FUND											
TEXSTAR	TexSTAR	247,649.69	245,004.48	247,649.69	03/31/2025	5.30	4.36	2,645.21	0.00	0.00	2,645.21
TOTAL		**247,649.69**	**245,004.48**	**247,649.69**		**5.30**	**4.36**	**2,645.21**	**0.00**	**0.00**	**2,645.21**
GENERAL FUND											
3130AUZC1	FEDERAL HOME LOAN BANKS 4.625 03/14/2025	0.00	999,575.03	0.00	03/14/2025	4.63	4.85	9,378.47	424.97	0.00	9,803.44
3130AVYU0	FHLBANKS 3.950 06/02/25	1,000,000.00	998,299.78	999,306.49	06/02/2025	3.95	4.38	9,875.00	1,006.71	0.00	10,881.71
60618	City National Bank MMF - Public Funds	12,325.08	12,312.93	12,325.08	03/31/2025	0.11	0.40	12.15	0.00	0.00	12.15
62479LT62	MUFG BANK NY 06/06/25	300,000.00	294,387.20	297,625.36	06/06/2025	0.00	4.44	0.00	3,238.15	0.00	3,238.15
62479LT62	MUFG BANK NY 06/06/25	700,000.00	686,903.47	694,459.16	06/06/2025	0.00	4.44	0.00	7,555.69	0.00	7,555.69
TEXPOOL	TexPool	42,206,928.37	31,999,247.49	42,206,928.37	03/31/2025	5.34	4.35	422,793.12	0.00	0.00	422,793.12
TEXSTAR	TexSTAR	996,221.03	989,043.48	996,221.03	03/31/2025	5.30	4.36	10,663.26	0.00	0.00	10,663.26
TXCLASS	Texas CLASS	3,787,370.65	3,745,657.75	3,787,370.65	03/31/2025	0.00	4.44	41,712.90	0.00	0.00	41,712.90
TOTAL		**49,002,845.13**	**39,725,427.13**	**48,994,236.13**		**4.78**	**4.36**	**494,434.90**	**12,225.53**	**0.00**	**506,660.43**
SPECIAL REV-TAX INCREMENT FUND											

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
TEXPOOL	TexPool	1,279,634.54	1,265,973.10	1,279,634.54	03/31/2025	5.34	4.35	13,661.44	0.00	0.00	13,661.44
TOTAL		**1,279,634.54**	**1,265,973.10**	**1,279,634.54**		**5.34**	**4.35**	**13,661.44**	**0.00**	**0.00**	**13,661.44**
UTILITY FUND											
TEXPOOL	TexPool	1,555,516.71	1,526,758.79	1,555,516.71	03/31/2025	5.34	4.35	16,596.49	0.00	0.00	16,596.49
TXCLASS	Texas CLASS	1,169,006.66	1,156,131.58	1,169,006.66	03/31/2025	0.00	4.44	12,875.08	0.00	0.00	12,875.08
TOTAL		**2,724,523.37**	**2,682,890.37**	**2,724,523.37**		**3.05**	**4.39**	**29,471.57**	**0.00**	**0.00**	**29,471.57**
GRAND TOTAL		**151,984,183.51**	**145,607,775.97**	**151,975,574.51**		**1.70**	**4.41**	**1,654,731.13**	**12,225.53**	**0.00**	**1,666,956.66**

MEEDER PUBLIC FUNDS

Projected Cashflows

For the Period April 01, 2025 to September 30, 2025

CUSIP	DESCRIPTION	POST DATE	TRANSACTION TYPE	AMOUNT
GENERAL FUND				
JUN 2025				
3130AVYU0	FHLBANKS 3.950 06/02/25	06/02/2025	Final Maturity	1,000,000.00
3130AVYU0	FHLBANKS 3.950 06/02/25	06/02/2025	Coupon	19,750.00
62479LT62	MUFG BANK NY 06/06/25	06/06/2025	Final Maturity	1,000,000.00
JUN 2025 TOTAL				**2,019,750.00**
GENERAL FUND TOTAL				**2,019,750.00**
GRAND TOTAL				**2,019,750.00**

MEEDER PUBLIC FUNDS

Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
2019 BOND FUND									
TEXSTAR	TexSTAR 664,550.09	4.36	03/31/2025	7,098.31 7,098.31	657,451.78 657,451.78	7,098.31	0.00	7,098.31 7,098.31	664,550.09 664,550.09
TOTAL		**4.36**		**7,098.31** **7,098.31**	**657,451.78** **657,451.78**	**7,098.31**	**0.00**	**7,098.31** **7,098.31**	**664,550.09** **664,550.09**
2022 DEBT NON-TAX SUPPORTED									
TXCLASS	Texas CLASS 4,858,650.52	4.44	03/31/2025	58,777.56 58,777.56	5,589,360.54 5,589,360.54	39,886.78	(770,596.80)	(730,710.02) (730,710.02)	4,858,650.52 4,858,650.52
TOTAL		**4.44**		**58,777.56** **58,777.56**	**5,589,360.54** **5,589,360.54**	**39,886.78**	**(770,596.80)**	**(730,710.02)** **(730,710.02)**	**4,858,650.52** **4,858,650.52**
2022 DEBT TAX SUPPORTED									
TXCLASS	Texas CLASS 3,673,147.03	4.44	03/31/2025	46,912.01 46,912.01	4,613,135.40 4,613,135.40	31,652.95	(971,641.32)	(939,988.37) (939,988.37)	3,673,147.03 3,673,147.03
TOTAL		**4.44**		**46,912.01** **46,912.01**	**4,613,135.40** **4,613,135.40**	**31,652.95**	**(971,641.32)**	**(939,988.37)** **(939,988.37)**	**3,673,147.03** **3,673,147.03**
2022 TAX SUPPORTED LIMITED TAX									
TXCLASS	Texas CLASS 4,335,189.76	4.44	03/31/2025	54,970.14 54,970.14	5,342,626.27 5,342,626.27	36,963.76	(1,044,400.27)	(1,007,436.51) (1,007,436.51)	4,335,189.76 4,335,189.76
TOTAL		**4.44**		**54,970.14** **54,970.14**	**5,342,626.27** **5,342,626.27**	**36,963.76**	**(1,044,400.27)**	**(1,007,436.51)** **(1,007,436.51)**	**4,335,189.76** **4,335,189.76**
2023A TAX & REVENUE CO									
TXCLASS	Texas CLASS 55,805,489.62	4.44	03/31/2025	615,899.25 615,899.25	55,370,812.05 55,370,812.05	434,677.57	0.00	434,677.57 434,677.57	55,805,489.62 55,805,489.62
TOTAL		**4.44**		**615,899.25** **615,899.25**	**55,370,812.05** **55,370,812.05**	**434,677.57**	**0.00**	**434,677.57** **434,677.57**	**55,805,489.62** **55,805,489.62**

MEEDER PUBLIC FUNDS

Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
2024 DNTS									
TXCLASS	Texas CLASS 9,392,616.73	4.44	03/31/2025	103,447.31 103,447.31	9,289,169.42 9,289,169.42	103,447.31	0.00	103,447.31 103,447.31	9,392,616.73 9,392,616.73
TOTAL		**4.44**		**103,447.31** **103,447.31**	**9,289,169.42** **9,289,169.42**	**103,447.31**	**0.00**	**103,447.31** **103,447.31**	**9,392,616.73** **9,392,616.73**
2024 DTS									
TXCLASS	Texas CLASS 19,185,510.58	4.44	03/31/2025	218,714.74 218,714.74	20,020,242.19 20,020,242.19	149,573.62	(984,305.23)	(834,731.61) (834,731.61)	19,185,510.58 19,185,510.58
TOTAL		**4.44**		**218,714.74** **218,714.74**	**20,020,242.19** **20,020,242.19**	**149,573.62**	**(984,305.23)**	**(834,731.61)** **(834,731.61)**	**19,185,510.58** **19,185,510.58**
AIRPORT FUND									
TEXPOOL	TexPool 748,846.41	4.35	03/31/2025	7,994.60 7,994.60	740,851.81 740,851.81	7,994.60	0.00	7,994.60 7,994.60	748,846.41 748,846.41
TOTAL		**4.35**		**7,994.60** **7,994.60**	**740,851.81** **740,851.81**	**7,994.60**	**0.00**	**7,994.60** **7,994.60**	**748,846.41** **748,846.41**
CEMETERY PERMANENT FUND									
TEXSTAR	TexSTAR 64,129.20	4.36	03/31/2025	685.03 685.03	63,444.17 63,444.17	685.03	0.00	685.03 685.03	64,129.20 64,129.20
TXCLASS	Texas CLASS 989.51	4.44	03/31/2025	14.56 14.56	980.43 980.43	9.08	0.00	9.08 9.08	989.51 989.51
TEXPOOL	TexPool 411.33	4.35	03/31/2025	4.50 4.50	406.83 406.83	4.50	0.00	4.50 4.50	411.33 411.33
TOTAL		**4.36**		**704.09** **704.09**	**64,831.43** **64,831.43**	**698.61**	**0.00**	**698.61** **698.61**	**65,530.04** **65,530.04**
FLEET REPLACEMENT FUND									
TEXSTAR	TexSTAR 247,649.69	4.36	03/31/2025	2,645.21 2,645.21	245,004.48 245,004.48	2,645.21	0.00	2,645.21 2,645.21	247,649.69 247,649.69

MEEDER PUBLIC FUNDS

Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
TOTAL		**4.36**		**2,645.21** **2,645.21**	**245,004.48** **245,004.48**	**2,645.21**	**0.00**	**2,645.21** **2,645.21**	**247,649.69** **247,649.69**
GENERAL FUND									
3130AUZC1	FEDERAL HOME LOAN BANKS 4.625 03/14/2025 0.00	4.85	03/10/2023 03/14/2025	9,378.47 23,125.00	999,575.03 1,000,190.00	0.00	(1,000,000.00)	(999,575.03) (1,000,190.00)	0.00 0.00
TEXPOOL	TexPool 42,206,928.37	4.35	03/31/2025	422,793.12 422,793.12	31,999,247.49 31,999,247.49	10,207,680.88	0.00	10,207,680.88 10,207,680.88	42,206,928.37 42,206,928.37
TEXSTAR	TexSTAR 996,221.03	4.36	03/31/2025	10,663.26 10,663.26	989,043.48 989,043.48	7,344.04	(166.49)	7,177.55 7,177.55	996,221.03 996,221.03
60618	City National Bank MMF - Public Funds 12,325.08	0.40	03/31/2025	12.15 12.15	12,312.93 12,312.93	12.15	0.00	12.15 12.15	12,325.08 12,325.08
TXCLASS	Texas CLASS 3,787,370.65	4.44	03/31/2025	41,712.90 41,712.90	3,745,657.75 3,745,657.75	41,712.90	0.00	41,712.90 41,712.90	3,787,370.65 3,787,370.65
3130AVYU0	FHLBANKS 3.950 06/02/25 1,000,000.00	4.38	06/01/2023 06/02/2025	9,875.00 0.00	998,299.78 997,610.00	0.00	0.00	1,006.71 1,330.00	999,306.49 998,940.00
62479LT62	MUFG BANK NY 06/06/25 700,000.00	4.44	09/11/2024 06/06/2025	0.00 0.00	686,903.47 686,903.47	0.00	0.00	7,555.69 7,555.69	694,459.16 694,459.16
62479LT62	MUFG BANK NY 06/06/25 300,000.00	4.44	09/11/2024 06/06/2025	0.00 0.00	294,387.20 294,387.20	0.00	0.00	3,238.15 3,238.15	297,625.36 297,625.35
TOTAL		**4.36**		**494,434.90** **498,306.43**	**39,725,427.13** **39,725,352.32**	**10,256,749.97**	**(1,000,166.49)**	**9,268,809.01** **9,268,517.32**	**48,994,236.13** **48,993,869.64**
SPECIAL REV-TAX INCREMENT FUND									
TEXPOOL	TexPool 1,279,634.54	4.35	03/31/2025	13,661.44 13,661.44	1,265,973.10 1,265,973.10	13,661.44	0.00	13,661.44 13,661.44	1,279,634.54 1,279,634.54
TOTAL		**4.35**		**13,661.44** **13,661.44**	**1,265,973.10** **1,265,973.10**	**13,661.44**	**0.00**	**13,661.44** **13,661.44**	**1,279,634.54** **1,279,634.54**
UTILITY FUND									
TXCLASS	Texas CLASS 1,169,006.66	4.44	03/31/2025	12,875.08 12,875.08	1,156,131.58 1,156,131.58	12,875.08	0.00	12,875.08 12,875.08	1,169,006.66 1,169,006.66
TEXPOOL	TexPool 1,555,516.71	4.35	03/31/2025	16,596.49 16,596.49	1,526,758.79 1,526,758.79	28,757.92	0.00	28,757.92 28,757.92	1,555,516.71 1,555,516.71

MEEDER PUBLIC FUNDS

Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
TOTAL		4.39		29,471.57 29,471.57	2,682,890.37 2,682,890.37	41,633.00	0.00	41,633.00 41,633.00	2,724,523.37 2,724,523.37
GRAND TOTAL		4.41		1,654,731.13 1,658,602.66	145,607,775.97 145,607,701.16	11,126,683.13	(4,771,110.11)	6,367,798.55 6,367,506.86	151,975,574.51 151,975,208.02

Disclosure

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City Council Meeting
April 24, 2025
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 6.

Agenda Title: **POSTPONEMENT REQUESTED. Hold a Public Hearing and introduce Ordinance 2025-07 regarding a proposed Voluntary Annexation of approximately 52.226 acres, generally located at 650 County Road 403, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019335 and R019991, and the Official Public Records of Williamson County, Texas, Document No. 2021166275, part of and out of the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.**

Council Action to be Taken: POSTPONE PUBLIC HEARING TO MAY 22, 2025.

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

The property owner, Taylor 53 Business, LLC, and their applicant, Luke Caraway of Viewpoint Engineering, have submitted a petition for voluntary annexation to bring the subject property into the City of Taylor city limits and are in the process of collaborating with the City's Development Services Department to establish an Employment Center Plan.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The property owner, Taylor 53 Business, LLC, and their applicant, Luke Caraway of Viewpoint Engineering, approached the Development Services Department to begin the process of developing the 52.226 acres. The subject property is within the Employment Center Special Zone Future Land Use designation and would therefore be developed in lin with the Employment Center Place Type. The applicant has submitted an Employment Center Plan and a final version was presented to the Planning and Zoning Commission on April 8, 2025. At the meeting, several concerned neighbors were present to communicate their apprehensions about the proposed

project. The Planning and Zoning Commission voted to postpone consideration to permit the developer time to speak with the surrounding property owners.

3. PROS and CONS

PROS	CONS
• Increases the area of the City of Taylor City Limits. • Ad valorem and sales taxes available to the City (dependent on types of uses constructed - industrial is planned) • Extension of City services • Property development is regulated by the City's LDC and Comprehensive Plan	•

4. RECOMMENDATION

City staff recommends approval of the voluntary annexation of approximately 52.501 acres, as petitioned by the property owner, Taylor 53 Business, LLC. Although this item is being postponed to a future City Council meeting, staff's recommendation for approval will remain when it returns for consideration.

5. FUNDING SOURCE

N/A

6. TIMELINE

City Council Public Hearing - April 24, 2025 (applicant requesting to postpone)
City Council Vote - May 8, 2025 (if postponed, new timeline below)

City Council Public Hearing - May 22, 2025
City Council Vote - June 12, 2025

7. OTHER OPTIONS

Hold the public hearing.

8. ATTACHMENTS

1. 01_PZ-2024-2285_Forterra MU_Letter of Intent
2. 02_PZ-2024-2285_Forterra MU Utility Provision Statement
3. 03_PZ-2024-2285_Forterra MU_Petition of Annexation

4. 04_PZ-2024-2285 Forterra MU Location Map
5. _05_PZ-2024-2285_Forterra MU Vol Annexation_Ordinance 2025-07
6. 06_PZ-2024-2285_Forterra MU_Metes and Bounds Survey_EXHIBIT A
7. 07_PZ-2024-2285_Forterra Mixed Use Service Plan_Signed_EXHIBIT B
8. PZ-2024-2285_PPT

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

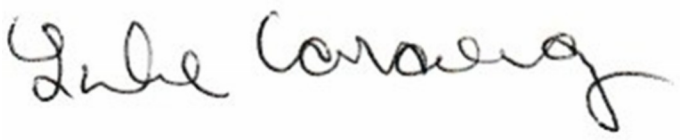
RE: Annexation Application Letter of Intent

Mr Yantis,

On behalf of Taylor Business 53 LLC, it Is my sincere pleasure to present a voluntary annexation submittal for a approximately 53-acre tract currently primarily located within the City of Taylor ETJ.

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

Warm Regards,



Luke Caraway, P.E.
Vice President, Planning and Design
Lcaraway@viewpointengineering.com

2121 E. 6th St.
Austin, TX 787o2
Phone: 512-779-9464

RE: Utility provision statement for 650 CR 403, TAYLOR, TX 76574

To whom it may concern,

The site located at 650 CR 403, Taylor, TX 76574 will require public main extensions to service the property.

Warm Regards,

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

PETITION FOR VOLUNTARY ANNEXATION
INTO THE CITY OF TAYLOR, TEXAS

Pursuant to the provisions of Section 43.0671 of the Local Government code, Taylor 53 Business LLC requests voluntary annexation in the City of Taylor Texas of the following described property attached as Exhibit "A."

EXECUTED on this 20th day of June, 2024.

Entity Name
Entity Type

Satish Babu Chakka

By: S.B. Chakka
Its: President

STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on the ~~20th day of June~~ 02nd day of July IG, 2024, by **Taylor 53 Business LLC**, a **limited liability company** on behalf of said company and in the capacity herein stated.

ISABELLA GERMANO
Notary Public, State of Texas
Comm. Expires 02-20-2028
Notary ID 134770041

Isabella Germano

Notary Public, State of Texas

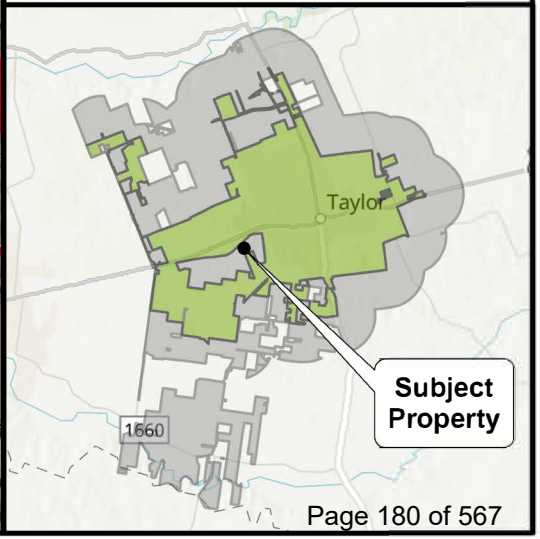


PZ-2024-2285

650 CR 403
Annexation
Location Map
Approximately 53 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 750 1,500
Feet



ORDINANCE NO. 2025-07

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.

WHEREAS, the Taylor City Council conducted a public hearing on April 24, 2025, to consider the request made by the applicant, ViewPoint Land Solutions, whose property is legally described in **Exhibit A** attached hereto and incorporated by reference herein for all purposes ("Property"), to annex approximately 52.226 acres from the Extraterritorial Jurisdiction; and

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

WHEREAS, the procedures prescribed by the Texas Local Government Code and Charter of the City of Taylor, Texas, and the laws of this state have been duly followed with respect to the following territory, consisting of approximately 52.226 acres, generally located at 650 County Road 403, and further described in **Exhibit A**.

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

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

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

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

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the annexation of approximate 52.226 acres as P2 – Rural Place Type.

DRAFT

SECTION 4. The annexed Property shall be included in, and become a part of, the City of Taylor, Texas, City Council Election District Number 1.

SECTION 5. The annexed Property shall be included in, and become a part of, the City of Taylor, Texas, Roadway Service Area 3.

SECTION 6. That the boundary of the existing single-member Council District No. 1 for the City of Taylor is hereby amended, and the new districting plan depicted on the map attached hereto as **Exhibit C**, defining new districts, is hereby designated and adopted to define the City's four single-member council districts from and after the Effective Date; that **Exhibit C** is incorporated by reference in and made a part of this Ordinance, and shall be kept on file in the City Secretary's Office.

SECTION 7. 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 8. 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 9. In accordance with Article VIII of the City Charter, Ordinance 2025-07 was introduced before the Taylor City Council on the ____ day of _____ 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-07, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2025, 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 _____, 2025.

_____
Lucy Aldrich
City Clerk

DRAFT

In Re: 52.501 Acres
All of a called 52.226 Acre tract
H.G. Johnson Survey
Abstract No. 348
James C. Eaves Survey
Abstract No. 214
Williamson County, Texas

All that certain tract or parcel of land situated in the Williamson County, Texas, being a part of the H.G. Johnson Survey, Abstract No. 348, and a part of the James C. Eaves Survey, Abstract No. 214, being all of a called 52.226 Acre tract conveyed from Joyce Downs, et al to Walter G. Giroir, et ux by deed dated July 14, 2006, recorded in Document No. 2006060237 the Official Records of Williamson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 5/8" iron rod with red plastic cap marked "2547" on the common south Right-of-Way line of the Union Pacific Railroad and County Road 403, at the northeast corner of a called 19.6 Acre tract conveyed to Norman Bishop, et ux in Volume 2564, Page 886, for the northwest corner of this tract;

THENCE N45°58'19"E - 1338.02' along the said south Right-of-Way line of the Union Pacific Railroad, partially along the said south Right-of-Way line of County Road 403, crossing the said County Road 403 and continuing along the north Right-of-Way of County Road 403, respectively, to a found 5/8" iron rod with red plastic cap marked "2547" at the northwest corner of a called 142.37 Acre tract conveyed to John Bohls in Volume 123, Page 191, for the northeast corner of this tract;

THENCE S22°16'11"E - 40.27' crossing the said Right-of-Way of County Road 403, along the west line of the said 142.37 Acre tract to a found 5/8" iron rod with red plastic cap marked "2547" on the said south Right-of-Way line of County Road 403, the north line of a tract conveyed to Ernest Groba in Volume 125, Page 170, at an exterior ell corner of the said 142.37 Acre tract, for an exterior ell corner of this tract;

THENCE S45°17'42"W - 17.85' along the said south Right-of-Way line of County Road 403, the north line of the said Groba Tract (125/170) to a found 5/8" iron rod with red plastic cap marked "2547" at the northwest corner of the said Groba Tract (125/170), for an interior ell corner of this tract;

THENCE S22°31'10"E - 161.47' along the west line of the said Groba Tract (125/170) to a found ½" iron rod with yellow plastic cap marked "CHAPARRAL" at an agreed southwest corner of the said Groba Tract (125/170), for an interior ell corner of this tract;

THENCE diverging from the deeded boundary of the said 52.226 Acre tract, along an agreed upon boundary (verbally agreed to between the parties to which this line will affect) between the said Groba Tract (125/170), a tract conveyed to Ernest Groba in Volume 120, Page 258 and again the said Groba Tract (125/170), respectively, and the said 52.226 Acre tract for the following courses and distances:

S85°17'18"E - 39.77' to a found ½" iron rod with yellow plastic cap marked "CHAPARRAL" on the agreed upon west line of the said Groba Tract (120/258), at an agreed upon southwest corner of the said Groba Tract (125/170), for an exterior ell corner of this tract;

S24°14'59"E - 69.22' along the agreed upon west line of the said Groba Tract (120/258) to a found ½" iron rod with yellow plastic cap marked "CHAPARRAL" at the southwest corner of the said Groba Tract (120/258), for an interior ell corner of this tract;

Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S06-66

N64°46'04"E - 121.18' along the agreed upon south line of the said Groba Tract (120/258) to a found ½" iron rod with yellow plastic cap marked "CHAPARRAL" at an agreed upon northwest corner of the said Groba Tract (125/170), for an exterior ell corner of this tract;

S86°22'06"E - 146.23' along the agreed upon west line of the said Groba Tract (125/170) to a found ½" iron rod with yellow plastic cap marked "CHAPARRAL" for an exterior ell corner of this tract;

S22°20'08"E - 1503.17' continuing along the agreed upon west line of the said Groba Tract (125/170) to a found ½" iron rod with yellow plastic cap marked "CHAPARRAL" on a north line of a called 55 Acre tract conveyed to Ernest Farms, LLC in Document No. 2019117943, at the agreed upon southwest corner of the said Groba Tract (125/170), for the southeast corner of this tract;

THENCE S68°46'48"W - 864.79' departing the said agreed upon line, along the north line of the said 55 Acre tract to a found ½" iron rod on the east line of a called 90.65 Acre tract conveyed to T.W. Ford, LP in Document No. 2017050597, at the northwest corner of the said 55 Acre tract, for an exterior ell corner of this tract;

THENCE N21°21'52"W - 35.38' along the east line of the said 90.65 Acre tract to a found 1" iron pipe on the common line between the said Johnson and Eaves Surveys, at the northeast corner of the said 90.65 Acre tract, for an interior ell corner of this tract;

THENCE S68°24'42"W - 477.87' along the common line between the said Johnson and Eaves Surveys, the north line of the said 90.65 Acre tract to a found 6" wooden fence corner post at the southeast corner of the said 19.6 Acre tract, for the southwest corner of this tract;

THENCE along the east lines of the said 19.6 Acre tract for the following courses and distances:

N21°17'29"W - 164.81' to a found 6" wooden fence corner post for an interior ell corner of this tract;

N70°36'19"W - 96.31' to a found 6" wooden fence corner post for an exterior ell corner of this tract;

N36°03'21"W - 420.12' to a found 6" wooden fence corner post for an exterior ell corner of this tract;

N25°10'14"E - 121.22' to a found 12" wooden fence corner post for an interior ell corner of this tract;

N31°42'01"W - 592.86' to the **POINT OF BEGINNING** containing within these metes and bounds 52.501 Acres of land of which 0.895 Acres lies within the fenced/occupied Right-of-Way of County Road 403.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 14th day of October, 2021.

Bradley L. Lipscomb RPLS



Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S06-66

March 10, 2025

Taylor 53 Business, LLC
4126 Remington Rd.
Cedar Park, TX 78613

RE: Voluntary Annexation of Forterra Mixed Use – Voluntary Annexation

To Whom It May Concern,

Please find attached the Voluntary Annexation Service Plan for property described as:

Approximately 52.501 acres, generally located at 650 County Road 403, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019335 and R019991, and the Official Public Records of Williamson County, Texas, Document No. 2021166275, part of and out of the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Please sign and return the Service Plan document signifying your receipt and acceptance of the proposed service to the area considered for voluntary annexation.

A copy of this Voluntary Annexation Service Plan will also be available at the public hearing associated with the annexation on April 24, 2025, at 6:00 P.M. in the City of Taylor City Council Chambers located at 400 Porter Street, Taylor, Texas, 76574.

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

Sincerely,

CPeres

Courtney Peres, CNU-A
Planning Manager
Development Services Department
City of Taylor, Texas

VOLUNTARY ANNEXATION SERVICE PLAN

This **Voluntary Annexation Service Plan** ("**Service Plan**"), which is incorporated by reference as additional terms, conditions, and provisions of that certain, shall constitute, and is hereby deemed to be, the written agreement between the City of Taylor, Texas ("City") and Taylor 53 Business, LLC ("Owner") required by Section 43.0672 of the Texas Local Government Code relating to the provision of municipal services to the Property upon enactment by the City of an ordinance annexing the Property into the City's corporate limits in response to the Company's voluntary petition requesting annexation ("**the Petition**") delivered to the City pursuant to Section 43.0671 of the Texas Local Government Code. For purposes of this Service Plan, the Property, as described in Exhibit "A" to the Petition, shall be referred to as the "**Annexed Area**".

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

A. **CODE ENFORCEMENT, BUILDING INSPECTION, ETC.:** The City will provide code enforcement, building inspection services, and permit issuances to the area immediately upon annexation to the Annexed Area and in accordance with Article IV, Article V.

B. **EMERGENCY MEDICAL SERVICES:** Emergency Medical Services will be provided to the Annexed Area by Williamson County EMS and the City's Fire Department. Said services will be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area and in accordance with City budget appropriations.

C. **FIRE:** The City has a full-time career fire department under the direction of the Fire Chief, and Assistant Fire Chief to provide fire protection and paramedic-level emergency medical services. Upon the effective date of the annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the proposed Annexed Area in accordance with City budget appropriations.

D. **POLICE:** The City provides municipal police protection to its businesses and residents, including routine patrols throughout the City and law enforcement services upon call. Upon the effective date of the Annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Property and in accordance with City budget appropriations.

E. WATER SERVICE AND MAINTENANCE OF WATER FACILITIES: Water service will be provided in accordance with the applicable codes and departmental policy as development occurs in the area. Inspection of water distribution lines will be provided under the statues of the State of Texas. Any water service will be provided by the City utility department on the same terms, conditions, and requirements as are applied to all similarly situated areas and customers of the City and subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. Water services will be provided to the Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with City codes and ordinances.

F. SANITARY SEWER SERVICE AND MAINTENANCE: Sanitary sewer service will be provided in accordance with applicable City codes and departmental policy as development occurs within the Area. Any sewer service will be provided by the City utility department on the same terms, conditions, and requirements applied to all similarly situated areas and customers of the City, subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its policies. Sanitary sewer services will be provided to the Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with applicable codes and ordinances.

G. SOLID WASTE COLLECTION: Solid Waste Collection services will be provided to the Annexed Area upon annexation in accordance with ordinances and City policies in effect at the time of annexation and within the City's budget appropriations.

H. MAINTENANCE OF ROADS, STREET, AND STREET LIGHTING: The City will begin maintenance of current roads and streets within the Annexed Area and as required by city ordinance upon the effective date of the Annexation. Such streets and roads shall be maintained in their current condition and on the same basis as other areas in the City with topography, land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Any such resurfacing or upgrade shall be made in accordance with current City policies and adopted Standard Construction Details or as approved by the City Engineer. The City will coordinate any request for street lighting with electric providers in accordance with City policy.

I. PUBLIC LIBRARY SERVICES AND OTHER PUBLICLY OWNED FACILITIES, BUILDINGS AND SERVICES: At this time there are no public library services in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public library and other publicly owned facilities, buildings, and services within the City on the same basis as other residents of the City upon annexation with such privileges being provided within the City budget appropriations.

J. PARKS, PLAYGROUNDS AND OTHER PUBLIC RECREATION FACILITIES AND SERVICES: At this time there are no parks, playgrounds, or other public recreation facilities in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public parks, playgrounds, and other recreational facilities and services of the City on the same basis as other residents of the City upon annexation and in accordance with City budget appropriations.

K. GENERAL MUNICIPAL ADMINISTRATION: General municipal administration services will be available to the Annexed Area upon the effective date of the Annexation. This Service Plan provides for full municipal services to the Annexed Area that are adequate to serve the Annexed Area on the same basis as municipal services are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Further, municipal services are equal to or greater than the services and level of such services in existence in the Annexed Area immediately preceding the effective date of Annexation. This Service Plan does not constitute a right to a superior level of services in the Annexed Area; provided.

Printed Name	Sathish Babu Chakka
Signature	Sathish Babu Chakka Digitally signed by Sathish Babu Chakka Date: 2025.04.09 10:35:46 -05'00'
Date	4/9/25

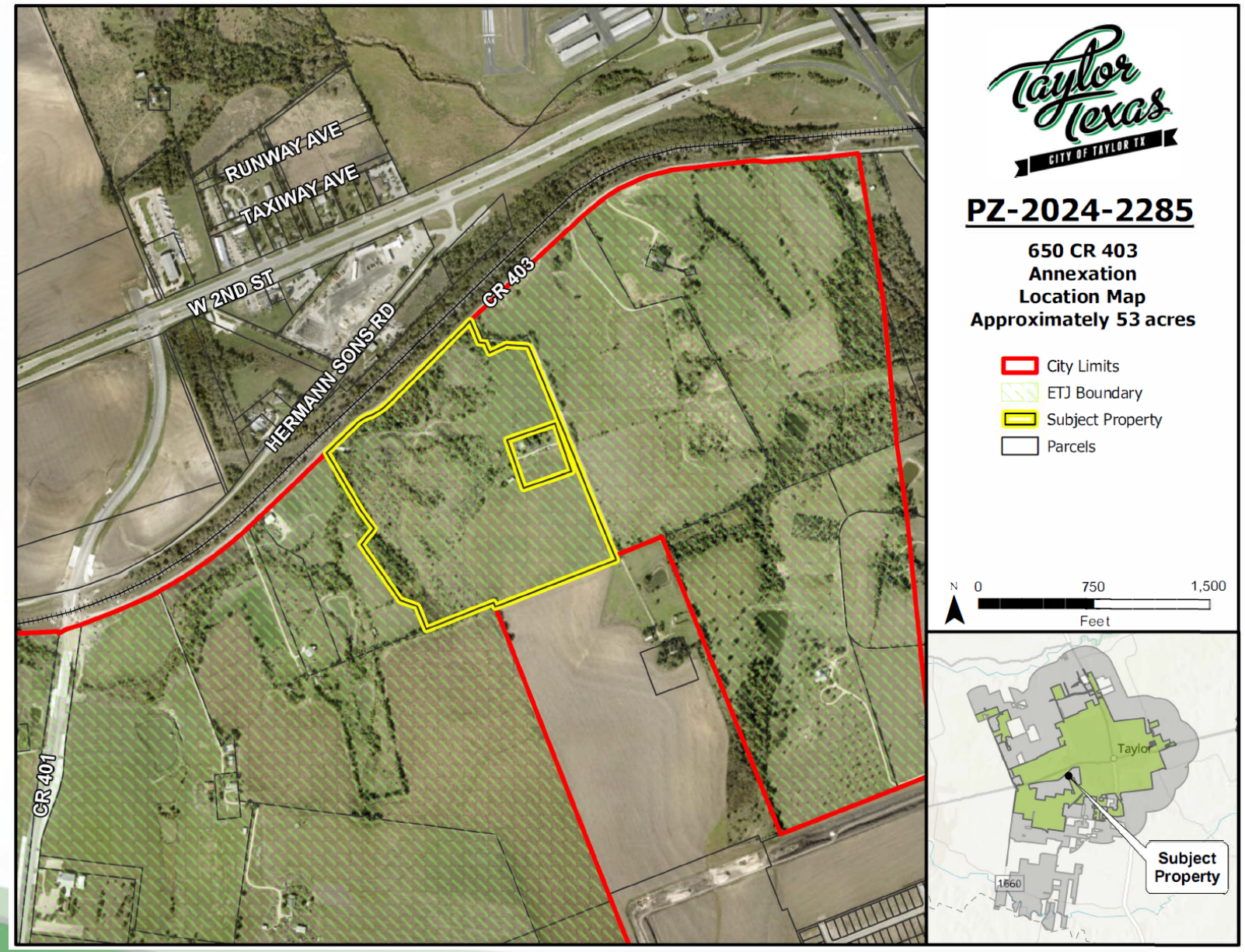
City of Taylor
City Council

April 24, 2025

PZ-2024-2285

Voluntary Annexation – Forterra Mixed Use

Location Map



City Council Meeting
April 24, 2025
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 7.

Agenda Title: **POSTPONEMENT REQUESTED. Hold a Public Hearing and introduce Ordinance 2025-08 regarding a proposed Voluntary Annexation of approximately 47.634 acres, generally located at 100 County Road 403, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019185 and R019954, and the Official Public Records of Williamson County, Texas, Document No. 2021184603, part of and out of the James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.**

Council Action to be Taken: POSTPONE PUBLIC HEARING TO MAY 22, 2025.

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

The property owner, Taylor 47 Business, LLC., and their applicant, Luke Caraway of Viewpoint Engineering, have submitted a petition for voluntary annexation to bring the subject property into the City of Taylor city limits and is in the process of collaborating with the city's Development Services Department to create an Employment Center Plan.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The property owner, Taylor 47 Business, LLC, and their applicant, Luke Caraway of Viewpoint Engineering, approached the Development Services Department to begin the process to develop the 47.634 acres. The subject property is within the Employment Center Special Zone Future Land Use designation and would therefore be developed in line with the Employment Center Place Type. The applicant has submitted an Employment Center Plan that is under review. The applicant requested that the voluntary annexation be presented ahead of the Employment Center Plan. If approved, the subject property will take the P2 - Rural Place Type. Upon completion of the Employment Center Plan, the Place Type and Plan will be considered for amendment by the

Planning and Zoning Commission and City Council.

3. PROS and CONS

PROS	CONS
• Increases the area of the City of Taylor City Limits. • Ad valorem and sales taxes available to the City (dependent on types of uses constructed - industrial is planned) • Extension of City services • Property development is regulated by the City's LDC and Comprehensive Plan	•

4. RECOMMENDATION

Staff recommends approval of the voluntary annexation of approximately 47.634 acres, on petition by the property owner, Taylor 47 Business, LLC, generally located at 100 County Road 403, in the extraterritorial jurisdiction of the City of Taylor. Although this item is being postponed to a future City Council meeting, staff's recommendation for approval will remain when it returns for consideration.

5. FUNDING SOURCE

N/A

6. TIMELINE

City Council Public Hearing - April 24, 2025 (applicant requesting to postpone)
City Council Vote - May 8, 2025 (if postponed, new timeline is below)

City Council Public Hearing - May 22, 2025
City Council Vote - June 12, 2025

7. OTHER OPTIONS

Hold the public hearing.

8. ATTACHMENTS

1. 01_PZ-2024-2286_Forterra BP_Letter of Intent
2. 02_PZ-2024-2286_Forterra BP Utility Provision Statement
3. 03_PZ-2024-2286_Forterra BP_Petition of Annexation

4. 04_PZ-2024-2286 Forterra BP Location Map
5. 05_PZ-2024-2286_Forterra BP Vol Annexation_Ordinance 2025-08
6. 06_PZ-2024-2286_Forterra BP_Metes and Bounds Survey_EXHIBIT A
7. 07_PZ-2024-2286_Forterra BP Service Plan_Signed_EXHIBIT B
8. PZ-2024-2286_PPT

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

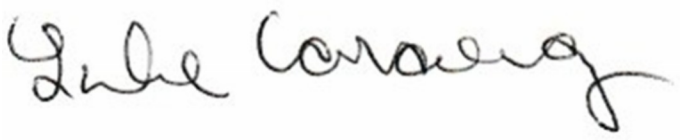
RE: Annexation Application Letter of Intent

Mr. Yantis,

On behalf of Taylor Business 47 LLC, it Is my sincere pleasure to present a voluntary annexation submittal for an approximately 47-acre tract currently primarily located within the City of Taylor ETJ.

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

Warm Regards,



Luke Caraway, P.E.
Vice President, Planning and Design
Lcaraway@viewpointengineering.com

2121 E. 6th St.
Austin, TX 787o2
Phone: 512-779-9464

RE: Utility provision statement for 100 CR 403, TAYLOR, TX 76574

To whom it may concern,

The site located at 100 CR 403, Taylor, TX 76574 will require public main extensions to service the property.

Warm Regards,

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

PETITION FOR VOLUNTARY ANNEXATION
INTO THE CITY OF TAYLOR, TEXAS

Pursuant to the provisions of Section 43.0671 of the Local Government code, Taylor 47 Business LLC requests voluntary annexation in the City of Taylor Texas of the following described property attached as Exhibit "A."

EXECUTED on this 20th day of June, 2024.

Entity Name
Entity Type

Satheish Babu Chakka

By: S.B. Chakka
Its: President

STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on the ~~20th day of June~~ 02nd day of July 16, 2024, by **Taylor 47 Business LLC**, a **limited liability company** on behalf of said company and in the capacity herein stated.

ISABELLA GERMANO
Notary Public, State of Texas
Comm. Expires 02-20-2028
Notary ID 134770041

Isabella Germano

Notary Public, State of Texas

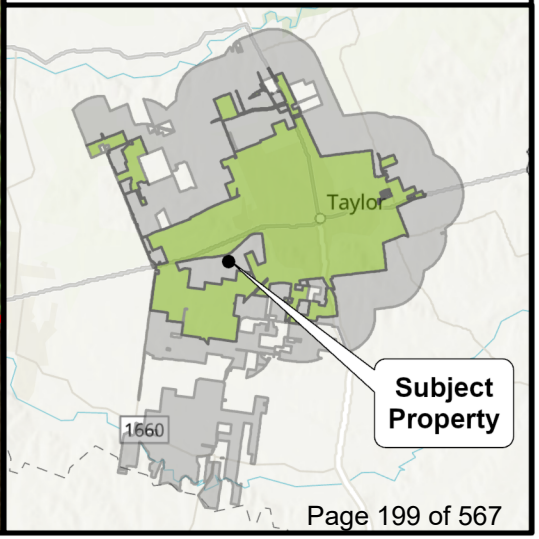


PZ-2024-2286

100 CR 403
Annexation
Location Map
Approximately 45 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

N 0 750 1,500
Feet



ORDINANCE NO. 2025-08

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.

WHEREAS, the Taylor City Council conducted a public hearing on April 24, 2025, to consider the request made by the applicant, Taylor 47 Business, LLC., whose property is legally described in **Exhibit A** attached hereto and incorporated by reference herein for all purposes ("Property"), to annex approximately 47.634 acres from the Extraterritorial Jurisdiction; and

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

WHEREAS, the procedures prescribed by the Texas Local Government Code and Charter of the City of Taylor, Texas, and the laws of this state have been duly followed with respect to the following territory, consisting of approximately 47.634 acres, generally located at 100 County Road 403, and further described in **Exhibit A**.

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

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

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

SECTION 2. A service plan or agreement for the Property annexed is hereby adopted and attached as **Exhibit B**

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the annexation of approximate 47.634 acres as P2 – Rural Place Type.

DRAFT

SECTION 4. The annexed Property shall be included in, and become a part of, the City of Taylor, Texas, City Council Election District Number 2.

SECTION 5. The annexed Property shall be included in, and become a part of, the City of Taylor, Texas, Roadway Service Area 3.

SECTION 6. 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 7. 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 8. In accordance with Article VIII of the City Charter, Ordinance 2025-08 was introduced before the Taylor City Council on the ____ day of _____ 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-08, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2025, 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 _____, 2025.

_____
Lucy Aldrich
City Clerk

DRAFT

JAMES C. EAVES SURVEY
ABSTRACT NO. 214
WILLIAMSON COUNTY, TEXAS

GRID NORTH

NOTES:

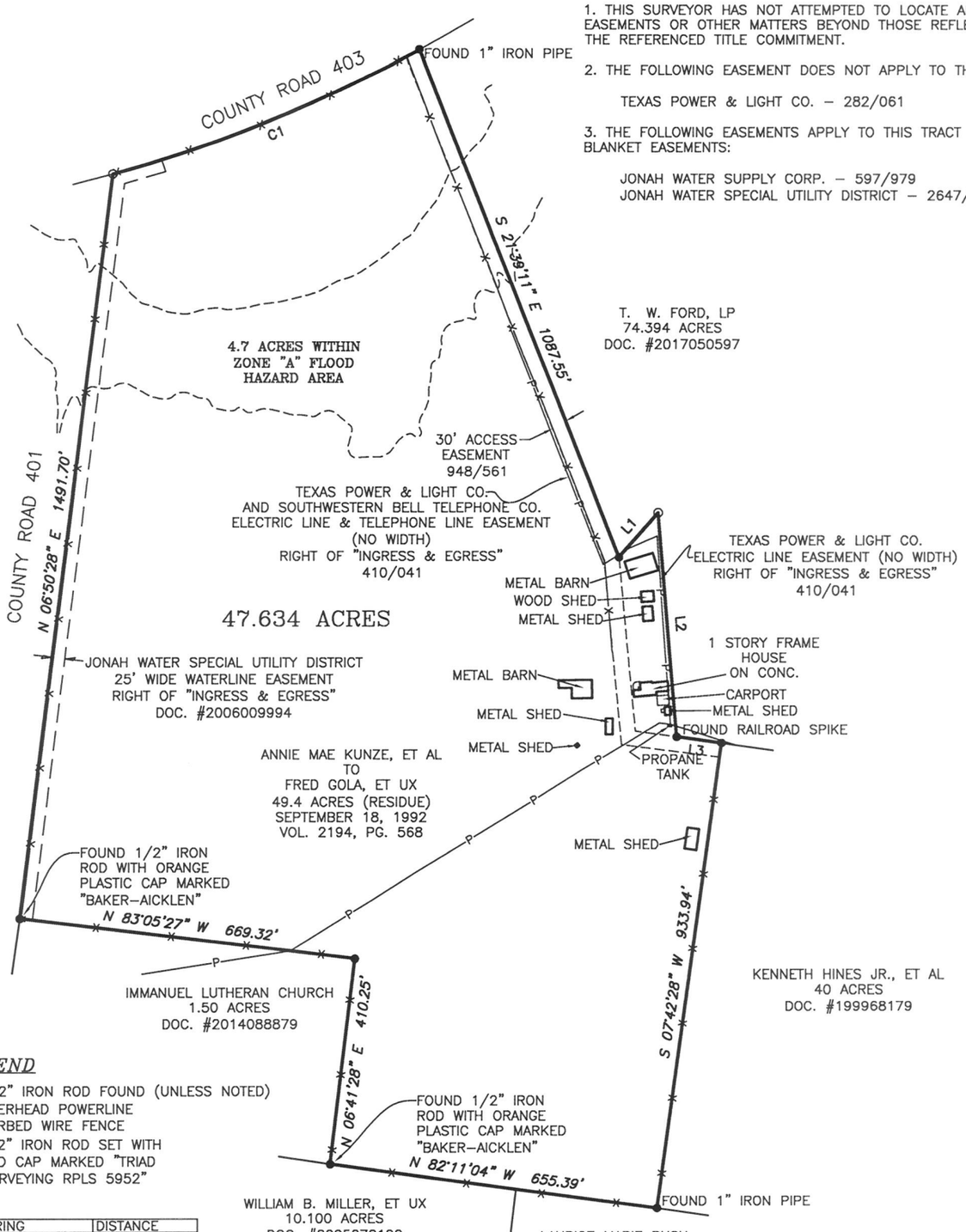
1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT.

2. THE FOLLOWING EASEMENT DOES NOT APPLY TO THIS TRACT:

TEXAS POWER & LIGHT CO. – 282/061

3. THE FOLLOWING EASEMENTS APPLY TO THIS TRACT AS BLANKET EASEMENTS:

JONAH WATER SUPPLY CORP. – 597/979
JONAH WATER SPECIAL UTILITY DISTRICT – 2647/568



LEGEND

- ● – 1/2" IRON ROD FOUND (UNLESS NOTED)
- —P— – OVERHEAD POWERLINE
- —X— – BARBED WIRE FENCE
- o – 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD SURVEYING RPLS 5952"

LINE	BEARING	DISTANCE
L1	N 41°05'33" E	117.66'
L2	S 04°59'18" E	447.86'
L3	S 82°16'29" E	90.03'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2924.55'	656.76'	655.38'	N 67°47'29" E	12°52'00"

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON AND FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN; SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND HAS 4.7 ACRES WITHIN ZONE 'A' OF THE FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAP NO. 48491C0540F, WILLIAMSON COUNTY, TEXAS, DATED DECEMBER 20, 2019. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV, SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 7TH DAY OF OCTOBER, 2021

BRADLEY L. LIPSCOMB, RPLS

STATE OF TEXAS
REGISTERED
BRADLEY L LIPSCOMB
5952
PROFESSIONAL
LAND SURVEYOR

150 0 150 300 450 600 750 900

SCALE: 1" = 300 FEET

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

TRIAD SURVEYING

G.F. NO. TAY2100078

TRIAD SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

47.634 ACRES
JAMES C. EAVES SURVEY
ABSTRACT NO. 214
WILLIAMSON COUNTY, TEXAS

Completion Date:	10/7/21	Drawn By:	DM
Scale:	1"=300'	Surveyed by:	LS/CB
Project No.:	S21–254	Checked by:	BL

In Re: 47.364 Acres
All of the residue of a called 49.4 Acre tract
James C. Eaves Survey
Abstract No. 214
Williamson County, Texas

All that certain tract or parcel of land situated in the Williamson County, Texas, being a part of the James C. Eaves Survey, Abstract No. 214, being all of the residue of a called 49.4 Acre tract conveyed from Annie Mae Kunze, et al to Fred Gola, et ux by deed dated September 18, 1992, recorded in Volume 2194, Page 568 of the Official Records of Williamson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 1" iron pipe on the north line of a called 48.100 Acre tract conveyed to Laurice Marie Bush in Document No. 2018101419, at the southwest corner of a called 40 Acre tract conveyed to Kenneth Hines, Jr., et al in Document No. 199968179, for the southeast corner of this tract;

THENCE N82°11'04"W - 655.39' along the north lines of the said 48.100 Acre tract and a called 10.100 Acre tract conveyed to William B. Miller, et ux in Document No. 2005070190, respectively, to a found ½" iron rod with orange plastic cap marked "BAKER-AICKLEN" at the southeast corner of a called 1.50 Acre tract conveyed to the Immanuel Lutheran Church in Document No. 2014088879, for the most southerly southwest corner of this tract;

THENCE N06°41'28"E - 410.25' along the east line of the said 1.50 Acre tract to a found ½" iron rod at the northeast corner of the said 1.50 Acre tract, for an interior ell corner of this tract;

THENCE N83°05'27"W - 669.32' along the north line of the said 1.50 Acre tract to a found ½" iron rod with orange plastic cap marked "BAKER-AICKLEN" on the east Right-of-Way line of County Road 401, at the northwest corner of the said 1.50 Acre tract, for the most northerly southwest corner of this tract;

THENCE N06°50'28"E - 1491.70' along the said east Right-of-Way line of County Road 401 to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" at the intersection of the said east Right-of-Way line of County Road 401 and the south Right-of-Way line of County Road 403, for the northwest corner of this tract;

THENCE along the arc of a curve to the left with an arc length of 656.76', a radius of 2924.55', a chord bearing of N67°47'29"E, and a chord length of 655.38' to a found 1" iron pipe at the northwest corner of a called 74.394 Acre tract conveyed to T.W. Ford, L.P. in Document No. 2017050597, for the northeast corner of this tract;

THENCE along the west and south lines, respectively, of the said 74.394 Acre tract for the following courses and distances:

S21°39'11"E - 1087.55' to a found ½" iron rod for an interior ell corner of this tract;
N41°05'33"E - 117.66' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an exterior ell corner of this tract;
S04°59'18"E - 447.86' to a found railroad spike for an interior ell corner of this tract;
S82°16'29"E - 90.03' to a found ½" iron rod at the northwest corner of the said 40 Acre tract;

Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S21-254

THENCE S07°42'28"W - 933.94' along the west line of the said 40 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 47.632 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 7th day of October, 2021.

Bradley L. Lipscomb RPLS



Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S21-254

March 10, 2025

Taylor 47 Business, LLC
4126 Remington Rd.
Cedar Park, TX 78613

RE: Voluntary Annexation of Forterra Business Park – Voluntary Annexation

To Whom It May Concern,

Please find attached the Voluntary Annexation Service Plan for property described as:

Approximately 47.632 acres, generally located at 100 County Road 403, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019185 and R019954, and the Official Public Records of Williamson County, Texas, Document No. 2021184603, part of and out of the James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Please sign and return the Service Plan document signifying your receipt and acceptance of the proposed service to the area considered for voluntary annexation.

A copy of this Voluntary Annexation Service Plan will also be available at the public hearing associated with the annexation on April 24, 2025, at 6:00 P.M. in the City of Taylor City Council Chambers located at 400 Porter Street, Taylor, Texas, 76574.

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

Sincerely,

Courtney Peres, CNU-A
Planning Manager
Development Services Department
City of Taylor, Texas

VOLUNTARY ANNEXATION SERVICE PLAN

This **Voluntary Annexation Service Plan** ("**Service Plan**"), which is incorporated by reference as additional terms, conditions, and provisions of that certain, shall constitute, and is hereby deemed to be, the written agreement between the City of Taylor, Texas ("City") and Taylor 47 Business, LLC ("Owner") required by Section 43.0672 of the Texas Local Government Code relating to the provision of municipal services to the Property upon enactment by the City of an ordinance annexing the Property into the City's corporate limits in response to the Company's voluntary petition requesting annexation ("**the Petition**") delivered to the City pursuant to Section 43.0671 of the Texas Local Government Code. For purposes of this Service Plan, the Property, as described in Exhibit "A" to the Petition, shall be referred to as the "**Annexed Area**".

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

A. **CODE ENFORCEMENT, BUILDING INSPECTION, ETC.:** The City will provide code enforcement, building inspection services, and permit issuances to the area immediately upon annexation to the Annexed Area and in accordance with Article IV, Article V.

B. **EMERGENCY MEDICAL SERVICES:** Emergency Medical Services will be provided to the Annexed Area by Williamson County EMS and the City's Fire Department. Said services will be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area and in accordance with City budget appropriations.

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H. MAINTENANCE OF ROADS, STREET, AND STREET LIGHTING: The City will begin maintenance of current roads and streets within the Annexed Area and as required by city ordinance upon the effective date of the Annexation. Such streets and roads shall be maintained in their current condition and on the same basis as other areas in the City with topography, land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Any such resurfacing or upgrade shall be made in accordance with current City policies and adopted Standard Construction Details or as approved by the City Engineer. The City will coordinate any request for street lighting with electric providers in accordance with City policy.

I. PUBLIC LIBRARY SERVICES AND OTHER PUBLICLY OWNED FACILITIES, BUILDINGS AND SERVICES: At this time there are no public library services in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public library and other publicly owned facilities, buildings, and services within the City on the same basis as other residents of the City upon annexation with such privileges being provided within the City budget appropriations.

J. PARKS, PLAYGROUNDS AND OTHER PUBLIC RECREATION FACILITIES AND SERVICES: At this time there are no parks, playgrounds, or other public recreation facilities in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public parks, playgrounds, and other recreational facilities and services of the City on the same basis as other residents of the City upon annexation and in accordance with City budget appropriations.

K. GENERAL MUNICIPAL ADMINISTRATION: General municipal administration services will be available to the Annexed Area upon the effective date of the Annexation. This Service Plan provides for full municipal services to the Annexed Area that are adequate to serve the Annexed Area on the same basis as municipal services are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Further, municipal services are equal to or greater than the services and level of such services in existence in the Annexed Area immediately preceding the effective date of Annexation. This Service Plan does not constitute a right to a superior level of services in the Annexed Area; provided.

Printed Name	Sathish Babu Chakka
Signature	Sathish Babu Chakka Digitally signed by Sathish Babu Chakka Date: 2025.04.09 10:37:08 -05'00'
Date	4/9/25

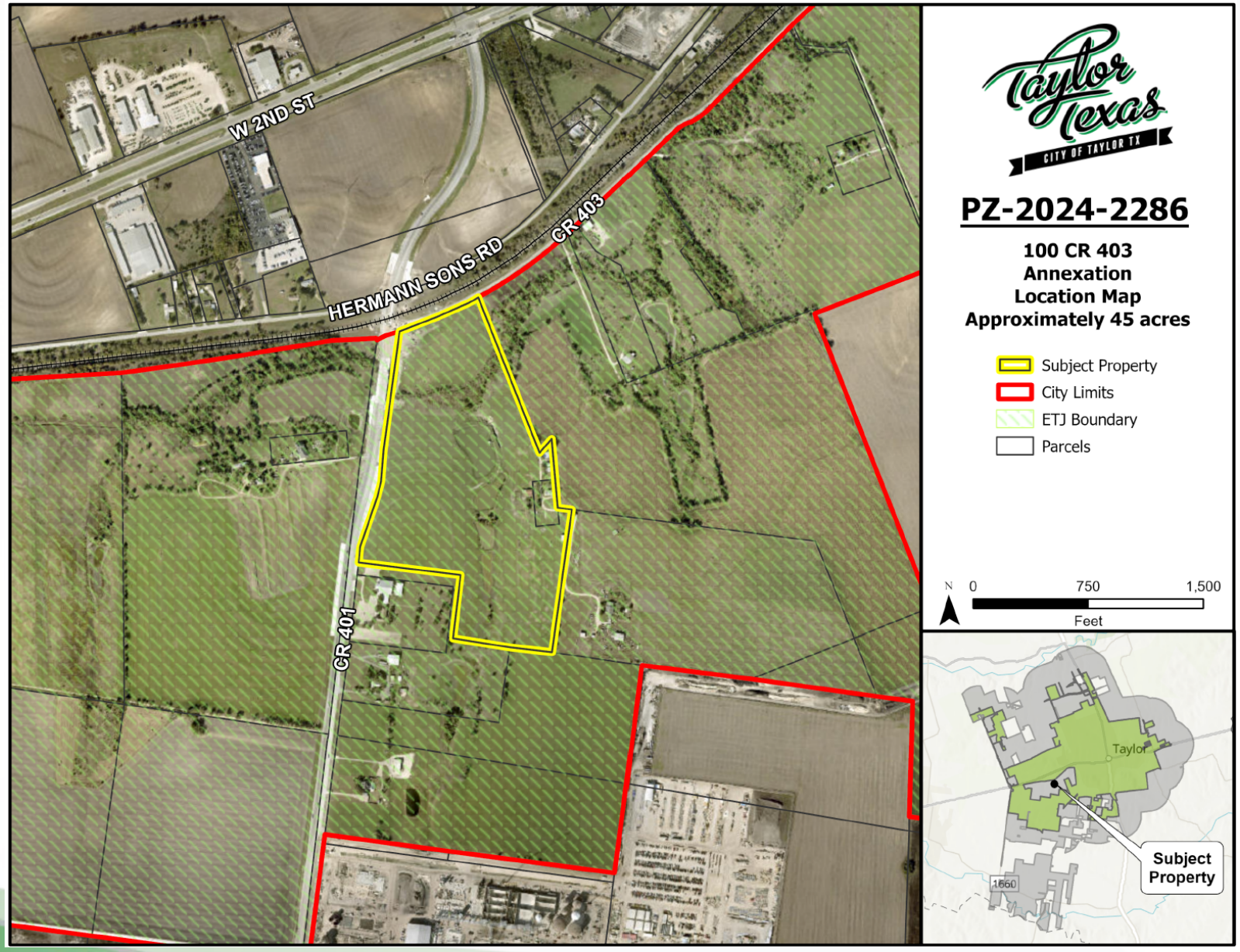
City of Taylor
City Council

April 24, 2025

PZ-2024-2286

Voluntary Annexation – Forterra Business Park

Location Map



City Council Meeting
April 24, 2025
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure

Agenda Item Number: 8.

Agenda Title: **POSTPONEMENT REQUESTED. Hold a public hearing and introduce Ordinance 2025-09 regarding a request for an Employment Center Plan referred to as Forterra Mixed Use, generally located at 650 County Road 403, consisting of approximately 52.501 acres of land situated in the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019991 and R019335, Taylor, Williamson County, Texas.**

Council Action to be Taken: POSTPONE PUBLIC HEARING TO MAY 22, 2025.

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

The applicant is requesting an Employment Center Plan proposing P3 – Neighborhood, P4 – Mix, P5 – Urban Center, and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are single-family detached, build-to-rent, flex space, and civic spaces to support the proposed uses.

The applicant chose to work with the City's design consultant, Michael Watkins Architect, to furnish the applicant and the city with an Employment Center Plan to address commercial structures and scale, civic spaces, and frontage types to address the development area.

The applicant, city staff, Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charette the week of January 13, 2025. During that week an Employment Center layout was developed and after the charette Plan Standards were drafted and reviewed by staff and the applicant before finalizing the proposed Employment Center Plan attached with this report.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Upon analyzing the request for an Employment Center Plan for commercial and industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding Place Types of the properties to the north of the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
    1. The development has identified areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.
- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
    1. The addition of an industrial and commercial site would likely provide an increase to jobs available within Taylor.
- LU11 - Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.

The mixed use development increases the number of dwellings available in Taylor

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

On April 8, 2025, the Planning and Zoning Commission held a public hearing and voted 9-0 to Postpone the Agenda Item until the May 13, 2025, Planning and Zoning Commission. The Planning and Zoning Commission recommended postponed due to concerns raised by adjacent property owners regarding drainage and traffic concerns. The Planning and Zoning Commission asked the applicant to discuss their proposal with the adjacent landowners to see how their concerns can be addressed in this Employment Center Plan. Staff connected the applicant with the property owners who were at the April 8th P&Z meeting. At the time of writing, the applicant has not communicated to staff that they have met with adjacent property owners yet. Recommend postponing agenda item to May 22, 2025.

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Public Hearing - April 8, 2025 (postponed)

City Council Public Hearing - April 24, 2025 (recommend postpone)
City Council Vote - May 8, 2025 (if postponed, new timeline below)

P&Z Public Hearing - May 12, 2025
City Council Public Hearing - May 22, 2025
City Council Vote - June 12, 2025

7. OTHER OPTIONS

Hold the public hearing.

8. ATTACHMENTS

1. _08_PZ-2024-2268-Forterra Mixed Use Staff Report
2. _08a_PZ-2024-2268_Forterra Mixed Use LOI
3. _08b_PZ-2024-2268 Location Map
4. _08c_PZ-2024-2268 Growth Sector
5. _08d_PZ-2024-2268 Future Land Use
6. _08e_PZ-2024-2268 Current Zoning
7. _08f_PZ-2024-2268 Floodplain Map
8. _08g_PZ 2024-2268 Notification Map
9. _08h_PZ-2024-2268_Forterra MU Ordinance 2025-09
10. _08h1_PZ-2024-2268_Forterra Mixed Use Field Notes_EXHIBIT A
11. _08h2_PZ-2024-2268_Forterra Mixed Use Employment Center Plan_EXHIBIT B
12. 09_PZ-2024-2268_PPT

City of Taylor

PZ-2024-2268

Employment Center Plan

Staff Report

Item Details

Subject Property:	Generally located at 650 County Road 403
Total Acreage:	Approximately 52.501 acres
Legal Description:	Approximately 52.501 acres of land situated in the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019991 and R019335, Taylor, Williamson County, Texas.
Applicant:	Luke Caraway, ViewPoint Engineer
Property Owner(s):	Babu Chakka
Request:	A request for an Employment Center Plan
Case History:	This is the First hearing of this request.

Overview of Applicant's Request & Background

The applicant is requesting an Employment Center Plan proposing P3 – Neighborhood, P4 – Mix, P5 – Urban Center, and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are single-family detached, build-to-rent, flex space, and civic spaces to support the proposed uses.

The applicant chose to work with the City's design consultant, Michael Watkins Architect, to furnish the applicant and the city with an Employment Center Plan to address commercial structures and scale, civic spaces, and frontage types to address the development area.

The applicant, city staff, Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charette the week of January 13, 2025. During that week an Employment Center layout was developed and after the charette Plan Standards were drafted and reviewed by staff and the applicant before finalizing the proposed Employment Center Plan attached with this report.

Location:

The subject property is located at 650 County Road 403.

Physical and Natural Features:

The subject property is majority open space with a single-family dwelling, accessory structures and a detention pond. The property has varied topography with the low point near the north of the property along County Road 403.

Growth Sector Designations:

The subject property is located within the Controlled Growth Sector Tier II (G-2.2) and Reserved Open Sector (O-2)

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

The Reserved Open Sector consists of land that is not yet protected but is valuable as open space. This includes floodplains and floodways and may also include areas of steep slope, desired open space, desired transportation corridors, buffers, or viewsheds.

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Employment: Special Zone and Open Space.

The Special Employment District was created to provide a location for other, large-scale employment land uses that are associated with Samsung or other regional high-tech businesses. These areas should be preserved for large-scale industrial users and low-density, single-family development is not recommended in these areas. Complimentary land uses such as commercial and retail services and high-density residential may be appropriate in the Special Employment District and should be part of a master plan associated with industrial and employment development. (Envision Taylor Comprehensive Plan page 81).

The subject property is currently located in the Extra Territorial Jurisdiction (ETJ) and does not have a place type zoning.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	EC (Employment Center)	Controlled Growth Sector Tier II & Reserved Open Sector	Employment: Special Zone & Open Space	Commercial & Construction Business
South	P4 – Mix & P5 – Urban Center	Controlled Growth Sector Tier II	Employment: Special Zone	Vacant Agricultural Land & Large Lot Residential
East	ETJ	Controlled Growth Sector Tier II	Employment: Special Zone	Vacant Agricultural Land & Large Lot Residential

West	ETJ	Controlled Growth Sector Tier II & Reserved Open Sector	Employment: Special Zone & Open Space	Vacant Agricultural Land & Large Lot Residential

Transportation

The subject property gains access from County Road 403 to the north. Various public rights-of-way are proposed within the Employment Center Plan to further connect to adjacent properties.

Utilities

The subject property is located within the City of Taylor water CCN. There is an 18-inch waterline approximately 2000 feet west from the property along County Road 401. The property is not currently located in a wastewater CCN. The property will be part of the City of Taylor wastewater CCN after annexation. Water and wastewater utility extension will be required through the subject property.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Six (6) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, March 23, 2025

Staff Analysis

Upon analyzing the request for an Employment Center Plan for commercial and industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding Place Types of the properties to the north of the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
    - The development has identified areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.
- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
    - The addition of an industrial and commercial site would likely provide an increase to jobs available within Taylor.
- LU11 - Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
    - The mixed use development increases the number of dwellings available in Taylor.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Employment Center Plan with the following warrants and variances:

- A Warrant is recommended to allow for a lower ratio of P5 given the proximity of the subject property to other lower density residential developments and the lower anticipated traffic to this portion of the Special Employment District, making Multi-Family and commercial uses potentiality less usable.
- A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following conditions:
    - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.13 and LDC § 4-120).
    - The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8).
- A Warrant is recommended to allow for a smaller minimum curve radius on Neighborhood Streets than specified in the City of Taylor Engineering Manual & Details in order to ensure that cars travel at speeds that are safe for pedestrians. It is recommended that the posted speed be reduced accordingly
- A Warrant is recommended to allow for Blocks B, E, F, G, and H to exceed the maximum Block length in LDC § 3.8.2.9 to accommodate the applicant's proposed Build-to-Rent program in large undivided sites. Paths and Streets are shown on this plan where they are important to the goal of overall pedestrian and vehicular connectivity, and these Blocks shall be divided by additional Thoroughfares and Civic Spaces in order to provide frontage consistent with the standards of P4 to all buildings.
- A Warrant is recommended to allow for Block M to exceed the maximum Block length in LDC § 3.8.2.9 based on the length established for this block in the Davis Tract Phase 2 Neighborhood plan, with its corresponding Warrant for Block Size.

Planning and Zoning Commission Recommendation

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

Is the Employment Center Plan consistent with the Comprehensive Plan?

- The Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site with a mix of residential and flex spaces.

Is the plan compatible with the surrounding area?

- The employment center plan is compatible with the existing place types in the city limits to the north and the future land use of properties adjacent in the ETJ to the east, west, and south.

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

- Staff analysis determined that the proposed plan for the subject property will promote public health, safety, and the general welfare. In addition, the planning principles and policy guide in the comprehensive plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- The property has an 18-inch waterline along County Road 401, 2000 feet to the west of the property. Public utilities are scarce in the immediate area, specifically wastewater. The property will need to extend utilities throughout the site.

Do current conditions indicate that an Employment Center Plan is necessary?

The Employment Center Plan is a required step in the development process for a commercial and industrial site on the subject property. The plan allows the subject property to consist of commercial and industrial development, closer to US 79 and Samsung and RCR industrial development.

Attachments:

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

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

RE: Neighborhood Plan Application Letter of Intent

Mr. Yantis,

It is my sincere pleasure to present a planned development zoning submittal for an approximately 53-acre tract currently primarily located within the City of Taylor ETJ. This area was integrated into the City of Taylor Comprehensive Plan as amended by City Council on May 12, 2022. The future land use map located within the comprehensive plan identifies the tract under one general use categories: Special Employment District.

Please note although we are providing review staff with a conceptual exhibit, we are simply doing so to provide the City's planning staff with our vision of the property.

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

- Agent Authorization
- Conceptual Layout

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

Warm Regards,

Luke Caraway, P.E.
Vice President, Planning and Design
Lcaraway@viewpointengineering.com

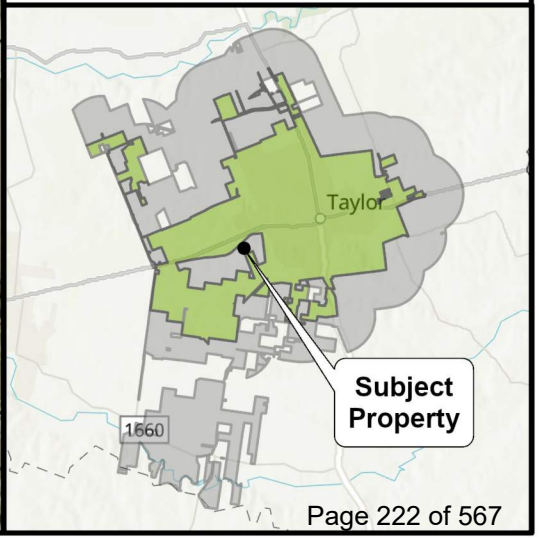


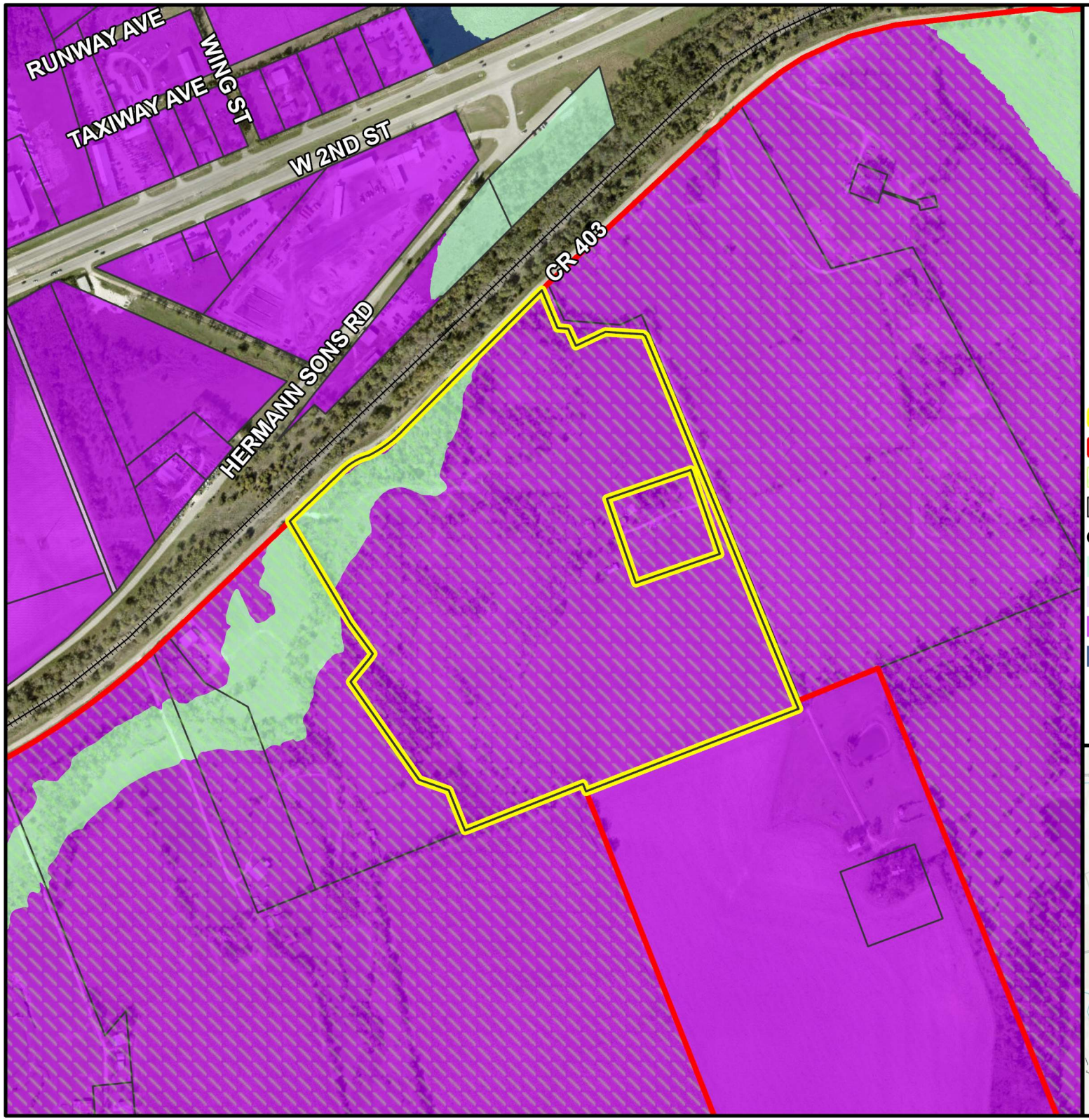
PZ-2024-2268

650 CR 403
Employment Center Plan
Location Map
Approximately 51 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

N 0 1,000 2,000
Feet





PZ-2024-2268

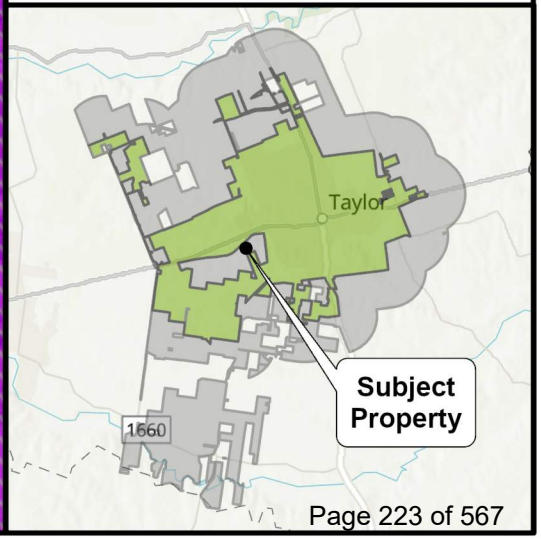
650 CR 403
Employment Center Plan
Growth Sector Map
Approximately 51 acres

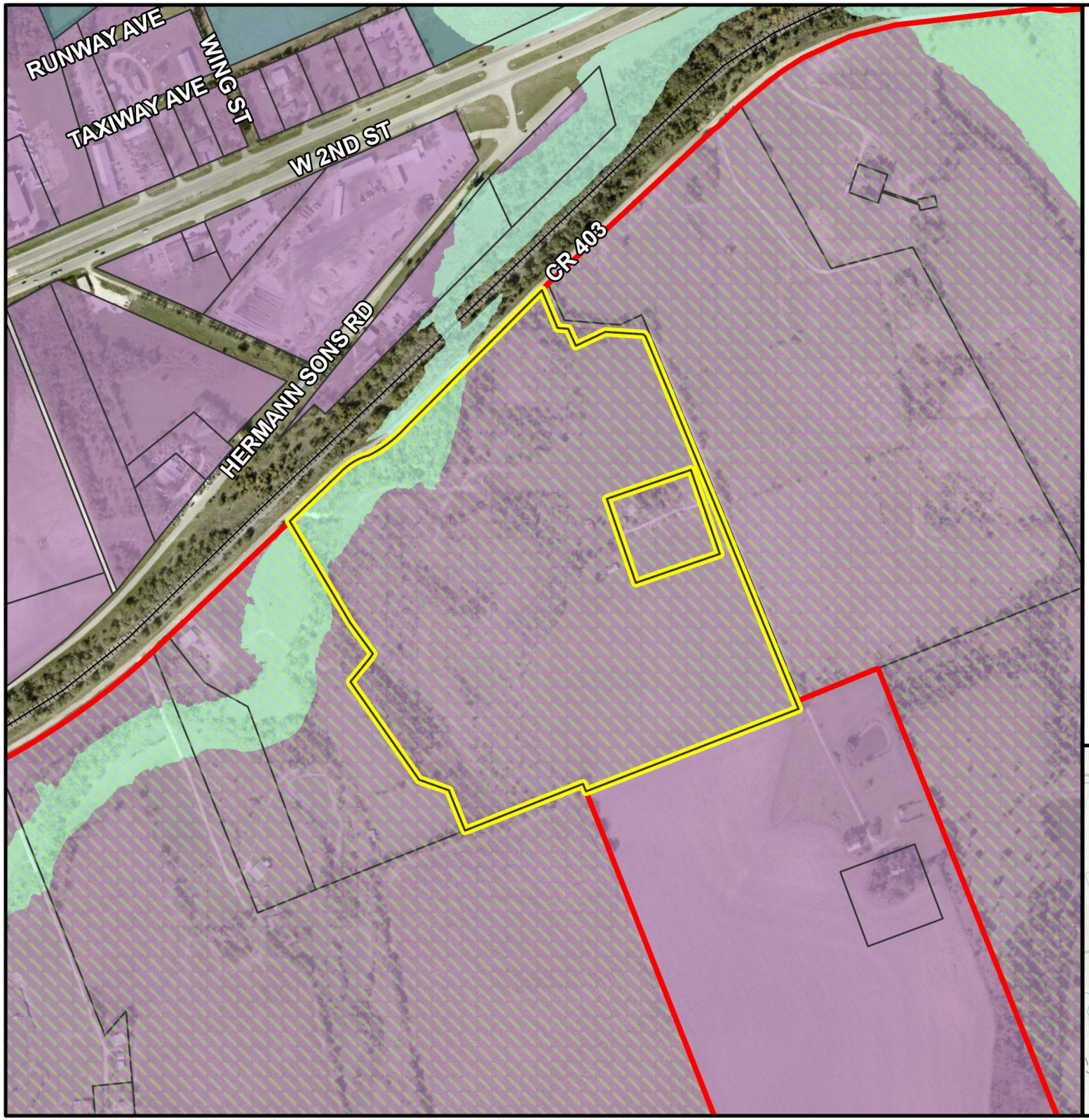
- Subject Property
- City Limits
- ETJ Boundary
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier II (G-2.2)
- Infill Growth Sector (G-5)

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Feet





PZ-2024-2268

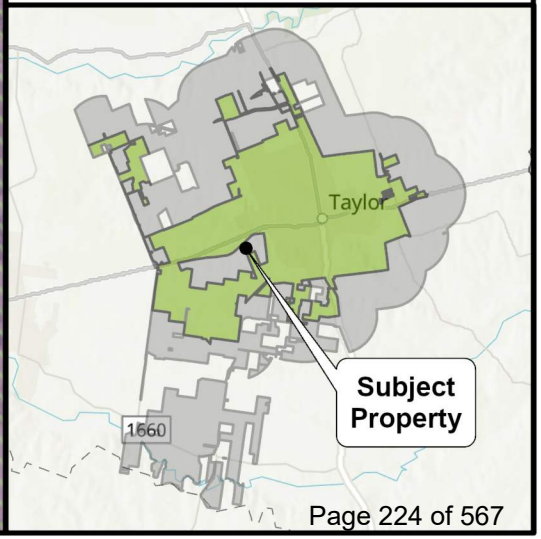
650 CR 403
Employment Center Plan
Future Land Use Map
Approximately 51 acres

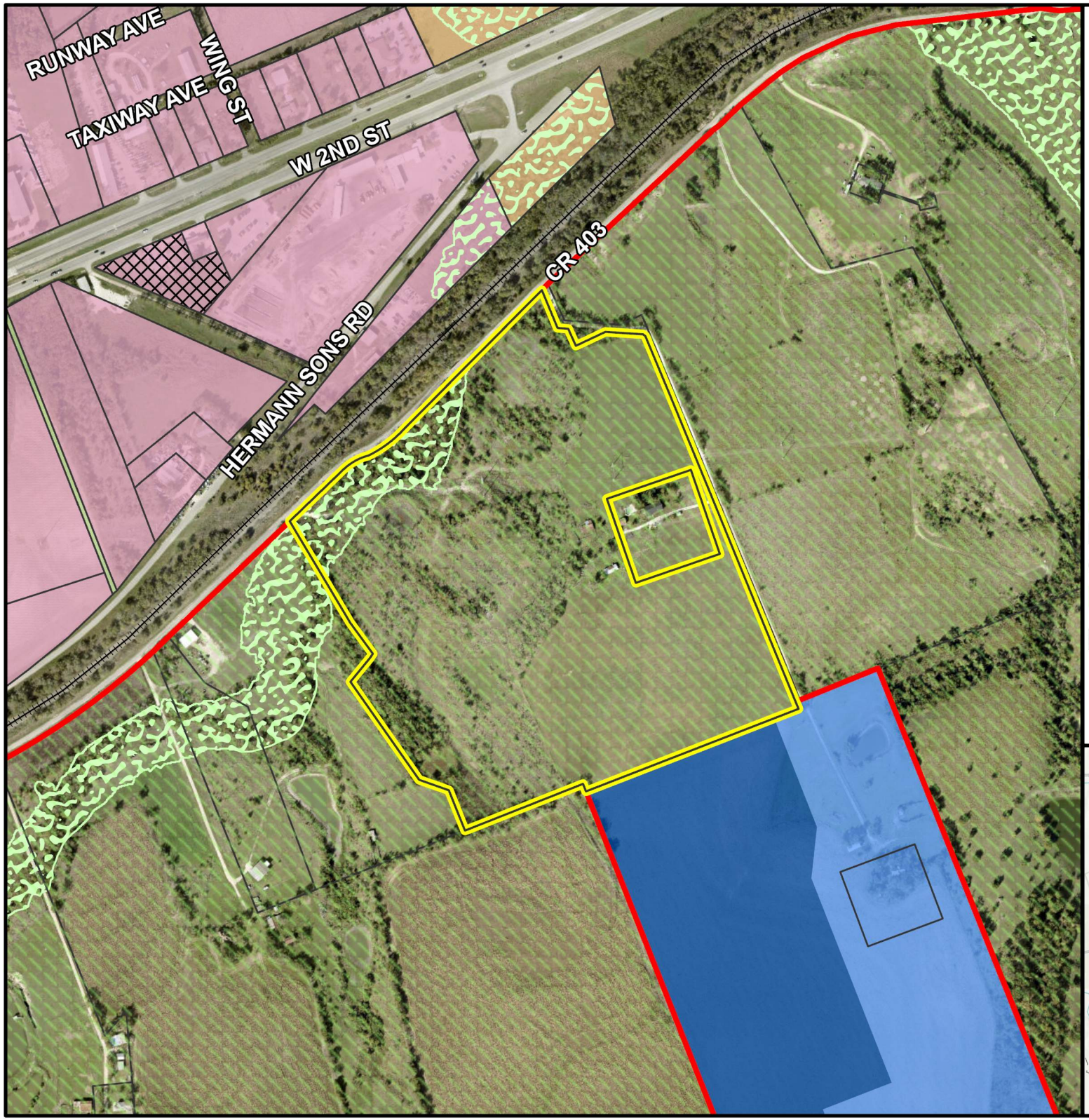
- Subject Property
- City Limits
- ETJ Boundary
- Parcels

Future Land Use

- Area of Minimal Change
- Employment: Regional
- Employment: Special Zone
- Open Space

N 0 500 1,000
Feet





PZ-2024-2268

650 CR 403
Employment Center Plan
Current Zoning Map
Approximately 51 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

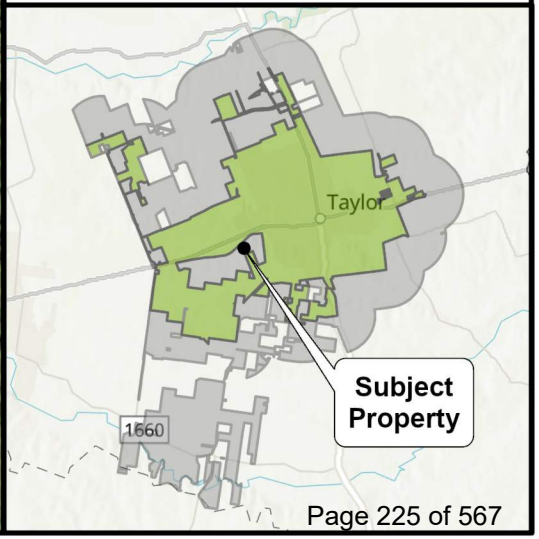
Overlay Zoning

- P1: Nature
- Special Use Permit

Place Type Zoning

- P2: Rural
- P4: Mix
- P5: Urban Center
- EC: Employment Center
- CS: Civic Space

N 0 500 1,000
Feet



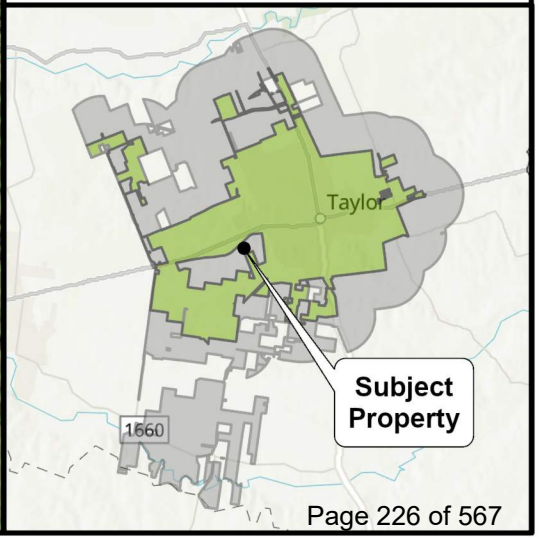


PZ-2024-2268

650 CR 403
Employment Center Plan
Floodplain Map
Approximately 51 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Taylor 100-year Floodplain
- FEMA 100-year Floodplain

N 0 500 1,000
Feet



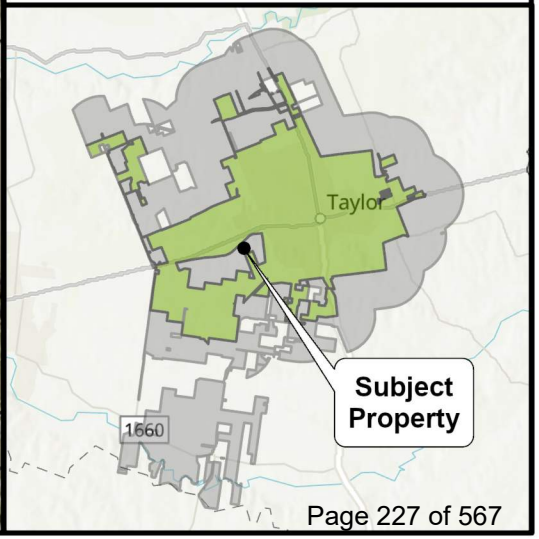


PZ-2024-2268

650 CR 403
Employment Center Plan
Notification Map
Approximately 2.5 acres

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

N 0 1,000 2,000
Feet



ORDINANCE NO. 2025-09

AN ORDINANCE REQUESTING AN EMPLOYMENT CENTER FOR PROPERTY GENERALLY LOCATED AT 650 COUNTY ROAD 403, CONSISTING OF APPROXIMATELY 52.501 ACRES OF LAND SITUATED IN THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 214, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019991 AND R019335, TAYLOR, WILLIAMSON COUNTY, TEXAS.; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on April 24, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to approve an Employment Center referred to as Forterra Mixed Use; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 8, 2025, to consider the zoning request, and recommended the Employment Center Plan to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Employment Center Plan and Property zoning change.

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

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

SECTION 2. The Official Zoning map of the City of Taylor, Texas, is changed to indicate that an Employment Center Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the Employment Center Plan attached hereto for all purposes as Exhibit "B".

SECTION 3. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 4. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2025-09 was introduced before the Taylor City Council on the _____ day of _____ 2025.

DRAFT

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-09, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, 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 _____ 2025.

_____
Lucy Aldrich
City Clerk

DRAFT

EXHIBIT A

(Metes & Bounds/Legal Description/Survey)

DRAFT

EXHIBIT B

(Employment Center Plan)

DRAFT

ELECTRONICALLY RECORDED 2021166275
Williamson County, Texas Total Pages: 7

WARRANTY DEED WITH VENDOR'S LIEN

TA92100060

THE STATE OF TEXAS :
: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON :

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

That we, **WALTER G. GIROIR and DEBRA GIROIR, ("Grantor")** of the County of Williamson, State of Texas, for and in consideration of the sum of **TEN AND NO/100 DOLLARS ($10.00)** and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith in the principal sum of **TWO MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($2,150,000.00),** being payable to **EQUITY SECURED INVESTMENTS, INC.,** as therein provided and bearing interest at the rate therein specified, and providing for acceleration of maturity in the event of default, and for attorney's fees; the payment of which note is secured by Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to **BARRY D. JOHNSON, Trustee(s),** have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto **TAYLOR 53 BUSINESS, LLC, a Texas limited liability company, ("Grantee")** of 5900 Balcones Drive, Suite 100, Austin, Travis County, Texas 78731, all of the following said real property being located in Williamson County, Texas and described as follows, to-wit:

West

All that certain 52.501 acre tract of land out of the H. G. JOHNSON Survey, Abstract No. 348 and the JAMES C. EAVES Survey, Abstract No. 214, in Williamson County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

This conveyance is made and accepted subject to the matters listed on Exhibit "B" attached hereto and made a part hereof, to the extent same are in effect at this time: Any and all restrictions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Williamson County, Texas, and to all zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said **TAYLOR 53 BUSINESS, LLC, a Texas limited liability company,** its successors and assigns, forever; and we do hereby bind ourselves, our heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said **TAYLOR 53 BUSINESS, LLC, a Texas limited liability company,** its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EQUITY SECURED INVESTMENTS, INC., at the insistence and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as evidenced by the hereinbefore described **TWO MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($2,150,000.00)** note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of the said **EQUITY SECURED INVESTMENTS, INC.,** and the same are hereby transferred and assigned to the said **EQUITY SECURED INVESTMENTS, INC.,** and **EQUITY SECURED INVESTMENTS, INC.,** its successors and assigns, shall have the right to release said Vendor's Lien upon the payment of said note.

[Signature Page to follow]

EXECUTED this 29th day of October, 2021.

WALTER G. GIROIR

DEBRA GIROIR

THE STATE OF Texas :
:
COUNTY OF Williamson :

This instrument was acknowledged before me on the 29th day of October, 2021, by **WALTER G. GIROIR.**

CHASATY HUCKABAY
Notary Public, State of Texas
Notary ID# 1196748-2
My Commission Expires
MAY 11, 2024

NOTARY PUBLIC, State of

THE STATE OF Texas :
:
COUNTY OF Williamson :

This instrument was acknowledged before me on the 29th day of October, 2021, by **DEBRA GIROIR.**

CHASATY HUCKABAY
Notary Public, State of Texas
Notary ID# 1196748-2
My Commission Expires
MAY 11, 2024

NOTARY PUBLIC, State of

LTC-GT-GIROIR-GF#TAY2100060-WDVL-ph

{00421893.DOC} Rev. 06/19

Exhibit A
Page 1 of 2

All that certain tract or parcel of land situated in the Williamson County, Texas, being a part of the H.G. Johnson Survey, Abstract No. 348, and a part of the James C. Eaves Survey, Abstract No. 214, being all of a called 52.226 Acre tract conveyed from Joyce Downs, et al to Walter G. Girvir, et ux by deed dated July 14, 2006, recorded in Document No. 2006060237 the Official Records of Williamson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 5/8" iron rod with red plastic cap marked "2547" on the common south Right-of-Way line of the Union Pacific Railroad and County Road 403, at the northeast corner of a called 19.6 Acre tract conveyed to Norman Bishop, et ux in Volume 2564, Page 886, for the northwest corner of this tract;

THENCE N45°58'19"E - 1338.02' along the said south Right-of-Way line of the Union Pacific Railroad, partially along the said south Right-of-Way line of County Road 403, crossing the said County Road 403 and continuing along the north Right-of-Way of County Road 403, respectively, to a found 5/8" iron rod with red plastic cap marked "2547" at the northwest corner of a called 142.37 Acre tract conveyed to John Bohls in Volume 123, Page 191, for the northeast corner of this tract;

THENCE S22°16'11"E - 40.27' crossing the said Right-of-Way of County Road 403, along the west line of the said 142.37 Acre tract to a found 5/8" iron rod with red plastic cap marked "2547" on the said south Right-of-Way line of County Road 403, the north line of a tract conveyed to Ernest Groba in Volume 125, Page 170, at an exterior ell corner of the said 142.37 Acre tract, for an exterior ell corner of this tract;

THENCE S45°17'42"W - 17.85' along the said south Right-of-Way line of County Road 403, the north line of the said Groba Tract (125/170) to a found 5/8" iron rod with red plastic cap marked "2547" at the northwest corner of the said Groba Tract (125/170), for an interior ell corner of this tract;

THENCE S22°31'10"E - 161.47' along the west line of the said Groba Tract (125/170) to a found ½" iron rod with yellow plastic cap marked "CHAPARRAL" at an agreed southwest corner of the said Groba Tract (125/170), for an interior ell corner of this tract;

THENCE diverging from the deeded boundary of the said 52.226 Acre tract, along an agreed upon boundary (verbally agreed to between the parties to which this line will affect) between the said Groba Tract (125/170), a tract conveyed to Ernest Groba in Volume 120, Page 258 and again the said Groba Tract (125/170), respectively, and the said 52.226 Acre tract for the following courses and distances:

S85°17'18"E - 39.77' to a found ½" iron rod with yellow plastic cap marked "CHAPARRAL" on the agreed upon west line of the said Groba Tract (120/258), at an agreed upon southwest corner of the said Groba Tract (125/170), for an exterior ell corner of this tract;

S24°14'39"E - 69.22' along the agreed upon west line of the said Groba Tract (120/258) to a found ½" iron rod with yellow plastic cap marked "CHAPARRAL" at the southwest corner of the said Groba Tract (120/258), for an interior ell corner of this tract;

212296

RECORDERS MEMORANDUM

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

Exhibit A
Page 2 of 2

N64°46'06"E - 121.18' along the agreed upon south line of the said Groba Tract (120/258) to a found ½" iron rod with yellow plastic cap marked "CHAPARRAL" at an agreed upon northwest corner of the said Groba Tract (125/170), for an exterior ell corner of this tract;

S86°22'06"E - 146.23' along the agreed upon west line of the said Groba Tract (125/170) to a found ½" iron rod with yellow plastic cap marked "CHAPARRAL" for an exterior ell corner of this tract;

S22°20'06"E - 1503.17' continuing along the agreed upon west line of the said Groba Tract (125/170) to a found ½" iron rod with yellow plastic cap marked "CHAPARRAL" on a north line of a called 55 Acre tract conveyed to Ernest Farms, LLC in Document No. 2019117943, at the agreed upon southwest corner of the said Groba Tract (125/170), for the southeast corner of this tract;

THENCE S68°46'48"W - 864.79' departing the said agreed upon line, along the north line of the said 55 Acre tract to a found ½" iron rod on the east line of a called 90.65 Acre tract conveyed to T.W. Ford, LP in Document No. 2017050597, at the northwest corner of the said 55 Acre tract, for an exterior ell corner of this tract;

THENCE N21°21'52"W - 35.38' along the east line of the said 90.65 Acre tract to a found 1" iron pipe on the common line between the said Johnson and Haves Surveys, at the northeast corner of the said 90.65 Acre tract, for an interior ell corner of this tract;

THENCE S68°24'42"W - 477.87' along the common line between the said Johnson and Haves Surveys, the north line of the said 90.65 Acre tract to a found 6" wooden fence corner post at the southeast corner of the said 19.6 Acre tract, for the southwest corner of this tract;

THENCE along the east lines of the said 19.6 Acre tract for the following courses and distances:

N21°17'29"W - 164.81' to a found 6" wooden fence corner post for an interior ell corner of this tract;

N70°36'19"W - 96.31' to a found 6" wooden fence corner post for an exterior ell corner of this tract;

N36°03'21"W - 420.12' to a found 6" wooden fence corner post for an exterior ell corner of this tract;

N25°10'14"E - 121.22' to a found 12" wooden fence corner post for an interior ell corner of this tract;

N31°42'01"W - 592.86' to the **POINT OF BEGINNING** containing within these metes and bounds 52.501 Acres of land of which 0.895 Acres lies within the fenced/occupied Right-of-Way of County Road 403.

212296

RECORDERS MEMORANDUM

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

Exhibit "B"

1. Easement dated September 3, 1927, executed by W. F. Dushek and wife, Albina Dushek to Texas Power and Light Company, recorded in Volume 233, Page 439, Deed Records, Williamson County, Texas. Easement Modification Agreement recorded under Document No. 2007058850, Official Records, Williamson County, Texas.

2. Right of Way Easement dated August 19, 1974, from John Prikryl and Marilyn Prikryl to Jonah Water Supply Corp., recorded in Volume 597, Page 982, Deed Records, Williamson County, Texas.

3. Easement and Right of Way dated October 5, 1993, from John W. Prikryl to Texas Utilities Electric Company, recorded in Volume 2434, Page 385, Official Records, Williamson County, Texas.

4. Right of Way Easement dated October 23, 1994, from Joyce Downs, Daniel J. Prikryl and James D. Prikryl to Jonah Water Supply Special Utility District, recorded in Volume 2647, Page 565, Official Records, Williamson County, Texas.

5. Right of Way Easement dated October 18, 1994, from John W. Prikryl and wife, Marilyn Prikryl to Jonah Water Special Utility District, recorded in Volume 2647, Page 567, Official Records, Williamson County, Texas.

6. Easement Deed by Court Order in Settlement of Landowner Action dated December 14, 2012 to Qwest Communications Company, LLC, f/k/a Qwest Communications Corporation, Sprint Communications Company,L. P., and Level 3 Communications, LLC, recorded under Document No. 2015075890, Official Records, Williamson County, Texas.

7. The rights of Lower Brushy Creek Water Control and Improvement District levy taxes and issue bonds.

8. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto.

9. Boundary Line Agreement dated October 27, 2021 recorded under Document No. 2021165184, Official Records, Williamson County, Texas.

RETURN TO
Longhorn Title Co.
309 N. Main
Taylor, TX 76574

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2021166275

Pages: 7 Fee: $54.00
10/29/2021 03:44 PM
MBARRICK

Nancy E. Rister, County Clerk
Williamson County,Texas



Employment Center Plan
for
Forterra Mixed Use
PZ-2024-2268
Taylor, Texas

A BACKGROUND

Regional Context A.2
Comprehensive Plan Excerpts..... A.3
Local Context A.4
Site Constraints A.5
Topography Analysis A.6

B REGULATIONS

Place Type Allocations.....B.2
Regulating Plan.....B.3
Block Frontages & Dimensions.....B.4
Design Specific Standards B.5
Transportation Master Plan Diagram.....B.7
Thoroughfare Types Plan B.8
Thoroughfare Types Sections B.9
Civic Space Types Plan B.13

C SUPPLEMENTAL PLANS

Plan in Context..... C.2
Program Summary C.3
Emergency Access Diagram C.4
Addressing Diagram C.5
Detailed Parking Program..... C.6

For

The City of Taylor, Texas

and

Taylor 47 llc

by

Michael Watkins Architect, llc

March 26, 2025

A. Background

The Employment Center Plan provides the general layout for the development, serving as a guide for future steps in the development. This layout is based on the existing conditions on the Subject Property as described in the Background chapter and the specific development scenario described in the Supplemental Plans. The Regulations chapter describes the required components and standards associated with this layout and demonstrates the layout's compliance with the Taylor Comprehensive Plan and the Taylor Land Development Code. Other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of the requirements in the Regulations chapter and all other applicable regulations.

The Background chapter summarizes information about the site, program, zoning, and other relevant constraints provided by the Applicant and the City of Taylor that inform the design of the Employment Center Plan.

Regional Context A.2
Comprehensive Plan Excerpts A.3
Local Context A.4
Target Place Type Allocations A.5
Site Constraints A.6
Elevation Analysis A.7

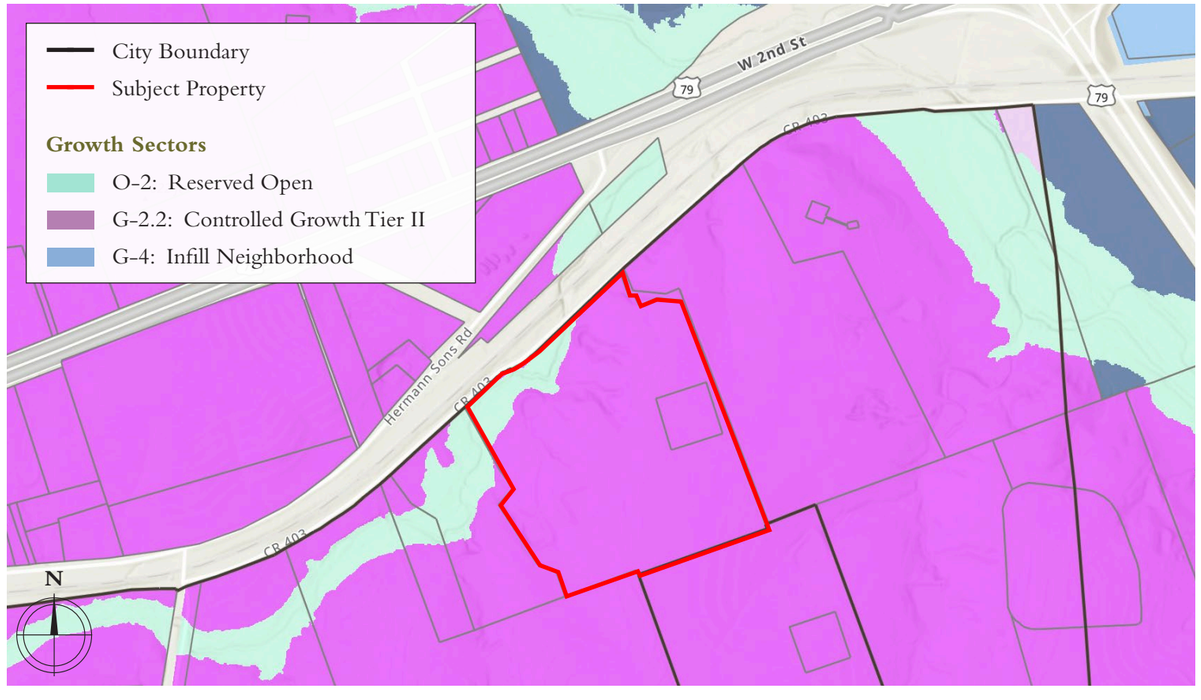


Key

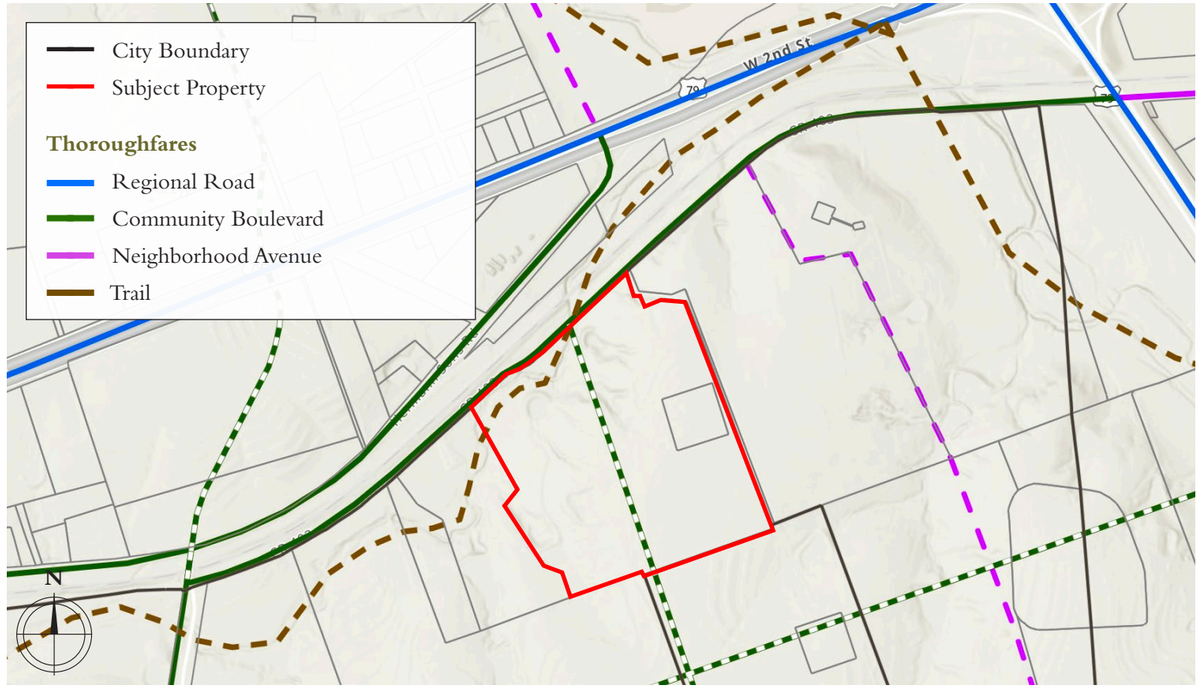
- City Boundary
- Subject Property
- Samsung Campus
- RCR Taylor Complex

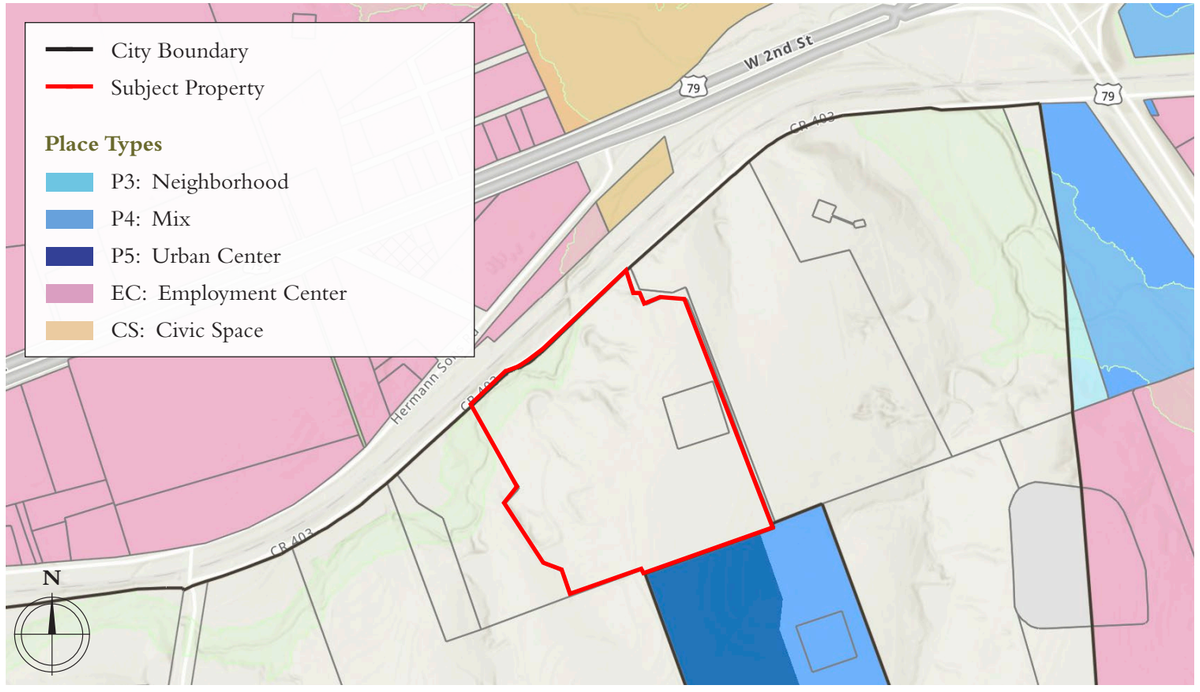
0 mi. 1/4 mi. 1/2 mi. 1 mi.

N


City Boundary
Subject Property
Growth Sectors
O-2: Reserved Open
G-2.2: Controlled Growth Tier II
G-4: Infill Neighborhood
W 2nd St
79
CR 402
Hermann Sons Rd
N


City Boundary
Subject Property
Future Land Use
Employment: Regional
Employment: Special Zone
Neighborhood Greenfield
Open Space
W 2nd St
79
CR 402
Hermann Sons Rd
N


City Boundary
Subject Property
Thoroughfares
Regional Road
Community Boulevard
Neighborhood Avenue
Trail
W 2nd St
79
CR 402
N


City Boundary
Subject Property
Place Types
P3: Neighborhood
P4: Mix
P5: Urban Center
EC: Employment Center
CS: Civic Space
W 2nd St
79
CR 402
N



Key

- Subject Property
- Existing Thoroughfare
- Previously Proposed Thoroughfare

Thoroughfare Designations

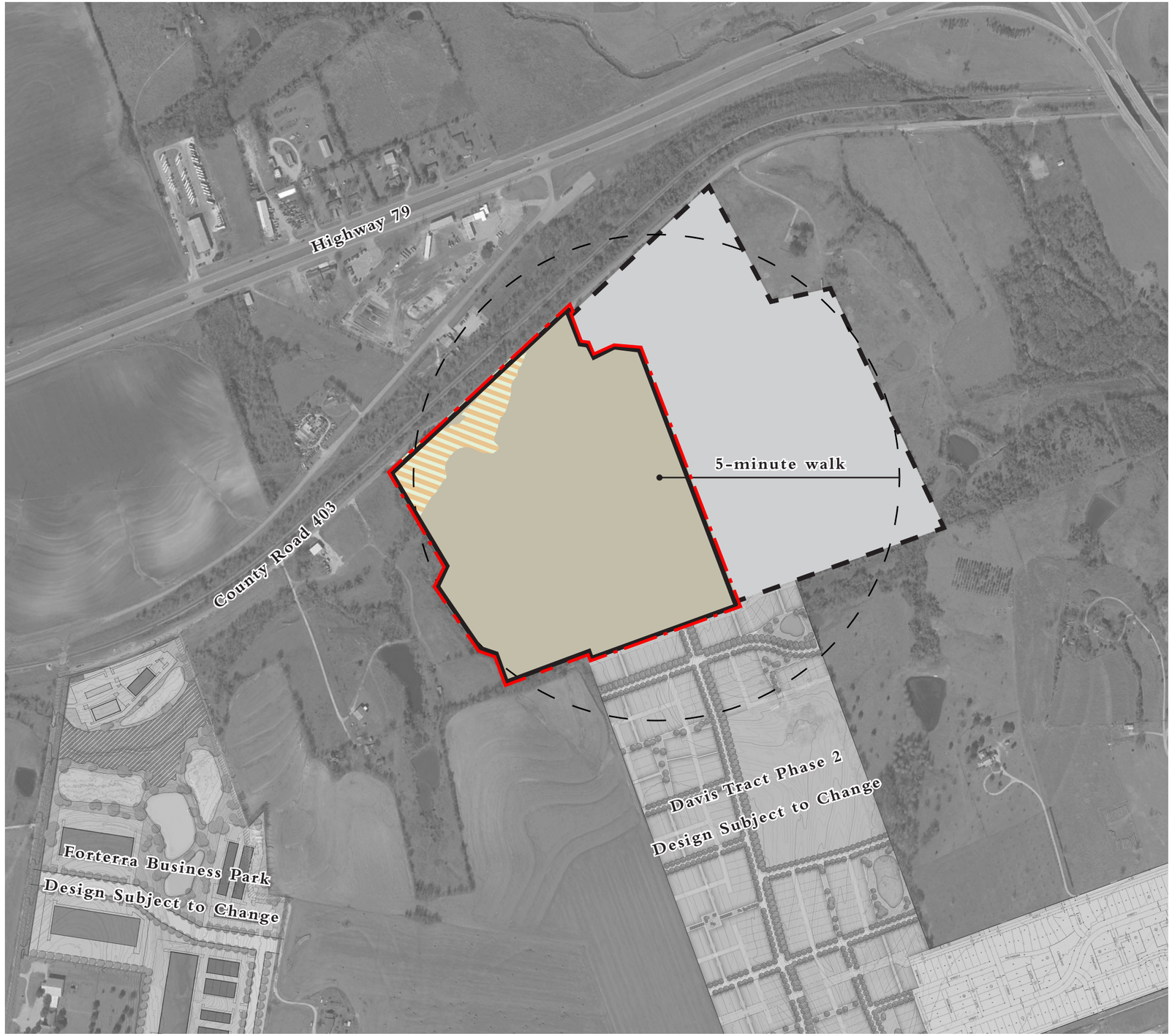
- Regional Road
- Community Boulevard
- Neighborhood Avenue
- Industrial Boulevard
- Trail

Notes

1. Designs of neighboring properties are subject to change.

N

0 ft. 300 ft. 600 ft. 1,200 ft.



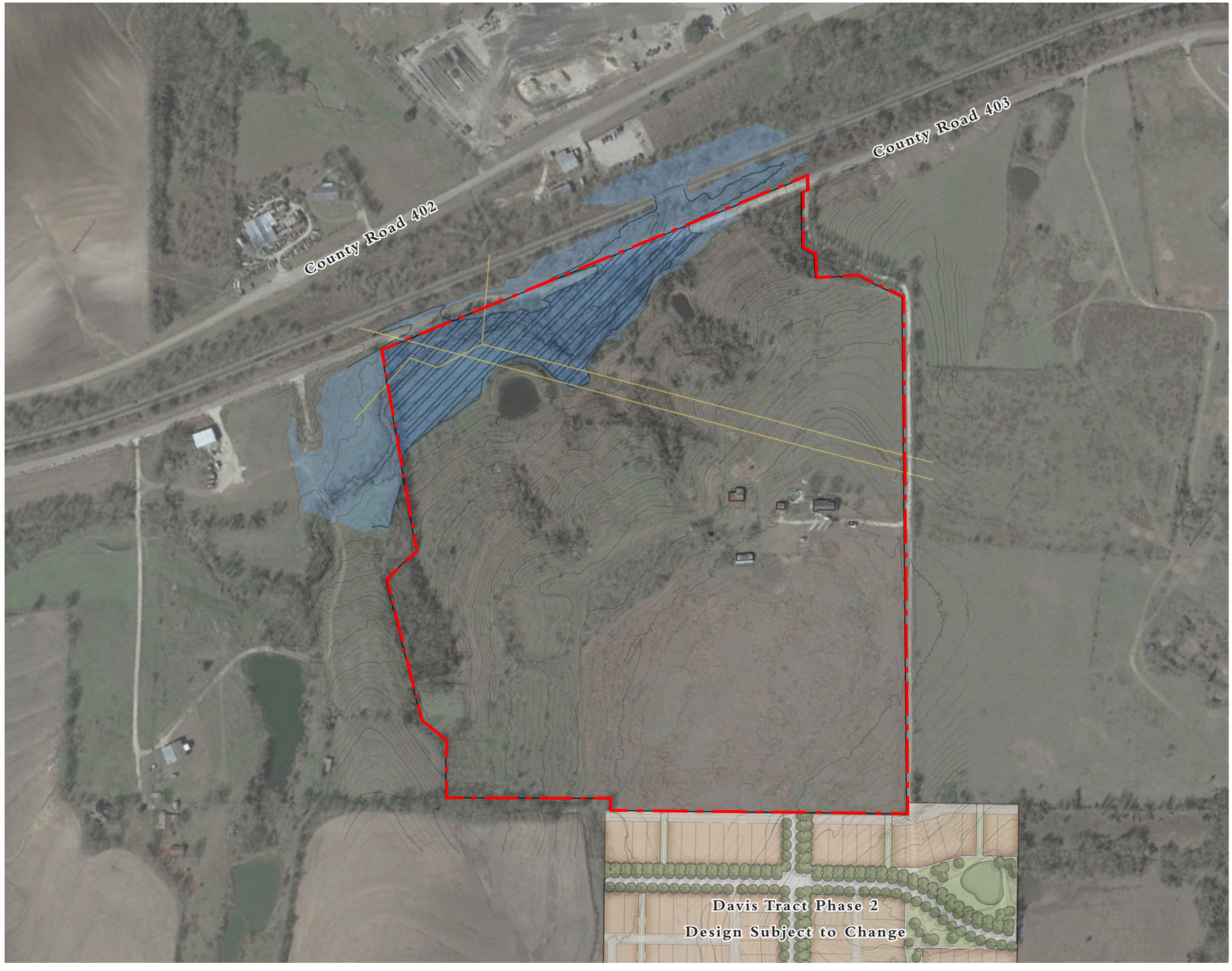
Key

- Subject Property
- Pedestrian Shed
- Future Pedestrian Shed [1]

Place Type	Permitted for a TND LDC Table 3.6.1(A)	Within Pedestrian Shed			Target for Subject Property
		Total	Outside Subject Property	Inside Subject Property	
P1	5% min.	4.3 ac. (8.2%)	0.0 ac.	4.3 ac.	3 ac. min.
P3	10-30%	0.0 ac. (0%)	0.0 ac.	0.0 ac.	5-16 ac.
P4	40-60%	0.0 ac. (0%)	0.0 ac.	0.0 ac.	21-31 ac.
P5	10-30%	0.0 ac. (0%)	0.0 ac.	0.0 ac.	5-16 ac.
CS	10% min.	4.3 ac. (8.2%)	0.0 ac.	4.3 ac.	5 ac. min.
TBD	-	48.0 ac. (91.8%)	-	48.0 ac	-
Total	**100%**	**52.3 ac. (100%)**	**-**	**52.3 ac.**	**52.3**
ETJ	-	50.2 ac.	50.2 ac.	0.0 ac.	-

The areas and percentages shown are approximate and do not include TxDOT ROW, Front Type Thoroughfare ROW, areas within the ETJ, or other properties that have not been subdivided. The effective Pedestrian Shed, shown as a thin dashed line, is intended to include areas reasonably walkable (approximately 5 minute walking distance) from the Site based on existing conditions. Its shape does not conform precisely to a 1/4-mile-radius circle, but approaches an area of approximately 80 acres. Properties zoned as Planned Developments are counted towards the Place Types that most closely resemble the standards of the Planned Development. These assumptions are intended to create consistent calculations and useful comparisons between the areas and percentages.

1. *The thick dashed line shown on the plan indicates the anticipated expansion of the Pedestrian Shed should the adjacent properties that are currently in the ETJ be annexed.*

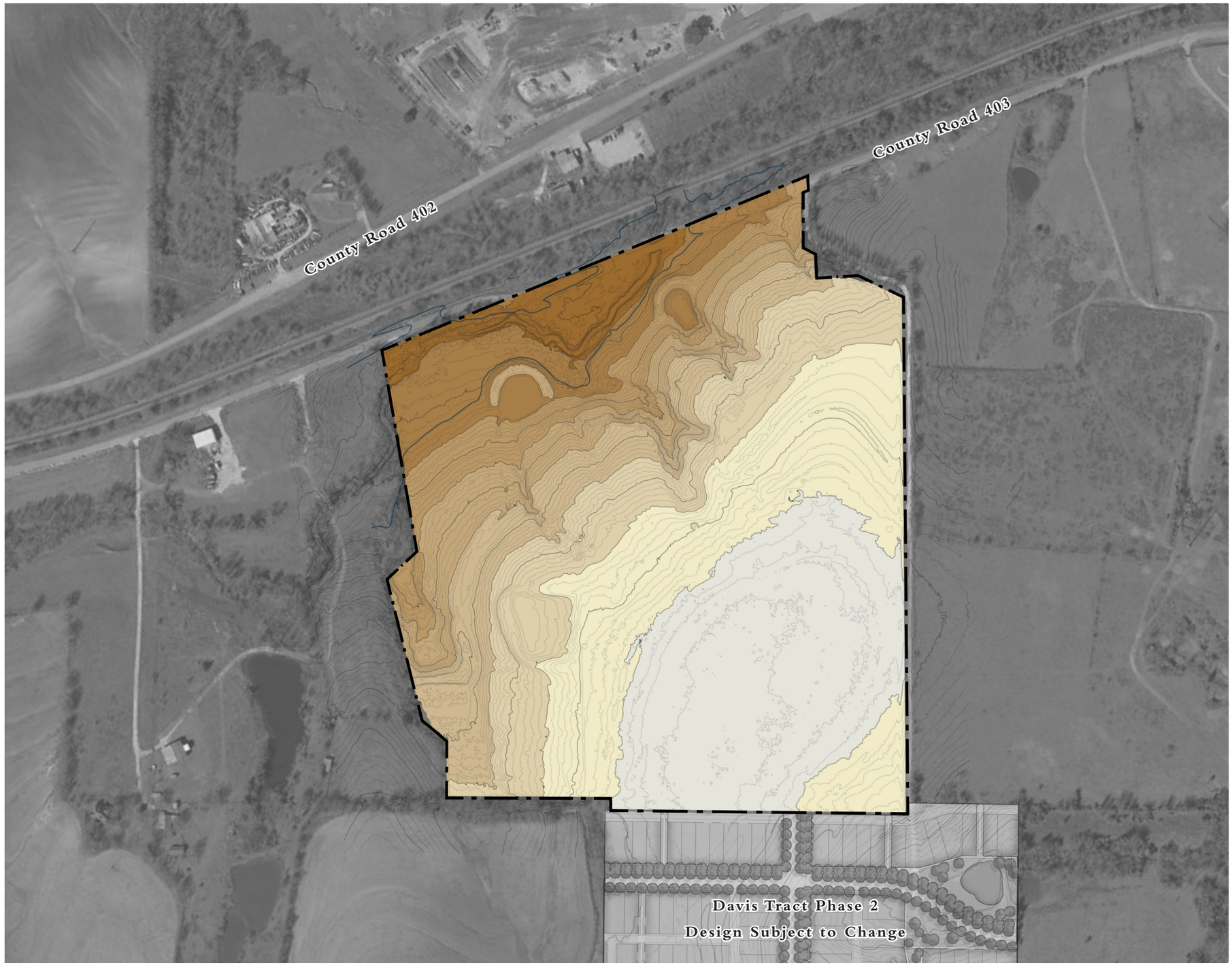


Key

- Subject Property
- 5-ft. Contour
- 1-ft. Contour
- FEMA 100-year Floodplain
- City of Taylor 100-year Floodplain (estimate)
- Overhead Power Line

N

0 ft. 150 ft. 300 ft. 600 ft.



Key

- Subject Property
- 10-ft. Contour
- 1-ft. Contour
- FEMA 100-year Floodplain
- 610-620 ft.
- 600-610 ft.
- 590-600 ft.
- 580-590 ft.
- 570-580 ft.
- 560-570 ft.
- 550-560 ft.
- 540-550 ft.

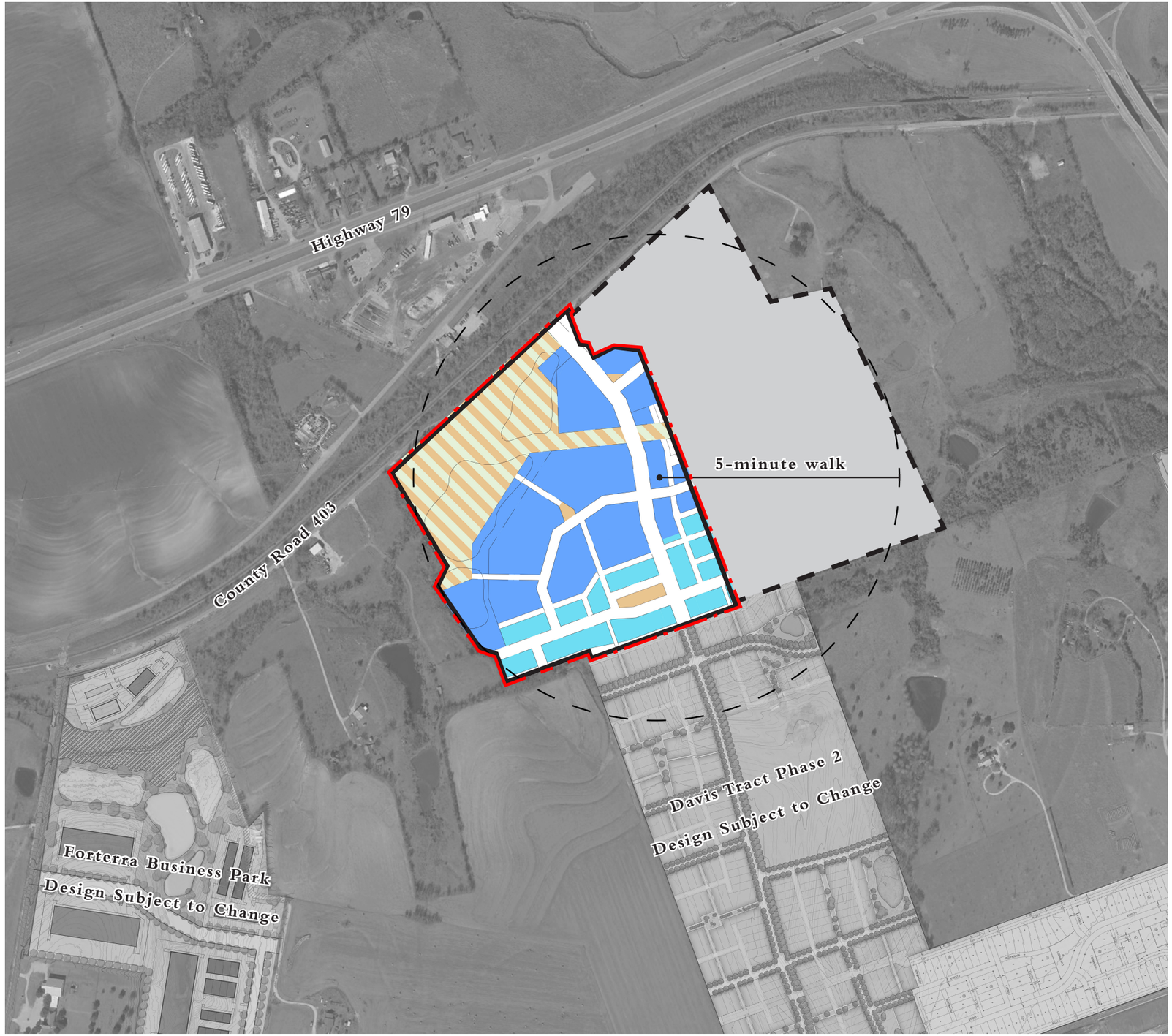
N

0 ft. 150 ft. 300 ft. 600 ft.

B. Regulations

The Regulations chapter is a set of plans and standards which specifies the requirements of this Employment Center Plan and demonstrates how the Employment Center Plan complies with the Taylor Comprehensive Plan and Land Development Code. These Regulations include the general layout of Thoroughfares, Civic Spaces, Blocks, and Lots, as well as standards specifying any deviations from the LDC and additional requirements necessary for the development to comply with the Comprehensive Plan and the intent of the LDC. While these Regulations are informed by the specific development scenario described in the Supplemental Plans chapter, other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of these Regulations and all other applicable regulations.

Place Type Allocations B.2
Regulating Plan B.3
Block Frontages and Dimensions B.4
Design Specific Standards B.5
Transportation Master Plan B.7
Thoroughfare Types Plan B.8
Thoroughfare Types Sections B.9
Civic Space Types Plan B.13



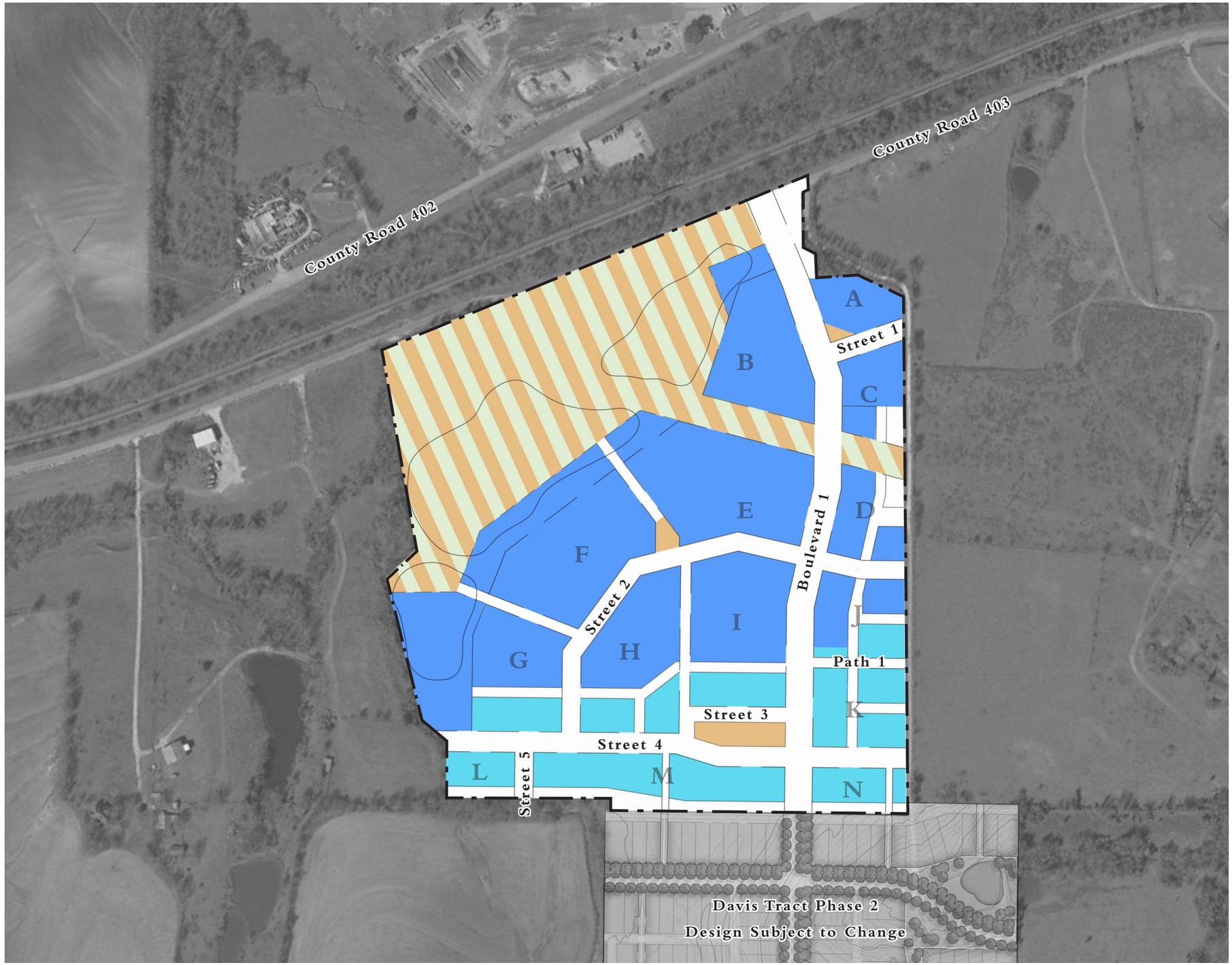
Key

- Subject Property
- Pedestrian Shed

Place Type	Permitted for a TND LDC Table 3.6.1(A)	Within Pedestrian Shed			Target for Subject Property
		Total	Outside Subject Property	Inside Subject Property	
P1	5% min.	14.4 ac. (34.8%)	0.0 ac.	14.4 ac.	2 ac. min.
P3[4]	10-30%	5.7 ac. (13.8%)	0.0 ac.	5.7 ac.	4-12 ac.
P4[4]	40-60%	19.3 ac. (46.7%)	0.0 ac.	19.3 ac.	16-24 ac.
P5	10-30%	0.0 ac. (0.0%)	0.0 ac.	0.0 ac.	4-12 ac.
CS[3]	10% min.	15.1 ac. (36.6%)	0.0 ac.	15.1 ac.	4 ac. min.
TBD[2]	-	-	-	0.0 ac	-
Total	**100%**	**41.3 ac. (100%)**	**-**	**41.3 ac.**	**41.3 ac.**
ETJ	-	50.2 ac.	50.2 ac.	0.0 ac.	-

1. *The percentages listed are calculated with respect to the area of the Pedestrian Shed as shown on the accompanying plan. The Pedestrian Shed (as described in LDC § 3.6.1.7) delineates the area of the subject property and adjacent properties intended to constitute a complete TND (as described in LDC § 3.6.1.4). Areas and percentages listed are approximate.*
2. *The areas and percentages listed are calculated excluding the following: Front Type Thoroughfares, land within the ETJ or other land outside the Taylor city limits, and TxDOT RsOW.*
3. *For the total Civic Space allocation within the subject property, refer to the Civic Space Plan on page B.10.*
4. *See a recommended Warrant regarding the allocation of P3 and P4 in this Pedestrian Shed in the General Standards on page B.3.*

The design is subject to change. Not for construction.



Key

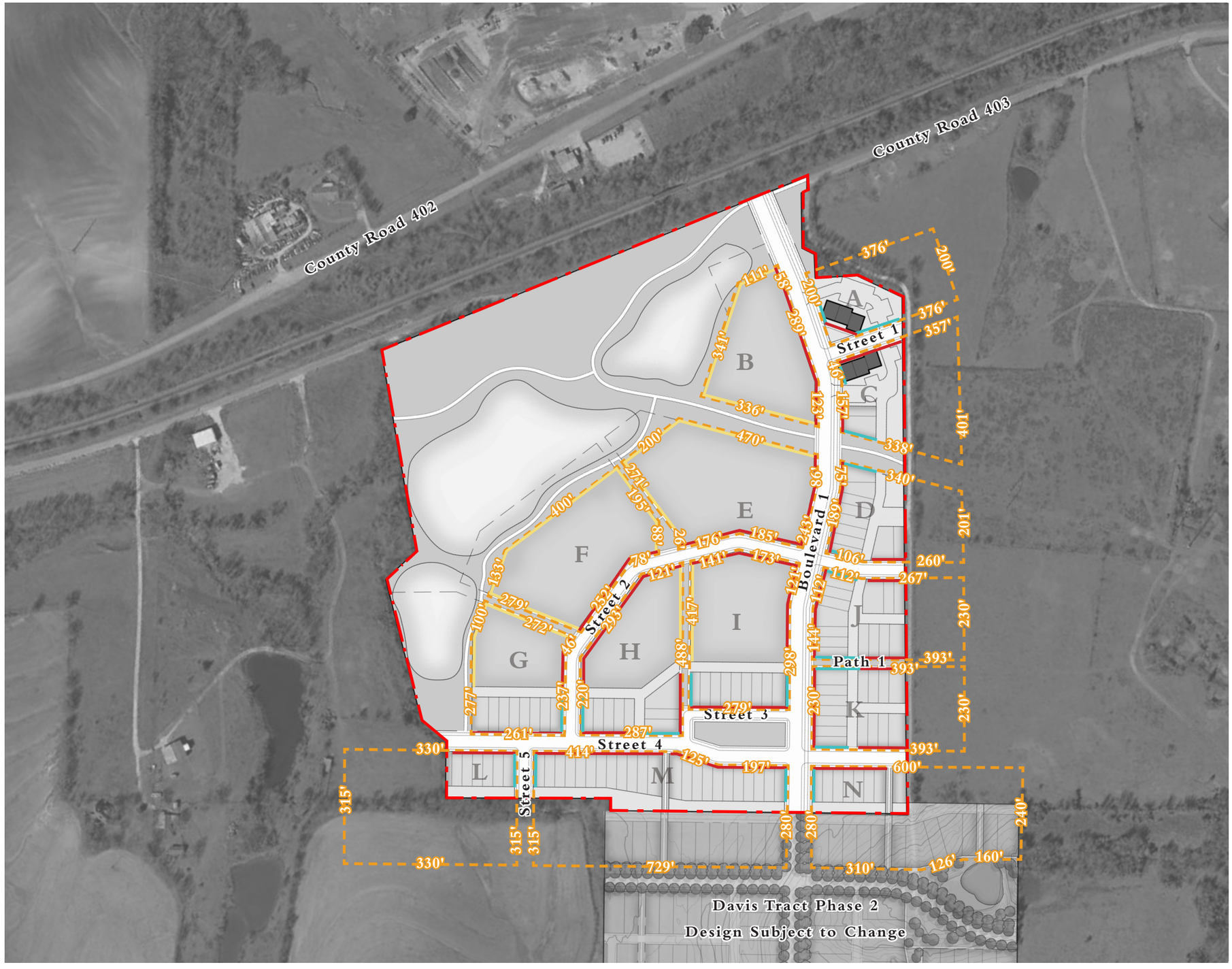
- Subject Property
- P1
- P3
- P4
- P5
- CS

General Standards

1. A Warrant is recommended to allow for a lower ratio of P5 given the proximity of the subject property to other lower density residential developments and the lower anticipated traffic to this portion of the Special Employment District, making Multi-Family and commercial uses potentiality less usable.

N

0 ft. 150 ft. 300 ft. 600 ft.



Key

- Subject Property
- Primary Frontage
- Secondary Frontage
- Block Frontage to be Determined
- Block Dimensions

Block Perimeter

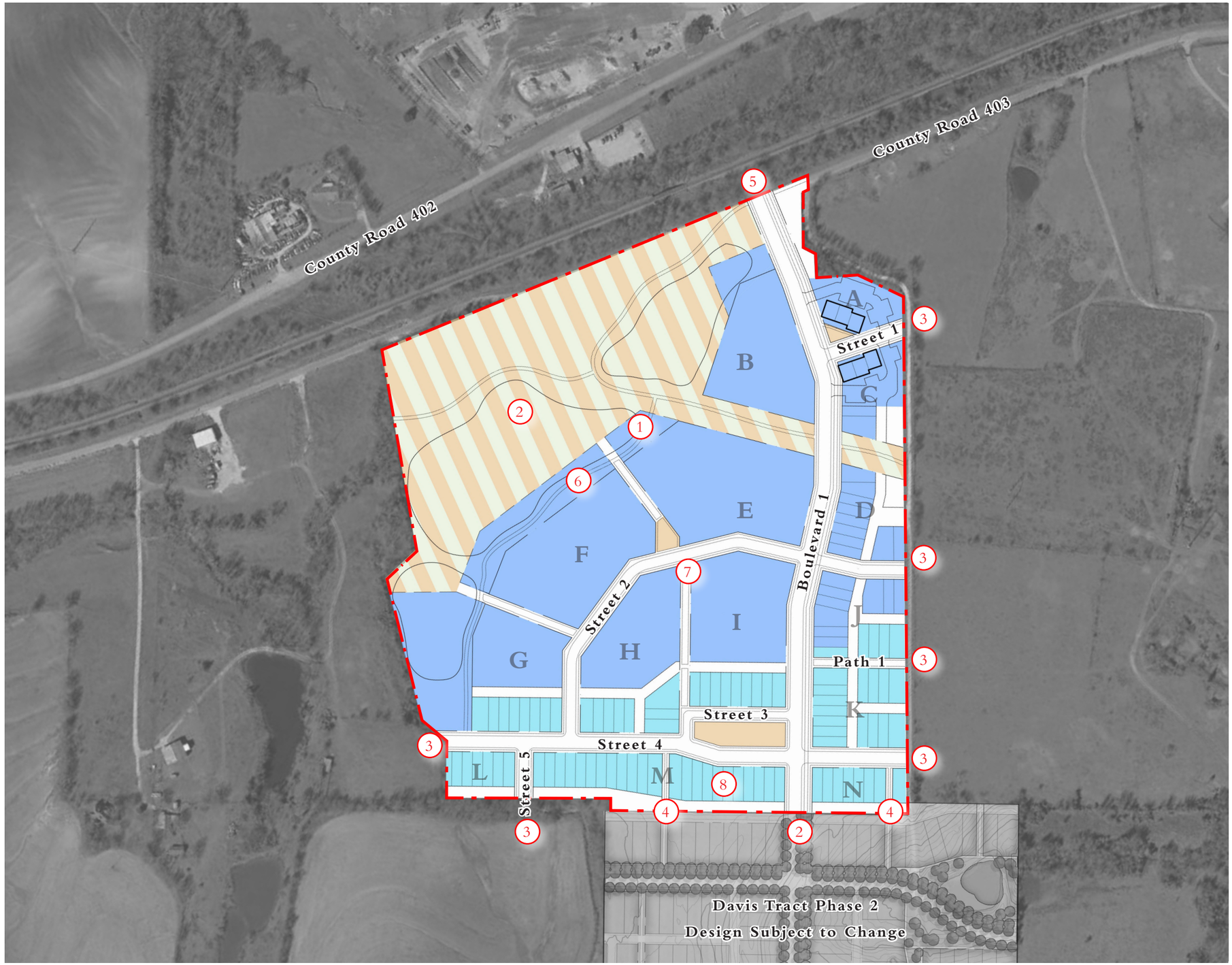
A	1,152 ft.
B	1,258 ft.
C	1,299 ft.
D	1,171 ft.
E	1,657 ft.
F	1,425 ft.
G	1,193 ft.
H	1,409 ft.
I	1,429 ft.
J	2,268 ft.
K	1,246 ft.
L	1,290 ft.
M	2,060 ft.
N	1,716 ft.

Notes

1. Block dimensions shown are non-binding and are intended to demonstrate compliance with City standards for block length and perimeter.
2. The Blocks shown include area on adjacent properties in order to account for the full perimeter of these Blocks when completed on adjacent properties. Adjustments to the precise Block shape and perimeter associated with other developments in these properties are anticipated, and will be addressed in the Neighborhood or Employment Center Plan for that property.

N

0 ft. 150 ft. 300 ft. 600 ft.



Design-Specific Standards

1. These areas are zoned as P4 so that they can be developed with P4 uses if they are not needed for stormwater management facilities. Any portion of these areas that is used for stormwater shall be designed in a way that is integrated with the adjacent Civic Space.

2. A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following conditions:
   - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.13 and LDC § 4-120).
   - The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8).

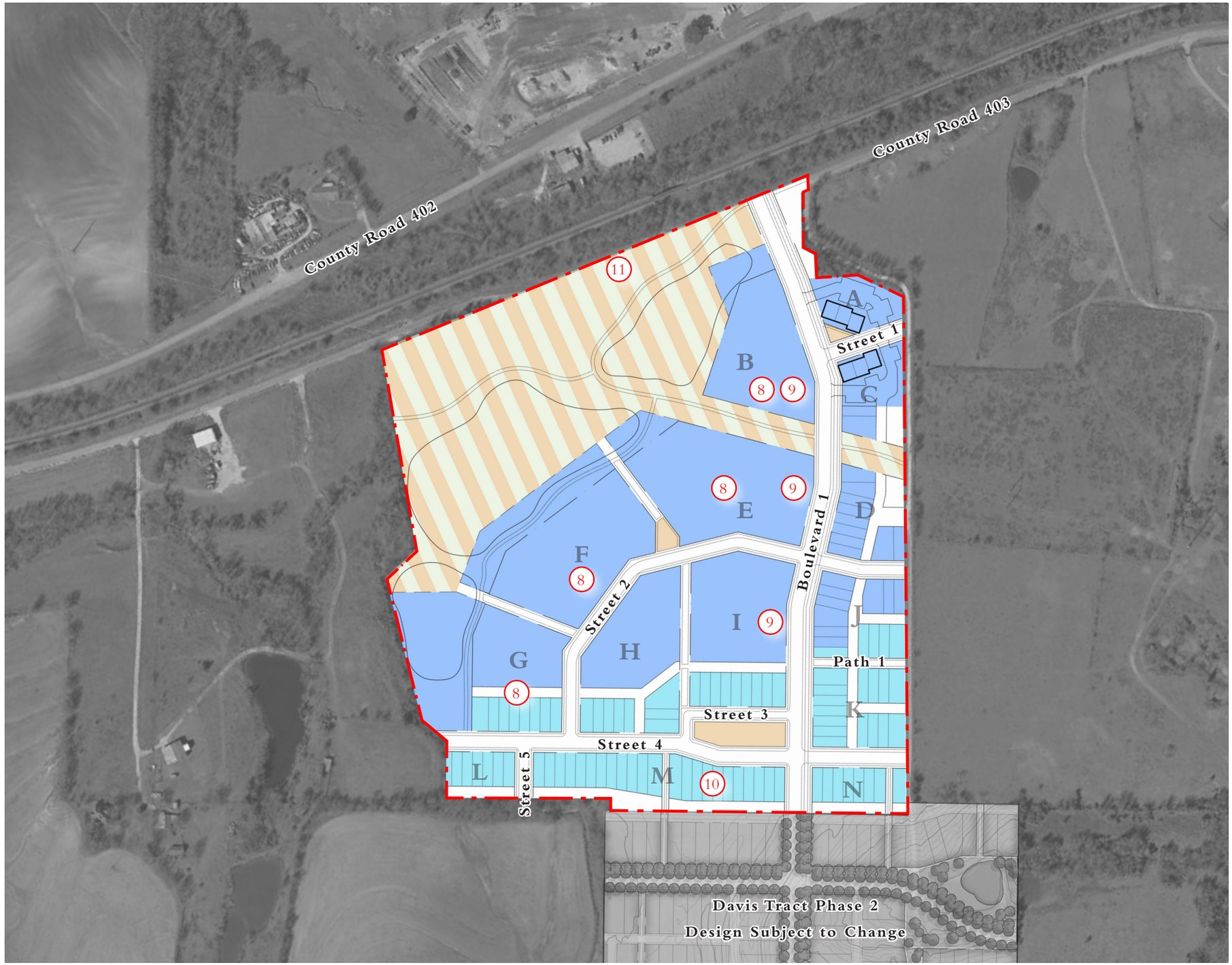
3. Boulevard 1, Path 1 and Streets 1, 3, 4, and 5 are intended to connect to the adjacent properties, with the exact location of the connection to be determined.

4. The Paths in Blocks M and N are intended to connect to the adjacent property, with the exact location of the connection to be determined. These paths should be aligned with similarly designed paths on the adjacent property in order to facilitate pedestrian connectivity between the two properties.

5. Boulevard 1 is intended to connect to County Road 403 with the exact location of the connection to be coordinated with the County.

6. Paths and trails shall be provided within this Park sufficient to provide Frontage and access to all enfronting lots and to provide connections to existing and proposed City of Taylor Park systems.

7. A Warrant is recommended to allow for a smaller minimum curve radius on Neighborhood Streets than specified in the City of Taylor Engineering Manual & Details in order to ensure that cars travel at speeds that are safe for pedestrians. It is recommended that the posted speed be reduced accordingly.



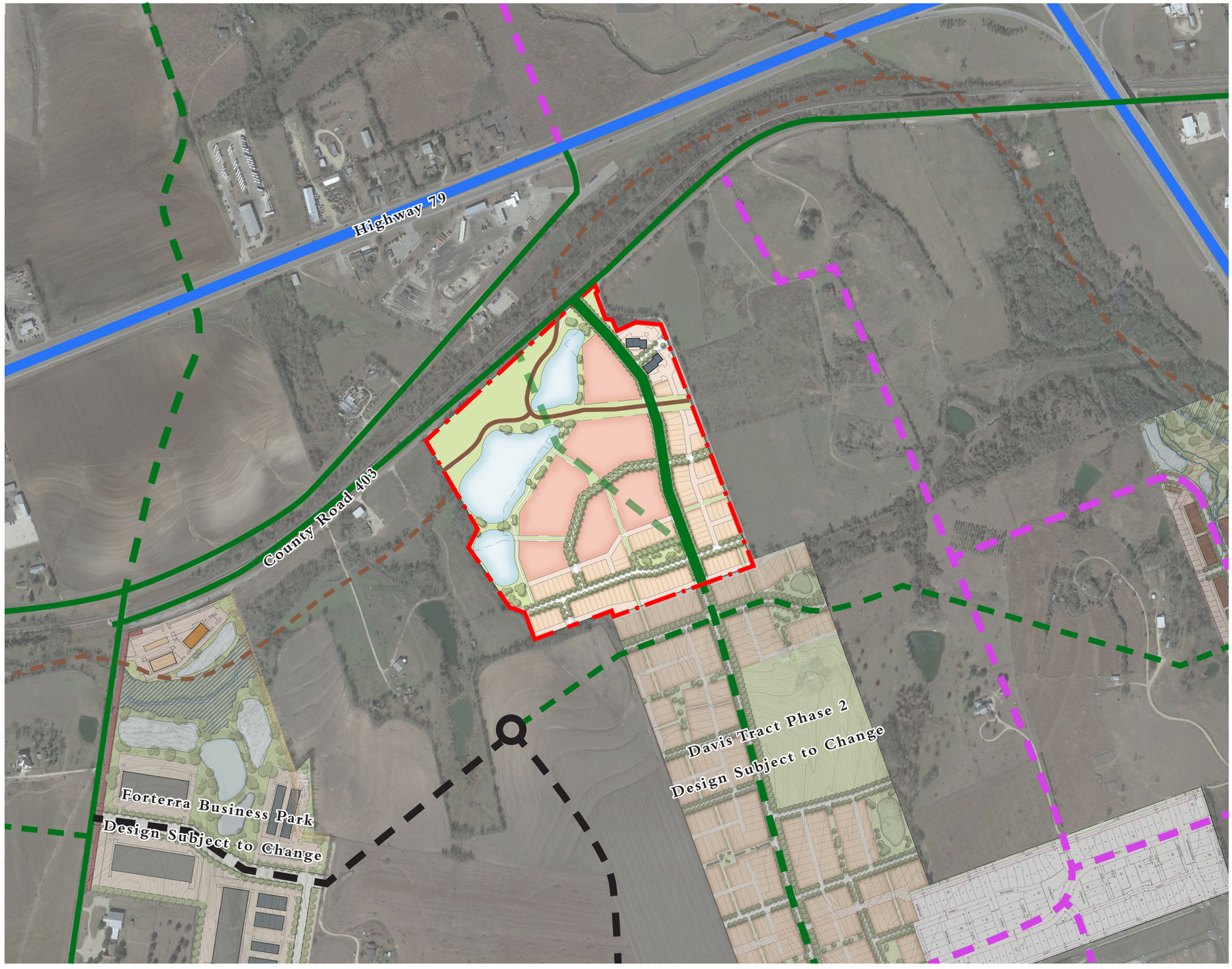
Design-Specific Standards, cont'd.

8 A Warrant is recommended to allow for Blocks B, E, F, G, and H to exceed the maximum Block length in LDC § 3.8.2.9 to accommodate the applicant's proposed Build-to-Rent program in large undivided sites. Paths and Streets are shown on this plan where they are important to the goal of overall pedestrian and vehicular connectivity, and these Blocks shall be divided by additional Thoroughfares and Civic Spaces in order to provide frontage consistent with the standards of P4 to all buildings.

9 The portions of Blocks B, E, and I that face Boulevard 1 shall consist of Townhouses with a minimum height of 2 stories.

10 A Warrant is recommended to allow for Block M to exceed the maximum Block length in LDC § 3.8.2.9 based on the length established for this block in the Davis Tract Phase 2 Neighborhood plan, with its corresponding Warrant for Block Size.

11 Any additional ROW dedication or easement along County Road 403 will be determined in plat submissions.



Key

- Subject Property
- Existing Thoroughfare
- Proposed Thoroughfare
- Previously Proposed Thoroughfare

Thoroughfare Designations

- Regional Road
- Community Boulevard
- Neighborhood Avenue
- Industrial Boulevard
- Trail

Notes

1. The thoroughfare layout shown here is based on the updates to the Transportation Master Plan proposed in the Neighborhood and Employment Center Plans for Davis Tract, 427 Loop, and Forterra Business Park.

N

0 ft. 300 ft. 600 ft. 1,200 ft.

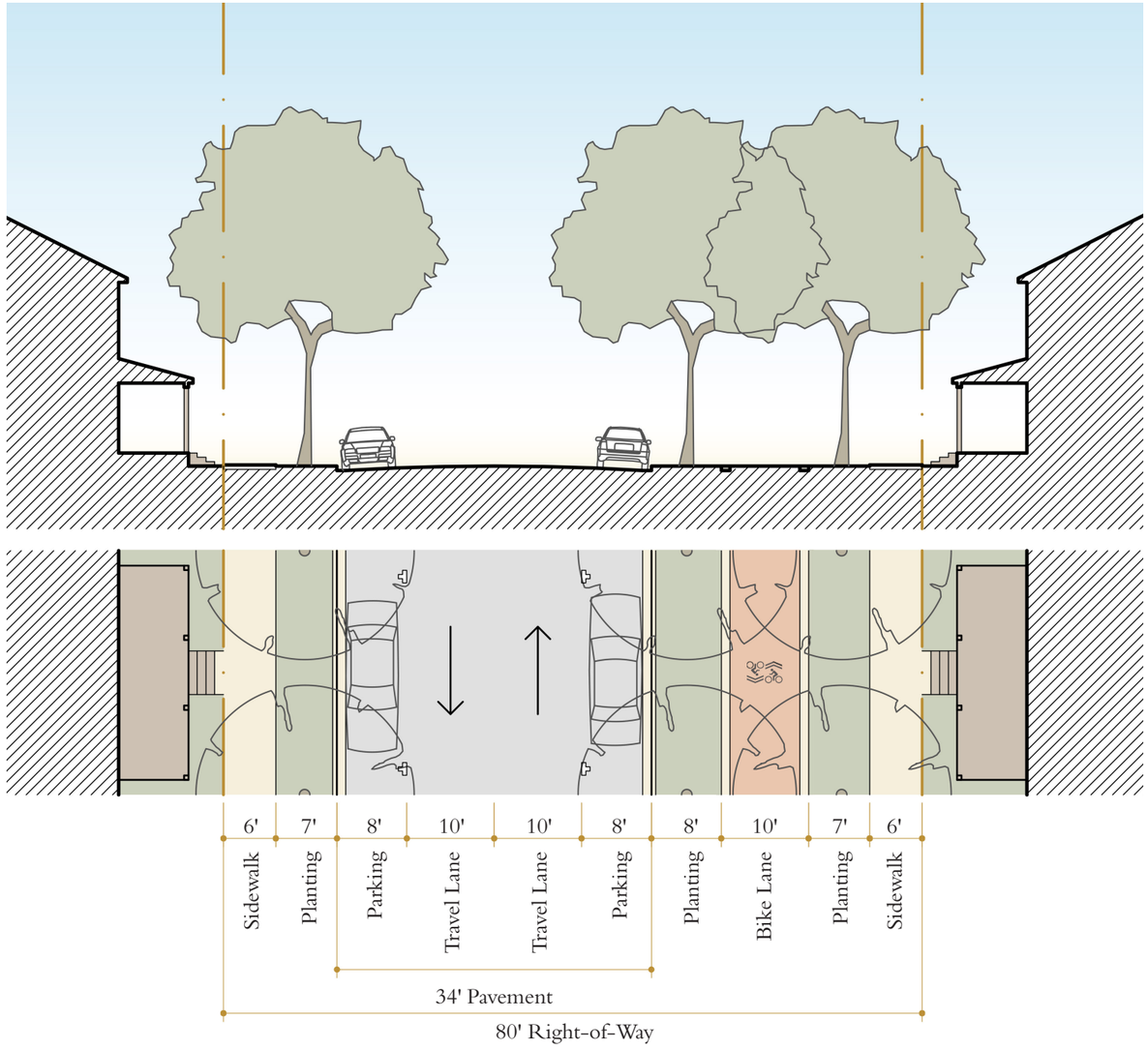


Key

- Subject Property
- BV-80-36
- ST-60-34
- ST-54-28
- ST-45-19
- RA-30-12
- FA-30-20
- PT-30
- PT-20
- Fire Lanes in parking lots (see Fire Apparatus Access Diagram on C.4)
- Trail in Civic Space
- Sidewalk in Civic Space

N

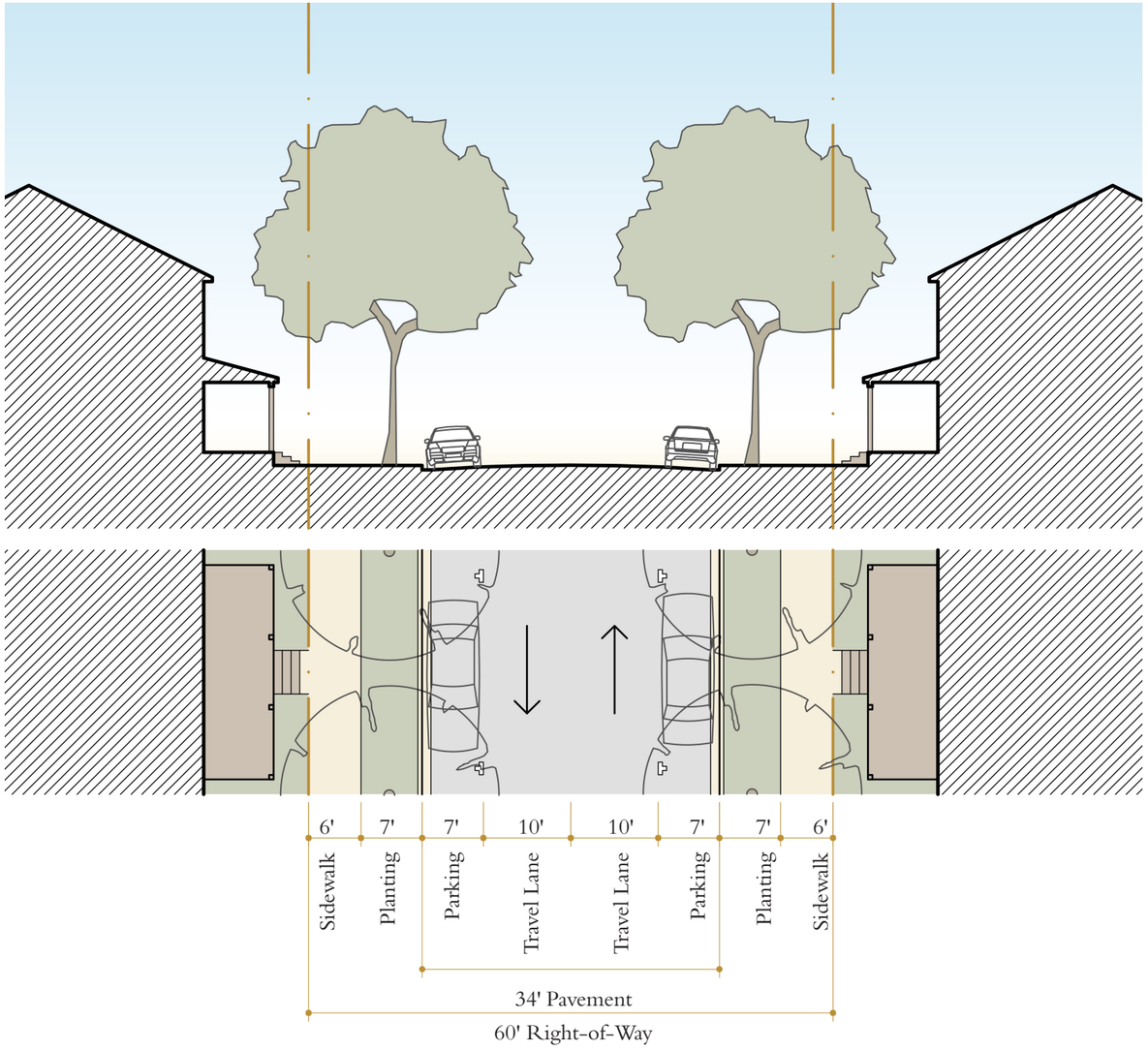
0 ft. 150 ft. 300 ft. 600 ft.



BV-80-34

Thoroughfare Type:	Boulevard	**Vehicular Clear Width:**	20 ft.
Vehicular Movement:	2-way	**Curb Type:**	Header
Design Speed:	20 mph	**Ownership:**	Publicly Owned
Bicycle Facility:	Shared-Use-Path	**Typical Utilities:**	Sanitary Sewer, Storm Sewer, Water

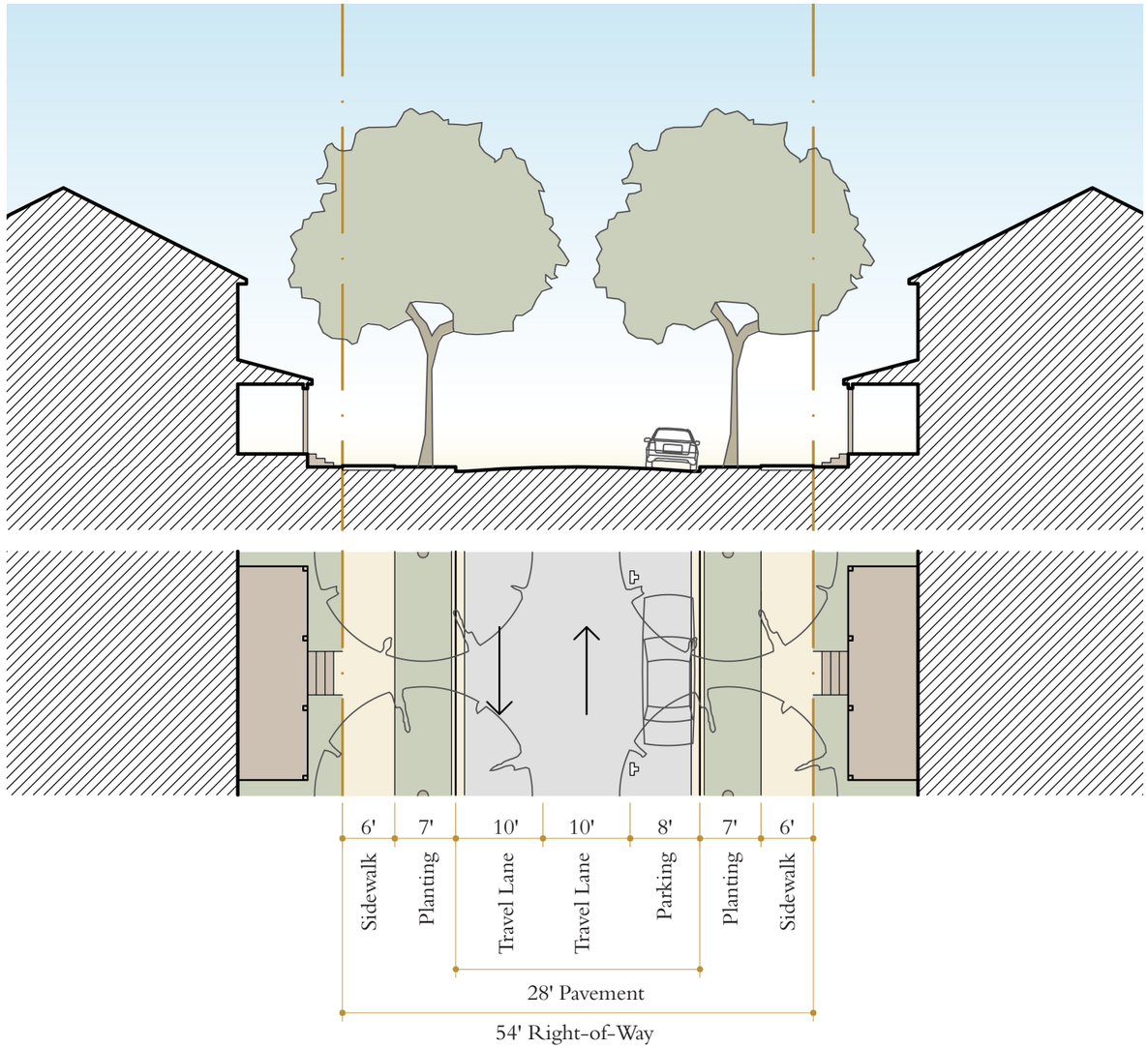
Notes:



ST-60-34

Thoroughfare Type:	Street	**Vehicular Clear Width:**	20 ft.
Vehicular Movement:	2-way	**Curb Type:**	Header
Design Speed:	20 mph	**Ownership:**	Publicly Owned
Bicycle Facility:	Shared with Vehicles	**Typical Utilities:**	Sanitary Sewer, Storm Sewer, Water

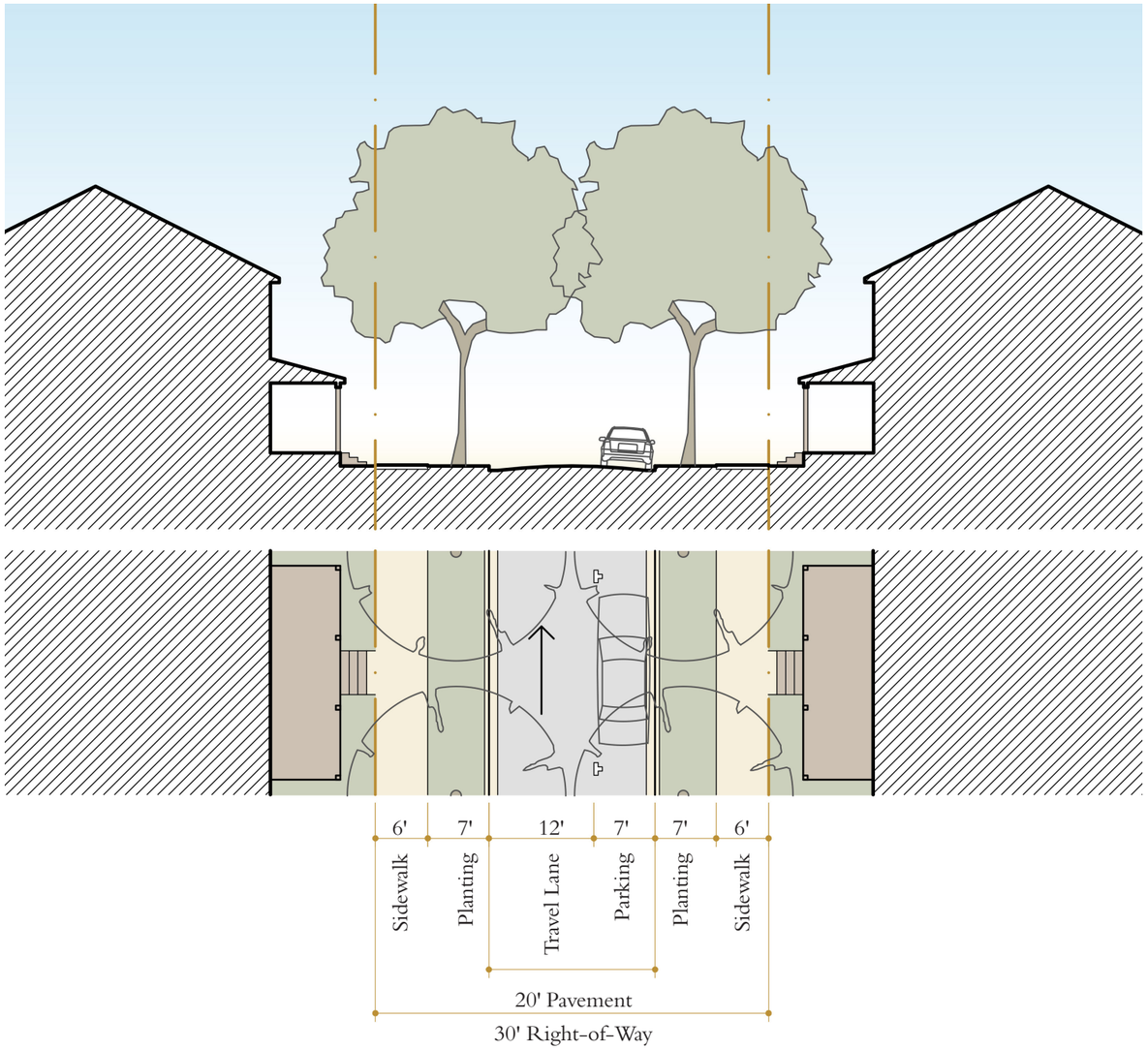
Notes:



ST-54-28

Thoroughfare Type:	Street	**Vehicular Clear Width:**	20 ft.
Vehicular Movement:	2-way	**Curb Type:**	Header
Design Speed:	20 mph	**Ownership:**	Publicly Owned
Bicycle Facility:	Shared with Vehicles	**Typical Utilities:**	Sanitary Sewer, Storm Sewer, Water

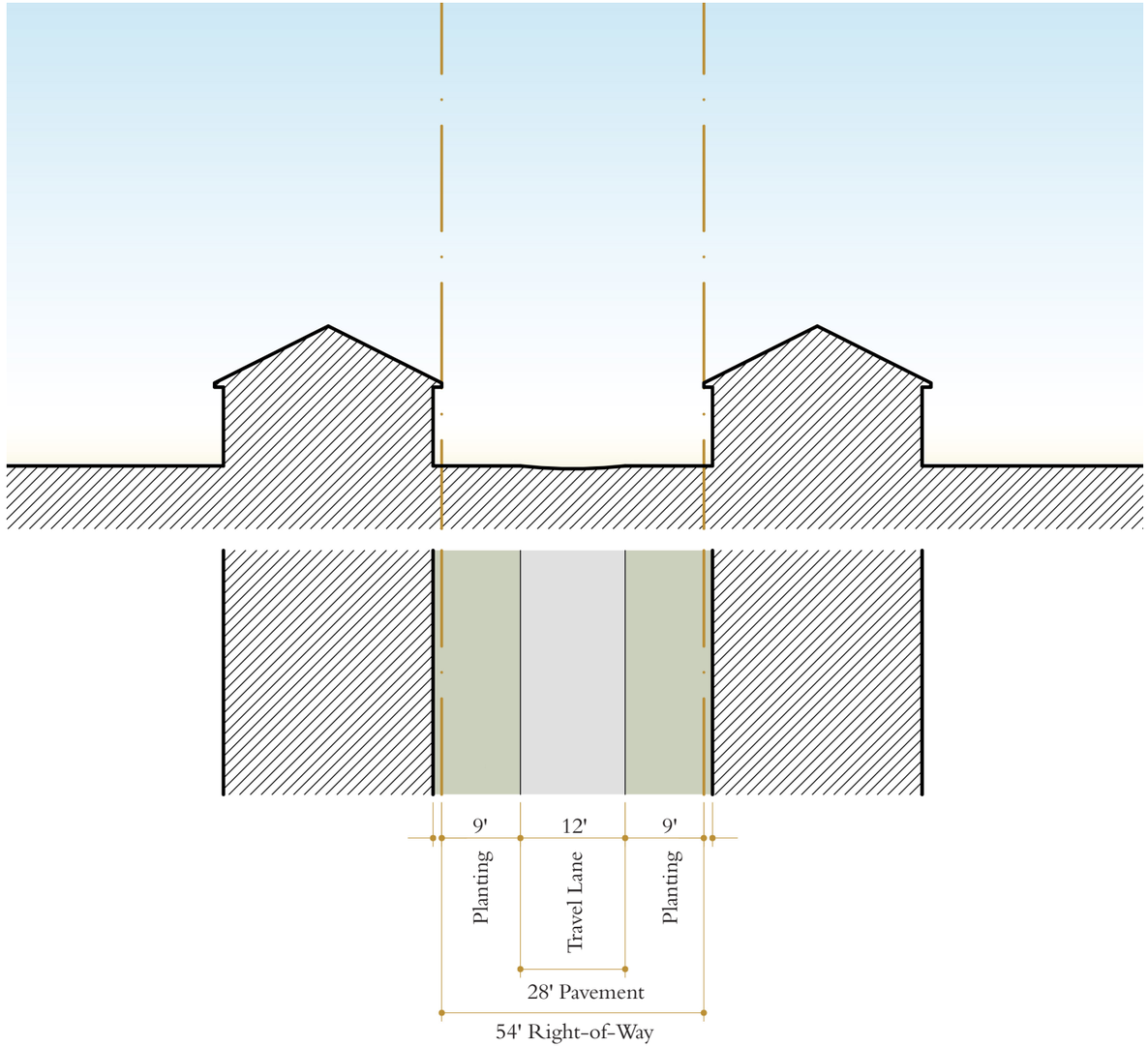
Notes:



ST-45-19

Thoroughfare Type:	Street	**Vehicular Clear Width:**	12 ft.
Vehicular Movement:	1-way	**Curb Type:**	Header
Design Speed:	20 mph	**Ownership:**	Publicly Owned
Bicycle Facility:	Shared with Vehicles	**Typical Utilities:**	Sanitary Sewer, Storm Sewer, Water

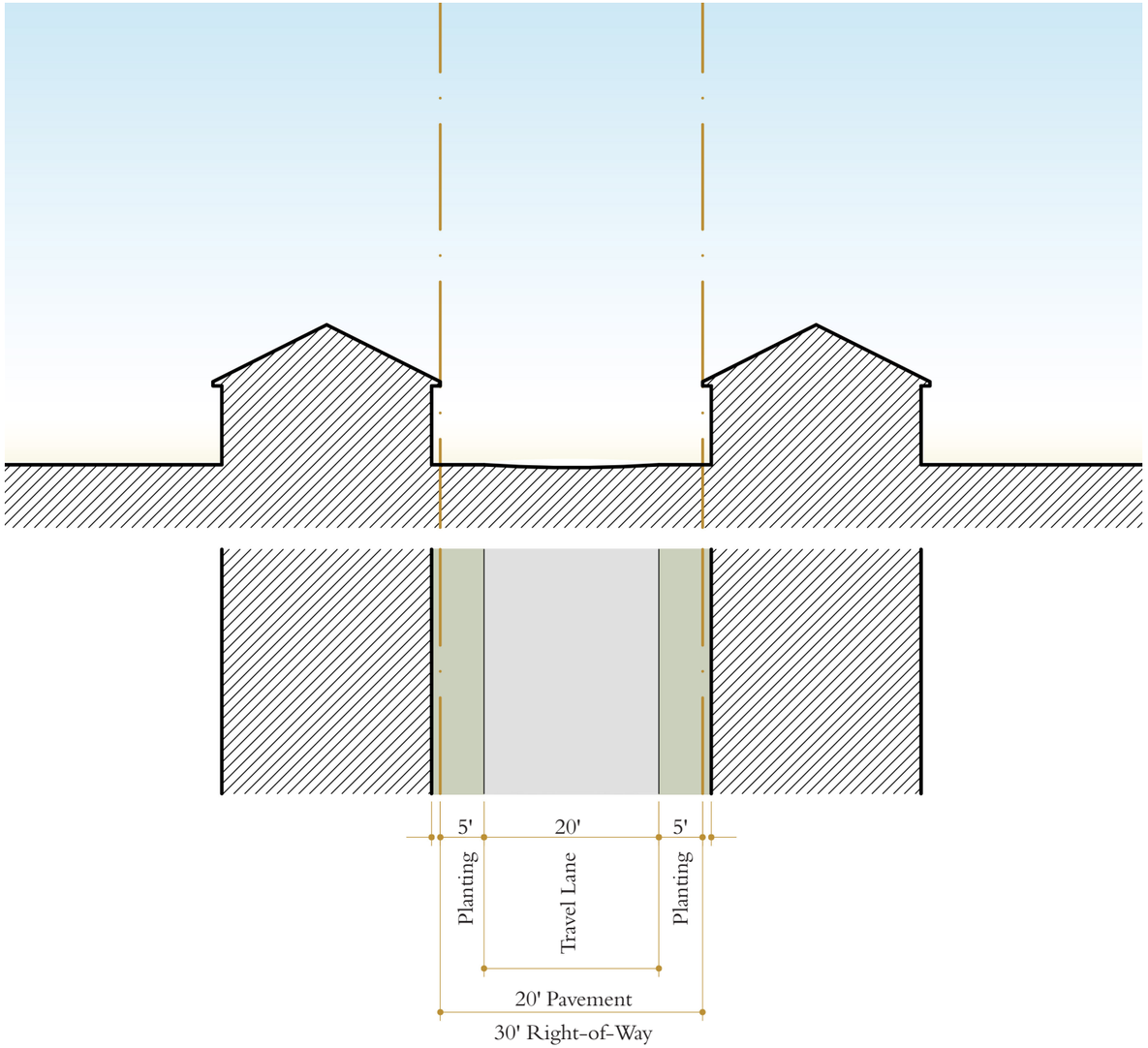
Notes: Due to limited ROW and pavement width, this Thoroughfare Type is subject to adjustments based on utility placements that are to be confirmed with the City Engineer.



RA-30-12

Thoroughfare Type:	Alley	**Vehicular Clear Width:**	12 ft.
Vehicular Movement:	2-way	**Curb Type:**	N/A
Design Speed:	10 mph	**Ownership:**	Privately Owned
Bicycle Facility:	Shared with Vehicles	**Typical Utilities:**	Gas, Electricity, Cable

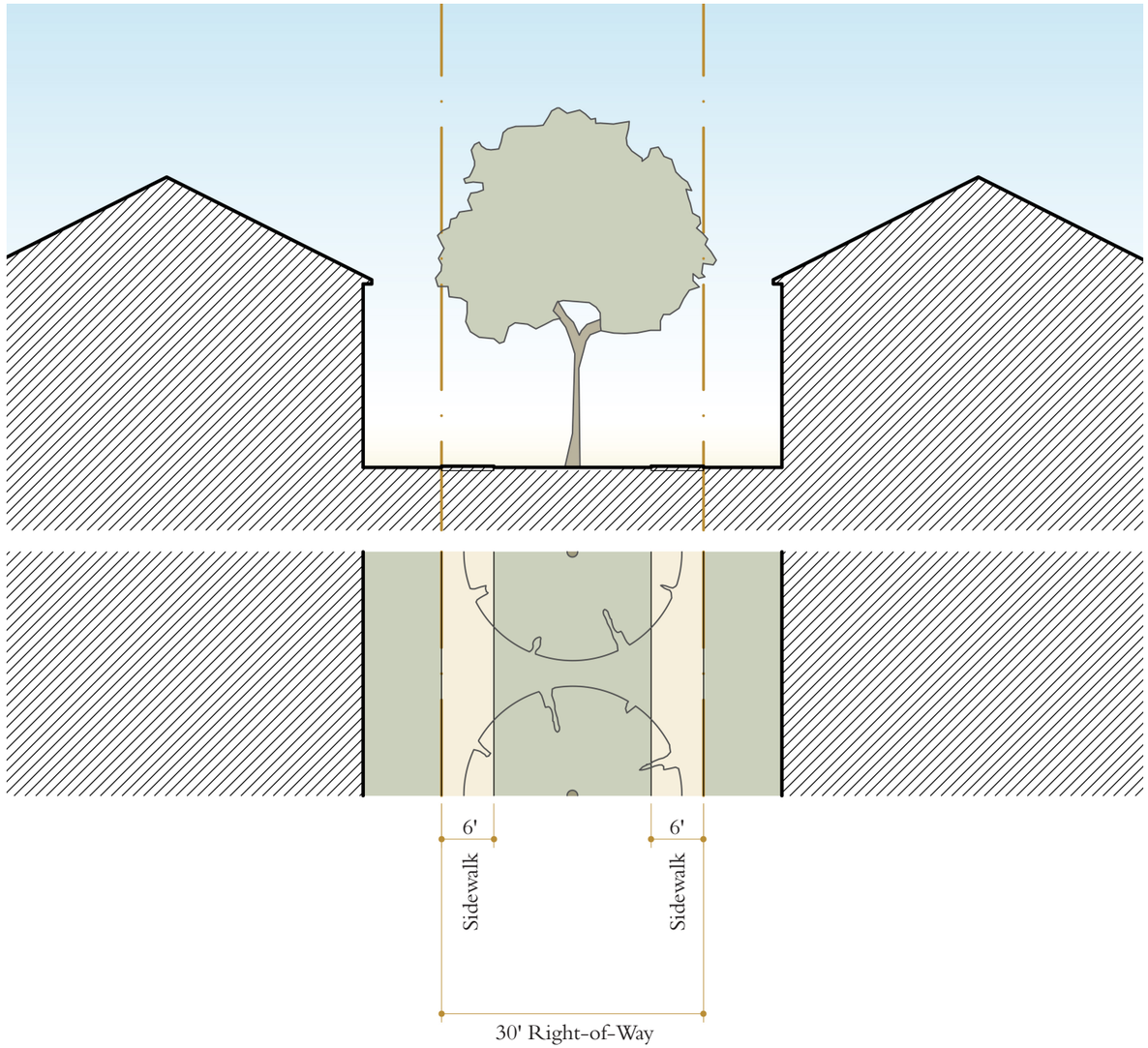
Notes: Storm Sewer may be included in this thoroughfare type as needed.



FA-30-20

Thoroughfare Type:	Alley	**Vehicular Clear Width:**	20 ft.
Vehicular Movement:	2-way	**Curb Type:**	N/A
Design Speed:	10 mph	**Ownership:**	Privately Owned
Bicycle Facility:	Shared with Vehicles	**Typical Utilities:**	Gas, Electricity, Cable

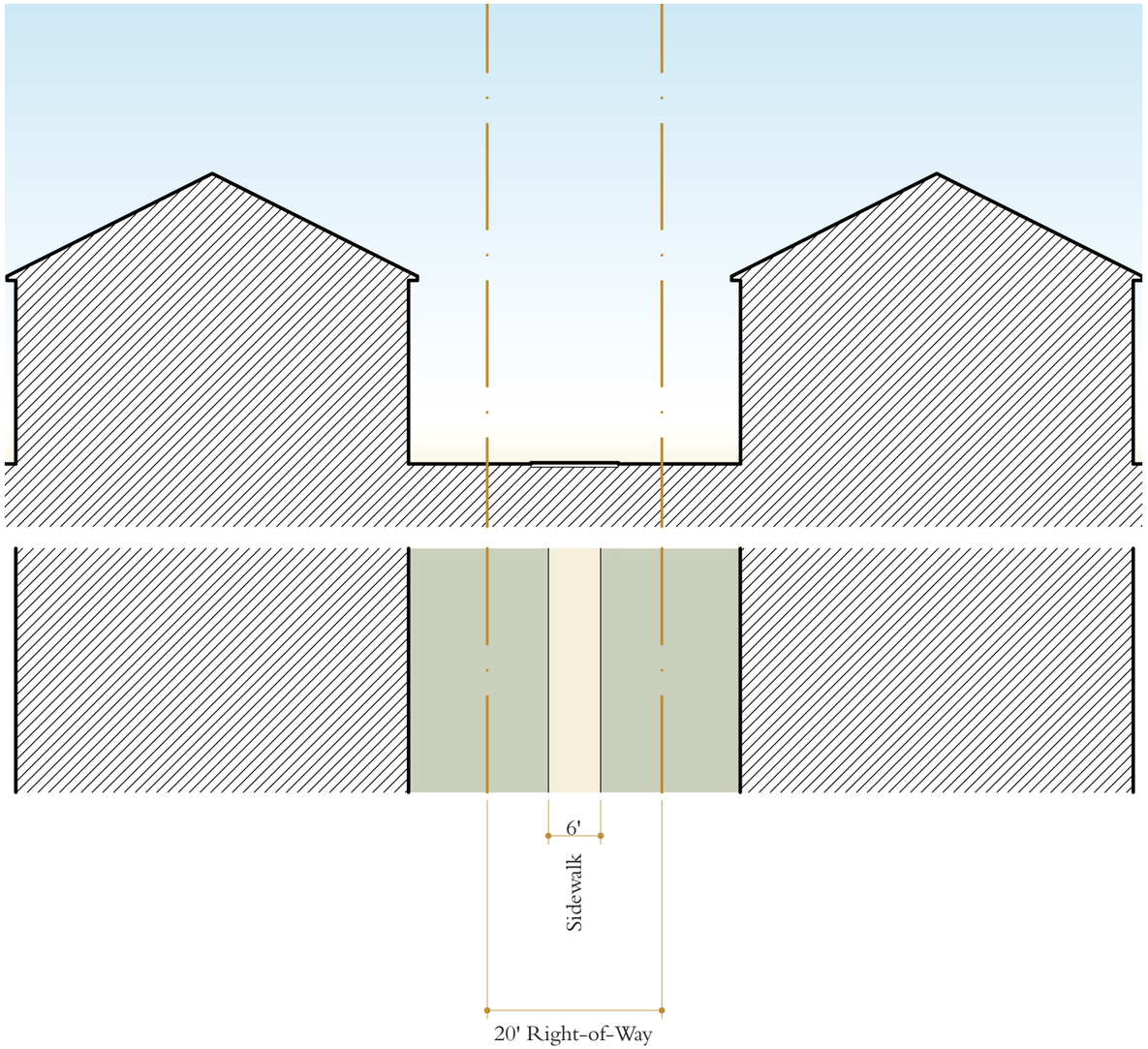
Notes:



PT-30

Thoroughfare Type:	Path	**Vehicular Clear Width:**	N/A
Vehicular Movement:	N/A	**Curb Type:**	N/A
Design Speed:	N/A	**Ownership:**	Privately Owned
Bicycle Facility:	N/A	**Typical Utilities:**	Sanitary Sewer, Water

Notes: Due to limited ROW width, this Thoroughfare Type is subject to adjustments based on utility placements that are to be confirmed with the City Engineer.



PT-20

Thoroughfare Type:	Path	**Vehicular Clear Width:**	N/A
Vehicular Movement:	N/A	**Curb Type:**	N/A
Design Speed:	N/A	**Ownership:**	Privately Owned
Bicycle Facility:	N/A	**Typical Utilities:**	N/A

Notes:



Key

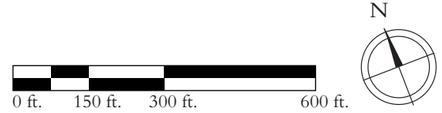
- Subject Property
- Park
- Green
- Pocket Park
- Square
- Potential Additional Park

Civic Space Allocation

15.1 ac.	Civic Space in Subject Property
52.5 ac.	Total Area of Subject Property
28.7%	**Civic Space Ratio**

Notes

1. The Civic Space ratio is calculated based only on the area zoned as Civic Space on the Regulating Plan and does not include other areas shown as stormwater management facilities but zoned as P4 (See #1 on page B.5)



C. Supplemental Plans

The Supplemental Plans chapter is a set of additional plans that elaborates on the specific development scenario used as the basis for this Employment Center Plan. This information includes the Building Types, uses, and parking incorporated into the design, how that design proposes to address matters such as fire apparatus access, and particular features of the design that contribute to the intended character of the development. The information presented in this chapter reflects one possible development scenario for this Employment Center Plan. Other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of the requirements in the Regulations chapter and all other applicable regulations.

Plan in Context C.2
Program Summary C.3
Emergency Access C.4
Addressing Diagram C.5
Detailed Parking Program C.6



Key

Subject Property

N

0 ft. 300 ft. 600 ft. 1,200 ft.



Key

Residential

Single-Family Detached	107 units
Build-to-Rent	12.78 ac.

Non-Residential

Flex	12,000 sq.ft.

0 ft. 150 ft. 300 ft. 600 ft.

N



Key

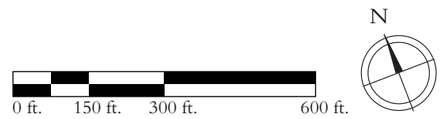
- Subject Property
- 26-foot Fire Apparatus Access Roads
- 20-foot Fire Apparatus Access Roads
- Buildings over 30 feet
- Lots with buildings under 30 feet

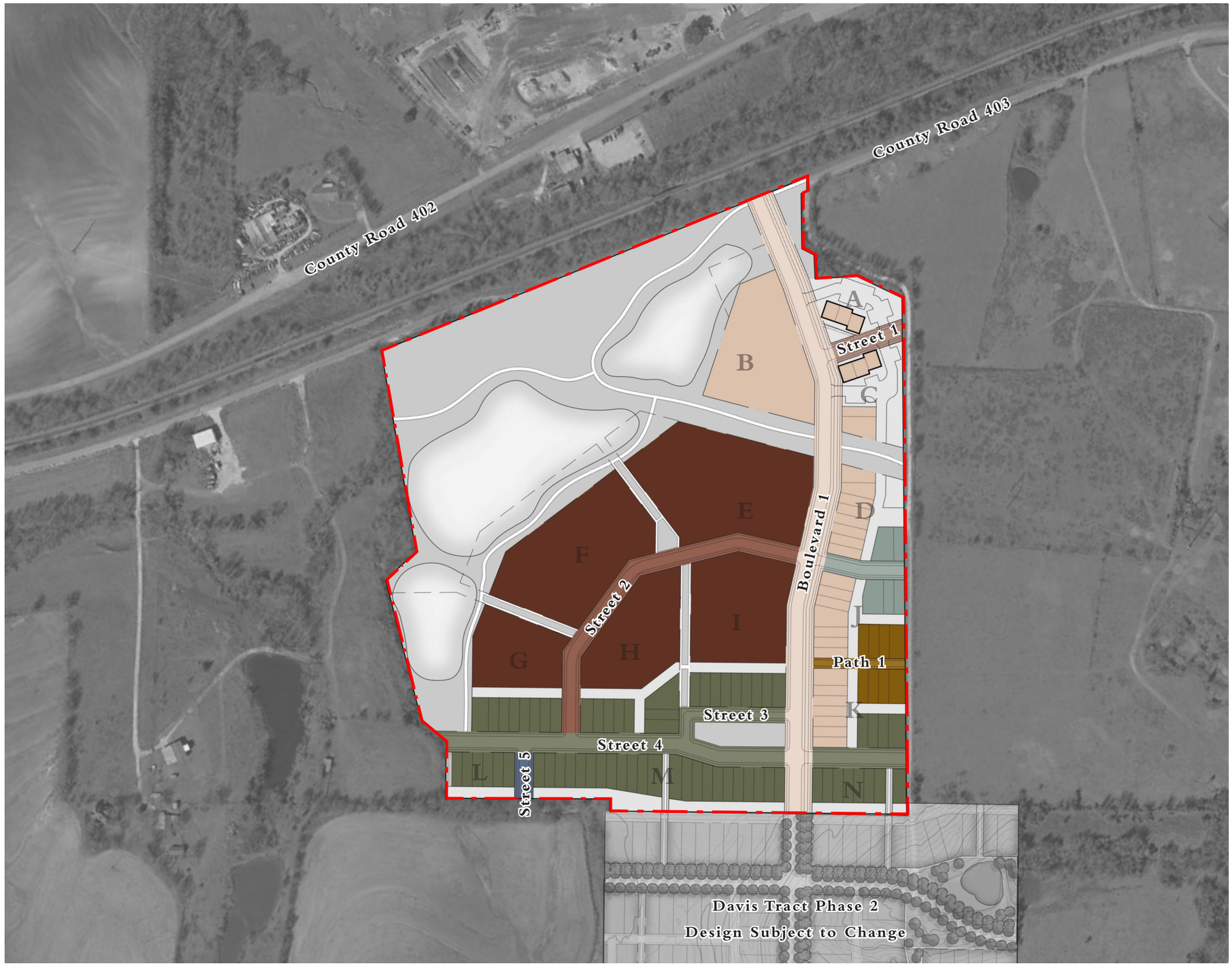
Notes

1. This diagram provides one scenario for this Employment Center Plan to comply with the IFC as adopted by the City of Taylor. Refinements to Fire Apparatus Access are anticipated in subsequent stages of the design process and the final Fire Apparatus Access is subject to the approval of the Fire Code Official.
2. For buildings 30 feet tall or greater:
   - Fire Apparatus Access Roads shall be 26 feet clear minimum.
   - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
   - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
3. For buildings less than 30 feet tall:
   - Fire Apparatus Access Roads shall be 20 feet clear minimum
4. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet at streets and alleys and 25 feet at parking lots.
5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
6. Fire Apparatus Access Roads may consist of pavement, stabilized soil, stabilized grass, or any material rated to support the weight of emergency vehicles.
7. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders.



Taken from the 2018 IFC: Figure D103.1





Thoroughfare Names & Key

Subject Property

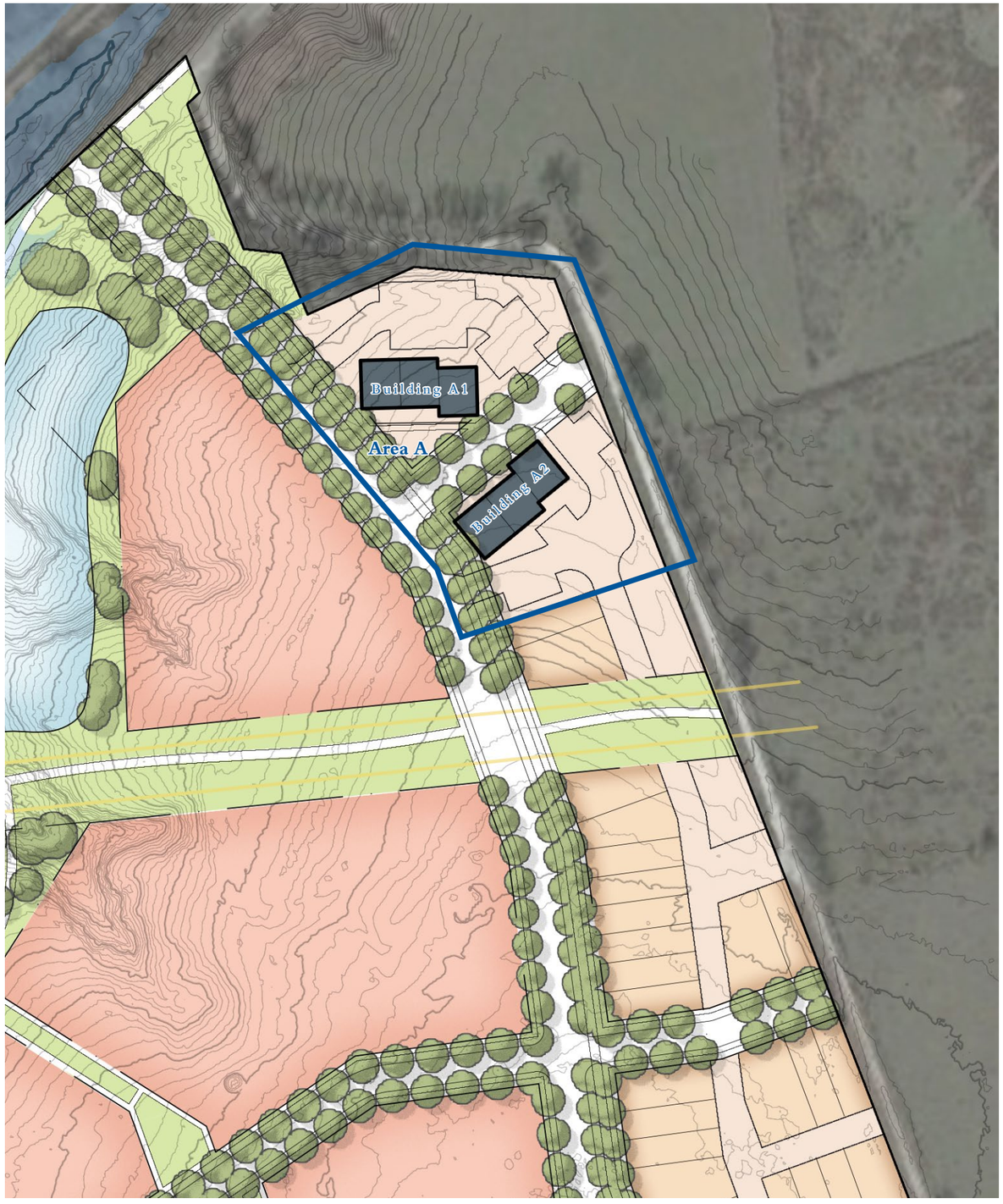
1. _____Boulevard
2. _____Street
3. _____Street
4. _____Street
5. _____Street
6. _____Street
7. _____Path

Notes

1. This addressing plan is conceptual and is subject to refinements in future phases.

0 ft. 150 ft. 300 ft. 600 ft.

N



Assumed Parking Ratios	Spaces
Flex Office	1 per 350 sq.ft.

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

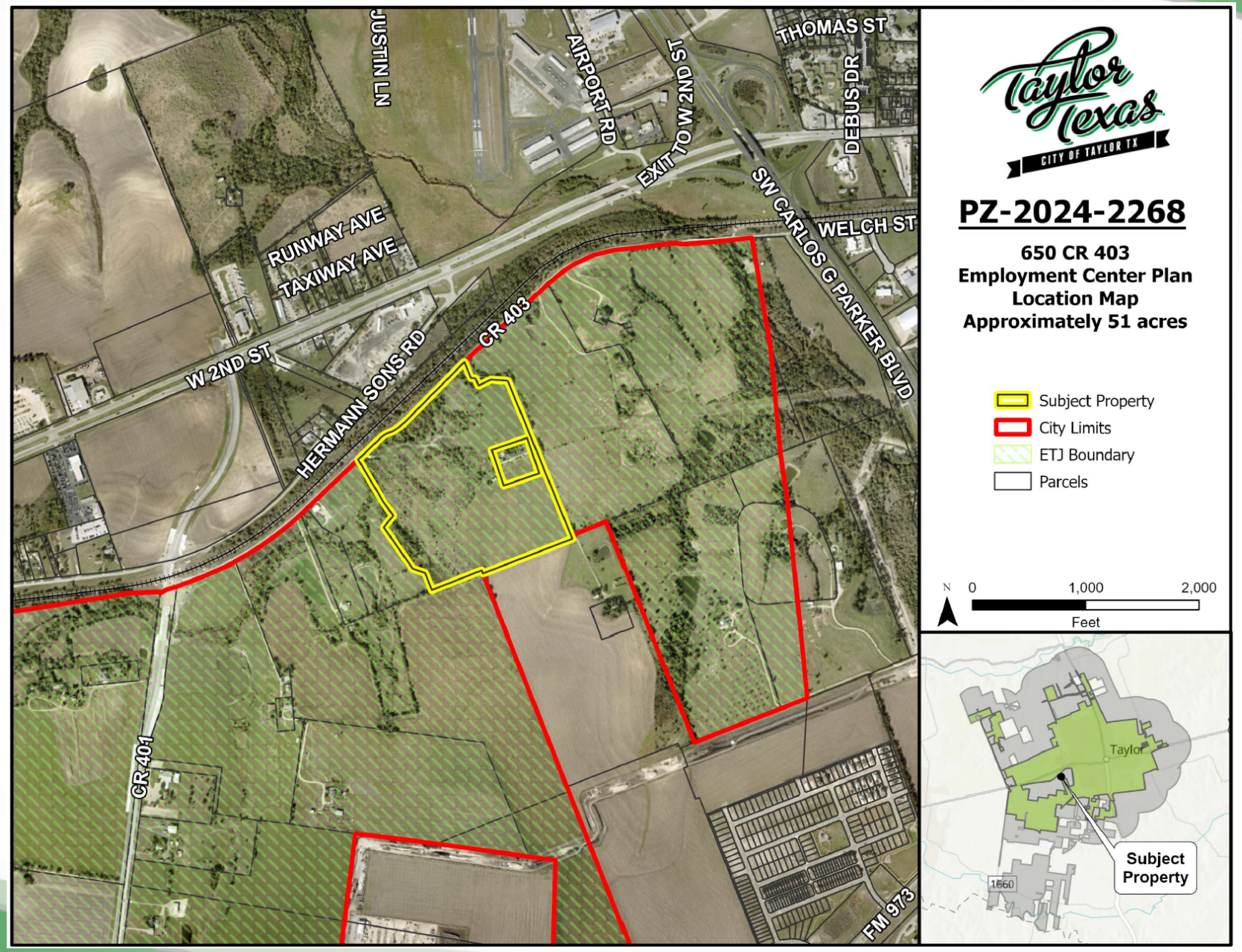
Area A

Flex Office	Program	Spaces
Building A1	6,000 sq.ft.	18
Building A2	6,000 sq.ft.	18
Total Requested		**36**
Parking Provided		Spaces
Provided in Parking Lots		40
Provided on Street		11
Total Provided		**51**
Difference		**+15**

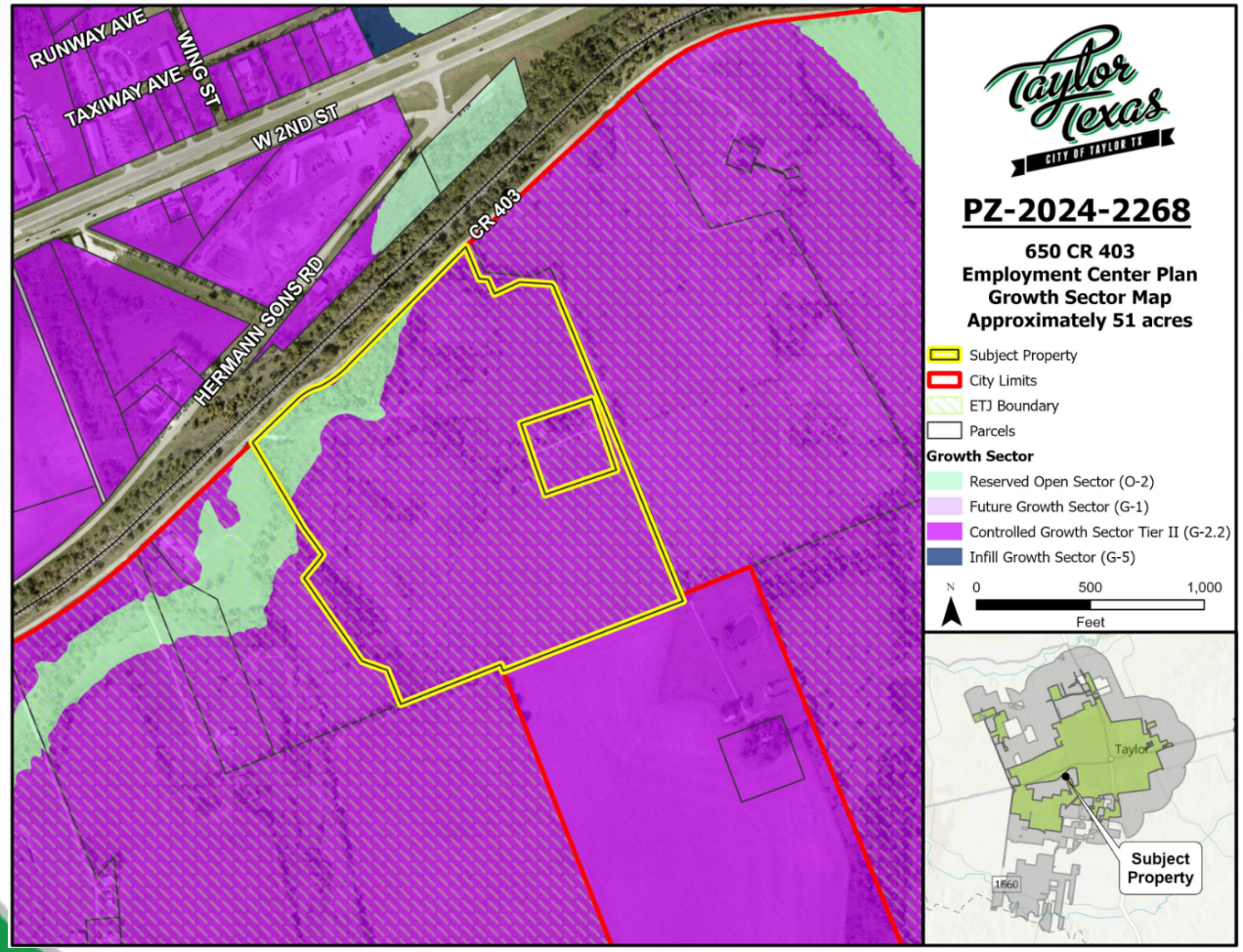
PZ-2024-2268

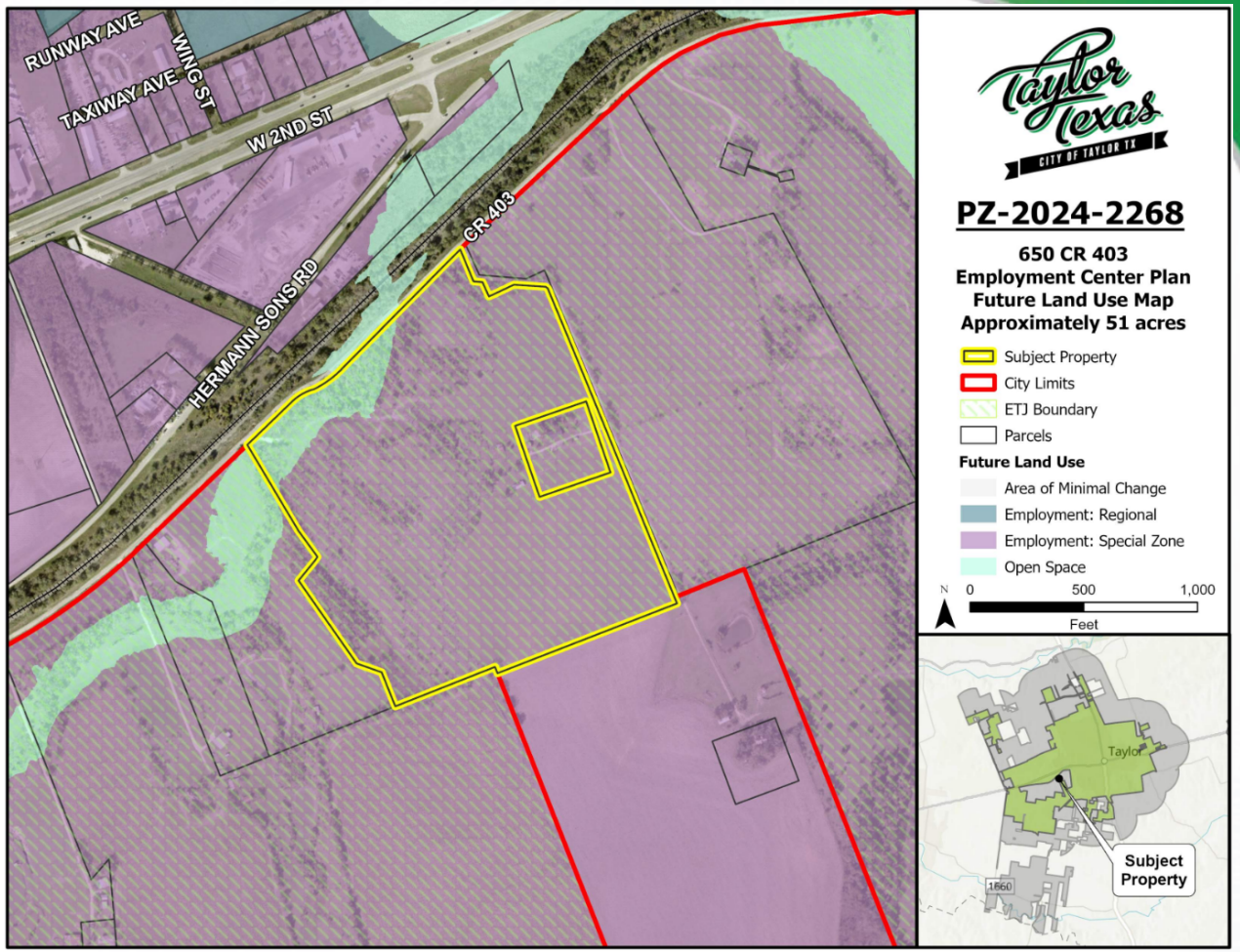
Employment Center Plan
Forterra Mixed Use

Location Map



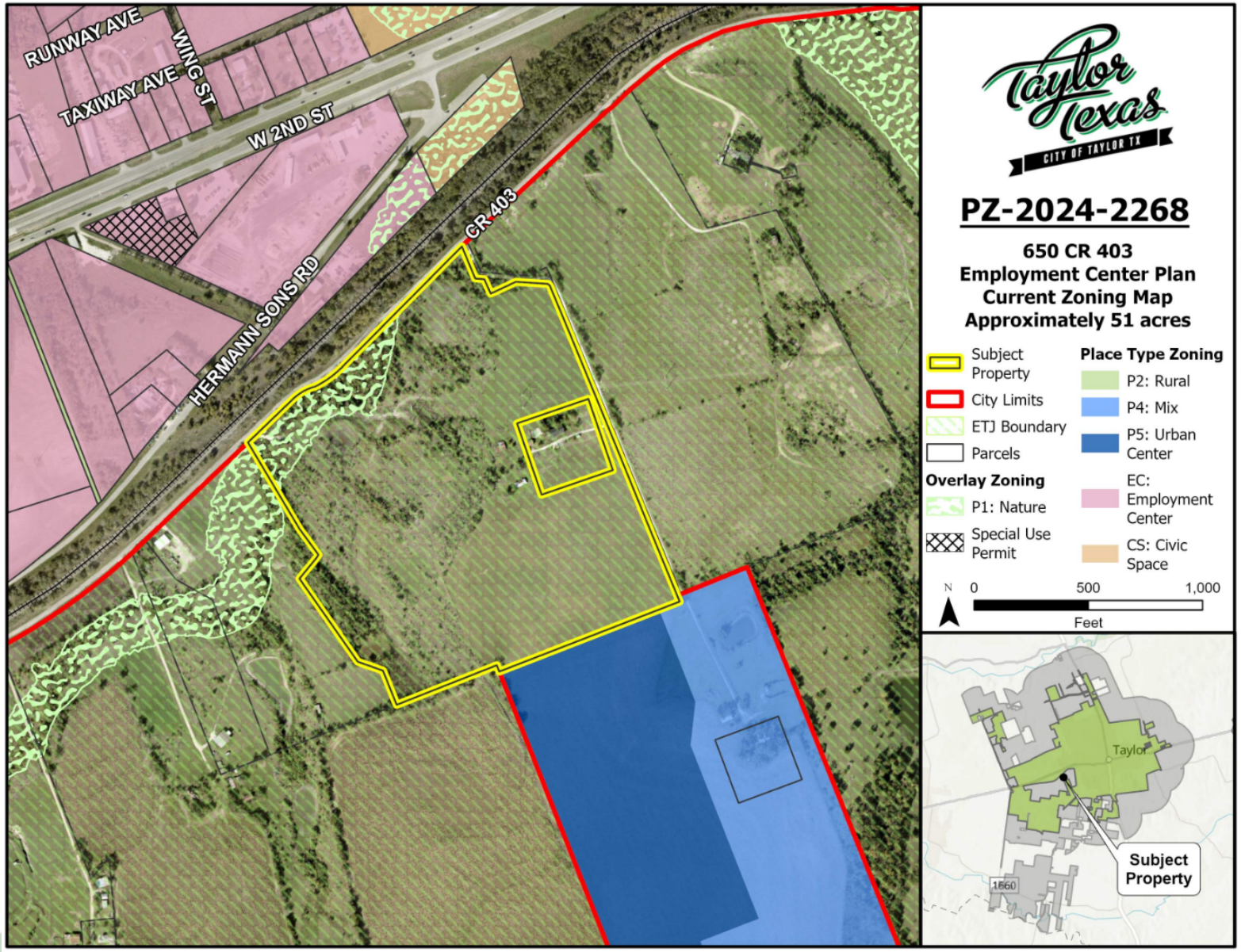
Growth Sector & Future Land Use Maps



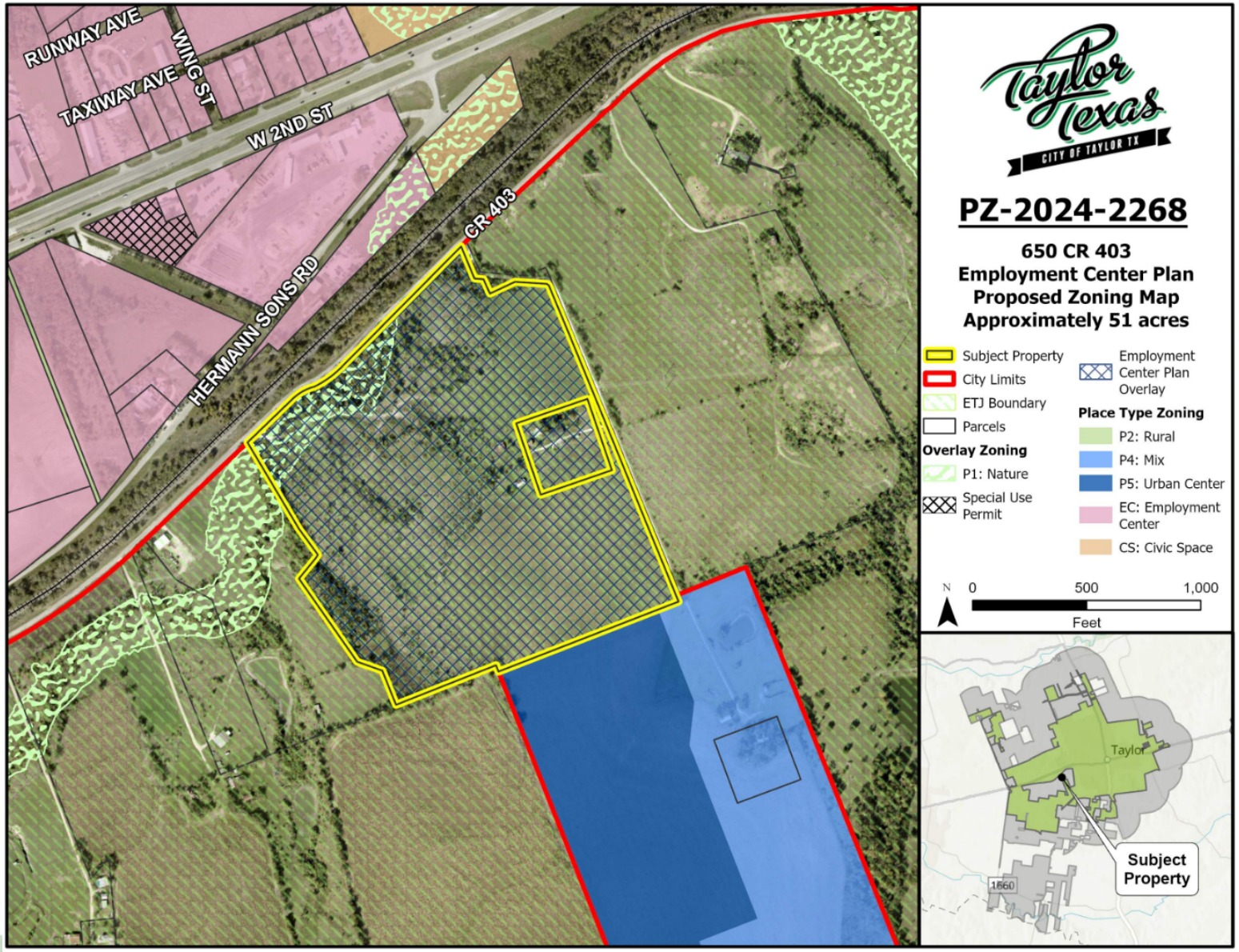


Taylor Texas
CITY OF TAYLOR TX

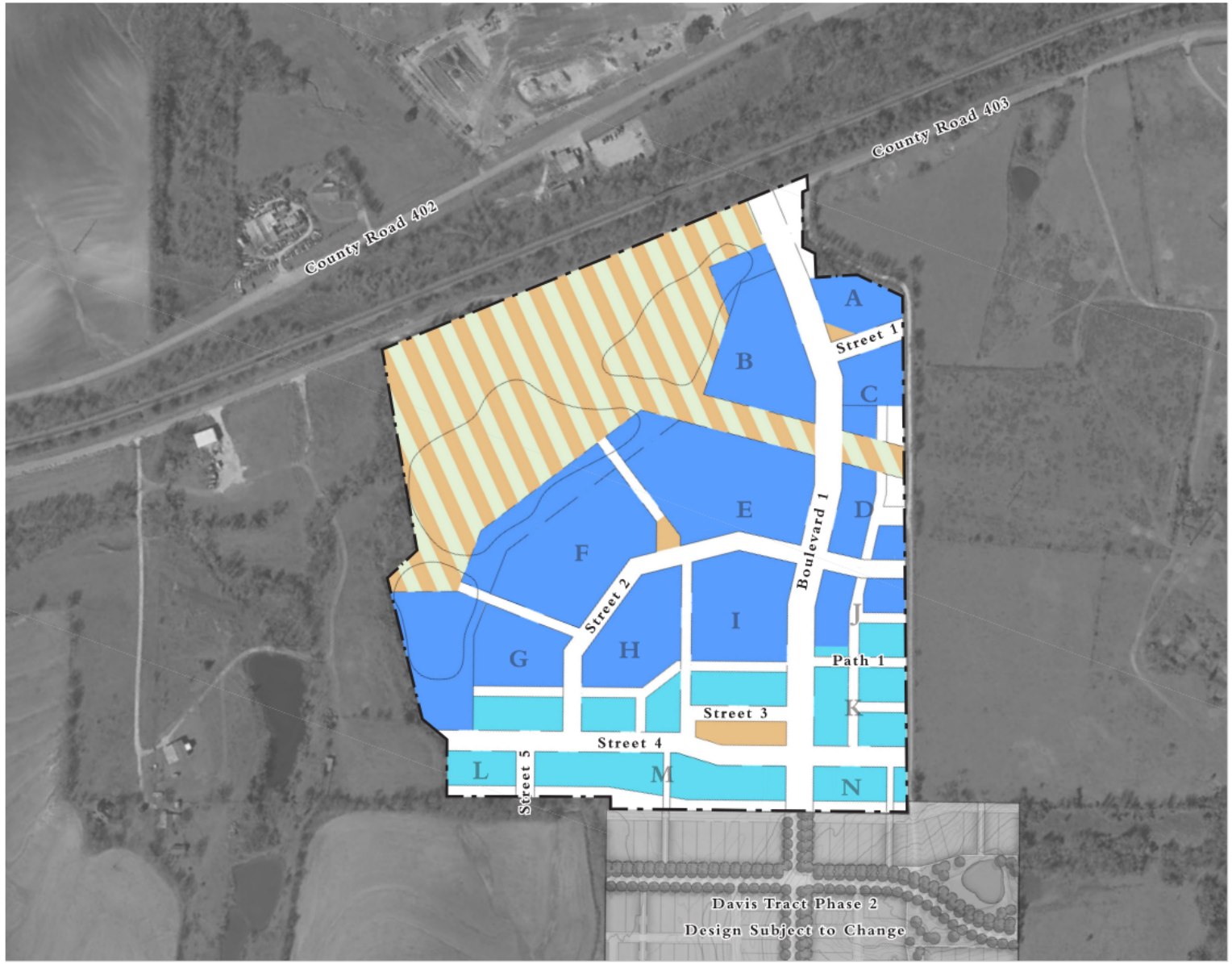
Existing Zoning Map



Proposed Zoning



Regulating Plan



Key

- Subject Property
- P1
- P3
- P4
- P5
- CS

General Standards

1. A Warrant is recommended to allow for a lower ratio of P5 given the proximity of the subject property to other lower density residential developments and the lower anticipated traffic to this portion of the Special Employment District, making Multi-Family and commercial uses potentiality less usable.

Illustrative Master Plan



Key

Residential

Single-Family Detached	107 units
Build-to-Rent	12.78 ac.

Non-Residential

Flex	12,000 sq.ft.

Proposed Warrants/Variances

i. A Warrant is recommended to allow for a lower ratio of P5 given the proximity of the subject property to other lower density residential developments and the lower anticipated traffic to this portion of the Special Employment District, making Multi-Family and commercial uses potentiality less usable.

ii. A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following conditions:

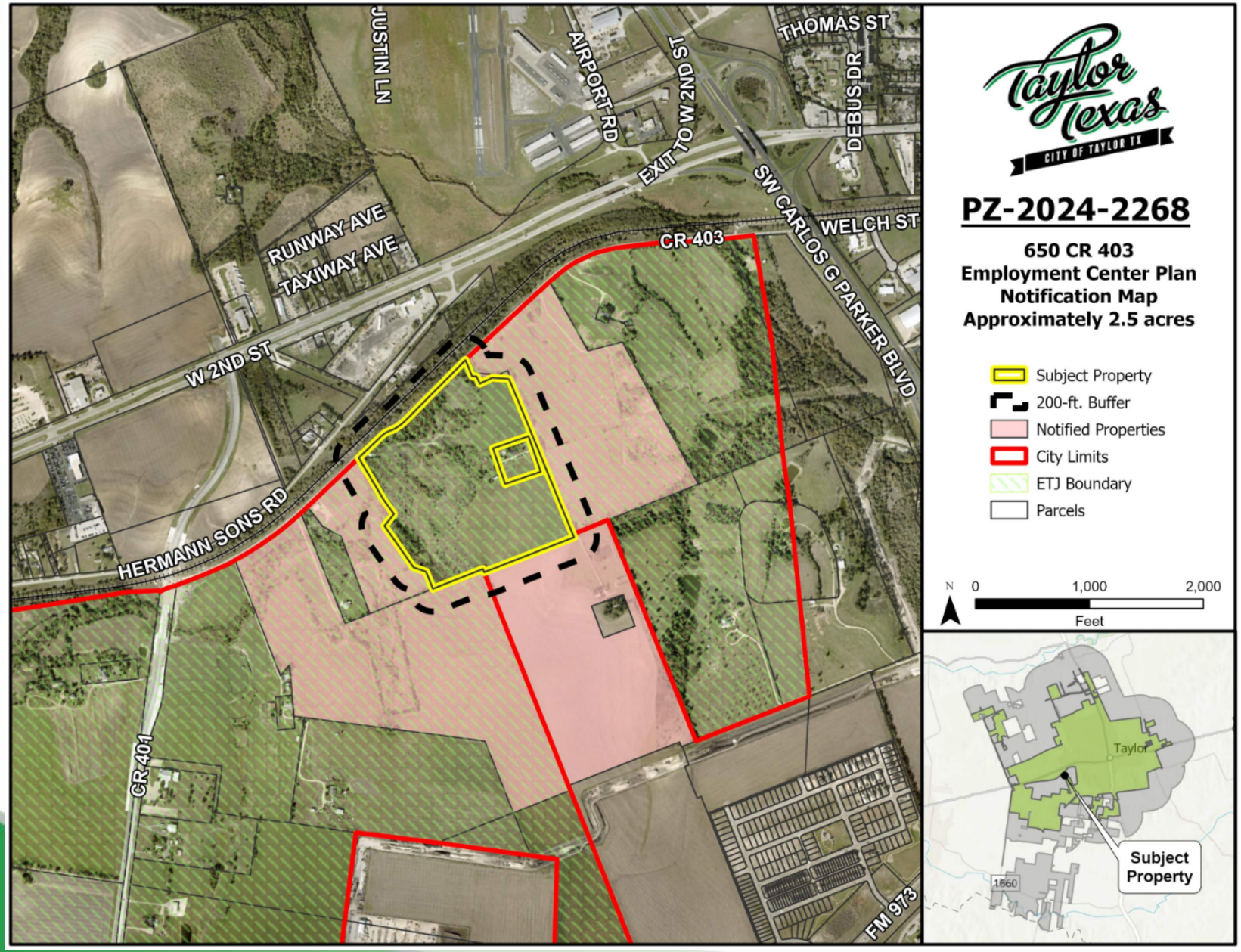
   - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.13 and LDC § 4-120).
   - The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8).

iii. A Warrant is recommended to allow for a smaller minimum curve radius on Neighborhood Streets than specified in the City of Taylor Engineering Manual & Details in order to ensure that cars travel at speeds that are safe for pedestrians. It is recommended that the posted speed be reduced accordingly

iv. A Warrant is recommended to allow for Blocks B, E, F, G, and H to exceed the maximum Block length in LDC § 3.8.2.9 to accommodate the applicant's proposed Build-to-Rent program in large undivided sites. Paths and Streets are shown on this plan where they are important to the goal of overall pedestrian and vehicular connectivity, and these Blocks shall be divided by additional Thoroughfares and Civic Spaces in order to provide frontage consistent with the standards of P4 to all buildings.

v. A Warrant is recommended to allow for Block M to exceed the maximum Block length in LDC § 3.8.2.9 based on the length established for this block in the Davis Tract Phase 2 Neighborhood plan, with its corresponding Warrant for Block Size.

Notification Map



- 6 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero responses in opposition or approval of the request from the notified parties.

P&Z Recommendation

On April 8, 2025, the Planning and Zoning Commission voted 9-0 to recommend that the case be Postponed until the May P&Z Meeting.

City Council Meeting
April 24, 2025
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Economic Vitality

Agenda Item Number: 9.

Agenda Title: **POSTPONEMENT REQUESTED. Hold a public hearing and introduce Ordinance 2025-10 regarding a request for an Employment Center Plan referred to as Forterra Business Park, generally located at 100 County Road 403, consisting of approximately 47.634 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019185 and R019954, Taylor, Williamson County, Texas.**

Council Action to be Taken: POSTPONE PUBLIC HEARING TO MAY 22, 2025.

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

The applicant is requesting an Employment Center Plan proposing EC-C: Employment Center Commercial, EC-I: Employment Center Industrial and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are Commercial, Industrial, Retail, Office, Automobile/Truck fueling, servicing, and washing facilities, and civic spaces to support the proposed uses.

The applicant worked with the City's design consultant, Michael Watkins Architect, to furnish the applicant and the city with an Employment Center Plan to address commercial structures and scale, civic spaces, and frontage types to address the development area.

The applicant, city staff, Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charette the week of January 6, 2025. During that week an Employment Center layout was developed and after the charette Plan Standards were drafted and reviewed by staff and the applicant before finalizing the proposed Employment Center Plan attached with this report.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Upon analyzing the request for an Employment Center Plan for commercial and industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding Place Types of the properties to the north of the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
    1. The development has identified areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.
- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
    1. The addition of an industrial and commercial site would likely provide an increase to jobs available within Taylor.

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

On April 8, 2025, the Planning and Zoning Commission held a public hearing and voted 9-0 to Postpone the Agenda Item until the May 12, 2025, Planning and Zoning Commission. The Planning and Zoning Commission recommended postponed due to concerns raised by adjacent property owners regarding a cemetery and church, as well as drainage and traffic concerns. The Planning and Zoning Commission asked the applicant to discuss their proposal with the adjacent land owners to see how their concerns can be addressed in this Employment Center Plan. Staff connected the applicant with the property owners who were at the April 8th P&Z meeting. At the time of writing, the applicant has not communicated to staff that they have met with adjacent property owners yet. Recommend postponing agenda item to May 22, 2025.

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Public Hearing - April 8, 2025 (postponed)
City Council Public Hearing - April 24, 2025 (recommend postpone)
City Council Vote - May 8, 2025 (if postponed, new timeline below)

P&Z Public Hearing - May 12, 2025
City Council Public Hearing - May 22, 2025
City Council Vote - June 12, 2025

7. OTHER OPTIONS

Hold the public hearing.

8. ATTACHMENTS

1. _07_PZ-2024-2267-Forterra Business Park Staff Report
2. _07a_PZ-2024-2267_Forterra BP LOI
3. _07b_PZ-2024-2267 Location Map
4. _07c_PZ-2024-2267 Growth Sector
5. _07d_PZ-2024-2267 Future Land Use
6. _07e_PZ-2024-2267 Current Zoning
7. _07f_PZ-2024-2267 Floodplain Map
8. _07g_PZ-2024-2267 Notification Map
9. _0h_PZ-2024-2267_Forterra BP Ordinance 2025-10
10. _07h1_PZ-2024-2267_Forterra Business Park Field Notes_EXHIBIT A
11. _07h2_PZ-2024-2267_Forterra Business Park Employment Center Plan_EXHIBIT B
12. 08_PZ-2024-2267_PPT

City of Taylor

PZ-2024-2267

Employment Center Plan

Staff Report

Item Details

Subject Property:	Generally located at 100 County Road 403
Total Acreage:	Approximately 47.634 acres
Legal Description:	Approximately 47.634 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019185 and R019954, Taylor, Williamson County, Texas1. Provide approximate acreage
Applicant:	Luke Caraway, ViewPoint Engineering
Property Owner(s):	Babu Chakka
Request:	A request for an Employment Center Plan
Case History:	This is the First hearing of this request.

Overview of Applicant's Request & Backgroun

The applicant is requesting an Employment Center Plan proposing EC-C: Employment Center Commercial, EC-I: Employment Center Industrial and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are Commercial, Industrial, Retail, Office, Automobile/Truck fueling, servicing, and washing facilities, and civic spaces to support the proposed uses.

The applicant worked with the City's design consultant, Michael Watkins Architect, to furnish the applicant and the city with an Employment Center Plan to address commercial structures and scale, civic spaces, and frontage types to address the development area.

The applicant, city staff, Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charette the week of January 6, 2025. During that week an Employment Center layout was developed and after the charette Plan Standards were drafted and reviewed by staff and the applicant before finalizing the proposed Employment Center Plan attached with this report.

Location:

The subject property is located along the southern side of County Road 403 near the intersection of County Road 401, generally located at 100 County Road.

Physical and Natural Features:

The subject property is majority open space with a single-family dwelling, accessory structures and several ponds. The property has varied topography the slopes towards the north of the property, south from County Road 403 towards the Floodplain and the existing ponds.

Growth Sector Designations:

The subject property is located within the Controlled Growth Sector Tier II (G-2.2) and Reserved Open Sector (O-2)

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

The Reserved Open Sector consists of land that is not yet protected but is valuable as open space. This includes floodplains and floodways and may also include areas of steep slope, desired open space, desired transportation corridors, buffers, or viewsheds.

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Employment: Special Zone and Open Space.

The Special Employment District was created to provide a location for other, large-scale employment land uses that are associated with Samsung or other regional high-tech businesses. These areas should be preserved for large-scale industrial users and low-density, single-family development is not recommended in these areas. Complimentary land uses such as commercial and retail services and high-density residential may be appropriate in the Special Employment District and should be part of a master plan associated with industrial and employment development. (Envision Taylor Comprehensive Plan page 81).

The subject property is currently located in the Extra Territorial Jurisdiction (ETJ) and does not have a place type zoning.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	EC (Employment Center)	Controlled Growth Sector Tier II	Employment: Special Zone	Vacant Land & Car Dealership
South	ETJ	Controlled Growth Sector Tier II	Employment: Special Zone	Church & Large Lot Residential
East	ETJ	Controlled Growth Sector Tier II & Reserved Open Sector	Employment: Special Zone & Open Space	Vacant Agricultural Land & Large Lot Residential
West	ETJ	Controlled Growth Sector Tier II & Reserved Open Sector	Employment: Special Zone & Open Space	Vacant Agricultural Land & Large Lot Residential

Transportation

The subject property gains access from County Road 403 to the north and County Road 401 to the west. Various public rights-of-way are proposed within the Employment Center Plan to further connect to adjacent properties.

Utilities

The subject property is located within the City of Taylor water CCN. The property has an 18-inch waterline along County Road 401 to the west of the property. The property is not currently located in a wastewater CCN. The property will be part of the City of Taylor wastewater CCN after annexation. Water and wastewater utility extension will be required through the subject property.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Nine (9) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, March 23, 2025

Staff Analysis

Upon analyzing the request for an Employment Center Plan for commercial and industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding Place Types of the properties to the north of the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
    - The development has identified areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.
- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
    - The addition of an industrial and commercial site would likely provide an increase to jobs available within Taylor.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Employment Center Plan with the following warrants and variances:

- A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following condition:
    - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.11 and LDC § 4-120).
    - The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8)

Planning and Zoning Commission Recommendation

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

Is the Employment Center Plan consistent with the Comprehensive Plan?

- The Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site with a mix of industrial and commercial uses.

Is the plan compatible with the surrounding area?

- The employment center plan is compatible with the existing place types in the city limits to the north and the future land use of properties adjacent in the ETJ to the east, west, and south.

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

- Staff analysis determined that the proposed plan for the subject property will promote public health, safety, and the general welfare. In addition, the planning principles and policy guide in the comprehensive plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- The property has an 18-inch waterline along County Road 401 to the west of the property. Public utilities are scarce in the immediate area, specifically wastewater. The property will need to extend utilities throughout the site.

Do current conditions indicate that an Employment Center Plan is necessary?

The Employment Center Plan is a required step in the development process for a commercial and industrial site on the subject property. The plan allows the subject property to consist of commercial and industrial development, closer to US 79 and Samsung and RCR industrial development.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sectors Map
5. Future Land Use Map
6. Notification Map
7. Draft Ordinance
    a. Survey – Exhibit A
    b. Employment Center Plan Package – Exhibit B

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

RE: Neighborhood Plan Application Letter of Intent

Mr. Yantis,

It is my sincere pleasure to present a planned development zoning submittal for an approximately 47-acre tract currently primarily located within the City of Taylor ETJ. This area was integrated into the City of Taylor Comprehensive Plan as amended by City Council on May 12, 2022. The future land use map located within the comprehensive plan identifies the tract under one general use categories: Special Employment District.

Please note although we are providing review staff with a conceptual exhibit, we are simply doing so to provide the City's planning staff with our vision of the property.

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

- Agent Authorization
- Conceptual Layout

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

Warm Regards,

Luke Caraway, P.E.
Vice President, Planning and Design
Lcaraway@viewpointengineering.com

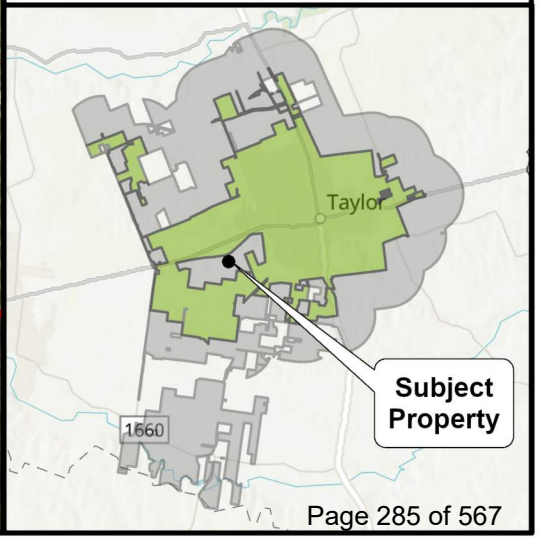


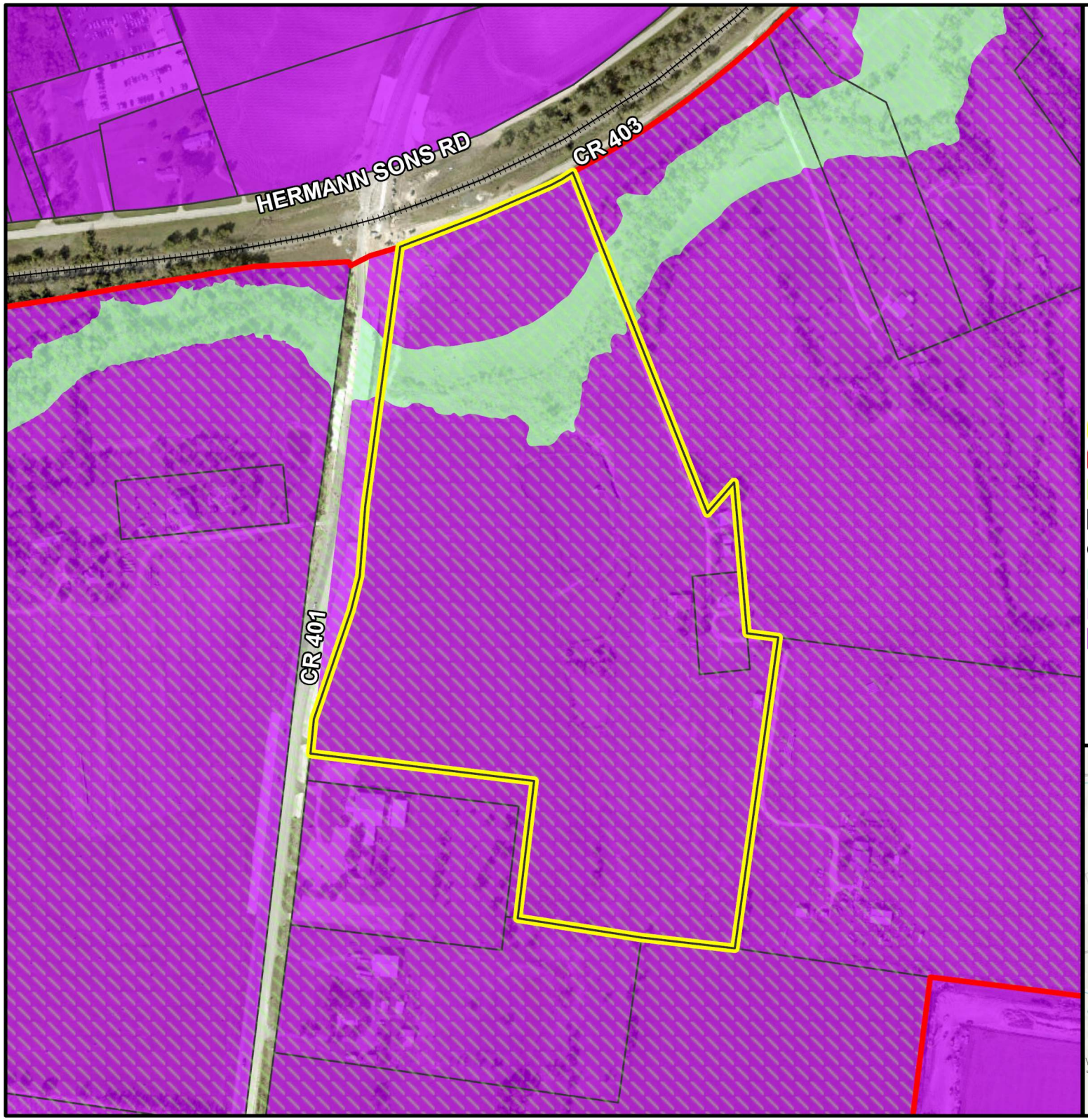
PZ-2024-2267

100 CR 403
Employment Center Plan
Location Map
Approximately 45 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

N 0 750 1,500
Feet





PZ-2024-2267

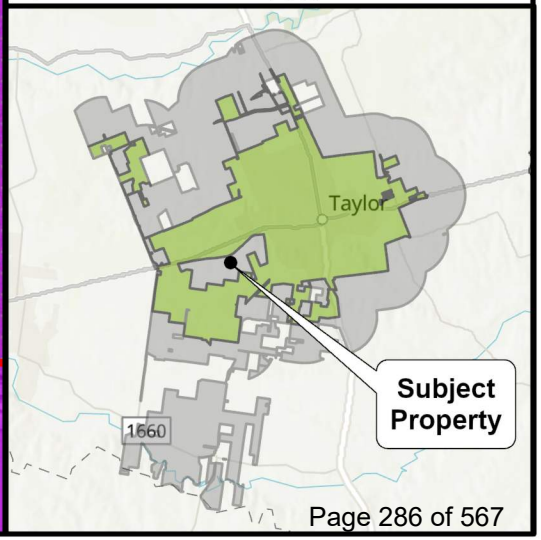
100 CR 403
Employment Center Plan
Growth Sector Map
Approximately 45 acres

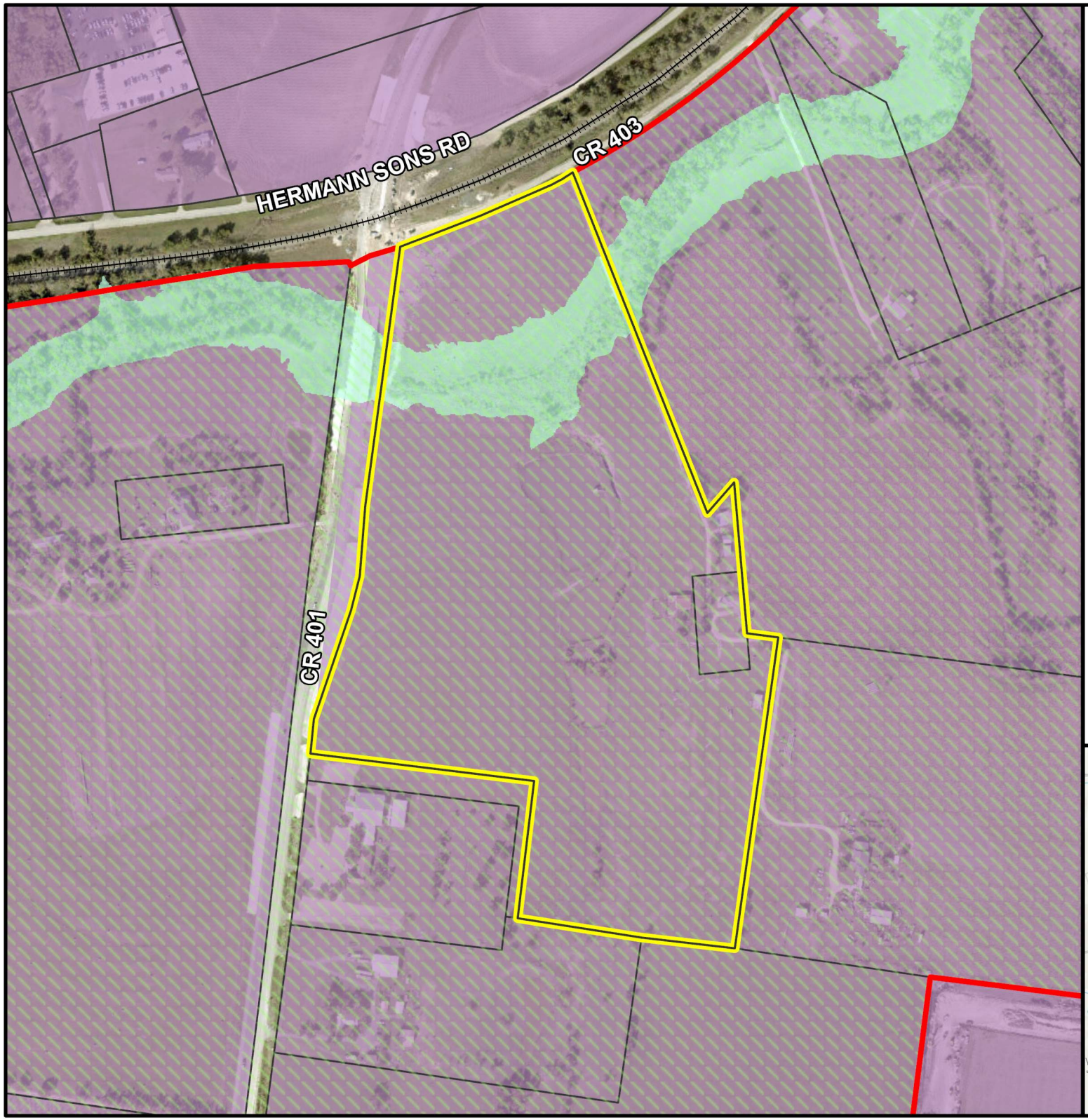
- Subject Property
- City Limits
- ETJ Boundary
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier II (G-2.2)

N 0 400 800
Feet





PZ-2024-2267

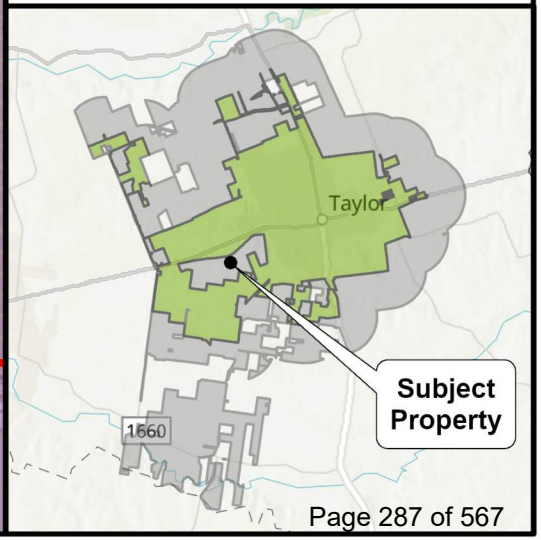
100 CR 403
Employment Center Plan
Future Land Use Map
Approximately 45 acres

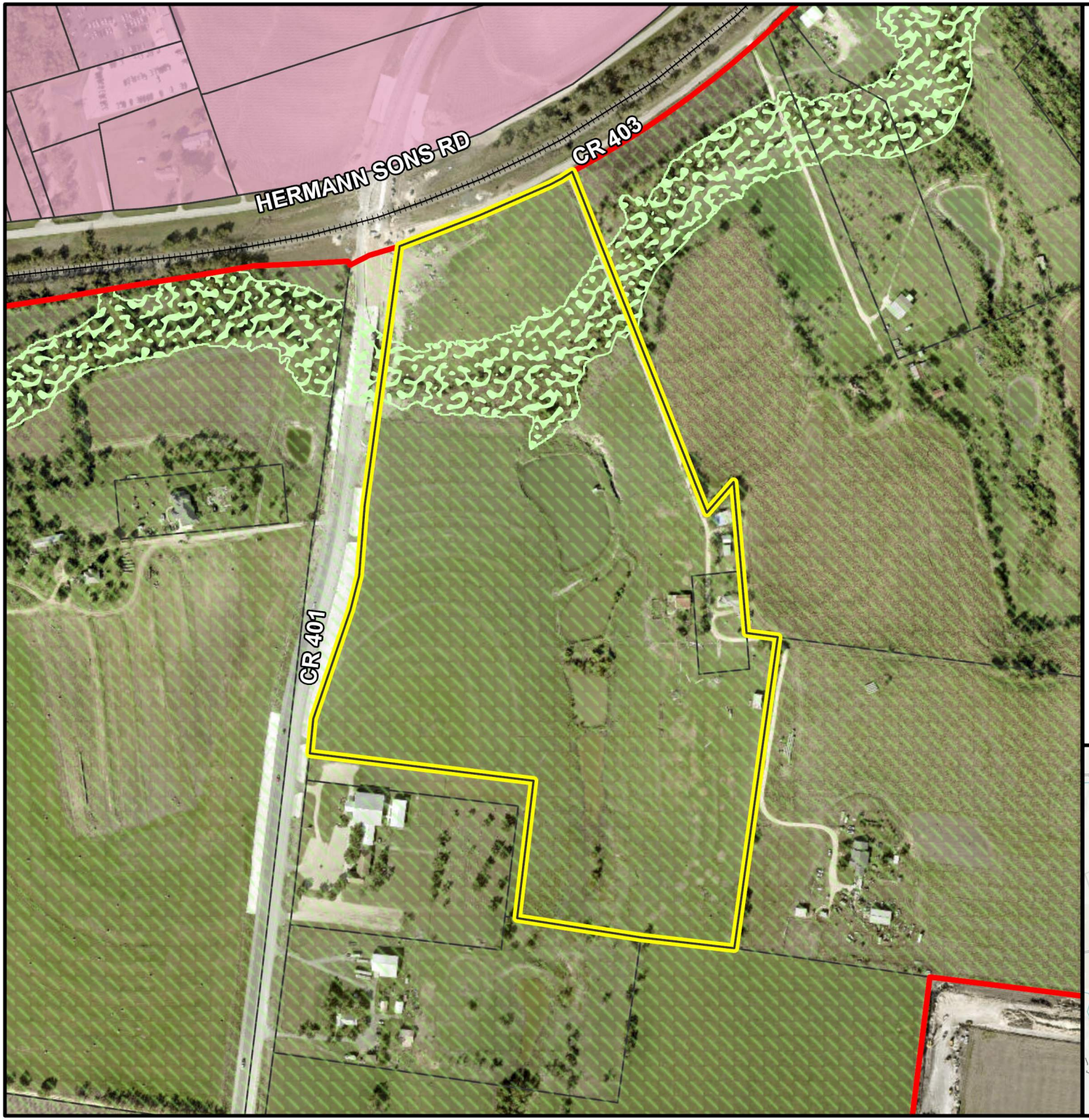
- Subject Property
- City Limits
- ETJ Boundary
- Parcels

Future Land Use

- Employment: Special Zone
- Open Space

N 0 400 800
Feet





PZ-2024-2267

100 CR 403
Employment Center Plan
Current Zoning Map
Approximately 45 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

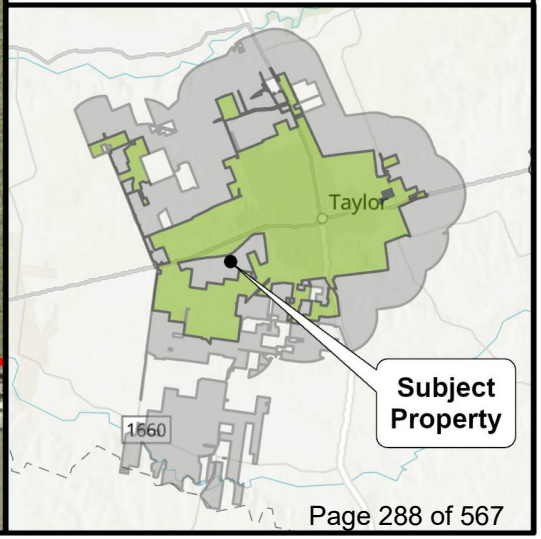
Overlay Zoning

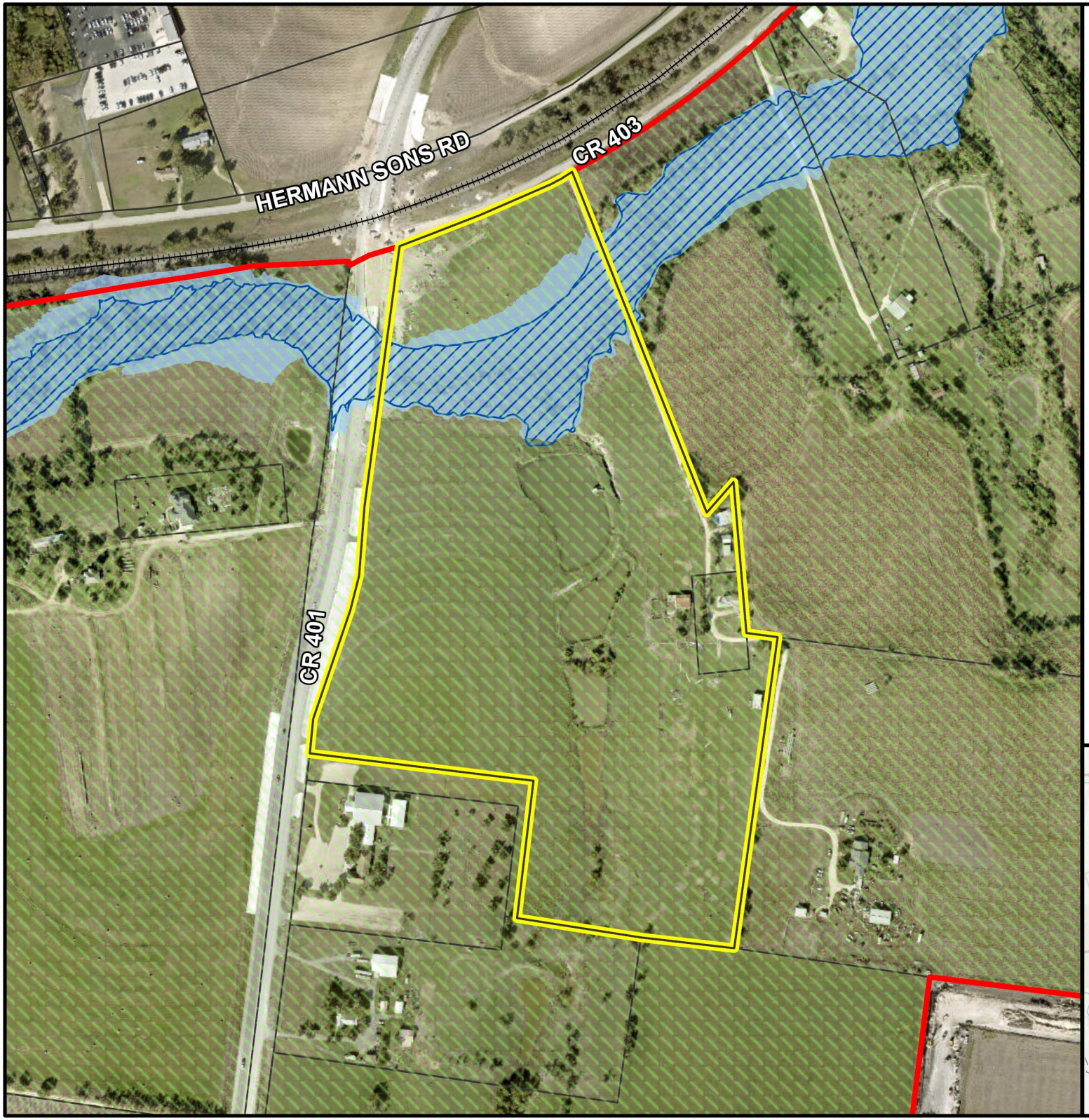
- P1: Nature

Place Type Zoning

- EC: Employment Center

N 0 400 800
Feet



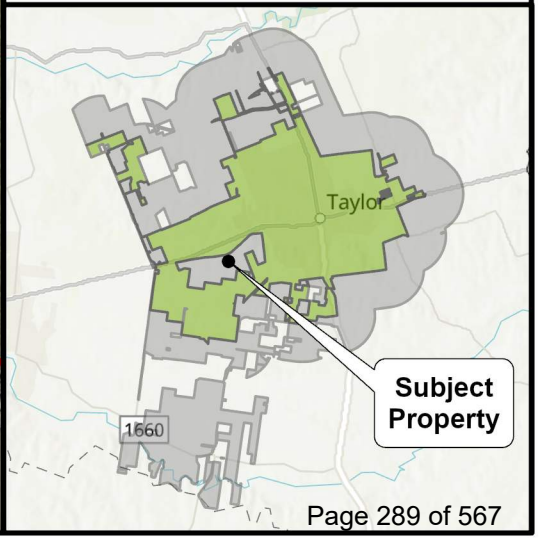


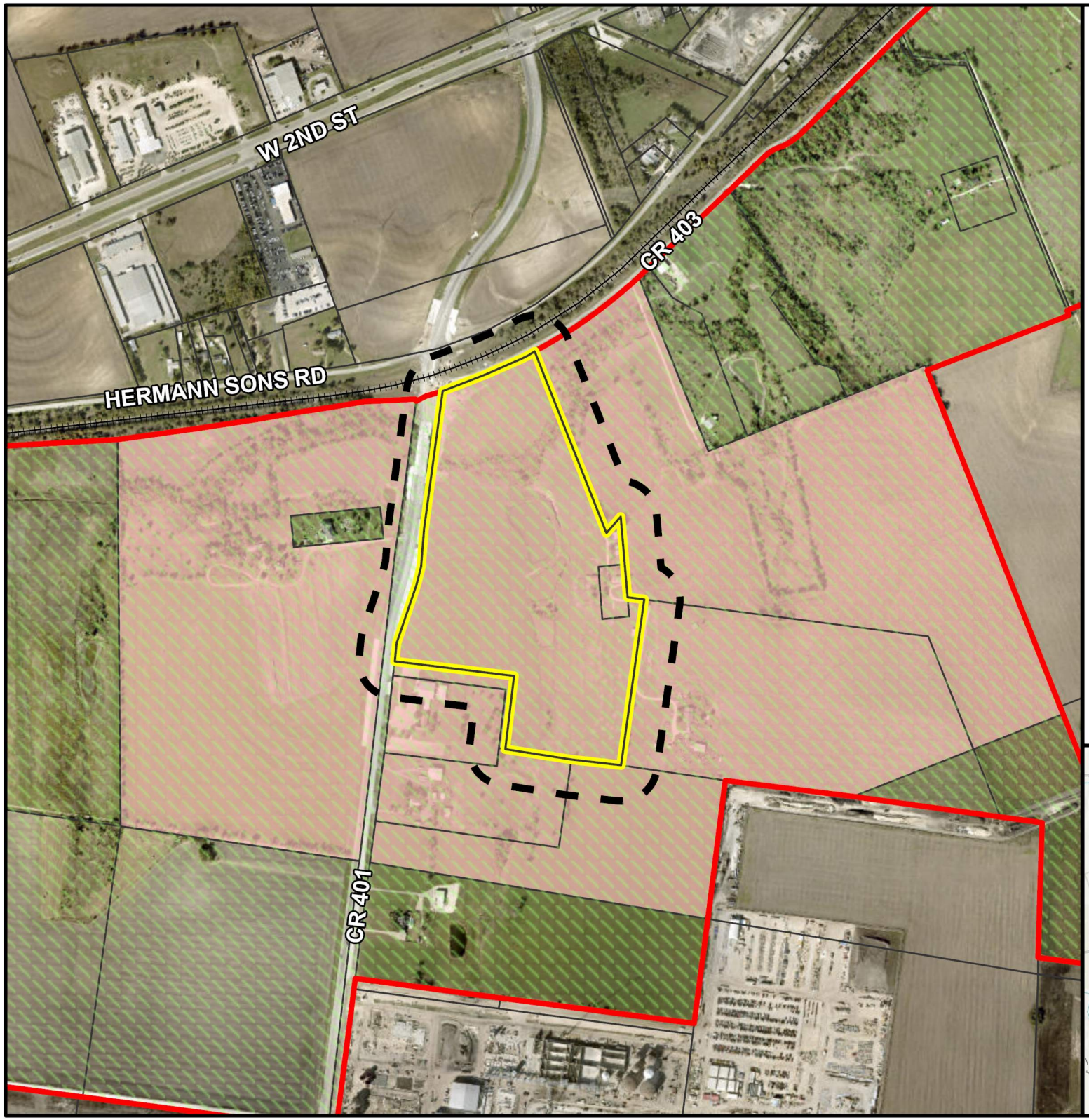
PZ-2024-2267

100 CR 403
Employment Center Plan
Floodplain Map
Approximately 45 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels
- Taylor 100-year Floodplain
- FEMA 100-year Floodplain

N 0 400 800
Feet



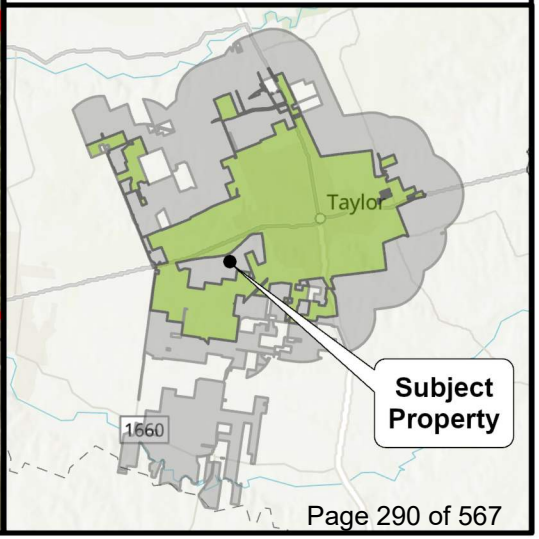


PZ-2024-2267

100 CR 403
Employment Center Plan
Notification Map
Approximately 45 acres

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

N 0 750 1,500
Feet



ORDINANCE NO. 2025-10

AN ORDINANCE REQUESTING AN EMPLOYMENT CENTER FOR PROPERTY GENERALLY LOCATED AT 100 COUNTY ROAD 403, CONSISTING OF APPROXIMATELY 47.634 ACRES OF LAND SITUATED IN THE J.C. EAVES SURVEY, ABSTRACT NO. 214, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019185 AND R019954, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on April 24, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to approve an Employment Center referred to as Forterra Business Park; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 8, 2025, to consider the zoning request, and recommended the Employment Center Plan to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Employment Center Plan and Property zoning change.

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

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

SECTION 2. The Official Zoning map of the City of Taylor, Texas, is changed to indicate that an Employment Center Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the Employment Center Plan attached hereto for all purposes as Exhibit "B".

SECTION 3. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 4. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2025-10 was introduced before the Taylor City Council on the _____ day of _____ 2025.

DRAFT

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-10, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, 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 _____ 2025.

_____
Lucy Aldrich
City Clerk

DRAFT

EXHIBIT A

(Metes & Bounds/Legal Description/Survey)

DRAFT

EXHIBIT B

(Employment Center Plan)

DRAFT

EXHIBIT A

All that certain tract or parcel of land situated in the Williamson County, Texas, being a part of the James C. Eaves Survey, Abstract No. 214, being all of the residue of a called 49.4 Acre tract conveyed from Annie Mae Kunze, et al to Fred Gola, et ux by deed dated September 18, 1992, recorded in Volume 2194, Page 568 of the Official Records of Williamson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 1" iron pipe on the north line of a called 48.100 Acre tract conveyed to Laurice Marie Bush in Document No. 2018101419, at the southwest corner of a called 40 Acre tract conveyed to Kenneth Hines, Jr., et al in Document No. 199968179, for the southeast corner of this tract;

THENCE N82°11'04"W - 655.39' along the north lines of the said 48.100 Acre tract and a called 10.100 Acre tract conveyed to William B. Miller, et ux in Document No. 2005070190, respectively, to a found ½" iron rod with orange plastic cap marked "BAKER-AICKLEN" at the southeast corner of a called 1.50 Acre tract conveyed to the Immanuel Lutheran Church in Document No. 2014088879, for the most southerly southwest corner of this tract;

THENCE N06°41'28"E - 410.25' along the east line of the said 1.50 Acre tract to a found ½" iron rod at the northeast corner of the said 1.50 Acre tract, for an interior ell corner of this tract;

THENCE N83°05'27"W - 669.32' along the north line of the said 1.50 Acre tract to a found ½" iron rod with orange plastic cap marked "BAKER-AICKLEN" on the east Right-of-Way line of County Road 401, at the northwest corner of the said 1.50 Acre tract, for the most northerly southwest corner of this tract;

THENCE N06°50'28"E - 1491.70' along the said east Right-of-Way line of County Road 401 to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" at the intersection of the said east Right-of-Way line of County Road 401 and the south Right-of-Way line of County Road 403, for the northwest corner of this tract;

THENCE along the arc of a curve to the left with an arc length of 656.76', a radius of 2924.55', a chord bearing of N67°47'29"E, and a chord length of 655.38' to a found 1" iron pipe at the northwest corner of a called 74.394 Acre tract conveyed to T.W. Ford, L.P. in Document No. 2017050597, for the northeast corner of this tract;

THENCE along the west and south lines, respectively, of the said 74.394 Acre tract for the following courses and distances:

S21°39'11"E - 1087.55' to a found ½" iron rod for an interior ell corner of this tract;
N41°05'33"E - 117.66' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an exterior ell corner of this tract;
S04°59'18"E - 447.86' to a found railroad spike for an interior ell corner of this tract;
S82°16'29"E - 90.03' to a found ½" iron rod at the northwest corner of the said 40 Acre tract;

THENCE S07°42'28"W - 933.94' along the west line of the said 40 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 47.634 Acres of land.

Exhibit "B" Permitted Encumbrances

1. Easement dated December 13, 1955, executed by Marvin G. Roznovak and Artie B. Roznovak to Texas Power & Light Company, recorded in Volume 410, Page 41, Deed Records, Williamson County, Texas.

2. Easement dated October 24, 1972, executed by Marvin G. Roznovak and Artie B. Roznovak to Texas Power & Light Company and the Southwestern Bell Telephone Company, recorded in Volume 570, Page 76, Deed Records, Williamson County, Texas.

3. Right of Way Easement dated August 23, 1974, executed by Marvin G. Roznovak and Artie B. Roznovak to Jonah Water Supply Corp., recorded in Volume 597, Page 979, Deed Records, Williamson County, Texas.

4. A 30' Right of Way Easement conveyed to Donald W. Kunze and Nancy L. Kunze by W. A. Kunze and Annie Mae Kunze in Warranty Deed dated October 25, 1983, recorded in Volume 948, Page 561, Deed Records, Williamson County, Texas.

5. Right of Way Easement dated October 18, 1994, executed by Fred Gola and Angelee Gola to Jonah Water Special Utility Dist., recorded in Volume 2647, Page 568, Official Records, Williamson County, Texas.

6. Public Utility and Access Easement dated February 3, 2006, executed by Freddy Gola to Jonah Water Special Utility District, recorded under Document No. 2006009994, Official Records, Williamson County, Texas.

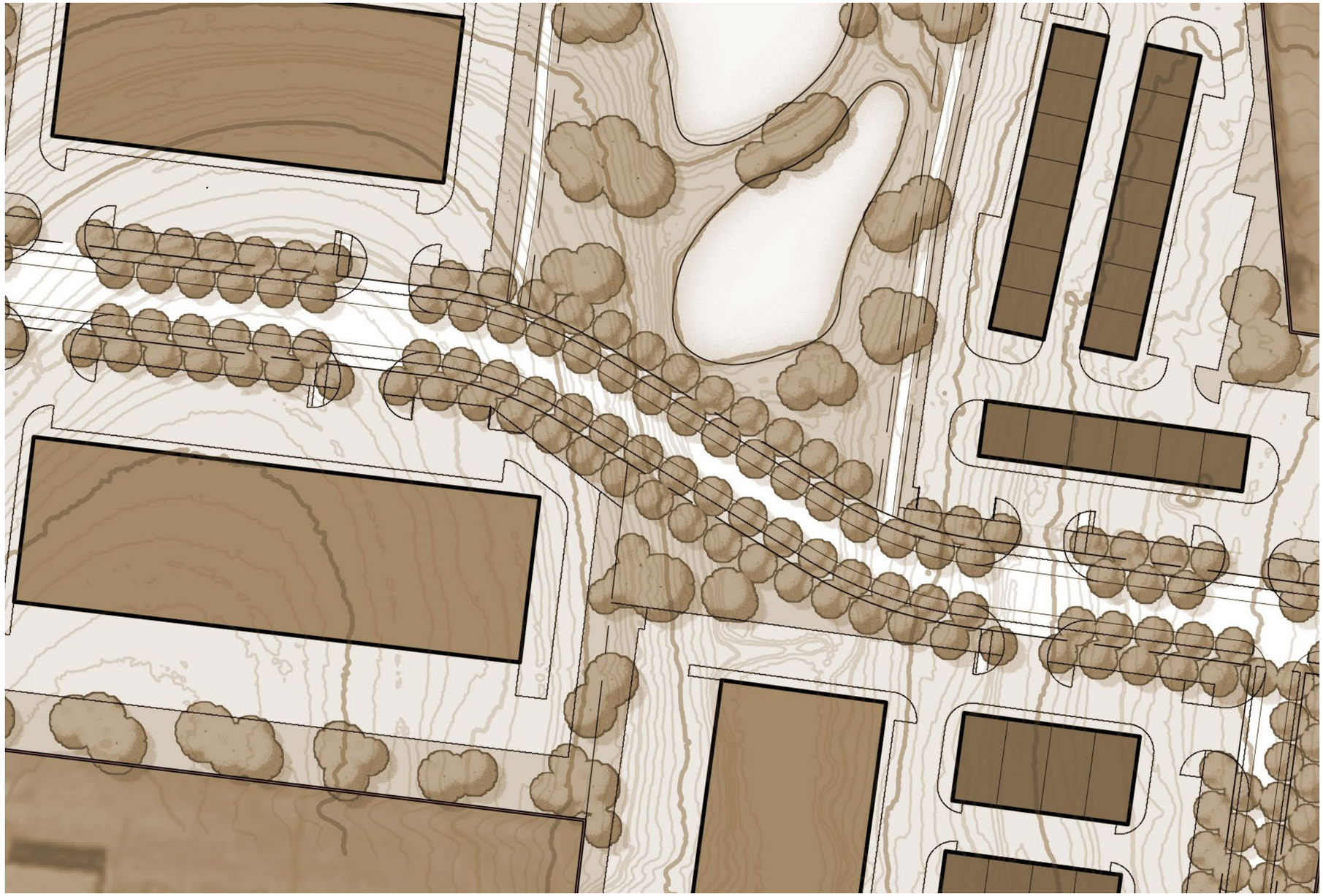
7. Power Line in place as shown on survey plat made by Bradley L Lipscomb RPLS No. 5952, dated October 7, 2021, together with all associated rights of Power Company, including but not limited to the rights of ingress and egress over the property description herein.

8. Rights or claims, if any, of adjoining property owner in and to that portion of insured premises lying between the fence and the east lot line, as shown by survey of Bradley L Lipscomb RPLS No. 5952, dated October 7, 2021.

AFTER RECORDING RETURN TO:

LONGHORN TITLE COMPANY
309 North Main Street
Taylor, TX 76574

RETURN TO
Longhorn Title Co.
309 N. Main
Taylor, TX 76574



EMPLOYMENT CENTER PLAN
FOR
FORTERRA BUSINESS PARK
PZ-2024-2267
TAYLOR, TEXAS

A BACKGROUND
Regional Context A.2
Comprehensive Plan Excerpts..... A.3
Local Context A.4
Site Constraints A.5
Topography Analysis A.6

B REGULATIONS
Regulating Plan.....B.2
Block Frontages & Dimensions.....B.3
Design Specific Standards B.4
Employment Center Standards: Industrial B.5
Employment Center Standards: Commercial.....B.6
Transportation Master Plan Diagram.....B.7
Thoroughfare Types Plan B.8
Thoroughfare Types Sections B.9
Civic Space Types Plan B.11

C SUPPLEMENTAL PLANS
Plan in Context..... C.2
Program Summary C.3
Emergency Access Diagram C.4
Addressing Diagram C.5
Detailed Parking Program..... C.6

For
THE CITY OF TAYLOR, TEXAS
and
TAYLOR 47, LLC
by
MICHAEL WATKINS ARCHITECT, LLC
March 4, 2025

A. Background

The Background chapter summarizes information about the site, program, zoning, and other relevant constraints provided by the Applicant and the City of Taylor that inform the design of the Employment Center Plan.

Regional Context..... A.2
Comprehensive Plan Excerpts..... A.3
Local Context..... A.4
Site Constraints..... A.5
Topography Analysis A.6



Key

- City Boundary
- Subject Property
- Samsung Campus
- RCR Taylor Complex

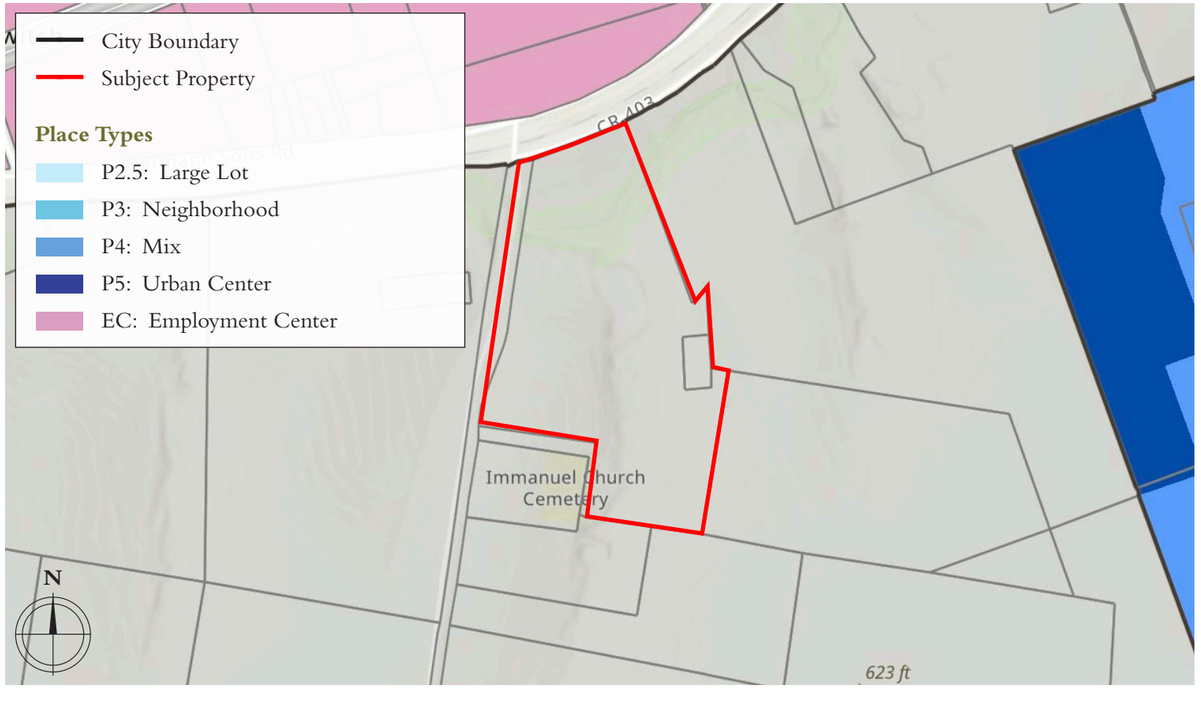
0 mi. 1/4 mi. 1/2 mi. 1 mi.

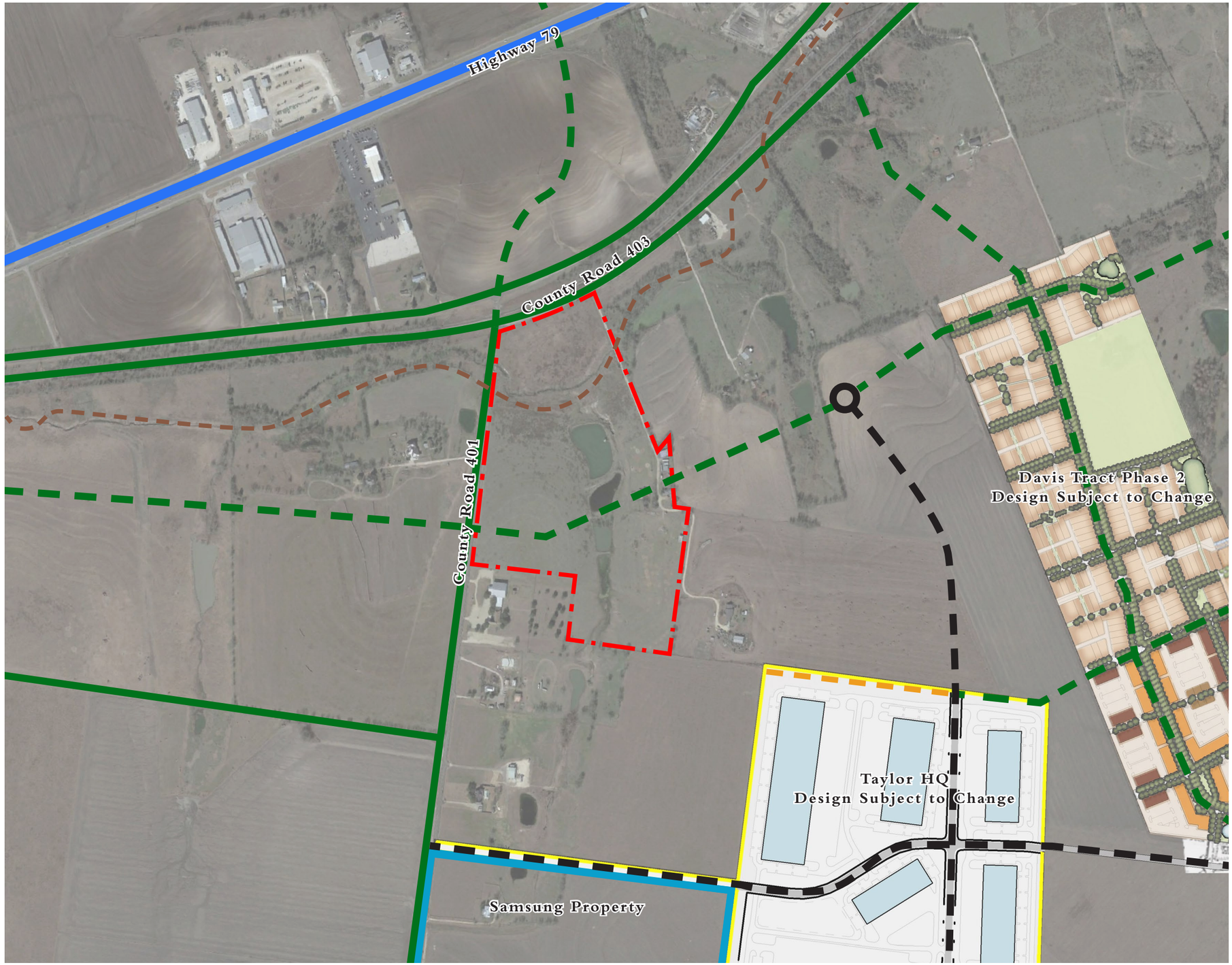
N


City Boundary
Subject Property
Growth Sectors
O-2: Reserved Open
G-2.2: Controlled Growth Tier II
CR 403
N


City Boundary
Subject Property
Future Land Use
Employment Community
Employment: Special Zone
Market: Community
Neighborhood Greenfield
Neighborhood Infill
Open Space
CR 403
Immanuel Church Cemetery
N
623 ft


City Boundary
Subject Property
Thoroughfares
Regional Road
Community Boulevard
Neighborhood Avenue
Trail
Immanuel Church Cemetery
N
623 ft


City Boundary
Subject Property
Place Types
P2.5: Large Lot
P3: Neighborhood
P4: Mix
P5: Urban Center
EC: Employment Center
CR 403
Immanuel Church Cemetery
N
623 ft



Key

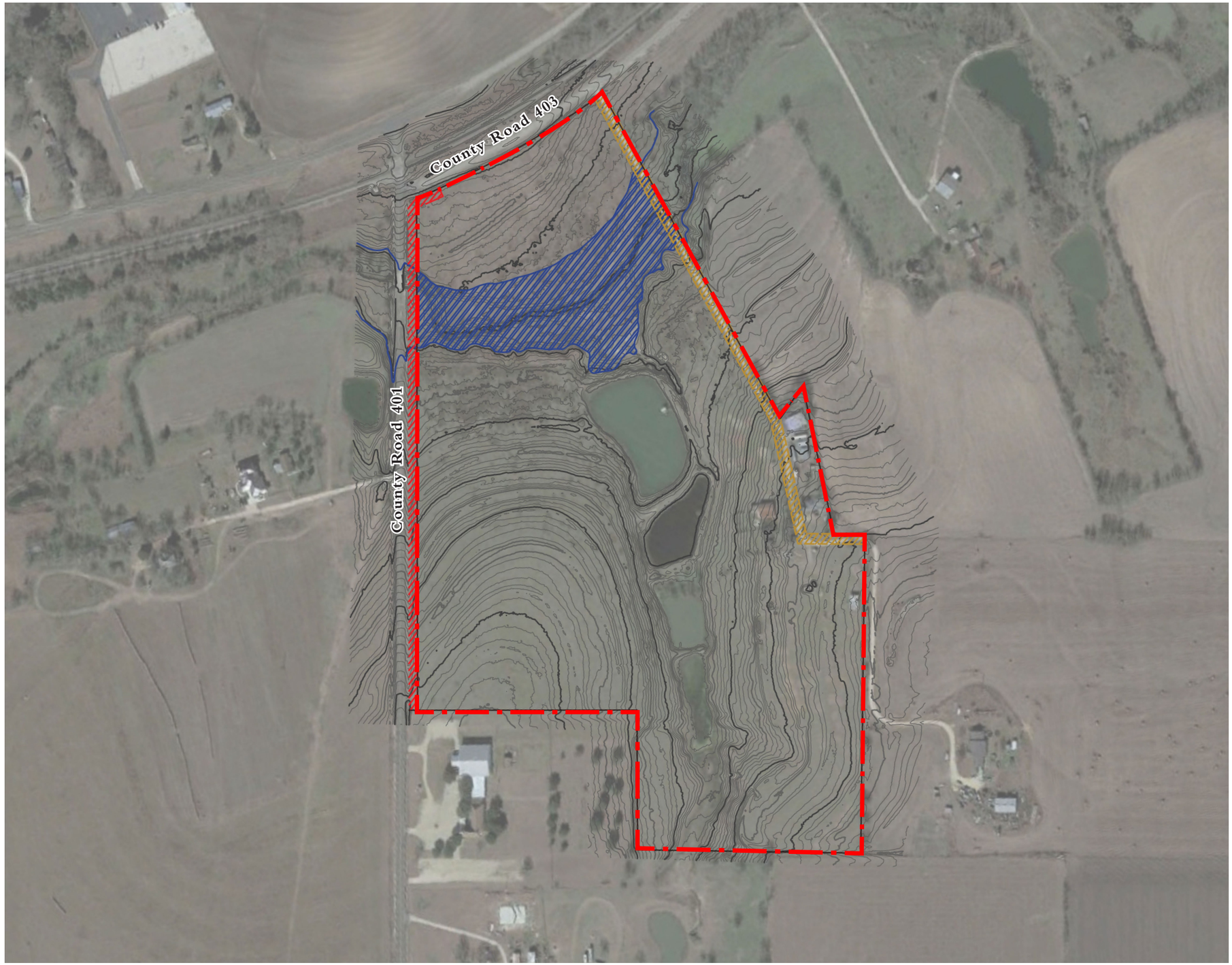
- Subject Property
- Existing Regional Road
- Existing Community Boulevard
- Proposed Community Boulevard (Per City of Taylor Transportation Master Plan)
- Proposed Industrial Boulevard
- Proposed Industrial Street
- Proposed Trail

Notes

1. The thoroughfare layout shown here is based on the updates to the Transportation Master Plan proposed in the Neighborhood and Employment Center Plans for Davis Tract and Taylor HQ.

N

0 mi. 1/16 mi. 1/8 mi. 1/4 mi.



Key

- Subject Property
- 10-ft. Contour
- 1-ft. Contour
- 25ft. Waterline Easement
- 30ft. Access Easement
- Floodplain

Notes

1. For the purpose of this Employment Center Project, the Waterline easement along County Road 401 is assumed to be included in the expanded right of way for County Road 401.

0 ft. 150 ft. 300 ft. 600 ft.

N



Key

- Subject Property
- 10-ft. Contour
- 1-ft. Contour
- Floodplain
- 610-620 ft.
- 600-610 ft.
- 590-600 ft.
- 580-590 ft.
- 570-580 ft.
- 560-570 ft.
- 550-560 ft.

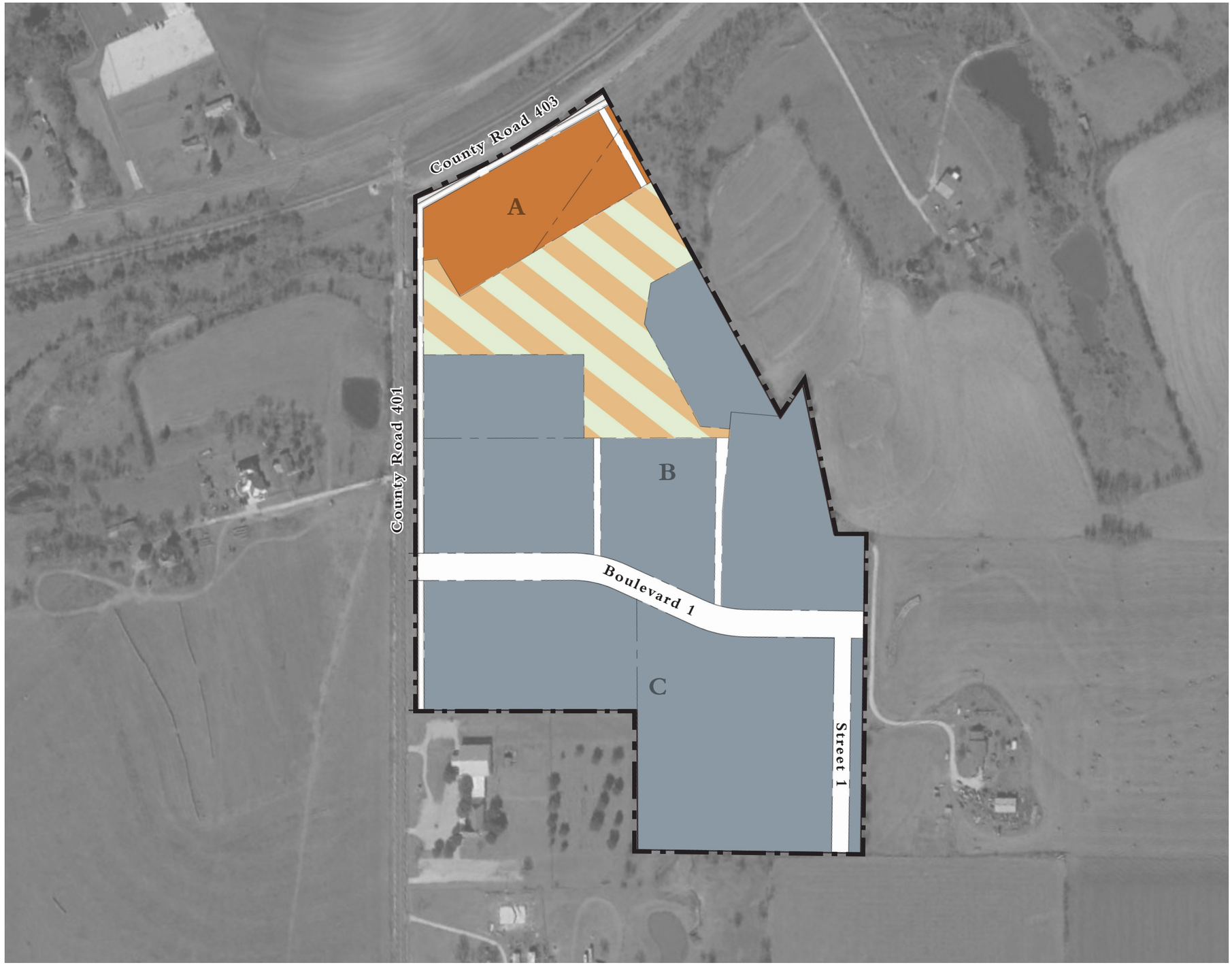
N

0 ft. 150 ft. 300 ft. 600 ft.

B. Regulations

The Regulations chapter is a set of plans and standards which specifies the requirements of this Employment Center Plan and demonstrates how the Infill Neighborhood Plan complies with the Taylor Comprehensive Plan and Land Development Code. These Regulations include the general layout of Thoroughfares, Civic Spaces, Blocks, and Lots, as well as standards specifying any deviations from the LDC and additional requirements necessary for the development to comply with the Comprehensive Plan and the intent of the LDC. While these Regulations are informed by the specific development scenario described in the Supplemental Plans chapter, other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of these Regulations and all other applicable regulations.

Regulating Plan B.2
Block Frontages & Dimensions B.3
Design Specific Standards B.4
Employment Center Standards: Industrial B.5
Employment Center Standards: Commercial B.6
Transportation Master Plan Diagram B.7
Thoroughfare Types Plan B.8
Thoroughfare Types Sections B.9
Civic Space Types Plan B.11

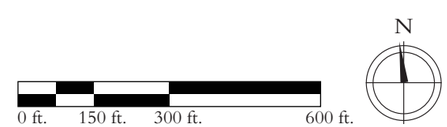


Key

- Subject Property
- EC-C: Employment Center Commercial
- EC-I: Employment Center Industrial
- CS with P1 overlay

General Standards

1. Based on the proposed industrial land uses and associated block sizes, this Employment Center Plan proposes revisions to the Transportation Master Plan. These revisions are illustrated on the Transportation Master Plan Diagram (B.7).





Key

- Subject Property
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Block Perimeter

A	1,902 ft.
B[2]	4,647 ft.
C[2]	4,053 ft.

Notes

1. Block dimensions shown are non-binding and are intended to demonstrate compliance with City Standards for block length and perimeter.
2. The Blocks shown include area on adjacent properties in order to account for the full perimeter of these Blocks when completed on adjacent properties. Adjustments to the precise Block shape and perimeter associated with other developments in these properties are anticipated, and will be addressed in the Neighborhood or Employment Center Plan for that property.

N

0 ft. 150 ft. 300 ft. 600 ft.



Design Specific Standards

1. These areas are zoned as Employment Center so that they can be developed with Employment Center uses if they are not needed for stormwater management facilities. Any portion of these areas that is used for stormwater shall be designed in a way that is integrated with the adjacent Civic Space.

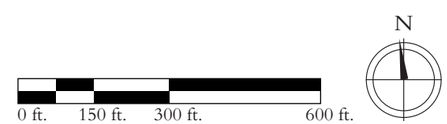
2. A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following conditions:
   - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.11 and LDC § 4-120).
   - The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8).

3. Paths and trails shall be provided within this Park sufficient to provide connectivity between the subject property and portions of the Park system on adjacent properties. Specifically the paths in Block A should be maintained even if the additional sites currently shown as stormwater management facilities (See standard 1) are developed with Employment Center Uses.

4. Boulevard 1 and Street 2 are intended to connect to the adjacent properties, with the exact location of the connection to be determined.

5. Designs for County Roads 401 and 403 will be coordinated with city engineers and the county, but at a minimum should include pedestrian facilities on the side adjacent to the Subject Property either within the ROW, or on a separate lot with a public access easement.

6. Along the Industrial Boulevard the first ten feet of the Front Setback at a minimum shall be landscaped except where interruptions are necessary for driveway paths. Any parking areas shall be located beyond this landscaped area.



Blocks	
Block Length (maximum)	1,400 ft.
Block Perimeter (maximum)	5,600 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	See *Thoroughfare Types (B.8-B.9)*
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted

Lots	
Width (minimum)	none
Area (minimum)	none
Lot coverage (maximum)	none
Build-to-Line (range)	none
Facade Buildout (minimum)	none
Stories (maximum)	5 stories
Parking Location	
First Layer	permitted[4]
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted
Building Disposition	
Edgeyard	permitted
Sideyard	permitted
Courtyard	permitted
Rearyard	permitted

Building Types	
Detached Dwelling	not permitted
Attached Dwelling	not permitted
Cottage Court	not permitted
Duplex	not permitted
Triplex	not permitted
Quadraplex	not permitted
Small Apartment	not permitted
Large Apartment	not permitted
Manufactured Home/Park	not permitted
Accessory Dwelling Unit	not permitted
Recreational Vehicle Park	not permitted
Residential Accessory	not permitted
Small Commercial	permitted
Live/Work	permitted
Mixed-Use Commercial	permitted
Large Commercial	permitted
Highway Commercial	permitted
Industrial	permitted
Carts, Kiosks, Food Trailers	permitted
Temporary Commercial	permitted
Commercial Accessory	permitted
Civic Buildings	permitted

The following standards apply to all Lots within an Employment Center: Industrial (EC-I) Place Type:

1. **Intent.** The intent of the Employment Center is to provide a place for large-footprint industrial uses (and associated loading areas and truck access) with connectivity to surrounding walkable neighborhoods, Civic Spaces, and commercial centers sufficient for pedestrian and bicycle connections between the two to be feasible.
2. **Uses Permitted.** The following land uses are permitted:
   - Retail: Characterizing premises available for the sale of merchandise and food service.
   - Office: Premises available for the transaction of general business but excluding Retail and Manufacturing uses.
   - Basic Industrial: An establishment engaged in the basic processing and manufacturing of material predominately from extricated or raw materials, or a use engaged in storage of, or manufacturing processes utilizing flammable or explosive materials , or storage of, or manufacturing processes which are commonly recognized as offensive, unless such use is specifically prohibited.
   - Manufacturing general: an establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products.
   - Automobile and/or truck fueling, servicing, and washing facilities
   - All non-residential uses not listed here may apply for a Special Use Permit.
3. **Access.** A safe, direct, and demarcated means of pedestrian and bicycle access shall be provided from the Primary Frontage Line to the Primary Entrance of each building.
4. **Parking.** Parking in the first layer shall not exceed the width of one drive aisle that is double-loaded with head-in parking.
5. **Truck Loading Docks.** Truck loading docks shall be permitted only in the Third Layer.

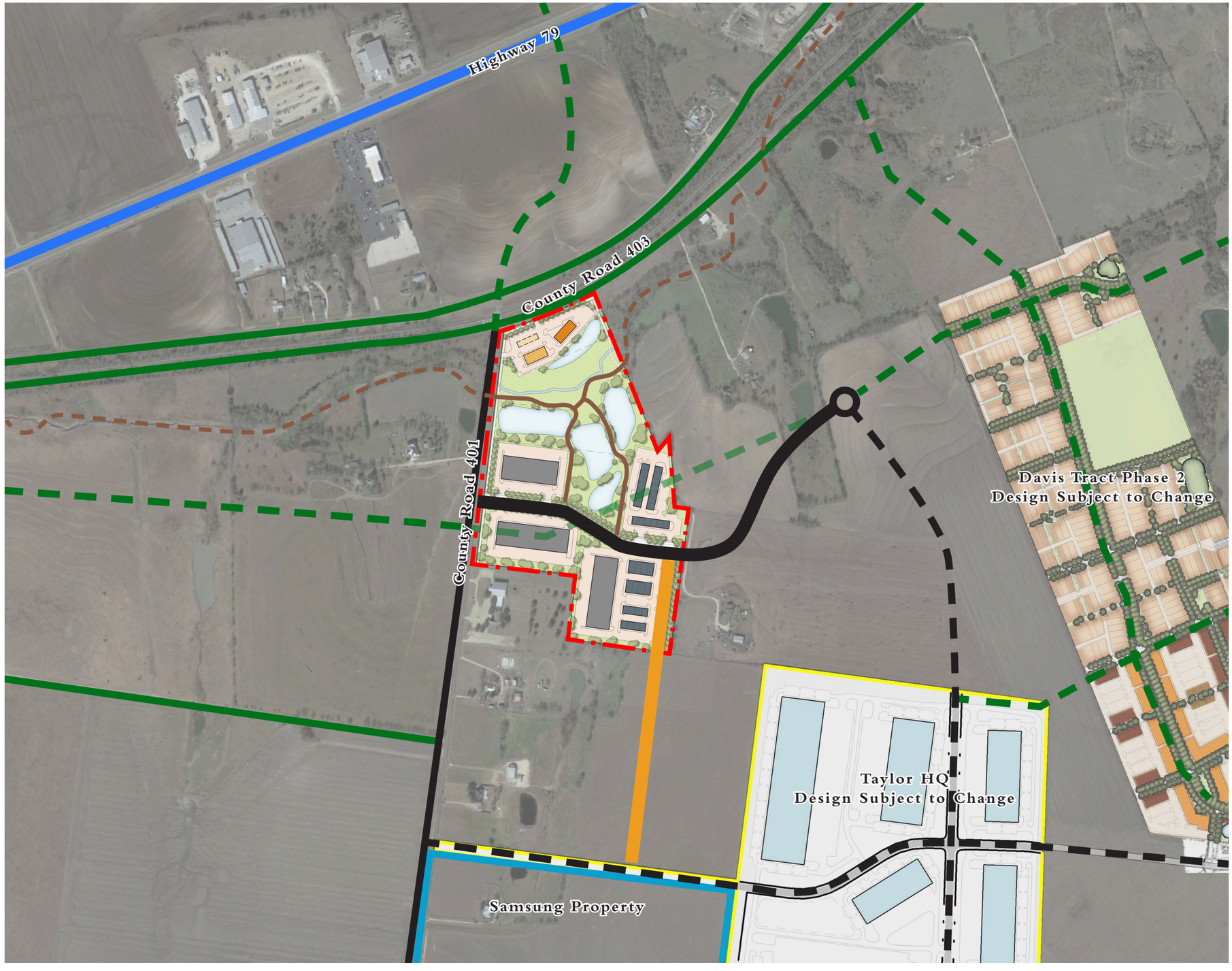
Blocks	
Block Length (maximum)	1,400 ft.
Block Perimeter (maximum)	5,600 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	See *Thoroughfare Types (B.8-B.9)*
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted

Lots	
Width (minimum)	none
Area (minimum)	none
Lot coverage (maximum)	none
Build-to-Line (range)	none
Facade Buildout (minimum)	none
Stories (maximum)	5 stories
Parking Location	
First Layer	permitted[4]
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted
Building Disposition	
Edgeyard	permitted
Sideyard	permitted
Courtyard	permitted
Rearyard	permitted

Building Types	
Detached Dwelling	not permitted
Attached Dwelling	not permitted
Cottage Court	not permitted
Duplex	not permitted
Triplex	not permitted
Quadraplex	not permitted
Small Apartment	not permitted
Large Apartment	not permitted
Manufactured Home/Park	not permitted
Accessory Dwelling Unit	not permitted
Recreational Vehicle Park	not permitted
Residential Accessory	not permitted
Small Commercial	permitted
Live/Work	permitted
Mixed-Use Commercial	permitted
Large Commercial	permitted
Highway Commercial	permitted
Industrial	not permitted
Carts, Kiosks, Food Trailers	permitted
Temporary Commercial	permitted
Commercial Accessory	permitted
Civic Buildings	permitted

The following standards apply to all Lots within a Employment Center: Commercial (EC-C) Place Type:

1. **Intent.** The intent of the Employment Center - Commercial is to provide a place for highway-oriented Commercial uses with sufficient connectivity to surrounding walkable neighborhoods, Civic Spaces, and employment centers that pedestrian and bicycle connections between the two are feasible.
2. **Uses Permitted.** The following land uses are permitted:
   - Retail: characterizing premises available for the sale of merchandise and food service.
   - Office: premises available for the transaction of general business but excluding Retail and Manufacturing uses.
   - Automobile and/or truck fueling, servicing, and washing facilities
   - All non-residential uses not listed here may apply for a Special Use Permit.
3. **Access.** A safe, direct, and demarcated means of pedestrian and bicycle access shall be provided from the Primary Frontage Line to the Primary Entrance of each building.
4. **Parking.** Parking in the first layer shall not exceed the width of one drive aisle that is double-loaded with head-in parking.
5. **Signage.** Exceptions to the Sign Standards of the LDC may be granted by Warrant in order to provide visibility for businesses from US 79.



Key

- Subject Property
- Existing Thoroughfare
- Proposed Thoroughfare
- Previously Proposed Thoroughfare

Thoroughfare Designations

- Regional Road
- Community Boulevard
- Industrial Boulevard
- Industrial Street
- Trail

Notes

The thoroughfare layout shown here is based on the updates to the Transportation Master Plan proposed in the Neighborhood and Employment Center Plans for Davis Tract and Taylor HQ.

N

0 mi. 1/16 mi. 1/8 mi. 1/4 mi.

The design is subject to change. Not for construction.

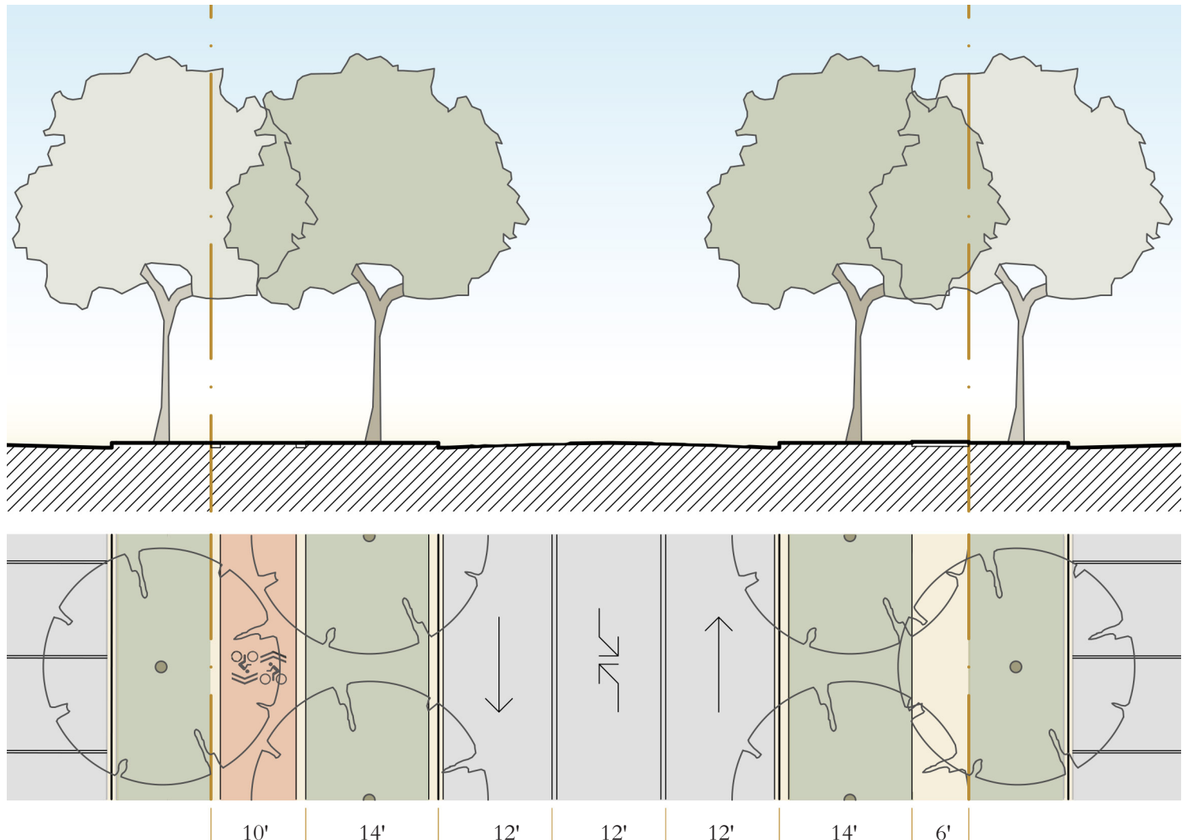


Key

- Subject Property
- IB-80-36
- IS-50-24
- TR-20
- Trail in Civic Space

N

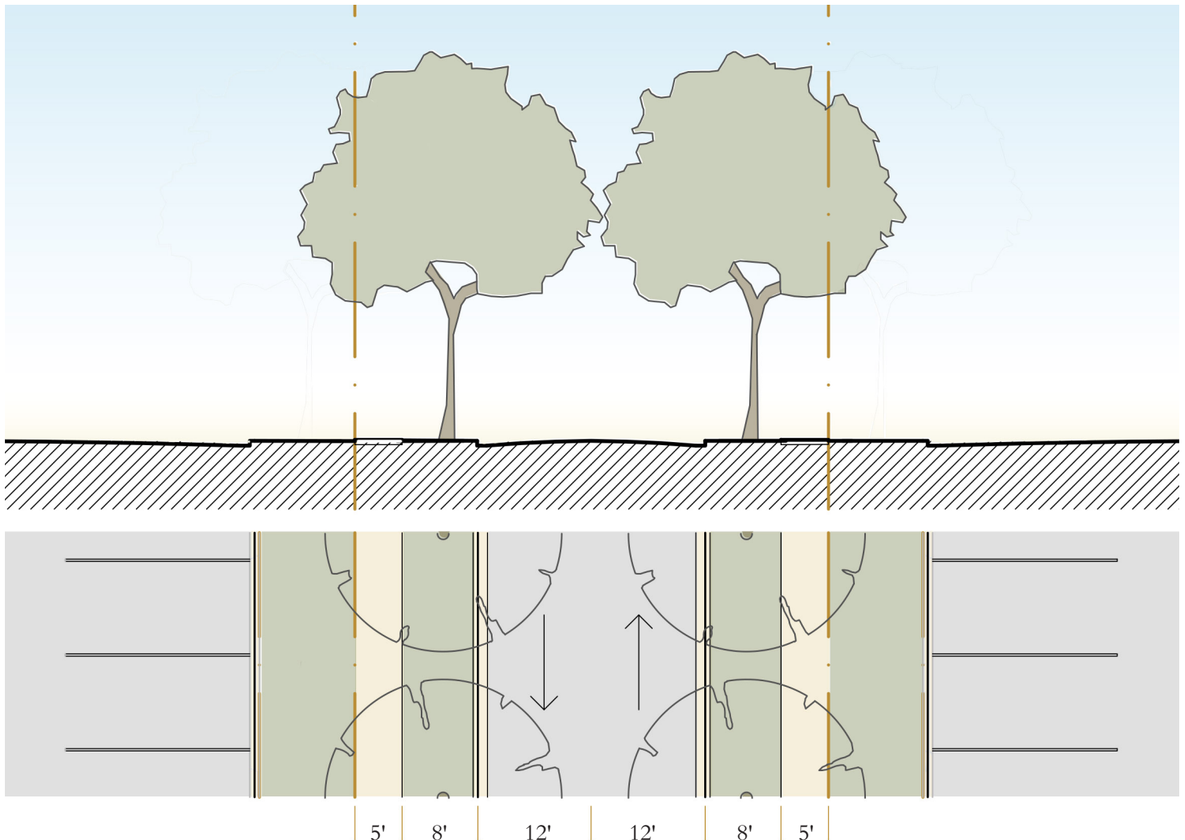
0 ft. 150 ft. 300 ft. 600 ft.



IB-80-36

Thoroughfare Type:	Industrial Boulevard	**Vehicular Clear Width:**	36 ft.
Vehicular Movement:	2-way	**Curb Type:**	Header
Design Speed:	35 mph	**Ownership:**	Publicly Owned
Design Vehicle:	WB-67	**Typical Utilities:**	Sanitary Sewer, Storm Sewer, Water

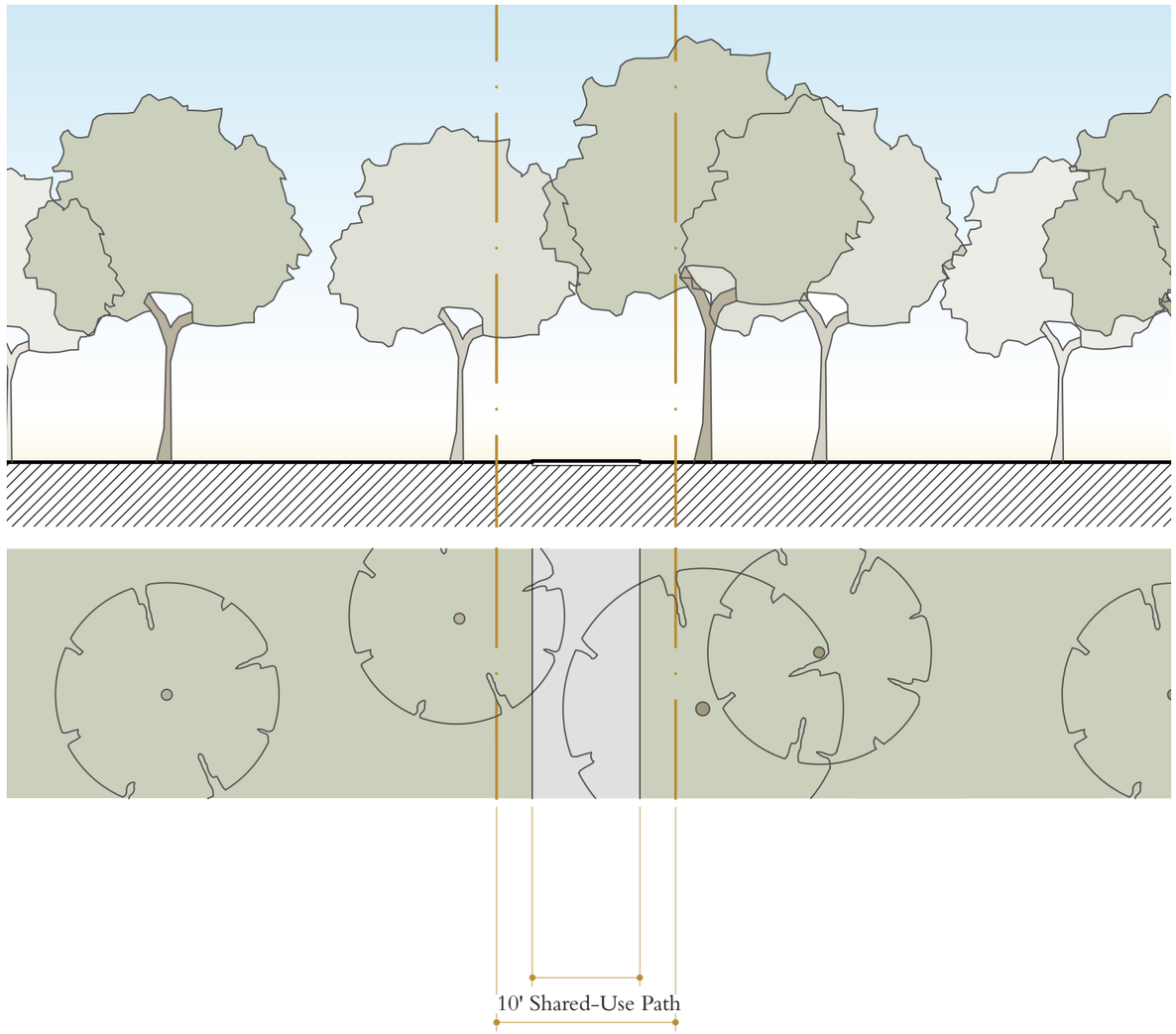
Notes: The size of the planting strip may be increased or decreased to accommodate grade change.



IS-50-24

Thoroughfare Type:	Industrial Street	**Vehicular Clear Width:**	24 ft.
Vehicular Movement:	2-way	**Curb Type:**	Header
Design Speed:	30 mph	**Ownership:**	Publicly Owned
Design Vehicle:	WB-40	**Typical Utilities:**	Sanitary Sewer, Storm Sewer, Water

Notes: The size of the planting strip may be increased or decreased to accommodate grade change.



TR-20

Thoroughfare Type:	Trail	**Tree Spacing:**	33 ft.
Vehicular Movement:	N/A	**Curb Type:**	N/A
Design Speed:	N/A	**Ownership:**	Publicly or Privately Owned
Vehicular Clear Width:	N/A	**Typical Utilities:**	N/A

Notes:



Key

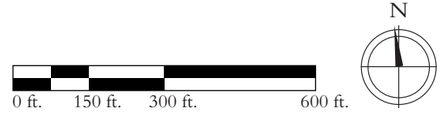
- Subject Property
- Park
- Potential Additional Park

Civic Space Allocation

6.8 ac.	Civic Space in Subject Property[1]
47.6 ac.	Total Area of Subject Property
14.3%	Civic Space Ratio

Notes

1. The Civic Space ratio is calculated based only on the area zoned as Civic Space on the Regulating Plan and does not include other areas shown as stormwater management facilities but zoned as Employment Center (See #1 on page B.4)



C. Supplemental Plans

The Supplemental Plans chapter is a set of additional plans that elaborates on the specific development scenario used as the basis for this Employment Center Plan. This information includes the Building Types, uses, and parking incorporated into the design, how that design proposes to address matters such as fire apparatus access, and particular features of the design that contribute to the intended character of the development. The information presented in this chapter reflects one possible development scenario for this Employment Center Plan. Other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of the requirements in the Regulations chapter and all other applicable regulations.

Plan in Context C.2
Program Summary C.3
Emergency Access Diagram C.4
Addressing Diagram C.5
Detailed Parking Program C.6



Key

Subject Property

N

0 mi. 1/16 mi. 1/8 mi. 1/4 mi.



Key

Subject Property

Industrial

Light Industrial	191,100 sq.ft.
Flex	81,600 sq.ft.
Total Industrial	**272,700**

Commercial

Gas Station	9,425 sq.ft.
Gas Station Pumps	-
Retail	9,000 sq.ft.
Total Commercial	**18,425 sq.ft.**

N

0 ft. 150 ft. 300 ft. 600 ft.



Key

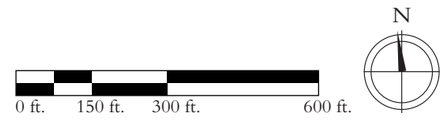
- Subject Property
- 26-foot Fire Apparatus Access Roads
- 20-foot Fire Apparatus Access Roads
- Buildings over 30 feet
- Lots with buildings under 30 feet

Notes

1. This diagram provides one scenario for this Employment Center Plan to comply with the IFC as adopted by the City of Taylor. Refinements to Fire Apparatus Access are anticipated in subsequent stages of the design process and the final Fire Apparatus Access is subject to the approval of the Fire Code Official.
2. For buildings 30 feet tall or greater:
   - Fire Apparatus Access Roads shall be 26 feet clear minimum.
   - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
   - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
3. For buildings less than 30 feet tall:
   - Fire Apparatus Access Roads shall be 20 feet clear minimum
4. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet at streets and alleys and 25 feet at parking lots.
5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
6. Fire Apparatus Access Roads may consist of pavement, stabilized soil, stabilized grass, or any material rated to support the weight of emergency vehicles.
7. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders.



Taken from the 2018 IFC: Figure D103.1





Thoroughfare Names & Key

- Subject Property
- 1 _____Boulevard
- 2 _____Boulevard
- 3 County Road 403

Notes

1. This addressing plan is conceptual and is subject to refinements in future phases.

0 ft. 150 ft. 300 ft. 600 ft.

N



Assumed Parking Ratios	Spaces
Light Industrial	1 per 1,000 sq.ft.
Flex Office	1 per 350 sq.ft.
Retail	1 per 200 sq.ft.

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

Area A

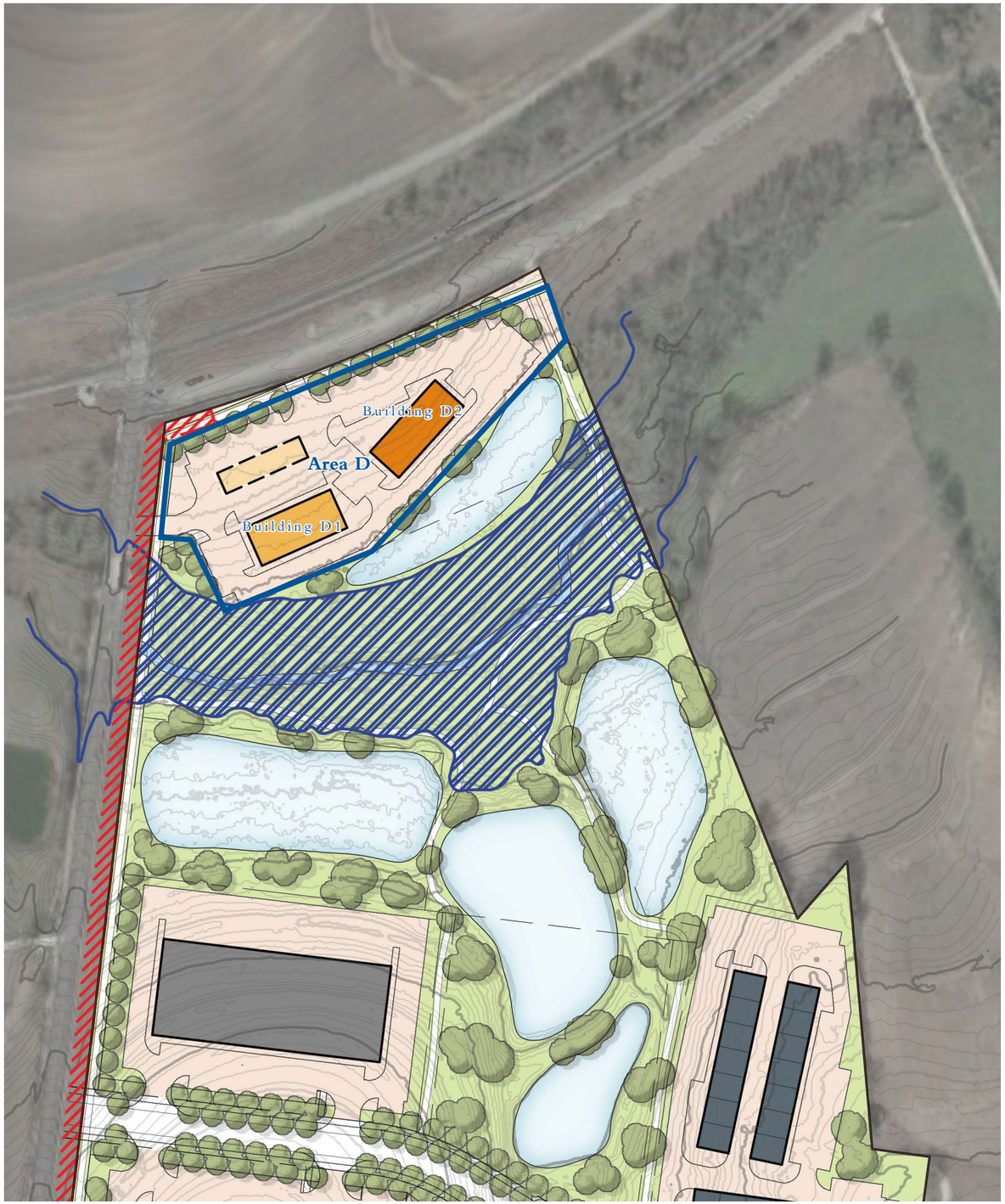
Industrial	Program	Spaces
Building A1	53,400 sq.ft.	54
Building A2	69,000 sq.ft.	69
Total Requested		**123**
Parking Provided		Spaces
Provided in Parking Lots		154
Total Provided		**154**
Difference		**+31**

Area B

Industrial	Program	Spaces
Building B1	68,700 sq.ft.	69
Flex Office	Program	Spaces
Building B2	12,800 sq.ft.	37
Building B3	12,800 sq.ft.	37
Building B4	8,000 sq.ft.	23
Building B5	8,000 sq.ft.	23
Total Requested		**189**
Parking Provided		Spaces
Provided in Parking Lots		73
Total Provided		**211**
Difference		**+22**

Area C

Flex Office	Program	Spaces
Building C1	12,000 sq.ft.	35
Building C2	14,000 sq.ft.	40
Building C3	14,000 sq.ft.	40
Total Requested		**115**
Parking Provided		Spaces
Provided in Parking Lots		115
Total Provided		**115**
Difference		**0**



Assumed Parking Ratios	Spaces
Light Industrial	1 per 1,000 sq.ft.
Flex Office	1 per 350 sq.ft.
Retail	1 per 200 sq.ft.

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

Area D

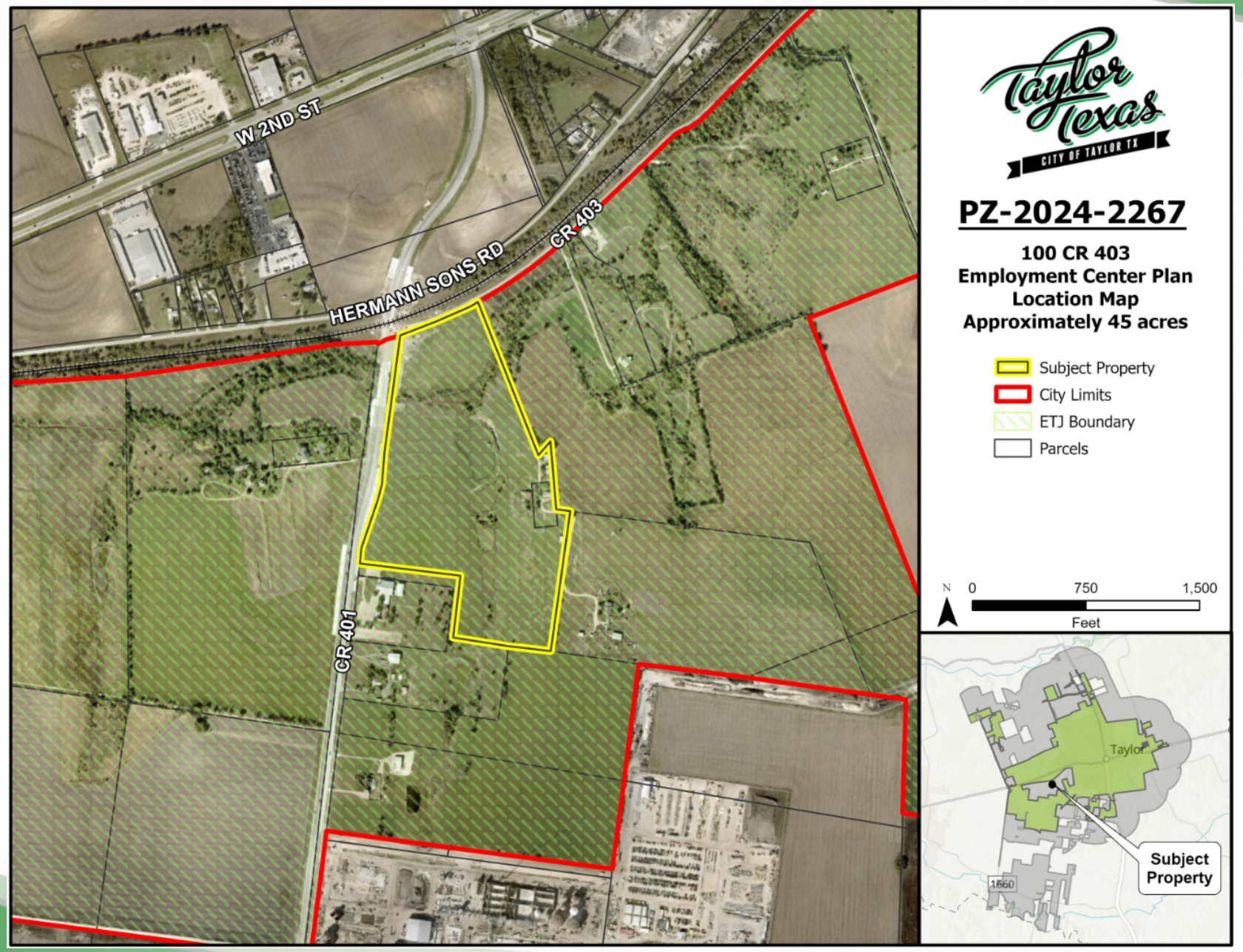
Industrial	Program	Spaces
Building D1	9,425 sq.ft.	48
Building D2	9,000 sq.ft.	45
Total Requested		**93**
Parking Provided		Spaces
Provided in Parking Lots		110
Total Provided		**110**
Difference		**+17**

PZ-2024-2267

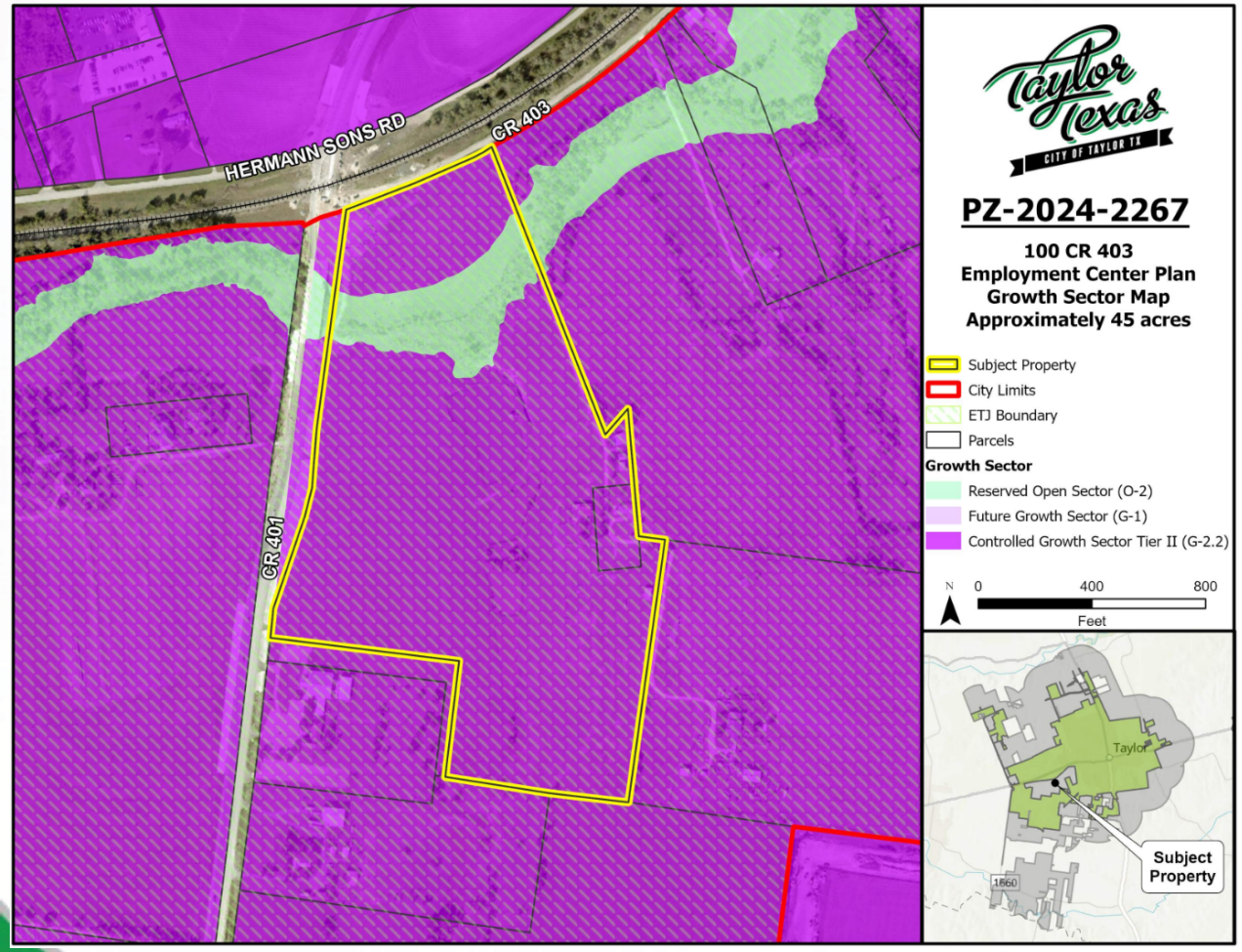
Employment Center Plan

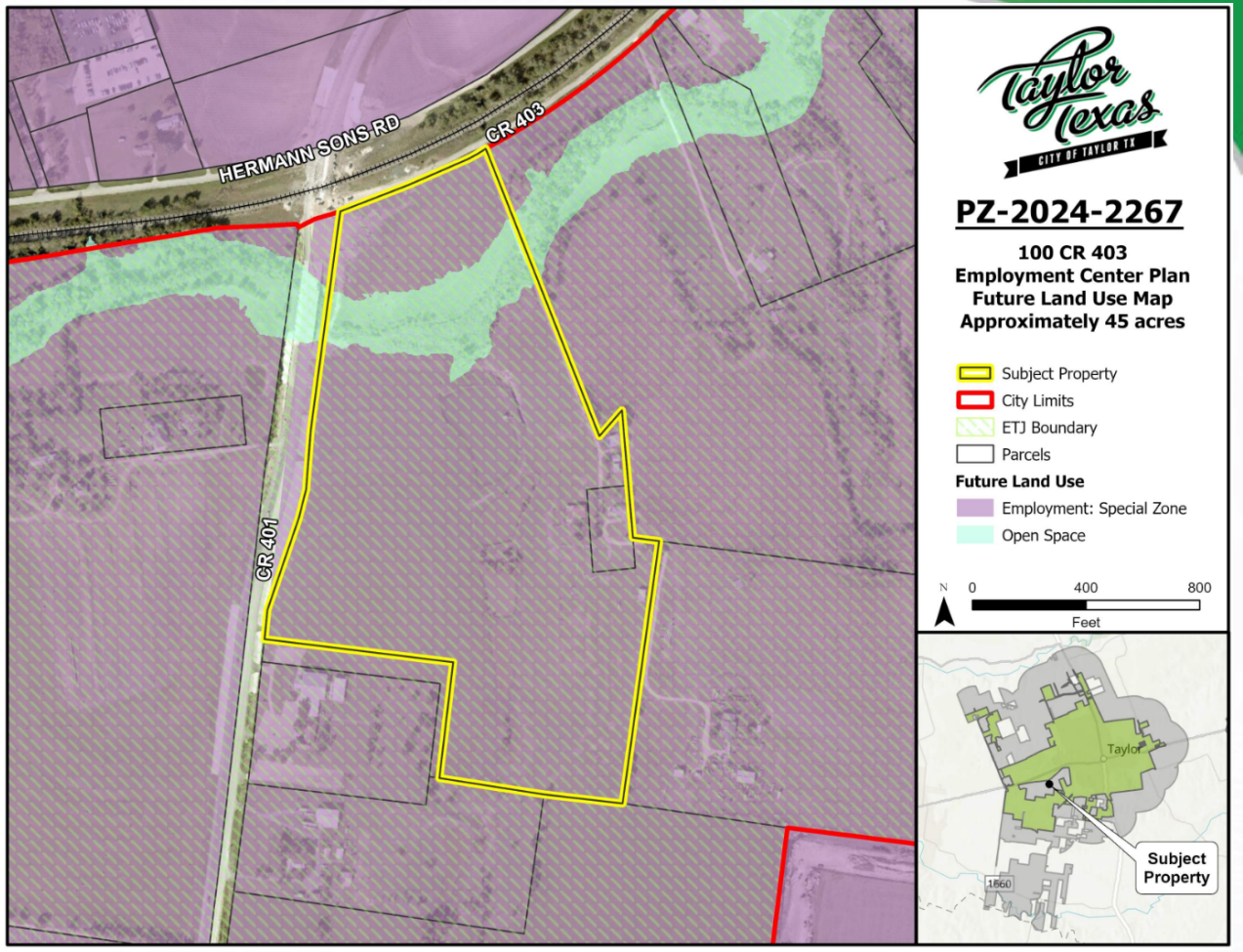
Forterra Business Park

Location Map

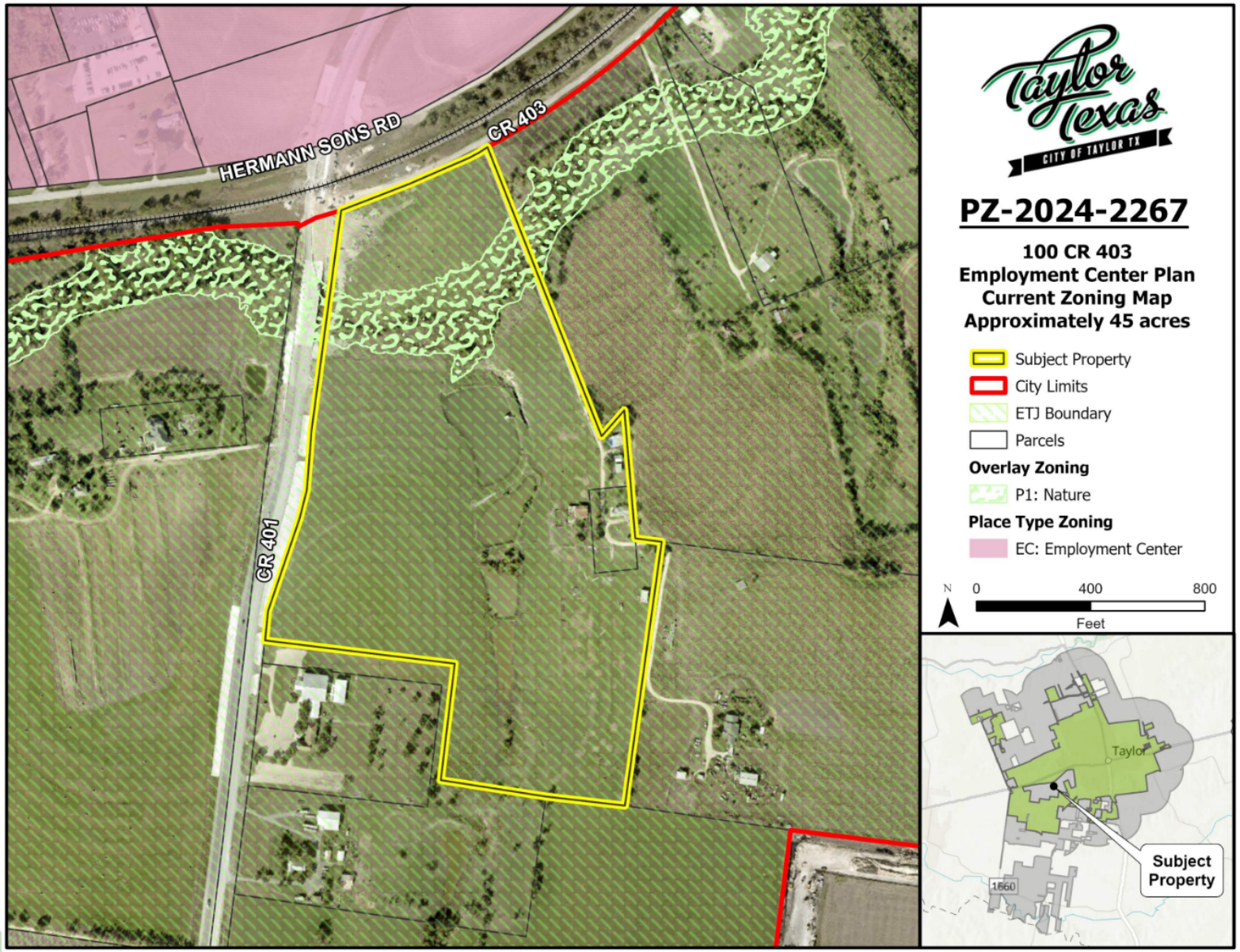


Growth Sector & Future Land Use Maps

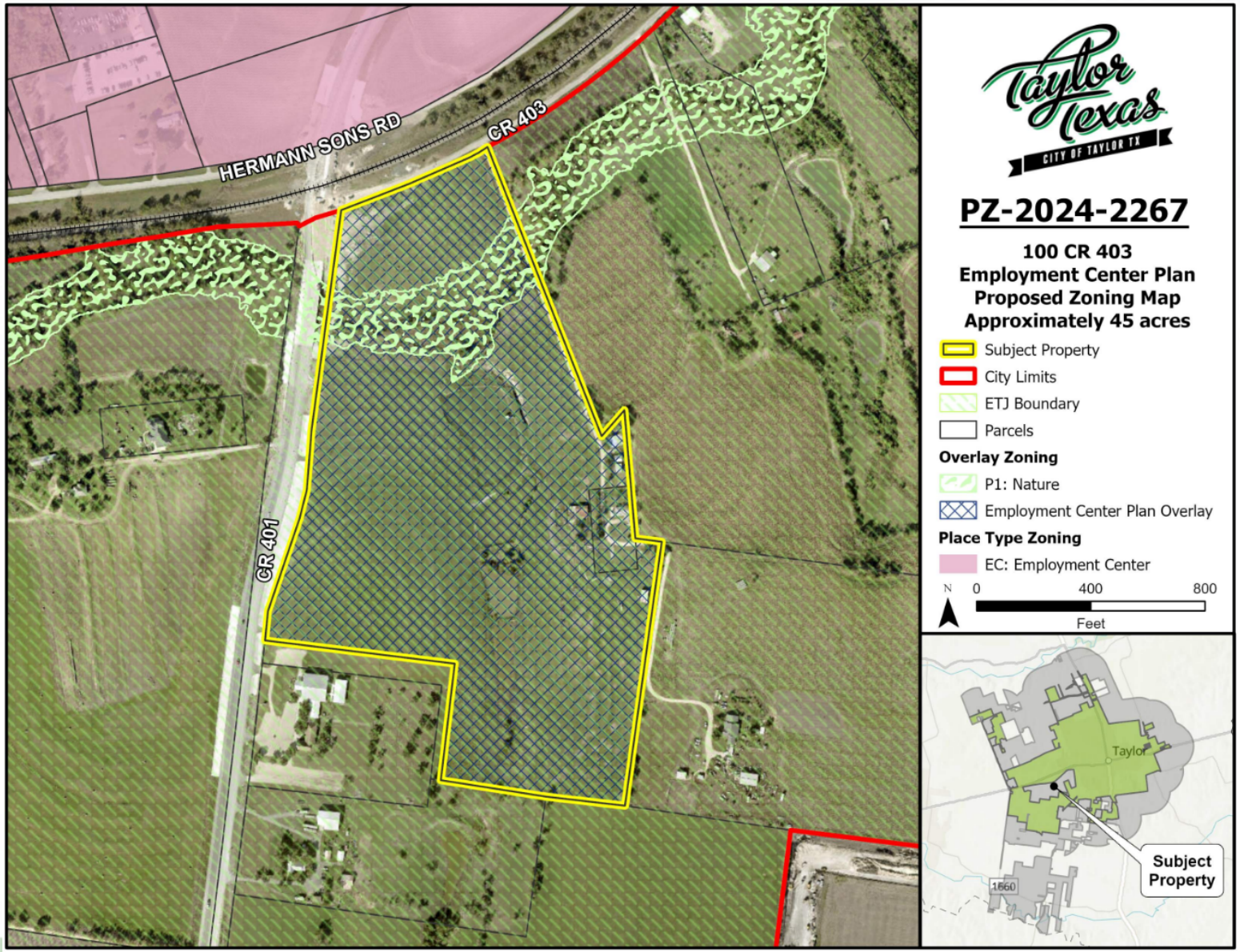




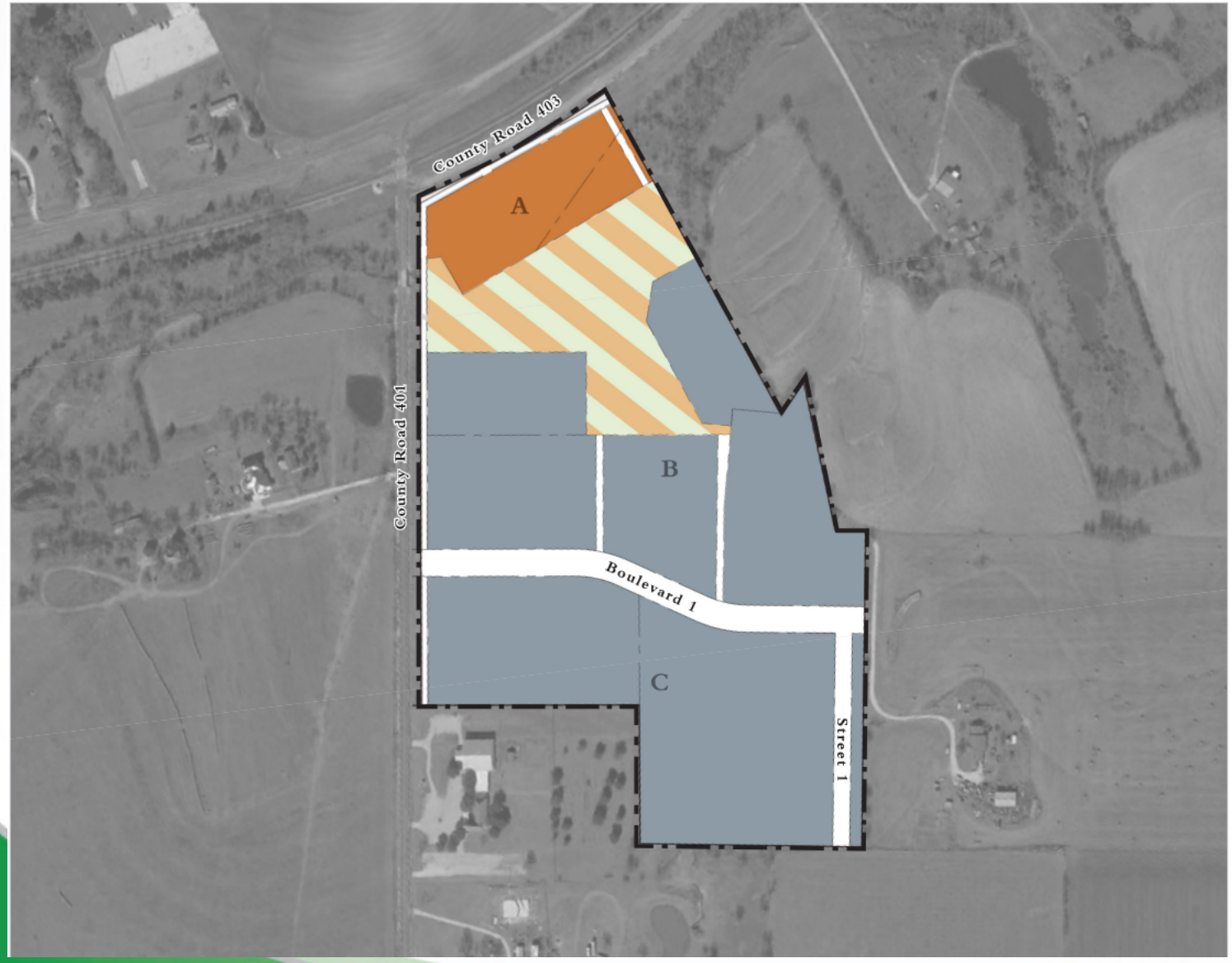
Existing Zoning Map



Proposed Zoning



Regulating Plan



Key

- Subject Property
- EC-C: Employment Center Commercial
- EC-I: Employment Center Industrial
- CS with P1 overlay

General Standards

1. Based on the proposed industrial land uses and associated block sizes, this Employment Center Plan proposes revisions to the Transportation Master Plan. These revisions are illustrated on the Transportation Master Plan Diagram (B.7).

Illustrative Master Plan



Key

Subject Property

Industrial

Light Industrial	191,100 sq.ft.
Flex	81,600 sq.ft.
Total Industrial	**272,700**

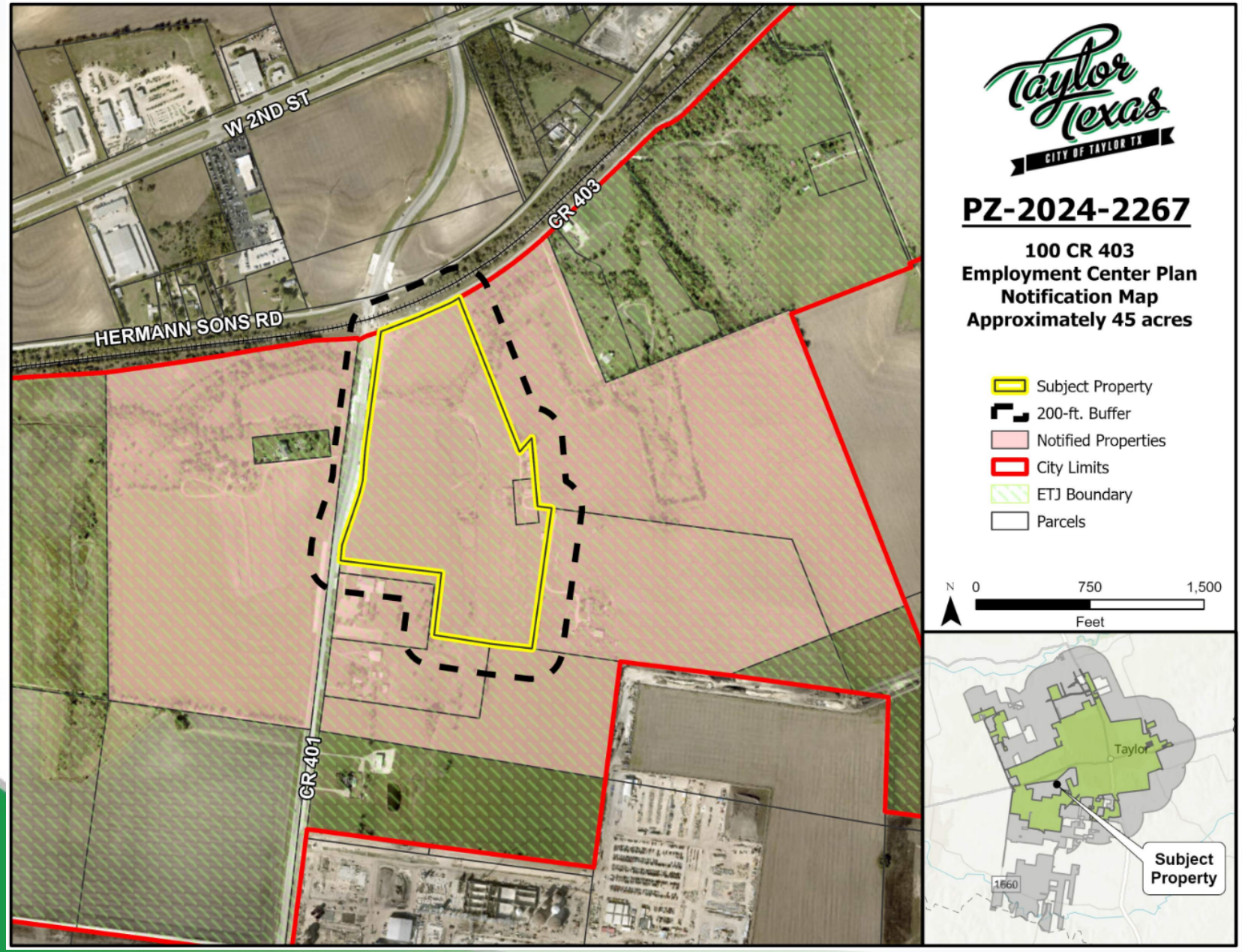
Commercial

Gas Station	9,425 sq.ft.
Gas Station Pumps	-
Retail	9,000 sq.ft.
Total Commercial	**18,425 sq.ft.**

Proposed Warrants/Variances

i. A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following condition:
   - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.11 and LDC § 4-120).
   - The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8)

Notification Map



- 9 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero responses in opposition or approval of the request from the notified parties.

P&Z Recommendation

On April 8, 2025, the Planning and Zoning Commission voted 9-0 to recommend that the case be Postponed until the May P&Z Meeting.

City Council Meeting
April 24, 2025
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 10.

Agenda Title: **Hold a public hearing and introduce Ordinance 2025-11 regarding a request for a Place Type Amendment from P2 – Rural to P2C – Rural Commercial on property generally located at 1900 OLG Cemetery Road, legally described as Honey Bucket Lot 1, Block 1, 4.02 acres, more particularly described by Williamson Central Appraisal District Parcel R665367, Taylor, Williamson County, Texas.**

Council Action to be Taken: Hold a public hearing and introduce the Ordinance

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

The subject property consists of a portable restroom business located southwest of the intersection at Farm to Market Road 122 and OLG Cemetery Road. The applicant desires to expand their business by adding carports, parking, and paved areas. The subject property is currently P2 – Rural and within the P2 Place Type commercial is not a permitted Building Type. Staff has encouraged the applicant to rezone the property to P2C – Rural Commercial to allow for the expansion of their use. Without the place type amendment, the business would be unable to improve their property as it would be increasing a non-conforming use

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The request for a Place Type amendment aims to provide consistency with the use of a commercial business. Upon analyzing the request, the proposed Place Type P2 – Rural will permit small commercial, highway commercial, temporary commercial, commercial accessory, carts, kiosks, and food trailers, and civic building types. The current business, Honey Bucket, operates as a temporary commercial use as there are limited permanent structures and the land meets the demands of the business at this time in its current state. The Place Type amendment request is consistent with the surrounding zoning of the adjacent properties. The applicant is also concurrently seeking a variance to allow for better screening to decrease the likelihood of becoming a nuisance.

3. PROS and CONS

PROS	CONS
• Appropriate Zoning for Existing Use	•

4. RECOMMENDATION

On April 8, 2025, the Planning and Zoning Commission voted 9-0 to recommend Approval of the Place Type Amendment Request.

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Public Hearing - April 8, 2025
City Council Public Hearing - April 24, 2025
City Council Vote - May 8, 2025

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _03_PZ-2025-2436_1900 OLG Cemetery Road Rezone
2. _03a_PZ 2025-2436_1900 OLG Cemetery Road Rezone LOI
3. _03b_PZ 2025-2436 Location Map
4. _03c_PZ 2025-2436 Current Zoning
5. _03d_PZ 2025-2436 Proposed Zoning
6. _03e_PZ 2025-2436 Growth Sector
7. _03f_PZ 2025-2436 Future Land Use
8. _03g_PZ 2025-2436 Notification Map
9. _03h_ PZ-2025-2436_1900 OLG Cemetery Road_Ordinance 2025-11
10. _03h1_PZ 2025-2436_1900 OLG Cemetery Road_Survey_EXHIBIT A
11. _03h2_PZ 2025-2436 Proposed Zoning_EXHIBIT B
12. PZ-2024-2436_PPT

City of Taylor

PZ-2025-2436

Place Type Zoning Amendment

Staff Report

Item Details

Subject Property:	1900 OLG Cemetery Road
Total Acreage:	Approximately 4.02 acres
Legal Description:	Approximately 4.02 acres of land generally located at 1900 OLG Cemetery Road, Honey Bucket Block 1, Lot 1, more particularly described by the Williamson Central Appraisal District Parcel R665367, Taylor Williamson County, Texas
Property Owner/Applicant:	Mark Perry
Request:	A request to rezone from the existing Place Type of P2 – Rural to P2 – Rural Commercial.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property consists of a portable restroom business located southwest of the intersection at Farm to Market Road 122 and OLG Cemetery Road. The applicant desires to expand their business by adding carports, parking, and paved areas. The subject property is currently P2 – Rural and within the P2 Place Type commercial is not a permitted Building Type. Staff has encouraged the applicant to rezone the property to P2C – Rural Commercial to allow for the expansion of their use. Without the place type amendment, the business would be unable to improve their property as it would be increasing a non-conforming use.

Location:

The subject property is located Southwest of the intersection at Farm to Market Road 122 and OLG Cemetery Road. The property is adjacent to the City of Taylor wastewater treatment plant.

Physical and Natural Features:

The subject property is a rural property with a commercial use that is relatively flat and has an average amount of foliage for the area. It is adjacent to the wastewater treatment plant and part of the property is in the floodplain.

Growth Sector Designations:

The subject property is located within the Infill Growth Sector (G-3). The Intended Growth Sector consists of areas with access to existing or planned transportation/infrastructure and are on the periphery of existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas (Envision Taylor Comprehensive Plan page 50).

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Neighborhood Greenfield which are new communities that contain a wide mix of residential uses and neighborhood services. Greenfield development should be developed as an extension of the existing urban fabric in Taylor.

The subject property is currently zoned P2 – Rural. This Place Type is intended to regulate higher low intensity residential use.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	Employment Center	Intended Growth Sector & Reserved Open Sector	Employment: Regional	Agricultural
South	Civic Space	Future Growth Sector & Reserved Open Sector	Area of Minimal Change	Wastewater Treatment
East	P2 – Rural	Future Growth Sector	Area of Minimal Change	Agricultural
West	P2 – Rural	Intended Growth Sector & Reserved Open Sector	Neighborhood Green Field Open Space	Agricultural

Transportation

The subject property gains access off OLG Cemetery Road to the East. OLG Cemetery is categorized as a Rural Street. A rural street has open swales and drains by percolation. The street has wide shoulder or bicycle trails, and no on-street parking.

Utilities

The subject property is located within the City of Taylor water and wastewater CCN. There is an 8-inch water line located to the northwest of the lot. The property is not connected to wastewater.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map

amendment request. Seven (7) notices were mailed to the property owners and a legal notice advertisement for the public hearing was placed in the Taylor Press on Sunday, March 23, 2025.

Staff Analysis

The request for a Place Type amendment aims to provide consistency with the use of a commercial business. Upon analyzing the request, the proposed Place Type P2 – Rural will permit small commercial, highway commercial, temporary commercial, commercial accessory, carts, kiosks, and food trailers, and civic building types. The current business, Honey Bucket, operates as a temporary commercial use as there are limited permanent structures and the land meets the demands of the business at this time in its current state. The Place Type amendment request is consistent with the surrounding zoning of the adjacent properties. The applicant is also concurrently seeking a variance to allow for better screening to decrease the likelihood of becoming a nuisance.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommend approval of the request Place Type amendment from P2 – Rural to P2C – Rural Commercial.

Planning and Zoning Commission Recommendation

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

Is the rezoning consistent with the Comprehensive Plan?

- The rezoning request is consistent with the Comprehensive Plan. The applicant intends to increase the use to conform with their zoning. The change to P2C – Rural Commercial would allow for the expansion for their commercial use in an area predicted to have minimal change.

Is the rezoning compatible with the surrounding area?

- The rezoning is compatible with other place types found along the eastern frontage of OLG Cemetery Road.

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

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

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

- There are adequate existing public utilities servicing the subject property.

Do current conditions indicate that a rezoning is necessary?

- The current place type does not allow for any expansion of the legal nonconforming use on the property. To further develop the property, the property owner would need to rezone to permit any on-site improvements.

Attachments:

a. Letter of Intent from Applicant
b. Location Map
c. Zoning Map
d. Proposed Zoning
e. Growth Sectors Map
f. Future Land Use Map
g. Notification Map
h. Ordinance 2025-XX
    a. Survey
    b. Proposed Zoning Map

LETTER OF INTENT
STATEMENT DESCRIPTION & NARRATIVE

The applicant shall provide a narrative to support their request and documentation of the need for a Place Type Zoning Map Amendment (re-zoning).

APPLICANT STATEMENT DESCRIPTION & NARRATIVE: The applicant is seeking a rezone to P2C, Rural Commercial, at the direction of City Staff. The Applicant owns and operates a commercial portable restroom/fencing operation, which has been in operation and serving the City of Taylor for more than 30-years at this site, which is adjacent to the City Waste Water Treatment facility immediately to the south. In order to provide minor improvements to the operation, including two (2) covered shelters for some of the existing operations as well as pave existing parking areas that are currently gravel, the Applicant has been in the process of working with City Staff on obtaining land development permits for many months now. When the minor improvement application efforts began the site was still zoned M1, Light Industrial. However, during the review process the site was rezoned via a large-scale City-wide update of the Comprehensive Plan and City development regulations, making the existing commercial operation a pre-existing legal non-conforming use. Given the recent zone change to P2, Rural, Staff is requiring the completion of a rezone to P2C, Rural Commercial, in order to complete the aforementioned minor development improvements to the existing operation.

Additionally, the applicant shall review and answer the following questions:

1. **Is the Place Type Zoning Map Amendment (re-zoning) consistent with guiding documents such as the Comprehensive Plan and Land Development Code (LDC)?**

   APPLICANT RESPONSE: The rezoning request is consistent with the Comprehensive Plan, which seeks to maintain the character of Taylor. More specifically, the Comp Plan envisions maintaining the character, building on Taylor's history. The traditional pattern of development in Taylor achieves the goals of this plan. New development should continue this pattern whether constructed in infill or greenfield settings. This site has been operated as a portable restroom operation serving the City of Taylor for more than 30-years. It's ongoing and continued operation is fully consistent with these comprehensive plan goals and policies.

   The rezoning request is consistent with the Land Development Code, which allows for the continued use of pre-existing legal non-conforming uses. The minor addition of small open-walled covers for existing operations and paving is consistent with the traditional pattern of development in this area, which is immediately adjacent to the City's waste water treatment facility. This request and the associated improvements will ultimately improve the site and bring it into greater compliance with the LDC with new landscaping, screening, paving parking areas and additional stormwater features that are supportive and continuing the existing and historical pattern of development in this neighborhood.

2. **Is the Place Type Zoning Map Amendment (re-zoning) compatible with the surrounding area?**

   APPLICANT RESPONSE: The rezoning is compatible with other adjacent properties, which have been neighbors to the existing use for more than 30-years.

   - Northwest Neighbor: Compatible; The existing site includes a natural buffer, a flood plain, naturally separating the 30+ year old operation from the property to the vacant property abutting to the site to the northwest.

   - Northeast Neighbor: Compatible; The property to the northeast is across Old Cemetery Road, which is a vacant farm field.

   - Southerly Neighbor: Compatible; The abutting property to the south is City owned and is developed with the City's waste water treatment plant.

   - Westerly Neighbor: Compatible; The abutting property to the west is a vacant property that includes an electrical power corridor and open drainage area.

3. **Does the Place Type Zoning Map Amendment (re-zoning) promote health, safety, and general welfare?**

   APPLICANT RESPONSE: The rezoning of the subject property will promote public health, safety, and the general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development, which is being implemented via the LDC development permit review and approval process ensuring compliance.

4. **Is infrastructure available for future development of this site for uses allowed in the proposed Place Type zoning district(s)?**

   APPLICANT RESPONSE: There are existing public utilities are already adequate, available and in use for the scope of the existing operation. Additional storm water facilities are proposed with the ongoing land development permits currently under City review.

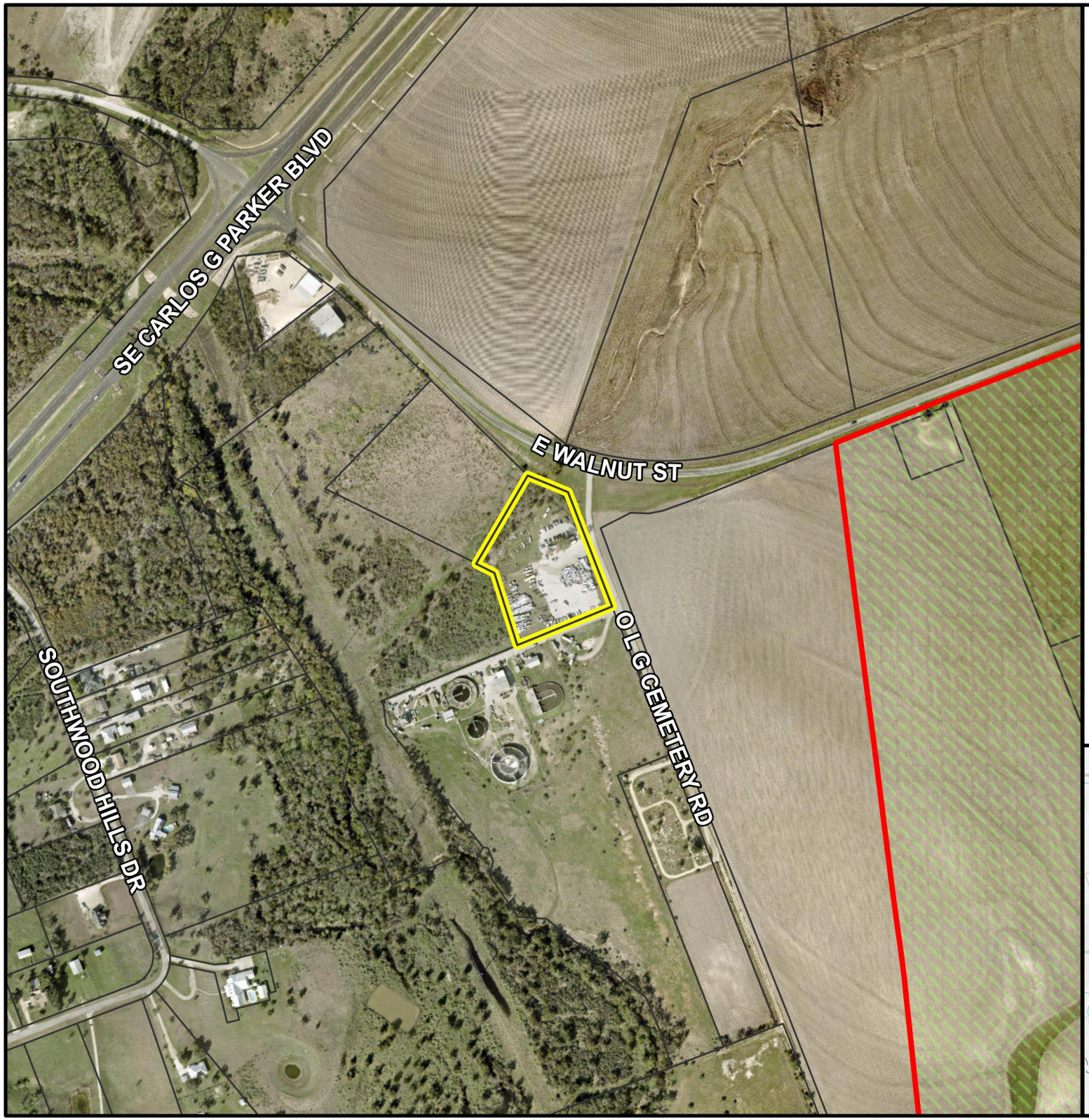
5. **Are there changed conditions that make the Place Type Zoning Map Amendment (re-zoning) necessary?**

   APPLICANT RESPONSE: The applicant has been instructed to complete a rezone to better comply with the current LDC. The site has been used for a portable restroom and fencing facility for more than 30-years. Prior to the recent revisions to the City comprehensive plan and City-wide rezone efforts, the existing use was in the M1, Light Industrial zone, and was a compliant use. The applicant simply wants to add two (2) covered areas to the existing operations to provide shelter, and has agreed to paving the parking areas as required by the City, as well as provide enhancement landscaping, perimeter screening and storm water

facilities, all of which bring the site in to greater conformance with City development standards.

6. Is there a need in the community for the proposed development or Place Type zoning associated with this request?

APPLICANT RESPONSE: Yes. The portable restroom and fencing operation have been in place for more than 30-years, serving the community of Taylor. This use is an essential service that serves the general public by providing necessary services and facilities for development projects, city functions, residential home projects, local fairs and events, etc. The applicant operates a well-maintained and tidy operation. The company is committed to providing reliable and efficient services, contributing to local support of various community activities and development projects. The operation is not only an essential service supporting a local City of Taylor economy but also helps ensure that public events and construction projects proceed without disruptions, benefiting both residents and visitors.

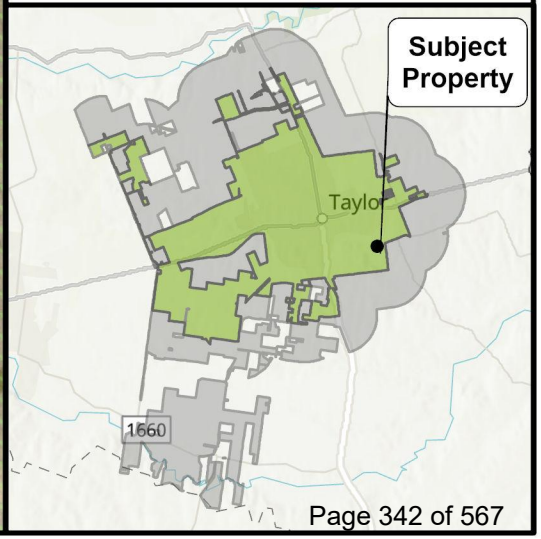


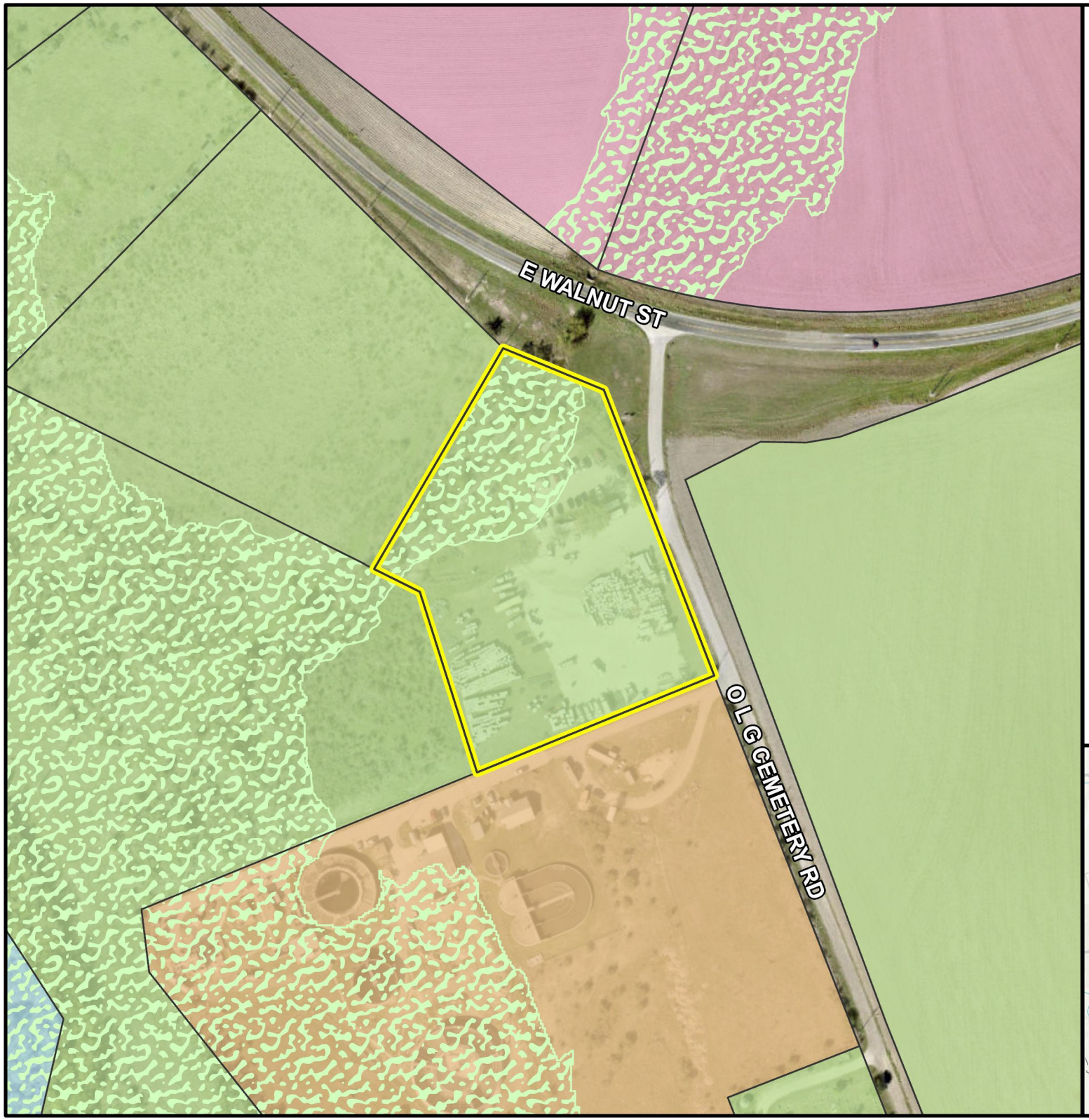
PZ-2025-2436

1900 O L G Cemetery Road
Place Type Amendment
Location Map
Approximately 4.1 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

N 0 500 1,000
Feet





PZ-2025-2436

1900 O L G Cemetery Road
Place Type Amendment
Current Zoning Map
Approximately 4.1 acres

- Subject Property
- Parcels

Overlay Zoning

- P1: Nature

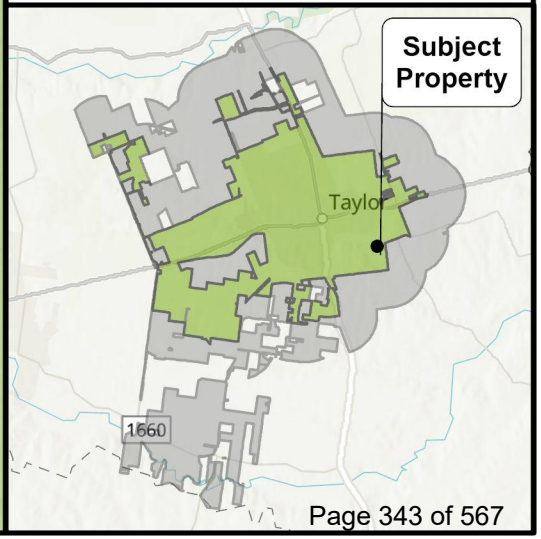
Place Type Zoning

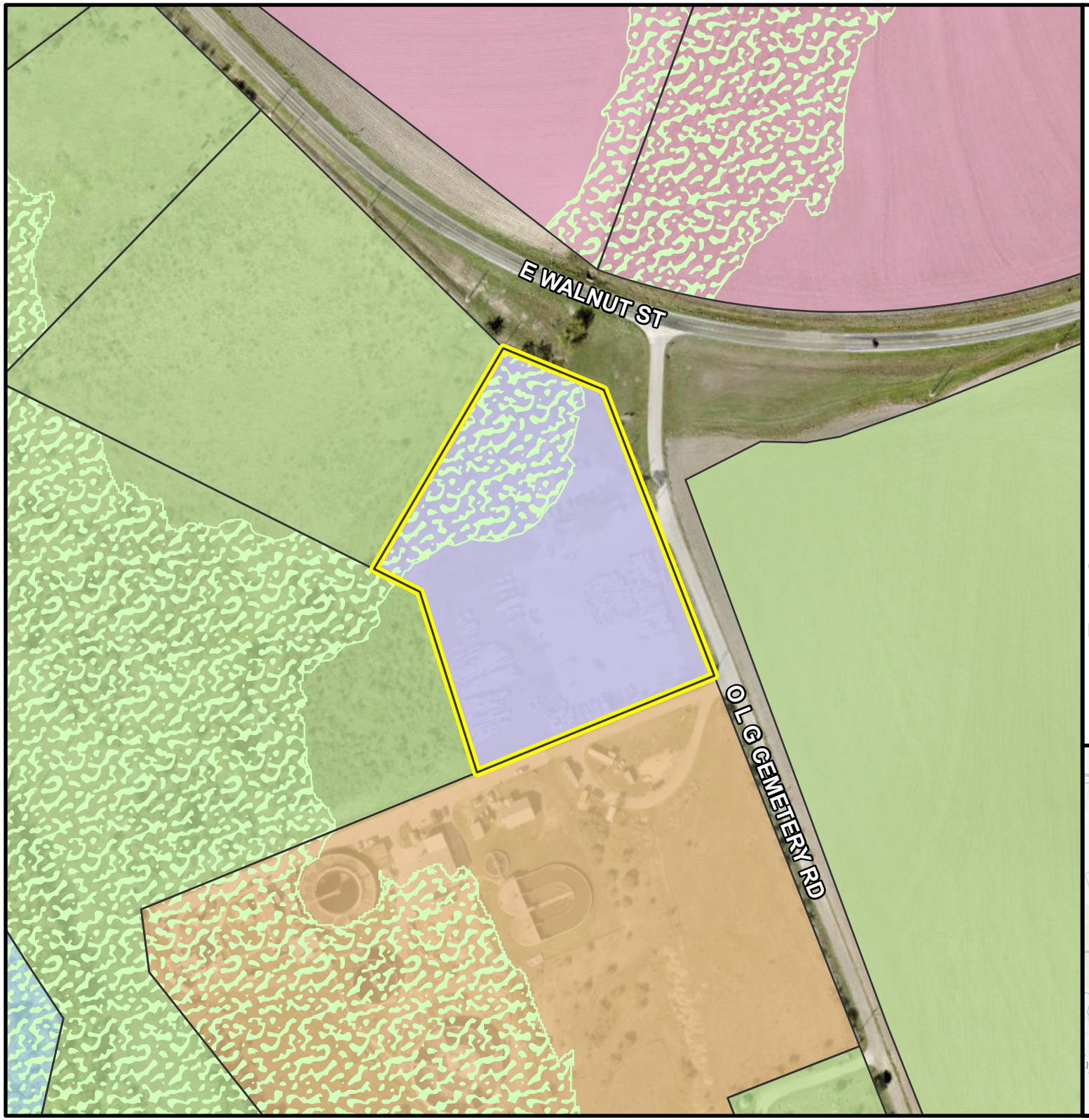
- P2: Rural
- P2.5: Large Lot
- EC: Employment Center
- CS: Civic Space

N

0 200 400

Feet





PZ-2025-2436

1900 O L G Cemetery Road
Place Type Amendment
Proposed Zoning Map
Approximately 4.1 acres

- City Limits
- Subject Property
- Parcels

Overlay Zoning

- P1: Nature

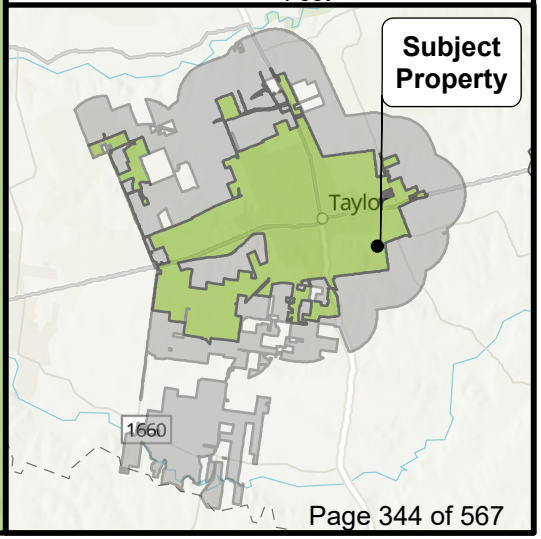
Place Type Zoning

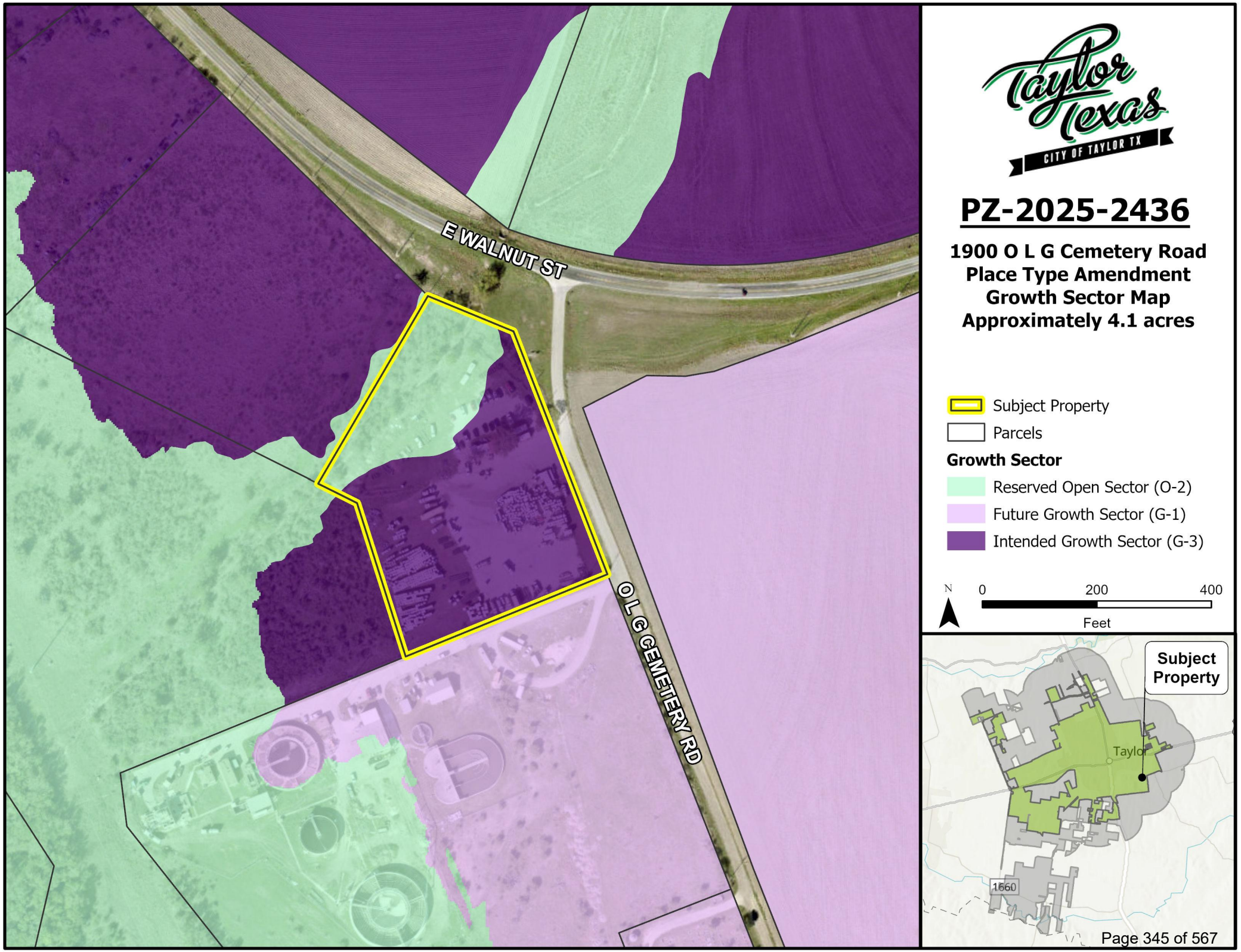
- P2: Rural
- P2.5: Large Lot
- EC: Employment Center
- CS: Civic Space
- P2C : Rural Commercial

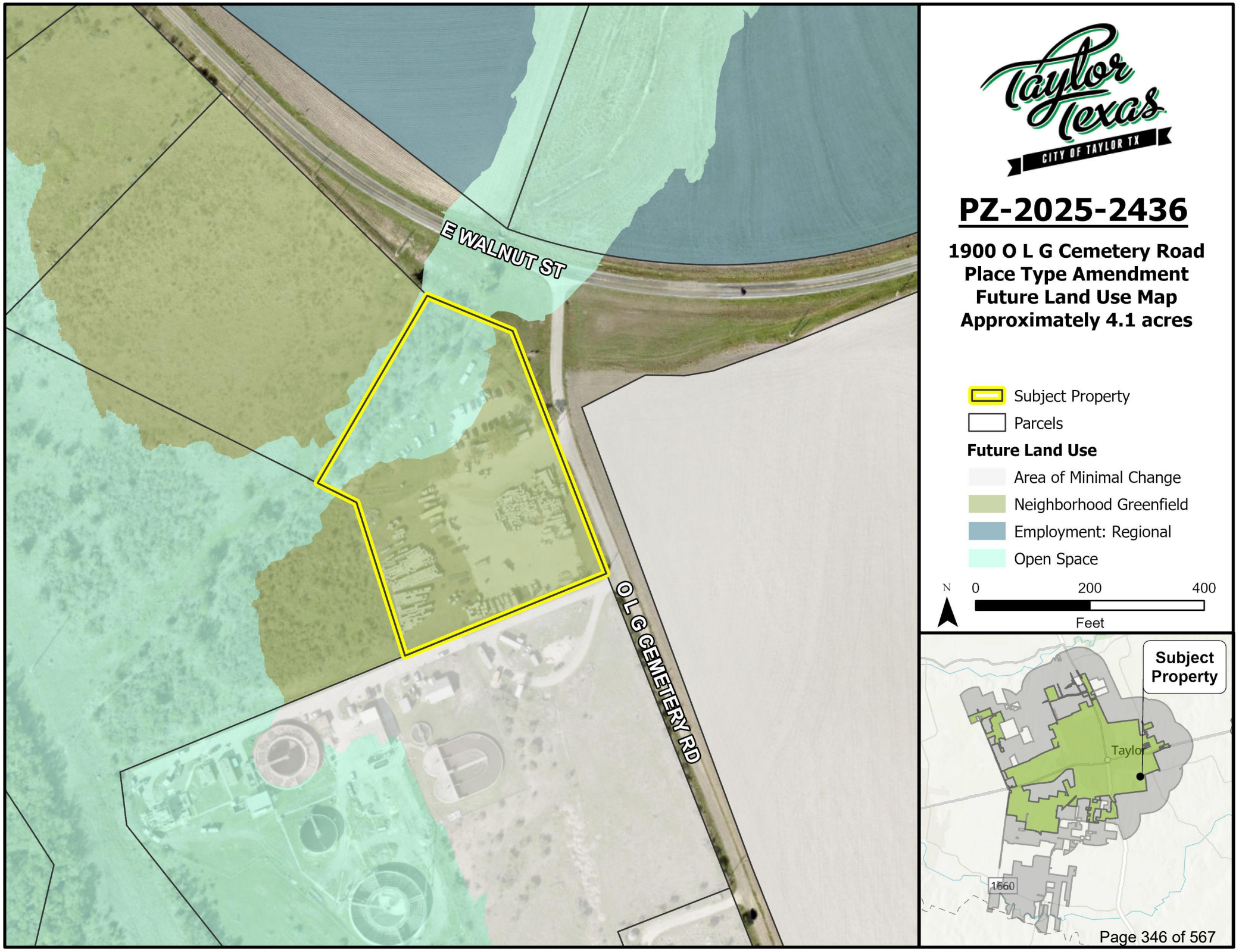
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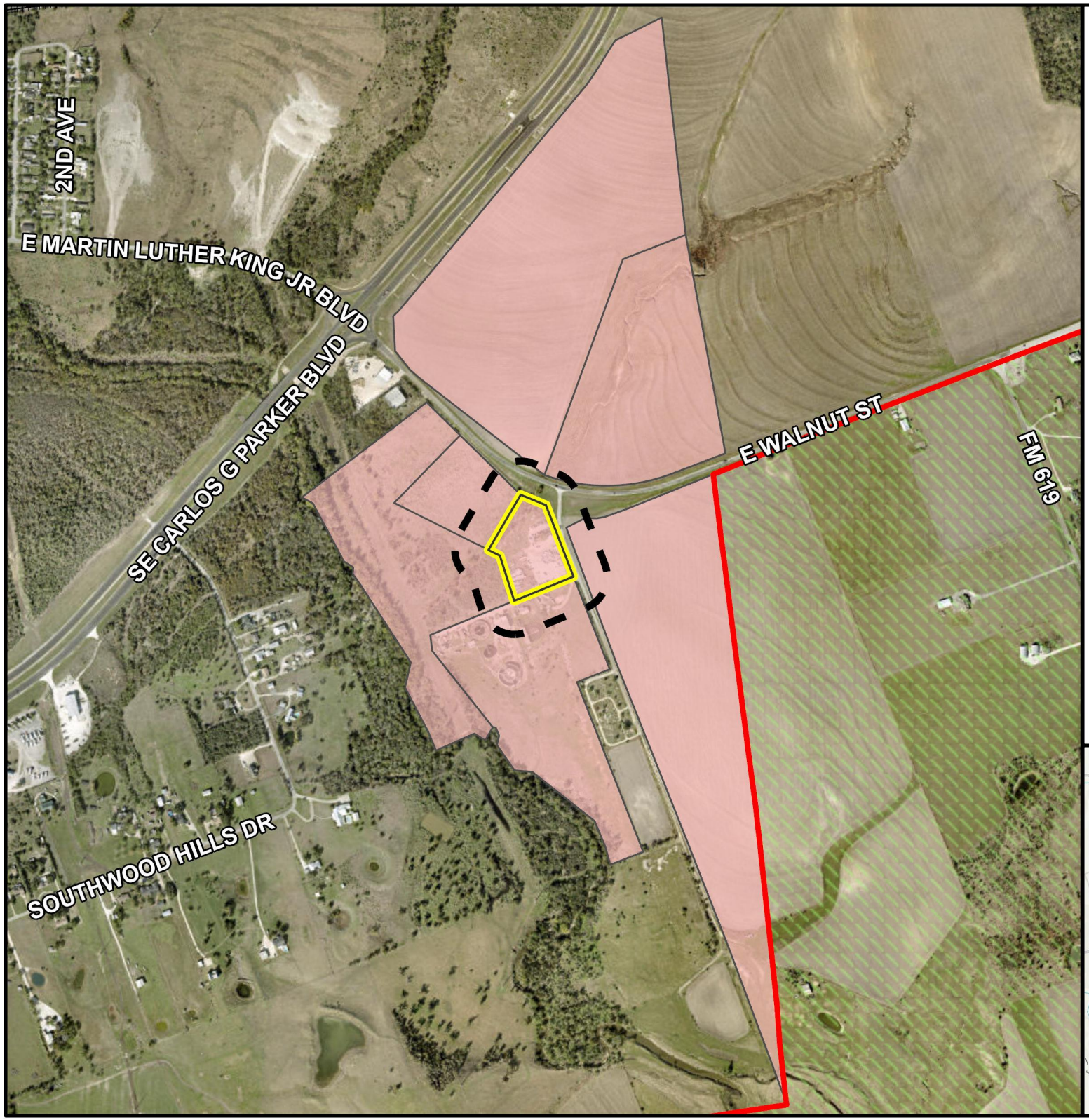
0 200 400

Feet




E WALNUT ST
O L G CEMETERY RD
Taylor Texas
CITY OF TAYLOR TX
PZ-2025-2436
1900 O L G Cemetery Road
Place Type Amendment
Growth Sector Map
Approximately 4.1 acres
Subject Property
Parcels
Growth Sector
Reserved Open Sector (O-2)
Future Growth Sector (G-1)
Intended Growth Sector (G-3)
N
0
200
400
Feet
Subject Property
Taylor
1660


E WALNUT ST
O L G CEMETERY RD
Taylor Texas
CITY OF TAYLOR TX
PZ-2025-2436
1900 O L G Cemetery Road
Place Type Amendment
Future Land Use Map
Approximately 4.1 acres
Subject Property
Parcels
Future Land Use
Area of Minimal Change
Neighborhood Greenfield
Employment: Regional
Open Space
N
0
200
400
Feet
Subject Property
Taylor
1660

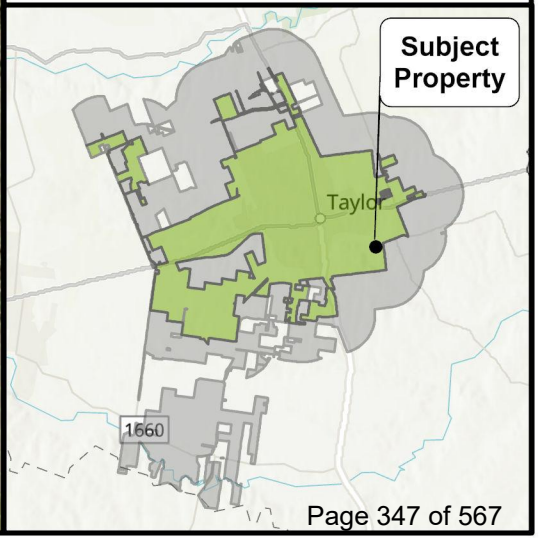


PZ-2025-2436

1900 O L G Cemetery Road
Place Type Amendment
Notification Map
Approximately 4.1 acres

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

N 0 800 1,600
Feet



ORDINANCE NO. 2025-11

AN ORDINANCE CHANGING THE PLACE TYPE ZONING OF PROPERTY DESCRIBED AS HONEY BUCKET LOT 1, BLOCK 1, 4.02 ACRES, GENERALLY LOCATED AT 1900 O L G CEMETERY ROAD FROM P2 (RURAL) TO P2C (RURAL COMMERCIAL) AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on April 24, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit "A" the Place Type Change Form attached hereto and incorporated by reference herein for all purposes ("Property"), to change the place type zoning as described above; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 8, 2025, to consider the place type zoning change request, and recommended approval of the place type 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 place type zoning of this Property is changed from: Place Type Zoning District P2 – Rural to P2C – Rural Commercial at property located at 1900 O L G Cemetery Road.

SECTION 3. The official place type zoning map of the City of Taylor, Texas, is changed to show the Property Place Type zoning as described in Section 2 and reflected in Exhibit "B" attached hereto.

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 2025-11 was introduced before the Taylor City Council on the 24th day of April 2025.

DRAFT

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-11 passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, 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 _____ 2025.

_____
Lucy Aldrich
City Clerk

DRAFT

EXHIBIT A

(Metes & Bounds Survey)

DRAFT

EXHIBIT B

(Proposed Place Type Map)

DRAFT

LEGAL DESCRIPTION

BEING 4.02 ACRES LOCATED IN THE PARTHENIA COURSEY SURVEY, ABSTRACT NUMBER 131, WILLIAMSON COUNTY, TEXAS, DESCRIBED TO MRP TEXAS, LLC 11C DOCUMENT NUMBER 2019004630, AND BEING ALL OF THE REMAINDER OF A CALLED 10.00 ACRE TRACT OF LAND, DESCRIBED IN DEED TO M'LISSA D. LINDEMANN, IN DOCUMENT NUMBER 200300345 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 6.00 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2006015897 OF SAID PUBLIC RECORDS; SAID 4.02 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD WITH "1433" CAP, FOUND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 6.00 ACRE SAVE AND EXCEPT TRACT, AND SAME BEING IN THE SOUTHWEST RIGHT OF WAY OF FM 112, A VARIABLE WIDTH RIGHT OF WAY, NO DEED OF RECORD FOUND;

THENCE, S 49°51'58" E, WITH A NORTHEAST LINE OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN FOR A DISTANCE OF 258.53 FEET TO AN IRON ROD WITH CAP, FOUND FOR THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING AT THE INTERSECTION OF LARRY STREET, A VARIABLE WIDTH RIGHT OF WAY, NO DEED OF RECORD FOUND;

THENCE S 19°41'45" E, WITH THE EAST LINE OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING THE APPARENT WEST RIGHT OF WAY OF SAID LARRY STREET, FOR A DISTANCE OF 341,51 FEET TO A 1/2 INCH IRON ROD, FOUND FOR THE SOUTHEAST CORNER OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING A NORTHEAST CORNER OF A CALLED 22.355 ACRE TRACT, DESCRIBED TO THE CITY OF TAYLOR IN VOLUME 501, PAGE 361 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

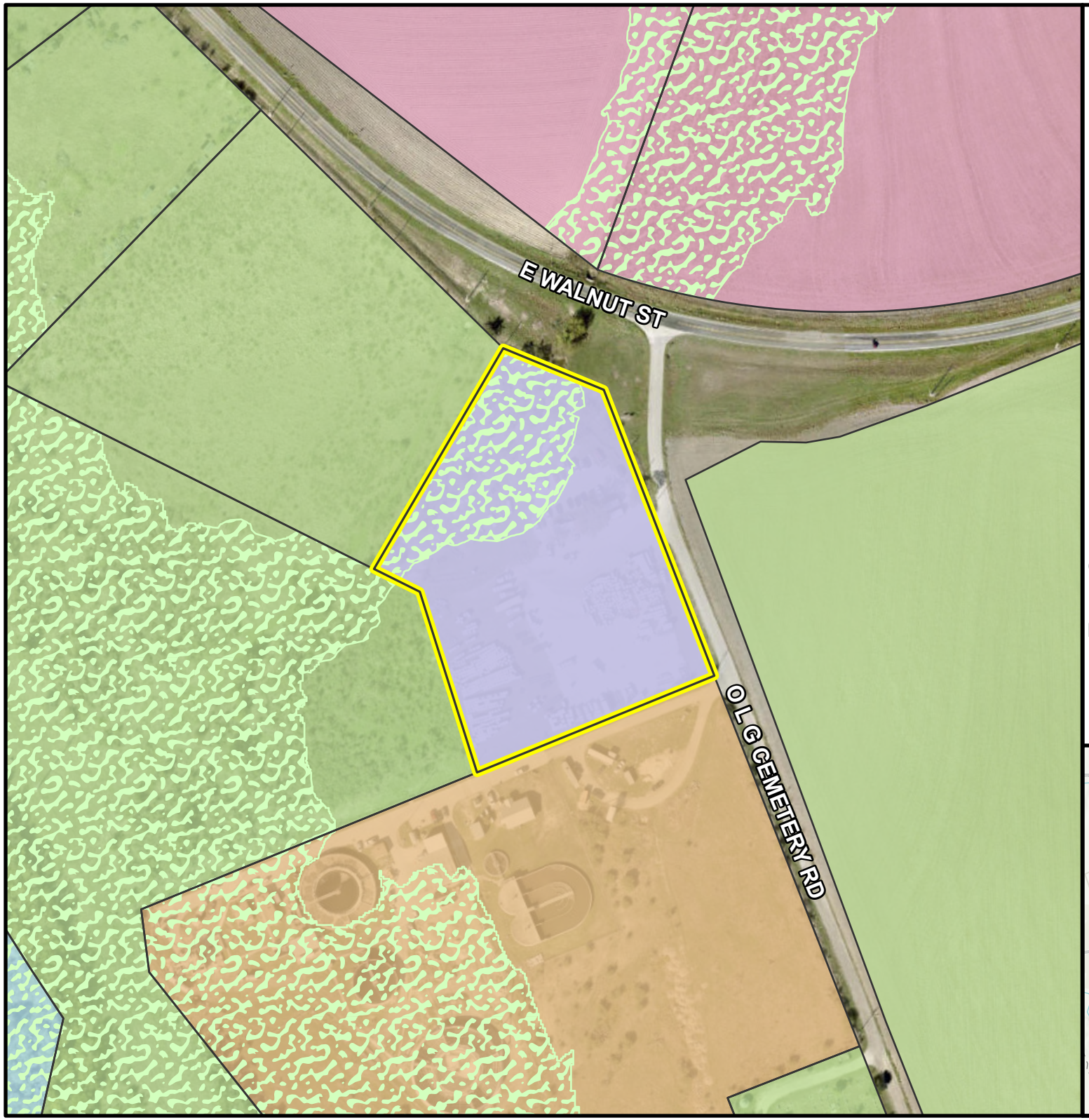
THENCE S 67°53'52" W, WITH THE COMMON LINE OF SAID REMAINDER TRACT AND SAID 22.355 ACRE TRACT, FOR A DISTANCE OF 377.59 FEET TO A 3/4 INCH IRON ROD, FOUND FOR THE SOUTHWEST CORNER OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING A SOUTHEAST CORNER OF A CALLED 56.67 ACRE TRACT, DESCRIBED TO TOM W. FORD IN DOCUMENT NUMBER 1996017724 OF SAID OFFICIAL RECORDS;

THENCE, WITH THE COMMON LINES OF SAID REMAINDER TRACT AND SAID 56.67 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

1. N 16°22'10" W, 279.00 FEET TO A 1/2 INCH IRON ROD WITH "RPLS6714" CAP, SET,

2. N 63"56'17" W, 83.40 FEET TO AL/2 INCH IRON ROD WITH "RPLS6714" CAP, SET;

THENCE, N 30°19'01" E. WITH THE NORTH LINE OF SAID REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING THE SOUTH LINE OF SAID 6.00 ACRE SAVE AND EXCEPT TRACT, FOR A DISTANCE OF 377.61 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 4.02 ACRES, MORE OR LESS.



PZ-2025-2436

1900 O L G Cemetery Road
Place Type Amendment
Proposed Zoning Map
Approximately 4.1 acres

- City Limits
- Subject Property
- Parcels

Overlay Zoning

- P1: Nature

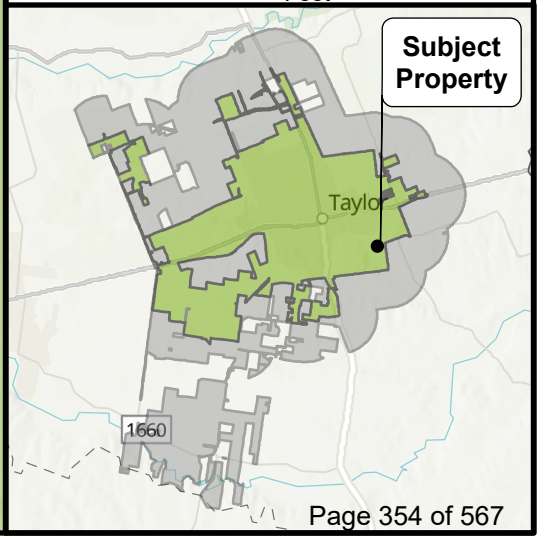
Place Type Zoning

- P2: Rural
- P2.5: Large Lot
- EC: Employment Center
- CS: Civic Space
- P2C : Rural Commercial

N

0 200 400

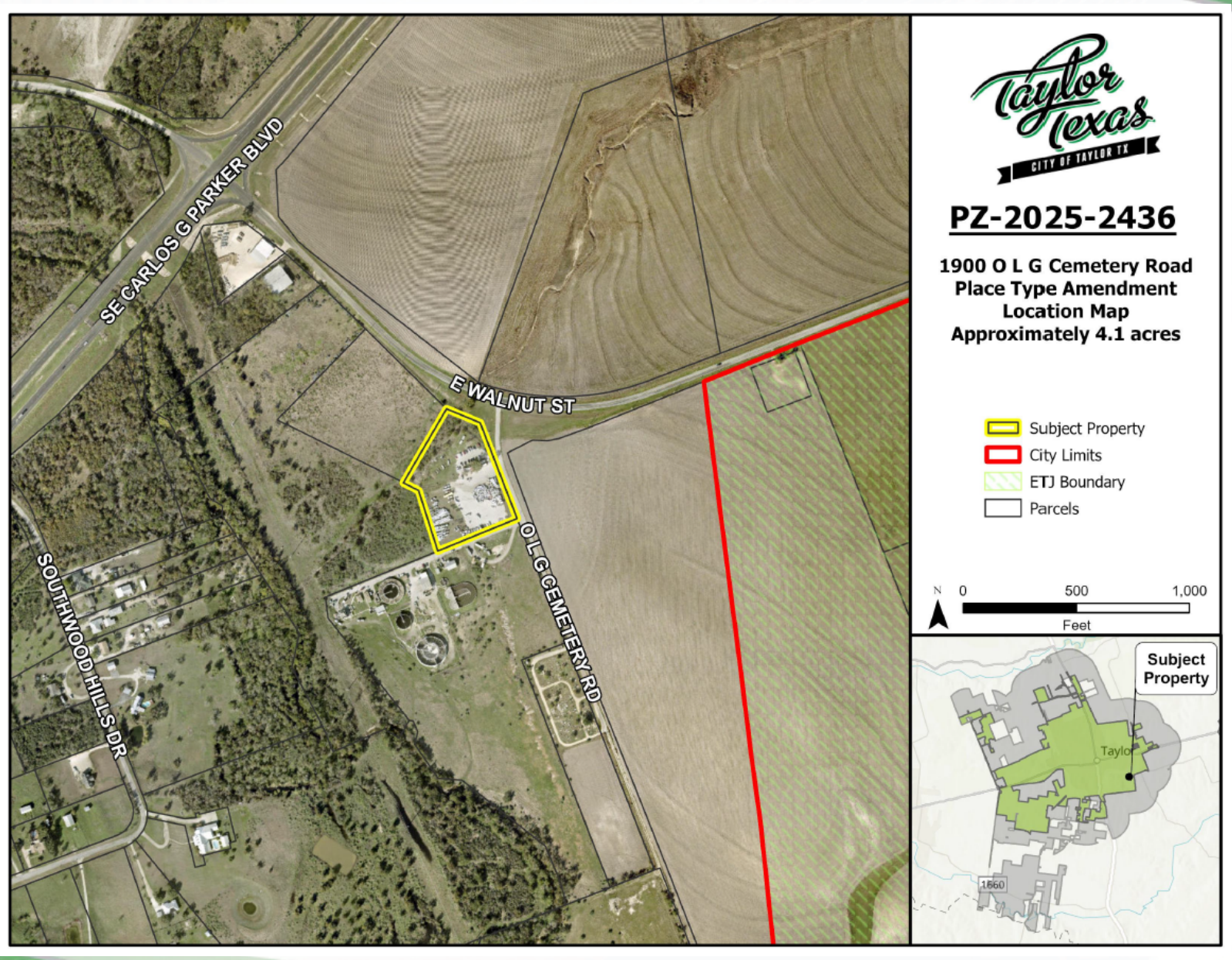
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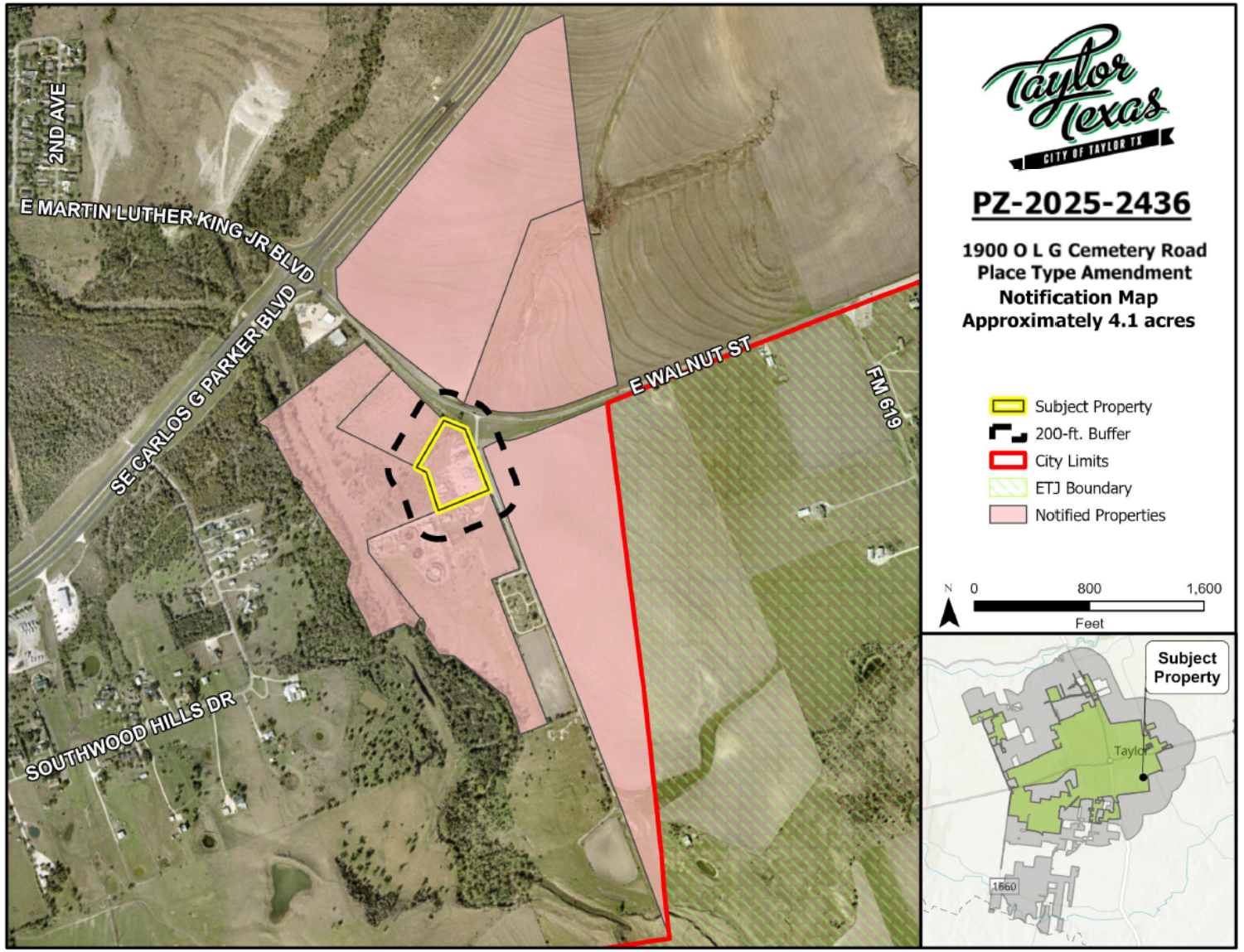
PZ-2024-2436

1900 OLG Cemetery Road- Place Type Zoning Change

Location Map



Notification Map



- 6 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received no responses in opposition or approval of the request from the notified parties.

Timeline

September 7th, 2022: Initially met with staff in a pre-application meeting to go over the process of developing the lot

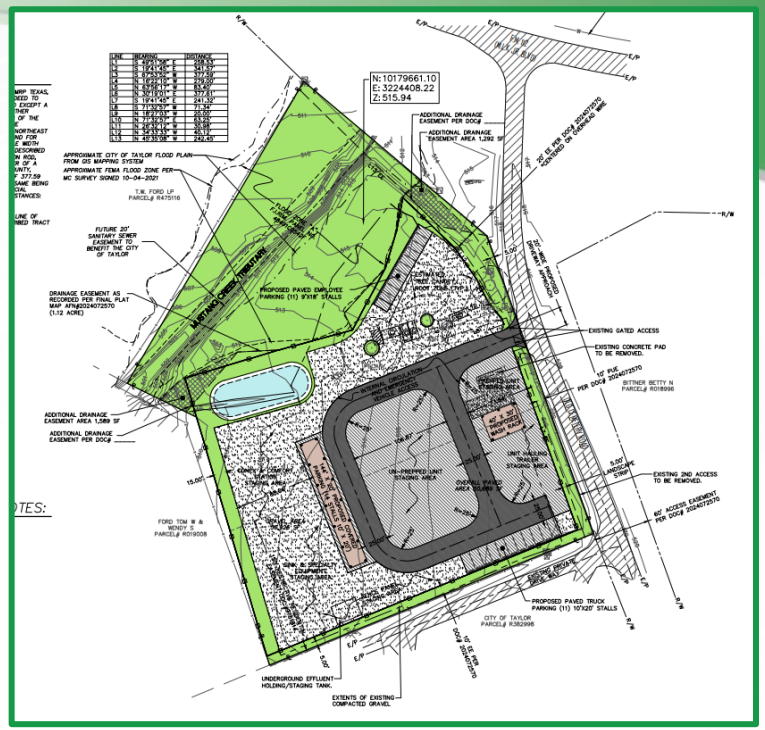
September 8th, 2023: Submitted a Minor Plat application. This was approved July 3rd, 2024, after three reviews with staff

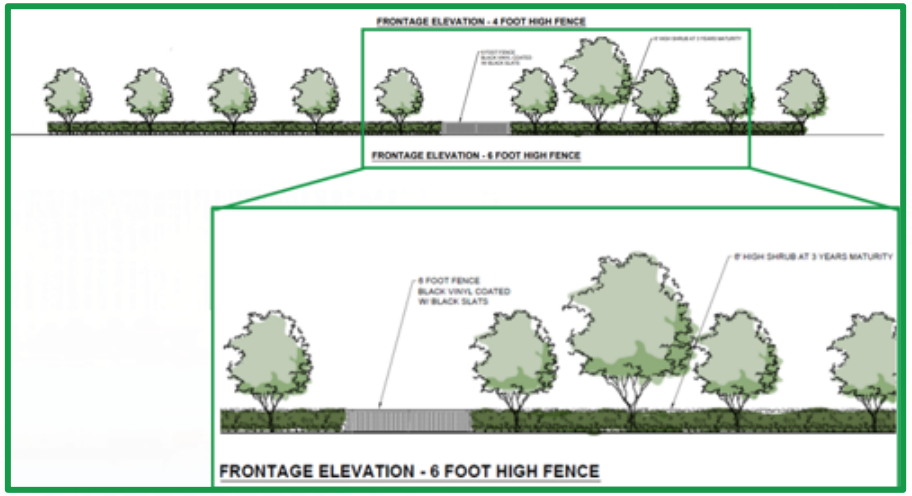
November 9th, 2023: Land Development Code was adopted

October 4th, 2024: Submitted a Site Development Application. After the initial review staff notified the applicant, a re-zone will be required as the site development constitutes an expansion of nonconformity

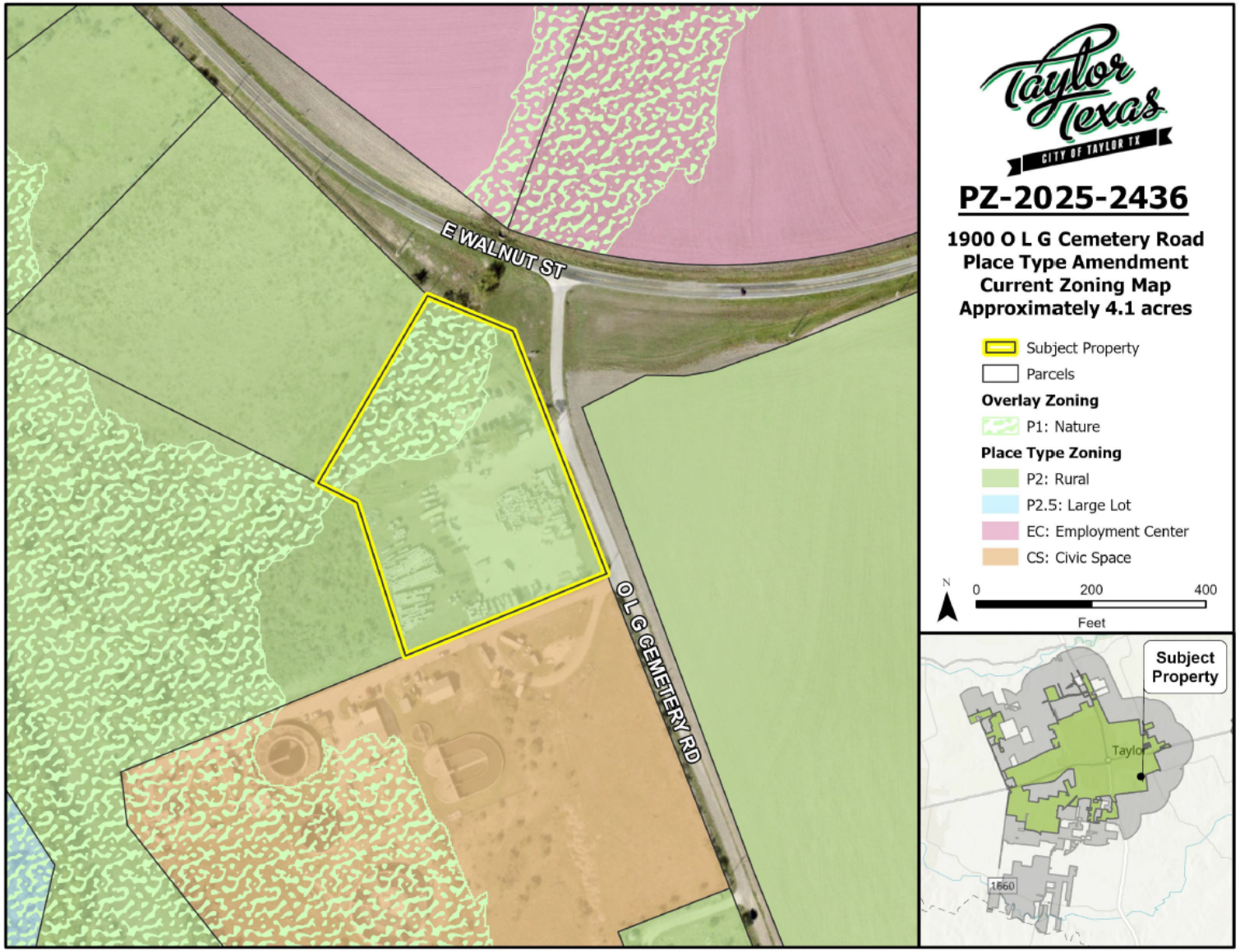
February 12th, 2025: Staff met with the applicant to discuss the re-zone application

February 28th, 2025: Applicant wanted to submit for a fence height variance to increase screening. This Variance was approved by the ZBA.

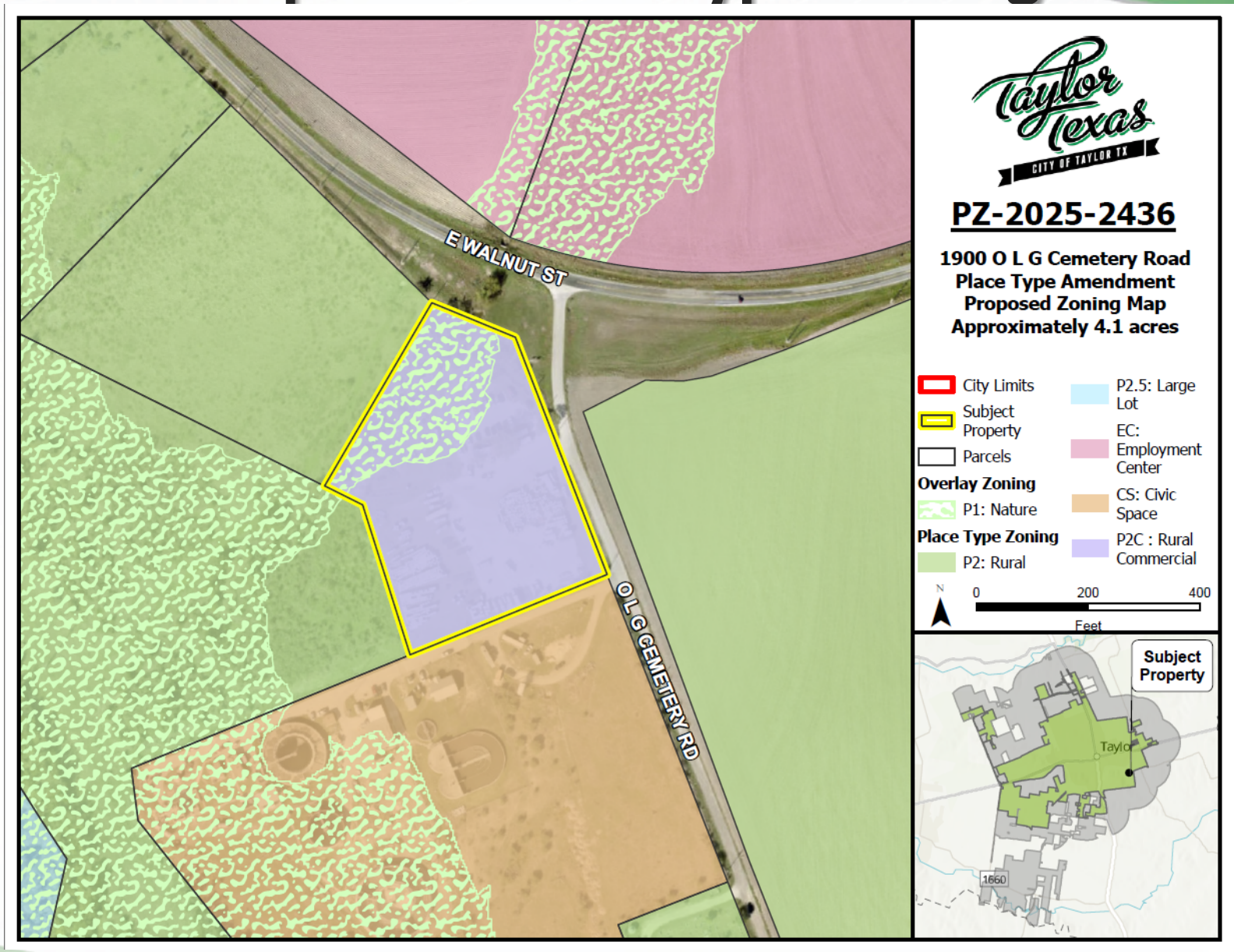




Current Place Type Zoning



Proposed Place Type Zoning



Analysis

The subject property consists of a portable restroom business located southwest of the intersection at Farm to Market Road 122 and OLG Cemetery Road.



- The applicant desires to expand their business by adding carports, parking, and paved areas.
- The subject property is currently P2 – Rural the use would not be consistent with the residential nature of P2 – Rural.
- To expand the business the zoning needs to be more consistent with the use
- The applicant has worked with the City to increase screening

Without the place type amendment, the business would be unable to improve their property as it would be increasing a non-conforming use.

P&Z Recommendation

On April 8, 2025, the Planning and Zoning Commission voted 9-0 to recommend approval of the Place Type Amendment from P2 – Rural to P2C – Rural Commercial.

City Council Meeting
April 24, 2025
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 11.

Agenda Title: **Hold a public hearing and introduce Ordinance 2025-12 regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator for property generally located at 2908 Tyler Lane, legally described as Rob Roy Estates, Lot 133, Block B, more particularly described by Williamson Central Appraisal District Parcel R427194, Taylor, Williamson County, Texas.**

Council Action to be Taken: Hold a public hearing and introduce the Ordinance

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

The subject property is a 1,622 square foot home located in the Rob Roy Estates Subdivision (circa 2002). The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full-time, on-site operator. The Place Type zoning for the subject property is P3 – Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (LDC Section 5.2.2.1 (1) (c).

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator.

The applicant has been operating the property as a long-term rental serving Samsung employees. They are only looking to use the site as a short-term rental in between leases. Staff are not aware of any previous complaints (for example, in terms of noise, disturbance to residents or parking problems) about the use of this property as a short-term rental.

Currently, the short-term rental of this property by this applicant appears to be in compliance with the performance and compatibility standards of Section 5.9 of the Land Development Code.

Previous Special Use Permits for short term rentals without a full-time on-site operator in similar locations within a residential neighborhood have been approved with a 3-year time limit. This time limit was to allow an opportunity for any potential nuisances to be reviewed as part of the renewal of a Special Use Permit.

3. PROS and CONS

PROS	CONS
• An SUP allows the city to regulate the use of a property as a short-term rental, which includes placing a time limit on how long the permit is valid for, and allows the city not to renew the permit should any concerns be raised by adjacent property owners.	•

4. RECOMMENDATION

On April 8, 2025, the Planning and Zoning Commission voted 9-0 to recommend Approval of the Specific Use Permit with a three year term limit.

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Public Hearing - April 8, 2025
City Council Public Hearing - April 24, 2025
City Cuuncil Vote - May 8, 2025

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _04_PZ-2025-2437_2908 Tyler Ln SUP Staff Report
2. _04a_PZ 2025-2437 Letter of Intent
3. _04b_PZ 2025-2437 Location Map
4. _04c_PZ 2025-2437 Current Zoning
5. _04d_PZ 2025-2437 Notification Map

6. _04e_PZ 2025-2437_2908 Tyler Ln SUP Plot Plan
7. _04f_PZ-2025-2437_2908 Tyler Ln SUP_Ordinance 2025-12
8. _04f1_PZ 2025-2437_2908 Tyler Ln SUP Plot_EXHIBIT A
9. _04f2_PZ 2025-2437_2908 Tyler Ln SUP Proposed Zoning_EXHIBIT B
10. PZ-2025-2437_PPT

City of Taylor

PZ-2025-2437

Special Use Permit

Staff Report

Item Details

Subject Property:	2908 Tyler Lane
Total Acreage:	Approximately 0.137 acres
Legal Description:	Approximately 0.137 acres of land, generally located at 2908 Tyler Lane, more particularly described by the Williamson Central Appraisal District Parcel R427194, Rob Roy, Block B, Lot 133, Taylor, Williamson County, Texas.
Applicant:	Joan Maxfield
Property Owner(s):	Joan Maxfield
Request:	A request to obtain a Special Use Permit to use the property as lodging (short-term rental) without a full-time, on-site operator.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property is a 1,622 square foot home located in the Rob Roy Estates Subdivision (circa 2002). The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full-time, on-site operator. The Place Type zoning for the subject property is P3 – Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (LDC Section 5.2.2.1 (1) (c).

Location:

The subject property is located mid-block at 2908 Tyler Lane (North of Mallard Lane and along the eastern side of Tyler Lane).

Physical and Natural Features:

The subject property consists of 0.137-acre lot in an established neighborhood of similar sized lots. The home consists of three bedrooms and two baths with a fenced backyard.

Growth Sector Designations:

The Infill Neighborhood Sector (G-4) consists of areas within the City that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density.

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Neighborhood Infill that represents existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing, neighborhoods accommodate smaller neighborhood-oriented retail and services.

The subject property is currently zoned Place Type P3 – Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (section 5.2.2.1 (1) (c). This district generally includes low-density residential areas.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P3 Neighborhood	Infill Neighborhood Sector	Neighborhood Infill	Single Family Residence
South	P3 Neighborhood	Infill Neighborhood Sector	Neighborhood Infill	Single Family Residence
East	P3 Neighborhood	Infill Neighborhood Sector	Neighborhood Infill	Single Family Residence
West	P3 Neighborhood	Infill Neighborhood Sector	Neighborhood Infill	Single Family Residence

Transportation

The subject property gains access off Mallard Lane and Tyler Lane.

Utilities

The subject property is located within the City of Taylor water CCN. There is an 8-inch water line located on Tyler Lane. subject property is located within the city's CCN for wastewater services and there is an 8-inch wastewater line located on Tyler Lane.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the SUP request. Thirty-Five (35) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, March 30th, 2025.

Staff Analysis

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator.

The applicant has been operating the property as a long-term rental serving Samsung employees. They are only looking to use the site as a short-term rental in between leases. Staff are not aware of any previous complaints (for example, in terms of noise, disturbance to residents or parking problems) about the use of this property as a short-term rental.

Currently, the short-term rental of this property by this applicant appears to be in compliance with the performance and compatibility standards of Section 5.9 of the Land Development Code.

Previous Special Use Permits for short term rentals without a full-time on-site operator in similar locations within a residential neighborhood have been approved with a 3-year time limit. This time limit was to allow an opportunity for any potential nuisances to be reviewed as part of the renewal of a Special Use Permit.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Special Use Permit.

Planning and Zoning Commission Recommendation

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

Is the Special Use Permit consistent with the Comprehensive Plan?

- The Special Use Permit request is consistent with the Comprehensive Plan.

Is the Special Use Permit compatible with the surrounding area?

- The use is compatible with the area.

Does the Special Use Permit promote the public health, safety, or general welfare?

- Staff analysis determined that the subject property is in accord with the Planning Principles and Policy Guide in the Comprehensive Plan that aims to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Public utilities are available in the area.

Do current conditions indicate that a Special Use Permit is necessary?

- Conditions do indicate that a Special Use Permit is necessary to allow lodging without a full-time, on-site operator.

Attachments:

a. Letter of Intent from Applicant
b. Location Map
c. Zoning Map
d. Notification Map
e. Plot Plan
f. Ordinance 2025-XX

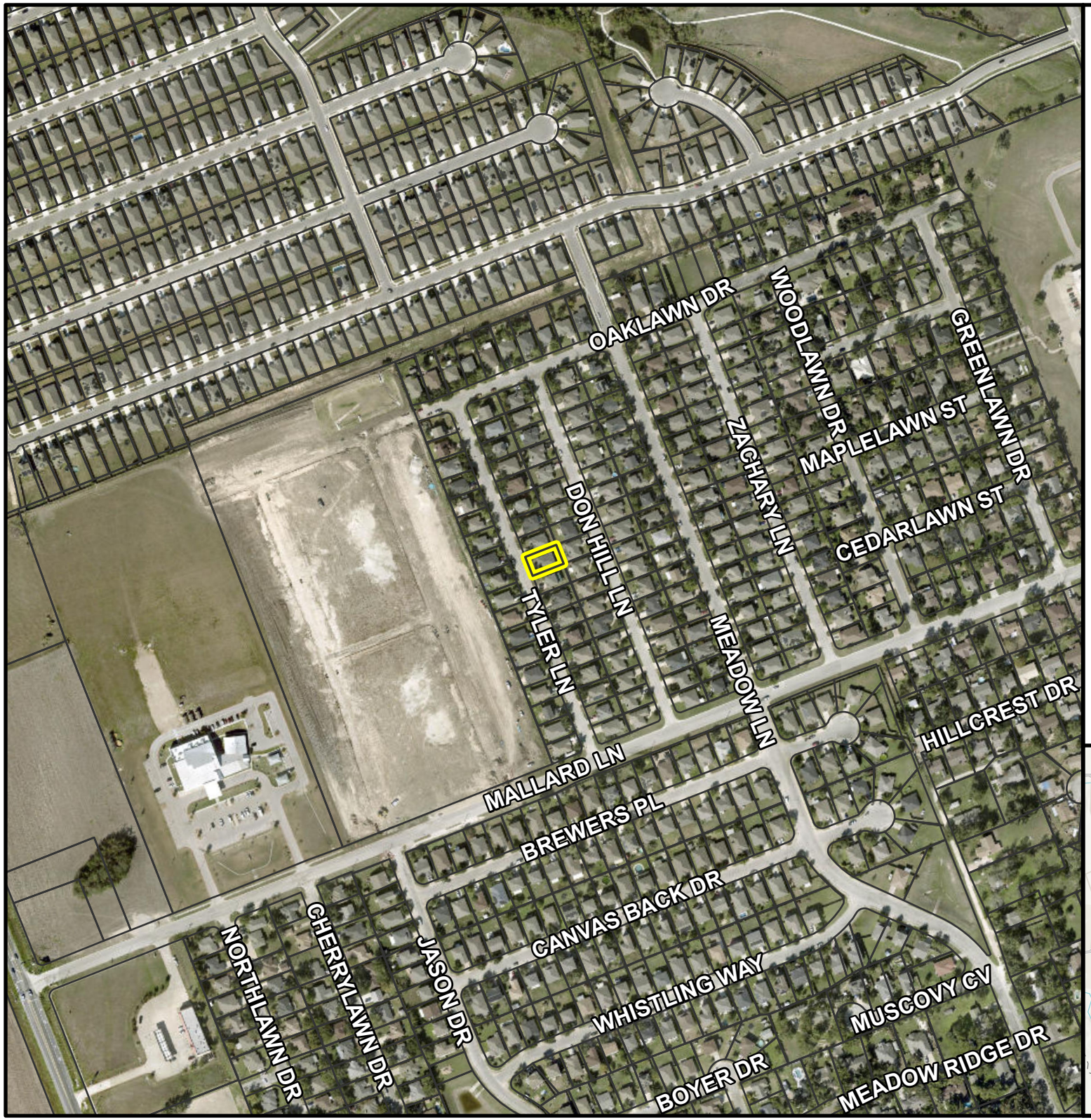
a. Survey – Exhibit A
b. Proposed Zoning Map – Exhibit B

Special Use Permit for Short Term Rental

I own a 3BR/2B house at 2908 Tyler Lane in Taylor. At the present time, it is being rented by the month as a fully furnished home with all bills paid to construction workers at the Samsung facility. My plan is to also use it for short term rentals at times thru AirBNB.

The house would be rented to a maximum of 6 persons. Renters would be expected to park in the garage and drive where there is room for four cars. We will have rules in place to avoid having any negative impact on the neighbors. No parties or more than 6 guests will be permitted at the house. Quiet time will start at 9 PM. Fireworks and illegal substances will not be permitted. Carla and I both live locally within 15 minutes of the property so we could address any problems quickly and would be glad to share our contact information with the neighbors.

Carla Hoffman, my daughter, will be managing the property. She began managing an AirBNB rental 5 yrs ago and now manages three other AirBNB properties for me. On the AirBNB website she has had over 250 reviews with all 3 properties having excellent ratings from visitors. We have had no problems with noise or parties or any concern from our neighbors.

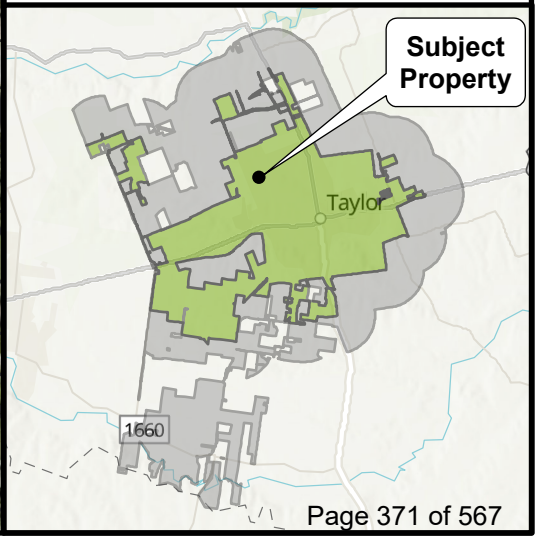


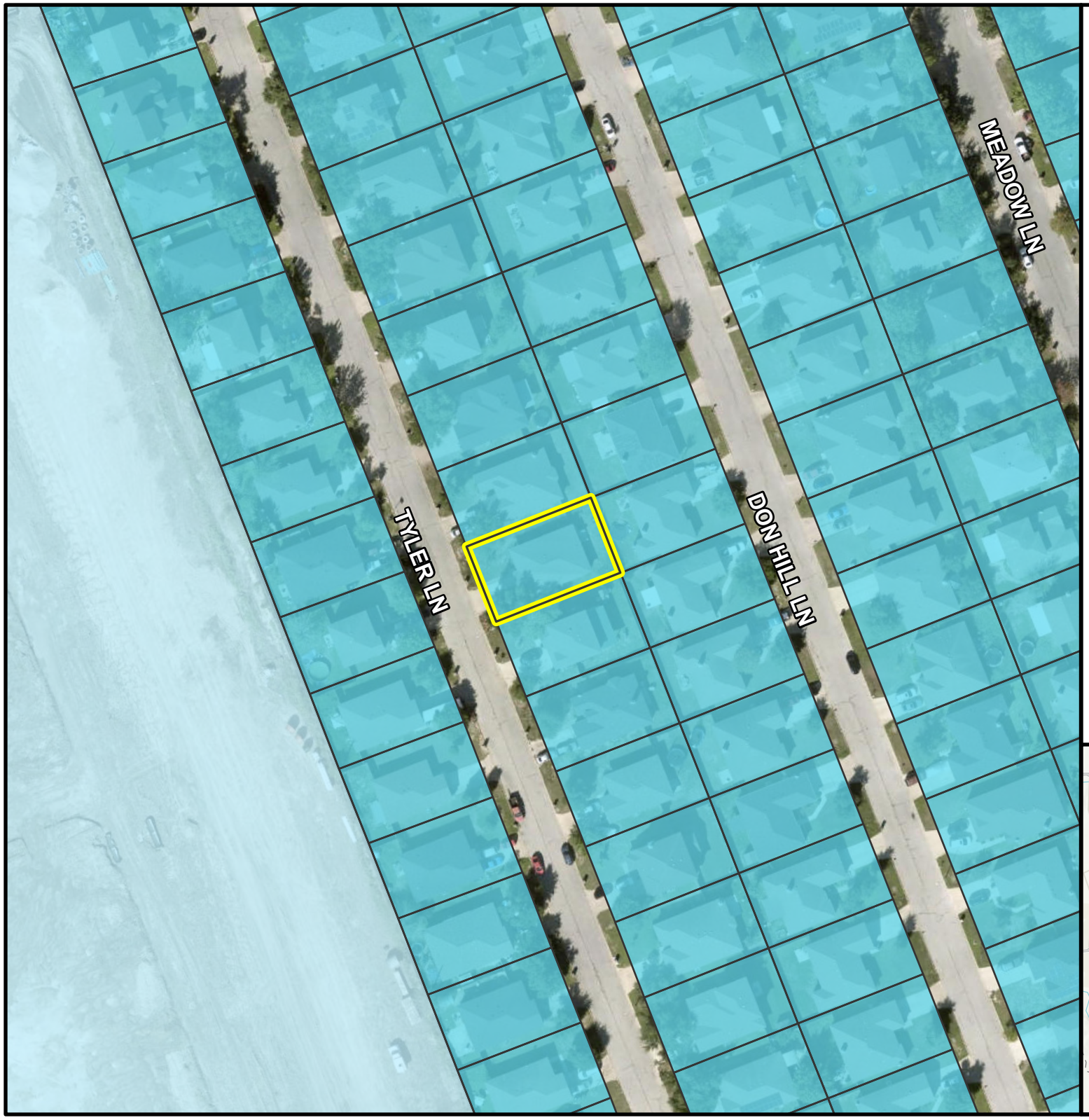
PZ-2025-2437

2908 Tyler Lane
Special Use Permit
Location Map
Approximately 0.13 acres

Subject Property
Parcels

N 0 400 800
Feet





PZ-2025-2437

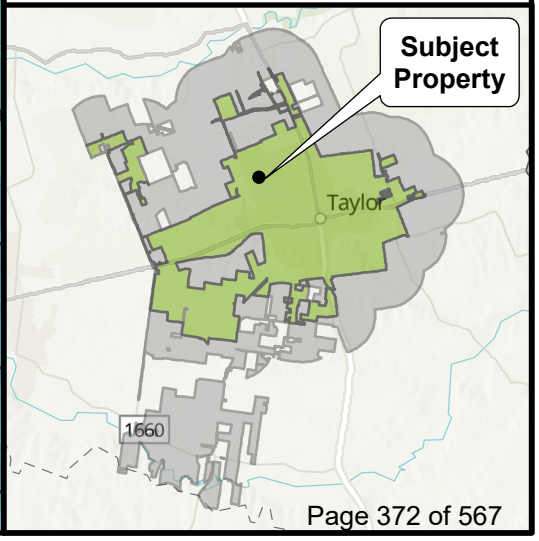
2908 Tyler Lane
Special Use Permit
Current Zoning Map
Approximately 0.13 acres

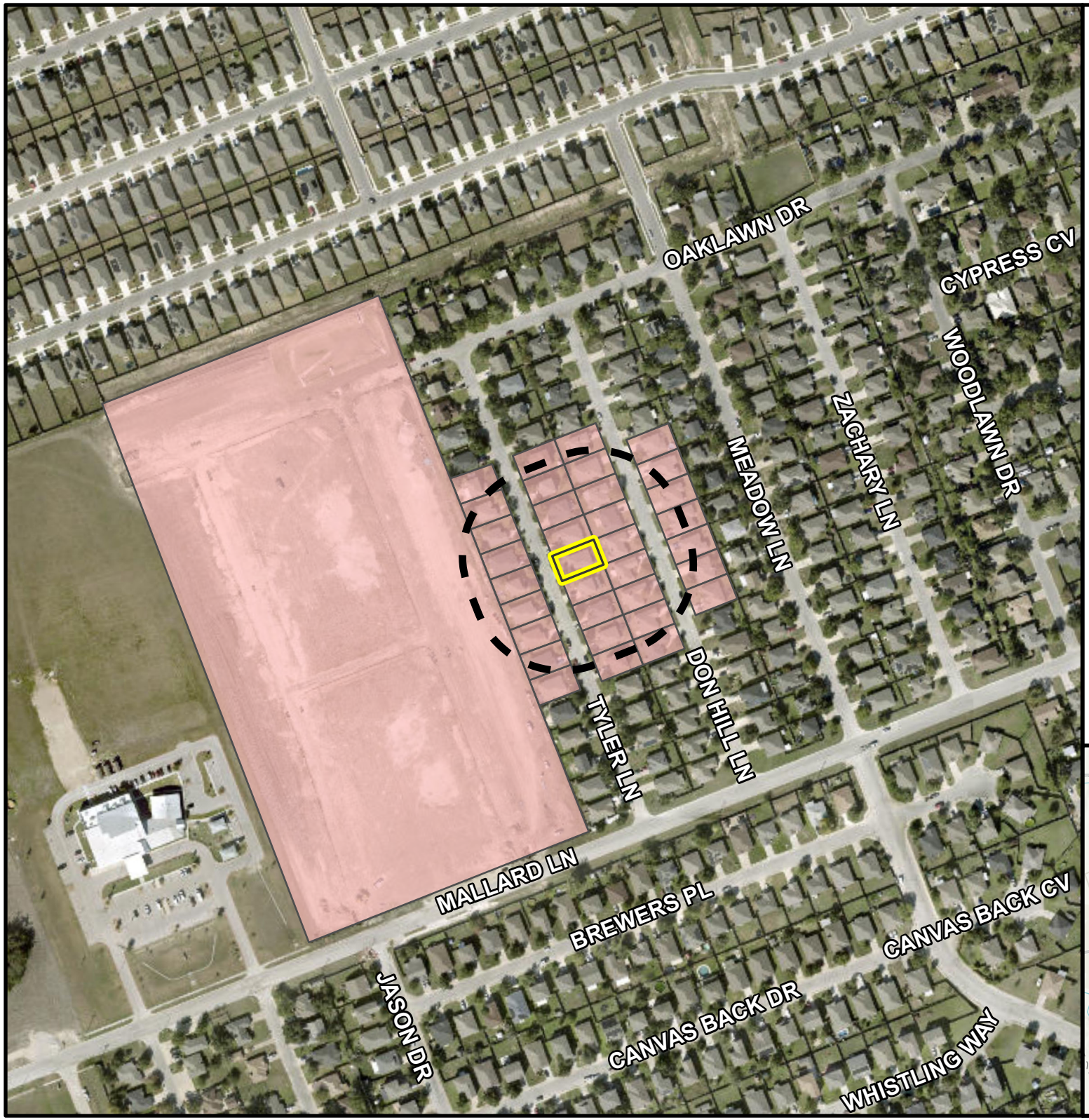
Subject Property
Parcels

Place Type Zoning

P2.5: Large Lot
P3: Neighborhood

N
0 100 200
Feet





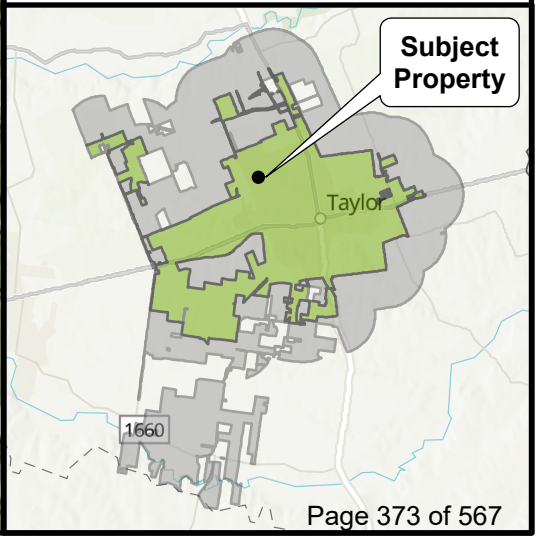
Taylor Texas
CITY OF TAYLOR TX

PZ-2025-2437

2908 Tyler Lane
Special Use Permit
Notification Map
Approximately 0.13 acres

- Subject Property
- 200-ft. Buffer
- Notified Properties

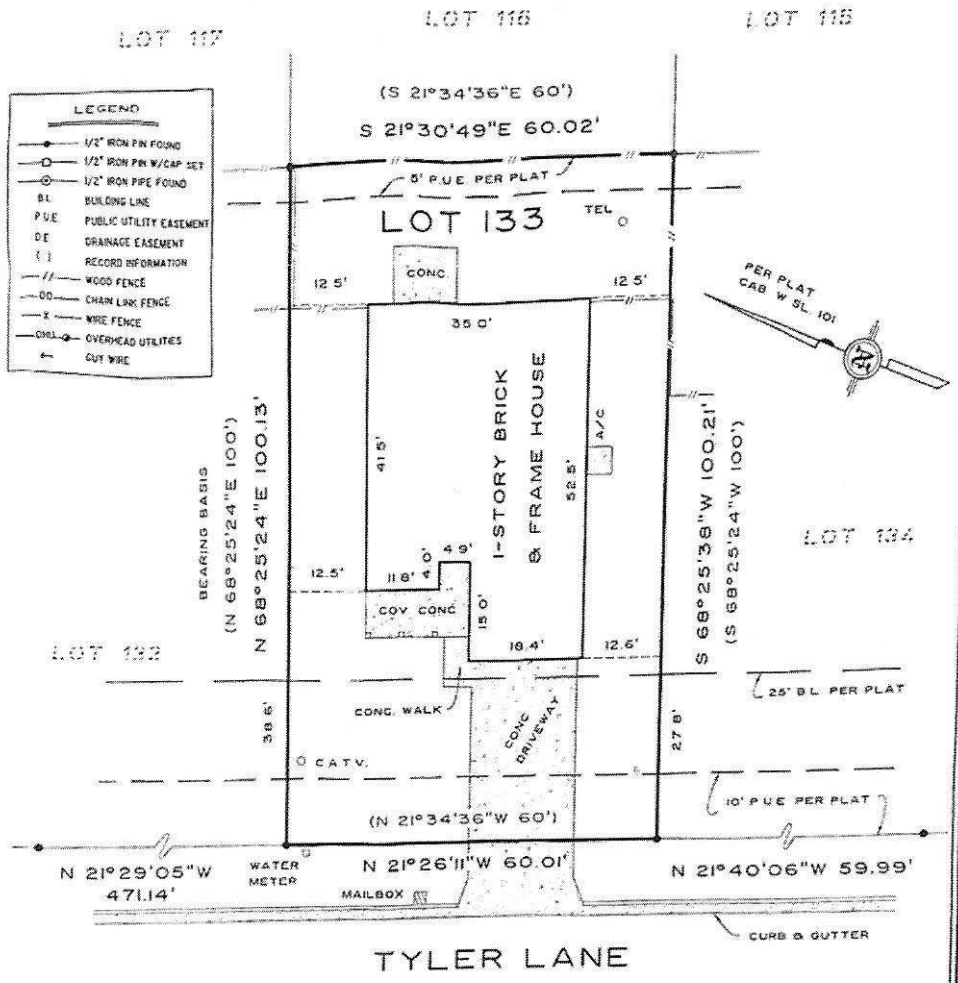
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Feet



SURVEY PLAT OF: 2908 TYLER LANE, TAYLOR, TEXAS, 76574

LEGAL DESCRIPTION: LOT 133, BLOCK B, ROB ROY ESTATES, AN ADDITION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET W, SLIDES 101-102, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

REFERENCE: TRAVIS STOLLE



Fences on common lot lines are for the use and enjoyment of both property owners. Fences meander along or near the lot lines.

Restrictive covenants and easement rights recorded in Cabinet W, Slides 101-102, Plat Records of Williamson County, Texas, Document No 200205931l, Document No 200305126, Real Property Records, Williamson County, Texas, affect this lot

The following items of record affect the parent tract of this lot: Volume 282, Page 504, Volume 348, Page 416, Volume 857, Page 945

Easement recorded in Volume 1439, Page 599, Real Property Records, Williamson County, Texas, does not affect this lot

This property is in Zone "X" of the F.E.M.A. Flood Insurance Rate Map for Williamson County, Texas, Community Panel No 480670 0535 E, Dated September 26th, 2008

THE STATE OF TEXAS
COUNTY OF TRAVIS

TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO AUSTIN TITLE COMPANY AND LAWYERS TITLE INSURANCE CORPORATION

The undersigned does hereby state that this survey was this day made on the ground of the property legally described hereon and to the best of his information, knowledge and belief is correct, and that there are no discrepancies, conflicts, shortage in area, visible utility line or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon

COPYRIGHT 2009 POINT-LINE SERVICES, INC.
Use of this survey for any other purpose or other parties shall be at their risk and undersigned is not responsible to others for any loss resulting therefrom

Dated this the 12th day of August, 2009

Job No 09800809 Scale 1" = 20'

GF No 2413013586

POINT-LINE SERVICES, INC.
LAND & ENGINEERING SURVEYING
RIZK H. IKHRAIS, R.P.L.S. 5381
8200 CAMERON ROAD, SUITE 160
AUSTIN, TEXAS 78754
TEL (512)339-0808 FAX(512)339-0807

ORDINANCE NO. 2025-12

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR LODGING WITHOUT A FULL TIME, ON-SITE OPERATOR, LOCATED AT 2908 TYLER LANE, LEGALLY DESCRIBED AS ROB ROY ADDITION, BLOCK B, LOT 133, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R427194, TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE

WHEREAS, the Taylor City Council conducted a public hearing on April 24, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to request a Special Use Permit for lodging without a full time, on-site operator, which is a use required to obtain a Special Use Permit to grant approval within the P3 – Neighborhood Place Type zoning district; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 8, 2025, to consider the Special Use Permit, and recommended approval of the Special Use Permit with a renewal in three (3) years to address any code enforcement issues if any, to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Special Use Permit with a term limit of three (3) years; and

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

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

SECTION 2. The Property is approved for a Special Use Permit to allow lodging without a full-time, on-site operator with a term limit of three (3) years.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Special Use Permit for the Property as shown in Exhibit "B" attached hereto for all purposes.

SECTION 4. 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.

DRAFT

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2025-12 was introduced before the Taylor City Council on the 24th day of April 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-12, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, 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 _____ 2025.

_____
Lucy Aldrich
City Clerk

DRAFT

EXHIBIT A

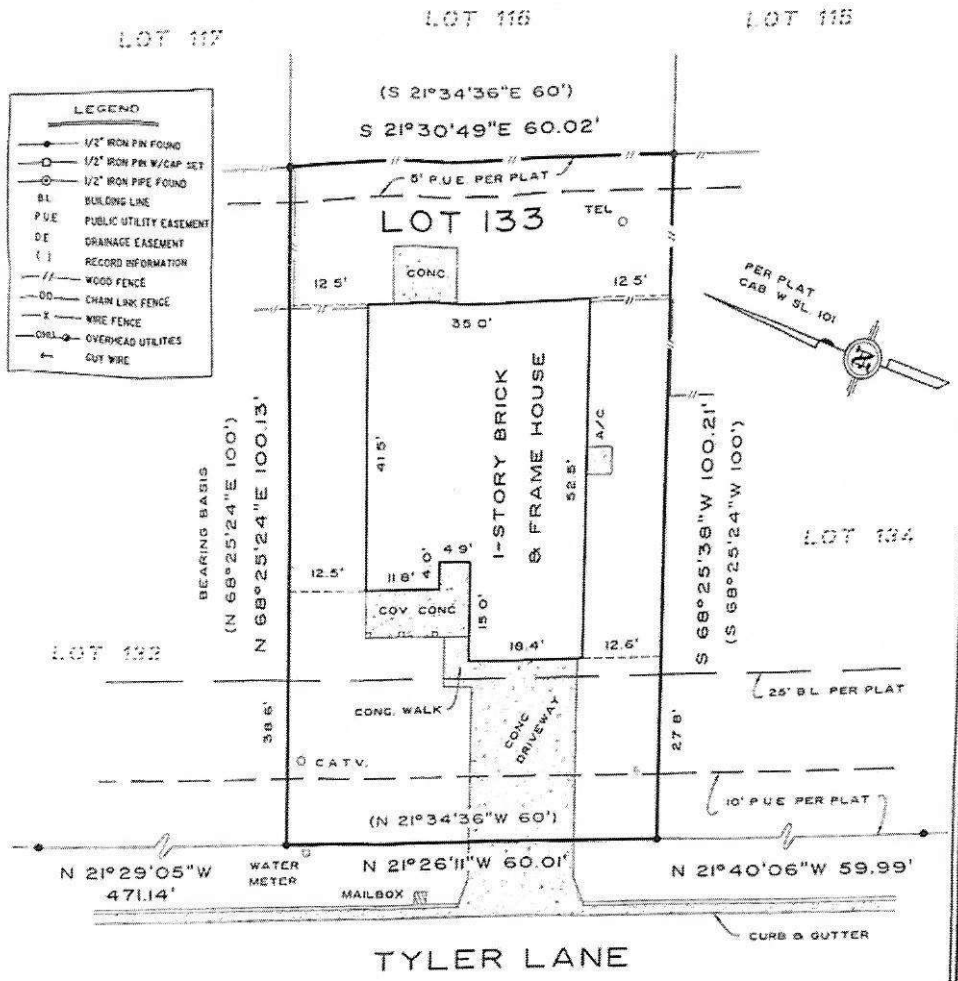
(Legal Description/Survey)

DRAFT

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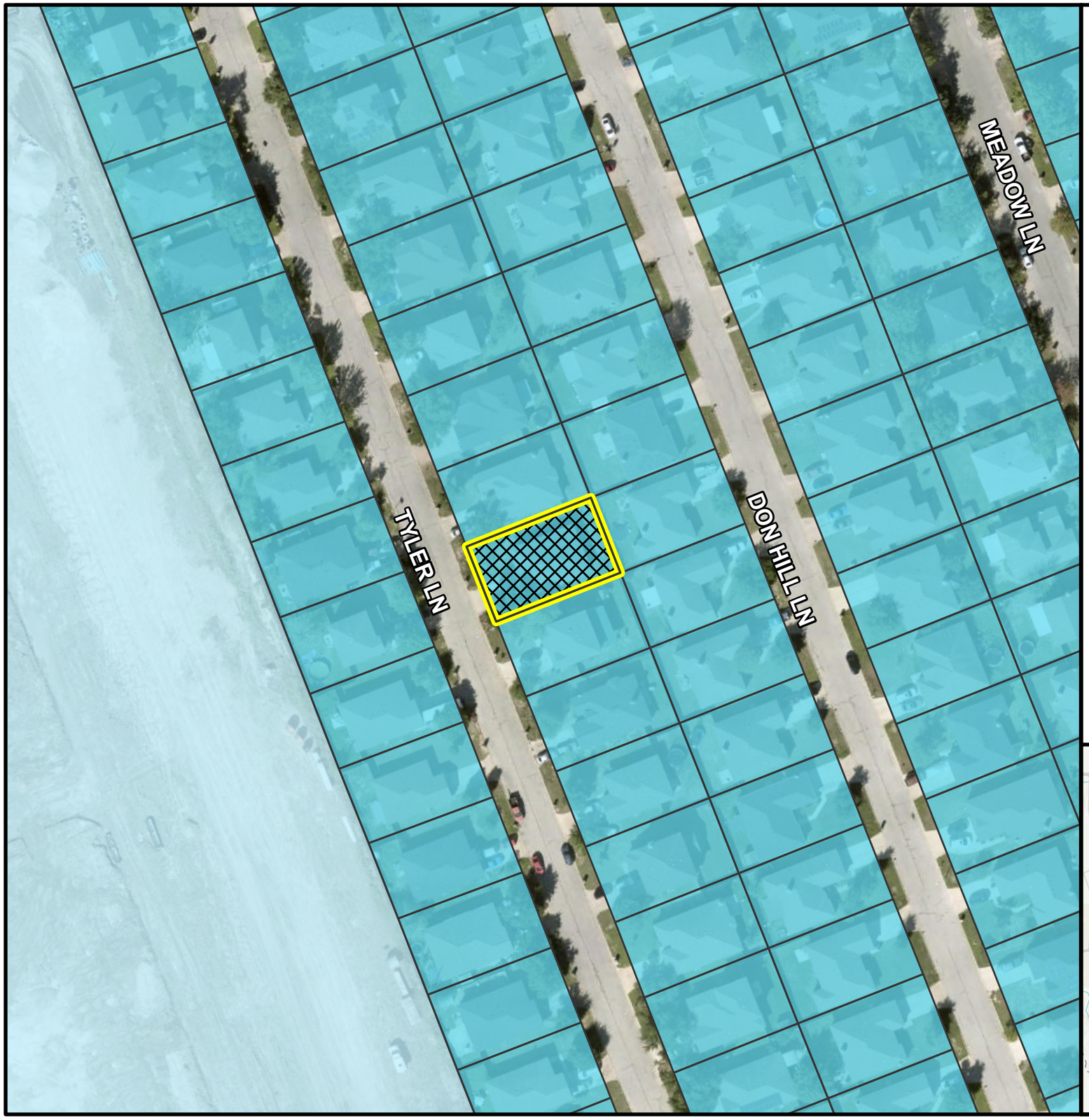
COPYRIGHT 2009 POINT-LINE SERVICES, INC.
Use of this survey for any other purpose or other parties shall be at their risk and undersigned is not responsible to others for any loss resulting therefrom

Dated this the 12th day of August, 2009

Job No 09800809 Scale 1" = 20'

GF No 2413013586

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RIZK H. IKHRAIS, R.P.L.S. 5381
8200 CAMERON ROAD, SUITE 160
AUSTIN, TEXAS 78754
TEL (512)339-0808 FAX(512)339-0807



PZ-2025-2437

2908 Tyler Lane
Special Use Permit
Proposed Zoning Map
Approximately 0.13 acres

- Subject Property
- Parcels
- Subject Property

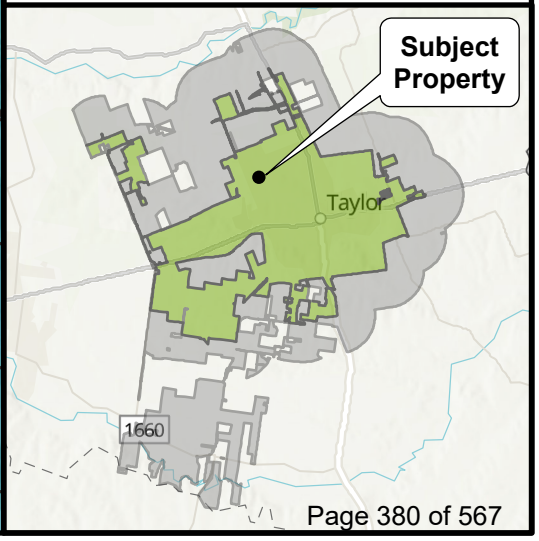
Place Type Zoning

- P2.5: Large Lot
- P3: Neighborhood

N

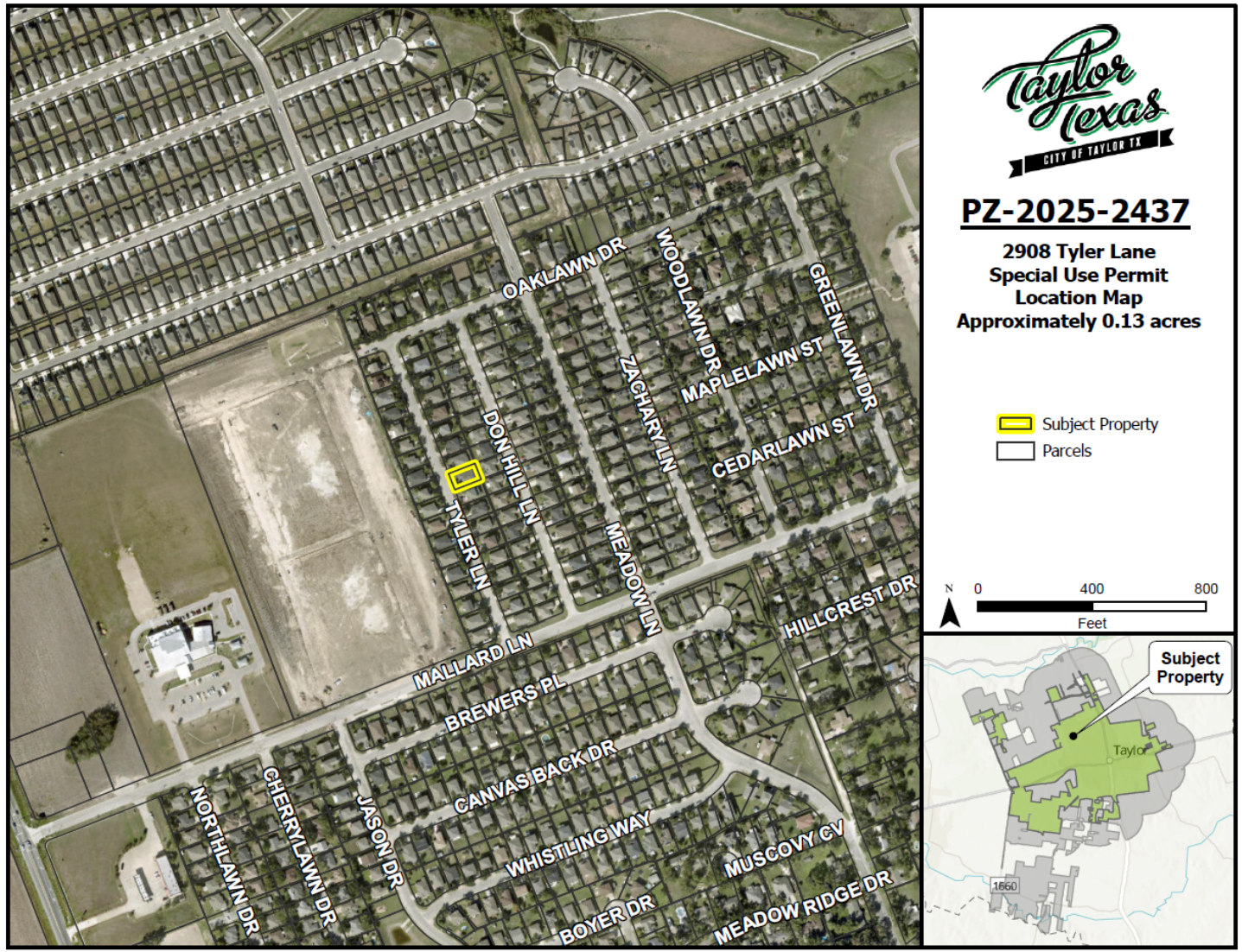
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Feet

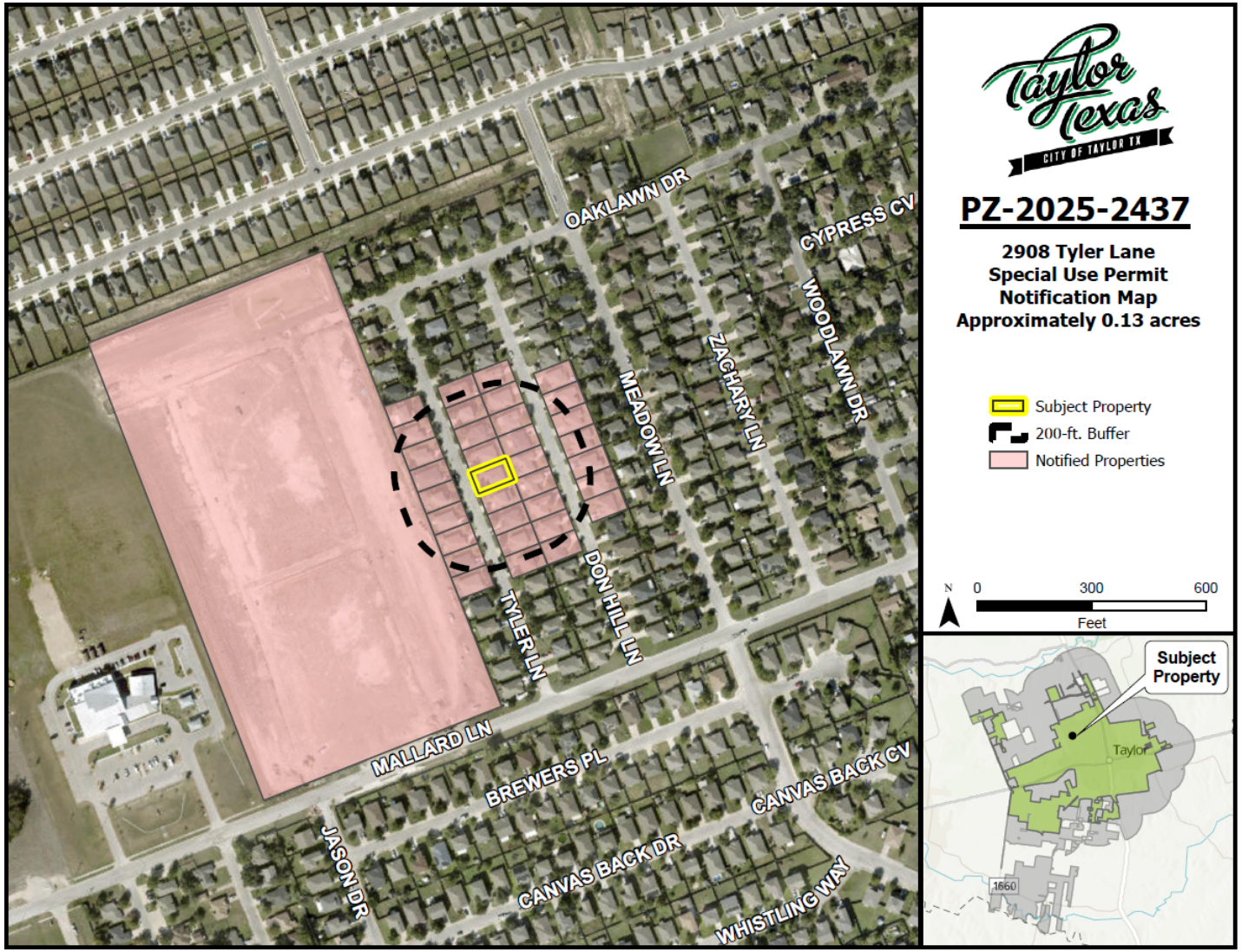


PZ-2025-2437
2908 Tyler Lane – Special Use Permit

Location Map

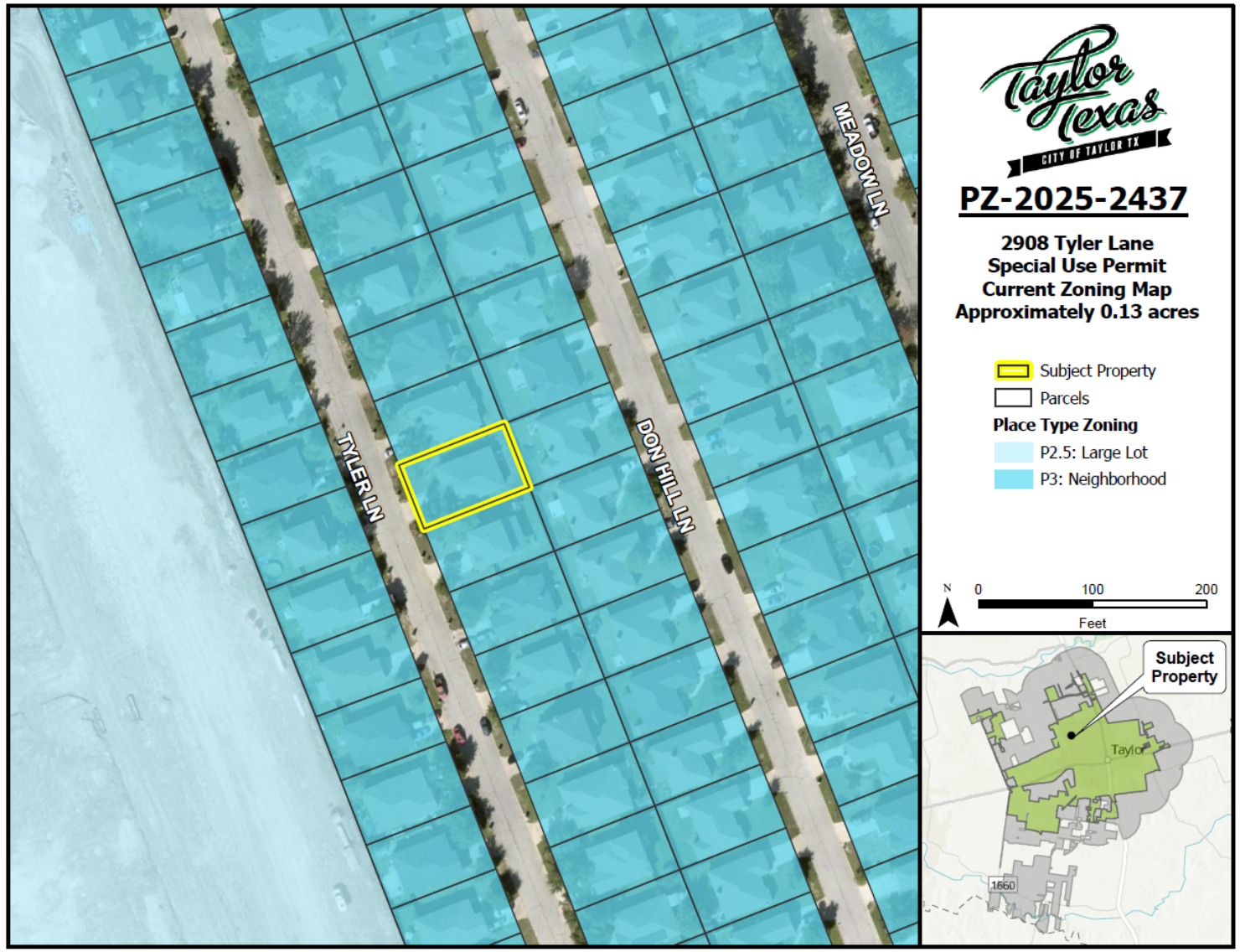


Notification Map



- 35 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Existing Place Type Zoning



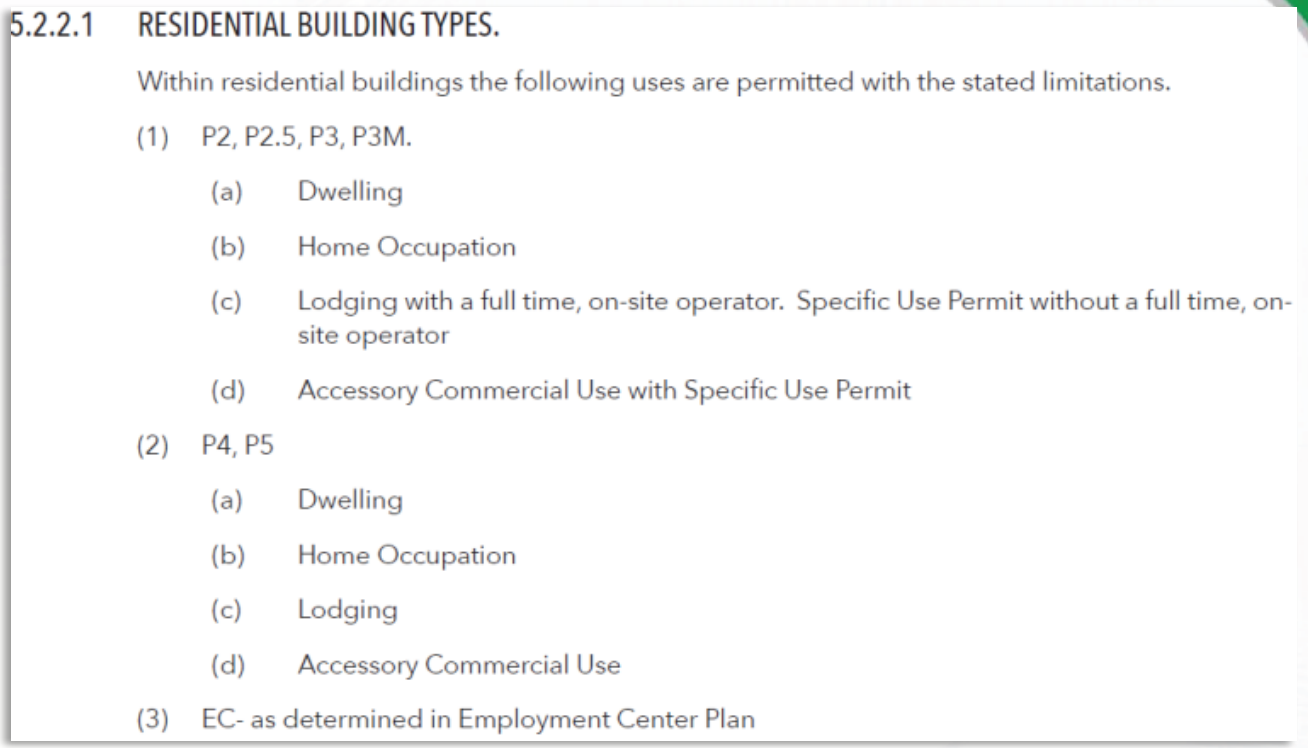
Request

Overview

- 2908 Tyler Lanes wants to operate as a short-term rental property.
- Applicant states there will not be an on-site operator
- New request as short-term rental
- P&Z to consider if a time limit should be placed.

Applicant stated the property will:

- Only operate between tenets. The tenets which are on monthly lease
- Quiet time at 9pm
- Will be rented to a maximum of 6 people at a time
- Will expect tenets to park inside garage



5.2.2.1 RESIDENTIAL BUILDING TYPES.

Within residential buildings the following uses are permitted with the stated limitations.

(1) P2, P2.5, P3, P3M.

(a) Dwelling

(b) Home Occupation

(c) Lodging with a full time, on-site operator. Specific Use Permit without a full time, on-site operator

(d) Accessory Commercial Use with Specific Use Permit

(2) P4, P5

(a) Dwelling

(b) Home Occupation

(c) Lodging

(d) Accessory Commercial Use

(3) EC- as determined in Employment Center Plan

P&Z Recommendation

On April 8, 2025, the Planning and Zoning Commission voted 9-0 to recommend approval of the Special Use Permit at 2908 Tyler Lane with a 3-year renewal condition.

City Council Meeting
April 24, 2025
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality Quality of Life

Agenda Item Number: 12.

Agenda Title: **Hold a public hearing and introduce Ordinance 2025-13 regarding a request for a Special Use Permit, with conditions, to allow drive-through services in the second and third layer of the lot for property generally located at 2101 N. Main Street, legally described as 0.5717 acres of land in the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018711, Taylor, Williamson County, Texas.**

Council Action to be Taken: Hold a public hearing and introduce the oridinance

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

The applicant is requesting a Special Use Permit to allow drive-thru facilities in the second and third layer of the lot within the P5 – Urban Center Place Type. The current Place Type zoning for the subject property only allows for drive-thru facilities within the third layer with a Special Use Permit.

Special Use Permits allow for the approval of land uses with characteristics or operating conditions that do not meet one or more of the criteria of the LDC, but which are in keeping within the intent of the LDC and the Comprehensive Plan.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

With a Special Use Permit, staff is able to recommend conditions to the site standards typical for the P5 - Urban Center Place Type while allowing drive-through services in the second layer. The site's southern neighbor is a fast-food restaurant, with a drive-thru which is congruent with the proposed use. However, the neighboring site was built before the adoption of the Land Development Code and the Comprehensive Plan, which designates the site as an area of high change. The current neighboring establishment, Taco Bell, is considered an existing non-conforming building type, which does not align with the City's stated desires for a walkable

urban center. N. Main Street is a major thoroughfare within the City, thus upholding a safe and connected environment that encourages walkable development and best aligns with the City's goals outlined in the Comprehensive Plan.

After communication with the applicant, staff have proposed options that allow for a drive through the facility within the second and third layers of the lot. The Code ensures dense, neighborhood-oriented style development for this P5 – Urban Center Place Type. While the articulation of the structures proposed is not completely congruent, staff require a means for safe street interaction, screening for parking from the public realm, and attractive landscaping.

Option 1: Option with "Pull-Ahead Spot"

1. Deviation from Section 4.3.1.8 of the Land Development Code to allow the **build-to-line** to exceed the 0'-15' as shown on the diagram provided February 27, with a driving aisle covered by landscaped screening in the space of a relocated pull ahead spot along the northern end of the property. *The setback from N. Main shall not surpass 30' and the landscaping shall be subject to Section Sec. 28-28 from the City of Taylor's Code of Ordinances. The applicant shall choose from the list of designated shade trees and determine spacing no greater than the average of the tree's mature crown diameter.*

2. Deviation to Section 4.3.1.8 of the Land Development Code to allow the **Facade Buildout** to be less than the 80% minimum required for P5 Place Type. *A minimum of 35 percent façade buildout shall be designated for this lot.*

3. Deviation to Section 4.3.1.8 of the Land Development Code to allow the **Building Disposition** to be *Edgeyard which is not permitted by right in the P5 Place Type*.

4. Deviation to Section 4.3.1.8 of the Land Development Code to allow **Parking** *to be provided in the second and third layers of the site with a landscaped screening as opposed to only the third layer as is permitted in the P5 Place Type. Landscaping shall replace any parking shown in the first layer. A drive aisle shall be allowed to cross the front façade with an enhanced landscape buffer, screening the aisle from the roadway with shade trees along the sidewalk.*

5. Deviation from Section 5.2.2.2.4 of the Land Development Code to allow **Drive-thru Services** *to be provided in the second and third layers of the site as opposed to only the third layer. The drive aisle crossing the front façade shall connect the drive-thru to the singular entryway to N. Main, located near the northern edge of the property. A drive crossing the front façade shall limit the maximum allowable entrances from N. Main to one, with its position along the northern edge.*

6. Deviation to Section 5.4.1.2 of the Land Development Guide to allow the **parking area to be larger than one and a half times the size of the building footprint** in the P5 Place Type. *The parking size shall not surpass more than 5 times the building footprint.*

Option 2: Option without "Pull-Ahead Spot"

1. Deviation from Section 4.3.1.8 of the Land Development Code to allow the **Facade Buildout** to be less than the 80% minimum required for P5 Place Type. *A minimum of 35 percent façade buildout shall be designated for this lot.*

2. Deviation from the Land Development Code to allow the **Building Disposition** to be *Edgeyard* which is not permitted by right in the P5 Place Type.

3. Deviation from Section 4.3.1.8 of the Land Development Code to allow the **Parking** to be *provided in the second and third layers of the site with a landscaped screening* as opposed to only the third layer as permitted in the P5 Place Type. *A terminus for the drive-thru shall be allowed on the Southern end, in the existing southern curb cut, with no drive aisle crossing the front façade. With this deviation, there shall be no change to the build-to requirements allowed in the P5 Place Type*.

4. Deviation of Section 5.2.2.2.4 of the Land Development Code to allow **Drive-thru Services** *to be provided in the second and third layers of the lot* as opposed to only the third layer. The drive aisle on the southern end should be one-way only, with a reduced throat width compared to what is shown. A landscaped entry will exist between the entryways. Landscaping will occupy the parking space formerly in the first layer. Preferably, outdoor seating/dining should occupy the space from the front façade to the street in conjunction with landscaping, promoting a walkable environment. Shade trees shall run along the sidewalk as defined in Section Sec. 28-28 from the City of Taylor's Code of Ordinances with spacing no greater than the average of the tree's mature crown diameter.
5. Section 5.4.1.2 of the Land Development Code- Variance to allow the **parking area** to be larger than one and a half times the size of the building footprint in the P5 Place Type. *The parking size shall not surpass more than 5 times the building footprint.*

Of the two options presented to the applicant, they chose Option 1.

3. PROS and CONS

PROS	CONS
• This SUP with conditions allows the city to accommodate the proposed use while still meeting the intent of the city's Land Development Code.	•

4. RECOMMENDATION

On April 8, 2025, the Planning and Zoning Commission voted 9-0 to recommend approval of the request for a Special Use Permit with Option 1 as presented by Staff.

Option 1: Option with "Pull-Ahead Spot"

1. Deviation from Section 4.3.1.8 of the Land Development Code to allow the **build-to-line** to exceed the 0'-15' as shown on the diagram provided February 27, with a driving aisle covered by landscaped screening in the space of a relocated pull ahead spot along the northern end of the property. *The setback from N. Main shall not surpass 30' and the landscaping shall be subject to Section Sec. 28-28 from the City of Taylor's Code of Ordinances. The applicant shall choose from the list of designated shade trees and determine spacing no greater than the average of the tree's mature crown diameter.*

2. Deviation to Section 4.3.1.8 of the Land Development Code to allow the **Facade Buildout** to be less than the 80% minimum required for P5 Place Type. *A minimum of 35 percent façade buildout shall be designated for this lot.*

3. Deviation to Section 4.3.1.8 of the Land Development Code to allow the **Building Disposition** to be *Edgeyard which is not permitted by right in the P5 Place Type*.

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6. Deviation to Section 5.4.1.2 of the Land Development Guide to allow the **parking area to be larger than one and a half times the size of the building footprint** in the P5 Place Type. *The parking size shall not surpass more than 5 times the building footprint.*

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Public Hearing - April 8, 2025
City Council Public Hearing - April 24, 2025

7. OTHER OPTIONS

8. ATTACHMENTS

1. _05_PZ-2025-2442 Wendy's SUP Staff Report
2. _05a_PZ-2025-2442 Wendy's SUP Letter of Intent
3. _05b_PZ-2025-2442 Wendy's SUP Site Plan
4. _05c_PZ-2025-2442_Wendy's SUP Staff Recommendation Letter
5. _05d_PZ 2025-2442 Location Map
6. _05e_PZ 2025-2442 Current Zoning
7. _05f_PZ 2025-2442 Growth Sector
8. _05g_PZ 2025-2442 Future Land Use
9. _05h_PZ 2025-2442 Proposed Zoning Map
10. _05i_PZ 2025-2442 SUP Notification Map
11. _05j_PZ-2025-2442_Wendy's SUP_Ordinance 2025-13
12. _05j1_PZ-2025-2442_Wendy's SUP Field Notes_EXHIBIT A
13. _05j2_PZ 2025-2442 Proposed Zoning Map_EXHIBT C
14. PZ-2025-2442_PPT

City of Taylor
PZ-2025-2442
Special Use Permit
Staff Report

Item Details

Agenda No.	5
Requested Action:	Consider Approval of a Special Use Permit with Conditions for drive-thru facilities in P5 – Urban Center.
Address/Location:	Generally located at 2101 N. Main St.
Legal Description:	Legally described as 0.5717 acres of land in the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018711, Taylor, Williamson County, Texas.
Current Zoning:	P5 – Urban Center
Current Use:	Closed – Car Wash
Applicant:	Foresite Group, LLC
Case History:	This is the first submission of the Special Use Permit.

Overview of Applicant's Request & Background

The applicant is requesting a Special Use Permit to allow drive-thru facilities in the second and third layer of the lot within the P5 – Urban Center Place Type. The current Place Type zoning for the subject property only allows for drive-thru facilities within the third layer with a Special Use Permit.
Special Use Permits allow for the approval of land uses with characteristics or operating conditions that do not meet one or more of the criteria of the LDC, but which are in keeping within the intent of the LDC and the Comprehensive Plan.

Location:
The subject property is located on the Western side of N. Main Street. Neighboring establishments: Taco Bell (2009 N. Main Street) and Pizza Hut (2103 N. Main Street).

Physical and Natural Features:
The subject property consists of a 0.5717-acre lot surrounded by similar sized lots. The site is predominately paved and has an abandoned car wash structure with associated lighting, signage, and a dumpster enclosure.

Growth Sector Designations:
The Infill Neighborhood Sector (G-5) consists of areas within the city that are already developed and served by infrastructure. Development in this area is intended for higher intensity uses than are currently in place.

Future Land Use and Zoning Designations:
The subject property was assigned the Future Land Use designation of Market Center: Community. This represents mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed-use and walkable places.

The subject property is currently zoned Place Type P5 – Urban Center which allows for commercial and retail uses. The proposed site is partially congruent with the Land Development Code. The proposed building type, building disposition, and parking locations do not meet restrictions outlined in the LDC. However, the proposed Small Commercial building type is allowed in the Place Type. The applicant is requesting a special use permit for a drive-thru to best meet the needs of their end tenant. Section 5.2.2.2(4) of the Land Development Code grants the City Council to permit drive-thru facilities for commercial building types.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P5 Urban Center	Infill Growth Sector	Market Center: Community	Commercial
South	P5 Urban Center	Infill Growth Sector	Market Center: Community	Commercial
East	P5 Urban Center	Infill Growth Sector	Market Center: Community	Commercial
West	P4 Mix	Infill Neighborhood Sector	Neighborhood Infill	Single Family Residence

Transportation
The subject property gains access from two points of ingress off N. Main Street, a designated Community Boulevard and Multi-modal Corridor. There is a city-owned underutilized alley in the rear of the property (western edge). The site is centrally located between Dahlberg Blvd. to the North and Commercial Drive to the South.

Utilities
The subject property is located within the City of Taylor water and wastewater CCN. There is 10-inch water line located on N. Main St. and there is a 6-inch wastewater line located on N. Main St.

Public Notification
As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the SUP request.

Eleven (11) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, March 23, 2025.

Staff Analysis

The request for a Special Use Permit aims to allow the owner to use the property for a fast-food restaurant with a drive-thru. To use the site for the proposed use, staff have identified context-sensitive conditions that should be added to the Special Use Permit to achieve the spirit of the Land Development Code. While staff believe that a drive-thru typical of lower density development is not in line with the goals and objectives of the P5 – Urban Center Taylor Comprehensive Plan and Land Development Code, staff has made recommendations that would increase the site's compliance to both documents.

With a Special Use Permit, staff is able to recommend conditions to the site standards typical for the P5 - Urban Center Place Type while allowing drive-through services in the second layer. The site's southern neighbor is a fast-food restaurant, with a drive-thru which is congruent with the proposed use. However, the neighboring site was built before the adoption of the Land Development Code and the Comprehensive Plan, which designates the site as an area of high change. The current neighboring establishment, Taco Bell, is considered an existing non-conforming building type, which does not align with the City's stated desires for a walkable urban center. N. Main Street is a major thoroughfare within the City, thus upholding a safe and connected environment that encourages walkable development and best aligns with the City's goals outlined in the Comprehensive Plan.

After communication with the applicant, staff have proposed options that allow for a drive through the facility within the second and third layers of the lot. The Code ensures dense, neighborhood-oriented style development for this P5 – Urban Center Place Type. While the articulation of the structures proposed is not completely congruent, staff require a means for safe street interaction, screening for parking from the public realm, and attractive landscaping.

Finally, the Comprehensive Plan encourages development that protects drivers and pedestrians. In this context, it is important to limit dangerous pedestrian and vehicular interactions along N. Main Street and the adjacent mixed-use path. On the West side of N. Main, there are 12 entrances that have been constructed. While using the underutilized alley in the rear is most likely not a plausible option for the applicant, City is seeking a site design that improves safety and potentially decreases the amount of access points onto the roadway.

Staff Recommendation

For the reasons stated in the staff analysis, Staff recommends approval of the requested Special Use Permit with Conditions. Two options were presented to the applicant. The applicant shall choose one that best aligns with the need of their tenant.

Option 1: Option with "Pull-Ahead Spot"

1. Deviation from Section 4.3.1.8 of the Land Development Code to allow the **build-to-line** to exceed the 0'-15' as shown on the diagram provided February 27, with a driving aisle covered by landscaped screening in the space of a relocated pull ahead spot along the northern end of the property. *The setback from N. Main shall not surpass 30' and the*

landscaping shall be subject to Section Sec. 28-28 from the City of Taylor's Code of Ordinances. The applicant shall choose from the list of designated shade trees and determine spacing no greater than the average of the tree's mature crown diameter.

2. Deviation to Section 4.3.1.8 of the Land Development Code to allow the **Facade Buildout** to be less than the 80% minimum required for P5 Place Type. *A minimum of 35 percent façade buildout shall be designated for this lot.*
3. Deviation to Section 4.3.1.8 of the Land Development Code to allow the **Building Disposition** to be *Edgeyard which is not permitted by right in the P5 Place Type*.

4. Deviation to Section 4.3.1.8 of the Land Development Code to allow **Parking** *to be provided in the second and third layers of the site with a landscaped screening as opposed to only the third layer as is permitted in the P5 Place Type. Landscaping shall replace any parking shown in the first layer. A drive aisle shall be allowed to cross the front façade with an enhanced landscape buffer, screening the aisle from the roadway with shade trees along the sidewalk.*

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6. Deviation to Section 5.4.1.2 of the Land Development Guide to allow the **parking area to be larger than one and a half times the size of the building footprint** in the P5 Place Type. *The parking size shall not surpass more than 5 times the building footprint.*

Option 2: Option without "Pull-Ahead Spot"

1. Deviation from Section 4.3.1.8 of the Land Development Code to allow the **Facade Buildout** to be less than the 80% minimum required for P5 Place Type. *A minimum of 35 percent façade buildout shall be designated for this lot.*

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5. Section 5.4.1.2 of the Land Development Code- Variance to allow the **parking area** to be larger than one and a half times the size of the building footprint in the P5 Place Type. *The parking size shall not surpass more than 5 times the building footprint.*

Planning and Zoning Commission Recommendation

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

Is the Special Use Permit consistent with the Comprehensive Plan?

- The Special Use Permit request is inconsistent with the Comprehensive Plan.

Is the Special Use Permit compatible with the surrounding area?

- The use is compatible with the area.

Does the Special Use Permit promote the public health, safety, or general welfare?

- Staff analysis determined that the special use permit with listed conditions is in accord with the Planning Principles and Policy Guide in the Comprehensive Plan that aims to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Public utilities are available in the area.

Do current conditions indicate that a Special Use Permit is necessary?

- Conditions do indicate that a Special Use Permit is necessary for a drive-thru facility.

Attachments

a) Applicant’s Letter of Intent
b) Applicant’s Site Plan
c) Staff Conditions for SUP
d) Location Map
e) Current Zoning Map
f) Growth Sector Map
g) Future Land Use Map
h) Proposed Zoning Map
i) Notification Map
j) Ordinance 2025-XX
    a. Survey
    b. Proposed Zoning Map

FORESITE group

4925 Greenville Avenue, Suite 480
Dallas, Texas 75206
o | 214.939.7123
f | 770.368.1944
w | www.foresitegroup.net
D/B/A Foresite Consulting Group of Texas, LLC

March 3rd, 2024

City of Taylor
Development Services
Development.services@taylortx.gov
(512) 352-3675

RE: Wendy's Taylor 4903
Letter of Intent

Dear City of Taylor,

The purpose of this narrative is to provide the intent of the special use permit for the proposed +/- 2,024 SF Wendy's Drive-through restaurant on a +/- 0.57-acre parcel of land("Site") Located at 2101 N Main Street, Taylor, TX 76574 within the City of Taylor Jurisdictional limits. The special use permit is needed to obtain drive-through services in conjunction with a proposed restaurant use.

Sincerely,
FORESITE GROUP, LLC

Caroline M

Caroline McConnell
Project Analyst

cc: David Norris (Foresite Group, LLC)
cc: Tina Ramke (HAZA Foods)

GENERAL NOTES:

1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.

2) CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.

3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

1) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.

2) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.

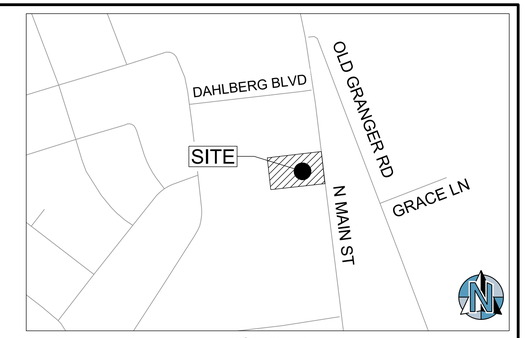
3) CONSTRUCTION TRAILERS ARE TO BE PERMITTED PURSUANT WITH A VALID BUILDING PERMIT.

4) THE CITY OF TAYLOR ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.

5) ENGINEER CONTACT: MR. DAVID A. NORRIS, PE, (214) 939-7123.

BENCHMARKS	
NAME	DESCRIPTION
TEMPORARY BENCHMARK #1	BOX CUT ON THE SOUTHEAST CORNER OF THE HEADWALL AT THE NORTH SIDE OF THE NORTHERNMOST DRIVEWAY. ELEV = 595.93'





VICINITY MAP
NOT TO SCALE

LEGEND	
	PROPERTY LINE
LA	LANDSCAPE AREAS
FIRE LANE FIRE LANE	FIRE LANE STRIPING
	VEHICLE
#	PROPOSED PARKING COUNT

N

1" = 20'

20 10 0 20 40

SCALE IN FEET

SITE PLAN

FOR
2101 N MAIN STREET

+/- 0.57 ACRES
LOCATED IN THE WILLIAM J. BAKER SURVEY
ABSTRACT NO. 65
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

PREPARED: FEBRUARY 2025

TBPELS Firm No. F-12878
FORESITE group
D/B/A Foresite Consulting Group of Texas, Inc.

ENGINEER:
FORESITE GROUP, LLC
4925 GREENVILLE AVE., SUITE 480
DALLAS, TX 45206
(214) 939-7123
CONTACT: DAVID NORRIS, P.E.

March 27, 2025

David Norris
4925 Greenville Ave., Suite 480
Dallas, Texas 75206

RE: Staff Recommendations for Special Use Permit for 2101 N Main St. to allow drive-thru facilities in the P5: Urban Center land type designation.

Dear David:

Staff has made two recommendations based upon whether a pull-ahead spot is desired for your intended tenant. Please consider them and determine which scenario best fits your interests. If you have any questions or concerns, please contact Cole Bakley.

Option 1: Option with "Pull-Ahead Spot"

1. Deviation from Section 4.3.1.8 of the Land Development Code to allow the build-to-line to exceed the 0'-15' as shown on the diagram provided February 27, with a driving aisle covered by landscaped screening in the space of a relocated pull ahead spot along the northern end of the property. The setback from N. Main shall not surpass 30' and the landscaping shall be subject to Section Sec. 28-28 from the City of Taylor's Code of Ordinances. The applicant shall choose from the list of designated shade trees and determine spacing no greater than the average of the tree's mature crown diameter.
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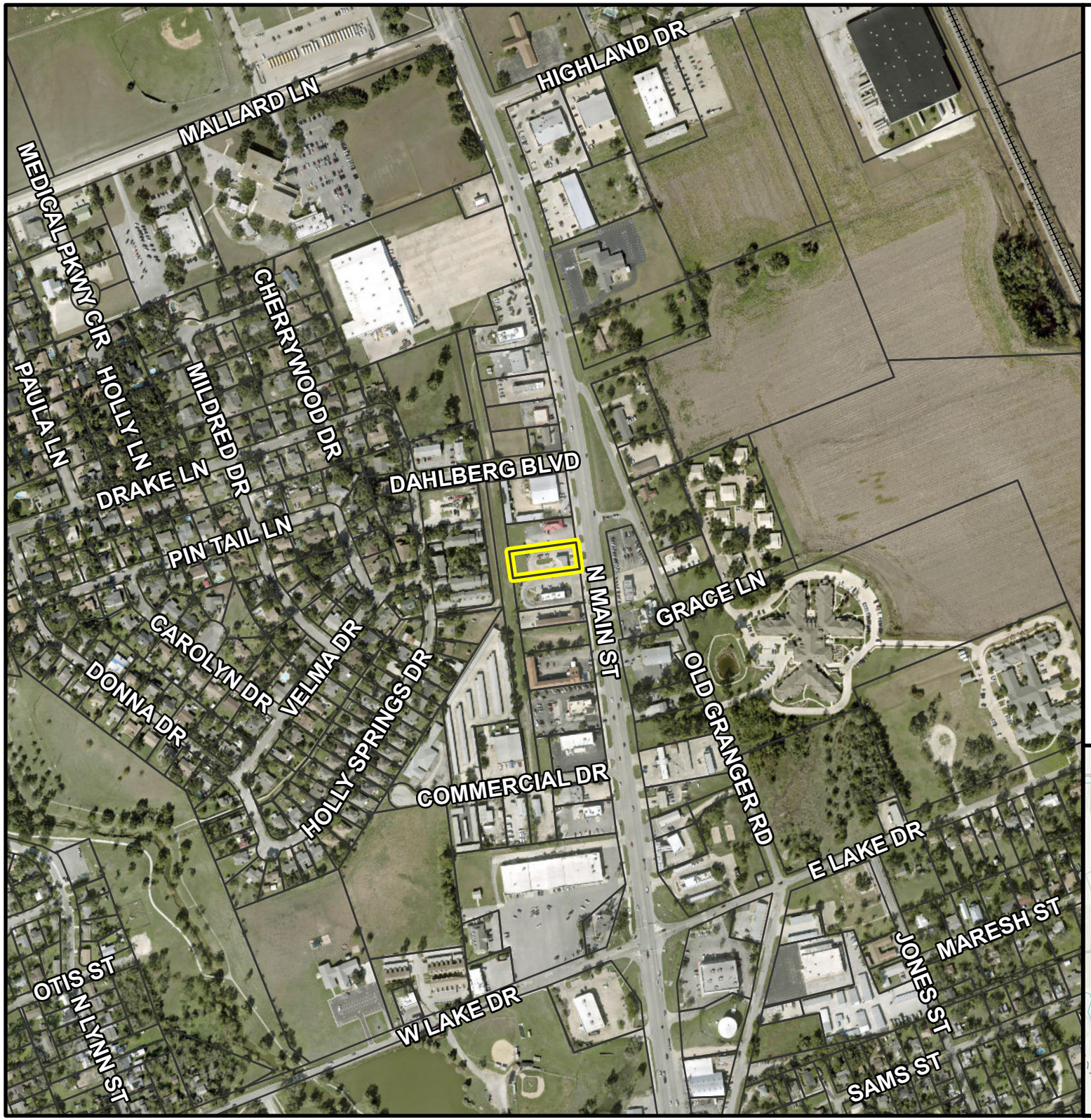
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Respectfully,

Cole Bakley

Cole Bakley
Senior Planner
Development Services Department
City of Taylor



PZ-2025-2442

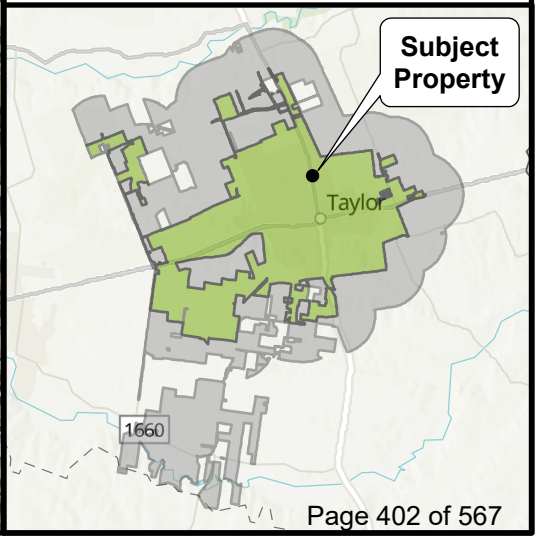
2101 N Main St
Special Use Permit
Location Map
Approximately 0.57 acres

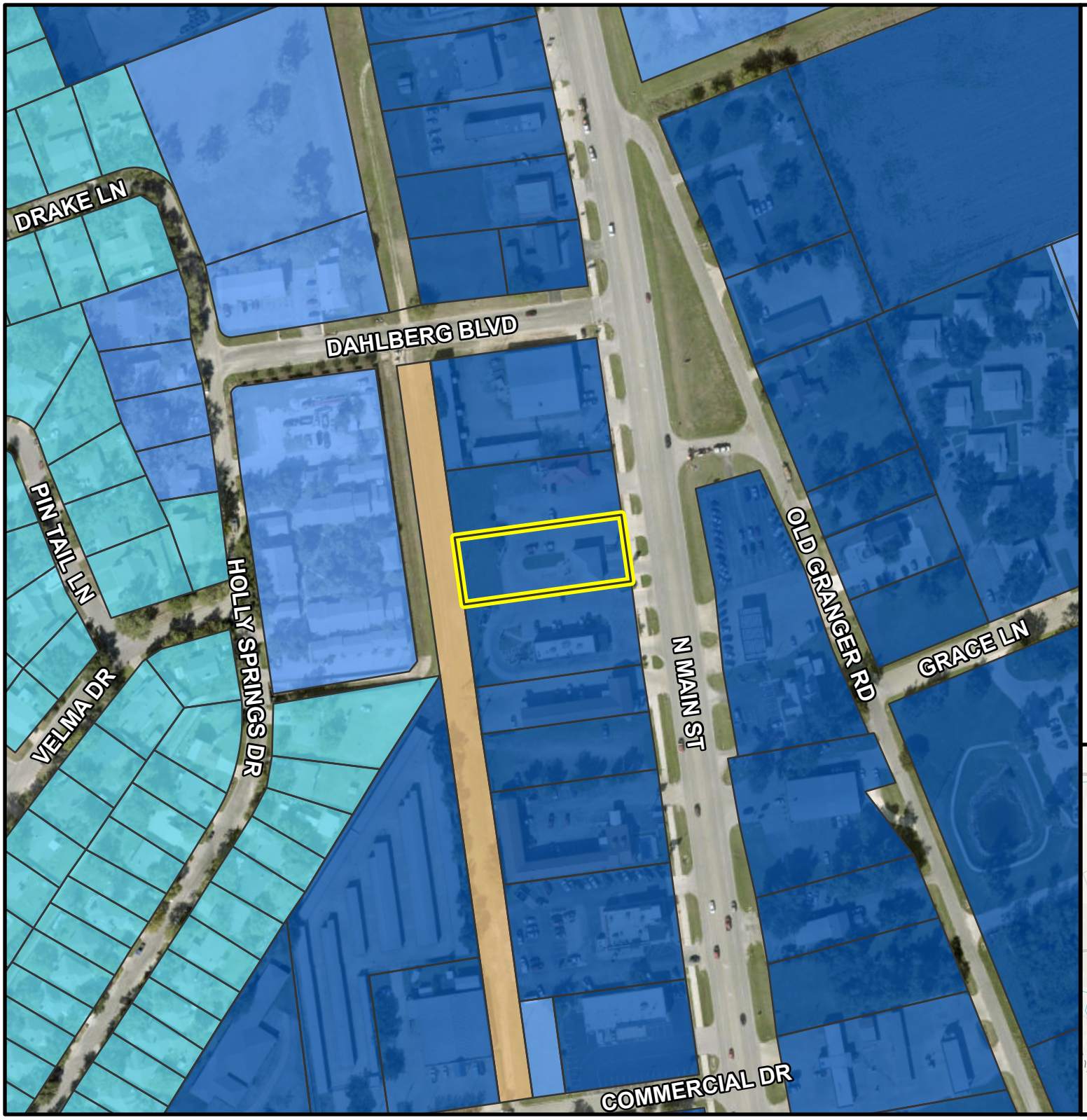
Subject Property

Parcels

N 0 500 1,000

Feet





PZ-2025-2442

2101 N Main St
Special Use Permit
Current Zoning Map
Approximately 0.57 acres

- Subject Property
- Parcels

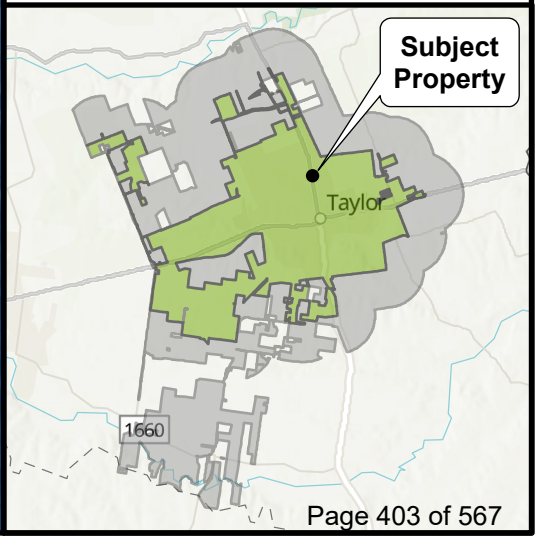
Place Type Zoning

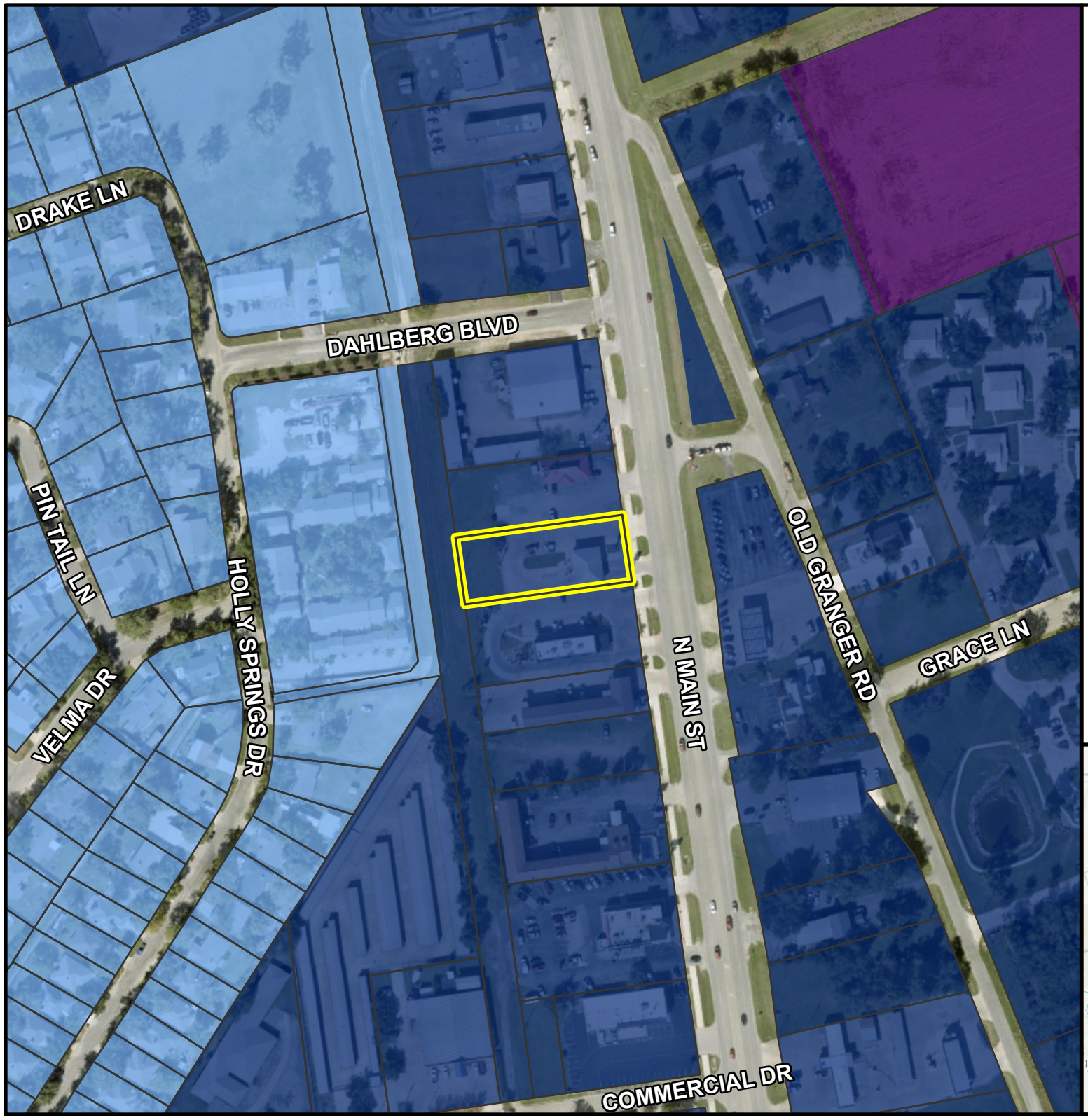
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- CS: Civic Space

N

0 200 400

Feet





PZ-2025-2442

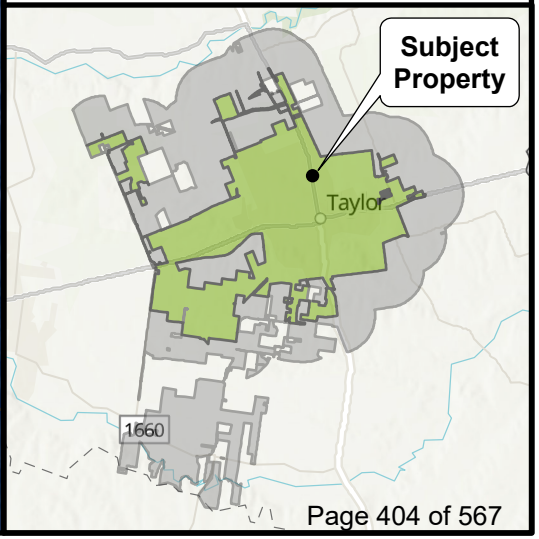
2101 N Main St
Special Use Permit
Growth Sector Map
Approximately 0.57 acres

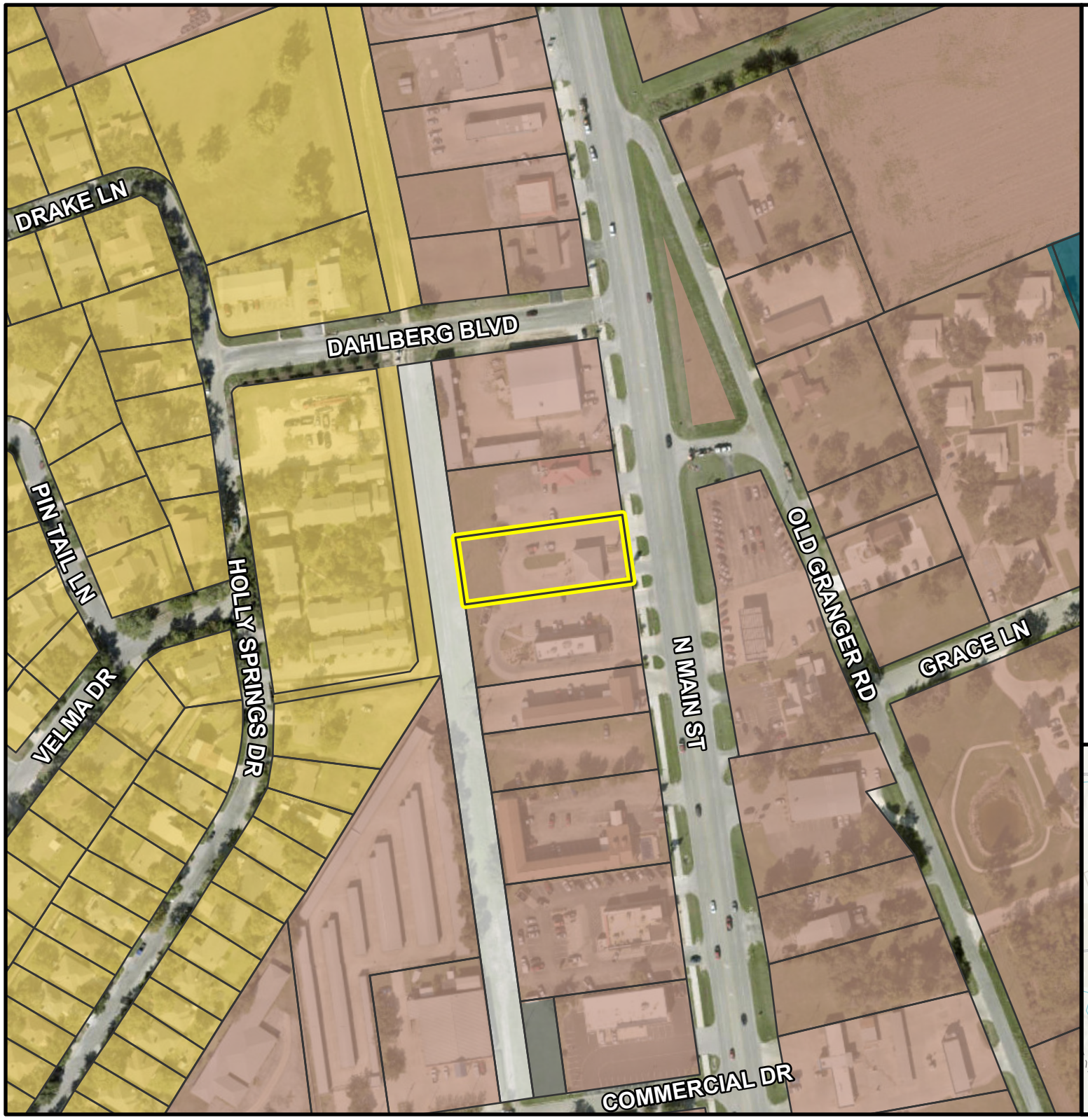
Subject Property
Parcels

Growth Sector

Intended Growth Sector (G-3)
Infill Neighborhood Sector (G-4)
Infill Growth Sector (G-5)

N
0 200 400
Feet





PZ-2025-2442

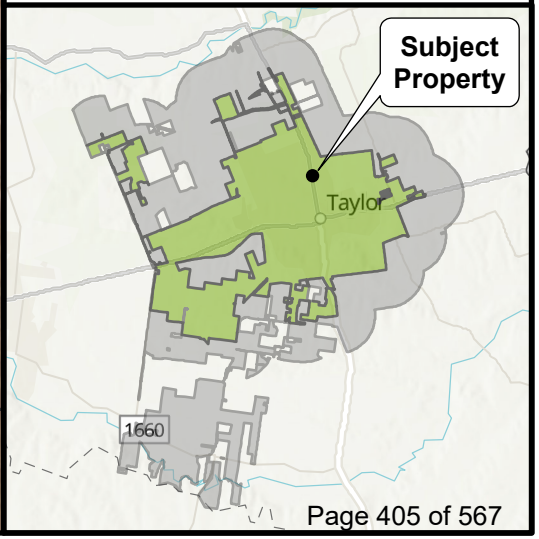
2101 N Main St
Special Use Permit
Future Land Use Map
Approximately 0.57 acres

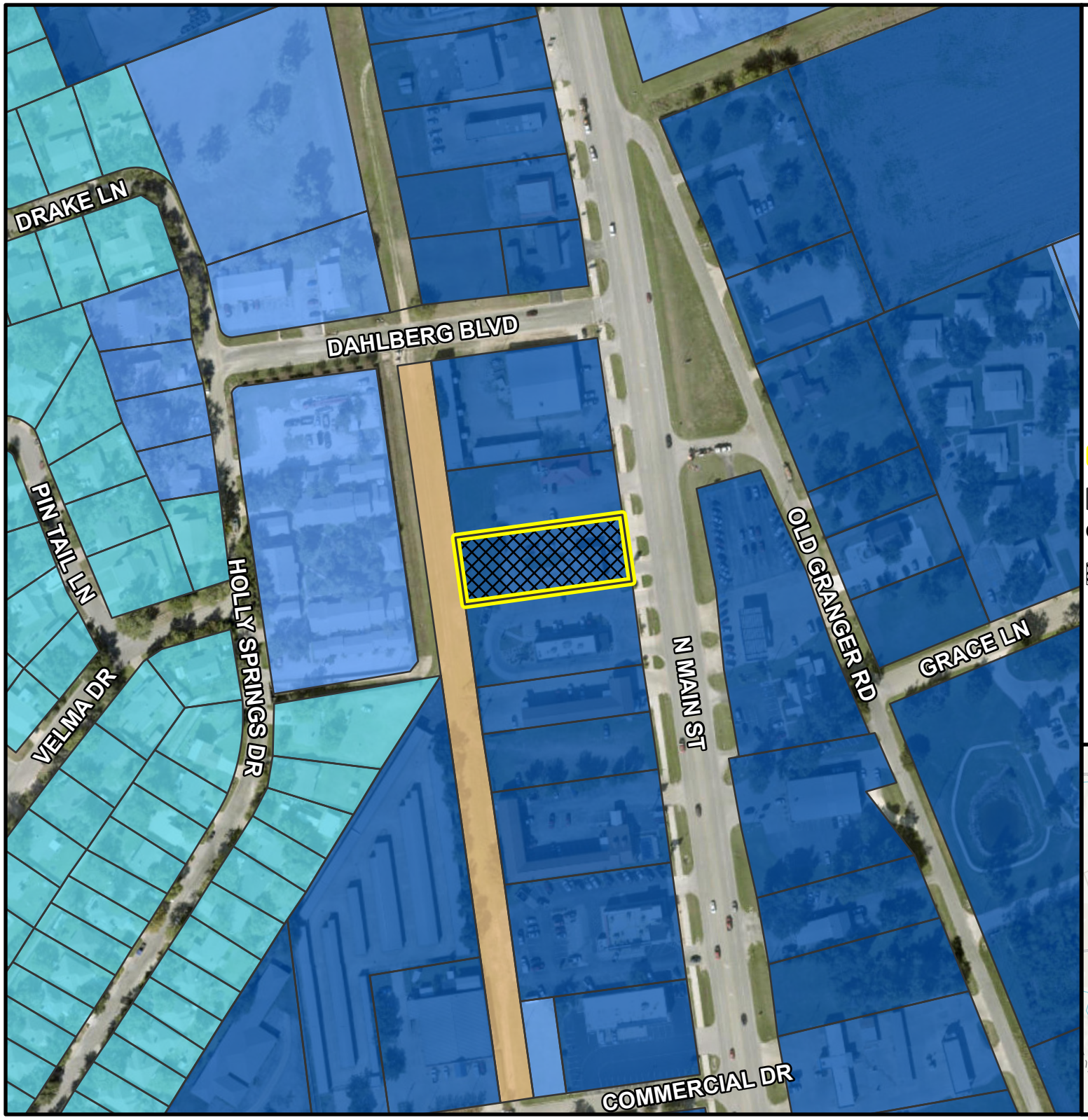
- Subject Property
- Parcels

Future Land Use

- Area of Minimal Change
- Neighborhood Infill
- Employment: Neighborhood
- Market: Community
- Market: Neighborhood

N 0 200 400
Feet





PZ-2025-2442

2101 N Main St
Special Use Permit
Proposed Zoning Map
Approximately 0.57 acres

Subject Property

Parcels

Overlay Zoning

Special Use Permit Overlay

Place Type Zoning

P3: Neighborhood

P4: Mix

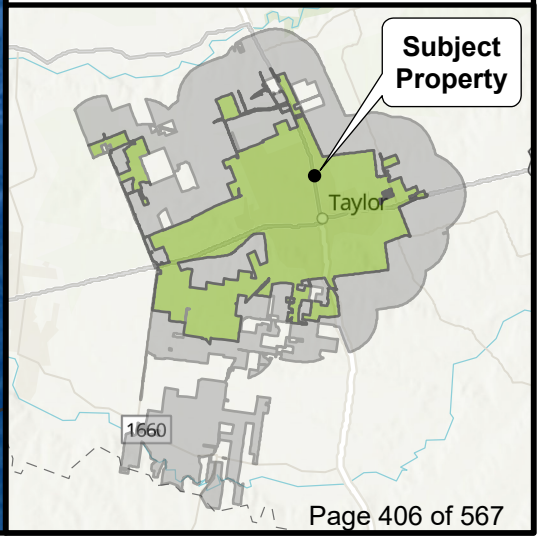
P5: Urban Center

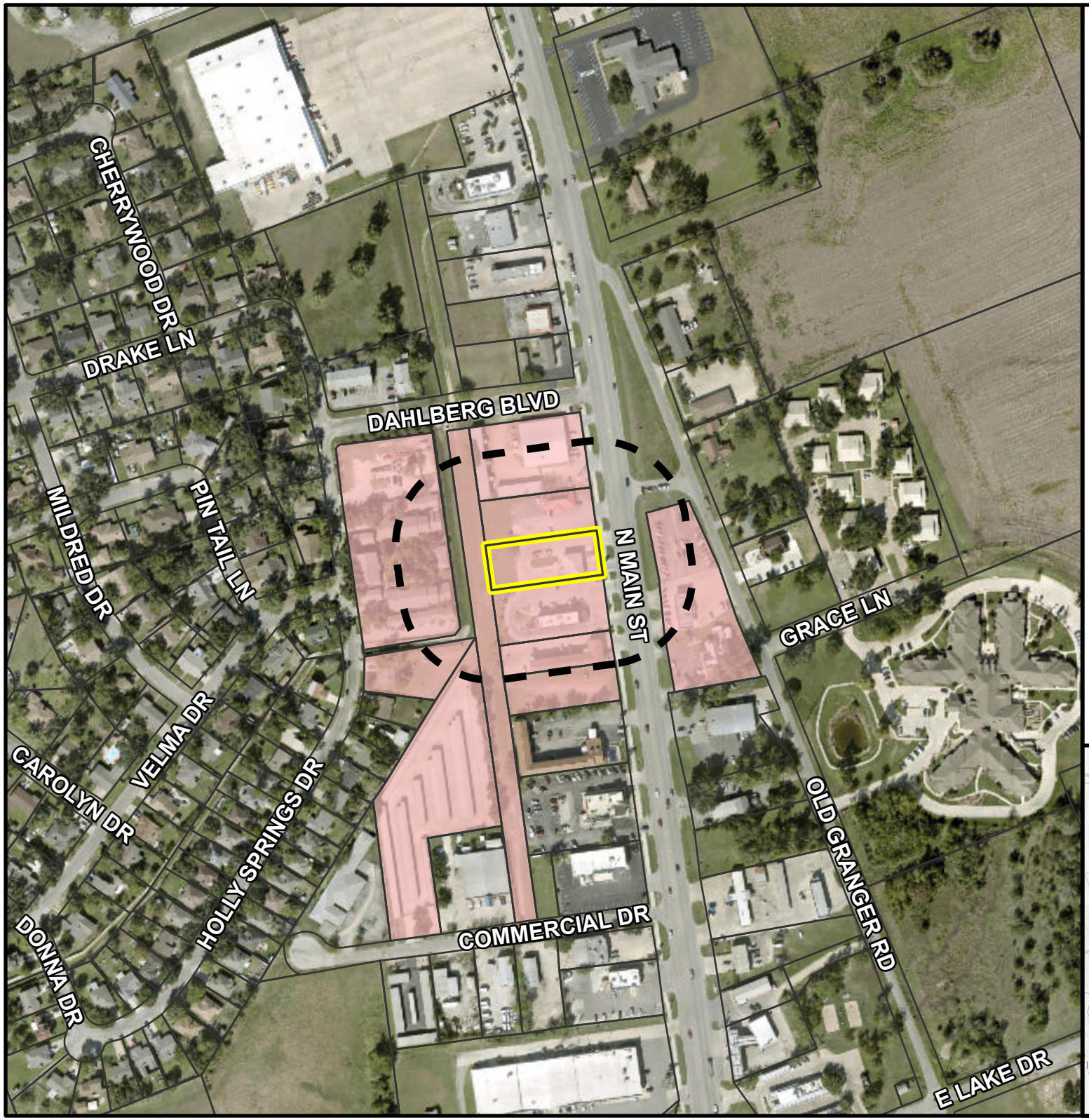
CS: Civic Space

N

0 200 400

Feet





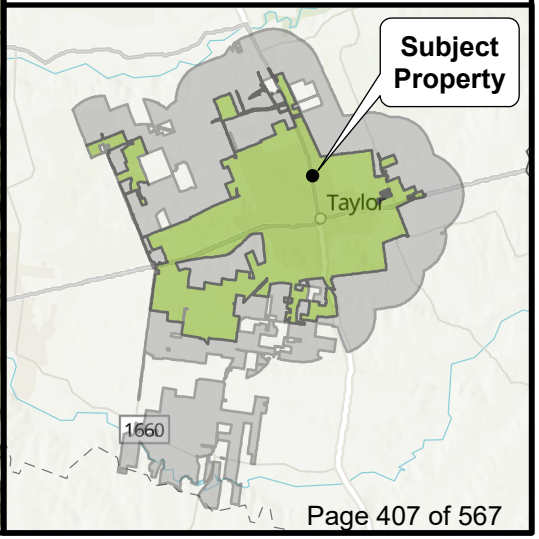
Taylor Texas
CITY OF TAYLOR TX

PZ-2025-2442

2101 N Main St
Special Use Permit
Notification Map
Approximately 0.57 acres

- Subject Property
- 200-ft. Buffer
- Parcels
- Notified Properties

N 0 300 600
Feet



ORDINANCE NO. 2025-13

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR DRIVE THRU FACILITIES AND CONDITIONS RELATED TO SITE DEVELOPMENT GENERALLY LOCATED AT 2101 N. MAIN STREET, LEGALLY DESCRIBED AS APPROXIMATELY 0.5717 ACRES OF LAND IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN;

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on April 24, 2025, to consider the request made by David Norris, Foresite Group LLC, Applicant of the property, respectively, which property is shown in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to request a Special Use Permit for a drive through facilities, which is required for in P5: Urban Center.

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 8, 2025, to consider the request for a Special Use Permit, and recommended approval of the request with conditions to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property Special Use Permit with conditions shown in Exhibit "B".

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

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

SECTION 2. The Property is approved for a Special Use Permit for drive-through facilities in the P5: Urban Center Place Type as defined Section 5.2.2.2.4 of the Land Development Code, with conditions shown in Exhibit "B".

SECTION 3. The Propety is approved with the Conditions outlined in Exhibit "B" attached hereto and incorporated herein for all purposes.

SECTION 4. The Official Zoning map of the City of Taylor, Texas, is changed to show the Special Use Permit for the Property as shown in Exhibit "C" attached hereto and incorporated herein for all purposes.

SECTION 5. 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 6. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of

this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2025-13 was introduced before the Taylor City Council on the 24th day of April 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2025.

_____
Dwanye Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder, City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-13, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, 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 _____ 2025.

_____
Lucy Aldrich,
City Clerk

DRAFT

EXHIBIT A

(Survey/Legal Description)

DRAFT

EXHIBIT B

(Site Development Conditions)

1. Deviation from Section 4.3.1.8 of the Land Development Code to allow the build-to-line to exceed the 0'-15' as shown on the diagram provided February 27, with a driving aisle covered by landscaped screening in the space of a relocated pull ahead spot along the northern end of the property. *The setback from N. Main shall not surpass 30' and the landscaping shall be subject to Section Sec. 28-28 from the City of Taylor's Code of Ordinances. The applicant shall choose from the list of designated shade trees and determine spacing no greater than the average of the tree's mature crown diameter.*

2. Deviation to Section 4.3.1.8 of the Land Development Code to allow the Facade Buildout to be less than the 80% minimum required for P5 Place Type. *A minimum of 35 percent façade buildout shall be designated for this lot.*

3. Deviation to Section 4.3.1.8 of the Land Development Code to allow the Building Disposition to be *Edgeyard which is not permitted by right in the P5 Place Type*.

4. Deviation to Section 4.3.1.8 of the Land Development Code to allow Parking *to be provided in the second and third layers of the site with a landscaped screening as opposed to only the third layer as is permitted in the P5 Place Type. Landscaping shall replace any parking shown in the first layer. A drive aisle shall be allowed to cross the front façade with an enhanced landscape buffer, screening the aisle from the roadway with shade trees along the sidewalk.*

5. Deviation from Section 5.2.2.2.4 of the Land Development Code to allow Drive-thru Services *to be provided in the second and third layers of the site as opposed to only the third layer. The drive aisle crossing the front façade shall connect the drive-thru to the singular entryway to N. Main, located near the northern edge of the property. A drive crossing the front façade shall limit the maximum allowable entrances from N. Main to one, with its position along the northern edge.*

6. Deviation to Section 5.4.1.2 of the Land Development Guide to allow the parking area to be larger than one and a half times the size of the building footprint in the P5 Place Type. *The parking size shall not surpass more than 5 times the building footprint.*

DRAFT

EXHIBIT C

(Zoning Map)

DRAFT

4

DEED 2004054184
4 PGS

CHICAGO TITLE (13)

GF 382232 AIG KT

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

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

That JOHN C. OLIVER COMPANY, INC., a Texas corporation (hereinafter called "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration to the Grantor paid by MIRROR FINISH INC., a Texas corporation, (hereinafter called "Grantee"), the receipt of which is hereby acknowledged, and for the further consideration of:

> the sum of THREE HUNDRED FIFTY ONE THOUSAND and 001/00 DOLLARS ($351,000.00) in hand paid and advanced by STATE BANK, a Texas banking corporation (hereinafter called "Lender"), at the request of Grantee, the receipt and sufficiency of which is hereby acknowledged by Grantor, and to evidence such advancement and other indebtedness of Grantee to the Lender, Grantee has executed that one certain promissory note ("Note") in the original principal sum of SIX HUNDRED THIRTY ONE THOUSAND and 00/100 DOLLARS ($631,000.00), dated of even date herewith payable to the order of the Lender, bearing interest as therein provided with principal and interest being payable in installments and with the entire unpaid indebtedness evidenced by said Note being due and payable on or before January 1, 2023, if not sooner paid, said Note being described in and secured by a Deed of Trust and Security Agreement of even date herewith, executed by Grantee to TAMELA K. COOPER, TRUSTEE, reference to which is hereby made for all purposes; and in consideration of the payment of the sum above mentioned by Lender, Grantor hereby transfers, sets over, assigns, and conveys unto said Lender and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said Note has been executed in favor of Grantor and by said Grantor assigned to the Lender without recourse and without warranties,

has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee all of the real property in Williamson County, Texas, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes together with all improvements, structures and fixtures located thereon, if any, and all rights, titles, privileges, hereditaments, easements, licenses, rights-of-way, appurtenances and interests of Grantor appurtenant thereto (said real property and all of the foregoing being hereinafter collectively referred to as the "Property").

This conveyance is made and accepted subject to the liens in favor of Lender herein described and any and all restrictions, covenants, mineral reservations, outstanding mineral royalties and easements, if any, relating to the hereinabove described property but only to the extent that they are valid, still in effect and shown of record in the office of the County Clerk of Williamson County,

Unofficial Document

Texas and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, applicable to the herein described property, if any, but only to the extent that they are valid and still in effect. Ad valorem taxes for the current year have been prorated as of the date hereof and Grantee has assumed payment thereof.

For the same consideration, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, without warranty, express or implied, all interests of Grantor, if any, in (i) strips and gores, if any, between the Property and any abutting properties, whether owned or claimed by deed, limitations, or otherwise, and whether located inside or outside the Property; and (ii) any land lying in or under the bed of any creek, stream, or waterway or any highway, avenue, street, road, alley, easement, right-of-way or sidewalk, open or proposed, in, or across, abutting or adjacent to the Property.

TO HAVE AND TO HOLD the above described Property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its legal representatives, successors and assigns forever; and Grantor does hereby bind itself, its legal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property and premises unto the said Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by through or under Grantor(s) and not otherwise.

But it is expressly agreed and stipulated that the Vendor's Lien and Superior Title is retained and reserved against the above described Property and premises until the above described note, together with all interest thereon, is fully paid according to its face and tenor, effect and reading, when this Warranty Deed shall become absolute.

EXECUTED on the date of the acknowledgment(s) shown below and effective and dated as of JUNE 30, 2004. TO BE EFFECTIVE AS OF JULY 2, 2004.

JOHN C. OLIVER COMPANY, INC.

By: John C. Oliver III

Name: John C. OLIVER III

Title: President

The address of Grantee is:

_____

_____

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 30th day of JUNE, 2004, by JOHN C. OLIVER as PRESIDENT of John C. Oliver Company, Inc., a Texas corporation, on behalf of said corporation.

SHERI WATTS
Notary Public, State of Texas
My Commission Expires
DECEMBER 19, 2005

Notary Public - State of Texas

Return To:
Chicago Title Insurance Co
21707 Kingsland Blvd., 100
Katy, TX 77450

Unofficial Document

EXHIBIT A

0.572 acre(s) of land out of the W. J. Baker Survey, Abstract No. 65 in Williamson County, Texas, subject tract all of a called 0.57 acre tract conveyed in Warranty Deed from Alva J. Goodwill, etux to Norman Janssen, dated April 8, 1977 and recorded in Volume 666, Page 211, Deed Records of Williamson County, Texas; said 0.572 acres being more particularly described by metes and bounds in Exhibit "A" as follows:

These notes describe that certain tract of land situated in the W. J. Baker Survey, A-65, located in Williamson County, Texas in the City of Taylor; subject tract all of a called "0.57 Acre" tract conveyed in a Warranty Deed from Alva J. Goodwill, et ux to Norman Janssen dated 04-08-77 and recorded in Volume 66, Page 211 of the Deed Records of Williamson County, Texas; being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249 on 12-13-99; subject tract being more fully described as follows:

BEGINNING at the Northeast corner of said "0.57 Acre" in the West right-of-way line of North Main Street (SH No. 95), same being for the Southeast corner of a called 0.5717 Acre" tract described in Document No. 199974122 of the Official Records of Williamson County, Texas, also being the Southeast corner of a called "0.574 Acre" tract conveyed in a Deed from John W. Mason to Virgil E. Rogers, Trustee of the Tyler Children's Trust, dated 12-16-99 and recorded in Volume 1739, Page 300 of the Official Records of Williamson County, Texas (aforementioned "0.5717 Acre" tract being a re-survey of said "0.574 Acre" tract); found a 1/2 inch iron rod at same corner; found a 1/2 inch iron rod at the Northeast corner of said "0.5717 Acre" tract bearing North 05 deg., 19 min., 23 sec. West, a distance of 99.61 feet;

THENCE South 05 deg., 19 min., 23 sec. East with said West right-of-way line of North Main Street (SH No. 95), same being the East line of said "0.57 Acre" tract, a distance of 99.44 feet (c-100.00') to the Southeast corner of subject tract, same being for the Southeast corner of said "0.57 Acre" tract and for the Northeast corner of a called "0.72 Acre" tract conveyed in a Warranty Deed from Threadgill Brothers to Austaco II Real Estate Partners, LTD., dated 04-20-94 and recorded in Volume 2515, Page 405 of the Official Records of Williamson County, Texas; set a 1/2 inch iron rod for an offset corner (unable to set at calculated corner due to concrete obstruction) bearing South 05 deg., 12 min., 32 sec. East, a distance of 1/13 feet, found a 1/2 inch iron rod at the Southeast corner of said "0.72 Acre" tract bearing South 04 deg., 38 min., 05 sec. East, a distance of 125.77 feet;

THENCE South 84 deg., 40 min., 37 sec. West with the South line of subject tract, same being for the common line of said "0.57 Acre" tract and "0.72 Acre" tract and "0.72 Acre" tract, a distance of 250.55 feet (c-250.00') to the Southwest corner of subject tract, same being for the Southwest corner of said "0.57 Acre" tract and for the Northwest corner of said "0.72 Acre" tract in a line for the East line of a called "1.39 Acres" conveyed in a Special Warranty Deed from Calvin W. Williams to the City of Taylor dated 12-27-88 and recorded in Volume 1744, Page 354 of the Official Records of Williamson County, Texas; found a 3/4 inch iron rod at same corner; found a 1/2 inch iron rod at the Southwest corner of said "0.72 Acre" tract bearing South 05 deg., 08 min., 58 sec. East, a distance of 125.42 feet;

THENCE North 05 deg., 06 min., 44 sec. West with a line for the common line of said "0.57 Acre" tract and said "1.39 Acres", a distance of 99.76 feet (c-100.00') to a 3/4 inch iron rod found for the Northwest corner of said "0.57 Acre" tract, same being for

Unofficial Document

DESCRIPTION

the Southwest corner of aforementioned "0.5717 Acre" tract; found a 3/8 inch iron rod at the Northwest corner of said "0.5717 Acre" tract bearing North 05 deg., 09 min., 44 sec. West, a distance of 99.68 feet;

THENCE North 84 deg., 45 min., 00 sec. East (Basis of Bearings) with a line for the common line of said "0.57 Acre" tract and said "0.5717 Acre" tract, a distance of 250.19 feet (c-250.00') to the PLACE OF BEGINNING, containing according to the dimensions herein stated, an area of 0.572 Acre.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2004054184

Nancy E. Rister

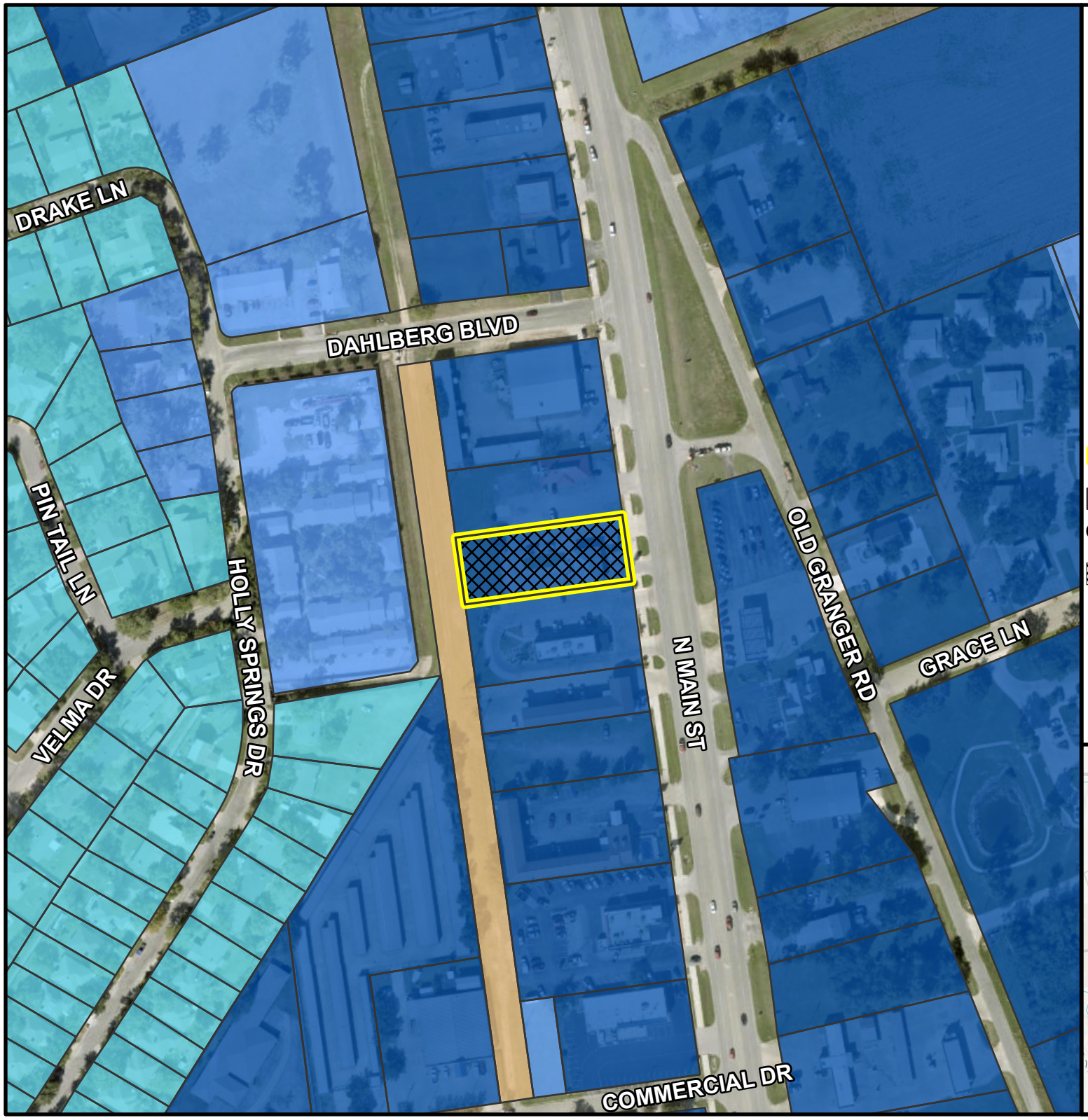
07/09/2004 02:48 PM

MSTANLEY $20.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

Unofficial Document



PZ-2025-2442

2101 N Main St
Special Use Permit
Proposed Zoning Map
Approximately 0.57 acres

- Subject Property
- Parcels

Overlay Zoning

- Special Use Permit Overlay

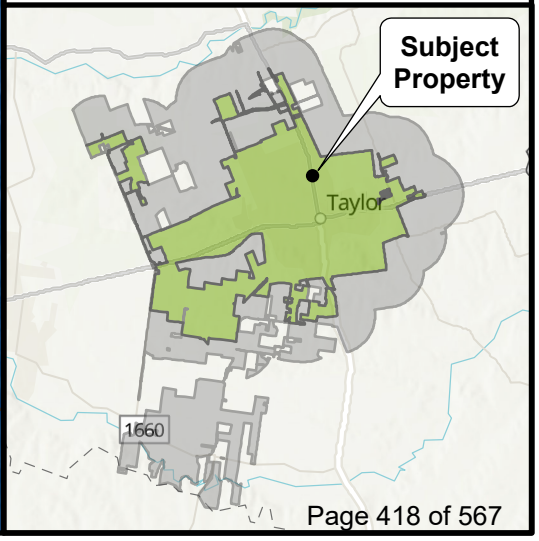
Place Type Zoning

- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- CS: Civic Space

N

0 200 400

Feet

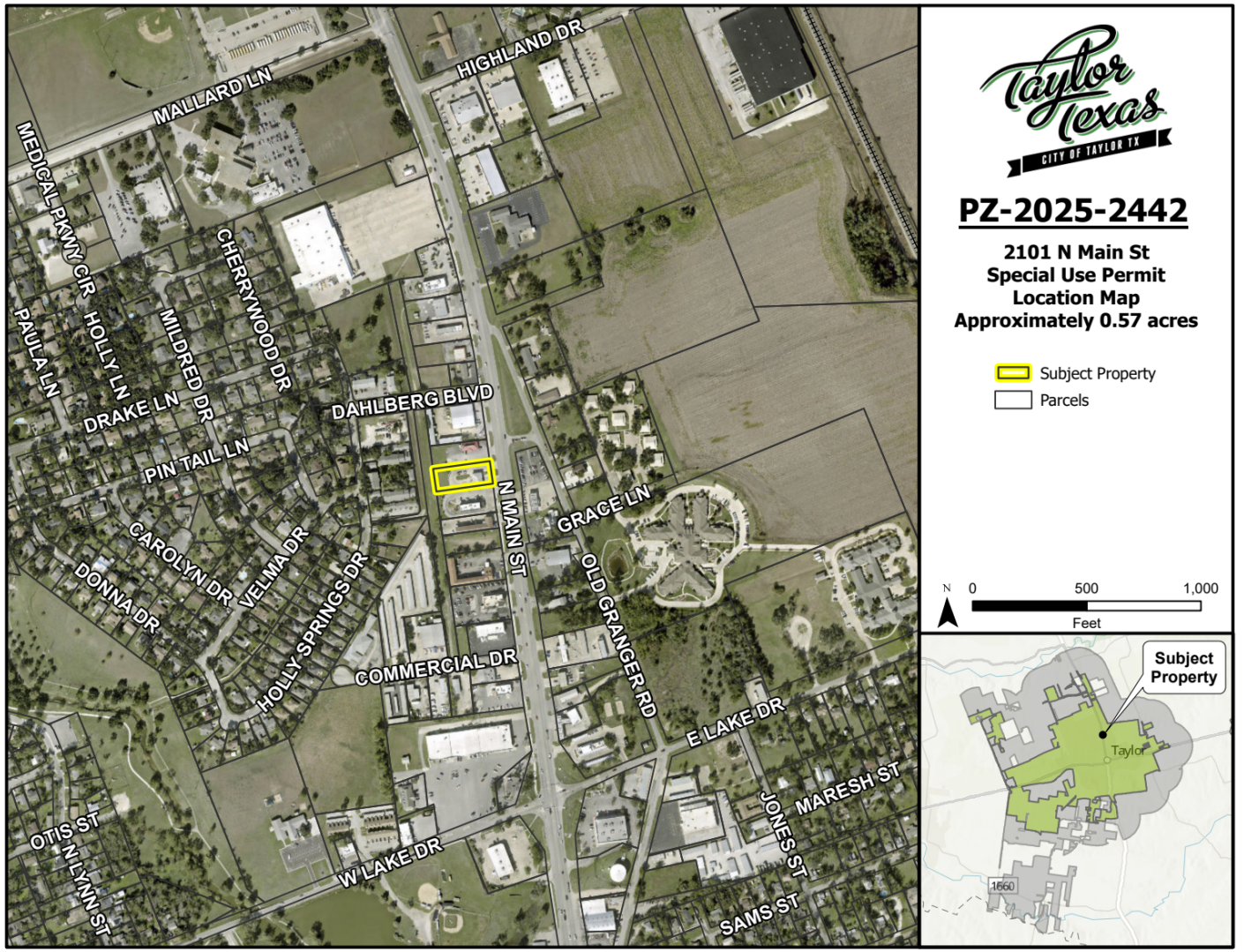


PZ-2025-2442

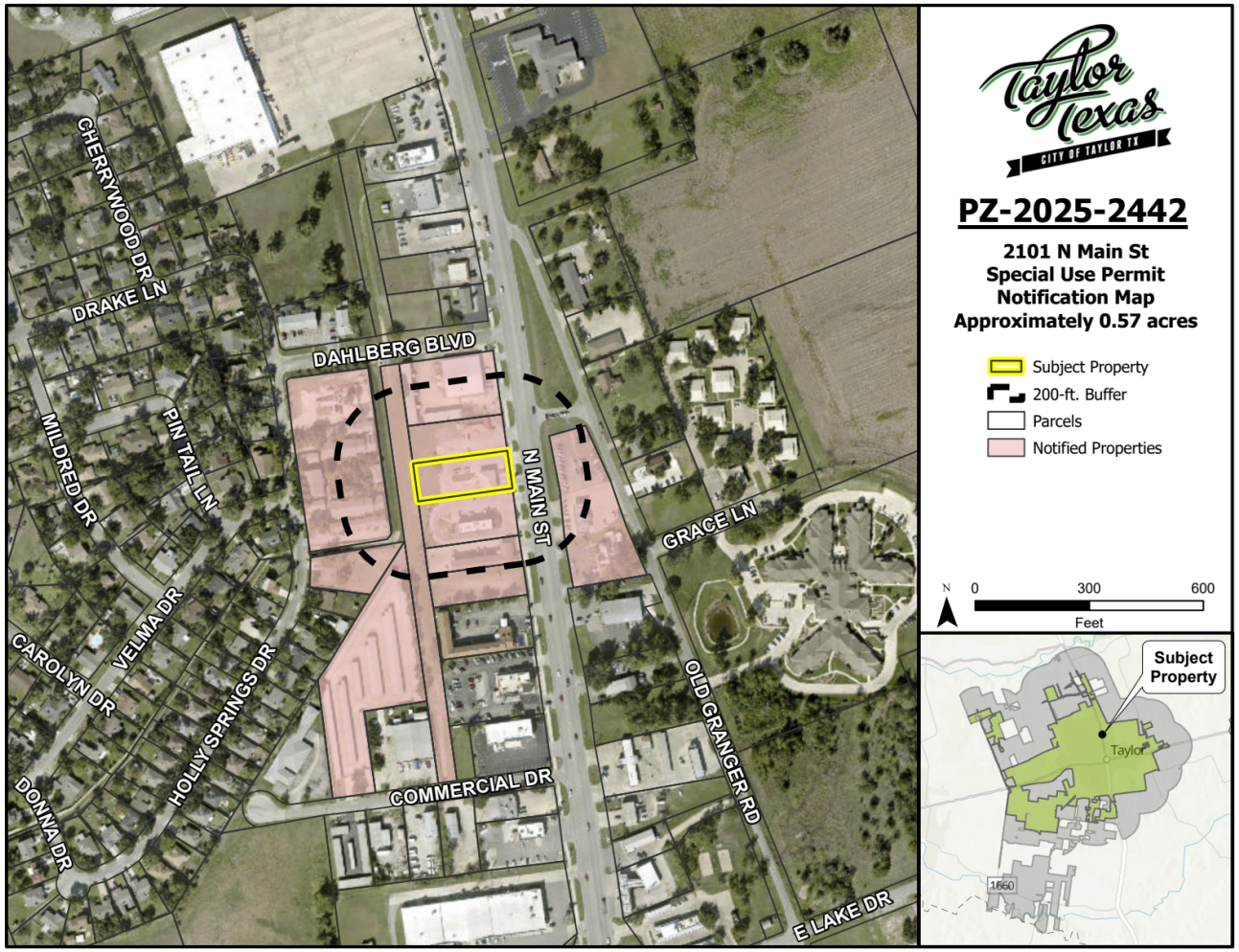
Special Use Permit

2101 N. Main St.

Location Map



Notification Map



- 11 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero responses in opposition or approval of the request from the notified parties.

Special Use Permit Request

Request:
Special use permit adherent to Section 5.2.2.2(4) of the City of Taylor's Land Development Code.

The applicant is requesting a Special Use Permit to allow drive-thru facilities in the second and third layer of the lot within the P5 – Urban Center Place Type. The current Place Type zoning for the subject property only allows for drive-thru facilities within the third layer with a Special Use Permit.

(3) P4

- (a) Retail excluding drive-through services and vehicle services. Outdoor retail activities with Special Use Permit
- (b) Office

(4) P5

- (a) Retail excluding vehicle services. Drive-through services in the third layer with Special Use Permit
- (b) Office
- (c) Commercial, outdoor storage in the third layer with Special Use Permit

(5) CS

- (a) Temporary retail
- (b) Retail with Special Use Permit

(6) EC - as determined in Employment Center Plan including:

- (a) Retail including drive-through services, vehicle services and outdoor activities
- (b) Office
- (c) Commercial including outdoor storage
- (d) Industrial

Timeline of 2101 N. Main

December 4, 2024: Pre-application meeting held with the applicant.

February 28, 2025: Special Use Permit request was formally submitted requesting drive-through facilities in the second and third layers.

February 28, 2025: 7 variances were requested were formally submitted to the Zoning Board of Adjustments to allow for the site as proposed.

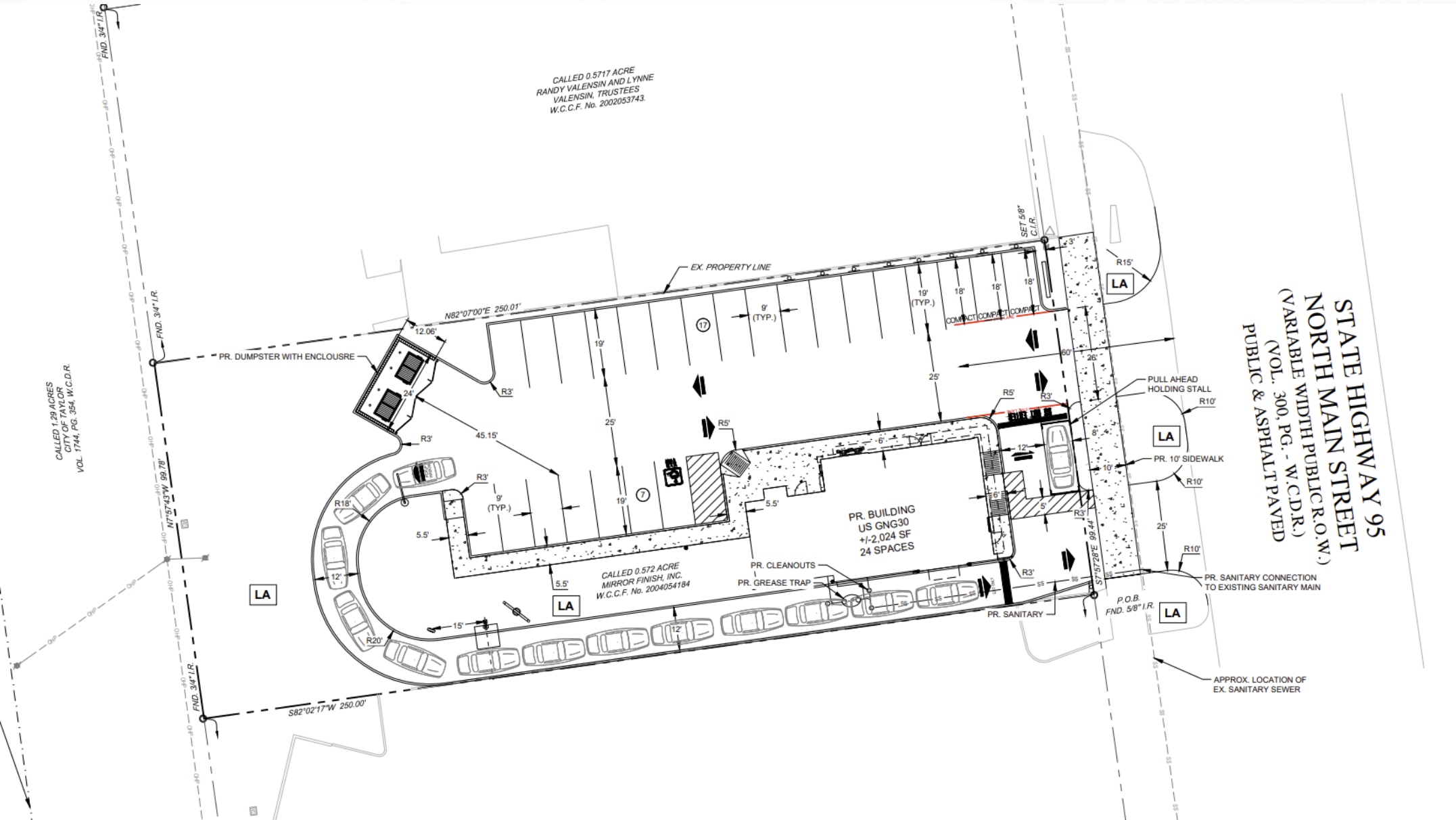
Timeline of 2101 N. Main

March 17, 2025: Discussion with the applicants about combining the application into one. This mechanism adds conditions to the SUP.

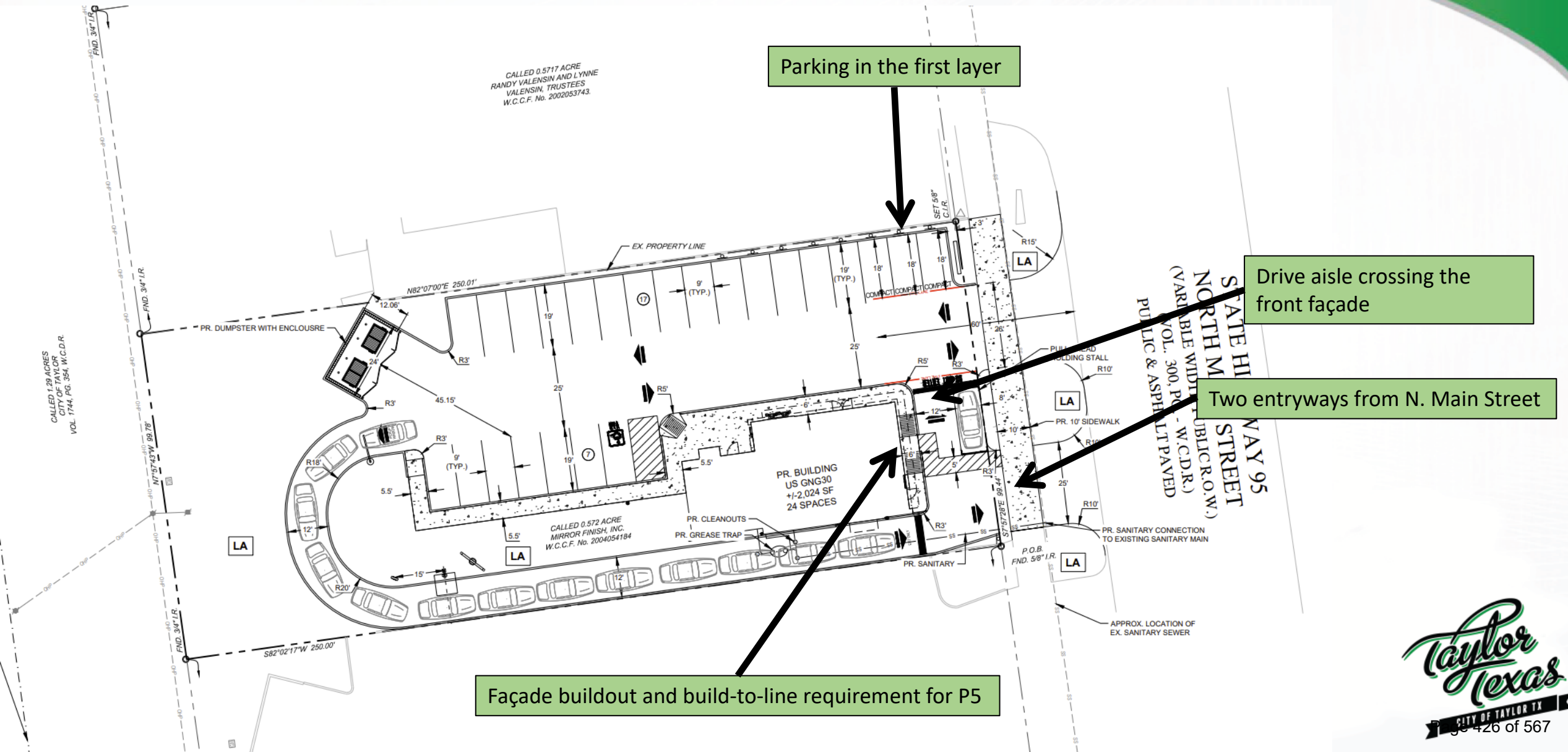
March 27, 2025: Staff recommends two alternatives to meet the needs of the end user while upholding the intent of the Land Development Code.

April 4, 2025: Applicant communicates preference for one of the options provided by staff. Applicant provided updated drawings for the site.

Original Site Plan



Staff Concerns with Proposal



SUP Conditions provided by Staff

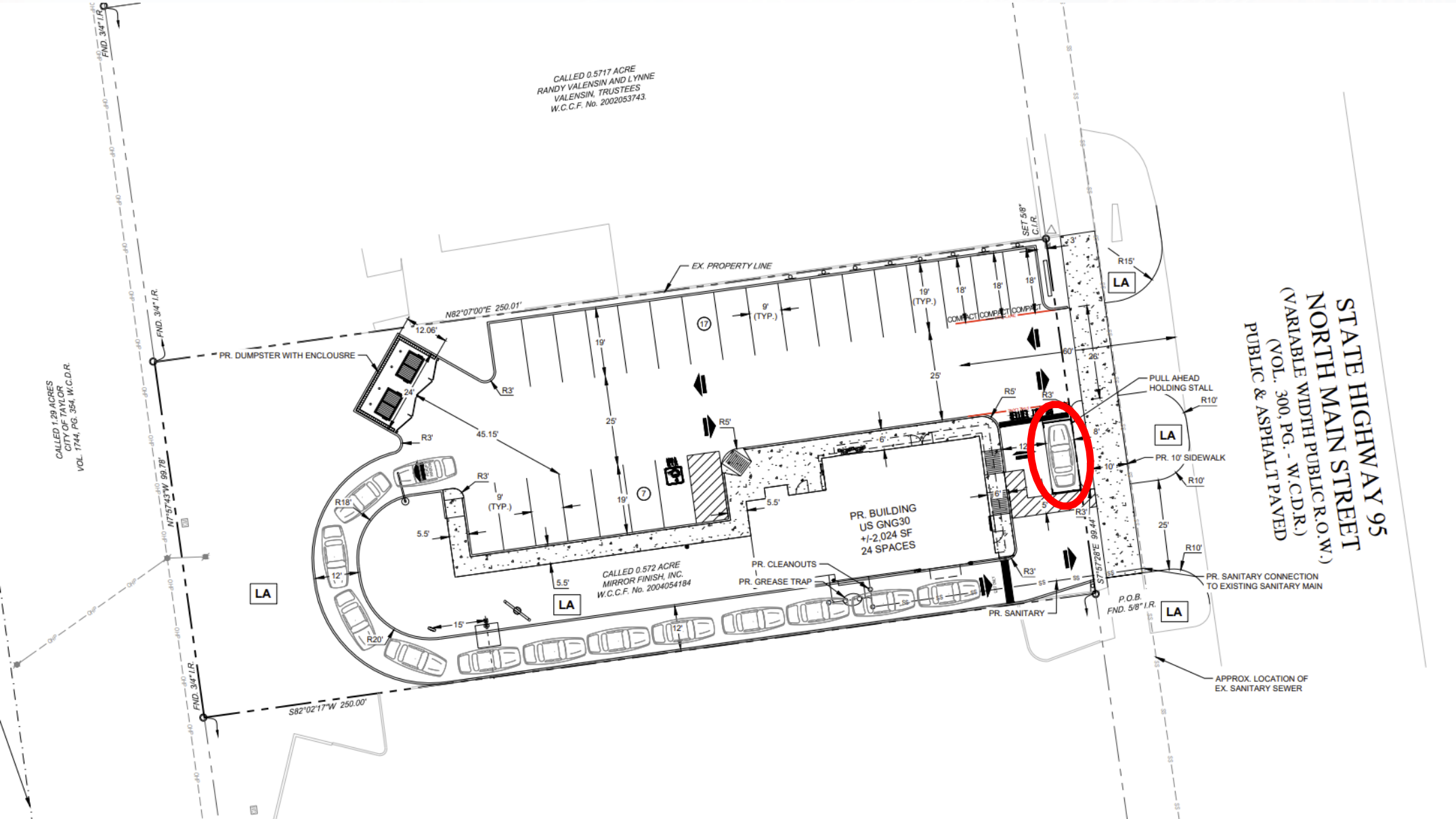
The applicant desired a need for a pull ahead spot in their letter of intent. Thus, when staff recommended modifications to the SUP, they provided two options. These options were the following:

Option 1: Option with "Pull-Ahead Spot"

This was the option preferred by the applicant.

Option 2: Option without "Pull-Ahead Spot"

Pull Ahead Spot Initial Location



Option 1: Option with “Pull-Ahead Spot”

1. Deviation from Section 4.3.1.8 of the Land Development Code to allow the **build-to-line** to exceed the 0'-15' as shown on the diagram provided February 27, with a driving aisle covered by landscaped screening in the space of a relocated pull ahead spot along the northern end of the property. *The setback from N. Main shall not surpass 30' and the landscaping shall be subject to Section Sec. 28-28 from the City of Taylor's Code of Ordinances. The applicant shall choose from the list of designated shade trees and determine spacing no greater than the average of the tree's mature crown diameter.*

2. Deviation to Section 4.3.1.8 of the Land Development Code to allow the **Facade Buildout** to be less than the 80% minimum required for P5 Place Type. *A minimum of 35 percent façade buildout shall be designated for this lot.*

3. Deviation to Section 4.3.1.8 of the Land Development Code to allow the **Building Disposition** to be *Edgeyard which is not permitted by right in the P5 Place Type*.

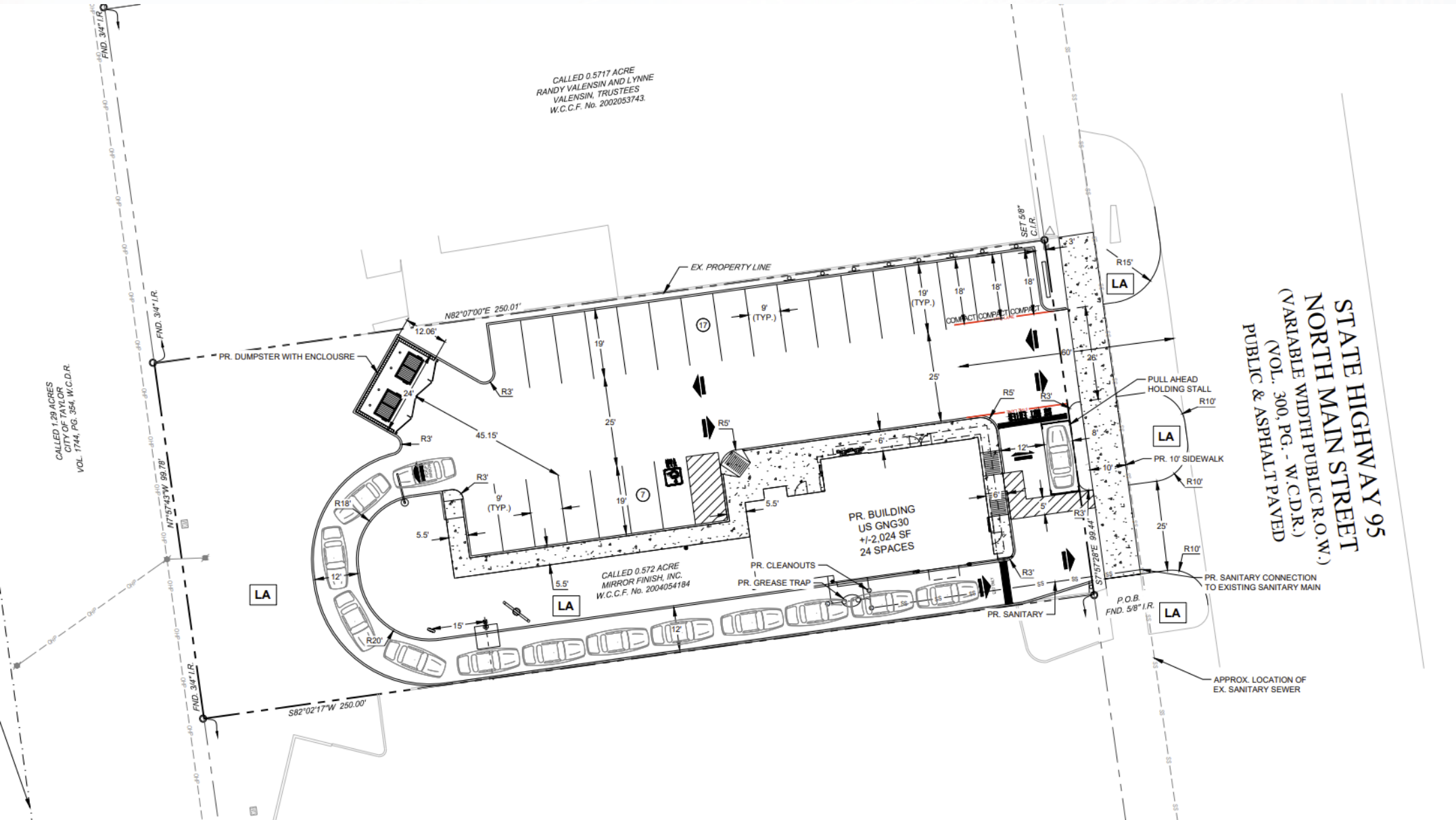
Option 1: Option with “Pull-Ahead Spot”

4. Deviation to Section 4.3.1.8 of the Land Development Code to allow **Parking** *to be provided in the second and third layers of the site with a landscaped screening as opposed to only the third layer as is permitted in the P5 Place Type. Landscaping shall replace any parking shown in the first layer. A drive aisle shall be allowed to cross the front façade with an enhanced landscape buffer, screening the aisle from the roadway with shade trees along the sidewalk.*

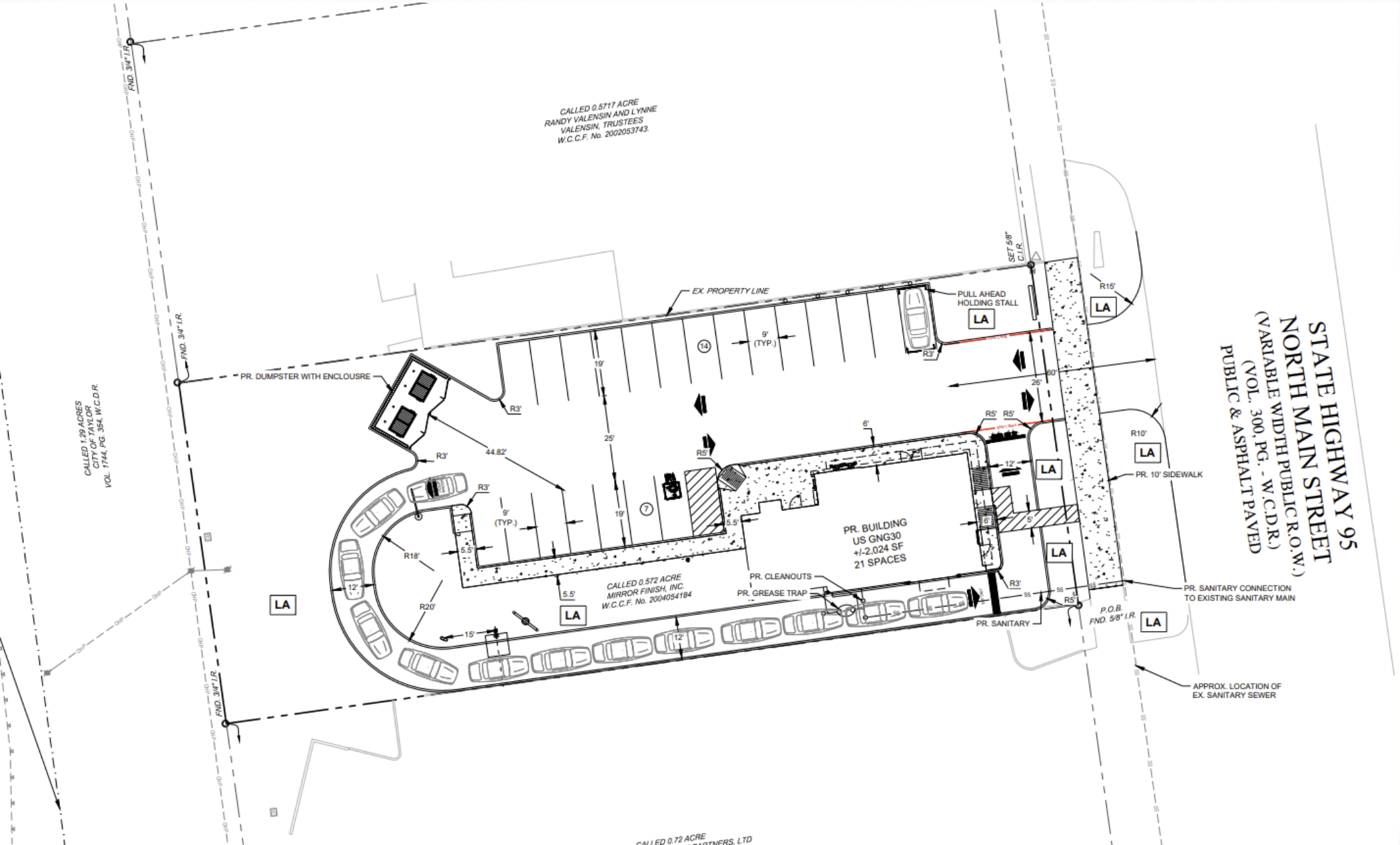
5. Deviation from Section 5.2.2.2.4 of the Land Development Code to allow **Drive-thru Services** *to be provided in the second and third layers of the site as opposed to only the third layer. The drive aisle crossing the front façade shall connect the drive-thru to the singular entryway to N. Main, located near the northern edge of the property. A drive crossing the front façade shall limit the maximum allowable entrances from N. Main to one, with its position along the northern edge***.**

6. Deviation to Section 5.4.1.2 of the Land Development Guide to allow the **parking area to be larger than one and a half times the size of the building footprint** in the P5 Place Type. *The parking size shall not surpass more than 5 times the building footprint.*

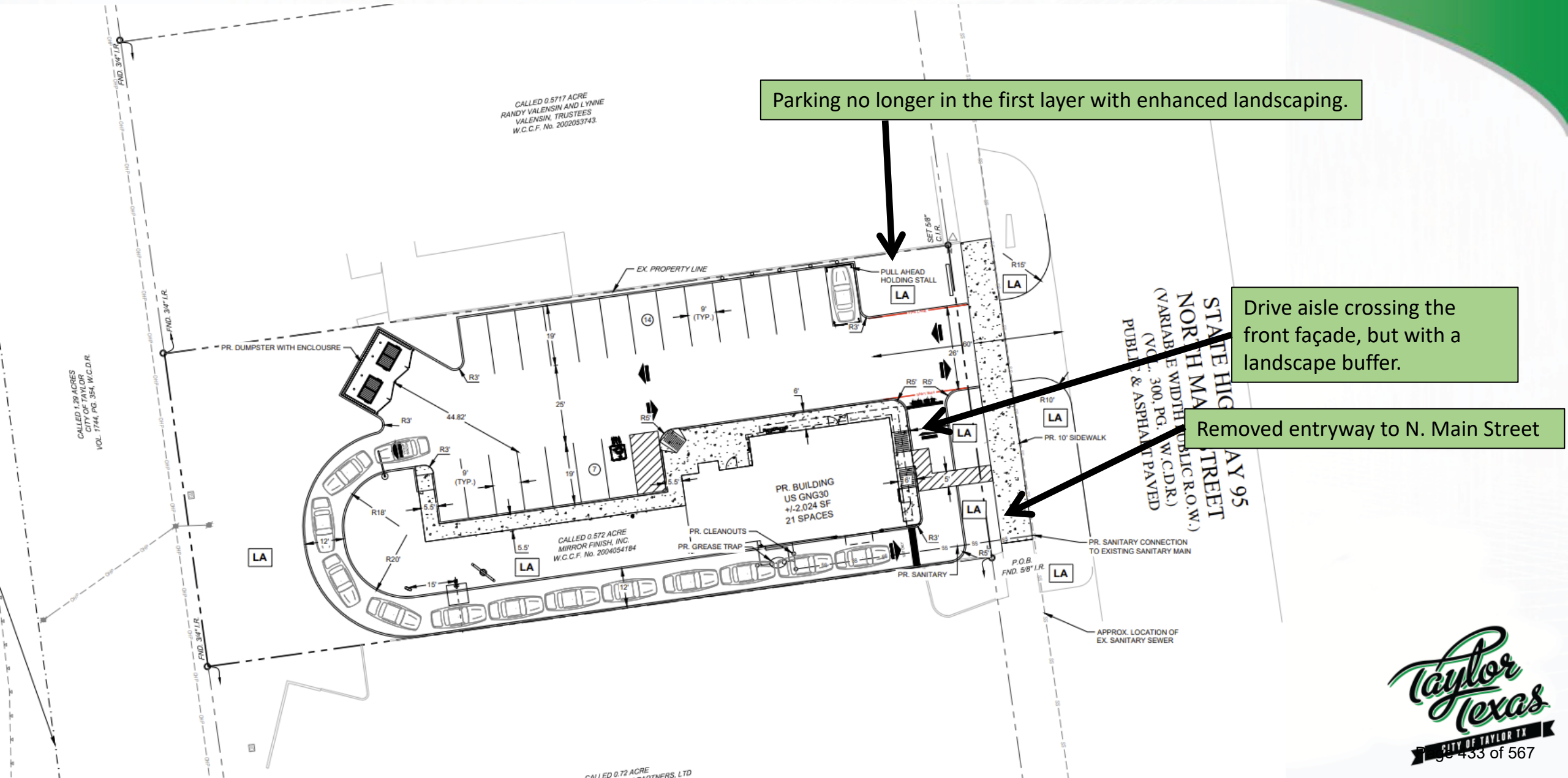
Original Site Plan



Modified Site Plan



Modified Site Plan



P&Z Recommendation

On April 8, 2025, the Planning and Zoning Commission voted 9-0 to recommend approval of the Special Use Permit at 2101 N. Main Street with Condition 1.

City Council Meeting
April 24, 2025
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 13.

Agenda Title: **Hold a public hearing and introduce Ordinance 2025-14 regarding a request for an amendment to the Planned Development on property generally located at 3811 N. Main Street, legally described as a 21.782 acres of land part of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018654, Taylor, Williamson County, Texas.**

Council Action to be Taken: Hold a public hearing and consider a request for an amendment to the Planned Development on property generally located at 3811 N. Main Street

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

The purpose of this amendment is to modify the project's platting and site development requirements to help facilitate restarting construction.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Staff have worked with the developer and their team on the proposed amendment and both parties have agreed to the revised terms. The project's current/previous approvals (Ordinance 2022-39) provided for public streets and utility infrastructure and divided into multiple lots and blocks. This amendment allows for the project to be platted as one large lot with private streets and private utility infrastructure. At this time, the developer intends to construct the project as previously approved but with a private street grid, so the look and feel of the project once complete will not be materially different than if it had been constructed with public streets and public utilities.

The modifications to the previous zoning approvals include:

1. Platting the project as one lot

2. Having drive aisles, street parking, and utilities internal to project as private instead of public
3. Removing the DIY/Maker's spaces
4. Listing the allowable B-1 Local Business commercial uses that could be located within the project if they provide for commercial
5. Removed the maximum setback as the streets would be private, but retained the maximum 15' setback along the Perimeter Street as that is a future public ROW
6. Removed the public street requirement, but retained a right-of-way along the project's western boundary consistent with the city's Master Transportation Plan, so in the future the city or another developer could install a public roadway for north-south connectivity through the site
7. Add a fee-in-lieu for a trail connection from the project through the adjacent Regional Park. This trail is a minimum 6' concrete trail that would connect the project to the recently completed pier within the Regional Park as well as to the sports fields
8. Added more amenities consistent with the approved site plan. The current Ordinance only requires 2 sets of exercise equipment, 1 drinking fountain, and 4 dog waste bag holders. Their approved Site Development Plan included many more amenities, so those were added to this Planned Development Amendment so the developer, or their successor, will be required to have those amenities. The added amenities include: A minimum 3,800 SF Lifestyle and Fitness Center, minimum 1,200 SF plaza at the leasing office, minimum 2,800 SF outdoor play area with playground for ages 5-8, swimming pool, minimum 750 SF splash pad, minimum 1,950 SF dedicated dog park, minimum 800 SF BBQ station area with 4 BBQ pits, minimum 200 SF fire pit and seating area, 2 waste receptacles, and dark sky compliant pathway and landscaping illumination.
9. Added a provision that the development will not and cannot seek an alternative financial structure that would cause the property to become tax-exempt.

With these amendments, staff feel confident that the project will add value to the city and its current and future residents, while balancing the needs of the developer to move this project forward.

3. PROS and CONS

PROS	CONS
• Allows the stalled project to advance towards completion • Added amenities, both on and off-site, that add value to the project and city • Added provisions that protect the city from alternative financing structures that could have taken the project off the tax rolls	•

4. RECOMMENDATION

On April 8, 2025, the Planning and Zoning Commission vote 9-0 to recommend Approval.

5. FUNDING SOURCE

NA

6. TIMELINE

P&Z Commission Public Hearing - April 8, 2025
City Council Public Hearing - April 24, 2025
City Council Vote - May 8, 2025

7. OTHER OPTIONS

1. Modify provisions of the amendment as the Council deems fit.
2. Deny the amendment.

8. ATTACHMENTS

1. 3811 N. Main PD city revisions 040325.3_notations
2. 3811 N. Main PD city revisions 040325.3
3. PZ-2025-2393_3811 N. Main PD Amendment Ordinance 2025-14
4. Ord 2022-39 Rezone 3811 N. Main Street
5. PZ-2025-2393_PPT

EXHIBIT B
3811 NORTH MAIN STREET
RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY

The subject property is located north of Carlos G Parker Boulevard (just north of the currently existing H- E-B) on the west side of N Main Street at 3811 N Main Street, Taylor, TX 76574. The tract includes approximately 21.782 acres, as more particularly described in the survey attached hereto as Exhibit A (the Property).

PURPOSE

The purpose of this planned development zoning ordinance is to develop a multifamily project on a single lot with varying building sizes, and which will incorporate a mix of unit types, with spaces easily accessible to such units through a network of pedestrian-friendly streets and civic spaces. The property is currently zoned P5 – Urban Center with a PD overlay. The property was previously zoned by Ordinance 2022-39 to Multi-Family Residential Planned Development (MF-2/RPD).

Commented [SD1]: This will allow them to plat the property as one large lot with private drives.

Commented [SD2]: Updated zoning reference to acknowledge prior zoning ordinance and current zoning

CONCEPT SITE LAYOUT & LAND USE

A conceptual layout of the proposed site has been attached to this Development Plan as Exhibit B.1. The primary use for the development shall be for multifamily development with a variety of unit sizes and bedroom mixes, as well as related accessory amenity and parkland uses. In addition to residential uses, the following uses are permitted on the ground floor of any building as generally depicted in Exhibit B.1.:; Plant Nursery (Retail Sales);; Art Gallery or Museum; Child Care Center/Day Care Center; Community Center (Public); Continuing Care Retirement Community; Family Home (Child Care); Fraternal Organization, Lodge, Union Hall, or Civic Organization; Group Day Care Home; Institution or Religious, Charitable, or Philanthropic Nature; Kindergarten or Nursery School (Private); Libraries; Museums; Non-profit Activities by a Church; Retirement Housing for the elderly; School, Business; School, Commercial Trade; School, Driving/Defensive Driving; School, Private (Primary or Secondary); School, Public or Parochial; Seasonal Use (Temporary); Skilled Nursing Facility; Accountant or Bookkeeping Office; Armed Services Recruiting Office; Architect's Office; Bank, Savings and Loan or Credit Union; Dental Clinic, Laboratory or Office; Medical Clinic or Office; Minor Medical Emergency Clinic; Mortgage and Loan Agency; Offices, General Business and Professional; Optician or Optometrist; Radio or Television Broadcasting without Tower; Real Estate Office; Telemarketing Agency; Amusement Arcade; Amusement, Commercial (Indoor); Aquariums; Ballroom Dancing; Day Camp for Children; Liquor Store; Private Club; Theater or Playhouse (Indoors); Antique Shop, Sales Indoors; Appliance Rental; Art Supply Store; Bakery or Confectionary Shop (Retail); Banking, Automatic Teller Only; Book or Stationary Shop or Newsstand; Cellular Phone/Pager Sales (Indoor); Cleaning Shop or Laundry Pick-Up and Self-Service(Small Shop); Computer Sales; Consignment Store; Copy Shop; Custom Personal Services Shop; Donut Shop; Drapery, Needlework or Weaving Shop; Drug Store or Pharmacy; Florist Shop; Food Bank or Pantry; Food and Beverage Sales without Gasoline (Convenience Store); Food Store; Furniture Home Furnishings and Appliance Store; Garden Shop; Green House or Plant Nursery with Outside Display of Plants (Retail Sales); Handcraft Shop and Art Objects Sales; Hardware Shop; Hobby Shop; Household Appliance Service or Repair; Ice Cream/Yogurt Sales; Incidental or Accessory Retail or Service Uses; Key Shop; Kiosk; Laundromat (or Self-Service Washateria); Medical Appliances, Fitting, Sales, or Rental; Pet Grooming; Pet Shop; Restaurant or Cafeteria (No Drive-Thru Service); Retail Shop, Apparel, Gift, Accessory and Similar Items; Security Systems Installation Company; Silk Screening Studio or Tee Shirt Shop; Studio, Decorator, Artist, Photographer; Studio, Health/Reducing/Fitness or Similar Service/Establishment; Studio, Music, Dance, or Drama;;; Travel Bureau or Travel Consultants; Trophy Sales and Engraving; Used Merchandise or Second Hand Thrift Store; Used Merchandise or Second Hand (Non-Profit); Vacuum Cleaner Sales and Repair; Variety Store or Similar Retail Outlet; Veterinarian Hospital (Inside Animal Pens Only); Veterinarian Office (No Animal Hospital); Wallpaper, Flooring, and Carpet Store; and live/work.

Commented [SD3]: Listed allowable commercial uses. Previously had only stated "B-1 Local Business district uses". Removed DIY/Maker's Spaces.

PLANNED DEVELOPMENT STANDARDS

Deviations from Zoning Ordinance	
Height	4 stories or 55 feet, whichever is greater

Parking Minimum	None
Maximum Density	One dwelling unit per one thousand square feet of the Property.
Setbacks	Minimum: 5'-0" (balconies may project up to a foot into the minimum setback).[1] Maximum: 15'-0" – Only applicable to structures along the Perimeter Drive boundary.

PERIMETER DRIVE REQUIREMENTS

The Perimeter Drive shown in Exhibit B.1 shall be built to public street widths, as depicted in Exhibit B.1, and shall consist of concrete or asphalt, shall be privately maintained with a License and Maintenance Agreement, and shall include access easements for public use via the Final Plat or separate instrument recorded prior to the first Certificate of Occupancy. The Perimeter Drive shall include drive aisles, parking stalls, and landscaping and irrigation. Other improvements may be considered during the site development permit review. The widths for the Perimeter Drive and the private drives shall meet the standards shown in Exhibits B.2 (Perimeter Drive Cross Section) and B.3 (Private Drive Cross Section), respectively. All driveways, alleys, parking areas, detention areas, and landscaping areas are to be private (owned and maintained by a Condominium or Property Owner's Association).

SIDEWALKS

A minimum of 6-foot sidewalk shall be constructed along the North Main Street (FM 95) right of way and along the east side of the Perimeter Drive (adjacent to buildings 1, 3, and 4), generally as shown on Exhibit B.1 and Exhibit B.2. Sidewalks shall be installed on a building-by-building basis as shown on Exhibit B.1, Exhibit B.2, and Exhibit B.3.

REGIONAL PARK TRAIL CONNECTION

The Developer shall pay a fee-in-lieu to the City for the design and construction of a minimum 6' concrete trail connecting the subject property to the Regional Park, as generally shown in Exhibit B.4 An engineer's opinion of probable cost shall be provided by the Developer and reviewed by the City prior to acceptance of the funds. The fee-in-lieu shall be paid prior to final plat recordation.

FLOOR ELEVATION

The finished floor elevation (FFE) of each building shall be the maximum height achievable such that the rise in grade does not necessitate handrails pursuant to Section 405 of Texas Accessibility or ANSI Standards.

LANDSCAPE REQUIREMENTS

Street trees will be planted between the sidewalk and back of curb along the Perimeter Drive and private drives with a maximum spacing of 35 feet, as generally shown on Exhibit B.1. The approved list of trees to be planted generally in accordance with the legend provided in Exhibit B.1 is shown below:

- Cedar Elm
- Drake Elm
- Bigtooth Maple
- Chinquapin Oak
- Monterey Oak
- Red Oak
- Texas Ash
- Pecan[2]

[1] Drainage areas may encroach within setbacks, which shall be measured from private drive boundary.

[2] To the extent reasonably required and subject to city approval, the planned development may include other native and adaptive tree species, so long as they are generally grouped in accordance with the Conceptual Site Plan.

Commented [SD4]: Removed maximum setback from private streets, but maintained 15' maximum setback from Perimeter Drive, which is a future public road.

Commented [SD5]: This section used to refer to Street Requirements. With this amendment, the previously public streets will be private. However, a public ROW will be dedicated along the western perimeter of the project because there is a future roadway alignment consistent with the city's Master Transportation Plan. This project will dedicate that ROW and install some private improvements in the ROW, with a License and Maintenance Agreement, so in the future either the city or another developer can install the public road if the connectivity is needed.

Commented [SD6]: To further enhance this Planned Development and to account for a reduction in the public improvements, we've added a requirement that developer pay a fee-in-lieu to the city for the construction of a minimum 6' trail from the project and through the Regional Park. This trail will extend from the newly constructing pier in the Regional Park to the project as well as a connection to some of the sports fields.

The minimum percentage requirements of Sec. 28-29 of the City Code of Ordinances shall apply except that only 10 percent of the required landscaped area and required plantings shall be installed between the Perimeter Drive and private drives and the buildings being constructed. The number of trees planted between the Perimeter Drive and private drives and buildings shall be the greater of 10 percent of the required plantings or the amount required to meet the maximum spacing. Notwithstanding the number of lots or blocks, this minimum percentage shall be calculated across the project. Maintenance of street trees located along private drives must meet and comply with City Code of Ordinances as of the date hereof. All other landscaping requirements not mentioned herein will comply the City Code of Ordinances as of the date hereof.

The path which parallels North Main Street shall have a double allée of trees, subject to TxDOT's approval and any utility conflicts.

PARKLAND

This planned development includes at least 1.25 acres of privately owned and maintained parkland, as generally shown on Exhibit B.1.[3] The parkland included in this planned development, as well as related amenities, are deemed to meet the Park and Playground Requirements of the City Subdivision Ordinance.

Parkland Amenities - The following common area amenities are proposed on-site and located within the parkland areas, as generally shown on Exhibit B.1:

- Fitness and Lifestyle Building: no less than 3,800 SF
- Dedicated outdoor workout space with 2 sets of exercise equipment
- 1 drinking fountain
- 4 dog bag waste holders
- Plaza at leasing building: no less than 1200 SF
- Outdoor play area with playground for ages 5-8: no less than 2800 SF
- Swimming pool
- Splash pad: no less than 750 SF
- Dedicated dog park area: no less than 1950 SF
- BBQ stations: 4, no less than 800 total SF
- Fire pit and seating space: no less than 200 SF
- Waste receptacles: no fewer than 2
- Illumination along paths: no fewer than 20 dark sky-compliant Tree lights, 9 dark sky-compliant Tree well lights, 10 stair lights and 4 edge lights

Commented [SD7]: Added amenities consistent with the approved Site Development Plan so they are required improvements. Previously only 2 sets of exercise equipment, 1 drinking fountain, and 4 dog waste bag holders were included. This revision includes many more amenities as well as their minimum sizes.

SIGNAGE

One entry monument sign may be located at the entrance to the development, as generally shown on Exhibit B.1, outside of the right-of-way, and in accordance with Chapter 24 of the Code of Ordinances. The dimensions of the monument shall not exceed a 32 square foot sign face and 8 feet in height. No off-premise signage shall be installed.

FIRE HYDRANT PLACEMENT

Subject to Fire Marshall's approval and compliance with all relevant codes, ordinances, and statutes, fire hydrants will be placed in the following order of preference:

1. At street-street intersections, where on-street parking does not exist anyway within the sight triangle.
2. At street-alley intersections, where on-street parking does not exist anyway adjacent to the alley apron.

[3] The exact amount of parkland will be determined at the time of site plan but shall not be less than 1.25 acres.

3. At street-alley intersections, where on-street parking does not exist anyway adjacent to the alley apron.
4. Mid-block only if necessary due to hydrant spacing requirements and simply remove one or two on-street parking spaces to provide the required pavement width.

PROPERTY OWNER'S ASSOCIATION

A Property Owner's Association (or Condominium Association) will be created to own and maintain all parkland, open space, common area amenities, detention ponds, signage, private paving and sidewalks not to be dedicated to the City, unless otherwise stated herein.

PERMITTING REVIEW

The City agrees to allow concurrent review of the site plan and building plans. The site plan shall encompass all of a phase. Phases shown in Exhibit B.5. Temporary and/or final certificates of occupancy shall be issued on a per building basis subject to the City's approval and compliance with life and safety requirements.

FINANCIAL STRUCTURE

Owner, and any successors or assigns, shall be prohibited from utilizing a housing finance corporation, as defined in Chapter 394 of the Texas Local Government Code, or any other similar entity, arrangement, or mechanism, to obtain or claim any exemption from ad valorem property taxes related to the property or any future development on the property. This restriction shall be documented in deed restrictions filed with the Williamson County Clerk prior to the issuance of any site development or building permits, or prior to commencement of any construction activity if permits have already been issued. These deed restrictions shall run with the land and shall be binding on all future owners. They may not be amended or terminated without the express written consent of the City.

Commented [SD8]: The City Attorney added this provision to restrict the project from utilizing a Housing Finance Corporation, or there financial structure, that would remove the project from the tax rolls. There is also a Deed Restriction that has been reviewed by the city attorney as well as a note on their Final Plat that further requires and emphasizes the project cannot utilize any financial structures that would eliminate taxes.

EXHIBITS

The exhibits attached hereto shall be considered part of the planned development, except that the exact design and locations of any building, facility, structure, landscaping feature, parkland, or amenity shall be established during the site development permit review phase. Minor modifications from any such exhibit are permitted so long as the property owner complies with the minimum requirements included in the text of this planned development and city codes.

Exhibit B.1 - Conceptual Site Plan
Exhibit B.2 - Perimeter Drive Cross Sections
Exhibit B.3 - Private Drive Cross Section
Exhibit B.4 - Regional Park Trail Connection
Exhibit B.5 - Phasing Plan

Exhibit B.1- Conceptual Site Plan



3811 N MAIN ST - CONCEPT SITE PLAN

Exhibit B.2 – Perimeter Drive Cross Section



Exhibit B.3 – Private Drive Cross Section



Exhibit B.4 – Regional Park Trail Connection



Exhibit B.5 – Phasing Plan

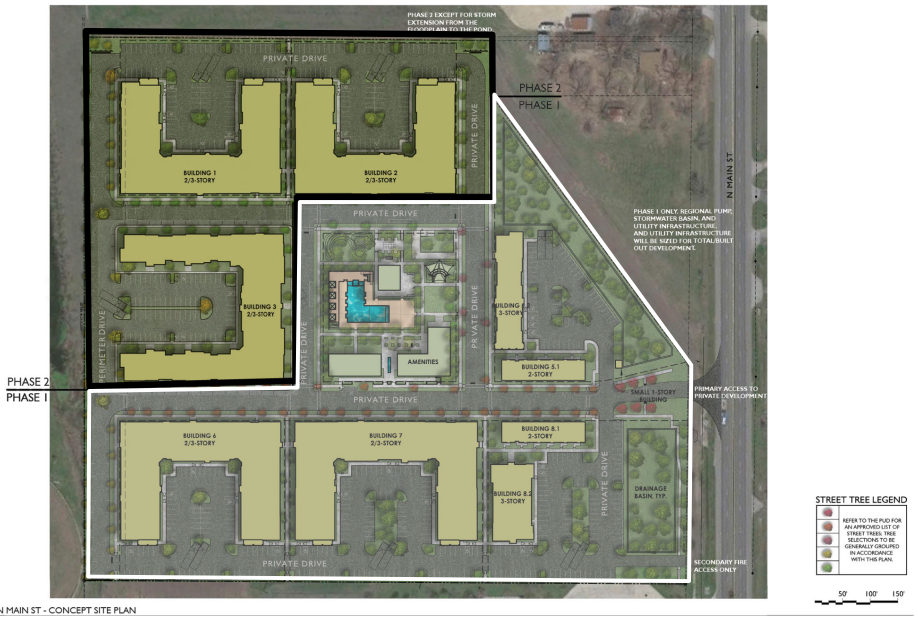


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3811 NORTH MAIN STREET
RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY

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PURPOSE

The purpose of this planned development zoning ordinance is to develop a multifamily project on a single lot with varying building sizes, and which will incorporate a mix of unit types, with spaces easily accessible to such units through a network of pedestrian-friendly streets and civic spaces. The property is currently zoned P5 – Urban Center with a PD overlay. The property was previously zoned by Ordinance 2022-39 to Multi-Family Residential Planned Development (MF-2/RPD).

CONCEPT SITE LAYOUT & LAND USE

A conceptual layout of the proposed site has been attached to this Development Plan as Exhibit B.1. The primary use for the development shall be for multifamily development with a variety of unit sizes and bedroom mixes, as well as related accessory amenity and parkland uses. In addition to residential uses, the following uses are permitted on the ground floor of any building as generally depicted in Exhibit B.1.:; Plant Nursery (Retail Sales);; Art Gallery or Museum; Child Care Center/Day Care Center; Community Center (Public); Continuing Care Retirement Community; Family Home (Child Care); Fraternal Organization, Lodge, Union Hall, or Civic Organization; Group Day Care Home; Institution or Religious, Charitable, or Philanthropic Nature; Kindergarten or Nursery School (Private); Libraries; Museums; Non-profit Activities by a Church; Retirement Housing for the elderly; School, Business; School, Commercial Trade; School, Driving/Defensive Driving; School, Private (Primary or Secondary); School, Public or Parochial; Seasonal Use (Temporary); Skilled Nursing Facility; Accountant or Bookkeeping Office; Armed Services Recruiting Office; Architect's Office; Bank, Savings and Loan or Credit Union; Dental Clinic, Laboratory or Office; Medical Clinic or Office; Minor Medical Emergency Clinic; Mortgage and Loan Agency; Offices, General Business and Professional; Optician or Optometrist; Radio or Television Broadcasting without Tower; Real Estate Office; Telemarketing Agency; Amusement Arcade; Amusement, Commercial (Indoor); Aquariums; Ballroom Dancing; Day Camp for Children; Liquor Store; Private Club; Theater or Playhouse (Indoors); Antique Shop, Sales Indoors; Appliance Rental; Art Supply Store; Bakery or Confectionary Shop (Retail); Banking, Automatic Teller Only; Book or Stationary Shop or Newsstand; Cellular Phone/Pager Sales (Indoor); Cleaning Shop or Laundry Pick-Up and Self-Service(Small Shop); Computer Sales; Consignment Store; Copy Shop; Custom Personal Services Shop; Donut Shop; Drapery, Needlework or Weaving Shop; Drug Store or Pharmacy; Florist Shop; Food Bank or Pantry; Food and Beverage Sales without Gasoline (Convenience Store); Food Store; Furniture Home Furnishings and Appliance Store; Garden Shop; Green House or Plant Nursery with Outside Display of Plants (Retail Sales); Handcraft Shop and Art Objects Sales; Hardware Shop; Hobby Shop; Household Appliance Service or Repair; Ice Cream/Yogurt Sales; Incidental or Accessory Retail or Service Uses; Key Shop; Kiosk; Laundromat (or Self-Service Washateria); Medical Appliances, Fitting, Sales, or Rental; Pet Grooming; Pet Shop; Restaurant or Cafeteria (No Drive-Thru Service); Retail Shop, Apparel, Gift, Accessory and Similar Items; Security Systems Installation Company; Silk Screening Studio or Tee Shirt Shop; Studio, Decorator, Artist, Photographer; Studio, Health/Reducing/Fitness or Similar Service/Establishment; Studio, Music, Dance, or Drama;;; Travel Bureau or Travel Consultants; Trophy Sales and Engraving; Used Merchandise or Second Hand Thrift Store; Used Merchandise or Second Hand (Non-Profit); Vacuum Cleaner Sales and Repair; Variety Store or Similar Retail Outlet; Veterinarian Hospital (Inside Animal Pens Only); Veterinarian Office (No Animal Hospital); Wallpaper, Flooring, and Carpet Store; and live/work.

PLANNED DEVELOPMENT STANDARDS

Deviations from Zoning Ordinance	
Height	4 stories or 55 feet, whichever is greater

Parking Minimum	None
Maximum Density	One dwelling unit per one thousand square feet of the Property.
Setbacks	Minimum: 5'-0" (balconies may project up to a foot into the minimum setback).[1] Maximum: 15'-0" – Only applicable to structures along the Perimeter Drive boundary.

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The Developer shall pay a fee-in-lieu to the City for the design and construction of a minimum 6' concrete trail connecting the subject property to the Regional Park, as generally shown in Exhibit B.4 An engineer's opinion of probable cost shall be provided by the Developer and reviewed by the City prior to acceptance of the funds. The fee-in-lieu shall be paid prior to final plat recordation.

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The minimum percentage requirements of Sec. 28-29 of the City Code of Ordinances shall apply except that only 10 percent of the required landscaped area and required plantings shall be installed between the Perimeter Drive and private drives and the buildings being constructed. The number of trees planted between the Perimeter Drive and private drives and buildings shall be the greater of 10 percent of the required plantings or the amount required to meet the maximum spacing. Notwithstanding the number of lots or blocks, this minimum percentage shall be calculated across the project. Maintenance of street trees located along private drives must meet and comply with City Code of Ordinances as of the date hereof. All other landscaping requirements not mentioned herein will comply the City Code of Ordinances as of the date hereof.

The path which parallels North Main Street shall have a double allée of trees, subject to TxDOT's approval and any utility conflicts.

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This planned development includes at least 1.25 acres of privately owned and maintained parkland, as generally shown on Exhibit B.1.[3] The parkland included in this planned development, as well as related amenities, are deemed to meet the Park and Playground Requirements of the City Subdivision Ordinance.

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[3] The exact amount of parkland will be determined at the time of site plan but shall not be less than 1.25 acres.

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PERMITTING REVIEW

The City agrees to allow concurrent review of the site plan and building plans. The site plan shall encompass all of a phase. Phases shown in Exhibit B.5. Temporary and/or final certificates of occupancy shall be issued on a per building basis subject to the City's approval and compliance with life and safety requirements.

FINANCIAL STRUCTURE

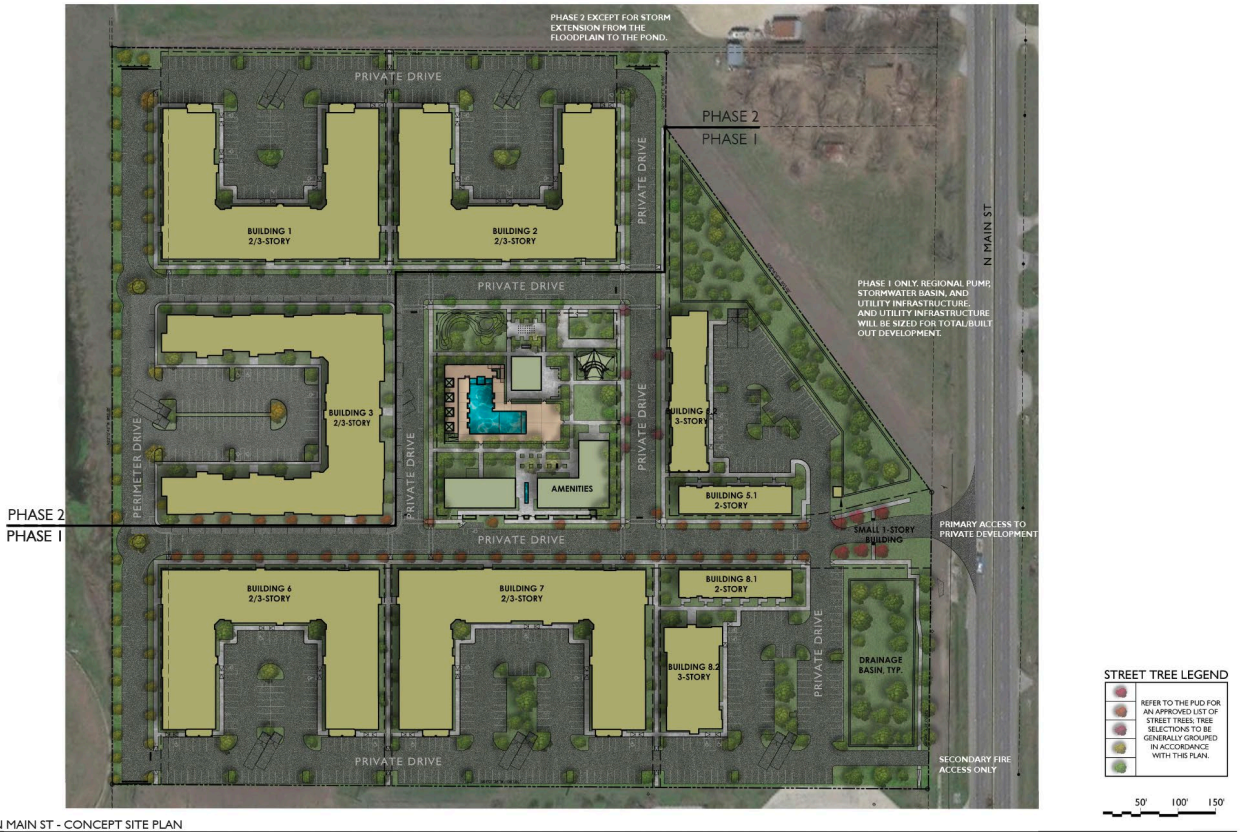
Owner, and any successors or assigns, shall be prohibited from utilizing a housing finance corporation, as defined in Chapter 394 of the Texas Local Government Code, or any other similar entity, arrangement, or mechanism, to obtain or claim any exemption from ad valorem property taxes related to the property or any future development on the property. This restriction shall be documented in deed restrictions filed with the Williamson County Clerk prior to the issuance of any site development or building permits, or prior to commencement of any construction activity if permits have already been issued. These deed restrictions shall run with the land and shall be binding on all future owners. They may not be amended or terminated without the express written consent of the City.

EXHIBITS

The exhibits attached hereto shall be considered part of the planned development, except that the exact design and locations of any building, facility, structure, landscaping feature, parkland, or amenity shall be established during the site development permit review phase. Minor modifications from any such exhibit are permitted so long as the property owner complies with the minimum requirements included in the text of this planned development and city codes.

Exhibit B.1 - Conceptual Site Plan
Exhibit B.2 - Perimeter Drive Cross Sections
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Exhibit B.5 - Phasing Plan

Exhibit B.1- Conceptual Site Plan



3811 N MAIN ST - CONCEPT SITE PLAN

Exhibit B.2 – Perimeter Drive Cross Section



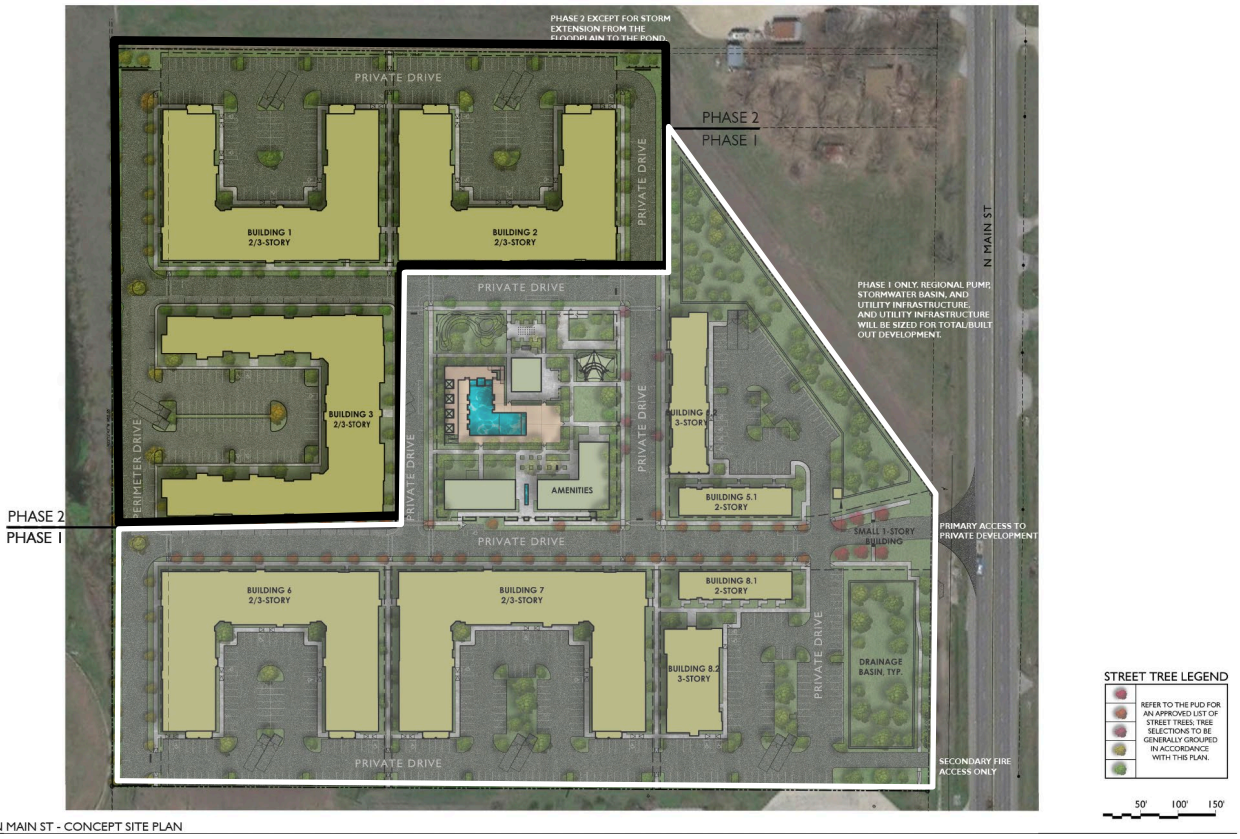
Exhibit B.3 – Private Drive Cross Section



Exhibit B.4 – Regional Park Trail Connection



Exhibit B.5 – Phasing Plan



3811 N MAIN ST - CONCEPT SITE PLAN

ORDINANCE NO. 2025-14

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE 2022-39 TO REPEAL AND REPLACE EXHIBITS B, B.1, AND B.2; ADDING EXHIBITS B.3, B.4, AND B.5; AND PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on April 24, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit "A" of Ordinance 2022-39 ("Property"), to approve a Planned Development amendment; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 8, 2025, to consider the amendment, and recommended the Planned Development amendment to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Planned Development amendment.

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. Ordinance 2022-39 of the City of Taylor, Texas, is hereby amended to repeal and replace Exhibits "B", "B.1", and "B.2" with Exhibits "B", "B.1", "B.2", "B.3", "B.4", and "B.5" as provided for in Exhibit "A".

SECTION 3. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 4. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2025-14 was introduced before the Taylor City Council on the 24th day of April 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

_____
Dwayne Ariola, Mayor

ATTEST:

DRAFT

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-14, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, 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 _____ 2025.

_____
Lucy Aldrich
City Clerk

DRAFT

EXHIBIT A

Amended Exhibits B, B.1, B.2, B.3, B.4 and B.5 of Ordinance 2022-39

[Following Page]

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EXHIBIT B
3811 NORTH MAIN STREET
RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY

The subject property is located north of Carlos G Parker Boulevard (just north of the currently existing H- E-B) on the west side of N Main Street at 3811 N Main Street, Taylor, TX 76574. The tract includes approximately 21.782 acres, as more particularly described in the survey attached hereto as Exhibit A (the Property).

PURPOSE

The purpose of this planned development zoning ordinance is to develop a multifamily project on a single lot with varying building sizes, and which will incorporate a mix of unit types, with spaces easily accessible to such units through a network of pedestrian-friendly streets and civic spaces. The property is currently zoned P5 – Urban Center with a PD overlay. The property was previously zoned by Ordinance 2022-39 to Multi-Family Residential Planned Development (MF-2/RPD).

CONCEPT SITE LAYOUT & LAND USE

A conceptual layout of the proposed site has been attached to this Development Plan as Exhibit B.1. The primary use for the development shall be for multifamily development with a variety of unit sizes and bedroom mixes, as well as related accessory amenity and parkland uses. In addition to residential uses, the following uses are permitted on the ground floor of any building as generally depicted in Exhibit B.1.:; Plant Nursery (Retail Sales);; Art Gallery or Museum; Child Care Center/Day Care Center; Community Center (Public); Continuing Care Retirement Community; Family Home (Child Care); Fraternal Organization, Lodge, Union Hall, or Civic Organization; Group Day Care Home; Institution or Religious, Charitable, or Philanthropic Nature; Kindergarten or Nursery School (Private); Libraries; Museums; Non-profit Activities by a Church; Retirement Housing for the elderly; School, Business; School, Commercial Trade; School, Driving/Defensive Driving; School, Private (Primary or Secondary); School, Public or Parochial; Seasonal Use (Temporary); Skilled Nursing Facility; Accountant or Bookkeeping Office; Armed Services Recruiting Office; Architect's Office; Bank, Savings and Loan or Credit Union; Dental Clinic, Laboratory or Office; Medical Clinic or Office; Minor Medical Emergency Clinic; Mortgage and Loan Agency; Offices, General Business and Professional; Optician or Optometrist; Radio or Television Broadcasting without Tower; Real Estate Office; Telemarketing Agency; Amusement Arcade; Amusement, Commercial (Indoor); Aquariums; Ballroom Dancing; Day Camp for Children; Liquor Store; Private Club; Theater or Playhouse (Indoors); Antique Shop, Sales Indoors; Appliance Rental; Art Supply Store; Bakery or Confectionary Shop (Retail); Banking, Automatic Teller Only; Book or Stationary Shop or Newsstand; Cellular Phone/Pager Sales (Indoor); Cleaning Shop or Laundry Pick-Up and Self-Service(Small Shop); Computer Sales; Consignment Store; Copy Shop; Custom Personal Services Shop; Donut Shop; Drapery, Needlework or Weaving Shop; Drug Store or Pharmacy; Florist Shop; Food Bank or Pantry; Food and Beverage Sales without Gasoline (Convenience Store); Food Store; Furniture Home Furnishings and Appliance Store; Garden Shop; Green House or Plant Nursery with Outside Display of Plants (Retail Sales); Handcraft Shop and Art Objects Sales; Hardware Shop; Hobby Shop; Household Appliance Service or Repair; Ice Cream/Yogurt Sales; Incidental or Accessory Retail or Service Uses; Key Shop; Kiosk; Laundromat (or Self-Service Washateria); Medical Appliances, Fitting, Sales, or Rental; Pet Grooming; Pet Shop; Restaurant or Cafeteria (No Drive-Thru Service); Retail Shop, Apparel, Gift, Accessory and Similar Items; Security Systems Installation Company; Silk Screening Studio or Tee Shirt Shop; Studio, Decorator, Artist, Photographer; Studio, Health/Reducing/Fitness or Similar Service/Establishment; Studio, Music, Dance, or Drama;;; Travel Bureau or Travel Consultants; Trophy Sales and Engraving; Used Merchandise or Second Hand Thrift Store; Used Merchandise or Second Hand (Non-Profit); Vacuum Cleaner Sales and Repair; Variety Store or Similar Retail Outlet; Veterinarian Hospital (Inside Animal Pens Only); Veterinarian Office (No Animal Hospital); Wallpaper, Flooring, and Carpet Store; and live/work.

PLANNED DEVELOPMENT STANDARDS

Deviations from Zoning Ordinance	
Height	4 stories or 55 feet, whichever is greater

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Parking Minimum	None
Maximum Density	One dwelling unit per one thousand square feet of the Property.
Setbacks	Minimum: 5'-0" (balconies may project up to a foot into the minimum setback).[1] Maximum: 15'-0" – Only applicable to structures along the Perimeter Drive boundary.

PERIMETER DRIVE REQUIREMENTS

The Perimeter Drive shown in Exhibit B.1 shall be built to public street widths, as depicted in Exhibit B.1, and shall consist of concrete or asphalt, shall be privately maintained with a License and Maintenance Agreement, and shall include access easements for public use via the Final Plat or separate instrument recorded prior to the first Certificate of Occupancy. The Perimeter Drive shall include drive aisles, parking stalls, and landscaping and irrigation. Other improvements may be considered during the site development permit review. The widths for the Perimeter Drive and the private drives shall meet the standards shown in Exhibits B.2 (Perimeter Drive Cross Section) and B.3 (Private Drive Cross Section), respectively. All driveways, alleys, parking areas, detention areas, and landscaping areas are to be private (owned and maintained by a Condominium or Property Owner's Association).

SIDEWALKS

A minimum of 6-foot sidewalk shall be constructed along the North Main Street (FM 95) right of way and along the east side of the Perimeter Drive (adjacent to buildings 1, 3, and 4), generally as shown on Exhibit B.1 and Exhibit B.2. Sidewalks shall be installed on a building-by-building basis as shown on Exhibit B.1, Exhibit B.2, and Exhibit B.3.

REGIONAL PARK TRAIL CONNECTION

The Developer shall pay a fee-in-lieu to the City for the design and construction of a minimum 6' concrete trail connecting the subject property to the Regional Park, as generally shown in Exhibit B.4 An engineer's opinion of probable cost shall be provided by the Developer and reviewed by the City prior to acceptance of the funds. The fee-in-lieu shall be paid prior to final plat recordation.

FLOOR ELEVATION

The finished floor elevation (FFE) of each building shall be the maximum height achievable such that the rise in grade does not necessitate handrails pursuant to Section 405 of Texas Accessibility or ANSI Standards.

LANDSCAPE REQUIREMENTS

Street trees will be planted between the sidewalk and back of curb along the Perimeter Drive and private drives with a maximum spacing of 35 feet, as generally shown on Exhibit B.1. The approved list of trees to be planted generally in accordance with the legend provided in Exhibit B.1 is shown below:

- Cedar Elm
- Drake Elm
- Bigtooth Maple
- Chinquapin Oak
- Monterey Oak
- Red Oak
- Texas Ash
- Pecan[2]

[1] Drainage areas may encroach within setbacks, which shall be measured from private drive boundary.

[2] To the extent reasonably required and subject to city approval, the planned development may include other native and adaptive tree species, so long as they are generally grouped in accordance with the Conceptual Site Plan.

DRAFT

The minimum percentage requirements of Sec. 28-29 of the City Code of Ordinances shall apply except that only 10 percent of the required landscaped area and required plantings shall be installed between the Perimeter Drive and private drives and the buildings being constructed. The number of trees planted between the Perimeter Drive and private drives and buildings shall be the greater of 10 percent of the required plantings or the amount required to meet the maximum spacing. Notwithstanding the number of lots or blocks, this minimum percentage shall be calculated across the project. Maintenance of street trees located along private drives must meet and comply with City Code of Ordinances as of the date hereof. All other landscaping requirements not mentioned herein will comply the City Code of Ordinances as of the date hereof.

The path which parallels North Main Street shall have a double allée of trees, subject to TxDOT's approval and any utility conflicts.

PARKLAND

This planned development includes at least 1.25 acres of privately owned and maintained parkland, as generally shown on Exhibit B.1.[3] The parkland included in this planned development, as well as related amenities, are deemed to meet the Park and Playground Requirements of the City Subdivision Ordinance.

Parkland Amenities - The following common area amenities are proposed on-site and located within the parkland areas, as generally shown on Exhibit B.1:

- Fitness and Lifestyle Building: no less than 3,800 SF
- Dedicated outdoor workout space with 2 sets of exercise equipment
- 1 drinking fountain
- 4 dog bag waste holders
- Plaza at leasing building: no less than 1200 SF
- Outdoor play area with playground for ages 5-8: no less than 2800 SF
- Swimming pool
- Splash pad: no less than 750 SF
- Dedicated dog park area: no less than 1950 SF
- BBQ stations: 4, no less than 800 total SF
- Fire pit and seating space: no less than 200 SF
- Waste receptacles: no fewer than 2
- Illumination along paths: no fewer than 20 dark sky-compliant Tree lights, 9 dark sky-compliant Tree well lights, 10 stair lights and 4 edge lights

SIGNAGE

One entry monument sign may be located at the entrance to the development, as generally shown on Exhibit B.1, outside of the right-of-way, and in accordance with Chapter 24 of the Code of Ordinances. The dimensions of the monument shall not exceed a 32 square foot sign face and 8 feet in height. No off-premise signage shall be installed.

FIRE HYDRANT PLACEMENT

Subject to Fire Marshall's approval and compliance with all relevant codes, ordinances, and statutes, fire hydrants will be placed in the following order of preference:

1. At street-street intersections, where on-street parking does not exist anyway within the sight triangle.
2. At street-alley intersections, where on-street parking does not exist anyway adjacent to the alley apron.

[3] The exact amount of parkland will be determined at the time of site plan but shall not be less than 1.25 acres.

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3. At street-alley intersections, where on-street parking does not exist anyway adjacent to the alley apron.
4. Mid-block only if necessary due to hydrant spacing requirements and simply remove one or two on-street parking spaces to provide the required pavement width.

PROPERTY OWNER'S ASSOCIATION

A Property Owner's Association (or Condominium Association) will be created to own and maintain all parkland, open space, common area amenities, detention ponds, signage, private paving and sidewalks not to be dedicated to the City, unless otherwise stated herein.

PERMITTING REVIEW

The City agrees to allow concurrent review of the site plan and building plans. The site plan shall encompass all of a phase. Phases shown in Exhibit B.5. Temporary and/or final certificates of occupancy shall be issued on a per building basis subject to the City's approval and compliance with life and safety requirements.

FINANCIAL STRUCTURE

Owner, and any successors or assigns, shall be prohibited from utilizing a housing finance corporation, as defined in Chapter 394 of the Texas Local Government Code, or any other similar entity, arrangement, or mechanism, to obtain or claim any exemption from ad valorem property taxes related to the property or any future development on the property. This restriction shall be documented in deed restrictions filed with the Williamson County Clerk prior to the issuance of any site development or building permits, or prior to commencement of any construction activity if permits have already been issued. These deed restrictions shall run with the land and shall be binding on all future owners. They may not be amended or terminated without the express written consent of the City.

EXHIBITS

The exhibits attached hereto shall be considered part of the planned development, except that the exact design and locations of any building, facility, structure, landscaping feature, parkland, or amenity shall be established during the site development permit review phase. Minor modifications from any such exhibit are permitted so long as the property owner complies with the minimum requirements included in the text of this planned development and city codes.

Exhibit B.1 - Conceptual Site Plan

Exhibit B.2 - Perimeter Drive Cross Sections

Exhibit B.3 - Private Drive Cross Section

Exhibit B.4 - Regional Park Trail Connection

Exhibit B.5 - Phasing Plan

DRAFT

Exhibit B.1- Conceptual Site Plan



3811 N MAIN ST - CONCEPT SITE PLAN

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Exhibit B.2 – Perimeter Drive Cross Section



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Exhibit B.3 – Private Drive Cross Section

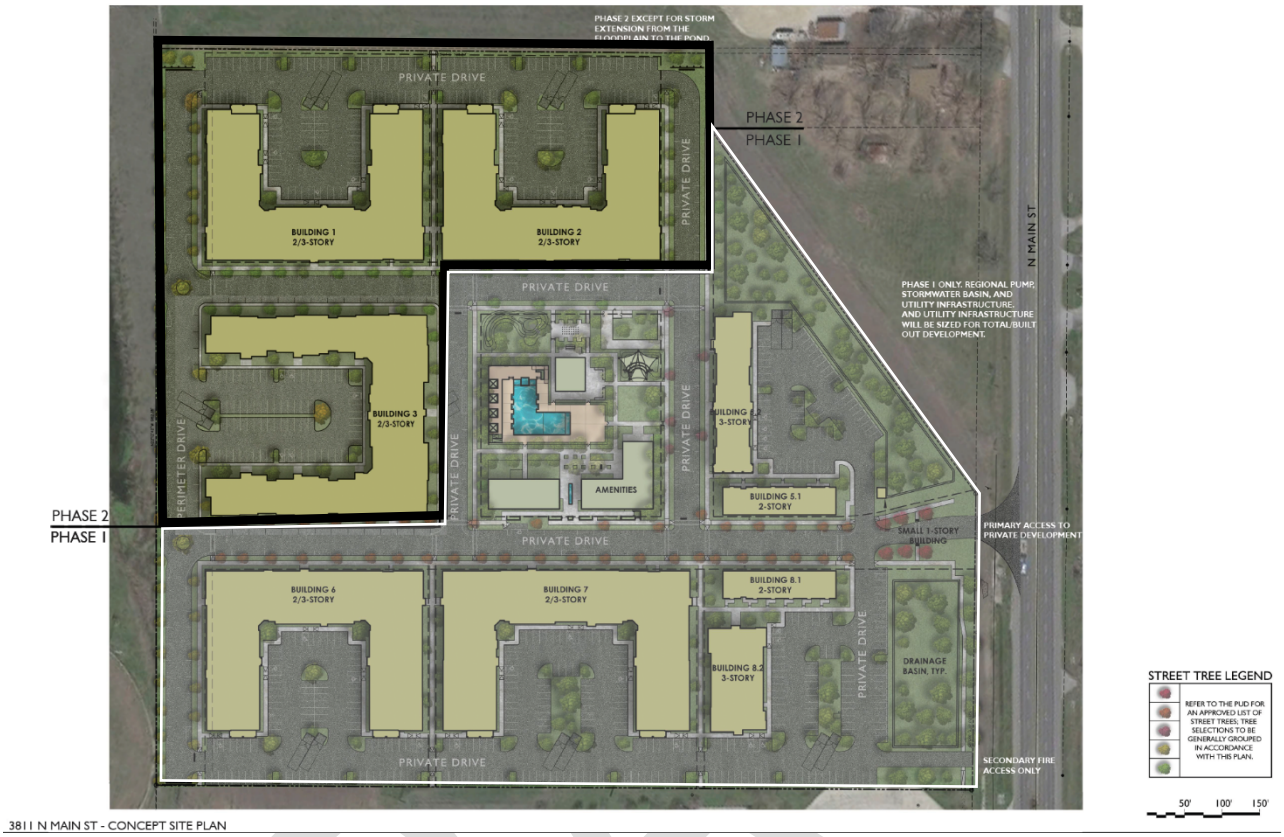


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Exhibit B.4 – Regional Park Trail Connection



Exhibit B.5 – Phasing Plan



3811 N MAIN ST - CONCEPT SITE PLAN

DRAFT

ORDINANCE NO. 2022-39

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 21.78 ACRES OF LAND GENERALLY LOCATED AT 3811 NORTH MAIN STREET, FROM RURAL/AGRICULTURAL (R/A) AND LOCAL BUSINESS (B-1) ZONING DISTRICTS TO MULTI-FAMLIY RESIDENTIAL WITH A RESIDENTIAL PLANNED DEVELOPMENT (MF-2/RPD), PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on August 25, 2022 to consider the request made by Hebron Holdings, LLC through Leah Bojo (Drenner Group), for property which 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 Rural/Agricultural (R/A) and Local Business (B-1) to Multi-Family Residential with a Residential Planned Development (MF-2/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 9, 2022, to consider the zoning request, and recommended the 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 described in Exhibit "A" is changed from Rural/Agricultural (R/A) and Local Business (B-1) zoning districts to Multi-Family Residential with a Residential Planned Development (MF-2/RPD).

SECTION 3. The Residential Planned Development overlays hereby referred to as the 3811 North Main St. Planned Development that shall be applied to and be required for the Property are described in Exhibit "B" attached hereto and incorporated herein for all purposes. Notwithstanding Section 2.17.5 of the Zoning Ordinance, the minimum lot sizes and densities shall be as established in the Planned Development standards in Exhibit "B".

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Rural/Agricultural (R/A) and Local Business (B-1) to Multi-Family Residential with a Residential Planned Development (MF-2/RPD) on approximately 21.78 acres as shown in Exhibit "C" attached hereto and incorporated herein for all purposes.

SECTION 5. 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 6. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2022-39 was introduced before the Taylor City Council on the 25th day of August 2022.

PASSED, APPROVED, and ADOPTED on the 8 day of September 2022.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2022-39, passed and approved by the City Council of the City of Taylor, Texas, on the 8 day of Sept 2022, 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 8 day of Sept 2022.

Dianna McLean
City Clerk

EXHIBIT A

(Legal Description)

02STATE OF TEXAS **JULY 2, 2021**
COUNTY OF WILLIAMSON

21.782 ACRE

These notes describe that certain tract of land located in the **WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65**, situated in Williamson County, Texas; subject tract being part of and out of called "40.00 Acres" conveyed in Gift Deed from Hermann A. Pasemann, ET UX to Robert Ray Pasemann recorded in Doc No. 2020013247 of the Official Public Records of Williamson County also "1.7 Acres" (OPRWC) dated 2-1-2018, being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of July, 2021 and being more fully described as follows:

BEGINNING at a found 1/2" Iron Rod Found (capped "BPI") (North=10195255.1100 feet, East=3213641.6890 feet) at the Northeast corner of the Pasemann Addition recorded in Doc No. 2004055754 of the (OPRWC) also the East line of "40.00 Acres" and the West line of State Highway 95;

THENCE South 68° 07' 38" West along the North line of the Pasemann Addition recorded in Doc No. 2004055754 of the (OPRWC) a distance of **1087.60 feet** to a 1/2" Iron Rod Found in the West line of "23.689 Acres" conveyed in a Special Warranty Deed from the City of Taylor Park Foundation to the City of Taylor, Texas and recorded in Doc No. 2008013737 of the (OPRWC) dated 2-12-2008, also at the West line of "40.00 Acres" and the Northwest corner of the Pasemann Addition Subdivision;

THENCE North 22° 12' 42" West along the West line of said "40.00 Acres" passing a calculated point at the Northwest corner of same at approximately **882.35 feet**, same being the Southwest corner of said "1.7 Acres" conveyed in Gift Deed from Hermann A. Pasemann, ET UX to Robert Ray Pasemann recorded in Volume 1094 Page 135 of the (ORWC) dated 10-26-1984 and continuing a total distance of **982.35 feet** to a 1/2" Iron Rod Found at the Southwest corner of "2.53 Acres" conveyed in Executors Deed with V/L from Joseph R. Quebe, Independent Executor of the Estates of Joe Stan Quebe to Joseph R. Quebe, ET UX Amy Quebe and recorded in Doc No. 2017082010 of the (OPRWC) and dated 8-25-2017 same being the Northwest corner of said "1.7 Acres";

THENCE North 68° 18' 04" East along the North line of "1.7 Acres" also the South line of "2.53 Acres" a distance of **738.57 feet** to a 1/2" Iron Pipe Found in the South line of "2.53 Acres" also the North line of "1.7 Acres" same being the Northwest corner of "2.826 Acres" conveyed in General Cash Warranty Deed from Robert M. Parker and Barbara A. Parker to T.W. Ford, LP recorded in Doc No. 201005442 of the (OPRWC) dated 8-13-2010;

THENCE South 21° 24' 31" East with the upper West line of said "2.826 Acres" a distance of **99.96 feet** to a 1/2" Iron Pipe Found at an exterior corner of same corner of also in the South line of "1.7 Acres" also the North line of "40.00 Acres";

THENCE South 58° 16' 16" East along the West line of "2.826 Acres" a distance of **603.00 feet** to a 1/2" Iron Pipe Found at the Southeast corner of "2.826 Acres" also in the East line of "40.00 Acres" and in the West Right of Way of State Highway 95;

THENCE South 21° 33' 31" East along the East line of "40.00 Acres" and the West Right of Way line of State Highway 95 a distance of **395.05 feet** to the **PLACE OF BEGINNING** containing according to the dimensions herein stated are of **21.782 Acres** of land.

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

Bruce Lane Bryan Registered Professional Land Surveyor No. 4249

Bryan technical Services, Inc.
TBPLS Firm No. 10128500
Bryantechnicalservices.com



EXHIBIT B

3811 NORTH MAIN STREET

RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY

The subject property is located north of Carlos G Parker Boulevard (just north of the currently existing H-E-B) on the west side of N Main Street at 3811 N Main Street, Taylor, TX 76574. The tract includes approximately 21.782 acres, as more particularly described in the survey attached hereto as Exhibit A (the Property).

PURPOSE

The purpose of this planned development zoning ordinance is to develop a multifamily project with varying building sizes, and which will incorporate a mix of unit types, with spaces easily accessible to such units through a network of pedestrian-friendly streets and civic spaces. To move forward with our project, we are making an application for a Residential Planned Development District (RPD) with MF-2 (Multi-Family (High Density) Residential District) zoning. The Property is currently zoned partly as B-1 (Local Business District) and partly as R/A (Rural/Agricultural).

CONCEPT SITE LAYOUT & LAND USE

A conceptual layout of the proposed site has been attached to this Development Plan as Exhibit B.1. The primary use for the development shall be for multifamily development with a variety of unit sizes and bedroom mixes, as well as related accessory amenity and parkland uses. In the "live work" buildings generally shown on Exhibit B.1 as building type "E", in addition to residential uses, uses permitted in B-1 (Local Business) districts shall be permitted. In the "DIY/Maker's Space" buildings generally shown on Exhibit B.1 as building type "M", uses permitted in B-1 (Local Business) districts shall be permitted, except for those uses included as permitted in Tables 3.9 to 3.12 of the zoning ordinance.[1] Maker/DIY Spaces are intended exclusively for maker space (not for parking). A standard door and window will be placed on the side. Inside will be sheet-rocked and provided with a countertop area, upgraded lighting, and additional plugs for power. The frontage of the side street (facing the parking drive aisles) will include doors with at least 25% glass, and/or window(s).

PLANNED DEVELOPMENT STANDARDS

Deviations from Zoning Ordinance	
Height	4 stories or 55 feet, whichever is greater
Parking Minimum	None
Maximum Density	One dwelling unit per one thousand square feet of the Property.

[1] Subject to compliance with relevant provisions of the City Code of Ordinances (including fire and building codes), a total of no less than 16 "DIY/Maker's Space" buildings will be constructed on the Property of approximately up to 288 square feet and approximate dimensions of up to 16' by 18'. Phase 1 is to contain approximately 10 buildings, and Phase 2 will contain approximately 6 buildings.

Setbacks	Minimum and Maximum: 5'-0" and 15'-0" (balconies may project up to a foot into the minimum setback).[2]

STREET REQUIREMENTS

Thoroughfare streets (each street denoted on Exhibit B.1) are to be dedicated to the City for public use. The widths of such streets shall meet the standards shown on Exhibit B.2 (Typical Road Section). A pedestrian pathway parallel to Street D connecting the northern property line to the southern property line (as generally shown on Exhibit B.1) is to be granted by easement or license to the City for public use. The remaining driveways, alleys, and parking areas are to be private (owned and maintained by a Condominium or Property Owner's Association).

SIDEWALKS

A minimum of 6-foot sidewalks shall be constructed on both sides of all public thoroughfare streets, generally as shown on Exhibit B.1 and Exhibit B.2. Sidewalks shall be installed on a building-by-building basis.

FLOOR ELEVATION

The finished floor elevation (FFE) of each building shall be the maximum height achievable such that the rise in grade does not necessitate handrails pursuant to Section 405 of Texas Accessibility or ANSI Standards.

LANDSCAPE REQUIREMENTS

Street trees will be planted between the sidewalk and back of curb along all public streets with a maximum spacing of 30-35 feet, as generally shown on Exhibit B.1. The approve list of trees to be planted generally in accordance with the legend provided in Exhibit B.1 is shown below:

- Cedar Elm
- Drake Elm
- Bigtooth Maple
- Chinquapin Oak
- Monterey Oak
- Red Oak
- Texas Ash
- Pecan[3]

The minimum percentage requirements of Sec. 28-29 of the City Code of Ordinances shall apply except that only 10 percent of the required landscaped area and required plantings shall be installed between the front property lines and the buildings being constructed. Notwithstanding the number of lots or blocks, this minimum percentage shall be calculated across the project. Maintenance of street trees

[2] Setbacks are to be measured per lot.

[3] To the extent reasonably required and subject to city approval, the planned development may include other native and adaptive tree species, so long as they are generally grouped in accordance with the Conceptual Site Plan.

located along public streets must meet and comply with City Code of Ordinances as of the date hereof. All other landscaping requirements not mentioned herein will comply the City Code of Ordinances as of the date hereof.

The path which parallels North Main Street shall have a double allee of trees, subject to TxDOT's approval and any utility conflicts.

PARKLAND

This planned development includes at least 1.25 acres of privately owned and maintained parkland, as generally shown on Exhibit B.1.[4] The parkland included in this planned development, as well as related amenities, are deemed to meet the Park and Playground Requirements of the City Subdivision Ordinance.

Parkland Amenities – The following common area amenities are proposed on-site and located within the parkland areas, as generally shown on Exhibit B.1:

- 2 sets of outdoor exercise equipment
- 1 drinking fountain
- 4 dog bag waste holders

SIGNAGE

Entry signage will be placed at the entrance to the development, outside of the right-of-way, and in accordance with Chapter 24 of the Code of Ordinances. No off-premise signage will be installed.

FIRE HYDRANT PLACEMENT

Subject to Fire Marshall's approval and compliance with all relevant codes, ordinances, and statutes, fire hydrants will be placed in the following order of preference:

1. At street-street intersections, where on-street parking does not exist anyway within the sight triangle.
2. At street-alley intersections, where on-street parking does not exist anyway adjacent to the alley apron.
3. Mid-block only if necessary due to hydrant spacing requirements, and simply remove one or two on-street parking spaces to provide the required pavement width.

PROPERTY OWNER'S ASSOCIATION

A Property Owner's Association (or Condominium Association) will be created to own and maintain all parkland, open space, common area amenities, detention ponds, signage, private paving and sidewalks not to be dedicated to the City, unless otherwise stated herein.

PERMITTING REVIEW

The City agrees to allow concurrent review of the site plan and building plans after the preliminary plat and subdivision plans are reviewed and approved. The site plan shall encompass all of a phase and is permitted to cross streets.

[4] The exact amount of parkland will be determined at the time of site plan.

EXHIBITS

The exhibits attached hereto shall be considered part of the planned development, except that the exact design and locations of any building, facility, structure, landscaping feature, parkland, or amenity shall be established during the subdivision construction plan review phase. Modifications from any such exhibit is permitted so long as the property owner complies with the minimum requirements included in the text of this planned development.

Exhibit B.1 – Conceptual Site Plan
Exhibit B.2 – Typical Road Sections

Exhibit B.1 – Conceptual Site Plan

[To be attached.]

Exhibit B.2 – Typical Road Section

[To be attached.]

EXHIBIT B.1



STREET TREE LEGEND

REFER TO THE PLEASE AN APPROVED LIST OF STREET TREES. TREE SELECTIONS TO BE GENERALLY GROUPED IN ACCORDANCE WITH THE PLAN.

50' 100' 150'

TAYLOR - CONCEPT SITE PLAN

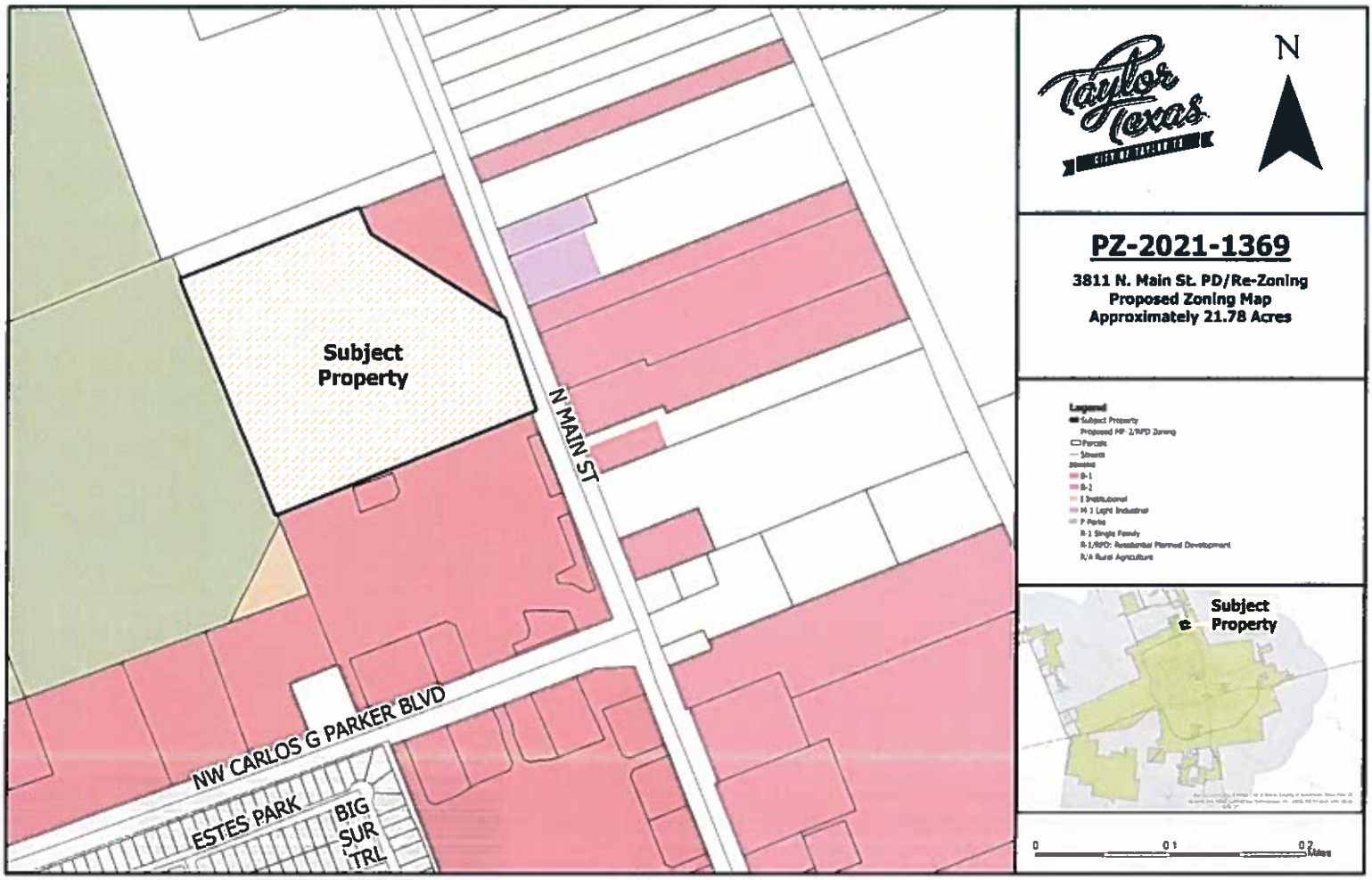
WILSON CAPITAL

a23 studios



Neighborhood Street

EXHIBIT B.2


Subject Property
N MAIN ST
NW CARLOS G PARKER BLVD
ESTES PARK
BIG SUR TRL
Taylor Texas
N
PZ-2021-1369
3811 N. Main St. PD/Re-Zoning
Proposed Zoning Map
Approximately 21.78 Acres
Legend
Subject Property
Proposed MF-2/PD Zoning
Parcels
Streets
Zoning
B-1
B-2
I Institutional
M-1 Light Industrial
P Parks
R-1 Single Family
R-1/PD: Residential Planned Development
R/A Rural Agriculture
Subject Property
0
0.1
0.2
Miles

PZ-2025-2393

PD Amendment for 3811 N. Main

3811 N Main Street

Planning & Zoning Commission

PZ-2025-2393

April 8, 2025

Neighborhood Aerial



Site Aerial



Property Details

Size:
- 21.782 acres

Zoning:
- P5 (Urban Center) – PUD Overlay

Current Use:
- Undeveloped

Growth Sector:
- Infill Growth Sector (G-5)

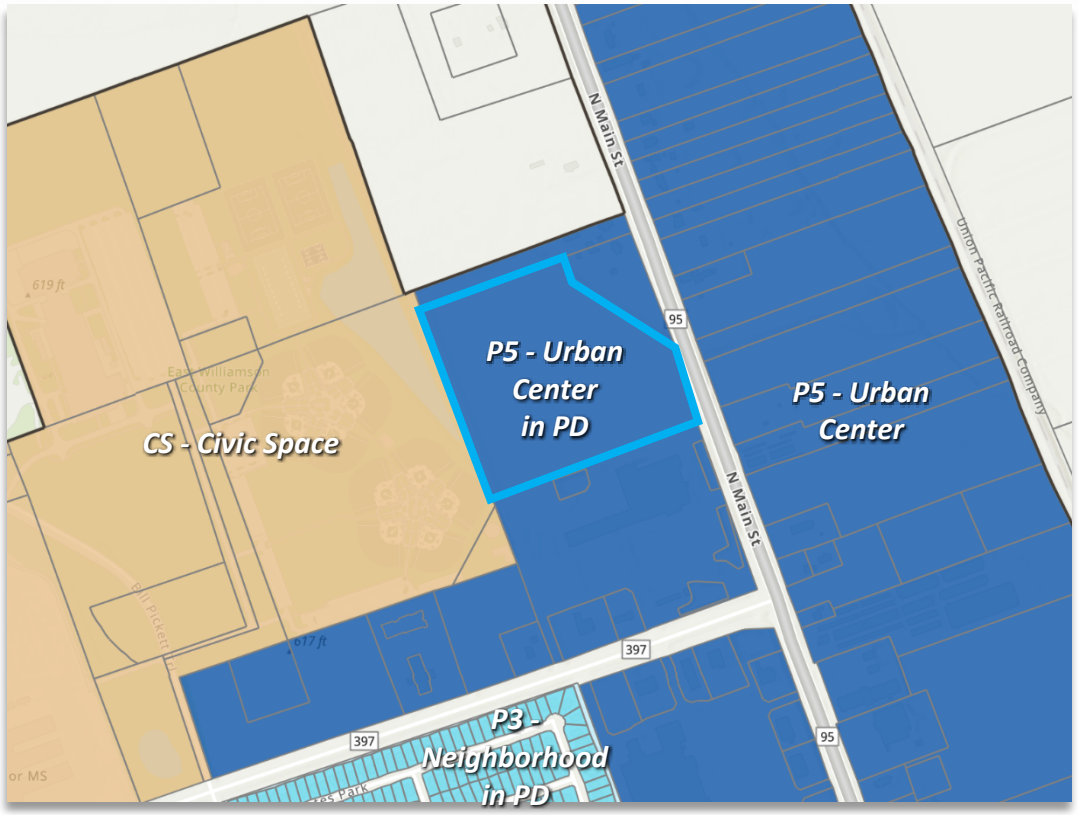
Access:
- N Main Street
  - Community Boulevard
- Taylor Regional Park & Sports Complex
  - Regional Park



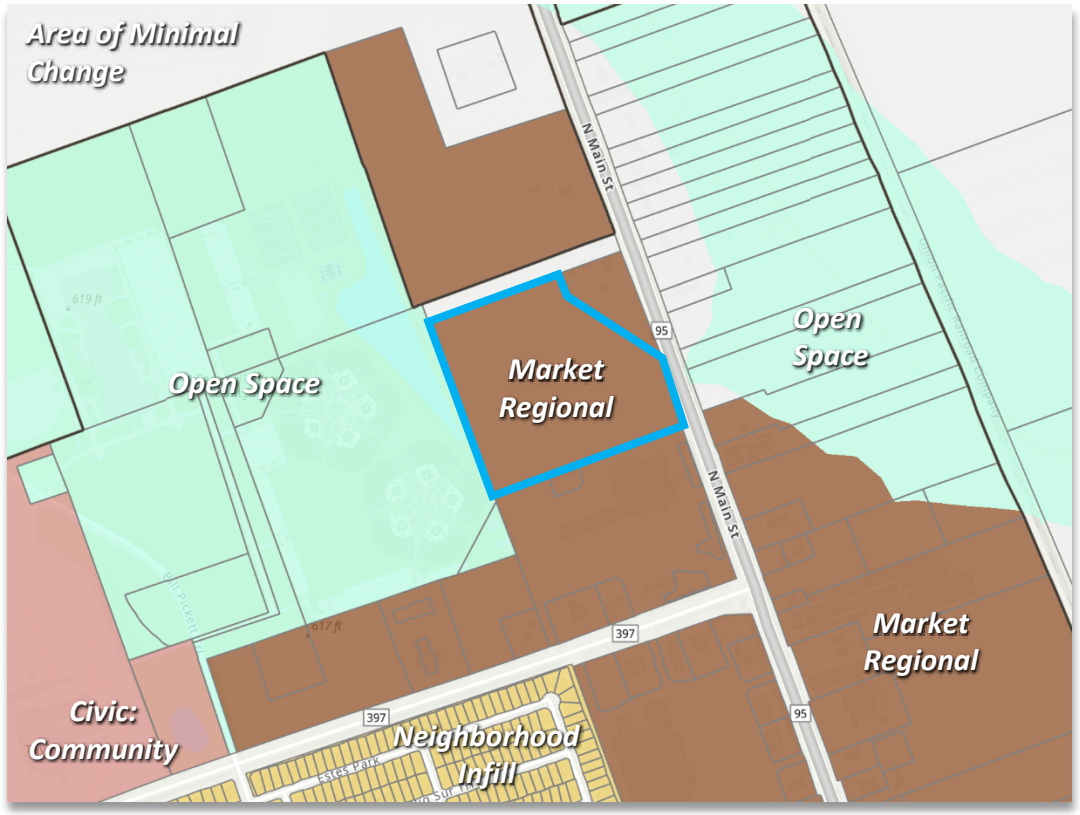
Timeline

March 23, 2022	Original PD Submittal
Aug. 9, 2022	Original PD Planning and Zoning Commission
Aug. 25, 2022	Original PD City Council – *1st reading*
Sept. 8, 2022	Original PD City Council – *2nd reading*
Jan. 3, 2025	Submitted PD Amendment application
April 2, 2025	Submitted amended PD Amendment application
April 8, 2025	Planning and Zoning Commission
April 24, 2025	City Council – *1st reading*
May 8, 2025	City Council – *2nd reading*

Zoning and FLUM Map



P5 – Urban Center with PD Overlay
to
P5 – Urban Center with PD Overlay



Market Regional
to
Market Regional

Concept Site Layout



Regional Park Trail Connection



PD Modifications

General:

- Developing as a single lot.
- Development will not and cannot seek an alternative financial structure that would cause the property to become tax-exempt.
- Changes to building sizes.

Streets:

- Privately constructed and maintained.
  - Public access easement to be dedicated.
- Perimeter Street remains as consistent with Transportation Plan.
  - 15-foot setback remains.

Parkland:

- Fee in lieu of design and construction of off-site trail connection to adjacent regional park.
- Include amenities: Plaza, playground, pool, splash pad, dog park, BBQ stations, fire pit, waste receptacles, and dark sky-compliant lighting.

Request

We respectfully request your recommendation in favor of the proposed PD Amendment to the 3811 North Main St. Planned Development.

HFC Prohibition

1. Subdivision – Plat Note

2. Public Deed Restriction

3. PD Ordinance

Original Concept Site Layout



Project Details

Residential:

- 487 multifamily residential units

Land Development Ordinance Objective

- 1.3.1.5 – *"Infill development shall be prioritized as it is the most fiscally sustainable form of development... [and it] takes advantage of existing and planned infrastructure systems to complete or enhance neighborhoods."*

Agent Information

Leah M. Bojo

Email: lbojo@drennergroup.com

Phone: 512-807-2918

P&Z Recommendation

On April 8, 2025, the Planning and Zoning Commission voted 9-0 to recommend approval of the Planned Development Amendment at 3811 N. Main Street.

City Council Meeting
April 24, 2025
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure

Agenda Item Number: 14.

Agenda Title: **Consideration with possible action on Resolution R25-08, a resolution authorizing proceeding with the issuance of Certificates of Obligation and directing publication of Notice of Intent to issue Combination Tax & Revenue Certificates of Obligation, Series 2025.**

Council Action to be Taken: Consider resolution directing staff to publish a notice of intent to issue combination tax and revenue certificates of obligation.

Department Submitted: Finance

Staff Contact: Robert Powers, Chief Financial Officer

1. PURPOSE / DESCRIPTION

Staff requests City Council consideration of issuing debt to finance various CIP projects. The potential projects under consideration include both utility projects, primarily sewer, and tax-supported projects such as transportation, facilities, and public safety. If City Council agrees to move forward, action must be taken to start the process which begins with publishing the Notice of Intent. Publication starts the 45-day window during which residents have an opportunity to petition to put the issuance of debt to a public vote. If no petition is filed, then the anticipated date to approve the sale of the CO's would be the June 26, 2025 regular City Council meeting. This would allow the new debt that will be tax-supported to be included in the 2026 tax rate calculations.

Included in the background materials is an update from HDR of the current 2024 projects and potential 2025 projects. As drafted, the Resolution would allow a maximum issuance not to exceed $15 million inclusive of both utility-supported and tax-supported debt. Working with HDR, City staff estimates that $5 million is needed for utility projects and $8 million for tax-supported projects. City Council would not need to decide on the specific projects at this meeting. However, the wording in the Resolution must be broad enough to encompass all projects that Council would want considered.

The utility debt would be payable from existing utility rates. Current water & sewer rates anticipated the issuance of new debt in 2025. On the tax-supported side, debt in the $8-$10

million range would not cause a tax rate increase for next year's budget. Preliminary property value estimates from the Williamson Central Appraisal District (WCAD) project a 17% increase in the City's tax base (outside the City's two TIFs.) Additionally, if the bond market is not favorable at the time of issuance, the City Council is under no obligation to continue with the sale and/or can reduce the size of the proposed issuance.

Existing Debt Service payments for the current year and the next five years (before this issuance) are as follows:
FY 2025 - $8.2M
FY 2026 - $8.9M
FY 2027 - $9.4M
FY 2028 - $9.2M
FY 2029 - $8.9M
FY 2026 - $7.1M

Preliminary estimates of the additional average annual debt service payments ($8 million principal over 20 years) would be approximately $645,000 per year. The amount would increase to approximately $805,000 per year for a $10 million issuance.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

October 17, 2024 City Council meeting, HDR presented a Proposed 2025 Capital Improvement Projects list for Debt Issuance.

January 9, 2025 City Council meeting, City staff reviewed possible tax implications of various debt sizes and recommended delaying any action until preliminary property values were received from Williamson CAD for the upcoming year.

3. PROS and CONS

PROS	CONS
• Provide the ability to move forward with Utility CIP projects such as upsizing wastewater lines along Bull Branch and addressing WWTP deficiencies identified by TCEQ. • Provide the ability to move forward with infrastructure and/or facility improvements as determined by the City Council.	• Not addressing Bull Branch wastewater upsizing could impact future development. • Not addressing TCEQ-identified deficiencies could risk fines or other enforcement measures. • Delay of infrastructure or facility improvements could negatively impact service levels.

4. RECOMMENDATION

Recommend approval of resolution.

5. FUNDING SOURCE

Utility Projects would be funded through rates in the Utility Fund
General Purpose projects would be funded through the General I&S Fund (tax-supported)

6. TIMELINE

April 24, 2025 - City Council adopts resolution directing notice of intent to issue CO's.
June 26, 2025 - City Council meeting to consider authorize the issuance of CO's and award to underwriter.
July 23, 2025 - Anticipated closing date (i.e., receipt of funds)

7. OTHER OPTIONS

1. Postpone to consider other financing options and/or refine the project list. Doing so would impact the ability to have any new debt included in the 2026 tax rate.
2. Use General Fund reserves for some or all of the tax-supported projects.

8. ATTACHMENTS

1. NoI Resolution 4.21.2025 Final
2. Notice_of_Intent_CIP_Resolution_4.24.25_Presentation
3. 2024 CIP Update and 2025 Priorities_4.21.25_Presentation

RESOLUTION NO. R25-08

RESOLUTION AUTHORIZING PROCEEDING WITH ISSUANCE OF CERTIFICATES OF OBLIGATIONS AND FURTHER DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF TAYLOR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

WHEREAS, the City Council (the "Council") of the City of Taylor, Texas (the "City") has determined it to be in the City's best interest to issue certificates of obligation for paying all or a portion of the City's contractual incurred or to be incurred in connection with constructing, improving, designing, acquiring, and equipping the City's: (1) water and waste water system, including any related drainage; (2) streets and transportation facilities, including easements and right of way, sidewalks, drainage, traffic improvements, parking and lighting; (3) facilities for various City departments, to include the streets department, utility department, drainage department and airport; (4) public safety facilities, including Fire Station renovations and improvements; and (5) the payment of professional services in connection therewith including legal, architectural, fiscal and engineering fees and the costs of issuing the certificates of obligation and other matters related thereto (collectively the "Project") and;

WHEREAS, the Council has deemed it advisable to give notice of intention to issue the Certificates in a maximum principal amount not to exceed $15,000,000 pursuant to the provisions of the Certificate of Obligation Act of 1971, Section 271.041 et seq., Local Government Code, as amended (the "Act"), for the purpose of financing the Project; and

WHEREAS, prior to the issuance of the Certificates, the Council is required under Section 271.041 et seq., Local Government Code to publish notice of its intention to issue the Certificates in a newspaper of general circulation in the City and on the City’s internet website, the notice stating: (i) the time and place tentatively set for the passage of the order authorizing the issuance of the Certificates, (ii) the maximum amount and purpose of the Certificates to be authorized; (iii) the manner in which the Certificates will be paid, (iv) the then-current principal of all outstanding debt obligations of the City; (v) the then-current combined principal and interest required to pay all outstanding debt obligations of the issuer on time and in full; (vi) the maximum principal amount of the Certificates to be authorized; (vii) the estimated combined principal and interest required to pay the Certificates to be authorized on time and in full; (viii) the estimated interest rate for the Certificates to be authorized or that the maximum interest rate for the Certificates may not exceed the maximum legal interest rate; and (ix) the maximum maturity date of the Certificates to be authorized; and

WHEREAS, the meeting at which this Resolution is adopted was open to the public and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Government Code, as amended.

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

1. Attached hereto is a form of the Notice of Intention to Issue the Certificates, the form and substance of which is hereby adopted and approved.

2. The City Clerk shall cause said notice to be published in substantially the form attached hereto, in a newspaper, as defined by Subchapter C, Chapter 2051, Texas Government Code, of general circulation in the area of the City, once a week for two consecutive weeks, the date of the first publication thereof to be at least 46 days before the date tentatively set for the passage of the ordinance authorizing the issuance of the Certificates.

Further, said notice shall be continuously published in substantially the form attached hereto on the City's website for at least 45 days before the date tentatively set for passage of the ordinance authorizing the issuance of the Certificates.

3. This Resolution shall become effective immediately upon adoption. The City Clerk is hereby authorized and directed to execute the certificate to which this Resolution is attached on behalf of the City and the Mayor, City Clerk, the City Manager and Chief Financial Officer are further authorized to do any and all things proper and necessary to carry out the intent of this Resolution including approving appropriate changes to the notice and approving the final form of any Preliminary Official Statement for distribution to the market in connection with the sale of the Certificates.

4. The City hereby authorizes the disbursement of a fee equal to the lesser of (i) one-tenth of one percent of the principal amount of each series of the obligations being issued or (ii) $9,500 per series, provided that such fee shall not be less than $750, to the Attorney General of Texas Public Finance Division for payment of the examination fee charged by the State of Texas for the Attorney General's review and approval of public securities and credit agreements, as required by Section 1202.004 of the Texas Government Code. The appropriate member of the City's staff is hereby instructed to take the necessary measures to make this payment. The City is also authorized to reimburse the appropriate City funds for such payment from proceeds of the obligations.

[Execution Page Follows]

PASSED, APPROVED AND EFFECTIVE this April 24, 2025.

_____
Mayor
City of Taylor, Texas

ATTEST:

_____
City Clerk
City of Taylor, Texas

[SEAL]

[Signature Page]

NOTICE OF INTENTION TO ISSUE
CITY OF TAYLOR, TEXAS
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION,
SERIES 2025

NOTICE is hereby given that it is the intention of the City Council of the City of Taylor, Texas to issue Certificates of Obligation of the City in one or more series for the purpose of providing funds for paying contractual obligations incurred or to be incurred in connection with constructing, improving, designing, acquiring, and equipping the City's: (1) water and waste water system, including any related drainage; (2) streets and transportation facilities, including easements and right of way, sidewalks, drainage, traffic improvements, parking and lighting; (3) facilities for various City departments, to include the streets department, utility department, drainage department and airport; (4) public safety facilities, including Fire Station renovations and improvements; and (5) the payment of professional services in connection therewith including legal, architectural, fiscal and engineering fees and the costs of issuing the certificates of obligation and other matters related thereto. The City Council tentatively proposes to authorize the issuance of the Certificates of Obligation at its regular meeting place in the City Hall, 400 Porter Street, Taylor, Texas to be commenced at 6:00 p.m., on the 26th day of June, 2025. The maximum amount of Certificates of Obligation that may be authorized for the above listed purposes is $15,000,000. The City Council presently proposes to provide for payment of the Certificates of Obligation by a pledge of ad valorem taxes upon all taxable property within the City within the limits allowed by law. The Certificates of Obligation will be additionally payable from a limited pledge of the City's surplus water and sewer system revenues not to exceed $1,000.

The following information is required pursuant to Texas Local Government Code, Section 271.049(b)(4): As of April 24, 2025 principal of all outstanding debt obligations of the City is $150,500,000. As of April 24, 2025 combined principal and interest required to pay all outstanding debt obligations of the City on time and in full is $228,285,013.01. The maximum principal amount of the Certificates to be authorized is $15,000,000. The estimated combined principal and interest required to pay the Certificates to be authorized on time and in full is $29,527,083.33. The estimated interest rate for the Certificates to be authorized is 5.0%. Such estimate takes into account a number of factors, including the issuance schedule, maturity schedule and the expected bond ratings of the proposed bonds. Such estimated maximum interest rate is provided as a matter of information but is not a limitation on the interest rate at which the bonds, or any series thereof, may be sold. The maximum maturity date of the Certificates to be authorized is August 15, 2055.

Resolution Authorizing Notice of Intent to Issue Certificates of Obligation, Series 2025

2025 CIP Program – Prior Discussions

- October 17, 2024 - HDR Presentation – Comprehensive Project List for *possible* 2025 debt issuance.

- January 9, 2025 – City Council discussion - wait until April when the City received preliminary tax roll estimate from Appraisal District before making any decision on whether to issue any new debt in 2025.

- Tonight's background materials include an update from HDR on the status of the 2024 program and potential 2025 CIP projects.

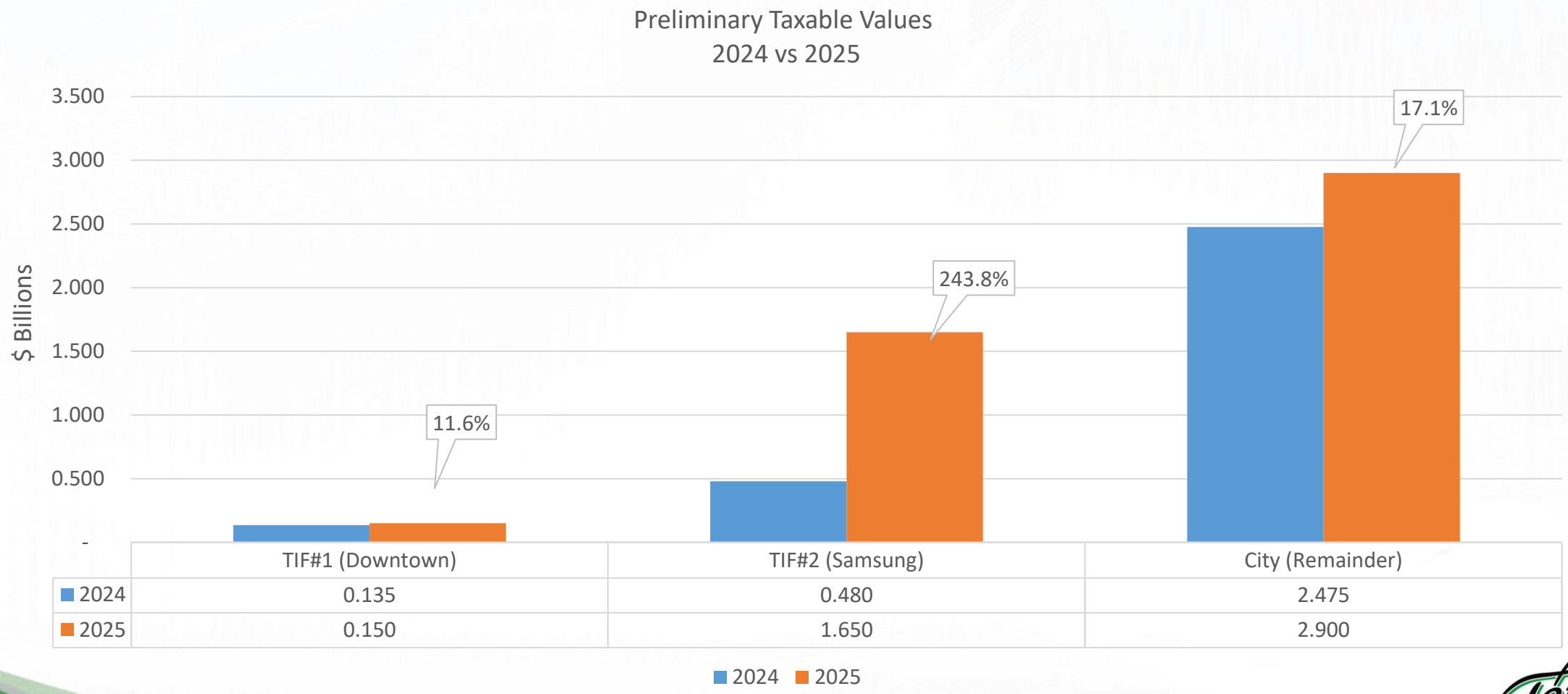
Council Action tonight only *starts* the process.

- Resolution to authorize publication of Notice of Intent starts the process. Vote to authorize debt will be June 26, 2025.

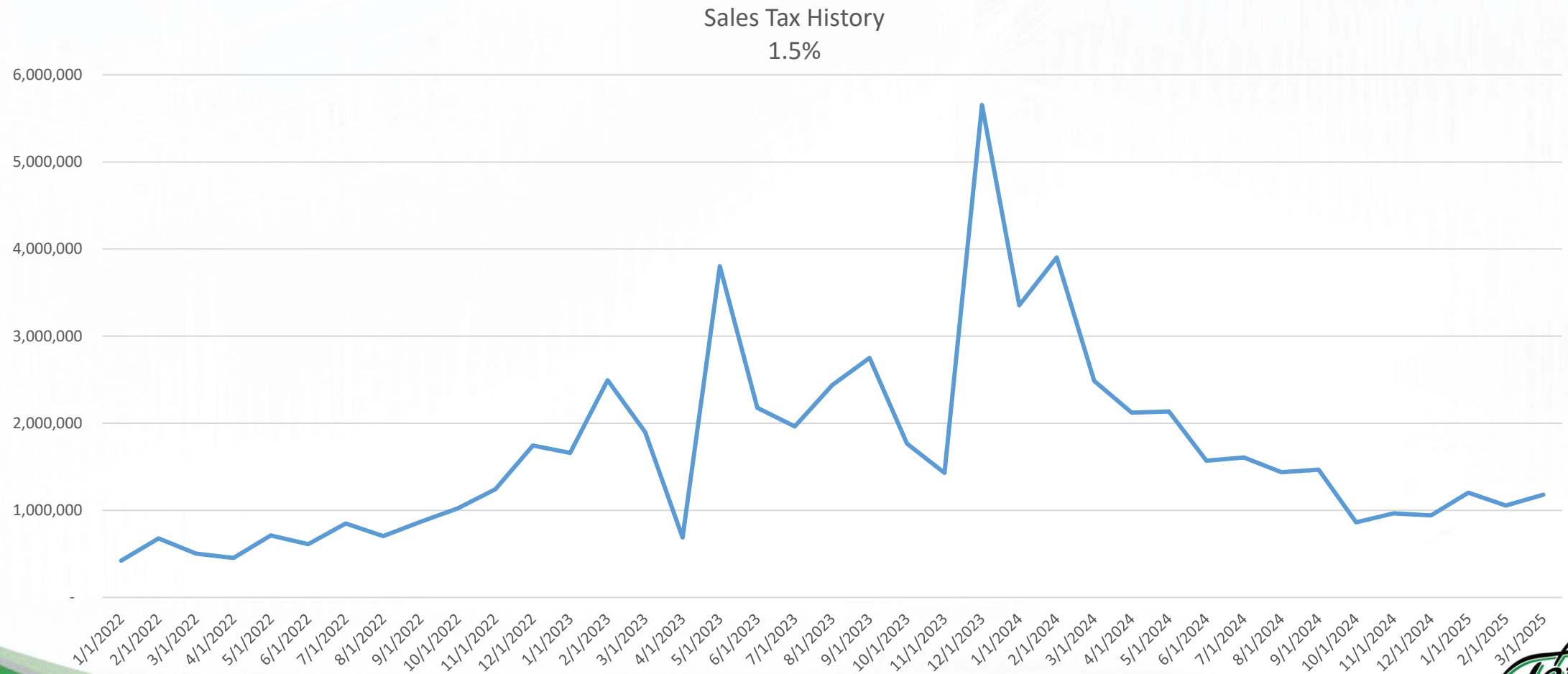
- City Council will have more opportunities to discuss final project list and/or priorities in subsequent meetings.

- Issuance of the tax-supported debt will not increase the tax rate.
- Issuance of the utility-supported debt will not cause an increase in water or sewer rates.

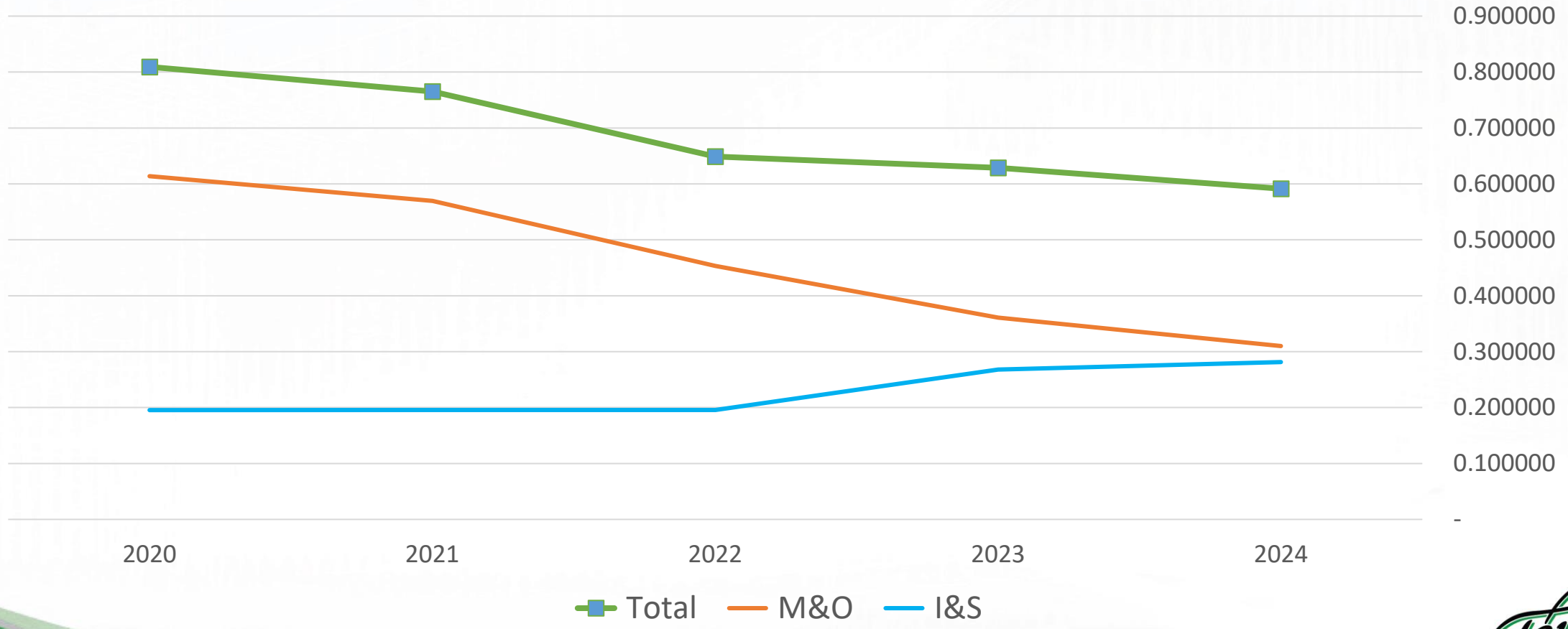
Preliminary Tax Values (WCAD)



Sales Tax fluctuations



Tax Rate History



Tax-Supported CIP

- City staff is recommending the issuance of $8 million to fund tax-supported (non-Utility) CIP projects.
- Projects would be selected and approved by City Council.
- The Resolution would authorize a maximum amount of $15 million for the combination of utility-supported and tax-supported debt.
- Depending upon bond market conditions at the time of sale and more discussion with City Council regarding the project list, the final amount may be less.

Eligible Projects

- (1) water and wastewater system, including any related drainage;
- (2) streets and transportation facilities, including easements and right of way, sidewalks, drainage, traffic improvements, parking and lighting;
- (3) renovation and/or acquisition of a public works facility for various City departments, including the streets department, utility department, drainage department and airport;
- (4) public safety facilities, including Fire Station renovations and improvements; and
- (5) the payment of professional services.

2024 BOND UPDATE
&
PROPOSED 2025 CAPITAL IMPROVEMENT PROJECTS FOR DEBT ISSUANCE

Summary

- Presentation will provide an update on the projects funded with the 2024 CO Bond Projects.
- Present the proposed 2025 utility supported and tax supported CIP projects.

2024 Status Updates Streets

Street Maintenance	
Project Name	**Status Update**
TH Johnson Street Maintenance	Design and Bidding Completed, Construction Begins May 27th
Lake Drive Street Maintenance	Design and Bidding Completed, Construction Begins May 27th
5th & Murphy Street Improvements	Budget set aside, In coordination with PW to improve streets
Sidewalk & Streetscape	
MLK Sidewalk (Robinson St., Frank St., and Robinson Park)	Recently completed 60% design, coordinating UPRR crossings, and with TxDOT
Downtown Streetscape	Project suspended until Downtown Master Plan is completed

Funds Unspent/Unused

2024 Status Updates Drainage

Drainage	
Project Name	**Status Update**
Tammi Lane	In Design, Construction Anticipated Late Summer 2025
Burkett Street	In Design, Construction Anticipated Late Summer 2025
Velma Drive	In Design, Construction Anticipated Late Summer 2025
Old Thorndale Road	In Design, Construction Anticipated Late Summer 2025

2024 CIP Status Updates Parks

Parks	
Project Name	**Status Update**
Heritage Splash Pad Reconstruction	Completed
Doris Roznovak Aquatic Center Construction	In Construction
Bull Branch Pavilion Replacement	In Design
Bull Branch Ballfield/Park and Rotary Restroom Update	In Design
Materials for Public Works to “Level Up” (Rotary, Murphy, and Robinson)	In Coordination
Tennis/Pickleball ADA Parking, Sidewalk Connections, Restroom Upgrades (Murphy Park)	In Design
Synthetic Turf Two Infields in TRP	In Design
Murphy Park Mini Golf Design and Seed Funds	In Coordination

2024 Status Updates Facilities

Facilities	
Project Name	**Status Update**
City-Wide Facilities Master Plan	In Design
Fire Station 1 & Fire Station 2 Renovation Design	Completed

2025 Capital Improvement Projects - Tax Supported

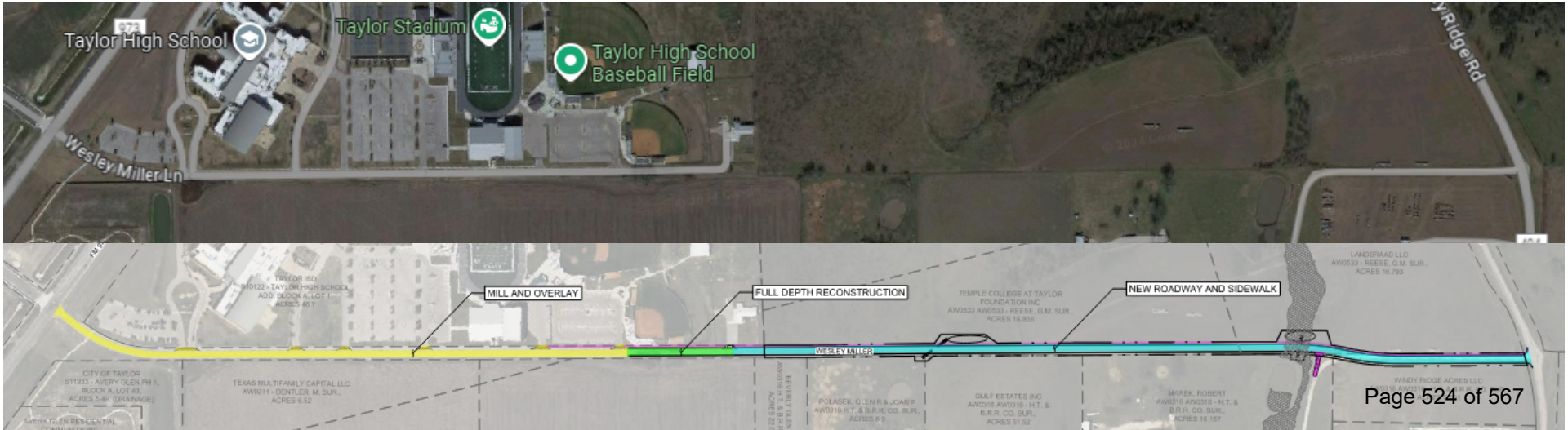
2025 STREET MAINTENANCE

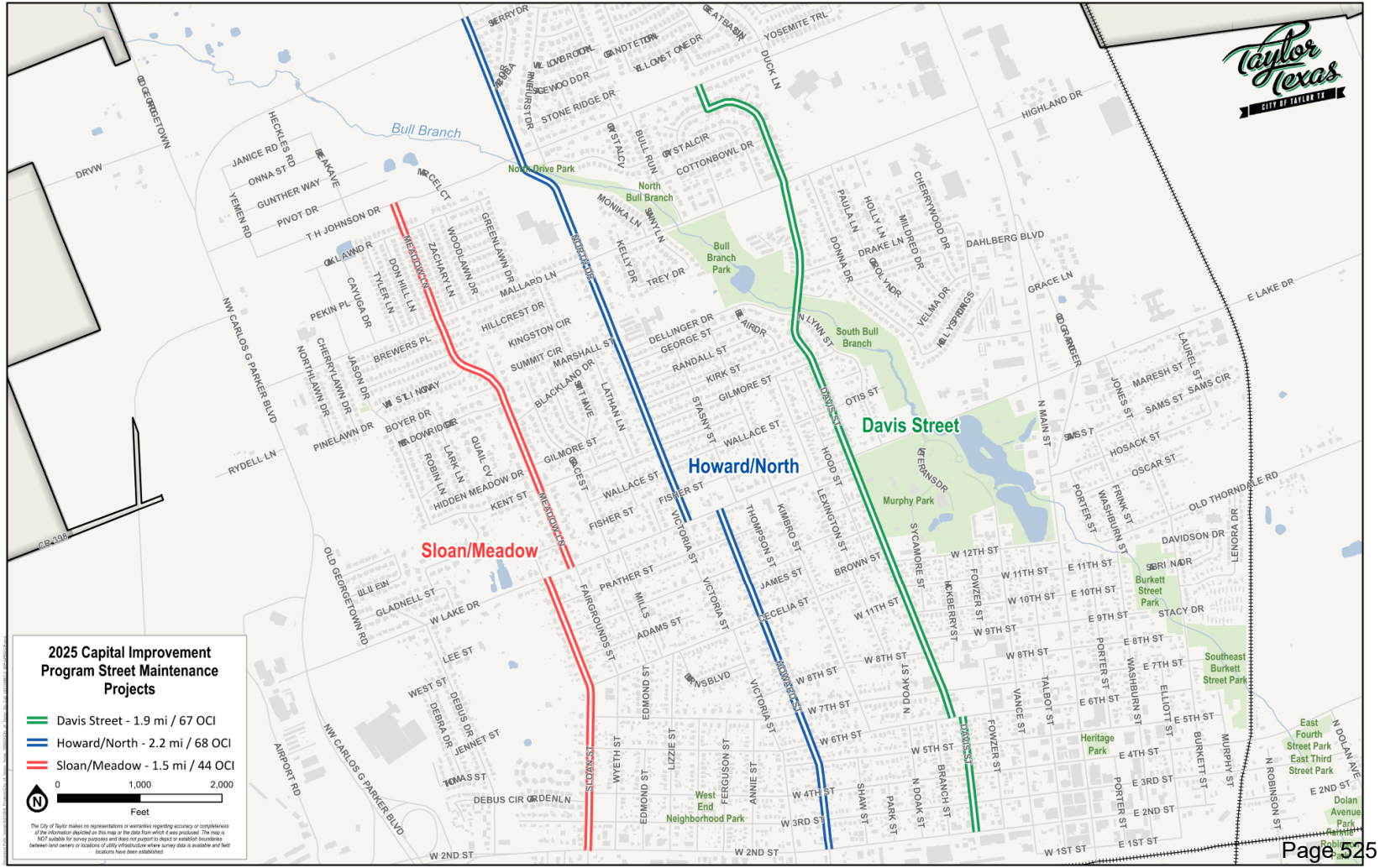
Project Name	Project Estimate
Wesley Miller Extension Preliminary Engineering & Schematic Design	$100,000
Davis Street Maintenance (2nd to Mallard)	$2,700,000
Subtotal	**$2,800,000**
Alt 1: Sloan/Meadow Maintenance (2nd to TH Johnson)	$3,150,000
Alt 2: Howard/North Maintenance (2nd to Carlos G Parker)	$3,000,000
Alt 3: Curb & Gutter Replacements	$3,300,000
Alt 4: CR 366 & Chandler Road Traffic Signal	$1,100,000

Wesley Miller Prelim Engineering Report & Schematic Design ($100,000)

- Extension of Wesley Miller to Windy Ridge and Mill and Overlay of existing Wesley Miller

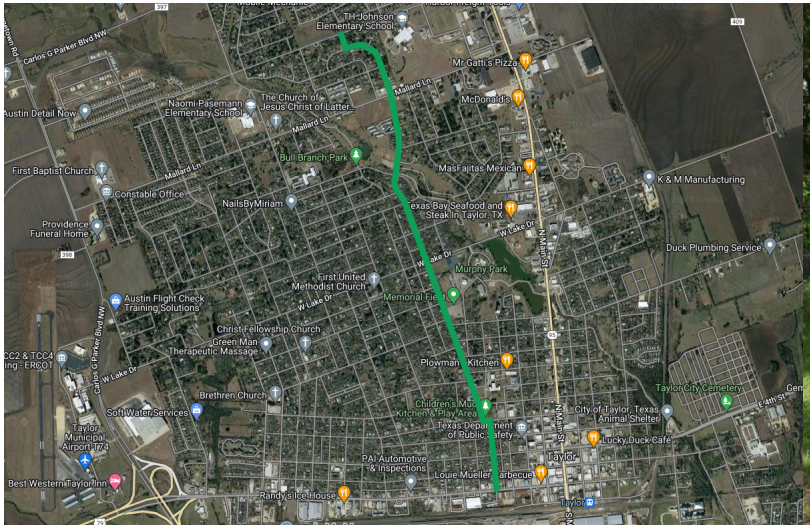
- Includes PER and schematic design




Taylor Texas
CITY OF TAYLOR, TX
Howard/North
Davis Street
Sloan/Meadow
Bull Branch
North Drive Park
North Bull Branch
Bull Branch Park
South Bull Branch
Murphy Park
Burkett Street Park
Southeast Burkett Street Park
Heritage Park
East Fourth Street Park
East Third Street Park
West End Neighborhood Park
Dolan Avenue Park
2025 Capital Improvement Program Street Maintenance Projects
Davis Street - 1.9 mi / 67 OCI
Howard/North - 2.2 mi / 68 OCI
Sloan/Meadow - 1.5 mi / 44 OCI
0
1,000
2,000
Feet
The City of Taylor makes no representations or warranties regarding accuracy or completeness of the information depicted on this map or the data from which it was produced. The map is NOT suitable for survey purposes and does not purport to depict or establish boundaries between land owners or locations of utility infrastructure where survey data is available and field locations have been established.

Davis Street maintenance ($2,700,000)

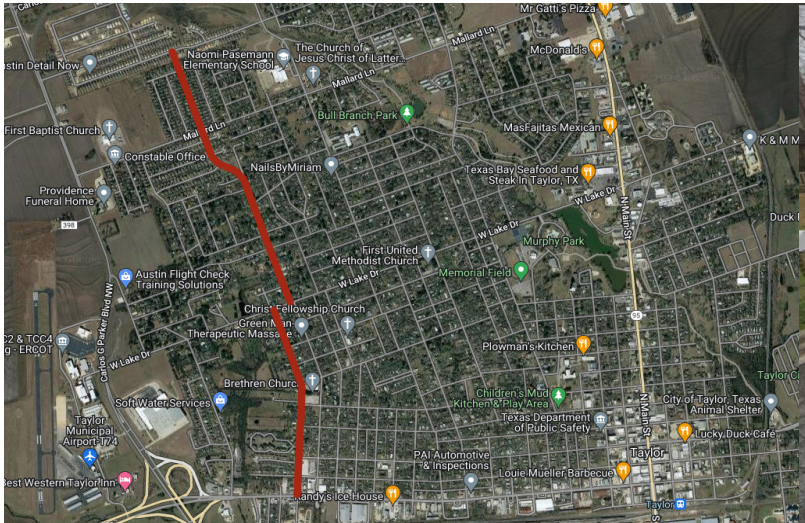
- Major North/South connection through Taylor in need of maintenance
- Maintenance through combination of methods: Reclamation, Mill & Overlay, Preservation, and Crack Sealing
- 1.9 Miles, average OCI score of 67





Alt 1: Sloan/Meadow Street Maintenance (2nd to T H Johnson) ($3,150,000)

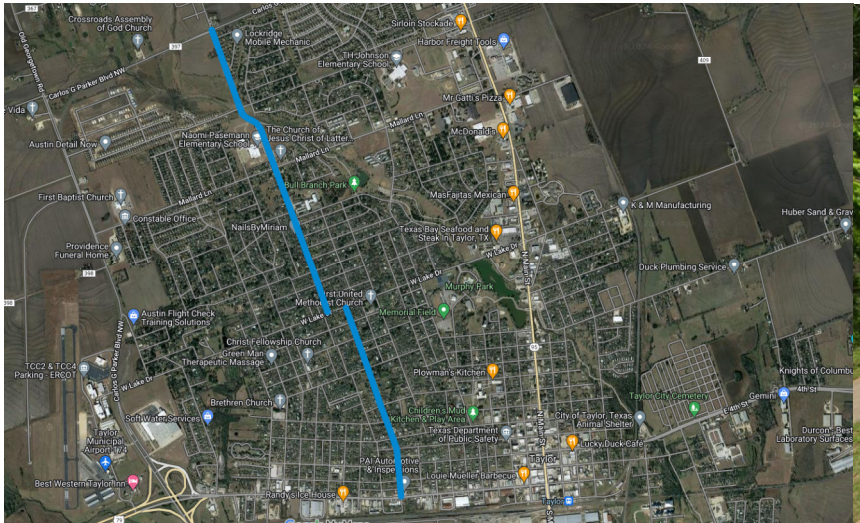
- Major North/South connection through Taylor in need of maintenance
- Maintenance through combination of methods: Reclamation, Mill & Overlay, Preservation, and Crack Sealing
- 1.5 Miles, average OCI score of 44





Alt 2: Howard/North Street Maintenance (2nd to Carlos G. Parker) ($3,300,000)

- North/South connection through Taylor in need of maintenance
- Maintenance through combination of methods: Reclamation, Mill & Overlay, Preservation, and Crack Sealing
- 2.2 Miles, average OCI score of 68

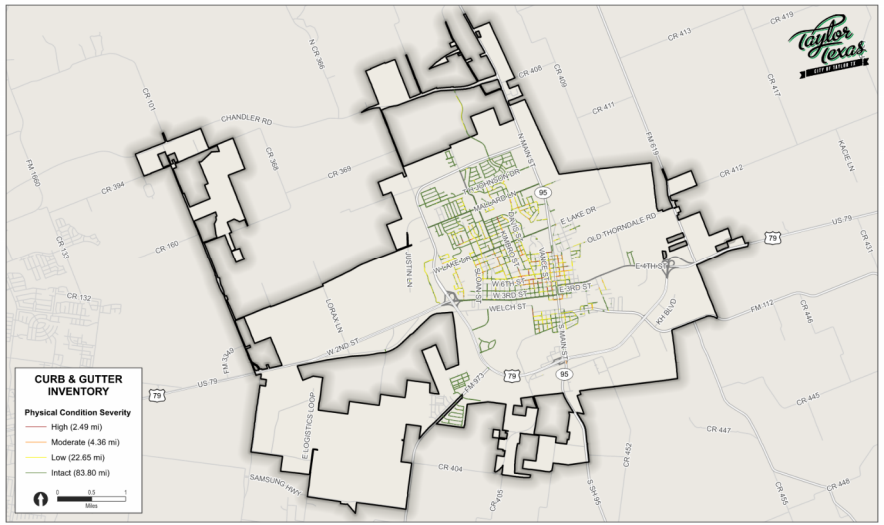




Alt 3: Curb & Gutter replacements ($3,000,000)

- Annual program to replace Curb and Gutter
- Utilizes ARA curb and gutter inventory, collected in 2024
- Addresses overgrown vegetation on curbs and replacement of cracking, heaved, and damaged concrete curb





Alt 4: CR 366 & Chandler Road Traffic Signal ($1,110,000)

- City and County have applied for the TxDOT Highway Safety Improvement Program Grant
- Currently awaiting grant results

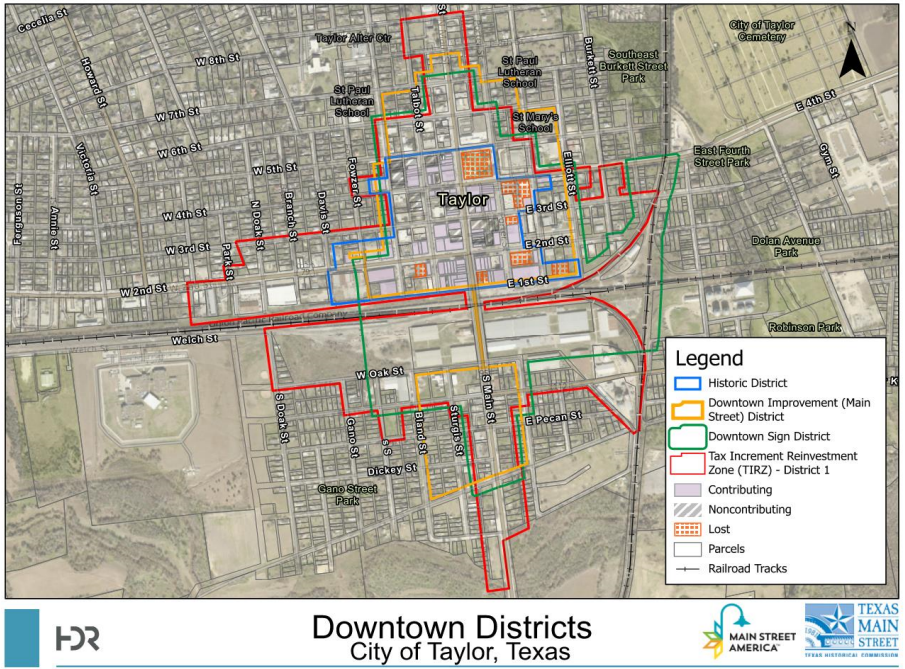


2025 Sidewalk & Streetscape

Project Name	Project Estimate
Downtown Master Plan Streetscape Project	$750,000
Downtown Surveillance Cameras	$200,000
Subtotal	$950,000
Alt 1: Railroad Downtown Quiet Zone Study	$70,000

Downtown Master Plan Project ($750,000)

- Funds dedicated to a project identified by the Downtown Master Plan
- Downtown Master Plan currently in development
- Led by Lionheart Places and Downtown Advisory Board
- Funds will be used within the Downtown Districts



Downtown Surveillance Cameras ($200,000)

- Goal to increase safety and security of residents and local business in the CBD.
- Deploy security cameras to locations near Downtown/Main Street, Skate Park, & construction site of the future City Hall.
- Cameras use analytics such as motion detection, person of interest, line crossing, and loitering to ensure a safer downtown area.
- Can be viewed in real time from Police Communications Center



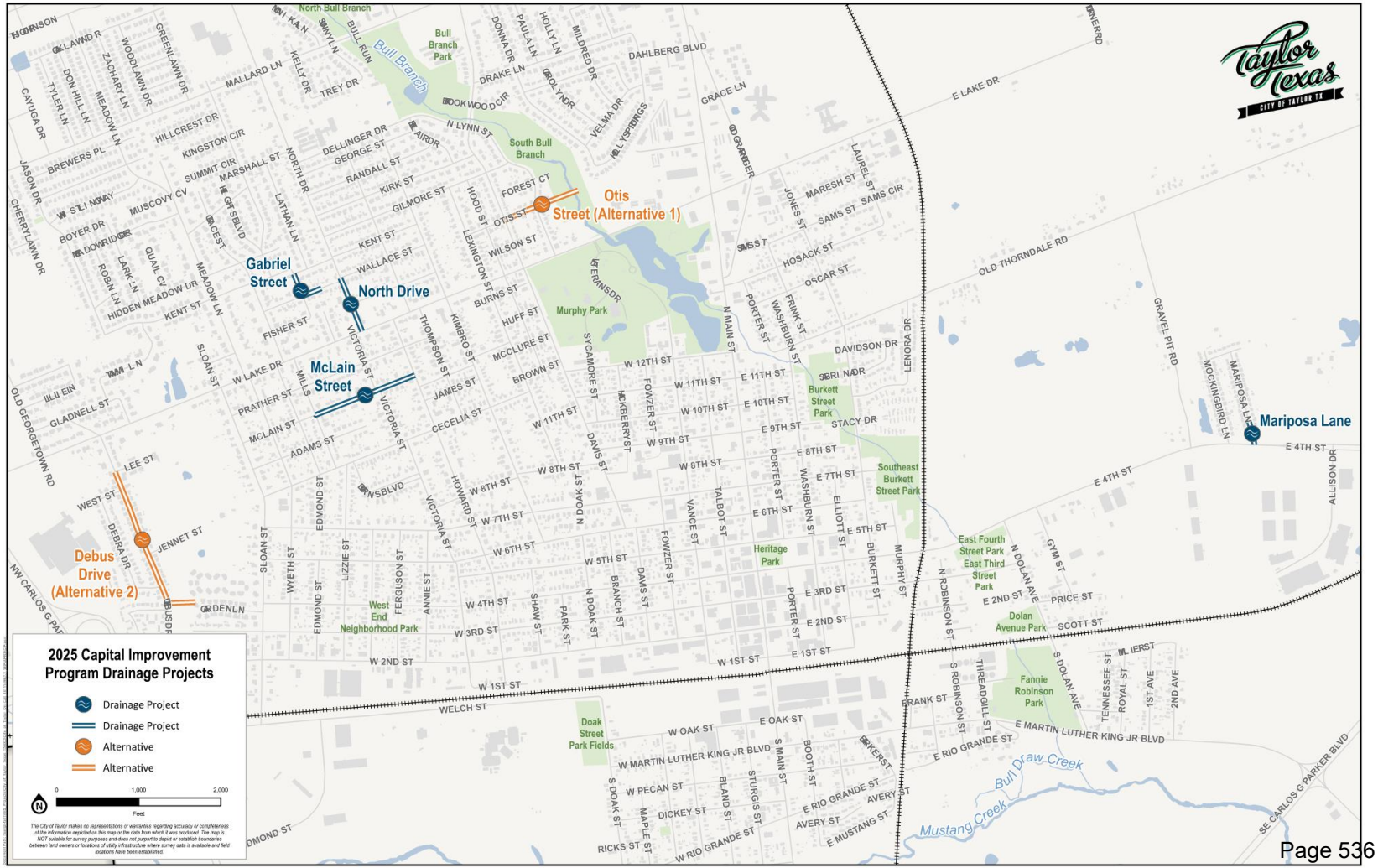
Alt: 1 Railroad Downtown Quiet Zone Study ($70,000)

- Creation of an Implementation Plan to outline the requirements to achieve a Railroad Quiet Zone through Downtown
- Costs estimates to be included within the plan



2025 Drainage Projects

Project Name	Project Estimate
Gabriel Street	$101,460
North Drive	$908,230
McLain Street	$1,170,665
Mariposa Lane	$811,670
Subtotal	**$2,992,025**
Alt 1: Otis Street	$884,021
Alt 2: Debus Drive	$1,660,325


Taylor Texas
CITY OF TAYLOR TX
Otis Street (Alternative 1)
Gabriel Street
North Drive
McLain Street
Debus Drive (Alternative 2)
Mariposa Lane
2025 Capital Improvement Program Drainage Projects
Drainage Project
Drainage Project
Alternative
Alternative
0
1,000
2,000
Feet
The City of Taylor makes no representations or warranties regarding accuracy or completeness of the information depicted on this map or the data from which it was produced. This map is NOT suitable for survey purposes and does not purport to depict or establish boundaries between land owners or locations of utility infrastructure where survey data is available and field locations have been established.
Bull Branch
North Bull Branch
South Bull Branch
Bull Branch Park
Murphy Park
Burkett Street Park
Southeast Burkett Street Park
Heritage Park
East Fourth Street Park
East Third Street Park
Dolan Avenue Park
Fannie Robinson Park
West End Neighborhood Park
Doak Street Park Fields
Bull Draw Creek
Mustang Creek
E LAKE DR
OLD THORNDALE RD
GRAVEL PIT RD
E 4TH ST
W 1ST ST
E 1ST ST
W 2ND ST
E 2ND ST
W 3RD ST
E 3RD ST
W 4TH ST
W 5TH ST
W 6TH ST
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SE CARLOS G PARKER BLVD
DAHLBERG BLVD
N MAIN ST
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S DOAK ST
DAVIDSON DR
STACY DR
PRICE ST
SCOTT ST
WELCH ST
FRANK ST
MILLER ST
OLD GEORGETOWN RD
NW CARLOS G PARKER BLVD

Gabriel Street ($101,460)

- Regrading of west side of Gabriel Street to convey flow into existing concrete flume
- Alleviates roadway ponding
- Reduces private property flood concerns
- Benefits 4 structures



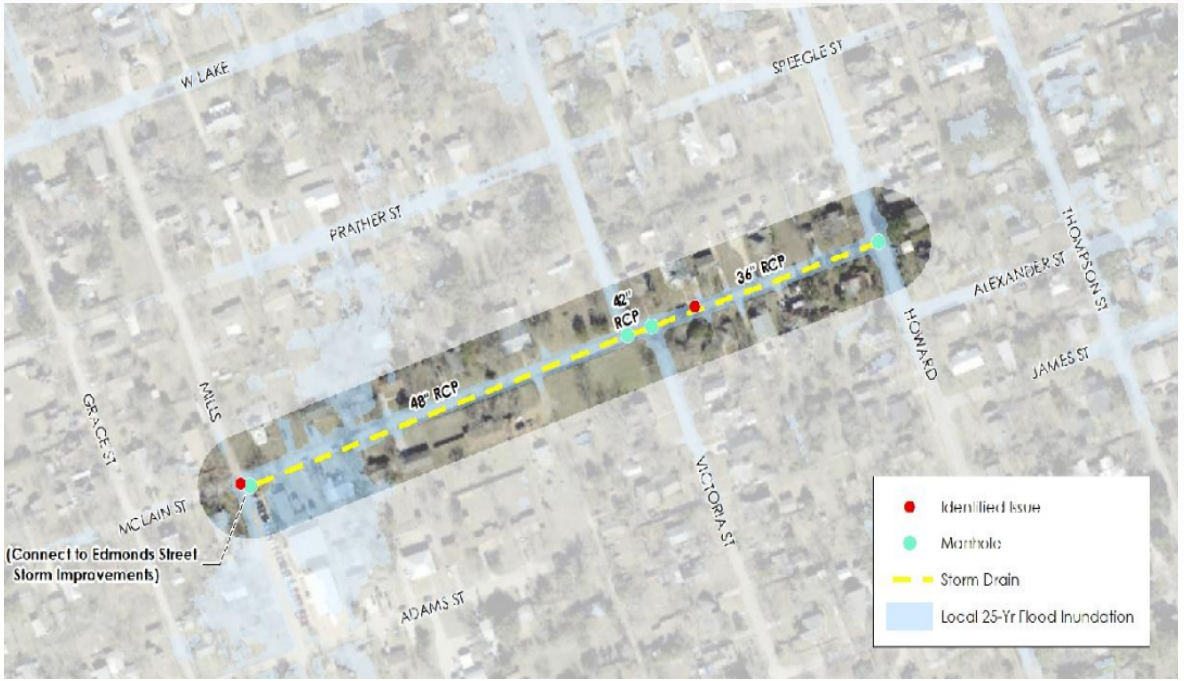
North Drive ($908,230)

- Installation of 650 linear feet of 5’x2’ concrete storm drain
- To address ponding along North Drive and Lake Drive
- Relieves existing storm drainage capacity concerns
- Increases the capacity of the drainage system
- Alleviates ponding along North Drive
- Benefits 15 structures



McLain Street ($1,170,665)

- Installation of new storm drainage systems along McLain Street to address local street flooding near Mills Street
- Increases the capacity of the drainage system
- Alleviates ponding along McLain
- Reduces private property flood concerns
- Benefits 24 structures



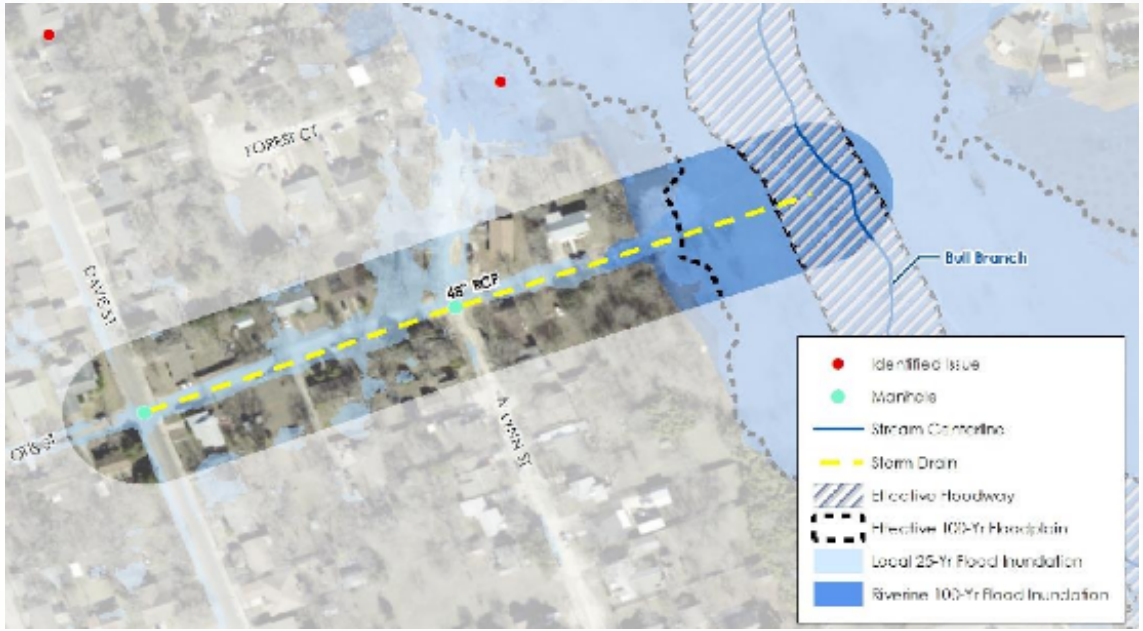
MARIPOSA LANE ($811,670)

- Installation of inlets and culverts across Mariposa and Mockingbird
- Relieves existing capacity concerns of the cross culvert system at East 4th
- Alleviates ponding along Mariposa and Mockingbird
- Reduces residential lot property ponding
- Benefits 24 structures



Alternate 1: Otis Street ($884,021)

- Installation of storm drain system from Davis to Bull Branch (48” RCP)
- Relieves existing capacity concerns of the cross culvert system at East 4th
- Alleviates ponding between Davis Street and Bull Branch
- Reduces residential lot property ponding
- Benefits 17 structures



Alternate 2: Debus Drive ($1,660,325)

- Reprofiling and reconstruction of Debus Drive
- Installation of curb and gutter and storm drain
- Alleviates ponding along Debus Drive
- Reduces residential lot property ponding
- Phased construction allows for budget flexibility
- Benefits 40 structures



2025 Parks Projects

Project Name	Project Estimate
Parks Master Plan Update	$275,000
Subtotal	**$275,000**

Parks Master Plan Update ($275,000)

- Update Master Plan to reprioritize park projects with heavy community input as additional project funds have become available.
- Add Taylor Regional, Doak, Burkett, Dolan Parks to the study (not included in 2020 Halff Associates master plan)
- Add section to identify locations and challenges for additional park land and improvements



2025 Facilities Projects

Project Name	Project Estimate
Fire Station 1 Renovation	$3,328,000
Fire Station 1 Renovation	$3,359,000
Public Works Facility (renovation or acquisition)	TBD
Subtotal	**$6,687,000**

Fire Station 1 Renovation ($3,328,000)

- Station 1 expansion and renovation to accommodate platform ladder truck, future staffing, improved safety features.
- Associated grading, paving, parking, drainage, and utility improvements to service the station.
- Design Plans funded in 2024 are in completed and are currently "shovel ready"



Fire Station 2 Renovation ($3,359,000)

- Station 2 expansion and renovation to facilitate drive through apparatus bays, eliminate backing in from highway, accommodate future staffing, and improved safety features.
- Associated grading, paving, parking, drainage, and utility improvements to service the station.
- Design Plans funded in 2024 are currently "shovel ready"

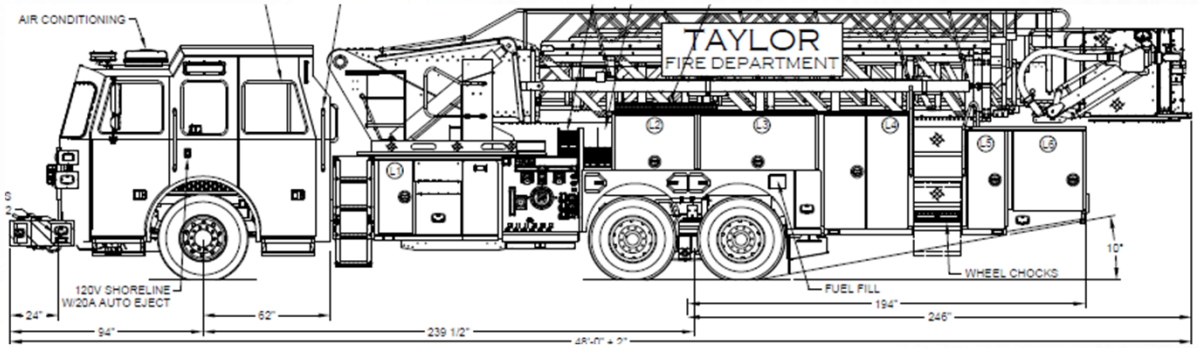


Other Obligated Funds

Project Name	Project Estimate
Fire Ladder Truck	$2,028,000
Corridor A2 – Williamson County Match	$3,000,000
Subtotal	**$5,028,000**

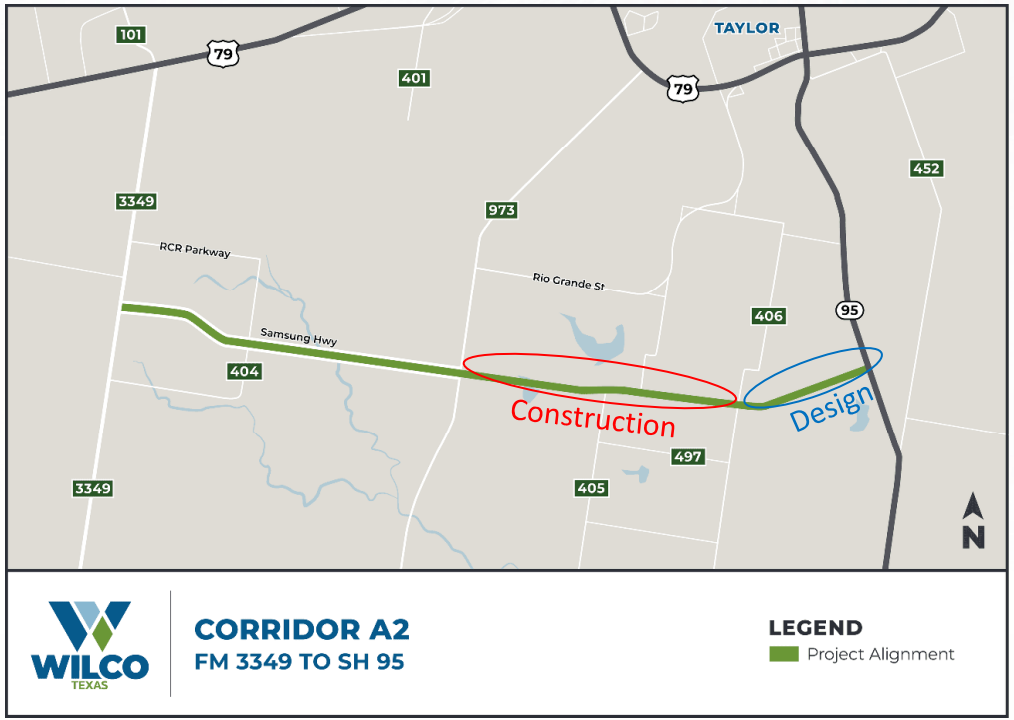
Fire Ladder Truck 2026 ($2,028,000)

- Purchase replacement ladder truck to serve Taylor's growing population
- Truck purchase was approved by council and ordered in December 2023.
- Fire Station 1 Expansion Required to house Ladder Truck
- Delivery Expected mid-2026



Corridor A2 – Williamson County Match 2028 ($3,000,000)

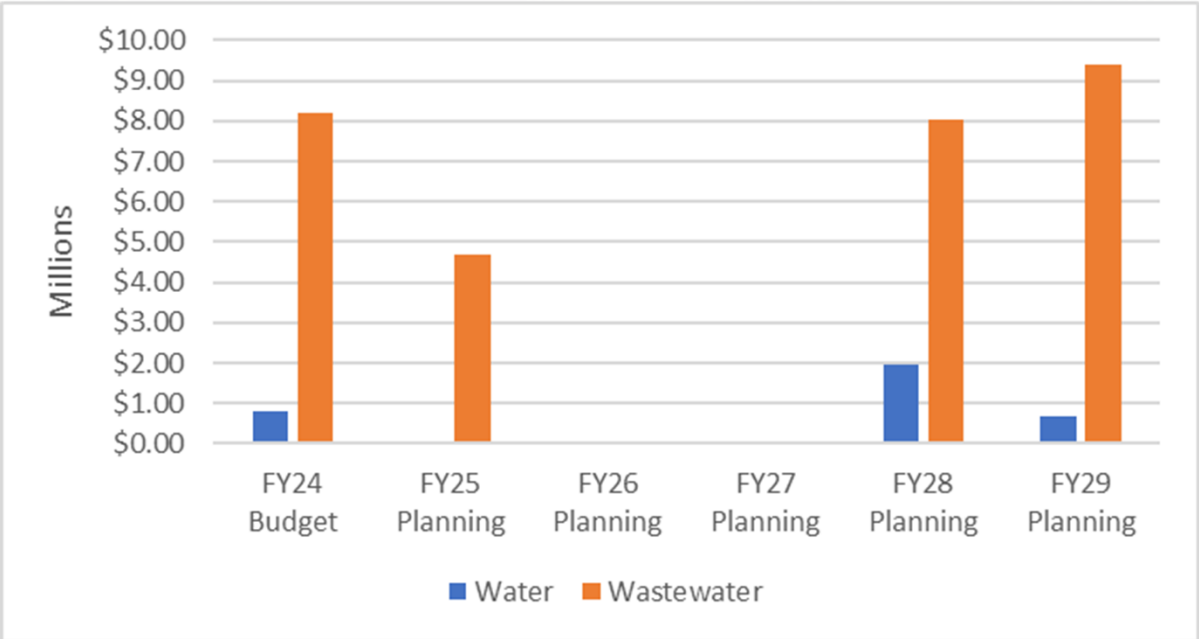
- City's obligated match for construction and design of Corridor A2 with Williamson county (2028)
- The match spans between FM 973 and State Highway 95 (South Main Street)
- Will address safety, mobility, and connectivity in eastern Williamson County
- Construction to begin in next 4 years



2025 Water/Wastewater Utility Rate Supported

Approved Water & Wastewater CIP

- The Water and Wastewater CIP was approved at the 7/11/2024 Council meeting
- The CIP includes proposed projects with future debt issues for 2025, 2028 and 2029
- 2025 debt issue is for wastewater projects only
- Current water and sewer rates anticipated the 2025 debt issue



Proposed Wastewater Projects

- Proposed 2025 wastewater debt funded projects from the approved CIP are shown below
- The proposed 2025 debt issue, in combination with 2024 issue, addresses TCEQ deficiencies at the Mustang Creek Wastewater Treatment Plant (WWTP) and replacing portions of the Bull Branch Interceptor

PROPOSED DEBT FUNDED PROJECTS

Project	Funding Source	Total Project Cost Estimate	FY 24-25 Debt Issued $9M (Total)	FY 24-25 Debt Reallocated or Used $9M	FY 25 Planning New Debt $5M	FY26 Planning	FY27 Planning	FY28 Planning New Debt $10M	FY29 Planning New Debt $10M	Comments
Wastewater										
Red text indicates TCEQ deficiencies identified										
Upsize along Bull Branch, from Main to E 7th St	FY 24/25 / Future Debt Issuance	$ 4,650,000	3,500,000	3,500,000	1,150,000	-	-	-		FY 24/25 Debt issued, in progress, adjusted later year funding
Upsize along Bull Branch, from E 7th to Robinson Pk	FY 24/25 / Future Debt Issuance	$ 2,800,000	1,400,000	1,400,000	1,400,000			-		FY 24/25 Debt issued, in progress, adjusted later year funding
Fine Screen	Future Debt Issuance	$ 1,423,695			1,423,695	-	-	-	-	REQUIRED FOR TCEQ DEFICIENCY
Handrail	Future Debt Issuance	$ 393,015			393,015	-	-	-	-	REQUIRED FOR TCEQ DEFICIENCY
Headworks (Second Bar Screen, Sluice gate replacement, berm)	Future Debt Issuance	$ 6,467,160						3,842,160	2,625,000	REQUIRED FOR TCEQ DEFICIENCY, INCLUDES $1M PLACEHOLDER FOR THE BERM, PRIORITY 2
Repair hazardous gas ventilation systems for influent lift station and RAS building	Future Debt Issuance	$ 650,685		650,685		-	-	-	-	REQUIRED FOR TCEQ DEFICIENCY
Second belt press (replace old 1.0 meter press), includes driveway repair at roll off containers	Future Debt Issuance	$ 1,384,740		1,084,740	300,000	-	-	-		REQUIRED FOR TCEQ DEFICIENCY
RAS Pump Building/MCC 2 E-house upgrade, w/conduit and outlets replacement in headworks, RAS building, belt press area	Future Debt Issuance	$ 1,033,725		1,033,725		-	-	-	-	REQUIRED FOR TCEQ DEFICIENCY
WWTP Master Plan	Future Debt Issuance	$ 315,000		315,000		-	-	-	-	
Automatic telescopic valves & actuators	Future Debt Issuance	$ 862,560			-			220,000	642,560	PRIORITY 2
Train 1 Rehab (Clarifier rehab, basin cleaning, new diffuser piping and diffuser, clarifier 3 drain line)	Future Debt Issuance	$ 4,191,300			-	-	-	2,383,800	1,807,500	PRIORITY 3
Sludge thickener drive replacement	Future Debt Issuance	$ 779,000			-	-	-	-	779,000	PRIORITY 5
New aerobic digester to replace existing and convert existing digester to EQ basin	Future Debt Issuance	$ 4,603,375			-	-	-	1,590,000	3,013,375	PRIORITY 7. Includes $600,000 assumed to convert existing basin into EQ storage
Lift station control panels upgrade (HEB)	Future Debt Issuance	$ 199,375		199,375	-	-	-	-		-
Stationary backup generators with ATS at lift stations	Future Debt Issuance	$ 528,125							528,125	PRIORITY 8
WASTEWATER PROJECTS	**Totals**	**30,281,755**	**4,900,000**	**8,183,525**	**4,666,710**	-	-	**8,035,960**	**9,395,560**	

FY 2025 Wastewater Debt Issue Projects

Project Name	Project Estimate
Bull Branch Upsizing (Main to E. 7th St)	$1,150,000
Bull Branch Upsizing (E. 7th St to Robinson Park)	$1,400,000
TCEQ Deficiencies (Fine Screen)	$1,423,695
TCEQ Deficiencies (Handrail)	$393,015
TCEQ Deficiencies (Second Belt Press)	$300,000
Subtotal	**$4,666,710**

Upsize existing 15” WWL along Bull Branch, from Main St to E 7th St to 24”($1,150,000)

- Bull Branch is the main area of concern in the collection system
- Debt issue is a continuation of 2024 debt issue for the interceptor
- Project will address surcharge issues within the Bull Branch system
- A new 24” WWL will address current capacity constraints to serve anticipated growth through 2040



Upsize existing 18” WWL along Bull Branch, from E 7th St to Robinson Park to 30” ($1,400,000)

- Debt issue is a continuation of 2024 debt issue for the interceptor
- Project addresses surcharge issues that occur during rain events
- The new 30” WWL will address capacity constraints to serve anticipated growth through 2040
- The segment shown is in construction. Funds to be used for pending easement acquisition and related costs. Unused funds will be utilized for the next Bull Branch segment to the north.



Mustang Creek WWTP TCEQ Deficiency Improvements

2025 WWTP Debt Issue Projects	Project Estimate
1 - Fine Screen	$1,423,695
2- Handrail for Treatment Unit 1	$393,015
3 - Second Belt Press	$300,000
Total	**$4,666,710**
* Other TCEQ deficiency improvement projects planned with 2024 debt and future issues	



Questions?

City Council Meeting
April 24, 2025
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 15.

Agenda Title: **Receive an update and discuss the next steps for a potential Charter Election.**

Council Action to be Taken: Accept presentation as presented.

Department Submitted: City Management

Staff Contact: Jeffery Jenkins, Deputy City Manager

1. PURPOSE / DESCRIPTION

The purpose of this item is to receive an update and discuss the potential steps to conduct a potential charter election.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Council in 2024, expressed interest in having a charter committee review and a charter election. This presentation will cover a potential schedule and some additional key points regarding how the charter committee process may work.

3. PROS and CONS

PROS	CONS
• Review charter to ensure effective charter the community wants	• NA

4. RECOMMENDATION

Accept report as presented.

5. FUNDING SOURCE

General fund.

6. TIMELINE

Start in later 2025 and through election.

7. OTHER OPTIONS

Delay charter review
Do not conduct charter review

8. ATTACHMENTS

1. Charter Election Power point

Update and Discuss next steps for potential Charter Election

April 24, 2025 City

Council Meeting

Historical Background

Taylor's City Charter

- In Texas, a city charter, specifically a "home rule charter," is a municipal constitution adopted by citizens through an election, defining the powers, duties, and responsibilities of the local government, and establishing its organizational structure

- Adopted: April 6, 1914

- Been amended 8 times:
  January 29, 1920, November 30, 1929, October 22, 1949, April 6, 1987, May 5,2001, November 3, 2020, and May 4, 2024

- Charter election could be held in November 2026

Previous Charter Committee

Council appointed a Charter Committee back in 2012

- Committee appointments: 2 appointees from each Council Member and 3 by Mayor

- Committee held 4 meetings: Reviewed 9 city charters, 19 items specifically identified and reviewed some items to change due to state law

- 3 amendments recommended to move forward
  - All amendments passed in November 2020 election

Moving Forward

Council could appoint new charter review committee

- How many members and how appointed (Council appoint October-December 2025)
- Define the specific areas to review (Council direction October-December 2025)
- Charter Committee Meetings (January 2026-April 2026)
  - Legal review to ensure State Law Compliance

Moving Forward continued

- Present proposed recommendation (May-June 2026)
- Attorney finalize draft of any charter language (June-July 2026)
- Council ordinance call for election on items (July-mid Aug 2026)
- Vote held (November 2026) Cost estimated $15k for election
- Council adopt resolution to enact passed amendments

Other Items

- State Law- Various Changes being proposed with State Law regarding elections
  - Electing Council and other items may eventually be November only

- Resign to Run- One year 30 days left standard

  A council member must resign if:

  Greater term left than one year and 30 day, have to resign when announcing to run for another elected position

  Less than one year and 30 days, they can run without resigning

Questions?