AGENDA

CITY OF TAYLOR, TEXAS

CITY COUNCIL MEETING

CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

MAY 22, 2025, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- Proclamation - National Tennis Month
- Recognize - Texas Municipal Human Resources Association Award Recipients
- Recognize - Stacy Batch, Airport Manager of the Year

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 May 8, 2025, regularly scheduled City Council meeting. *Lucy Aldrich*
2. Consider approval of the minutes from the May 13, 2025, special called City Council meeting. *Lucy Aldrich*
3. Consider adoption of a revised City Federal and State Grant Procurement Policy. *Robert Powers*
4. Concur with April 2025 Monthly Financial Report. *Robert Powers*
5. Consider approval of first amendment to the Interlocal Agreement between Williamson County, Texas, and the City of Taylor, Texas, regarding Corridor A2 Project. *Brian LaBorde*

PUBLIC HEARINGS / ORDINANCES

6. Hold a public hearing and introduce Ordinance 2025-15 regarding revisions to the Land Development Code creating allowances for Special Use Permits for the following uses:

Multifamily, Mixed-Use with Multifamily Component, and Recreational Vehicle Parks. *Carly Kehoe Pearson*

7. 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. **POSTPONED FROM APRIL 24, 2025, MEETING** *Scott Dunlop*

8. 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. **POSTPONED FROM APRIL 24, 2025, MEETING** *Scott Dunlop*

9. **WITHDRAWN BY APPLICANT.** 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. **POSTPONED FROM APRIL 24, 2025, MEETING** *Scott Dunlop*

10. **WITHDRAWN BY APPLICANT.** 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. **POSTPONED FROM APRIL 24, 2025, MEETING** *Scott Dunlop*

11. **POSTPONEMENT REQUESTED.** Hold a public hearing and consider a request for a Special Use Permit to allow lodging without a full time, on-site operator, for property generally located at 2112 W. Lake Dr, consisting of approximately 5.716 acres of land situated in the William J. Baker Survey, Abstract No. 065 more particularly described by Williamson Central Appraisal District Parcel R018819, Taylor, Williamson County, Texas. *Scott Dunlop*

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 Attorney regarding Texas Local Government Code Chapter 43, Municipal Annexation.
b. Section 551.071, Consultation with Attorney regarding Tax Credit and Bond Funding Agreement request from The Foundry Development.
c. Section 551.071, Consultation with Attorney regarding Robert Marek, et. al. v. City of Taylor, et. al., No. 24-0447-C425.
d. Section 551.072, Real Estate Exception, Project Spear.

Reconvene into open session and take any action.

ADJOURN

I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on May 19, 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: 05/19/2025

Proclamation

NATIONAL TENNIS MONTH

WHEREAS, On May 21, 1881, the United States Tennis Association (USTA), originally known as the United States National Lawn Tennis Association, was founded in New York City, New York, to create rules and standards for the emerging game of lawn tennis; and

WHEREAS, USTA proudly partners with local tennis programs like the Taylor Area Tennis Association to showcase the important health, social, and educational benefits of tennis and make the sport available to everyone, regardless of age, environment, condition, or ability; and

WHEREAS, The Taylor Area Tennis Association (TATA) is an organization established in 2011 to promote the game of tennis in Taylor and surrounding cities; and

WHEREAS, The Taylor Area Tennis Association promotes tennis through play days, tournaments, scholarships and more; and

WHEREAS, According to the latest Physical Activity Council's participation report, that One in every 12 Americans played tennis in 2024 - the highest proportion on record. This exceeds the five-year average ratio of one in 16 Americans. In an increasingly competitive sports and recreation environment, this expansion demonstrates tennis' broadening appeal and strengthening position in the U.S.; and

WHEREAS, In addition, according to multiple sources and studies, tennis has been shown to have a significant positive impact on the health of participants. Tennis players on average add 9.7 years to their lives; and

WHEREAS, In partnership with the City of Taylor, TATA is committed to making Murphy Park Tennis the equal of any tennis facility in our area.

NOW, THEREFORE, I, Dwayne Ariola, Mayor of the City of Taylor, do hereby proclaim the month of May 2025 as National Tennis Month.

Signed this 22nd day of May 2025.

_____

Dwayne Ariola, Mayor
City of Taylor

City Council Meeting
May 22, 2025
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 1.

Agenda Title: **Consider approval of the minutes from the May 8, 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. 10 May 8, 2025

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
May 8, 2025 at 6:00 p.m.

Mayor Ariola 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
Mayor Dwayne Ariola

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

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS / RECOGNITIONS

- Proclamation – National Salvation Army Week
  Councilwomen Cobb read the proclamation and presented it to Scott Bedio with the Salvation Army.

- Proclamation – Building Safety Month
  Councilmember Garcia read the proclamation and presented it to Ruby Moran, Permit Supervisor.

- Proclamation – National Police Week
  Mayor Ariola read the proclamation and presented it to Chief Fluck.

- Proclamation – National Public Works Week
  Mayor Pro Tem Cmerek read the proclamation and presented it to Sabrina England, Assistant Director of Public Works.

- Proclamation – Honoring Karen Ellis
  Mayor Ariola read the proclamation and presented it to Library Director Karen Ellis.

CITIZENS COMMUNICATION

Ms. Shenna spoke about a double driveway next to her residence that prevents her from seeing out of her driveway.

CONSENT AGENDA
Consent Agenda items #5 and #9 were pulled from consent for separate consideration.

1. **Consider approval of the minutes from the April 24, 2025, regularly scheduled City Council meeting.**
2. **Consider approval of the minutes from the April 30, 2025, special called City Council meeting.**

3. **Consider authorizing the City Manager or designee to sign an Updated Agreement with Williamson County for the use of Community Development Block Grant Funds.**
4. **Consider approval of 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.**
5. Consider approval of 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.
6. **Consider approval of 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.**
7. **Consider approval of 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.**
8. **Consider approval of a conditional acceptance of subdivision infrastructure for the Castlewood South Subdivision Phase 2.**
9. Consider approval of a cost sharing agreement between the City of Taylor and Park 79 Commerce Center LLC.

Motion was made by Councilmember Garcia to approve the consent agenda items 1, 2, 3, 4, 6, 7, and 8 as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

5. **Consider approval of 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.**

Motion was made by Councilmember Garcia to approve Ordinance 2025-12 as presented. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried 4 to 0 with Councilmember Anderson abstaining.

9. **Consider approval of a cost sharing agreement between the City of Taylor and Park 79 Commerce Center LLC.**

Scott Dunlop, Director of Development Services, informed City Council that while staff had hoped to finalize the agreement before the meeting, final costs will not be confirmed until tomorrow. Staff recommends conditional approval of the agreement, not to exceed $750,000, and authorization for the City Manager to execute the agreement. The agreement pertains to the oversizing of water and wastewater lines near the Park 79 development to accommodate adjacent growth. Funding will come from the CIP balance and not the General Fund.

Motion was made by Councilmember Garcia to conditionally approve authorizing the City Manager to execute the cost sharing agreement with Park 79, in an amount not to exceed $750,000. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

PUBLIC HEARINGS / ORDINANCES

10. **Hold a public hearing on Ordinance 2025-16; an ordinance of the City Council of the City of Taylor, Williamson County, Texas, amending Ordinance No. 2021-30 designating Tax Increment Reinvestment Zone No. Two, City of Taylor, as amended by Ordinance No. 2022-23, by amending the boundaries of Tax Increment Reinvestment Zone No. Two and to reduce the City's contribution to the Tax Increment Fund.**
    City Manager Brian LaBoard gave a brief presentation. This ordinance will reduce the TIRZ boundaries to include carving out Linde Gas on the Samsung property.

    Mayor Ariola opened a public hearing at 6:38 p.m.

    With no one speaking, Mayor Ariola closed the public hearing at 6:38 p.m.

    The City Attorney read the caption of the ordinance.

    ORDINANCE NO. 2025-16

    AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING ORDINANCE NO. 2021-30 DESIGNATING TAX INCREMENT REINVESTMENT ZONE NO. TWO, CITY OF TAYLOR, AS AMENDED BY ORDINANCE NO. 2022-23, BY AMENDING THE BOUNDARIES OF TAX INCREMENT REINVESTMENT ZONE NO. TWO AND TO REDUCE THE CITY'S CONTRIBUTION TO THE TAX INCREMENT FUND; CONTAINING FINDINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

    No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

11. **Consider Ordinance 2025-16; an ordinance of the City Council of the City of Taylor, Williamson County, Texas, amending Ordinance No. 2021-30 designating Tax Increment Reinvestment Zone No. Two, City of Taylor, as amended by Ordinance No. 2022-23, by amending the boundaries of Tax Increment Reinvestment Zone No. Two and to reduce the City's contribution to the Tax Increment Fund.**
    City Manager Brian LaBorde, this agenda item is to adopt the Ordinance amending the TIF #2 zone removing Linde Gas from the zone.
    Motion was made by Councilmember Anderson to approve Ordinance 2025-16 as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

12. **Presentation on the Wellness Center Feasibility Study.**
    Tyler Bybee, Director of Parks and Recreation introduced Mick Massey from BRS who gave a presentation on the findings of the Wellness Center study.
    John Borge spoke on the agenda item.
    Motion was made by Councilmember Anderson to receive the presentation. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

Before adjourning the meeting, Mayor Ariola acknowledged that this was Councilmember Anderson's final regular meeting. Councilmember Anderson then offered a few closing remarks.

ADJOURN
With no further business Mayor Ariola declared the meeting adjourned at 7:40 p.m.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

City Council Meeting
May 22, 2025
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 2.

Agenda Title: **Consider approval of the minutes from the May 13, 2025, special called 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. 11 May 13, 2025 Canvassing Meeting Minutes

City of Taylor
Special Called City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
May 13, 2025 at 5:00 p.m.

Mayor Ariola declared a quorum and called the meeting to order at 5:00 p.m. with the following present:

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

Brian LaBorde, City Manager
Mark Schroeder, City Attorney
Lucy Aldrich, City Clerk

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

1. **Consider approval of Resolution R25-09 canvassing the results of the May 3, 2025, general election.**
   Lucy Aldrich, City Clerk – read the results of the May 3rd general election.
   Motion was made by Councilmember Anderson to approve Resolution R25-09. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

2. **Administer Oath of Office to Council Member District 1.**
   Mayor Ariola expressed appreciation to Councilmember Anderson for his service.
   Judge Will Ward, Williamson County Court at Law Five Judge, swore-in Greg Redden as Council Member District 1.
   Councilmember Anderson stepped down from the dais and newly elected Councilmember Redden joined the City Council at the dais.

3. **Consider approval of Resolution R25-10 calling a runoff election on June 7, 2025, to elect a Council Member from District 4.**
   Lucy Aldrich, City Clerk – presented the resolution calling for a runoff election.
   Motion was made by Councilmember Garcia to approve Resolution R25-10. Motion was seconded by Councilmember Redden. Motion carried unanimously.

ADJOURN
With no further business Mayor Ariola declared the meeting adjourned at 5:06 p.m.

_____
Dwayne Ariola, Mayor

_____
Lucy Aldrich, City Clerk

City Council Meeting
May 22, 2025
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 3.

Agenda Title: **Consider adoption of a revised City Federal and State Grant Procurement Policy.**

Council Action to be Taken: Adopt the revised Federal/State Grant Procurement Policy

Department Submitted: Finance

Staff Contact: Robert Powers, Chief Financial Officer

1. PURPOSE / DESCRIPTION

The purpose of this agenda item is to adopt a revised City of Taylor Federal and State Grant Procurement Policy.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Federal Government has made changes to the requirements governing procurement using federal funds. These changes are in adding 1 additional page of regulations and requirements. After consultation with our grant management team, it is recommended that we revise the Federal and State procurement policy.

3. PROS and CONS

PROS	CONS
• Keeps the Purchasing Policy from becoming a large document • Allows the clear separation of procurement procedures for grant and non-grant purchases	• We will have 2 documents governing procurement

4. RECOMMENDATION

Adopt the revised City of Taylor Federal and State Grant Procurement Policy

5. FUNDING SOURCE

N/A

6. TIMELINE

Immediate adoption is recommended as we have the final approval of a grant pending on the adoption of the updated federal procurement requirements.

7. OTHER OPTIONS

8. ATTACHMENTS

1. Federal Purchasing Policy redline
2. Federal Purchasing Policy 5.22.25

FEDERAL AND STATE GRANT PROCUREMENT POLICY

RULES AND

REGULATIONS

Effective May 22, 2024

City of Taylor follows State of Texas and Federal 2CFR 200.318-200.327 and Appendix II to Part 200 procurement law and guidance in the purchasing and contract management of goods and services. Additional policy guidance below addresses Federal and/or State purchasing requirements as required by 2 CFR 200 pertaining to the expenditure of Federal and/or State grant funds.

Standards of Conduct

Public employment is a public trust. It is the policy of the City of Taylor to promote and balance the objective of protecting government integrity and the objective of facilitating the recruitment and retention of personnel needed by the City of Taylor. Such policy is implemented by prescribing essential standards of ethical conduct without creating unnecessary obstacles to entering public service.

Public employees must discharge their duties impartially to assure fair competitive access to governmental procurement by responsible contractors. Moreover, they should conduct themselves in such a manner as to foster public confidence in the integrity of the City of Taylor procurement organization.

To achieve the purpose of this Article, it is essential that those doing business with the City of Taylor also observe the ethical standards prescribed herein.

Code of Ethics

1. Personal Gain. It shall be a breach of ethics to attempt to realize personal gain through public employment with the City of Taylor by any conduct inconsistent with the proper discharge of the employee's duties.
2. Influence. It shall be a breach of ethics to attempt to influence any public employee of the City of Taylor to breach the standards of ethical conduct set forth in this code.
3. Conflicts of Interest. It shall be a breach of ethics for any employee of the City of Taylor to participate directly or indirectly in procurement when the employee knows that:
    - **1)** the employee of any member of the employee's immediate family has a financial interest pertaining to the procurement.
    - **2)** a business or organization in which the employee, or any member of the employee's immediate family, has a financial interest pertaining to the procurement.
    - **3)** any other person, business or organization with which the employee or any members of the employee's immediate family is negotiating or has an arrangement concerning prospective employment is involved in the procurement.

4 Gratuities. It shall be a breach of ethics to offer, give or agree to give any employee or former employee of the City of Taylor, or for any employee or former employee of the City of Taylor to solicit, demand, accept or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any proceeding or application, requesting for ruling, determination, claim or controversy, or other particular matter pertaining to any program requirement or a contract or subcontract or to any solicitation or proposal therefore pending before this local government.

5 Kickbacks. It shall be a breach of ethics for any payment, gratuity or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor for any contract for the City of Taylor, or any person associated therewith, as an inducement for the award of a subcontract or order.

6 Contract Clause. The prohibition against gratuities and kickbacks prescribed above shall be conspicuously set forth in every contract and solicitation, therefore.

7 Confidential Information. It shall be a breach of ethics for any employee or former employee of the City of Taylor knowingly to use confidential information for actual or anticipated personal gain, or for the actual or anticipated gain of any person.

8 The non-Federal entity's procedures must avoid acquisition of unnecessary or duplicative items. Consideration should be given to consolidating or breaking out procurements to obtain a more economical purchase. Where appropriate, an analysis will be made of lease versus purchase alternatives, and any other appropriate analysis to determine the most economical approach.

9 The non-Federal entity must award contracts only to responsible contractors possessing the ability to perform successfully under the terms and condition of a proposed procurement. Consideration will be given to such matters as contractor integrity, compliance with public policy, record of past performance, and financial and technical resources. See also §200.214.

10 The non-Federal entity must maintain records sufficient to detail the history of procurement. These records will include, but are not necessarily limited to, the following: Rationale for the method of procurement, selection of contract type, contractor selection or rejection, and basis for the contract price.

11 (1) The Non-Federal entity may use a time-and-material type contract only after a determination that no other contract is suitable and if the contract includes a ceiling price that the contractor exceeds at its own risk. Time-and-materials type contract means a contract whose cost to a non-Federal entity is the sum of:

(i) The actual cost of materials; and

(ii) Direct labor hours charged at fixed hourly rates that reflect wages, general and administrative expenses, and profit.

(2) Since this formula generates an open-ended contract price, a time-and-materials contract provides no positive profit incentive to the contractor for cost control or labor efficiency. Therefore, each contract must set a ceiling price that the contractor exceeds at its own risk. Further, the non-Federal entity awarding such a contract must assert a high degree of oversight in order to obtain reasonable assurance that the contractor is using efficient methods and effective cost controls.

12 The non-Federal entity alone must be responsible, in accordance with good administrative practice and sound business judgment, for the settlement of all contractual and administrative issues arising out of procurements. These issues include, but are not limited to, source evaluation, protests, disputes, and claims. These standards do not relieve the non-Federal entity of any contractual responsibilities under its contracts. The Federal and/or State awarding agency will not substitute its judgment for that of the non-Federal entity unless the matter is primarily a federal and/or state concern. Violations of law will be referred to the local, state, or federal authority having proper jurisdiction.

Competition

All procurement transactions for the acquisition of property or services required under a Federal award must be conducted in a manner providing full and open competition consistent with the standards of this section and §200.320.

In order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals must be excluded from competing for such procurements. Some of the situations considered to be restrictive of competition include but are not limited to:

(1) Placing unreasonable requirements on firms in order for them to qualify to do business;

(2) Requiring unnecessary experience and excessive bonding;

(3) Noncompetitive pricing practices between firms or between affiliated companies;

(4) Noncompetitive contracts to consultants that are on retainer contracts;

(5) Organizational conflicts of interest;

(6) Specifying only a "brand name" product instead of allowing "an equal" product to be offered and describing the performance or other relevant requirements of the procurement; and

(7) Any arbitrary action in the procurement process.

The non-Federal entity must conduct procurements in a manner that prohibits the use of statutorily or administratively imposed state, local, or tribal geographical preferences in the evaluation of bids or proposals, except in those cases where applicable Federal and/or State statutes expressly mandate or encourage geographic preference. Nothing in this section preempts state licensing laws. When contracting for architectural and engineering (A/E) services, geographic location may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract.

The non-Federal entity must have written procedures for procurement transactions. These procedures must ensure that all solicitations:

(1) Incorporate a clear and accurate description of the technical requirements for the material, product, or service to be procured. Such description must not, in competitive procurements, contain features which unduly restrict competition. The description may include a statement of the qualitative nature of the material, product or service to be procured and, when necessary, must set forth those minimum essential characteristics and standards to which it must conform if it is to satisfy its intended use. Detailed product specifications should be avoided if at all possible. When it is impractical or uneconomical to make a clear and accurate description of the technical requirements, a "brand name or equivalent" description may be used as a means to define the performance or other salient requirements of procurement. The specific features of the named brand which must be met by offers must be clearly stated; and
(2) Identify all requirements which the offerors must fulfill and all other factors to be used in evaluating bids or proposals.

The non-Federal entity must ensure that all prequalified lists of persons, firms, or products which are used in acquiring goods and services are current and include enough qualified sources to ensure maximum open and free competition. Also, the non-Federal entity must not preclude potential bidders from qualifying during the solicitation period.

Five Methods for Procuring with Federal Funds

2 CFR § 200.320 provides for five methods that must be used when making purchases with Federal funds. In some cases, these Federal methods are more restrictive than State requirements; in other cases, the State requirements are more restrictive than these Federal

methods. In all cases, the City of Taylor affirms the more restrictive requirements or methods must be followed when making purchases with Federal funds.

The type of purchase method and procedures required depends on the cost (and type, in some cases) of the item(s) or services being purchased.

- Micro-purchases
- Small purchase procedures
- Sealed bids
- Competitive proposals
- Noncompetitive proposals (sole source)

Micro-Purchases (Purchases up to $3,000.00)

Federal methods provide for procurement by *micro-purchase. Micro-purchase* is defined in 2 CFR § 200.320(a) as a purchase of supplies or services using simplified acquisition procedures, the aggregate amount of which does not exceed $3,000.00. The micro-purchase method is used in order to expedite the completion of its lowest-dollar small purchase transactions and minimize the associated administrative burden and cost.

The City of Taylor utilizes the micro-purchases method for acquiring supplies or services that do not exceed an aggregate amount of $3,000.00 if the price is reasonable. The program manager responsible for the Federal award determines if the price is reasonable.

Quotes are not required but encouraged. If quotes are obtained for items under $3,500.00, they should be kept in the department and attached to the requisition.

Small Purchase Procedures (Purchases between $3,000.01 and $149,999.99 in the Aggregate)

The Federal threshold for small purchase procedures is $150,000. 2 CFR § 200.320(b).

Small purchase procedures (as defined in 2 CFR § 200.320[b]) may be used in those relatively simple and informal procurement methods for securing non-personal contracted services, supplies, or other property that do not cost more than $149,999.99.

For purchases funded from ***local funds***, to obtain the most competitive price, the City of Taylor, may, at its option, obtain price quotes for items costing less than $150,000. Unlike the mandatory competitive procurement described for purchases over $150,000, if an item to be paid from local funds costs less than $150,000, the City of Taylor may utilize price quotations or competitive procurement process (purchasing cooperatives, sole source, an existing RFP/bid or a new RFP/bid) to stimulate competition and to attempt to receive the most favorable pricing.

However, if using ***State or Federal funds*** to purchase goods or services, *price or rate quotations **must** be obtained* from an adequate number of qualified sources for all purchases between $3,000.01 and $49,999.99 or use the competitive procurement process. The City of Taylor must

obtain more than one price or rate quote unless using a purchasing cooperative, existing Bid/RFP or sole source vendor, in which case, the prices have already been awarded. If purchasing from a purchasing cooperative or existing Bid/RFP, the departments can elect to obtain only one quote to purchase the goods or services although it is recommended to obtain more than one quote. Such price or rate quotations may be obtained orally and/or documented in writing, and the City of Taylor must demonstrate that price or rate quotations were obtained from an adequate number of qualified sources.

Purchases $150,000 or More in the Aggregate

Federal methods of procurement require one of the following competitive methods must be used for purchases of $150,000 or more in the aggregate:

(1) competitive bidding for services other than construction services;
(2) competitive sealed proposals, for services other than construction services;
(3) a request for proposals, for services other than construction services;
(4) an interlocal contract;
(5) a method provided by Chapter 2269, Government Code, for construction services;
(6) the reverse auction procedure as defined by Section 2155.062(d), Government Code; or
(7) the formation of a political subdivision corporation under Section 304.001, Local Government Code.

In addition, one of the three following methods must be used, depending on the circumstance described below, when purchasing with Federal funds: sealed bids (formal advertising); competitive proposals; or noncompetitive proposals (sole source).
Sealed Bids (Formal Advertising)

Bids are publicly solicited and a *firm fixed-price contract* (lump sum or unit price) is awarded to the responsible bidder whose bid, conforming to all the material terms and conditions of the invitation for bids, is the lowest in price. The sealed bid method is the preferred method for procuring construction, if the following conditions apply:

- A complete, adequate, and realistic specification or purchase description is available;
- Two or more responsible bidders are willing and able to compete effectively for the business; and
- The procurement lends itself to a firm fixed-price contract and the selection of the successful bidder can be made principally on the basis of price.

If sealed bids are used, the following requirements apply:

- Bids must be solicited from an adequate number of known suppliers, providing them sufficient response time prior to the date set for opening the bids. The invitation for bids must be publicly advertised.
- The invitation for bids, which will include any specifications and pertinent attachments, must define the items or services in order for the bidder to properly respond.
- All bids will be opened at the time and place prescribed in the invitation for bids. The bids must be opened publicly.
- A firm fixed-price contract award must be made in writing to the lowest responsive and responsible bidder.

Where specified in bidding documents, factors such as discounts, transportation cost, and life cycle costs must be considered in determining which bid is lowest. Payment discounts will only be used to determine the low bid when prior experience indicates that such discounts are usually taken advantage of. Any or all bids may be rejected if there is a sound documented reason.

Competitive Proposals

A competitive proposal is normally used with more than one source submitting an offer, and either a *fixed price* or a *cost-reimbursement* type contract is awarded. (A *cost reimbursement contract* reimburses the contractor for actual costs incurred to carry out the contract.) Competitive proposals are generally used when conditions are not appropriate for the use of sealed bids. If this method is used, the following requirements apply:

- Requests for proposals must be publicized and must identify all evaluation factors and their relative importance. Any response to publicized requests for proposals must be considered to the maximum extent practical.
- Proposals must be solicited from an adequate number of qualified sources.
- The City of Taylor must have a written method for conducting technical evaluations of the proposals received and for selecting recipients.
- Contracts must be awarded to the responsible firm whose proposal is most advantageous to the program, with price and other factors considered.

When using Federal funds, the City of Taylor may use competitive proposal procedures for qualifications-based procurement of architectural/engineering (A/E) professional services whereby competitors' qualifications are evaluated and the most qualified competitor is selected, subject to negotiation of fair and reasonable compensation. The method, where price is not used as a selection factor, can only be used in procurement of A/E professional services. It cannot be

used to purchase other types of services though A/E firms are a potential source to perform the proposed effort.

Noncompetitive Proposals (Sole Sourcing)

Procurement by noncompetitive proposals is procurement through solicitation of a proposal from only one source and may be used when using Federal funds only when one or more of the following circumstances apply:

- The item is available only from a single source and an equivalent cannot be substituted. This must be documented.
- The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation.
- After solicitation of a number of sources, competition is determined inadequate.

Additionally, *State* requirements related to sole source purchasing are, in some ways, more restrictive. In addition to the Federal requirements above, sole source purchases must meet established criteria:

- Identification and confirmation that competition in providing the item or product to be purchased is precluded by the existence of a patent, copyright, secret process or monopoly;
- A film, manuscript, or book;
- A utility service, including electricity, gas, or water; and
- A captive replacement part or component for equipment.

According to State requirements, sole source does not apply to mainframe data-processing equipment and peripheral attachments with a single item purchase price in excess of $15,000.

In this case, the City of Taylor must document why only this product can meet their needs and that it is not available from any other vendor. In all cases, the City of Taylor will obtain and retain documentation from the vendor which clearly delineates the reasons which qualify the purchase to be made on a sole source basis.

Contracting with Historically Underutilized Businesses (HUB), Small and Minority Businesses, Women's Business Enterprises, and Labor Surplus Firms

The City of Taylor will take all necessary steps to affirmatively assure HUBs, small and minority businesses, women's business enterprises, and labor surplus firms are notified of bidding opportunities and utilized whenever possible. Affirmative steps will include the following:

- Placing qualified small and minority businesses and women's business enterprises on solicitation lists.

- Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources.
- Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises.
- Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises.
- Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and
- Require the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in parts (1)-(5) above.

Domestic preferences for procurements.

As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal and/or State award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award.

“Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

“Manufactured products” means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

Procurement of recovered materials.

A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for

procurement of recovered materials identified in the EPA guidelines.

Cost/Price Analysis for Federal Procurements in Excess of $150,000

In accordance with the requirements in 2 CFR § 200.324, the City of Taylor will make independent estimates of the goods or services being procured before receiving bids or proposals to get an estimate of how much the goods and services are valued in the current market.

To accomplish this, before bids and proposals are received, the City of Taylor conducts either a price analysis or a cost analysis, depending on the type of contract, in connection with every procurement with Federal funds in excess of $150,000. The method and degree of analysis is dependent on the facts surrounding the particular procurement situation; however, the City of Taylor will come to an independent estimate prior to receiving bids or proposals, 2 CFR § 200.324(a).

Accordingly, the City of Taylor performs a cost or price analysis in connection with every Federal procurement action in excess of $150,000, including contract modifications, as follows:

Cost Analysis ➔ Non-competitive Contracts: A cost analysis involves a review of proposed costs by expense category, and the Federal cost principles apply, which includes an analysis of whether the costs are allowable, allocable, reasonable, and necessary to carry out the contracted services. In general,

- A cost analysis must be used for all non-competitive contracts, including sole source contracts.
- The Federal cost principles apply.
- All *non-competitive contracts* must also be awarded and paid on a *cost-reimbursement basis*, and not on a fixed-price basis.
- In a cost-reimbursement contract, the contractor is reimbursed for reasonable actual costs incurred to carry out the contract.
- Profit must be negotiated as a separate element of the price in all cases where there is no competition.

When performing a *cost* analysis, the City of Taylor negotiates profit as a separate element of the price. To establish a fair and reasonable profit, consideration is given to the complexity of the work to be performed, the risk borne by the contractor, the contractor's investment, the amount of subcontracting, the quality of its record of past performance, and industry profit rates in the surrounding geographical area for similar work, 2 CFR § 200.323(b).

Price Analysis ➔ Competitive Contracts: A *price* analysis determines if the lump sum price is fair and reasonable based on current market value for comparable products or services. In general,

- A price analysis can only be used with *competitive* contracts and is usually used with fixed-price contracts. It cannot be used with non-competitive contracts.
- Compliance with the Federal cost principles is not required for fixed-price contracts, but total costs must be reasonable in comparison to current market value for comparable products or services.
- A competitive contract may be awarded on a fixed-price basis or on a cost-reimbursement basis. If awarded on a cost-reimbursement basis, the Federal cost principles apply and costs are approved by expense category, and not a lump sum.

Costs or prices based on *estimated* costs for contracts are allowable only to the extent that costs incurred, or cost estimates included in negotiated prices would be allowable costs under the Federal cost principles.

Federal awarding agency or pass-through entity review.

The non-Federal entity must make available, upon request of the Federal awarding agency or pass-through entity, technical specifications on proposed procurements where the Federal awarding agency or pass-through entity believes such review is needed to ensure that the item or service specified is the one being proposed for acquisition. This review generally will take place prior to the time the specification is incorporated into a solicitation document. However, if the non-Federal entity desires to have the review accomplished after a solicitation has been developed, the Federal awarding agency or pass-through entity may still review the specifications, with such review usually limited to the technical aspects of the proposed purchase.

The non-Federal entity must make available upon request, for the Federal awarding agency or pass-through entity pre-procurement review, procurement documents, such as requests for proposals or invitations for bids, or independent cost estimates, when:

(1) The Non-Federal entity's procurement procedures or operation fails to comply with the procurement standards in this part;

(2) The procurement is expected to exceed the Simplified Acquisition Threshold and is to be awarded without competition or only one bid or offer is received in response to a solicitation;

(3) The procurement, which is expected to exceed the Simplified Acquisition Threshold, specifies a “brand name” product;

(4) The proposed contract is more than the Simplified Acquisition Threshold and is to be awarded to other than the apparent low bidder under a sealed bid procurement; or

(5) A proposed contract modification changes the scope of a contract or increases the contract amount by more than the Simplified Acquisition Threshold.

The non-Federal entity is exempt from the pre-procurement review in paragraph (b) of this section if the Federal awarding agency or pass-through entity determines that its procurement systems comply with the standards of this part.

The non-Federal entity may request that its procurement system be reviewed by the Federal awarding agency or pass-through entity to determine whether its system meets these standards in order for its system to be certified. Generally, these reviews must occur where there is continuous high-dollar funding, and third-party contracts are awarded on a regular basis.

The non-Federal entity may self-certify its procurement system. Such self-certification must not limit the Federal awarding agency's right to survey the system. Under a self-certification procedure, the Federal awarding agency may rely on written assurances from the non-Federal entity that it is complying with these standards. The non-Federal entity must cite specific policies, procedures, regulations, or standards as being in compliance with these requirements and have its system available for review.

Bonding requirements.

For construction or facility improvement contracts or subcontracts exceeding the Simplified Acquisition Threshold, the Federal awarding agency or pass-through entity may accept the bonding policy and requirements of the non-Federal entity provided that the Federal awarding agency or pass-through entity has made a determination that the Federal interest is adequately protected. If such a determination has not been made, the minimum requirements must be as follows:

(a) A bid guarantee from each bidder equivalent to five percent of the bid price. The “bid guarantee” must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified.

(b) A performance bond on the part of the contractor for 100 percent of the contract price. A “performance bond” is one executed in connection with a contract to secure fulfillment of all the contractor's requirements under such contract.

(c) A payment bond on the part of the contractor for 100 percent of the contract price. A “payment bond” is one executed in connection with a contract to assure payment as

required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

Contract Provisions

~~The non-Federal entity's contracts must contain the applicable provisions described in appendix II to this part of 2 CFR 200.~~

2 CFR 200.327 Contract provisions. The non-Federal entity's contracts should contain applicable provisions described in Appendix II to Part 200—Contract Provisions for non-Federal En□ty Contracts Under Federal Awards. The non-Federal entity's contracts must contain the provisions described in Appendix II to Part 200—Contract Provisions for non-Federal En□ty Contracts Under Federal Awards, as applicable. https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200/subpart-F/subject-group-ECFR4424206eaecf751/appendix-Appendix%20II%20to%20Part%20200 See next page for Contract Compliance Form.

Contractor agrees to comply with all federal, state, and local laws, rules, regulations, and ordinances, as applicable. It is further acknowledged that contractor certifies compliance with all provisions, laws, acts, regulations, etc. as specifically noted above.

Contractors Name:

_____

Address, City, State, and Zip Code:

_____

Phone Number:

_____

Printed Name and Title of Authorized Representative:

_____

Email Address:

_____

Signature of Authorized Representative:

_____

Date:

_____

City Name:

_____

Address, City, State, and Zip Code:

_____

Phone Number:

_____

Printed Name and Title:

_____

Email Address:

_____

Signature of Authorized Representative:

_____

Date:

_____

Contract Administration

The City of Taylor maintains the following oversights to ensure that contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders, 2 CFR § 200.318(b). The program manager/director of the Federal award is responsible for monitoring contractor performance. The manager/director will compare actual performance of contract against projected performance and have the contractor explain any differences. They may also compare fees paid to date to contractor versus how far along the contractor is in performing the contractual duties. The manager/director may establish surveys of those directly benefitted by the contractor's work for feedback purposes.

To ensure proper administration of contracts and any subgrants that may be awarded by the City of Taylor, the City of Taylor uses the following guidelines to determine whether each agreement it makes for the disbursement of Federal funds is a *contract,* whereby funds are awarded to a *contractor*, or a *subaward,* whereby funds are awarded to a *subrecipient*. The substance of the relationship is more important than the form of the written agreement, 2 CFR § 200.330.

Subawards/Subgrants

A *subaward/subgrant* is for the purpose of carrying out a portion of a Federal award and creates a Federal assistance relationship with the subrecipient. The City of Taylor determines who is eligible to receive what Federal assistance, and a *subrecipient/subgrantee*:

- Has its performance measured in relation to whether objectives of a Federal program are met
- Has responsibility for programmatic decision making
- Is responsible for adhering to applicable Federal program requirements, and
- In accordance with the subgrant agreement, uses the Federal funds to carry out a program for a public purpose specified in authorizing statute, as opposed to providing goods or services for the City of Taylor.

Contracts

A *contract* is for the purpose of obtaining goods or services for the City of Taylor's own use and creates a procurement relationship with the contractor.

A *contractor*:

- Provides goods and services within normal business operations
- Provides similar goods or services to many different purchasers
- Normally operates in a competitive environment
- Provides goods or services that are ancillary to the operation of the Federal program, and

- Is not subject to compliance requirements of the Federal program as a result of the contract, though similar requirements may apply for other reasons

Documentation for Contracts

The City of Taylor maintains the following written documentation, at a minimum, for each contract paid with Federal funds:

1. A copy of the written, signed contract/agreement for services to be performed
2. The rationale or procedure for selecting a particular contractor
3. Evidence the contract was made only to a contractor or consultant possessing the ability to perform successfully under the terms and conditions of the contract or procurement
4. Records on the services performed – date of service, purpose of service – ensuring that services are consistent and satisfactorily performed as described in the signed contract or purchase order
5. Documentation that the contractor was not paid before services were performed, and
6. Records of all payments made (such as a spreadsheet or report generated from the general ledger), including the total amount paid to the contractor

Payment Only After Services Are Performed

For both State and Federally funded contracts, it is not permissible under Texas law to pay a contractor or consultant in *advance* of performing services. Advance payment to contractors is considered "lending credit" to the contractor and is prohibited under the *Texas Constitution*, Article 3, §§ 50 and 52. For ongoing services that occur monthly, payment can be made at the end of every month (based on a proper invoice submitted by the contractor and verification of work performed) for services performed during the month, or some other similar arrangement.

Consultants and contractors will not be paid without having a properly signed and dated contract or other written agreement in place which clearly defines the scope of work to be performed, the beginning and ending dates of the contract, and the agreed-upon price. The contract should also include a description of the payment procedures.

Upon performance of services (at contract milestones or upon completion of services), the contractor is required to submit an *invoice* to the City of Taylor that contains at a minimum the following:

- a clear identification of the contractor/consultant, including name and mailing address
- a corresponding contract (or written agreement) number, if applicable
- the dates (beginning and ending date) during which the services were performed (i.e., billing period)
- a description of the services/activities completed during the billing period

- the total amount due to the contractor for the billing period

By submitting a properly-prepared invoice, the contractor is certifying that it is true and correct.

Verification of Receipt of Goods and Services Provided by Contractors

If the purpose of the contract or purchase order is to deliver goods, the City of Taylor will designate the appropriate staff to verify that the quantity and quality of goods were as specified in the contract/purchase order. The receiving report and procedures used in all other State/local purchases will be used for all Federal purchases.

If the purpose of the contract is to purchase services, the contract manager along with the City Mayor will verify that the quality and scope of services were received as specified in the contract.

Prompt Payment to Vendors/Contractors

The City of Taylor pays all vendors/contractors within thirty (30) days of receipt of a proper invoice and the receipt of the goods or services in accordance with the *Texas Prompt Payment Act*. *Government Code, Chapter 2251, Subchapter A, for all contractors, and Property Code, Chapter 28 for Construction Contractors.*

Suspension and Debarment

The City of Taylor will ensure, prior to award, that all contractors have met all the eligibility requirements outlined in State and Federal law. The following steps will be taken to ensure contractor eligibility for all services procured.

- Contractors: All contractors, including professional consulting and engineering firms, must be cleared via a search of the Federal System of Award Management ('SAM') to ensure the contractor is in good standing and has not been debarred. The SAM portal can be found here: https://sam.gov/SAM/pages/public/searchRecords/search.jsf.
- Subcontractors: Subrecipients must notify the selected prime contractors that it is the sole responsibility of the prime contractor to verify subcontractor eligibility based on factors such as past performance, proof of liability insurance, possession of a federal tax number, debarment, and state licensing requirements.

FEDERAL AND STATE GRANT PROCUREMENT POLICY

RULES AND

REGULATIONS

Effective May 22, 2025

City of Taylor follows State of Texas and Federal 2CFR 200.318-200.327 and Appendix II to Part 200 procurement law and guidance in the purchasing and contract management of goods and services. Additional policy guidance below addresses Federal and/or State purchasing requirements as required by 2 CFR 200 pertaining to the expenditure of Federal and/or State grant funds.

Standards of Conduct

Public employment is a public trust. It is the policy of the City of Taylor to promote and balance the objective of protecting government integrity and the objective of facilitating the recruitment and retention of personnel needed by the City of Taylor. Such policy is implemented by prescribing essential standards of ethical conduct without creating unnecessary obstacles to entering public service.

Public employees must discharge their duties impartially to assure fair competitive access to governmental procurement by responsible contractors. Moreover, they should conduct themselves in such a manner as to foster public confidence in the integrity of the City of Taylor procurement organization.

To achieve the purpose of this Article, it is essential that those doing business with the City of Taylor also observe the ethical standards prescribed herein.

Code of Ethics

1. Personal Gain. It shall be a breach of ethics to attempt to realize personal gain through public employment with the City of Taylor by any conduct inconsistent with the proper discharge of the employee's duties.
2. Influence. It shall be a breach of ethics to attempt to influence any public employee of the City of Taylor to breach the standards of ethical conduct set forth in this code.
3. Conflicts of Interest. It shall be a breach of ethics for any employee of the City of Taylor to participate directly or indirectly in procurement when the employee knows that:
    - **1)** the employee of any member of the employee's immediate family has a financial interest pertaining to the procurement.
    - **2)** a business or organization in which the employee, or any member of the employee's immediate family, has a financial interest pertaining to the procurement.
    - **3)** any other person, business or organization with which the employee or any members of the employee's immediate family is negotiating or has an arrangement concerning prospective employment is involved in the procurement.

4 Gratuities. It shall be a breach of ethics to offer, give or agree to give any employee or former employee of the City of Taylor, or for any employee or former employee of the City of Taylor to solicit, demand, accept or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any proceeding or application, requesting for ruling, determination, claim or controversy, or other particular matter pertaining to any program requirement or a contract or subcontract or to any solicitation or proposal therefore pending before this local government.

5 Kickbacks. It shall be a breach of ethics for any payment, gratuity or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor for any contract for the City of Taylor, or any person associated therewith, as an inducement for the award of a subcontract or order.

6 Contract Clause. The prohibition against gratuities and kickbacks prescribed above shall be conspicuously set forth in every contract and solicitation, therefore.

7 Confidential Information. It shall be a breach of ethics for any employee or former employee of the City of Taylor knowingly to use confidential information for actual or anticipated personal gain, or for the actual or anticipated gain of any person.

8 The non-Federal entity's procedures must avoid acquisition of unnecessary or duplicative items. Consideration should be given to consolidating or breaking out procurements to obtain a more economical purchase. Where appropriate, an analysis will be made of lease versus purchase alternatives, and any other appropriate analysis to determine the most economical approach.

9 The non-Federal entity must award contracts only to responsible contractors possessing the ability to perform successfully under the terms and condition of a proposed procurement. Consideration will be given to such matters as contractor integrity, compliance with public policy, record of past performance, and financial and technical resources. See also §200.214.

10 The non-Federal entity must maintain records sufficient to detail the history of procurement. These records will include, but are not necessarily limited to, the following: Rationale for the method of procurement, selection of contract type, contractor selection or rejection, and basis for the contract price.

11 (1) The Non-Federal entity may use a time-and-material type contract only after a determination that no other contract is suitable and if the contract includes a ceiling price that the contractor exceeds at its own risk. Time-and-materials type contract means a contract whose cost to a non-Federal entity is the sum of:

(i) The actual cost of materials; and

(ii) Direct labor hours charged at fixed hourly rates that reflect wages, general and administrative expenses, and profit.

(2) Since this formula generates an open-ended contract price, a time-and-materials contract provides no positive profit incentive to the contractor for cost control or labor efficiency. Therefore, each contract must set a ceiling price that the contractor exceeds at its own risk. Further, the non-Federal entity awarding such a contract must assert a high degree of oversight in order to obtain reasonable assurance that the contractor is using efficient methods and effective cost controls.

12 The non-Federal entity alone must be responsible, in accordance with good administrative practice and sound business judgment, for the settlement of all contractual and administrative issues arising out of procurements. These issues include, but are not limited to, source evaluation, protests, disputes, and claims. These standards do not relieve the non-Federal entity of any contractual responsibilities under its contracts. The Federal and/or State awarding agency will not substitute its judgment for that of the non-Federal entity unless the matter is primarily a federal and/or state concern. Violations of law will be referred to the local, state, or federal authority having proper jurisdiction.

Competition

All procurement transactions for the acquisition of property or services required under a Federal award must be conducted in a manner providing full and open competition consistent with the standards of this section and §200.320.

In order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals must be excluded from competing for such procurements. Some of the situations considered to be restrictive of competition include but are not limited to:

(1) Placing unreasonable requirements on firms in order for them to qualify to do business;

(2) Requiring unnecessary experience and excessive bonding;

(3) Noncompetitive pricing practices between firms or between affiliated companies;

(4) Noncompetitive contracts to consultants that are on retainer contracts;

(5) Organizational conflicts of interest;

(6) Specifying only a "brand name" product instead of allowing "an equal" product to be offered and describing the performance or other relevant requirements of the procurement; and

(7) Any arbitrary action in the procurement process.

The non-Federal entity must conduct procurements in a manner that prohibits the use of statutorily or administratively imposed state, local, or tribal geographical preferences in the evaluation of bids or proposals, except in those cases where applicable Federal and/or State statutes expressly mandate or encourage geographic preference. Nothing in this section preempts state licensing laws. When contracting for architectural and engineering (A/E) services, geographic location may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract.

The non-Federal entity must have written procedures for procurement transactions. These procedures must ensure that all solicitations:

(1) Incorporate a clear and accurate description of the technical requirements for the material, product, or service to be procured. Such description must not, in competitive procurements, contain features which unduly restrict competition. The description may include a statement of the qualitative nature of the material, product or service to be procured and, when necessary, must set forth those minimum essential characteristics and standards to which it must conform if it is to satisfy its intended use. Detailed product specifications should be avoided if at all possible. When it is impractical or uneconomical to make a clear and accurate description of the technical requirements, a "brand name or equivalent" description may be used as a means to define the performance or other salient requirements of procurement. The specific features of the named brand which must be met by offers must be clearly stated; and
(2) Identify all requirements which the offerors must fulfill and all other factors to be used in evaluating bids or proposals.

The non-Federal entity must ensure that all prequalified lists of persons, firms, or products which are used in acquiring goods and services are current and include enough qualified sources to ensure maximum open and free competition. Also, the non-Federal entity must not preclude potential bidders from qualifying during the solicitation period.

Five Methods for Procuring with Federal Funds

2 CFR § 200.320 provides for five methods that must be used when making purchases with Federal funds. In some cases, these Federal methods are more restrictive than State requirements; in other cases, the State requirements are more restrictive than these Federal

methods. In all cases, the City of Taylor affirms the more restrictive requirements or methods must be followed when making purchases with Federal funds.

The type of purchase method and procedures required depends on the cost (and type, in some cases) of the item(s) or services being purchased.

- Micro-purchases
- Small purchase procedures
- Sealed bids
- Competitive proposals
- Noncompetitive proposals (sole source)

Micro-Purchases (Purchases up to $3,000.00)

Federal methods provide for procurement by *micro-purchase. Micro-purchase* is defined in 2 CFR § 200.320(a) as a purchase of supplies or services using simplified acquisition procedures, the aggregate amount of which does not exceed $3,000.00. The micro-purchase method is used in order to expedite the completion of its lowest-dollar small purchase transactions and minimize the associated administrative burden and cost.

The City of Taylor utilizes the micro-purchases method for acquiring supplies or services that do not exceed an aggregate amount of $3,000.00 if the price is reasonable. The program manager responsible for the Federal award determines if the price is reasonable.

Quotes are not required but encouraged. If quotes are obtained for items under $3,500.00, they should be kept in the department and attached to the requisition.

Small Purchase Procedures (Purchases between $3,000.01 and $149,999.99 in the Aggregate)

The Federal threshold for small purchase procedures is $150,000. 2 CFR § 200.320(b).

Small purchase procedures (as defined in 2 CFR § 200.320[b]) may be used in those relatively simple and informal procurement methods for securing non-personal contracted services, supplies, or other property that do not cost more than $149,999.99.

For purchases funded from ***local funds***, to obtain the most competitive price, the City of Taylor, may, at its option, obtain price quotes for items costing less than $150,000. Unlike the mandatory competitive procurement described for purchases over $150,000, if an item to be paid from local funds costs less than $150,000, the City of Taylor may utilize price quotations or competitive procurement process (purchasing cooperatives, sole source, an existing RFP/bid or a new RFP/bid) to stimulate competition and to attempt to receive the most favorable pricing.

However, if using ***State or Federal funds*** to purchase goods or services, *price or rate quotations **must** be obtained* from an adequate number of qualified sources for all purchases between $3,000.01 and $49,999.99 or use the competitive procurement process. The City of Taylor must

obtain more than one price or rate quote unless using a purchasing cooperative, existing Bid/RFP or sole source vendor, in which case, the prices have already been awarded. If purchasing from a purchasing cooperative or existing Bid/RFP, the departments can elect to obtain only one quote to purchase the goods or services although it is recommended to obtain more than one quote. Such price or rate quotations may be obtained orally and/or documented in writing, and the City of Taylor must demonstrate that price or rate quotations were obtained from an adequate number of qualified sources.

Purchases $150,000 or More in the Aggregate

Federal methods of procurement require one of the following competitive methods must be used for purchases of $150,000 or more in the aggregate:

(1) competitive bidding for services other than construction services;
(2) competitive sealed proposals, for services other than construction services;
(3) a request for proposals, for services other than construction services;
(4) an interlocal contract;
(5) a method provided by Chapter 2269, Government Code, for construction services;
(6) the reverse auction procedure as defined by Section 2155.062(d), Government Code; or
(7) the formation of a political subdivision corporation under Section 304.001, Local Government Code.

In addition, one of the three following methods must be used, depending on the circumstance described below, when purchasing with Federal funds: sealed bids (formal advertising); competitive proposals; or noncompetitive proposals (sole source).
Sealed Bids (Formal Advertising)

Bids are publicly solicited and a *firm fixed-price contract* (lump sum or unit price) is awarded to the responsible bidder whose bid, conforming to all the material terms and conditions of the invitation for bids, is the lowest in price. The sealed bid method is the preferred method for procuring construction, if the following conditions apply:

- A complete, adequate, and realistic specification or purchase description is available;
- Two or more responsible bidders are willing and able to compete effectively for the business; and
- The procurement lends itself to a firm fixed-price contract and the selection of the successful bidder can be made principally on the basis of price.

If sealed bids are used, the following requirements apply:

- Bids must be solicited from an adequate number of known suppliers, providing them sufficient response time prior to the date set for opening the bids. The invitation for bids must be publicly advertised.
- The invitation for bids, which will include any specifications and pertinent attachments, must define the items or services in order for the bidder to properly respond.
- All bids will be opened at the time and place prescribed in the invitation for bids. The bids must be opened publicly.
- A firm fixed-price contract award must be made in writing to the lowest responsive and responsible bidder.

Where specified in bidding documents, factors such as discounts, transportation cost, and life cycle costs must be considered in determining which bid is lowest. Payment discounts will only be used to determine the low bid when prior experience indicates that such discounts are usually taken advantage of. Any or all bids may be rejected if there is a sound documented reason.

Competitive Proposals

A competitive proposal is normally used with more than one source submitting an offer, and either a *fixed price* or a *cost-reimbursement* type contract is awarded. (A *cost reimbursement contract* reimburses the contractor for actual costs incurred to carry out the contract.) Competitive proposals are generally used when conditions are not appropriate for the use of sealed bids. If this method is used, the following requirements apply:

- Requests for proposals must be publicized and must identify all evaluation factors and their relative importance. Any response to publicized requests for proposals must be considered to the maximum extent practical.
- Proposals must be solicited from an adequate number of qualified sources.
- The City of Taylor must have a written method for conducting technical evaluations of the proposals received and for selecting recipients.
- Contracts must be awarded to the responsible firm whose proposal is most advantageous to the program, with price and other factors considered.

When using Federal funds, the City of Taylor may use competitive proposal procedures for qualifications-based procurement of architectural/engineering (A/E) professional services whereby competitors' qualifications are evaluated and the most qualified competitor is selected, subject to negotiation of fair and reasonable compensation. The method, where price is not used as a selection factor, can only be used in procurement of A/E professional services. It cannot be

used to purchase other types of services though A/E firms are a potential source to perform the proposed effort.

Noncompetitive Proposals (Sole Sourcing)

Procurement by noncompetitive proposals is procurement through solicitation of a proposal from only one source and may be used when using Federal funds only when one or more of the following circumstances apply:

- The item is available only from a single source and an equivalent cannot be substituted. This must be documented.
- The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation.
- After solicitation of a number of sources, competition is determined inadequate.

Additionally, *State* requirements related to sole source purchasing are, in some ways, more restrictive. In addition to the Federal requirements above, sole source purchases must meet established criteria:

- Identification and confirmation that competition in providing the item or product to be purchased is precluded by the existence of a patent, copyright, secret process or monopoly;
- A film, manuscript, or book;
- A utility service, including electricity, gas, or water; and
- A captive replacement part or component for equipment.

According to State requirements, sole source does not apply to mainframe data-processing equipment and peripheral attachments with a single item purchase price in excess of $15,000.

In this case, the City of Taylor must document why only this product can meet their needs and that it is not available from any other vendor. In all cases, the City of Taylor will obtain and retain documentation from the vendor which clearly delineates the reasons which qualify the purchase to be made on a sole source basis.

Contracting with Historically Underutilized Businesses (HUB), Small and Minority Businesses, Women's Business Enterprises, and Labor Surplus Firms

The City of Taylor will take all necessary steps to affirmatively assure HUBs, small and minority businesses, women's business enterprises, and labor surplus firms are notified of bidding opportunities and utilized whenever possible. Affirmative steps will include the following:

- Placing qualified small and minority businesses and women's business enterprises on solicitation lists.

- Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources.
- Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises.
- Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises.
- Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and
- Require the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in parts (1)-(5) above.

Domestic preferences for procurements.

As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal and/or State award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award.

“Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

“Manufactured products” means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

Procurement of recovered materials.

A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for

procurement of recovered materials identified in the EPA guidelines.

Cost/Price Analysis for Federal Procurements in Excess of $150,000

In accordance with the requirements in 2 CFR § 200.324, the City of Taylor will make independent estimates of the goods or services being procured before receiving bids or proposals to get an estimate of how much the goods and services are valued in the current market.

To accomplish this, before bids and proposals are received, the City of Taylor conducts either a price analysis or a cost analysis, depending on the type of contract, in connection with every procurement with Federal funds in excess of $150,000. The method and degree of analysis is dependent on the facts surrounding the particular procurement situation; however, the City of Taylor will come to an independent estimate prior to receiving bids or proposals, 2 CFR § 200.324(a).

Accordingly, the City of Taylor performs a cost or price analysis in connection with every Federal procurement action in excess of $150,000, including contract modifications, as follows:

Cost Analysis ➔ Non-competitive Contracts: A cost analysis involves a review of proposed costs by expense category, and the Federal cost principles apply, which includes an analysis of whether the costs are allowable, allocable, reasonable, and necessary to carry out the contracted services. In general,

- A cost analysis must be used for all non-competitive contracts, including sole source contracts.
- The Federal cost principles apply.
- All *non-competitive contracts* must also be awarded and paid on a *cost-reimbursement basis*, and not on a fixed-price basis.
- In a cost-reimbursement contract, the contractor is reimbursed for reasonable actual costs incurred to carry out the contract.
- Profit must be negotiated as a separate element of the price in all cases where there is no competition.

When performing a *cost* analysis, the City of Taylor negotiates profit as a separate element of the price. To establish a fair and reasonable profit, consideration is given to the complexity of the work to be performed, the risk borne by the contractor, the contractor's investment, the amount of subcontracting, the quality of its record of past performance, and industry profit rates in the surrounding geographical area for similar work, 2 CFR § 200.323(b).

Price Analysis ➔ Competitive Contracts: A *price* analysis determines if the lump sum price is fair and reasonable based on current market value for comparable products or services. In general,

- A price analysis can only be used with *competitive* contracts and is usually used with fixed-price contracts. It cannot be used with non-competitive contracts.
- Compliance with the Federal cost principles is not required for fixed-price contracts, but total costs must be reasonable in comparison to current market value for comparable products or services.
- A competitive contract may be awarded on a fixed-price basis or on a cost-reimbursement basis. If awarded on a cost-reimbursement basis, the Federal cost principles apply and costs are approved by expense category, and not a lump sum.

Costs or prices based on *estimated* costs for contracts are allowable only to the extent that costs incurred, or cost estimates included in negotiated prices would be allowable costs under the Federal cost principles.

Federal awarding agency or pass-through entity review.

The non-Federal entity must make available, upon request of the Federal awarding agency or pass-through entity, technical specifications on proposed procurements where the Federal awarding agency or pass-through entity believes such review is needed to ensure that the item or service specified is the one being proposed for acquisition. This review generally will take place prior to the time the specification is incorporated into a solicitation document. However, if the non-Federal entity desires to have the review accomplished after a solicitation has been developed, the Federal awarding agency or pass-through entity may still review the specifications, with such review usually limited to the technical aspects of the proposed purchase.

The non-Federal entity must make available upon request, for the Federal awarding agency or pass-through entity pre-procurement review, procurement documents, such as requests for proposals or invitations for bids, or independent cost estimates, when:

(1) The Non-Federal entity's procurement procedures or operation fails to comply with the procurement standards in this part;

(2) The procurement is expected to exceed the Simplified Acquisition Threshold and is to be awarded without competition or only one bid or offer is received in response to a solicitation;

(3) The procurement, which is expected to exceed the Simplified Acquisition Threshold, specifies a “brand name” product;

(4) The proposed contract is more than the Simplified Acquisition Threshold and is to be awarded to other than the apparent low bidder under a sealed bid procurement; or

(5) A proposed contract modification changes the scope of a contract or increases the contract amount by more than the Simplified Acquisition Threshold.

The non-Federal entity is exempt from the pre-procurement review in paragraph (b) of this section if the Federal awarding agency or pass-through entity determines that its procurement systems comply with the standards of this part.

The non-Federal entity may request that its procurement system be reviewed by the Federal awarding agency or pass-through entity to determine whether its system meets these standards in order for its system to be certified. Generally, these reviews must occur where there is continuous high-dollar funding, and third-party contracts are awarded on a regular basis.

The non-Federal entity may self-certify its procurement system. Such self-certification must not limit the Federal awarding agency's right to survey the system. Under a self-certification procedure, the Federal awarding agency may rely on written assurances from the non-Federal entity that it is complying with these standards. The non-Federal entity must cite specific policies, procedures, regulations, or standards as being in compliance with these requirements and have its system available for review.

Bonding requirements.

For construction or facility improvement contracts or subcontracts exceeding the Simplified Acquisition Threshold, the Federal awarding agency or pass-through entity may accept the bonding policy and requirements of the non-Federal entity provided that the Federal awarding agency or pass-through entity has made a determination that the Federal interest is adequately protected. If such a determination has not been made, the minimum requirements must be as follows:

(a) A bid guarantee from each bidder equivalent to five percent of the bid price. The “bid guarantee” must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified.

(b) A performance bond on the part of the contractor for 100 percent of the contract price. A “performance bond” is one executed in connection with a contract to secure fulfillment of all the contractor's requirements under such contract.

(c) A payment bond on the part of the contractor for 100 percent of the contract price. A “payment bond” is one executed in connection with a contract to assure payment as

required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

Contract Provisions

2 CFR 200.327 Contract provisions. The non-Federal entity's contracts should contain applicable provisions described in Appendix II to Part 200—Contract Provisions for non-Federal Entity Contracts Under Federal Awards. The non-Federal entity's contracts must contain the provisions described in Appendix II to Part 200—Contract Provisions for non-Federal Entity Contracts Under Federal Awards, as applicable. https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200/subpart-F/subject-group-ECFR4424206eaecf751/appendix-Appendix%20II%20to%20Part%20200 See next page for Contract Compliance Form.

Contractor agrees to comply with all federal, state, and local laws, rules, regulations, and ordinances, as applicable. It is further acknowledged that contractor certifies compliance with all provisions, laws, acts, regulations, etc. as specifically noted above.

Contractors Name:

_____

Address, City, State, and Zip Code:

_____

Phone Number:

_____

Printed Name and Title of Authorized Representative:

_____

Email Address:

_____

Signature of Authorized Representative:

_____

Date:

_____

City Name:

_____

Address, City, State, and Zip Code:

_____

Phone Number:

_____

Printed Name and Title:

_____

Email Address:

_____

Signature of Authorized Representative:

_____

Date:

_____

Contract Administration

The City of Taylor maintains the following oversights to ensure that contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders, 2 CFR § 200.318(b). The program manager/director of the Federal award is responsible for monitoring contractor performance. The manager/director will compare actual performance of contract against projected performance and have the contractor explain any differences. They may also compare fees paid to date to contractor versus how far along the contractor is in performing the contractual duties. The manager/director may establish surveys of those directly benefitted by the contractor's work for feedback purposes.

To ensure proper administration of contracts and any subgrants that may be awarded by the City of Taylor, the City of Taylor uses the following guidelines to determine whether each agreement it makes for the disbursement of Federal funds is a *contract,* whereby funds are awarded to a *contractor*, or a *subaward,* whereby funds are awarded to a *subrecipient*. The substance of the relationship is more important than the form of the written agreement, 2 CFR § 200.330.

Subawards/Subgrants

A *subaward/subgrant* is for the purpose of carrying out a portion of a Federal award and creates a Federal assistance relationship with the subrecipient. The City of Taylor determines who is eligible to receive what Federal assistance, and a *subrecipient/subgrantee*:

- Has its performance measured in relation to whether objectives of a Federal program are met
- Has responsibility for programmatic decision making
- Is responsible for adhering to applicable Federal program requirements, and
- In accordance with the subgrant agreement, uses the Federal funds to carry out a program for a public purpose specified in authorizing statute, as opposed to providing goods or services for the City of Taylor.

Contracts

A *contract* is for the purpose of obtaining goods or services for the City of Taylor's own use and creates a procurement relationship with the contractor.

A *contractor*:

- Provides goods and services within normal business operations
- Provides similar goods or services to many different purchasers
- Normally operates in a competitive environment

- Provides goods or services that are ancillary to the operation of the Federal program, and
- Is not subject to compliance requirements of the Federal program as a result of the contract, though similar requirements may apply for other reasons

Documentation for Contracts

The City of Taylor maintains the following written documentation, at a minimum, for each contract paid with Federal funds:

1. A copy of the written, signed contract/agreement for services to be performed
2. The rationale or procedure for selecting a particular contractor
3. Evidence the contract was made only to a contractor or consultant possessing the ability to perform successfully under the terms and conditions of the contract or procurement
4. Records on the services performed – date of service, purpose of service – ensuring that services are consistent and satisfactorily performed as described in the signed contract or purchase order
5. Documentation that the contractor was not paid before services were performed, and
6. Records of all payments made (such as a spreadsheet or report generated from the general ledger), including the total amount paid to the contractor

Payment Only After Services Are Performed

For both State and Federally funded contracts, it is not permissible under Texas law to pay a contractor or consultant in *advance* of performing services. Advance payment to contractors is considered "lending credit" to the contractor and is prohibited under the *Texas Constitution*, Article 3, §§ 50 and 52. For ongoing services that occur monthly, payment can be made at the end of every month (based on a proper invoice submitted by the contractor and verification of work performed) for services performed during the month, or some other similar arrangement.

Consultants and contractors will not be paid without having a properly signed and dated contract or other written agreement in place which clearly defines the scope of work to be performed, the beginning and ending dates of the contract, and the agreed-upon price. The contract should also include a description of the payment procedures.

Upon performance of services (at contract milestones or upon completion of services), the contractor is required to submit an *invoice* to the City of Taylor that contains at a minimum the following:

- a clear identification of the contractor/consultant, including name and mailing address
- a corresponding contract (or written agreement) number, if applicable
- the dates (beginning and ending date) during which the services were performed (i.e., billing period)

- a description of the services/activities completed during the billing period
- the total amount due to the contractor for the billing period

By submitting a properly-prepared invoice, the contractor is certifying that it is true and correct.

Verification of Receipt of Goods and Services Provided by Contractors

If the purpose of the contract or purchase order is to deliver goods, the City of Taylor will designate the appropriate staff to verify that the quantity and quality of goods were as specified in the contract/purchase order. The receiving report and procedures used in all other State/local purchases will be used for all Federal purchases.

If the purpose of the contract is to purchase services, the contract manager along with the City Mayor will verify that the quality and scope of services were received as specified in the contract.

Prompt Payment to Vendors/Contractors

The City of Taylor pays all vendors/contractors within thirty (30) days of receipt of a proper invoice and the receipt of the goods or services in accordance with the *Texas Prompt Payment Act*. *Government Code, Chapter 2251, Subchapter A, for all contractors, and Property Code, Chapter 28 for Construction Contractors.*

Suspension and Debarment

The City of Taylor will ensure, prior to award, that all contractors have met all the eligibility requirements outlined in State and Federal law. The following steps will be taken to ensure contractor eligibility for all services procured.

- Contractors: All contractors, including professional consulting and engineering firms, must be cleared via a search of the Federal System of Award Management ('SAM') to ensure the contractor is in good standing and has not been debarred. The SAM portal can be found here: https://sam.gov/SAM/pages/public/searchRecords/search.jsf.
- Subcontractors: Subrecipients must notify the selected prime contractors that it is the sole responsibility of the prime contractor to verify subcontractor eligibility based on factors such as past performance, proof of liability insurance, possession of a federal tax number, debarment, and state licensing requirements.

City Council Meeting
May 22, 2025
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 4.

Agenda Title: **Concur with April 2025 Monthly Financial Report.**

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 preliminary monthly financial report by consent.

5. FUNDING SOURCE

N/A

6. TIMELINE

Immediate consideration.

7. OTHER OPTIONS

8. ATTACHMENTS

1. April 2025 CC report

Monthly Finance Report as of :

April 2025

City of Taylor
400 Porter Street
Taylor, TX 76574

Monthly Financial Report Summary for April 2025

The following provides a brief overview on the preliminary status and/or activity of the major funds or groups of funds as of April 30, 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 $6,139,076 or 21% over last fiscal year-to-date.

- The City's portion of the total sales tax collection is $5,283,042 through April, down by $10,251,503 or 33% when compared to this same time last year. The payment received in April represents sales that occurred in March. April revenues were lower than the previous year and less than budgeted.

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 $29,788 was collected in April.

- 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 $16,557 and current revenues total 93% 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 April are reported at $73,802. 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 April are reported at $55,767. 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 $106,128. The City contracts its solid waste collection service and expenditure represents the payment to the City's solid waste provider. Fiscal year-to-date cost for solid waste collection services is $1,198,023.

Utility Fund

- Revenues through April totaled $9,078,850, which includes $8,522,080 in charges for service. Expenditures fiscal year-to-date total $10,140,110 compared to $9,104,382 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.

Airport Fund

- Revenues consist of airport hangar rental, sale of fuel and interest income. Hangar rental is reported at $186,194 and fuel sales are $62,660 in revenue collected through April 2025.

Cemetery Fund

- Revenues are reported at $184,485. Revenues are dependent on the number of lots sold and graves dug, and these sources can be variable.

- Expenditures of $192,293 represent 82% of budgeted amounts.

Other Funds:

- Roadway Impact Fund – There was $502,401 in revenue collected through April. 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 $89,972 in revenue collected in April.

    - Sewer Impact Fee – There was $75,774 in revenues collected in April.

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 Monthly Investment Report from our investment consultant covers the period of April 1 – April 30. This report reflects the coordinated efforts of City staff and Meeder (Patterson & Associates) to manage the City funds that are not immediately needed for operational purposes. The report shows the average yield obtained on the City's funds was 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.

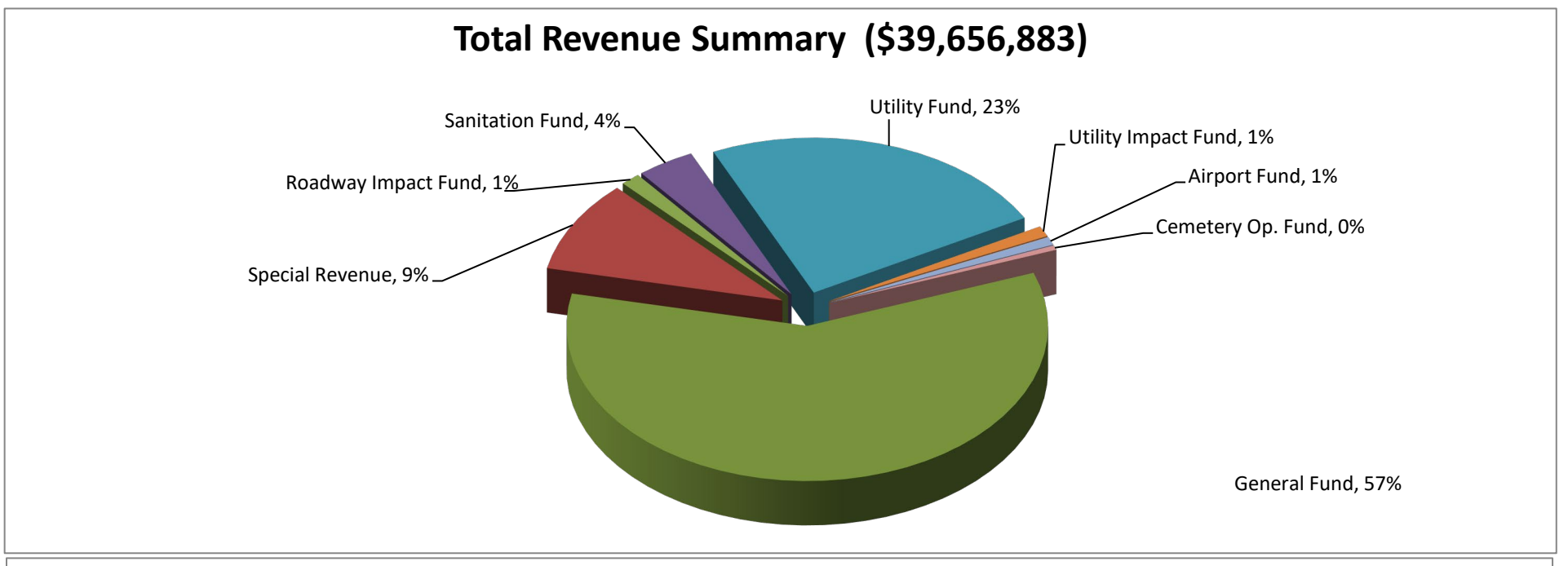
Attachment A

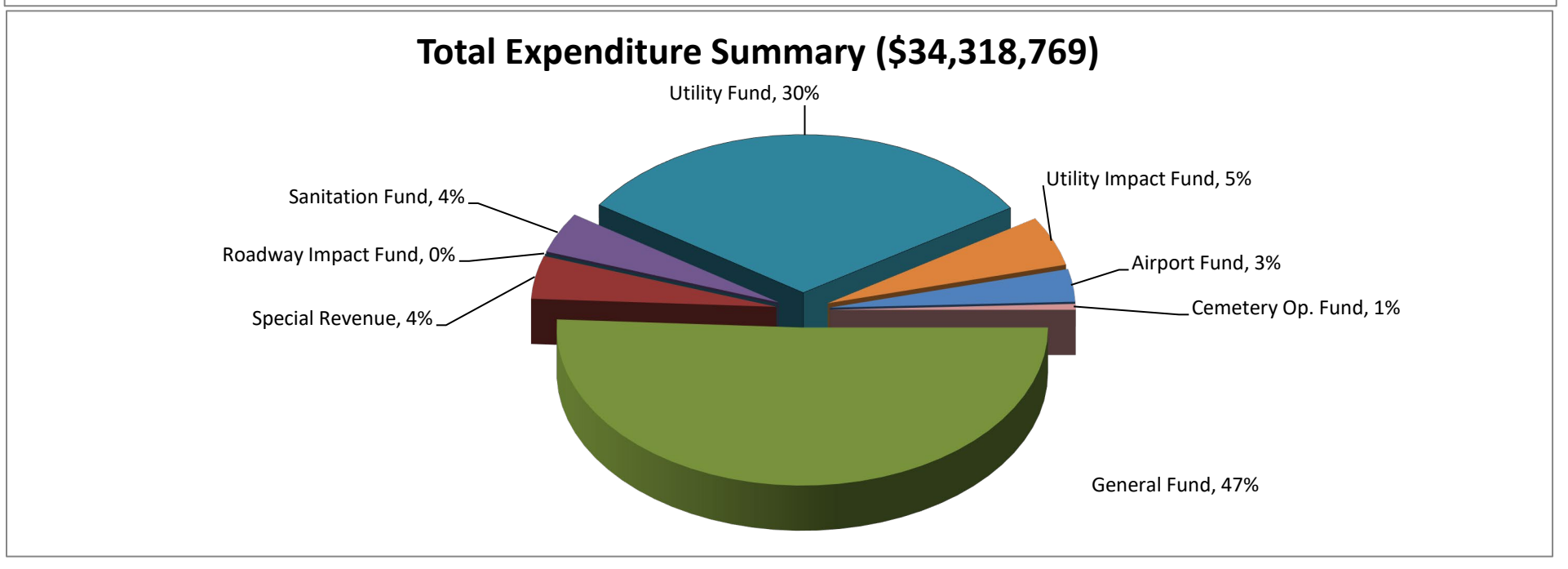
Financial Summary

Summary Revenue/Expenditures

Preliminary Year-to-Date as of April 30, 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	$ 22,423,978	70%	$ 32,355,094	$ 16,297,083	50%	6,126,895
Special Revenue Funds							
- Tax Increment Fund (TIF) #2	$ 2,235,000	$ 2,440,018	109%	$ 2,208,000	$ 21,000	1%	2,419,018
- Tax Increment Fund (TIF) #1	945,000	$ 15,652	2%	270,319	$ 433,692	160%	(418,040)
- Hotel/Motel Tax	350,000	$ 199,833	57%	297,400	$ 189,576	64%	10,256
- Main St. Revenue	94,100	$ 37,551	40%	94,100	$ 58,249	62%	(20,699)
- Municipal Court Sec/Tech	17,850	$ 16,557	93%	29,642	$ 9,829	33%	6,728
- Library Grants/Donations	5,000	$ 20,825	416%	-	$ 6,016	0%	14,809
- Transportation Fund (TUF)	876,000	$ 533,932	61%	867,872	$ 429,014	49%	104,918
- MDUS	663,500	$ 390,295	59%	578,530	$ 262,216	45%	128,079
Special Rev Funds Total	**$ 5,186,450**	**$ 3,654,663**	**70%**	**$ 4,345,863**	**$ 1,409,593**	**32%**	**2,245,070**
Enterprise Funds							
- Sanitation Fund	$ 2,505,000	$ 1,477,209	59%	$ 2,241,700	$ 1,332,510	59%	144,698
- Utility Fund	17,673,000	$ 9,078,850	51%	17,570,330	$ 10,140,110	58%	(1,061,260)
- Airport Fund	687,100	$ 328,165	48%	673,704	$ 1,066,418	158%	(738,253)
- Cemetery Op. Fund	328,500	$ 184,485	56%	328,509	$ 192,293	59%	(7,808)
Roadway Impact Fund	$ 80,000	$ 502,401	628%	$ -	$ -	0%	502,401
Water Impact Fund	$ 250,000	$ 421,168	168%	$ 300,000	$ 1,631,017	544%	(1,209,850)
Sewer Impact Fund	$ 175,000	$ 2,093,494		$ -	$ -	0%	2,093,494
Fleet Service Operating Fund	$ 1,127,959	$ 882,863	78%	$ 998,537	$ 617,329	62%	265,534
Fleet Replacement Fund	$ 4,118,436	$ 703,102	17%	$ 4,118,436	$ 1,632,416	40%	(929,314)
Total	**$ 64,138,067**	**$ 39,656,883**	**62%**	**$ 62,932,173**	**$ 34,318,769**	**55%**	**5,338,114**





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: APRIL 30TH, 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	(1,487,514.89)	12,781,606.24	49.82	0.00	12,875,393.76
320-PERMITS AND LICENSES	1,698,850.00	113,863.83	1,328,664.07	78.21	0.00	370,185.93
330-INTERGOVERNMENTAL REV	397,600.00	0.00	4,694,413.71	180.69	0.00	(4,296,813.71)
340-CHARGES FOR SERVICES	760,050.00	41,444.53	347,388.79	45.71	0.00	412,661.21
410-FINES AND FORFEITURES	176,500.00	30,047.09	163,946.18	92.89	0.00	12,553.82
420-ASSESSMENTS	8,500.00	982.89	3,927.46	46.21	0.00	4,572.54
430-USE OF MONEY AND PROP	690,000.00	169,695.01	1,227,960.90	177.97	0.00	(537,960.90)
440-DONATIONS FROM PRIVAT	158,000.00	1,452.45	7,045.92	4.46	0.00	150,954.08
450-INTERFUND OPERATING T	2,460,122.00	574,207.37	1,863,275.82	75.74	0.00	596,846.18
460-PROCEEDS GEN FIXED AS	0.00	58.90	5,748.90	0.00	0.00	(5,748.90)
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	32,006,622.00	(555,762.82)	22,423,977.99	70.06	0.00	9,582,644.01
EXPENDITURE SUMMARY						
500-CITY COUNCIL	398,284.00	6,768.46	170,388.15	76.67	134,984.90	92,910.95
501-CITY MANAGEMENT	1,020,167.00	67,922.43	615,351.47	60.32	0.00	404,815.53
503-PUBLIC INFORMATION	344,517.00	20,909.80	187,128.67	54.32	0.00	157,388.33
504-HUMAN RESOURCES	478,595.00	30,520.58	265,317.42	58.73	15,750.00	197,527.58
505-CITY CLERK	213,823.00	12,126.96	115,981.19	54.24	0.00	97,841.81
512-FINANCIAL SERVICES	1,081,943.00	57,648.10	601,766.40	60.64	54,322.00	425,854.60
516-MUNICIPAL COURT	408,574.00	19,492.06	208,260.33	60.82	40,250.77	160,062.90
522-DEVELOPMENT SERVICES	2,217,585.00	136,224.22	1,158,849.18	62.73	232,349.87	826,385.95
524-MAIN STREET PROGRAM	221,529.00	7,371.28	154,305.03	69.65	0.00	67,223.97
527-MOODY MUSEUM	20,725.00	759.01	7,245.85	34.96	0.00	13,479.15
532-PUBLIC LIBRARY	767,363.00	51,501.68	425,357.26	57.78	18,024.35	323,981.39
542-FIRE SUPPRESSION/EMER	4,536,734.00	402,484.79	2,679,062.24	59.28	10,269.10	1,847,402.66
552-POLICE FIELD SERVICES	5,783,367.00	442,191.94	3,442,085.50	60.56	60,382.43	2,280,899.07
558-ANIMAL CONTROL SECTIO	528,912.00	38,125.79	298,795.66	63.33	36,143.59	193,972.75
563-STREET & GROUND MAIN	3,015,511.82	266,047.47	1,724,101.83	65.72	257,790.06	1,033,619.93
565-PARKS & RECREATION	1,641,315.00	160,891.26	1,624,320.50	101.51	41,716.54	(24,722.04)
566-INTERNAL SVCS/BLDG	686,906.00	71,817.20	802,497.02	140.22	160,706.03	(276,297.05)
573-ENGINEERING & INSPECT	900,000.00	62,024.50	1,013,774.34	241.90	1,163,345.65	(1,277,119.99)
575-INTERNAL SVC/IT DEPT	256,936.00	20,726.81	144,367.12	92.21	92,554.74	20,014.14
592-NON-DEPARTMENTAL	7,837,860.00	98,189.33	658,128.00	22.40	1,097,560.48	6,082,171.52
*** TOTAL EXPENDITURES ***	32,360,646.82	1,973,743.67	16,297,083.16	60.92	3,416,150.51	12,647,413.15
*** TOTAL PROFIT / (LOSS) ***	(354,024.82)	(2,529,506.49)	6,126,894.83	765.69-	(3,416,150.51)	(3,064,769.14)

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	2,418,164.86	2,418,164.86	108.20	0.00	(183,164.86)
430-USE OF MONEY AND PROP	0.00	6,706.11	21,853.47	0.00	0.00	(21,853.47)
*** TOTAL REVENUES ***	2,235,000.00	2,424,870.97	2,440,018.33	109.17	0.00	(205,018.33)
EXPENDITURE SUMMARY						
520-TIF EXPENSES	2,208,000.00	7,000.00	21,000.00	0.95	0.00	2,187,000.00
*** TOTAL EXPENDITURES ***	2,208,000.00	7,000.00	21,000.00	0.95	0.00	2,187,000.00
*** TOTAL PROFIT / (LOSS) ***	27,000.00	2,417,870.97	2,419,018.33	959.33	0.00	(2,392,018.33)

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	2,149.10	15,652.21	156.52	0.00	(5,652.21)
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	945,000.00	2,149.10	15,652.21	1.66	0.00	929,347.79
EXPENDITURE SUMMARY						
520-TIF EXPENSES	831,372.00	126,053.75	433,692.23	66.61	120,083.00	277,596.77
*** TOTAL EXPENDITURES ***	831,372.00	126,053.75	433,692.23	66.61	120,083.00	277,596.77
*** TOTAL PROFIT / (LOSS) ***	113,628.00	(123,904.65)	(418,040.02)	473.58-	(120,083.00)	651,751.02

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	29,788.31	199,832.75	57.10	0.00	150,167.25
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	29,788.31	199,832.75	57.10	0.00	150,167.25
EXPENDITURE SUMMARY						
612-HOTEL/MOTEL TAX	297,400.00	75,910.26	189,576.33	70.53	20,171.39	87,652.28
*** TOTAL EXPENDITURES ***	297,400.00	75,910.26	189,576.33	70.53	20,171.39	87,652.28
*** TOTAL PROFIT / (LOSS) ***	52,600.00	(46,121.95)	10,256.42	18.85-	(20,171.39)	62,514.97

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	6,325.00	33,800.80	82.44	0.00	7,199.20
450-INTERFUND OPERATING T	53,100.00	1,250.00	3,750.00	7.06	0.00	49,350.00
*** TOTAL REVENUES ***	94,100.00	7,575.00	37,550.80	39.91	0.00	56,549.20
EXPENDITURE SUMMARY						
615-CONTRIBUTE TO CIVIC P	94,100.00	7,879.25	58,249.39	61.90	0.00	35,850.61
*** TOTAL EXPENDITURES ***	94,100.00	7,879.25	58,249.39	61.90	0.00	35,850.61
*** TOTAL PROFIT / (LOSS) ***	0.00	(304.25)	(20,698.59)	0.00	0.00	20,698.59

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	2,847.23	16,557.26	92.76	0.00	1,292.74
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	17,850.00	2,847.23	16,557.26	92.76	0.00	1,292.74
EXPENDITURE SUMMARY						
625-MUNICIPAL COURT BLDG	9,642.00	0.00	1,546.65	16.04	0.00	8,095.35
626-MUNICIPAL CRT TECHNO	20,000.00	0.00	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	0.00	9,829.05	41.24	2,396.00	17,416.95
*** TOTAL PROFIT / (LOSS) ***	(11,792.00)	2,847.23	6,728.21	36.74-	(2,396.00)	(16,124.21)

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	1,143.35	8,324.97	166.50	0.00	(3,324.97)
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	5,000.00	1,143.35	20,824.97	416.50	0.00	(15,824.97)
EXPENDITURE SUMMARY						
624-LIBRARY	0.00	180.00	6,016.09	0.00	0.00	(6,016.09)
*** TOTAL EXPENDITURES ***	0.00	180.00	6,016.09	0.00	0.00	(6,016.09)
*** TOTAL PROFIT / (LOSS) ***	5,000.00	963.35	14,808.88	296.18	0.00	(9,808.88)

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	70,389.28	502,400.64	628.00	0.00	(422,400.64)
*** TOTAL REVENUES ***	80,000.00	70,389.28	502,400.64	628.00	0.00	(422,400.64)
EXPENDITURE SUMMARY						
631-ROADWAY IMPACT FEE	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL PROFIT / (LOSS) ***	80,000.00	70,389.28	502,400.64	628.00	0.00	(422,400.64)

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	73,801.66	511,686.16	58.41	0.00	364,313.84
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	73,801.66	533,931.88	60.95	0.00	342,068.12
EXPENDITURE SUMMARY						
632-TRANSPORTATION	867,872.00	90,207.46	429,014.22	69.00	169,846.08	269,011.70
*** TOTAL EXPENDITURES ***	867,872.00	90,207.46	429,014.22	69.00	169,846.08	269,011.70
*** TOTAL PROFIT / (LOSS) ***	8,128.00	(16,405.80)	104,917.66	798.82-	(169,846.08)	73,056.42

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	55,767.14	390,295.15	58.82	0.00	273,204.85
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	55,767.14	390,295.15	58.82	0.00	273,204.85
EXPENDITURE SUMMARY						
750-MUNICIPAL DRAINAGE	578,530.00	49,172.89	262,216.02	45.32	0.00	316,313.98
*** TOTAL EXPENDITURES ***	578,530.00	49,172.89	262,216.02	45.32	0.00	316,313.98
*** TOTAL PROFIT / (LOSS) ***	84,970.00	6,594.25	128,079.13	150.73	0.00	(43,109.13)

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	106,127.97	313,344.93	56.46	0.00	241,655.07
340-CHARGES FOR SERVICES	1,950,000.00	165,504.99	1,163,863.81	59.69	0.00	786,136.19
*** TOTAL REVENUES ***	2,505,000.00	271,632.96	1,477,208.74	58.97	0.00	1,027,791.26
EXPENDITURE SUMMARY						
721-SANITATION/GARBAGE	2,241,700.00	212,604.24	1,332,510.46	59.44	0.00	909,189.54
*** TOTAL EXPENDITURES ***	2,241,700.00	212,604.24	1,332,510.46	59.44	0.00	909,189.54
*** TOTAL PROFIT / (LOSS) ***	263,300.00	59,028.72	144,698.28	54.96	0.00	118,601.72

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	1,188,121.67	8,522,079.51	50.98	0.00	8,193,920.49
420-ASSESSMENTS	797,000.00	10,115.00	419,769.33	7.06	(363,528.14)	740,758.81
430-USE OF MONEY AND PROP	156,500.00	16,865.49	131,926.45	84.30	0.00	24,573.55
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	669.13	4,599.41	153.31	0.00	(1,599.41)
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	17,673,000.00	1,215,771.29	9,078,849.70	49.31	(363,528.14)	8,957,678.44
EXPENDITURE SUMMARY						
701-UTILITIES ADMINISTRAT	767,911.00	77,058.39	496,878.71	70.21	42,304.05	228,728.24
706-WASTEWATER TREATMENT	2,246,831.00	212,864.56	967,550.82	46.80	83,854.80	1,195,425.38
708-UTILITY DISTRIBUTION/	3,323,151.00	390,712.61	1,753,297.67	56.17	113,301.09	1,456,552.24
709-UTILITIES NON-DEPARTM	11,232,437.00	1,785,693.22	6,922,382.35	62.34	79,882.88	4,230,171.77
*** TOTAL EXPENDITURES ***	17,570,330.00	2,466,328.78	10,140,109.55	59.53	319,342.82	7,110,877.63
*** TOTAL PROFIT / (LOSS) ***	102,670.00	(1,250,557.49)	(1,061,259.85)	698.77-	(682,870.96)	1,846,800.81

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	89,971.73	421,167.73	168.47	0.00	(171,167.73)
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	89,971.73	421,167.73	168.47	0.00	(171,167.73)
EXPENDITURE SUMMARY						
592-NON-DEPARTMENTAL	300,000.00	1,440.00	1,631,017.24	544.25	1,726.76	(1,332,744.00)
*** TOTAL EXPENDITURES ***	300,000.00	1,440.00	1,631,017.24	544.25	1,726.76	(1,332,744.00)
*** TOTAL PROFIT / (LOSS) ***	(50,000.00)	88,531.73	(1,209,849.51)	423.15	(1,726.76)	1,161,576.27

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	75,774.45	469,196.45	268.11	0.00	(294,196.45)
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	75,774.45	2,093,493.69	196.28	0.00	(1,918,493.69)
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	75,774.45	2,093,493.69	196.28	0.00	(1,918,493.69)

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	40,767.34	263,081.33	40.34	0.00	389,018.67
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	2,668.53	19,434.83	388.70	0.00	(14,434.83)
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	43,435.87	328,164.57	47.76	0.00	358,935.43
EXPENDITURE SUMMARY						
732-AIRPORT OPERATIONS DE	673,704.00	187,127.83	1,066,417.63	188.13	200,994.57	(593,708.20)
*** TOTAL EXPENDITURES ***	673,704.00	187,127.83	1,066,417.63	188.13	200,994.57	(593,708.20)
*** TOTAL PROFIT / (LOSS) ***	13,396.00	(143,691.96)	(738,253.06)	11.40-	(200,994.57)	952,643.63

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	21,950.00	111,665.00	55.69	0.00	88,835.00
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	3,000.00	500.00	5,150.00	171.67	0.00	(2,150.00)
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	30,000.00	15.34	1,925.22	6.42	0.00	28,074.78
460-PROCEEDS GEN FIXED AS	95,000.00	25,200.00	65,745.00	69.21	0.00	29,255.00
*** TOTAL REVENUES ***	328,500.00	47,665.34	184,485.22	56.16	0.00	144,014.78
EXPENDITURE SUMMARY						
761-CEMETERY OPERATING DE	328,509.00	45,704.21	192,293.07	81.77	76,318.70	59,897.23
*** TOTAL EXPENDITURES ***	328,509.00	45,704.21	192,293.07	81.77	76,318.70	59,897.23
*** TOTAL PROFIT / (LOSS) ***	(9.00)	1,961.13	(7,807.85)	739.44	(76,318.70)	84,117.55

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	286,985.50	862,441.50	76.46	0.00	265,517.50
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	286,985.50	882,862.76	78.27	0.00	245,096.24
EXPENDITURE SUMMARY						
517-FlEET SERVICES	999,958.00	74,472.78	617,328.57	64.54	28,062.20	354,567.23
*** TOTAL EXPENDITURES ***	999,958.00	74,472.78	617,328.57	64.54	28,062.20	354,567.23
*** TOTAL PROFIT / (LOSS) ***	128,001.00	212,512.72	265,534.19	185.52	(28,062.20)	(109,470.99)

FINANCIAL STATEMENT

AS OF: APRIL 30TH, 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	395,546.00	517,638.00	75.01	0.00	172,465.00
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	881.12	6,415.62	0.00	0.00	(6,415.62)
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	53,676.00	179,048.50	0.00	0.00	(179,048.50)
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	450,103.12	703,102.12	17.07	0.00	3,415,333.88
EXPENDITURE SUMMARY						
518-EQUIPMENT REPLACEMENT	4,118,436.00	125,690.39	1,632,416.26	112.01	2,980,805.23	(494,785.49)
*** TOTAL EXPENDITURES ***	4,118,436.00	125,690.39	1,632,416.26	112.01	2,980,805.23	(494,785.49)
*** TOTAL PROFIT / (LOSS) ***	0.00	324,412.73	(929,314.14)	0.00	(2,980,805.23)	3,910,119.37

Attachment C

Council Report

Checks Posted in November 2024

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	AFLAC		AFLAC 2025 INVOICE	1,262.05
		MISCELLANEOUS	HAYLIE MARTINEZ	HAYLIE MARTINEZ:DRPOSIT RE	200.00
			MARCUS REESE	MARCUS REESE:DEPOSIT REFUN	100.00
			JOSHUA STOKES	JOSHUA STOKES:DEPOSIT REFU	25.00
		McCREARY, VESELKA, BRAGG & ALLEN PC		CC FEES-MARCH 2025	1,316.16
		OMNIBASE SERVICES OF TEXAS LP		1ST QRT OMNI FEE:JAN-MAR 2	167.04
		NATIONWIDE RETIREMENT SOLUTIONS		457B DEF COMP PLAN	2,185.00
				457B DEF COMP PLAN ROTH	310.00
				457B DEF COMP PLAN	2,285.00
				457B DEF COMP PLAN ROTH	310.00
		UNITED WAY FOR GREATER AUSTIN		UNITED WAY CONTRIBUTIONS	5.00
				UNITED WAY CONTRIBUTIONS	5.00
		WEX HEALTH, INC. DBA: WEX		38705 FSA	1,091.28
				38705 FSA	1,091.28
		TAYLOR PROFESSIONAL FIREFIGHTER ASSOCI		ACCT #2091015 TAYLOR FF AS	1,074.00
				ACCT #2091015 TAYLOR FF AS	58.00
		INTERNATIONAL CITY MANAGEMENT ASSOC RE		PLAN ID 307325-CONTRIBUTOR	1,229.69
				PLAN ID 307325-ROTH	615.00
				PLAN ID 307325-CONTRIBUTOR	1,579.69
				PLAN ID 307325-ROTH	615.00
		LIBERTY NATIONAL LIFE INSURANCE		GLOBE LIFE APRIL 2025	461.04
		HEALTH CARE SERVICE CORPORATION		BCBS MAY INV.	26,735.56
				RETIREE DEPENDENT	436.88
				TEDC/CARLSON,HANSON,WHITE	2,291.66
		HUMANA INSURANCE COMPANY		CARLSON/WHITE-TEDC	23.46
				HUMANA VISION 2025	334.70
				CARLSON/WHITE -TEDC	138.50
				HUMANA DENTAL 2025	2,847.04
		SYMETRA LIFE INSURANCE COMPANY		SYMETRA VOL LIFE	1,280.59
				SYMETRA VOL LIFE/TEDC	33.40
				SYMETRA VOL LIFE	1,404.26
				ADD MADISON HANSON/TEDC	1.60
		PIONEER CREDIT RECOVERY, INC.		J. FREDENBURG WG2529173	173.22
				J. FREDENBURG WG2529173	173.22
				J. FREDENBURG WG2529173	173.22
				TOTAL:	52,032.54
CITY COUNCIL	GENERAL FUND	PNC BANK NATIONAL ASSOCIATION		COUNCIL FOOD	193.89
				COUNCIL FOOD	10.43
				COUNCIL SNACKS	2.98
				GARCIA CHAMBER LUNCHEON	20.00
		TML INTERGOVERNMENTAL		FY25 WORKERS' COMP	363.36
		VERIZON WIRELESS		CELLPHONES	197.30
				MIFI	37.99
		DENTON NAVARRO ROCHA BERNAL & ZECH, P.		COT VS ROBERT MAREK	1,800.00
		NATIONAL BUSINESS FURNITURE, LLC		COUNCIL CHAIRS	1,843.11
				TOTAL:	4,469.06
CITY MANAGEMENT	GENERAL FUND	BALDERSON BERGER EQUIPMENT COMPANY DBA		JEFF JENKINS GIFT	55.00
		ODP BUSINESS SOLUTIONS, LLC		COPY PAPER	10.50
		PNC BANK NATIONAL ASSOCIATION		AGENDA PREP GARCIA	40.18
				CNU MEMBERSHIP DUES	125.00
				DUES	790.00
				ICLD STG JEFF J	0.99
				BKFST M. COOPER	56.86
				LUNCH MTG R.POWERS	35.35

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			BKFST W/TYLER	77.23
			LUNCH WITH TYLER	48.01
			WEBINAR/MANAGER TOXIC/EMPL	179.00
			CHAMBER LUNCH	175.00
			3-DGATEWAY SIGNS	600.00
			ICLD STG ROCIO	0.99
			JENKINS TCMA REGION 7	16.50
			SMALL WATERS/SYMPATHY CARD	24.67
			ROCIO - MEAL	15.67
			REG FEE	16.50
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	278.25
		VERIZON WIRELESS	CELL PHONES	157.84
			CITY MANAGER	57.99
		HEALTH CARE SERVICE CORPORATION	BCBS MAYIL INV.	2,935.20
			TERM TOM YANTIS FAMILY	1,807.11-
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	23.95
			ADJUST TOM YANTIS RETIREE	28.74-
			HUMANA DENTAL 2025	118.10
			ADJUST TOM YANTIS RETIREE	204.72
		SYMETRA LIFE INSURANCE COMPANY	ADJ CARLY KEHOE	109.13
			SYMETRA LTD	130.93
			TERM TOM YANTIS	112.89-
			SYMETRA LIFE & AD&D	78.30
			TERM TOM YANTIS	45.00-
			SYMETRA LTD	130.93
			ADD JERROD KINGERY	18.31
			SYMETRA LIFE & AD&D	78.30
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	4,691.41
PUBLIC INFORMATION	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	PIO PHONE TRIPOD	22.99
		ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	10.50
		PNC BANK NATIONAL ASSOCIATION	JERROD BUSINESS CARDS	51.94
			PIO MEAL	35.26
			TML	125.00
			TML	125.00
			TML	125.00
			TAMIO	425.00
			THE BUSINESS JOURNAL	191.88
			TAMIO 2025 CONF - DANIEL	450.00
			TAMIO 2025 CONF - JERROD	450.00
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	95.62
		VERIZON WIRELESS	CELL PHONES	78.92
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	PEG CHANNEL	704.08
		HEALTH CARE SERVICE CORPORATION	BCBS MAY INV.	1,512.73
			ADD JERROD KINGERY	778.93
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			ADD JERROD KINGERY	4.79
			HUMANA DENTAL 2025	47.24
			ADD JERROD KINGERY	23.62
		SYMETRA LIFE INSURANCE COMPANY	ADJ DANIEL SEGUIN	3.18
			SYMETRA LTD	28.56
			SYMETRA LIFE & AD&D	17.10
			SYMETRA LTD	46.87
			SYMETRA LIFE & AD&D	28.05
			ADD JERROD KINGERY	10.95

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	5,498.54
HUMAN RESOURCES	GENERAL FUND	LANGUAGE TESTING INTERNATIONAL, INC.	COLE BAKLEY/SPANISH TEST	63.00
		ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	10.50
		PNC BANK NATIONAL ASSOCIATION	CHRISTINA TMHRA CONF	450.00
			EMPL LUNCH AND LEARN	153.00
			CHRIS TMHPA CONF REG	450.00
			FIREFIGHTER RECRUITMENT AD	195.00
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	99.44
		VERIZON WIRELESS	CELL PHONES	124.38
		EMPLOYEES RETIREMENT SYSTEM OF TEXAS	TX SOCIAL SECURITY PRGM 20	35.00
		HEALTH CARE SERVICE CORPORATION	BCBS MAY 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
			SYMETRA LTD	71.14
			SYMETRA LIFE & AD&D	42.90
			TOTAL:	6,511.23
CITY CLERK	GENERAL FUND	ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	10.50
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	80.32
		VERIZON WIRELESS	CELL PHONES	39.46
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			HUMANA DENTAL 2025	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	35.32
			TERM DIANNA MCLEAN	148.44-
			SYMETRA LIFE & AD&D	21.15
			TERM MCLEAN	74.25-
			SYMETRA LTD	35.32
			SYMETRA LIFE & AD&D	21.15
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.74
			TOTAL:	173.09
FINANCIAL SERVICES	GENERAL FUND	ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	10.49
		PNC BANK NATIONAL ASSOCIATION	CERT ACHIEVEMENT REVIEW FE	460.00
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	304.45
		VERIZON WIRELESS	CELL PHONES	78.92
		BROOKSWATSON & CO., PLLC	FY 24/25 Auditing Service	3,843.01
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	XPHASER 4622	46.95
		HEALTH CARE SERVICE CORPORATION	BCBS MAY INV.	2,935.20
			ADD ROBERT POWERS	1,487.76
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	23.95
			HUMANA DENTAL 2025	118.10
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	92.42
			TERM JEFF WOOD	75.26-
			SYMETRA LIFE & AD&D	55.65
			TERM JEFF WOOD	45.00-
			ADD ROBERT POWERS	74.30
			SYMETRA LTD	130.05
			ADD ROBERT POWERS	37.63
			SYMETRA LIFE & AD&D	78.15
			ADD ROBERT POWERS	22.50
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	9,775.02
MUNICIPAL COURT	GENERAL FUND	AT&T	MUNICIPAL COURT	248.21
		BRINKS, INCORPORATED	BRINKS MONTHLY SERVICES	905.08
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MARCH 2025 MUNICIPAL COURT	1.21
		ODP BUSINESS SOLUTIONS, LLC	TMC ENVELOPES	22.29
			TMC PRINTER PAPER	124.49
		PNC BANK NATIONAL ASSOCIATION	MARCH 2025 CC CREDIT	100.00-
			TLO	125.00
			LUNCH TRAINING/MTG	40.43
			WATER/FORKS/DISH SOAP	23.99
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	133.87
		ATMOS ENERGY	NATURAL GAS-109 W 5TH ST	92.16
		VERIZON WIRELESS	CELL PHONES	39.46
		QUADIENT LEASING USA, INC.	TMC POSTAGE MACHINE INK	175.75
			TMC POSTAGE LEASE	214.62
		CINTAS CORP DBA FIRST AID & SAFETY	109 W 5TH ST/MEDICAL SUPPL	100.99
		WILSON, LUCAS C. DBA: ATTORNEY AT LAW	Legal Services -Judge	1,531.25
		HEALTH CARE SERVICE CORPORATION	BCBS MAY 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
			SYMETRA LTD	40.35
			SYMETRA LIFE & AD&D	24.30
			TOTAL:	6,094.73
DEVELOPMENT SERVICES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	CODE SUPERVISOR PHONE CASE	22.33
			PHONE CASE & PLUG-INS	39.74
			PRESTON/PENS	18.31
			PERMIT TECH SCISSORS/ORGAN	24.02
		WATKINS, MICHAEL DEAN DBA:	PZ2024-2268/Proj #2106-42	5,918.70
		ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	10.50
		PNC BANK NATIONAL ASSOCIATION	CAKE FOR DANIEL OFFICER TE	25.98
			APA MEMBERSHIP COLE B	104.32
			MEMBER REG	470.00
			ENEVELOPES DVS	215.79
			DANIEL C COURSE CE OFFICER	550.00
			DVS EMPLOYEE APPREC MEAL	99.20
			DVS TEAM LUNCH SEND OFF AN	214.50
			DVS CAKE	10.79
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	420.73
		VERIZON WIRELESS	CELL PHONES	419.81
		HUMPHREYS, JAMES BRENT DBA: MALLARD &	209 W MUSTANG/ABATEMENT	475.00
			211 W MUSTANG/ABATEMENT	525.00
		HEALTH CARE SERVICE CORPORATION	BCBS MAY INV.	5,870.40
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	43.11
			TERM ANA HUERTE	4.79-
			HUMANA DENTAL 2025	188.96
			TERM ANA HUERTA	23.62-
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	160.92
			TERM JUSTINH SAUER	13.77-
			SYMETRA LIFE & AD&D	96.60
			TERM JUSTINH SAUER	8.25-
			TERM ANA HUERTA	0.93-
			SYMETRA LTD	147.15

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TERM ANA HUERTA	13.77-
			SYMETRA LIFE & AD&D	88.35
			TERM ANA HUERTA	8.25-
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
		BERRY, DUNN, MCNEIL & PARKER LLC DBA:	Permit Process Audit	22,209.00
		ALVAREZ, MITCHELL	REIMBURSE UNIFORM PURCHASE	194.79
			TOTAL:	38,586.37
MAIN STREET PROGRAM 00	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	TRP DOWNTOWN MARKETING	77.22
			POSTER PRINTER PAPER	36.85
		ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	10.50
		PNC BANK NATIONAL ASSOCIATION	GO DADDY RENEWAL	35.16
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	65.79
		VERIZON WIRELESS	CELL PHONES	78.92
			IPAD	9.03-
		HEALTH CARE SERVICE CORPORATION	BCBS MAY INV.	733.80
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	4.79
			HUMANA DENTAL 2025	23.62
		SYMETRA LIFE INSURANCE COMPANY	TERM JAN HARRIS	29.72-
			SYMETRA LTD	17.22
			TERM JAN HARRIS	40.30-
			SYMETRA LIFE & AD&D	10.35
			TERM JAN HARRIS	24.30-
			SYMETRA LTD	17.22
			SYMETRA LIFE & AD&D	10.35
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	1,114.19
CD-MOODY MUSEUM	GENERAL FUND	PNC BANK NATIONAL ASSOCIATION	MOODY INTERNET	80.42
		ATMOS ENERGY	NATURAL GAS-114 W 9TH ST	93.25
		SVATEK, MARCIA E.	MOODY MUSEUM DOCENT 3.31.2	120.00
			MOODY MUSEUM DOCENT APR 20	75.00
			TOTAL:	368.67
PUBLIC LIBRARY	GENERAL FUND	AT&T	LIBRARY	421.37
		AMAZON.COM SALES, INC DBA: AMAZON.COM	PRINTER MAINTENANCE KIT	147.95
			CROWD CONTROL STANCTIONS	54.99
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MARCH 2025 LIBRARY	1.88
		INGRAM BOOK COMPANY	Adult Books FY 24/25	14.83
			Adult Books FY 24/25	64.73
			Adult Books FY 24/25	16.71
			Adult Books FY 24/25	212.75
			Adult Books FY 24/25	94.41
			Adult Books FY 24/25	15.92
			Adult Books FY 24/25	137.97
			Adult Books FY 24/25	142.52
			Childrens Books FY24/25	43.55
		ODP BUSINESS SOLUTIONS, LLC	PAPER & SHARPIES	61.17
			STAMP PADS	20.97
		PNC BANK NATIONAL ASSOCIATION	LIBRARY BUSINESS CARDS	79.96
			ICE CREAM TEDDY BEAR PICNI	14.22
			SPRING BREAK PROGRAM SUPPL	101.68
			CHALK	27.67
			TLA CONF IN DALLAS	470.00
			TLA CONF IN DALLAS LODGING	1,114.70
			KAREN ICLD STG	0.99

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	206.92
		ATMOS ENERGY	NATURAL GAS-801 VANCE ST	102.82
		VERIZON WIRELESS	CELL PHONES	39.46
			LIBRARY GATEWAY	40.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	LIBRARY COPIER MAINTENANCE	41.25
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	LIBRARY INTERNET	164.01
		CINTAS CORP DBA FIRST AID & SAFETY	LIBRARY FIRST AID	51.33
			LIBRARY FIRST AID	34.80
		BIBLIOTHECA, LLC	SECURITY GATE SERVICE MAIN	2,198.70
		HEALTH CARE SERVICE CORPORATION	BCBS MAY 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
			SYMETRA LTD	109.71
			SYMETRA LIFE & AD&D	66.15
			TOTAL:	11,827.42
FIRE DEPARTMENT	GENERAL FUND	AT&T	CITY HALL (CIVIL DEF)	51.30
			VICTORIA STATION	148.72
			FIRE DEPT	208.60
		AMAZON.COM SALES, INC DBA: AMAZON.COM	HAZMAT BOOKS	228.90
			KEY HOLDER	4.99
			WATER FILTERS FOR STATIONS	417.26
			RETURN OF STREAMLIGHT	87.88-
			3 STREAMLIGHTS FOR Q1	332.94
			RETURN OF FILTERS	59.38-
			MISC SUPPLIES/BAGS, LINER,	102.11
		AUGUST INDUSTRIES INC.	REPAIR TO AIR COMPRESSOR	349.88
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MARCH 2025 FIRE DEPT	1.32
		FED EX	DINGES FIRE-PATCHES	46.94
		KNOX ASSOCIATES, INC	ANNUAL RENEWAL	1,298.00
		MY-LOR, INC	E3 TAGS	65.31
		PNC BANK NATIONAL ASSOCIATION	ICLD STG BRANDON S	0.99
			OFFICER MTG 3/7/25	84.40
			CHAINSAW BLADE	19.27
			CHAINSAW BLADE	20.95
			OFFICER I TEST REEVES	56.49
			TEST CENTER FEE- REEVES	30.00
			HARDWARE FOR PAT TEST ITEM	7.98
			TOOLS FOR S51	199.00
			LAUNDRY DETERGENT	41.82
			KITCHEN SUPP	63.56
			ITEMS FOR S51	295.84
			FD CELLHIRE	63.67
			RAIL CAR TRNG COPE/RUSSELL	15.97
			ICLOUD STG	0.99
			RADIO PARTS	528.00
			ICLOUD STG	1.98
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	7,477.47
		ATMOS ENERGY	NATURAL GAS-705 CARLOS PAR	118.44
			NATURAL GAS-200 WASHBURN S	153.22
		VERIZON WIRELESS	FIRE DEPT GATEWAY	80.00
			CELL PHONE	223.26
			DATA CARDS	297.99
		WILLIAMSON COUNTY AUDITOR'S OFFICE	RCS-QRTLY Fees	4,508.64

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		AT&T U-VERSE	FD INTERNET - STA 2	117.70
		TRI-POINT REFRIGERATION, INC.	REPAIR ICE MACHINE AT STAT	412.98
		HEALTH CARE SERVICE CORPORATION	BCBS MAY INV.	20,546.40
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	124.54
			TERM STEPHEN BARNES	4.79-
			TERM AJAY PAYTON	4.79-
			HUMANA DENTAL 2025	614.12
			TERM STEPHEN BARNES	23.62-
			TERM AJAY PAYTON	23.62-
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	637.40
			SYMETRA LIFE & AD&D	381.45
			TERM STEPHEN BARNES	8.00-
			SYMETRA LTD	604.28
			TERM BARNES/PAYTON/FIRE AD	32.62-
			SYMETRA LIFE & AD&D	361.65
			TERM BARNES/PAYTON/ ADJ FI	19.50-
			TOTAL:	41,082.52
POLICE DEPARTMENT	GENERAL FUND	AT&T	POLICE DEPT POT LINE	59.64
			POLICE DEPT	251.32
			PD INTERNET	1,653.24
		AMAZON.COM SALES, INC DBA: AMAZON.COM	ZIP-TIES AND COMPRESSED AI	130.95
			LAWN CHAIRS FOR VICTIM SER	337.50
			PAPERBAGS	27.97
			DISPATCH PRINTER	259.00
			DISPATCH TONER INK	165.00
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MARCH 2025 POLICE	0.37
			DISPATCH CIRCUIT BACKUP-03	413.28
		PNC BANK NATIONAL ASSOCIATION	STG CONTAINER MARCH 2025	150.00
			ICLD STG CLAUDIA	0.99
			RECY BOX	124.00
			PD SVC	30.00
			PD SVC	41.88
			CAR SEATS VICTIM SVCS	103.98
			VICTIM SVCS MEAL	9.81
			CHIEF FLUCK CHAMBER LUNCHE	20.00
		TAYLOR OFFICE PRODUCTS INC	PD LARGE INK PADS	47.90
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	12,016.57
		TRANSUNION RISK AND ALTERNATIVE DATA S	CID SEARCHES TLO MARCH 202	92.80
		VERIZON WIRELESS	POLICE DEPARTMENT	49.53
			PD	651.78
			CELL PHONES VOCA COORDIN	37.21
			CELL PHONES VOCA COORDIN	37.21
			DATA CARDS	885.83
			MIFI VOCA COORDINATOR	37.99
		WILLIAMSON COUNTY AUDITOR'S OFFICE	FY25 QRTLY Radio Fees	7,420.47
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	TLETS INTEGRATION SET UP/E	1,514.16
			FY25 PD Monthly IT	8,225.82
		SECURITAS TECHNOLOGY CORPORATION	KEYSCAN BOX MAINTENANCE 05	69.10
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	PD INTERNET APRIL 2025	343.45
		AXON ENTERPRISE INC.	SGT BROWN TASER INSTRUCTOR	895.00
		AVAYA FINANCIAL SERVICES	PD SOFTWARE	355.49
		KONICA MINOLTA PREMIER FINANCE	C450i RECORDS COPIER LEASE	170.00
			C250i PATROL COPIER LEASE	268.11
		HEALTH CARE SERVICE CORPORATION	BCBS MAY INV.	27,884.40
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	191.60

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HUMANA DENTAL 2025	992.04
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	828.49
			POLICE ADJUSTMENTS	4.62
			SYMETRA LIFE & AD&D	486.90
			POLICE ADJUSMENTS	2.85
			SYMETRA LTD	829.07
			ADJ. SHANE NEWELL	0.58
			SYMETRA LIFE & AD&D	487.20
			ADJUST NEWELL	0.30
		BURNET COUNTY	LUERA BALLISTIC SHIELD COU	24.00
		SCHUYLER ADAMS, ANDREA	IAED NAVIGATOR 2025	126.00
			TOTAL:	68,755.40
ANIMAL CONTROL	GENERAL FUND	AT&T	ANIMAL CONTROL	221.40
		AMAZON.COM SALES, INC DBA: AMAZON.COM	ACO PRINTER PAPER	80.76
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MARCH 2025 ANIMAL CONTROL	7.27
		PNC BANK NATIONAL ASSOCIATION	WATER HOSE	92.86
			CLEANING CHEMICALS	11.93
			CLEANING SUPPLIES	123.73
			UNIFORM	55.84
			PELLETS FOR CAT LITTER	34.95
			SCRUBS FOR KT	55.84
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	80.32
		VERIZON WIRELESS	CELL PHONES	118.38
			ACO GATEWAY	40.00
		KONICA MINOLTA PREMIER FINANCE	ACO COPIER LEASE 4/19-5/18	170.00
		HEALTH CARE SERVICE CORPORATION	BCBS MAY INV.	3,669.00
			ADD MIKE CONG	1,125.55
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	23.95
			ADD MIKE CONG	4.79
			ADJ MIKE CONG	14.37-
			HUMANA DENTAL 2025	118.10
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	50.22
			SYMETRA LIFE & AD&D	26.85
			ADD MIKE CONG	33.40
			SYMETRA LTD	60.16
			ADD MIKE CONG	9.94
			SYMETRA LIFE & AD&D	32.85
			ADD MIKE CONG	6.00
		MARATHON STAFFING GROUP, INC.	Kennel Tech for Shelter	719.36
			Kennel Tech for Shelter	904.26
			Kennel Tech for Shelter	914.37
			TOTAL:	8,777.71
STREETS & GROUND MAINT	GENERAL FUND	AT&T	PUBLIC WORKS	319.00
		AMAZON.COM SALES, INC DBA: AMAZON.COM	LAMINATING SHEETS/PAPER CL	24.14
			B. BACHMEYER/HI VIS SHIRTS	69.96
			T. YOUNG/HI VIS SHIRTS	76.44
			REPLACEMENT MAULDIN KEYS	6.99
			ST,GR/BULK BLUE PENS	16.99
		IWORQ SYSTEMS, INC	PW SOFTWARE MANAGEMENT	3,000.00
		COUFAL-PRATER EQUIP LLC DBA UNITED AG	ST,GR/TRIMMER STRING	109.13
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MARCH 2025 PUBLIC WORKS	4.47
		ERGON ASPHALT & EMULSIONS, INC	SS-1 Emulsion Oil	1,344.58
		FLOYDCO INC	#531 GLASS INSTALLATION	300.00
		HEART OF TEXAS LANDSCAPE & IRRIGATION	PD IRRIGATION REPAIRS	142.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			LIBRARY IRRIGATION LEAK	280.00
			City-Wide Mowing	29,519.21
			Donna Channel Mowing	1,029.17
			Animal Shelter Mowin	325.00
			Operations & Maintenance	6,885.67
		WASTE CONNECTIONS LONE STAR, INC.	(2) 20 YD RO	461.96
		KRUSE, KELLY D DBA KRUSE ELECTRIC SER	Install of (4) Bride	35,300.00
		MOSS & MOSS INC. #4000	ST,GR/PADLOCKS STORAGE SHE	43.18
			DNTN BANNERS-CABLE TIES	35.07
			INSTALL DNTN BANNERS HARDW	15.71
			INSTALL DNTN BANNERS HARDW	15.27
			TORCH KIT FOR CRACK SEALIN	25.19
		PNC BANK NATIONAL ASSOCIATION	ICLOUD STG BRETT	0.99
			ICLD STG JIM G	2.99
			ICLD STG JIM G	2.99
			TXAPA MUN ASP CON	556.00
			BOTTLE WATER	10.94
			(3) NATIONAL PUB WK POSTER	63.00
			MARCH 2025 CC CHARGES	0.99
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	7,616.12
		ATMOS ENERGY	NATURAL GAS-1424 N MAIN ST	107.43
		VERIZON WIRELESS	CELL PHONES	276.22
			GATEWAY ROUTER	40.00
			GATEWAY SIGN	37.99
		WILLIAMSON COUNTY GRAIN	SPRAY RIG FOR CHEMICALS	13.50
		MCCOY'S BUILDING SUPPLY	(10) ASPHALT SHOVELS	96.43
		HAYDAY, INC. DBA: CTWP	1424 N MAIN COPIER MAINT	94.36
			1424 N MAIN COPIER MAINTEN	97.44
		ASSOCIATED SUPPLY COMPANY, INC	#531 WINDSHIELD DAMAGE-R.S	905.30
		CLOSNER EQUIPMENT CO., INC	1 Month Rental-Mauldin	2,336.70
			1 Month Rental-Mauldin	2,336.70
		RUGGED SOLUTIONS AMERICA, LLC DBA: SET	(2)CSB-990Max Kit	1,793.60
		AVAYA FINANCIAL SERVICES	STS CAMERAS	167.58
		COMMUNITY COFFEE COMPANY LLC	1424 N MAIN ST/COFFEE SUPP	96.16
		UNIFIRST HOLDINGS INC	ST,GR-UNIFORM RENTAL	239.21
			ST,GR/UNIFORM RENTAL	241.03
			ST,GR/UNIFORM RENTAL	275.51
			ST,GR UNIFORM RENTAL	239.21
		HEALTH CARE SERVICE CORPORATION	BCBS MAY INV.	9,539.40
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	67.06
			HUMANA DENTAL 2025	330.68
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	233.87
			TERM NORMAN OLMSTEAD	22.96-
			SYMETRA LIFE & AD&D	133.20
			TERM NORMAN OLMSTEAD	13.80-
			SYMETRA LTD	222.05
			SYMETRA LIFE & AD&D	126.00
		CRANOR, DAVID DANNE DBA: LOTT FENCE	E 4TH&GRAVEL PIT RD-GUARDR	1,823.31
		GRESHARE ENTERPRISES, LLC DBA: AFFORDA	(8) DIRECTION SIGNS-COM CL	648.47
			TOTAL:	110,084.80
PARKS & RECREATION	GENERAL FUND	AT&T	PARKS & REC	57.50
		AMAZON.COM SALES, INC DBA: AMAZON.COM	KITE DAY SUPPLIES	61.03
			BACKSTOP NETTING	619.20
			END ZONE PYLON SET	84.00
			FOOTBALL YARD MARKER ORANG	169.13

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PLOTTER INK CARTRIDGES & M	106.99
			TRPSC/GRAFFITI REMOVER	116.29
			RUBBER ANCHOR PLUGS	104.85
		BETA TECHNOLOGY, INC	WEED-X	294.39
		COURTEX CONSTRUCTION INC.	Memorial Field Track	29,035.00
		IWORQ SYSTEMS, INC	P&R SOFTWARE MANAGEMENT	2,000.00
		HEART OF TEXAS LANDSCAPE & IRRIGATION	MEMORIAL FIELD IRRIGATION	1,223.00
			MEM FIELD/REPLACE BALL VAL	245.00
		WASTE CONNECTIONS LONE STAR, INC.	MURPHY PARK RO	562.32
		MISCELLANEOUS APRIL GREEN	APRIL GREEN:FITNESS CLASSE	720.00
		FERGUSON FACILITIES SUPPLY #61	TRP JANITORIAL URINAL SCRE	23.73
			TRPSC/DISINFECTANT CLEANER	326.77
		WILLIAMS SCOTSMAN, INC. DBA: MOBILE MI	MOBILE MINI LEASE 4/13-5/1	102.00
		MOSS & MOSS INC. #5000	REPAIRS/CHAIN & PADLOCK	91.12
			BROOM, CAULK GUN, SILICONE	52.61
			REPAIRS/3/8" COVERS	10.79
			REPAIRS/POLY TUBE	13.50
			REPAIRS/PAINT SUPPLIES	16.32
			REPAIRS/PAINT & SUPPLIES	59.15
			REGAL TOOLS	10.72
		PNC BANK NATIONAL ASSOCIATION	BLDG MAINT COOLER	28.82
			SOCIAL MEDIA MKTG	70.00
			LANDSCAPING MEMORIAL FIELD	276.48
			ICLD STG BETSY	0.99
			MEMORIAL TRACK RIBBON CUTT	146.62
			TAPE/SUPPLIES FOR OFFICE	40.63
			TRAPS CON LODGING LISA	707.58
			RESOLVE/BATTERIES	19.94
			ICLD STG BETSY	0.99
			ICLD PARKS	0.99
			TYLER ICLD STG	0.99
			TRAPS CONF MATTS LODGING	707.58
			TAWPC MEETING	40.02
			CC MEETING	37.00
			TRAPS CONV TYLERS LODGING	707.58
			OFFICE WATER	25.44
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	2,193.52
		TIME WARNER CABLE DBA SPECTRUM	DICKEY GIVENS INTERNET	110.58
			FIELD HOUSE INTERNET	120.63
		ATMOS ENERGY	NATURAL GAS-1418 DAVIS ST	107.89
			NATURAL GAS-1418 DAVIS ST	96.14
		VERIZON WIRELESS	CELL PHONES	197.30
			IPAD	20.00
			PARKS GATEWAY	40.00
		ACM SERVICES LLC	TRP POND FILL CONTROLLER F	140.00
			HERITAGE REROUTE CAT 6 WIR	706.00
		WAYNE GING PLUMBING, LLC	TRP/REPLACED RPZ VALVE 4.4	786.00
			MURPHY REPL LAVATORY FAUCE	350.00
			TRPSC SLOAN VALVE REPAIR	224.00
		K. HANES'S INCORPORATED	WINDSCREENS & CABLE TIES	2,741.00
		MCCOY'S BUILDING SUPPLY	BACKPACK SPRAYER MOUSE KLR	163.10
		ERIC DONNELL JACKSON	MURPHY PAVILION RESTROOM L	107.50
		COLBY BURGES DBA: CB PAINTING	VANDALISM PAINT HERITAGE R	450.00
		PIONEER MANUFACTURING COMPANY INC.	Graco Field Lazer S100	3,400.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	TRPSC XEROX SERVICE	38.46
		TRI-POINT REFRIGERATION, INC.	TRP SOFTBALL ICE MACHINE P	444.79

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TRP BASEBALL ICE MAKER PM	509.59
			TRP SOCCER ICE MACHINE PM	598.59
		AVAYA FINANCIAL SERVICES	TRPSC PHONE SYSTEM	127.68
			P&R CAMERAS	167.58
		EZROW CLEANING LLC	DICKEY GIVENS JANITORIAL C	282.00
		NORTHWEST CASCADE INC DBA HONEY BUCKET	MEMORIAL FIELD PORTA POTTY	145.00
			BIKE RODEO PORTA POTTY DEL	65.00
		JONES, GERALD R.	MONITOR ADULT VOLLEYBALL	275.00
		HEALTH CARE SERVICE CORPORATION	BCBS MAY 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
			SYMETRA LTD	163.22
			SYMETRA LIFE & AD&D	98.40
		BOON, SHARON	INSTRUCTOR FOR FITNESS CLA	86.25
		LEGACY ARBOR CARE	PUTT PUTT TREE PRUNING	1,850.00
			TOTAL:	62,872.20
INTERNAL SERVICES/BLDG	GENERAL FUND	AT&T	CITY HALL FAX	692.79
		AMAZON.COM SALES, INC DBA: AMAZON.COM	CH DOOR STOPPER REPLACEMEN	9.99
			BLDG STOCK 3V BATTERY	12.78
			NICOLE SHIRT	19.99
			NICOLE DESK CHAIR	93.49
		GULF COAST PAPER CO. INC.	JASON/NABC & DUSTING TOWEL	157.78
		KRUSE, KELLY D DBA KRUSE ELECTRIC SER	MOODY/INSTALL FLAG LIGHT	149.55
			P&R INS BOX STG RM TO HIDE	9.90
		MOSS & MOSS INC. #6000	BLDG MAINT WEDGE/BIT TOOLS	76.48
			RETURNED WEDGE ANCHOR	47.69-
			FIRE ADMIN REPLACE TOILET	7.19
			MOODY/REWIRE LAMP BULBS	12.59
			H. SQ MISC SUPPLY STALL RE	3.50
			FIRE ADMIN MISC CLAMPS	3.22
			FIRE ADMIN MISC	10.33
			CITY HALL/DOOR STOP	8.09
			CH 3V LITHIUM BATTERY	8.99
		PNC BANK NATIONAL ASSOCIATION	EMBROIDERY	12.50
			TP, PAPER TOWELS, SOAP	1,368.30
			LIBRARY MATS	156.40
			FD #2 MATS	72.01
			FD #1 MATS	76.92
			PD MATS	139.61
			COURTS MATS	132.80
			NICOLE NAME BADGE	41.96
			SUPPLIES/FOLDERS INSTR FOR	5.65
			ICLD STG NICOLE	0.99
			RICK SHIRTS	29.94
			RICK ICLD STG	0.99
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	1,068.07
		ATMOS ENERGY	NATURAL GAS-400 PORTER ST	180.47
		VERIZON WIRELESS	CELL PHONES	197.30
			CELLPHONES	45.84
		VIC'S HEAT & AIR	LIBRARY COMPUTER ROOM A/C	395.00
			FD#1 FILTERS	310.00
			FS FILTER SVC LABOR	185.00
			PD FILTERS	320.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PD FILTER SVC LABOR	185.00
			PD DETECTIVE OFFICE/NO COO	500.00
		MCCOY'S BUILDING SUPPLY	H. SQ MIS SUPP FIX STALL D	12.26
			CH REPLACE STRIKE ON BACK	77.41
			FIRE ADMIN MISC SUPPLY MOV	9.47
			FIRE#1 REPAIR/WEDGE ANCHOR	131.70
			FIRE #1 REPAIR/PINE, ADAPT	579.62
		ALL STARR TERMITE & PEST CONTROL	APRIL 2025 PEST CONTROL	1,134.00
		CINTAS CORP DBA FIRST AID & SAFETY	CH FIRST AID	33.78
			CH FIRST AID	32.30
		AVAYA FINANCIAL SERVICES	CH CAMERAS	167.59
		UNIFIRST HOLDINGS INC	1424 N MAIN-MATS	16.84
			MATS-UTILITY MAINTENANCE	4.04
			1424 N MAIN MATS	16.84
			MATS-UTILITY MAINTENANCE	4.04
			1424 N MAIN-MATS	16.84
			MATS-UTILITY MAINTENANCE	4.04
			1424 N MAIN MATS	16.84
		AMBASSADOR SERVICES, LLC.	JANITORIAL SERVICES	2,646.01
		HEALTH CARE SERVICE CORPORATION	BCBS MAY 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
			SYMETRA LTD	82.99
			SYMETRA LIFE & AD&D	49.95
		FIRETROL PROTECTION SYSTEMS, INC.	CH WATER GONG REPAIR	940.00
		TEXAS AIRSYSTEMS, LLC	UTILITY MAINT. A/C SERVICE	597.80
			MINI SPLIT REPLACEMENT	6,847.36
			REPLACE SPLIT SYSTEM	13,946.63
		PERRY OFFICE PRODUCTS, INC. DBA: PERRY	CLEANING SUPPLIES	157.47
			PAPER TOWELS/HAND SOAP	237.45
			TOTAL:	37,598.77
ENGINEERING & INSPECTI	GENERAL FUND	HDR ENGINEERING INC	Task Order # 56 Amend. 1	22,748.00
			TOTAL:	22,748.00
INTERNAL SVC/ I T DEPT	GENERAL FUND	AT&T	CH INTERNET	1,652.78
		ONCOR ELECTRIC DELIVERY COMPANY	ANNUAL POLE CONTACT RENTAL	295.52
		PNC BANK NATIONAL ASSOCIATION	DNS RENEWAL	179.78
		VERIZON WIRELESS	GATEWAY ROUTER	40.00
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	ANTIVIRUS SOFTWARE P	624.00
			OUTSOURCE IT SVCS	14,784.03
			ACO/EXTEND NETWORK RACK	538.00
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	CABLE	93.20
		AVAYA FINANCIAL SERVICES	CH PHONES	2,344.50
			TOTAL:	20,551.81
NON-DEPARTMENTAL	GENERAL FUND	CAPITAL AREA RURAL TRANSPORTATION SYST	FY 24-25 Annial -	40,000.00
		TML INTERGOVERNMENTAL	FY25 ERRORS & OMISSIONS	3,017.14
			FY25 GENERAL LIABILITY	2,017.60
			FY25 LAW ENFORCEMENT LIABI	5,710.50
			FY25 CYBER LIABILITY	312.50
			FY25 CRIME COVERAGE	661.50
			FY25 REAL & PERS PROP	15,432.19
		WILLIAMSON COUNTY & CITIES HEALTH DIST	QUARTERLY COOP AGREEMENT	10,185.48

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
		MARX, RONALD W.		MUSIC ON MAIN P.A. SRVS	750.00
		HEALTH CARE SERVICE CORPORATION		RETIREE COVERAGE	4,402.80
				ADD RETIREE YANTIS/CHILDRE	1,125.55
		HUMANA INSURANCE COMPANY		HUMANA VISION RETIREES 202	14.37
				TOTAL:	83,629.63
TIF EXPENDITURES	TIF (TAX INCREMENT	MISCELLANEOUS	BROCATO WELLNESS CENTE	Facade Grant	630.00
				TOTAL:	630.00
HOTEL/MOTEL TAX	HOTEL/MOTEL FUND	SADYA CAPITAL LLC		PAYMENT #23; YR6Q3	45,056.12
		TAYLOR CHAMBER OF COMMERCE		Supplement for Tourism	19,000.00
				HOTEL/MOTEL COLL FEBRUARY	7,443.66
				HOTEL/MOTEL COLL MARCH 202	3,160.48
				TOTAL:	74,660.26
CONTRIBUTE CIVIC PROGR	MAIN STREET REVENU	MICHAEL C. PESCHEL		P.A. & DJ EASTER EGG HUNT	400.00
		SVATEK, DENNIS RAY JR.		TAYLOR FEST CMM PERFORMANC	500.00
		NORTHWEST CASCADE INC DBA HONEY BUCKET		TAYLOR FEST PORTABLES 5.3.	875.00
		MARX, RONALD W.		5.3.2025 TAYLOR FEST P.A.	1,800.00
		ABOUBACAR SYLLA DBA: SYLLA MUSIC		TAYLOR FEST PERFORM 5.3.20	1,500.00
		TEED SHIRTS, INC.		SHRED FEST T-SHIRTS	572.25
				TAYLOR FEST 5.5.2025 T-SHI	722.00
		JUMP AROUND PARTY RENTALS		TAYLOR FEST BOUNCE HOUSE 5	150.00
		GARCIA, ERNESTO DBA: SWEET AND CLASSY		4.19.2025 EASTER BALLOON A	360.00
		ROUND ROCK BALLET FOLKLORICO		TAYLOR FEST BALLET FOLK 5.	500.00
		TOLEDO, TERRI WAGGONER DBA: STEEL POWE		TAYLOR FEST PERFORM 5.3.20	500.00
				TOTAL:	7,879.25
LIBRARY	LIBRARY GRANT/DONA	MISCELLANEOUS	GREEN MAN THERAPEUTIC	GREEN MAN THERAPEUTIC MASS	60.00
			GREEN MAN THERAPEUTIC	GREEN MAN THERAPEUTIC MASS	60.00
			GREEN MAN THERAPEUTIC	GREEN MAN THERAPEUTIC MASS	60.00
				TOTAL:	180.00
I & S PAYMENT ACCOUNTS	I & S FOR G O BOND	HILLTOP HOLDINGS INC.		Arbitrage Compliance	9,795.70
				TOTAL:	9,795.70
I & S PAYMENT ACCOUNTS	I&S UTILITY CO'S &	HILLTOP HOLDINGS INC.		Arbitrage Compliance	1,707.30
				TOTAL:	1,707.30
AIRPORT CO'S-I&S ACCOU	I & S FOR AIRPORT	HILLTOP HOLDINGS INC.		Arbitrage Compliance	392.00
				TOTAL:	392.00
HOME PROGRAM-TDHCA	GENERAL CAPITAL IM	LANGFORD COMMUNITY MANAGEMENT SERVICES		112 FRANKLIN ST RECORD KEE	6,000.00
				303 E MLK JR BLVD RECORDKE	5,440.00
				TOTAL:	11,440.00
RESILIENT COMM PROGRAM	GENERAL CAPITAL IM	LANGFORD COMMUNITY MANAGEMENT SERVICES		GLO-Resilent Communities	28,235.00
				TOTAL:	28,235.00
DRAINAGE IMPROVEMENTS	MDUS IMPROVEMENT P	HDR ENGINEERING INC		T/O#4 MUSTANG CREEK	6,302.42
		RANGER EXCAVATING, LP		Mustang Crk Drainage Imp.	106,277.76
				TOTAL:	112,580.18
NON-DEPARTMENTAL	TRANSPORTATION FUN	HEALTH CARE SERVICE CORPORATION		BCBS MAY INV.	337.95
		HUMANA INSURANCE COMPANY		HUMANA VISION 2025	9.58
				HUMANA DENTAL 2025	68.24

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	9.30
			TOTAL:	425.07
TRANSPORTATION	TRANSPORTATION FUN	BRAUNTEX MATERIALS, INC.	HMCL Type D Asphalt	19,710.08
			HMCL Type D Asphalt	9,921.99
			HMCL Type D Asphalt	4,595.86
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	57.37
		HEALTH CARE SERVICE CORPORATION	BCBS MAY INV.	1,467.60
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			HUMANA DENTAL 2025	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	11.82
			SYMETRA LIFE & AD&D	7.20
			SYMETRA LTD	23.64
			SYMETRA LIFE & AD&D	14.40
			TOTAL:	35,866.78
NON-DEPARTMENTAL	MUNICIPAL DRAINAGE	HEALTH CARE SERVICE CORPORATION	BCBS MAY INV.	1,163.57
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			HUMANA DENTAL 2025	68.24
			TOTAL:	1,241.39
MUNICIPAL DRAINAGE	MUNICIPAL DRAINAGE	ACT PIPE & SUPPLY, LTD	Drainage project-St. Mary	2,142.00
			ST. MARY'S/BEND & COUPLER	370.00
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	478.10
		MCCOY'S BUILDING SUPPLY	JASON POND FENCE REPAIR	18.88
		HEALTH CARE SERVICE CORPORATION	BCBS MAY 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
			SYMETRA LTD	53.87
			SYMETRA LIFE & AD&D	28.80
			TOTAL:	6,194.75
NON-DEPARTMENTAL	SANITATION FUND	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	SALES&TAX ENDING 3/31/2025	17,372.70
			TOTAL:	17,372.70
SANITATION/TRASH	SANITATION FUND	WASTE CONNECTIONS LONE STAR, INC.	6052 RESIDENTIAL	74,749.08
			6051 RESIDENTIAL RECYCLE	34,914.27
			300 FRONT LOAD	54,315.48
			295 COMMERCIAL TOTERS	7,579.54
			TOTAL:	171,558.37
NON-DEPARTMENTAL	PUBLIC UTILITIES F	AFLAC	AFLAC 2025 INVOICE	67.61
		NATIONWIDE RETIREMENT SOLUTIONS	457B DEF COMP PLAN	120.00
			457B DEF COMP PLAN	120.00
		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	181.75
			PLAN ID 307325-CONTRIBUTOR	50.00
			PLAN ID 307325-ROTH	275.92
		HEALTH CARE SERVICE CORPORATION	BCBS MAY INV.	3,240.37
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	38.32
			HUMANA DENTAL 2025	242.56
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	116.71

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SYMETRA VOL LIFE	116.71
			TOTAL:	4,703.87
UTILITIES ADMINISTRATI	PUBLIC UTILITIES F	AMAZON.COM SALES, INC DBA: AMAZON.COM	EPSON RIBBON, NOTES, PAPER	137.70
		BRINKS, INCORPORATED	BRINKS MONTHLY SERVICES	1,636.84
		TYLER TECHNOLOGIES, INC	UTILITY BILLING WEBSITE	50.00
			UB ERP PRO ANNUAL FEE	270.00
		MOSS & MOSS INC. #6000	METER COUPLING	9.89
		ODP BUSINESS SOLUTIONS, LLC	COPY PAPER	10.49
		PNC BANK NATIONAL ASSOCIATION	UB SHORT STAFFED-LUNCH	34.61
			UB SHORT STAFFED-LUNCH	51.00
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	669.34
		VERIZON WIRELESS	CELL PHONES	118.38
			IPAD	40.00
		HEALTH CARE SERVICE CORPORATION	BCBS MAY INV.	5,136.60
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	33.53
			HUMANA DENTAL 2025	141.72
		SYMETRA LIFE INSURANCE COMPANY	TERM YADIRA RAMOS	1.39-
			SYMETRA LTD	86.04
			TERM YADIRA RAMOS	10.96-
			SYMETRA LIFE & AD&D	52.05
			TERM YADIRA RAMOS	6.60-
			SYMETRA LTD	86.04
			SYMETRA LIFE & AD&D	52.05
			TOTAL:	8,597.33
WASTEWATER TREATMENT	PUBLIC UTILITIES F	ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	WWTP/PIN & CHAIN	5.93
		AT&T	WASTE WATER	101.30
		AQUA-TECH LABORATORIES, INC.	FY24/25 Water Anaalysis,	1,179.00
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MARCH 2025 WASTE WATER	0.08
		WASTE CONNECTIONS LONE STAR, INC.	(3) 20 YD SLUDGE	1,455.15
			(4) 20 YD SLUDGE	1,940.20
		PNC BANK NATIONAL ASSOCIATION	FUEL	82.98
			MARKING SPRAY	20.66
			PIPE WRENCHES	23.98
			WATER/ALCOHOL	74.26
			WWTP STARLINK APRIL SVC	250.00
			WWTP STARLINK MARCH SVC	250.00
		RISE SKYBEAM/JAB BROADBAND INC.	WWTP INTERNET	141.78
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	669.34
		VERIZON WIRELESS	CELL PHONES	118.38
			WWTP GATEWAY	118.38
			WWTP INTERNET GATEWAY	40.00
		HD SUPPLY, INC. DBA: USABLUEBOOK	BROTH AMPULES & PETRI DISH	1,175.09
		MCCOY'S BUILDING SUPPLY	NUTS, SCREW, WASHERS	27.44
		HEALTH CARE SERVICE CORPORATION	BCBS MAY INV.	4,402.80
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	28.74
			HUMANA DENTAL 2025	141.72
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	100.83
			ADJ MCCOY	0.52
			SYMETRA LIFE & AD&D	60.90
			ADJ MCCOY	0.30
			SYMETRA LTD	101.35
			ADJ ETHAN TRAMMELL	1.04
			SYMETRA LIFE & AD&D	61.20
			ADJUST TRAMMELL	0.60

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	12,573.95
DISTRIBUTION/COLLECTIO	PUBLIC UTILITIES F	ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	V-BELT	8.13
		AT&T	PUMP STATION	265.30
		AMAZON.COM SALES, INC DBA: AMAZON.COM	DVD DRIVE	17.99
			PUMP AND HOSE	715.92
			DISPOSABLE CUPS	30.88
			FITTING GASKETS	16.15
			CAR POWER INVERTER	169.99
		CITY OF ROUND ROCK	MARCH 2025 BAC-T'S	550.00
		IWORQ SYSTEMS, INC	WWTP SOFTWARE MANAGMENT	4,000.00
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MARCH 2025 UTILITIES	1.01
		DEPT OF STATE HEALTH SERVICES DBA LAB	WATER TESTING	759.00
		PVS DX INC. DBA: DPC INDUSTRIES, INC.	Chlorine & LAS Blanket PO	1,142.37
			Chlorine & LAS Blanket PO	466.40
		HUNTER CONCRETE PUMPING, INC.	Blanket PO for Water Cut	1,191.00
		MOSS & MOSS INC. #3000	MARKING PAINT	21.57
			DUCT TAPE & GLASSES	12.99
			EXT POLE & CULTIVATOR	27.99
			PIPE SEALANT & SHOVEL	49.48
		PNC BANK NATIONAL ASSOCIATION	UTILITY MAINT INTERNET	86.02
			BATTERIES	15.76
			SURFACE/WATER SEAN R	510.00
			CHARGER/SCREEN PROT/HAND S	52.61
			WATER OPERATOR SAM THOMAS	113.75
			CLASS D LIC/CHASE E	111.00
			WWOP-C TROY G	50.00
			RESELIENCY TRAINING/SAM TH	50.00
			TRAINING	50.00
			ICLOUD STG	3.98
		TML INTERGOVERNMENTAL	FY25 WORKERS' COMP	3,824.79
		TECHLINE PIPE, L.P	BRASS BALL VALVE & VALVE B	228.78
			BOLTED COUPLINGS	745.08
		VERIZON WIRELESS	CELL PHONES	355.14
			IPAD	74.42
			U.M. INTERNET GATEWAY	40.00
		MCCOY'S BUILDING SUPPLY	GLUE & CHAIN	54.11
			MARKING SPRAY	38.30
			GLUE, BUSHING, COUPLINGS	51.67
			CONCRETE	23.55
			DUCT TAPE & PVC CEMENT	27.22
		PRO-CHEM, INC.	RED HOT & ODOR OUT	1,452.85
		HAYDAY, INC. DBA: CTWP	UTILITY MAINT-COPIER RENTA	209.97
		CHEM EQUIP SERVICES, LLC.	CHECK LAS SYSTEM/FORD PUMP	220.00
		CONSOR ENGINEERS, LLC DBA: U.S. UNDERW	Water Tank Inspections	4,050.00
		CINTAS CORP DBA FIRST AID & SAFETY	1201 N MAIN ST/MED KIT REF	115.53
		COMMUNITY COFFEE COMPANY LLC	1201 N MAIN ST/COFFEE SERV	78.04
		UNIFIRST HOLDINGS INC	UTILITY MAINT-UNIFORM RENT	215.39
			UTILITY MAINT-UNIFORM RENT	215.39
			UTILITY MAINT-UNIFORM RENT	215.39
		HEALTH CARE SERVICE CORPORATION	BCBS MAY INV.	8,805.60
			TERM ERIC WALKER	733.80-
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	62.27
			TERM ERIC WALKER	4.79-
			HUMANA DENTAL 2025	307.06
		FORTILINE, INC	October Parts List	663.65

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			4', 5', 6', Hydrants	12,975.99
			4',5',6', Hydrant w/Storz	12,975.99
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	223.31
			ADD FRANCISCO HERNANDEZ	21.92
			ADJ TUCEK	1.26
			SYMETRA LIFE & AD&D	135.00
			ADJ. TUCEK & HERNANDEZ, F	14.10
			SYMETRA LTD	211.83
			TERM ERIC WALKER	11.48-
			SYMETRA LIFE & AD&D	128.10
			TERM ERIC WALKER	6.90-
		REYES, PETE	WATER CUT-100 MAMMOTH	600.00
			TOTAL:	59,094.02
UTILITIES NONDEPARTMEN	PUBLIC UTILITIES F	BRAZOS RIVER AUTHORITY	EWC WTP/O&M 30042	316,295.31
			SAM. INTERIM WATER NOV-JAN	989.40
		LONGHORN TITLE COMPANY	TITLE CLEARING PAYMENT	45,062.29
		TML INTERGOVERNMENTAL	FY25 ERRORS & OMISSIONS	2,883.04
			FY25 GENERAL LIABILITY	1,095.42
			FY25 SEWAGE BACKUP	1,535.00
			FY25 REAL & PERS PROP	7,948.00
			TOTAL:	375,808.46
NON-DEPARTMENTAL	AIRPORT FUND	SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	9.65
			SYMETRA VOL LIFE	9.65
			TOTAL:	19.30
AIRPORT OPERATIONS DEP	AIRPORT FUND	AT&T	AIRPORT	157.20
		AVFUEL CORP.	100LL Fuel Blanket PO	28,084.13
		MOSS & MOSS INC. #6000	AIRPORT DR CLOSER	80.99
		PNC BANK NATIONAL ASSOCIATION	BROADBAND	123.83
			MEAL	39.03
			MEAL	55.17
			LOUNGE SUPPLIES	89.48
			MEAL	48.10
			AIRNAV.COM	92.00
			PADLOCK	177.53
		RISE SKYBEAM/JAB BROADBAND INC.	AIRPORT INTERNET	141.78
		TML INTERGOVERNMENTAL	FY25 AVIATION LIABILITY	921.50
			FY25 ERRORS & OMISSIONS	268.19
			FY25 GENERAL LIABILITY	42.09
			FY25 REAL & PERS PROP	1,769.58
			FY25 WORKERS' COMP	66.93
		VERIZON WIRELESS	CELL PHONES	78.92
			AIRPORT GATEWAY	40.00
		AVAYA FINANCIAL SERVICES	AIRPORT SECURITY CAMERAS	187.41
		BATCH, STACEY	TEXAS AVIATION CONFERENCE	292.60
			TEXAS AVIATION CONFERENCE	110.00
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	30.82
			SYMETRA LIFE & AD&D	18.60
			SYMETRA LTD	30.82
			SYMETRA LIFE & AD&D	18.60
		GAGE & CADE CONSTRUCTION, LLC	New Fuel Facility Const.	109,247.52
			TOTAL:	142,222.40

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	CEMETERY OPERATING	HEALTH CARE SERVICE CORPORATION	BCBS MAY 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
			SYMETRA VOL LIFE	21.45
			TOTAL:	165.85
CEMETERY OPERATING DEP	CEMETERY OPERATING	AT&T	CEMETERY	65.03
		TEXAS DEPARTMENT OF INFORMATION RESOUR	MARCH 2025 CEMETERY	0.15
		HENNA CHEVROLET INC	CEMETERY LOST KEY#900	58.63
			CEMETERY LOST KEY FOB#900	75.34
		MOSS & MOSS INC. #9000	TAPE MEASURE-GRAVE SURVEY	26.99
		POPE MATERIALS INC	CEMETERY/LOAM/GRAVEL LEVEL	1,150.00
		PNC BANK NATIONAL ASSOCIATION	CEM INTERNET	90.00
			WEB CEMETERIES LIC/SUPPORT	299.00
			COMPUTER MONITOR CABLE	7.42
			CHAINSAW OIL	196.18
		TML INTERGOVERNMENTAL	FY25 ERRORS & OMISSIONS	268.19
			FY25 GENERAL LIABILITY	20.40
			FY25 REAL & PERS PROP	30.25
			FY25 WORKERS' COMP	60.24
		VERIZON WIRELESS	CELL PHONES	39.46
			CEMETERY IPAD	20.00
			CEMETERY INTERNET GATEWAY	40.00
		KNIPPA, DANIEL	FY25 Grave digging Srvcs	4,500.00
			FY25 Grave digging Srvcs	1,600.00
		SHARCO TECHNOLOGIES, INC.	CEMETERY CAMARA SYSTEM	3,997.00
		HEALTH CARE SERVICE CORPORATION	BCBS MAY 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
			SYMETRA LTD	31.06
			SYMETRA LIFE & AD&D	18.75
			TOTAL:	14,168.32
NON-DEPARTMENTAL	FLEET SERVICES OPE	AFLAC	AFLAC 2025 INVOICE	48.62
		WEX HEALTH, INC. DBA: WEX	38705 FSA	4.42
			38705 FSA	4.42
		HEALTH CARE SERVICE CORPORATION	BCBS MAY INV.	383.08
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	2.80
			SYMETRA VOL LIFE	2.80
			TOTAL:	446.14
FLEET SERVICES SECTION	FLEET SERVICES OPE	ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	STOCK FUSE	13.80
			FLEET PURUS DEF	9.99
			BLADE FLET STOCK	9.98
			HYD 5 GAL	67.28
			PD OIL/WASH SOLVENT	80.34
			STOCK OIL/WASH SOLVENT	57.84
			#595 BATTERY	90.63
			#595 BATTERY	93.63
			B2 SPARK PLUG	4.98
			B1 SPARK PLUG	4.98
			B1 OIL	17.64
			RETURNED #595 BATTERY	90.63-

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FD PURUS DEF	59.94
			STREET DEPT AIR FILTER	23.61
			#569 BATTERY CORE	226.03
			CREDIT #569 BATTERY CORE	12.94-
			#341 PUMP KIT	145.57
			ST DEPT PURUS DEF	19.98
			ST DEPT/GREASE GUN & GREAS	123.98
			WWTP PREMIX	22.99
			FLEET SOLVENT	12.66
			#356 OIL	68.56
			STOCK OIL	131.60
			WWTP PURUS DEF	19.98
			WWTP PREMIX	7.95
			FD#1 4CYCLE GAS	90.00
			CREDIT ST DEPT TIRE REPAIR	6.55-
		AMAZON.COM SALES, INC DBA: AMAZON.COM	B1 FILTER/CLEANER	69.83
			B2 FILTER/CLEANER	30.81
			STOCK LED FLOOD BAR	43.02
			FLEET 7-WAY CONNECTOR PLUG	29.85
		METRO FIRE APPARATUS SPECIALISTS, INC	E2 COOLANT	134.16
		HENNA CHEVROLET INC	#342 CAP/COIL	99.04
			C2 TIRE SENSOR	67.86
		O'REILLY AUTOMOTIVE, INC.	SHOP LACQ THINNER	33.79
			B1 OIL	52.93
			B2 OIL	52.93
			STOCK OIL	32.95
			#569 PLASTIC BOND	10.49
			#345 BLOWER/RESISTOR	113.47
			#341 RADIATOR	174.90
			#341 ANTIFREEZE	37.98
		INTERSTATE BATT. N AUSTIN	#414 BATTERY	173.10
		PNC BANK NATIONAL ASSOCIATION	VEH REG/CON FEE	40.00
			VEH REG/CON FEE	45.50
			VEH REG/CON FEE	10.00
			#503 TRCUK WASH	20.00
			PW VEH CAR WASH	17.50
			PW VEH CAR WASH	17.50
			#572 TRUCK WASH	15.00
			SHOP TOOLS	175.01
			RAMP/SOCKET	229.98
			SHOP TOOLS	206.30
			SHOP MISC SUPPLY	6.52
			PW TRANSMISSON	46.76
			SHOP MISC	61.69
			FLEET TRANSMISSION STOCK	97.11
		DOGGETT FREIGHTLINER OF SOUTH TEXAS	#639 SWITCH	27.59
			#576 OIL/FILTER	199.38
		TML INTERGOVERNMENTAL	FY25 AUTOMOBILE LIABILITY	7,482.50
			FY25 ERRORS & OMISSIONS	268.19
			FY25 GENERAL LIABILITY	62.49
			FY25 AUTO PHYS DAMAGE	10,872.00
			FY25 MOBILE EQUIPMENT	4,412.50
			FY25 REAL & PERS PROP	27.73
			FY25 WORKERS' COMP	86.82
		VERIZON WIRELESS	CELLPHONES	118.38
		ACUITY SPECIALTY PRODUCTS, INC.	FLEET SHOP CHEMICALS	448.60

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SIDDONS MARTIN EMERGENCY GROUP LLC	T1 PUMP TEST	622.00
			T1 PM OIL/FILTER	3,823.87
		FUEL BLENDERS INC.	SHOP FILTER/COOLANT	91.75
		AUSTIN MAC HAIK FORD LINCOLN LTD DBA:M	#569 TUBE	18.98
		UNIFIRST HOLDINGS INC	FLEET-UNIFORM RENTAL	34.63
			FLEET/UNIFORM RENTAL	38.62
			FLEET/UNIFORM RENTAL	41.27
			FLEET UNIFORM RENTAL	45.62
		SPINUP LLC DBA:	#633 OIL CHANGE	179.97
		HEALTH CARE SERVICE CORPORATION	BCBS MAY 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
			SYMETRA LTD	49.45
			SYMETRA LIFE & AD&D	29.70
		VERIZON COMMUNICATIONS INC.	GPS TRACKING SYSTEM	90.30
			TOTAL:	35,616.51
FLEET REPLACEMENT	FLEET REPLACEMENT	ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	#636 CIRCUIT BREAKER	63.50
		AMAZON.COM SALES, INC DBA: AMAZON.COM	#635 HEAVY DUTY CHAIN VISE	94.99
		GRAINGER, W. W. INC.	#635 FIRE EXT	37.04
			#636 FIRE EXT	37.04
			#589 FIRE EXT	37.04
			#591 FIRE EXT	37.04
			#592 FIRE EXT	37.04
			#592 STOCK FIRE EXT	37.04
		O'REILLY AUTOMOTIVE, INC.	#636 CIR BR/OIL NEW VEHICL	129.94
		JOHN DEERE FINANCIAL F.S.B.DBA DEERE C	P&R GATOR LEASE UPFRONT PA	469.89
		MOSS & MOSS INC. #8000	#635 MISC UPFIT	13.99
			#636 MISC UPFIT	14.00
			#636 KEY & CONE NUT	14.69
		KEYSTONE AUTOMOTIVE OPERATIONS, INC.	#636 GRILLE/LED	916.49
			#592 TOOL BOX/WINDOW GRILL	1,265.66
		LAKE COUNTRY CHEVROLET INC.	#548 & #543 REPLACEM	52,859.25
		SILSBEE FORD, INC	Replacement Vehicles	69,625.75
			TOTAL:	125,690.39
TAX SUPPORTED CAPITAL	2022 BOND	AUSTIN UNDERGROUND INCORPORATED DBA:TE	2022 St Maint. 2nd, 4th,	174,466.04
			CO # 2 Restriping Camera	61,936.73
			TOTAL:	236,402.77
UITILITY INFRASTRUCTUR	SAMSUNG INFRASTRUC	D GUERRA CONSTRUCTION, LLC	FM973 W&WW Line Improv	165,732.41
			TOTAL:	165,732.41
DEVELOPMENT SERVS	SAMSUNG DRRA ESCRO	PNC BANK NATIONAL ASSOCIATION	SAS TRAILER	30.00
		VERIZON WIRELESS	CELLPHONES	12.00-
			TOTAL:	18.00
2023A BOND	2023A BOND	RANDALL SCOTT ARCHITECTS, INC.	Justice Center/City Hall	237,000.00
			CO # 1 Fire Consulting	1,320.00
			CO # 2 A/E Services for	7,875.00
			TOTAL:	246,195.00
2024 BOND STREETS	2024 TAX SUPPORTED	HDR ENGINEERING INC	T/O#48 ST MAIN AMENDMENT	6,877.83
			TOTAL:	6,877.83

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
2024 BOND PARKS	2024 TAX SUPPORTED	RABA KISTNER, INC.	DRAC Renovation Project	11,161.70
			TOTAL:	11,161.70

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

100	GENERAL FUND	597,243.11
119	TIF (TAX INCREMENT FUND)	630.00
120	HOTEL/MOTEL FUND	74,660.26
123	MAIN STREET REVENUE FUND	7,879.25
129	LIBRARY GRANT/DONATION	180.00
140	I & S FOR G O BONDS	9,795.70
144	I&S UTILITY CO'S & BONDS	1,707.30
146	I & S FOR AIRPORT CO'S	392.00
162	GENERAL CAPITAL IMPROVEME	39,675.00
164	MDUS IMPROVEMENT PROJECTS	112,580.18
210	TRANSPORTATION FUND	36,291.85
300	MUNICIPAL DRAINAGE UTILIT	7,436.14
320	SANITATION FUND	188,931.07
340	PUBLIC UTILITIES FUND	460,777.63
350	AIRPORT FUND	142,241.70
370	CEMETERY OPERATING FUND	14,334.17
382	FLEET SERVICES OPERATING	36,062.65
384	FLEET REPLACEMENT FUND	125,690.39
500	2022 BOND	236,402.77
501	SAMSUNG INFRASTRUCTURE	165,732.41
502	SAMSUNG DRRA ESCROW	18.00
504	2023A BOND	246,195.00
505	2024 TAX SUPPORTED BOND	18,039.53
	GRAND TOTAL:	2,522,896.11

TOTAL PAGES: 21

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 95-CITY OF TAYLOR
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 4/01/2025 THRU 4/30/2025
CHECK DATE: 0/00/0000 THRU 99/99/9999

PAYROLL SELECTION

PAYROLL EXPENSES: NO
EXPENSE TYPE: N/A
CHECK DATE: 0/00/0000 THRU 99/99/9999

PRINT OPTIONS

PRINT DATE: None
SEQUENCE: By Department
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: C O U N C I L R E P O R T
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO

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: APRIL 30TH, 2025

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
======			
100-100-100	PETTY CASH	0.00	
100-100-102	CLAIM ON POOLED CASH	19,497,793.07	
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	58,308.07	
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	4,332,249.69	
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	(4,740,158.63)	
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	
			27,639,940.65
	TOTAL ASSETS		27,639,940.65
			==========
LIABILITIES			
==========			
100-200-100	ACCRUED PAYABLES	0.00	
100-200-110	ENCUMBERED PAYABLE GEN.	(4,740,158.63)	
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	78,984.50	
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	3,272.94	
100-200-212	LIFE INSURANCE PAYABLE	7,428.20	
100-200-213	DENTAL PAYABLE	(5,225.40)	
100-200-214	AFLAC PAYABLE	5,681.18	
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	(2,117.46)	

BALANCE SHEET

AS OF: APRIL 30TH, 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	(2,956.98)	
100-200-235	VISION PLAN PAYABLE	145.54	
100-200-300	RETAINAGE PAYABLE	0.00	
100-200-301	COURT COLLECTIONS	5,223.73	
100-200-401	WAGES PAYABLE	393,405.38	
100-200-500	ACCOUNTS PAYABLE PENDING	269,547.78	
100-200-502	DUE TO STATE/COURT FEES	79,841.16	
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	(569.66)	
100-200-507	DUE TO HEALTH/COBRA FROM OTHER	(27,667.25)	
100-200-508	DUE TO TISD:HOUSING AUTH PILOT	0.00	
100-200-509	DUE TO TMRS FROM TEDC	79.59	
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	10,787.30	
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	9,194.45	
	TOTAL LIABILITIES		(1,541,656.78)
EQUITY			
100-265-100	RESTRICTED PORTION FUND BA	0.00	
100-270-100	FUND BALANCE	23,281,321.73	
100-280-100	ASSIGNED FUND BALANCE	71,389.15	
	TOTAL BEGINNING EQUITY	23,352,710.88	
	TOTAL REVENUE	22,111,328.95	
	TOTAL EXPENSES	16,282,442.40	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	5,828,886.55	
	TOTAL EQUITY & FUND BALANCE		29,181,597.43
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		27,639,940.65

BALANCE SHEET

AS OF: APRIL 30TH, 2025

118-TIF #2

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
118-100-102	CLAIM ON POOLED CASH	(21,000.00)		
118-100-103	SECURITY INVESTMENTS	0.00		
118-100-104	SAFEKEEPING CHECKING ACCT	0.00		
118-100-115	TEXPOOL 2465300022 TIF #2	3,094,703.11		
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		
			3,073,703.11	
	TOTAL ASSETS			3,073,703.11
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	2,433,312.22		
	TOTAL EXPENSES	21,000.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	2,412,312.22		
	TOTAL EQUITY & FUND BALANCE		3,073,703.11	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			3,073,703.11

BALANCE SHEET

AS OF: APRIL 30TH, 2025

119-TIF (TAX INCREMENT FUND)

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
119-100-102	CLAIM ON POOLED CASH	(175,592.40)	
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	(120,083.00)	
119-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00	
			307,420.89
	TOTAL ASSETS		307,420.89
LIABILITIES			
119-200-110	CURRENT YEAR ENCUMBRANCE	(120,083.00)	
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		(120,083.00)
EQUITY			
119-270-100	FUND BALANCE	847,693.01	
	TOTAL BEGINNING EQUITY	847,693.01	
	TOTAL REVENUE	13,503.11	
	TOTAL EXPENSES	433,692.23	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(420,189.12)	
	TOTAL EQUITY & FUND BALANCE		427,503.89
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		307,420.89

BALANCE SHEET

AS OF: APRIL 30TH, 2025

120-HOTEL/MOTEL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
120-100-102	CLAIM ON POOLED CASH	176,786.08		
120-120-103	MISC ACCOUNTS RECEIVABLE	24,520.19		
120-170-100	CURRENT YR RES FOR ENCUMBRANCE	(20,171.39)		
120-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			181,134.88	
	TOTAL ASSETS			181,134.88
LIABILITIES				
120-200-110	CURRENT YEAR ENCUMBRANCE	(20,171.39)		
120-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
120-200-500	ACCOUNTS PAYABLE PENDING	0.00		
120-200-505	DUE TO SAYDA 380 AGREEMENT	0.00		
	TOTAL LIABILITIES		(20,171.39)	
EQUITY				
120-270-100	FUND BALANCE	191,049.85		
	TOTAL BEGINNING EQUITY	191,049.85		
	TOTAL REVENUE	199,832.75		
	TOTAL EXPENSES	189,576.33		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	10,256.42		
	TOTAL EQUITY & FUND BALANCE		201,306.27	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			181,134.88

BALANCE SHEET

AS OF: APRIL 30TH, 2025

123-MAIN STREET REVENUE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
123-100-102	CLAIM ON POOLED CASH	4,263.18		
123-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
123-170-100	CURRENT YR RES FOR ENCUMBRANCE	(11,910.00)		
123-170-101	PRIOR YR RES FOR ENCUMBRANCE	11,910.00		
			4,263.18	
	TOTAL ASSETS			4,263.18
LIABILITIES				
123-200-110	CURRENT YEAR ENCUMBRANCE	(11,910.00)		
123-200-111	PRIOR YEAR ENCUMBRANCE	11,910.00		
123-200-500	ACCOUNTS PAYABLE PENDING	(138.23)		
123-240-100	PRE-REGISTER FESTIVAL/CARSHOW	0.00		
	TOTAL LIABILITIES		(138.23)	
EQUITY				
123-270-100	FUND BALANCE	25,000.00		
	TOTAL BEGINNING EQUITY	25,000.00		
	TOTAL REVENUE	37,650.80		
	TOTAL EXPENSES	58,249.39		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(20,598.59)		
	TOTAL EQUITY & FUND BALANCE		4,401.41	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			4,263.18

BALANCE SHEET

AS OF: APRIL 30TH, 2025

125-MUNICIPAL CRT SPECIAL FEE

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
125-100-102	CLAIM ON POOLED CASH	131,244.08		
125-170-100	CURRENT YR RES FOR ENCUMBRANCE	(18,991.00)		
125-170-101	PRIOR YR RES FOR ENCUMBRANCE	16,595.00		
			128,848.08	
	TOTAL ASSETS			128,848.08
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	16,557.26		
	TOTAL EXPENSES	9,829.05		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	6,728.21		
	TOTAL EQUITY & FUND BALANCE		131,244.08	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			128,848.08

BALANCE SHEET

AS OF: APRIL 30TH, 2025

129-LIBRARY GRANT/DONATION

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
129-100-102	CLAIM ON POOLED CASH	73,544.86		
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		
			394,907.28	
	TOTAL ASSETS			394,907.28
				==========
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	6,016.09		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	13,665.53		
	TOTAL EQUITY & FUND BALANCE		394,907.28	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			394,907.28
				==========

BALANCE SHEET

AS OF: APRIL 30TH, 2025

200-ROADWAY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
200-100-102	CLAIM ON POOLED CASH	1,488,183.82		
200-170-100	CURRENT YR RES FOR ENCUMBRANCE	(97,999.32)		
200-170-101	PRIOR YR RES FOR ENCUMBRANCE	97,999.32		
			1,488,183.82	
	TOTAL ASSETS			1,488,183.82
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	502,400.64		
	TOTAL EXPENSES	0.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	502,400.64		
	TOTAL EQUITY & FUND BALANCE		1,488,183.82	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,488,183.82

BALANCE SHEET

AS OF: APRIL 30TH, 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	2,051,617.25		
210-100-103	SECURITY INVESTMENTS	0.00		
210-100-104	SAFEKEEPING CHECKING ACCT	0.00		
210-120-130	ACCTS RECEIVABLE TRANSPORTATIO	135,115.02		
210-120-131	ALLOWANCE-TRANSPORTATION	(10,343.73)		
210-170-100	CURRENT YR RES FOR ENCUMBRANCE	(176,522.79)		
210-170-101	PRIOR YR RES FOR ENCUMBRANCE	6,676.71		
			2,006,542.46	
	TOTAL ASSETS			2,006,542.46
LIABILITIES				
210-200-100	ACCRUED PAYABLES	0.00		
210-200-110	CURRENT YR ENCUMBRANCES	(176,522.79)		
210-200-111	PRIOR YR ENCUMBRANCES	6,676.71		
210-200-200	FICA & MEDICARE PAYABLE	0.00		
210-200-201	FEDERAL WITHHOLDING PAYABLE	0.00		
210-200-202	TMRS PAYABLE	(2,869.48)		
210-200-209	CHILD SUPPORT PAYABLE	0.00		
210-200-212	LIFE INSURANCE PAYABLE	(33.56)		
210-200-213	DENTAL PAYABLE	123.66		
210-200-219	HEALTH INSURANCE PAYABLE	899.74		
210-200-221	FLEXIBLE SPENDING (FSA) PAYABL	0.00		
210-200-222	PRE-PAID LEGAL PAYABLE	0.00		
210-200-235	VISION PLAN PAYABLE	12.96		
210-200-401	WAGES PAYABLE	304.81		
210-200-500	ACCOUNTS PAYABLE PENDING	20,455.80		
210-240-101	UNCLAIMED FUNDS	0.00		
	TOTAL LIABILITIES		(150,952.15)	
EQUITY				
210-270-100	FUND BALANCE	2,052,576.95		
	TOTAL BEGINNING EQUITY	2,052,576.95		
	TOTAL REVENUE	533,931.88		
	TOTAL EXPENSES	429,014.22		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	104,917.66		
	TOTAL EQUITY & FUND BALANCE		2,157,494.61	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,006,542.46

BALANCE SHEET

AS OF: APRIL 30TH, 2025

300-MUNICIPAL DRAINAGE UTILIT

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
300-100-102	CLAIM ON POOLED CASH	874,650.33	
300-120-100	DRAINAGE RECEIVABLE	84,314.68	
300-120-130	ALLOWANCE FOR DOUBTFUL ACCTS	(6,099.42)	
300-160-206	FIXED ASSET-WORK IN PROGRESS	0.00	
300-170-100	CURRENT YR RES FOR ENCUMBRANCE	(9,441.60)	
300-170-101	PRIOR YR RES FOR ENCUMBRANCE	9,441.60	
300-190-103	ACCUMULATED DEPRECIATION	0.00	
			952,865.59
	TOTAL ASSETS		952,865.59
LIABILITIES			
300-200-104	ACCRUED INTEREST PAYABLE	0.00	
300-200-110	CURRENT YEAR ENCUMBRANCES	(9,441.60)	
300-200-111	PRIOR YEAR ENCIMBRANCES	9,441.60	
300-200-200	FICA & MEDICARE PAYABLE	0.00	
300-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
300-200-202	TMRS PAYABLE	1,922.10	
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	16.54	
300-200-219	HEALTH INSURANCE PAYABLE	115.64	
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	10.26	
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	0.00	
	TOTAL LIABILITIES		4,788.31
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	390,379.75	
	TOTAL EXPENSES	262,216.02	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	128,163.73	
	TOTAL EQUITY & FUND BALANCE		948,077.28
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		952,865.59

BALANCE SHEET

AS OF: APRIL 30TH, 2025

320-SANITATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
320-100-102	CLAIM ON POOLED CASH	998,317.41		
320-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
320-120-130	ACCTS RECEIVABLE GARBAGE	335,216.74		
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		
			1,332,715.33	
	TOTAL ASSETS			1,332,715.33
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	27,329.42		
320-240-101	UNCLAIMED FUNDS	0.00		
	TOTAL LIABILITIES		27,329.42	
EQUITY				
320-270-100	FUND BALANCE	1,160,665.74		
	TOTAL BEGINNING EQUITY	1,160,665.74		
	TOTAL REVENUE	1,477,230.63		
	TOTAL EXPENSES	1,332,510.46		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	144,720.17		
	TOTAL EQUITY & FUND BALANCE		1,305,385.91	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,332,715.33

BALANCE SHEET

AS OF: APRIL 30TH, 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	3,915,819.77	
340-100-103	SECURITY INVESTMENTS	0.00	
340-100-104	SAFEKEEPING CHECKING ACCT	0.00	
340-100-107	TEXPOOL 2465300012 TOWER RENT	476,641.31	
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	2,054,616.40	
340-120-101	CURRENT REFUND PAYABLE	(2,169.23)	
340-120-102	UNAPPLIED CREDITS	(57,596.15)	
340-120-103	MISC. ACCOUNTS RECEIVABLE	6,878.45	
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	(1,483,362.42)	
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)	
			48,936,115.99
	TOTAL ASSETS		48,936,115.99
LIABILITIES			
340-200-104	ACCRUED INTEREST PAYABLE	196,903.80	
340-200-110	CURRENT YEAR ENCUMBRANCES	(1,483,362.42)	
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	5,353.09	
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: APRIL 30TH, 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	1,725.00
340-200-213	DENTAL PAYABLE	(7.43)
340-200-214	AFLAC PAYABLE	647.74
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	(2,806.45)
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	20.27
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	71,095.50
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: APRIL 30TH, 2025

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
340-240-100	METER DEPOSITS	609,916.00	
340-240-101	UNCLAIMED FUNDS	5,611.58	
340-240-120	ALLOWANCE FOR BAD DEBT	0.00	
	TOTAL LIABILITIES		37,533,012.33
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	9,069,225.31	
	TOTAL EXPENSES	10,122,960.41	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(1,053,735.10)	
	TOTAL EQUITY & FUND BALANCE		11,403,103.66
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		48,936,115.99

BALANCE SHEET

AS OF: APRIL 30TH, 2025

345-WATER IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
345-100-102	CLAIM ON POOLED CASH	3,121,265.58		
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	(163,319.82)		
345-170-101	PRIOR YR RES FOR ENCUMBRANCE	161,593.06		
			3,399,261.25	
	TOTAL ASSETS			3,399,261.25
LIABILITIES				
345-200-110	CURRENT YEAR ENCUMBRANCE	(163,319.82)		
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	1,440.00		
	TOTAL LIABILITIES		(286.76)	
EQUITY				
345-270-100	FUND BALANCE	4,609,397.52		
	TOTAL BEGINNING EQUITY	4,609,397.52		
	TOTAL REVENUE	421,167.73		
	TOTAL EXPENSES	1,631,017.24		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(1,209,849.51)		
	TOTAL EQUITY & FUND BALANCE		3,399,548.01	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			3,399,261.25

BALANCE SHEET

AS OF: APRIL 30TH, 2025

346-SEWER IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
346-100-102	CLAIM ON POOLED CASH	2,093,493.69		
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		
			2,093,493.69	
	TOTAL ASSETS			2,093,493.69
				==========
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	2,093,493.69		
	TOTAL EXPENSES	0.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	2,093,493.69		
	TOTAL EQUITY & FUND BALANCE		2,093,493.69	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,093,493.69
				==========

BALANCE SHEET

AS OF: APRIL 30TH, 2025

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
350-100-102	CLAIM ON POOLED CASH	(994,248.09)	
350-100-106	TEXPOOL 2017 AIRPORT CONST	748,846.41	
350-120-100	AIRPORT RECEIVABLES	21,152.27	
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	(200,994.57)	
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)	
			5,322,547.88
	TOTAL ASSETS		5,322,547.88
LIABILITIES			
350-200-100	ACCRUED ACCOUNTS PAYABLE	0.00	
350-200-110	CURRENT YEAR ENCUMBRANCE	(200,994.57)	
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	(2,309.99)	
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	(59.50)	
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	48,212.40	
350-200-501	DUE TO FUND 100 (LOAN ADVANCE)	0.00	
350-200-502	DUE TO FUND 100	0.00	

BALANCE SHEET

AS OF: APRIL 30TH, 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		1,084,480.59	
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	325,731.23		
	TOTAL EXPENSES	1,066,417.63		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(740,686.40)		
	TOTAL EQUITY & FUND BALANCE		4,238,067.29	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			5,322,547.88

BALANCE SHEET

AS OF: APRIL 30TH, 2025

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
370-100-102	CLAIM ON POOLED CASH	194,011.86	
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	(90,238.53)	
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)	
			212,128.01
	TOTAL ASSETS		212,128.01
LIABILITIES			
370-200-110	CURRENT YR ENCUMBRANCE	(90,238.53)	
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	(101.68)	
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	(53.82)	
370-200-213	ASSURANT DENTAL PAYABLE	(66.50)	
370-200-214	AFLAC PAYABLE	0.00	
370-200-219	HEALTH INSURANCE PAYABLE	276.35	
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	(7.59)	
370-200-300	RETAINAGE PAYABLE	2,830.00	
370-200-401	WAGES PAYABLE	3,509.11	
370-200-500	ACCOUNTS PAYABLE PENDING	1,280.50	
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		(60,184.67)

BALANCE SHEET

AS OF: APRIL 30TH, 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	184,485.22		
	TOTAL EXPENSES	192,293.07		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(7,807.85)		
	TOTAL EQUITY & FUND BALANCE		272,312.68	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			212,128.01

BALANCE SHEET

AS OF: APRIL 30TH, 2025

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
382-100-102	CLAIM ON POOLED CASH	727,303.03	
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	(102,944.15)	
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	
			699,240.83
	TOTAL ASSETS		699,240.83
LIABILITIES			
382-200-110	CURRENT YEAR ENCUMBRANCE	(102,944.15)	
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	459.61	
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	(343.93)	
382-200-213	DENTAL PAYABLE	(226.31)	
382-200-214	AFLAC PAYABLE	152.70	
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	(214.87)	
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	24,451.38	
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: APRIL 30TH, 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		44,149.86	
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	882,862.76		
	TOTAL EXPENSES	616,389.08		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	266,473.68		
	TOTAL EQUITY & FUND BALANCE		655,090.97	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			699,240.83
				==========

BALANCE SHEET

AS OF: APRIL 30TH, 2025

384-FLEET REPLACEMENT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
384-100-102	CLAIM ON POOLED CASH	(261,185.71)	
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	(7,255,555.56)	
384-170-101	PRIOR YR RES FOR ENCUMBRANCE	4,329,154.33	
384-190-103	ACCUMULATED DEPRECIATION	(7,821,799.41)	
			(824,773.27)
	TOTAL ASSETS		(824,773.27)
LIABILITIES			
384-200-104	ACCRUED INTEREST PAYALBE	0.00	
384-200-110	CURRENT YEAR ENCUMBRANCE	(7,201,151.56)	
384-200-111	PRIOR YEAR ENCUMBRANCE	4,274,750.33	
384-200-500	ACCOUNTS PAYABLE PENDING	321.90	
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		(1,243,403.70)
EQUITY			
384-270-100	FUND BALANCE	1,348,825.69	
	TOTAL BEGINNING EQUITY	1,348,825.69	
	TOTAL REVENUE	702,221.00	
	TOTAL EXPENSES	1,632,416.26	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(930,195.26)	
	TOTAL EQUITY & FUND BALANCE		418,630.43
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		(824,773.27)

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	839,320	1,806,692	(967,372)	-53.5%	(1,281,700)	-186.2%
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			$ (13,668,671)	

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	$ 209,830
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	1,761,014

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	629,490	1,355,019	(725,529)	-53.5%	(961,275)	-186.2%
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	5,283,042	9,713,736	(4,430,694)	-45.6%	(10,251,503)	-127.1%
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

Investment Report

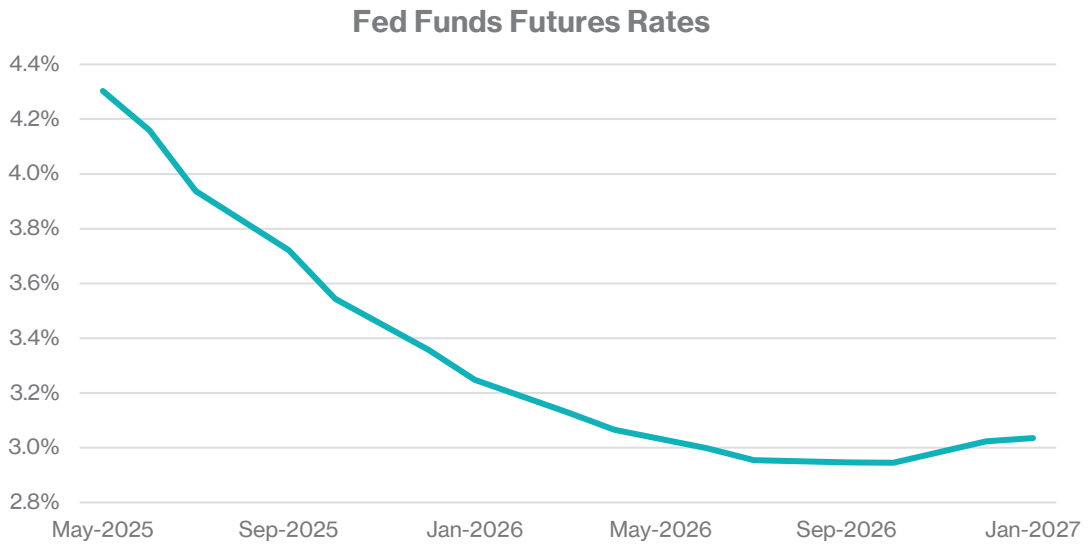
As of April 30, 2025

MEEDER
PUBLIC FUNDS

OBSERVATIONS AND EXPECTATIONS

- Tariff turmoil increased market volatility in early April and caused Q1 GDP to contract -.3%
- Market participants are expecting about three Fed rate cuts this year...more next year
- Inflation remains sticky and above the Fed's 2% target; tariffs may bump inflation higher
- The labor market continues to be solid, with unemployment below its long-term average
- Intermediate-term interest rates were lower during April due to tariff uncertainty

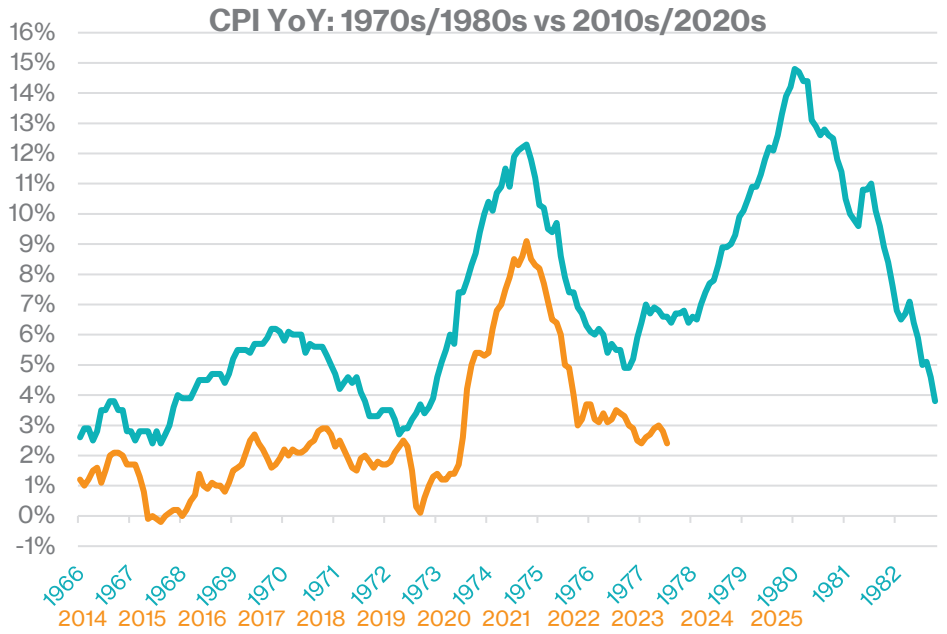
- The Fed Funds futures market is expecting the Fed Funds rate to bottom around 3.0% this cycle.
- This is unlike the previous two cycles (Great Recession and COVID) which pushed the Fed Funds rate down to near zero.

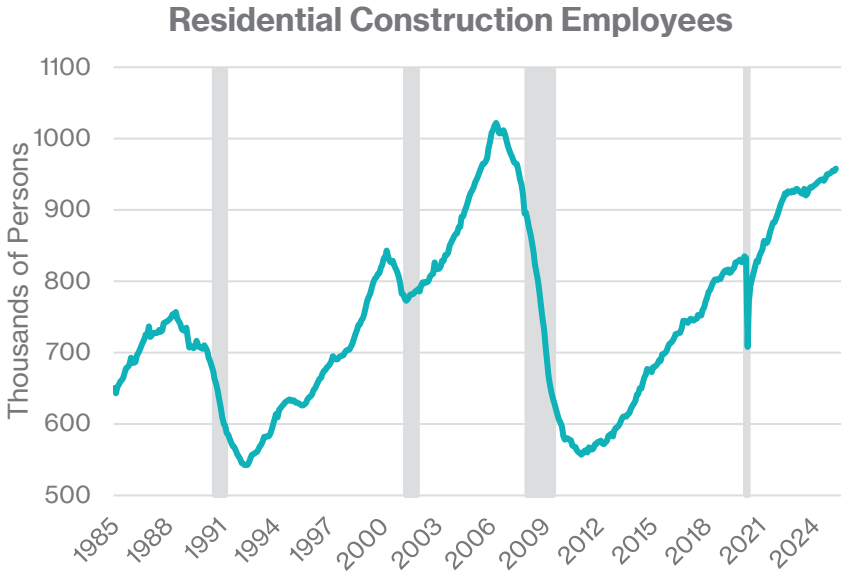


SOURCES: BLOOMBERG, CME AS OF 4/30/25

- Some market pundits believe inflation will follow a similar pattern as it did in the 1970s/80s and have a resurgence to higher levels.
- We don't expect that to happen due to the significantly different factors occurring now versus the 1970s/80s, such as demographics and technology.

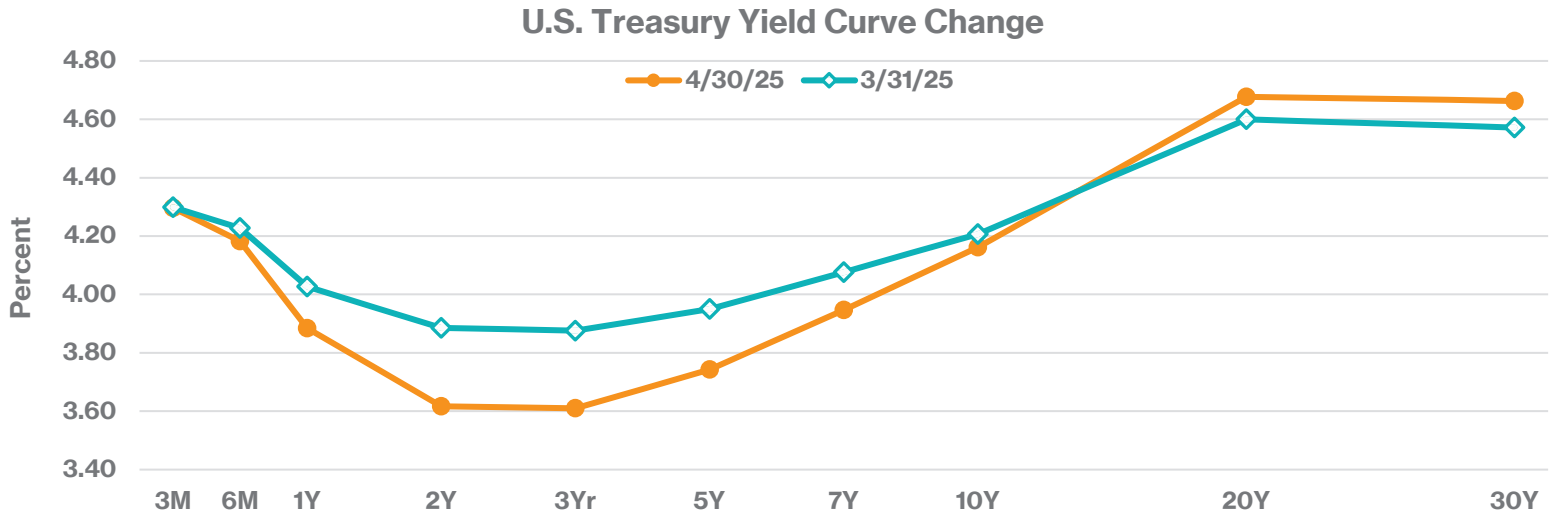
SOURCES: BLOOMBERG, BUREAU OF LABOR STATISTICS

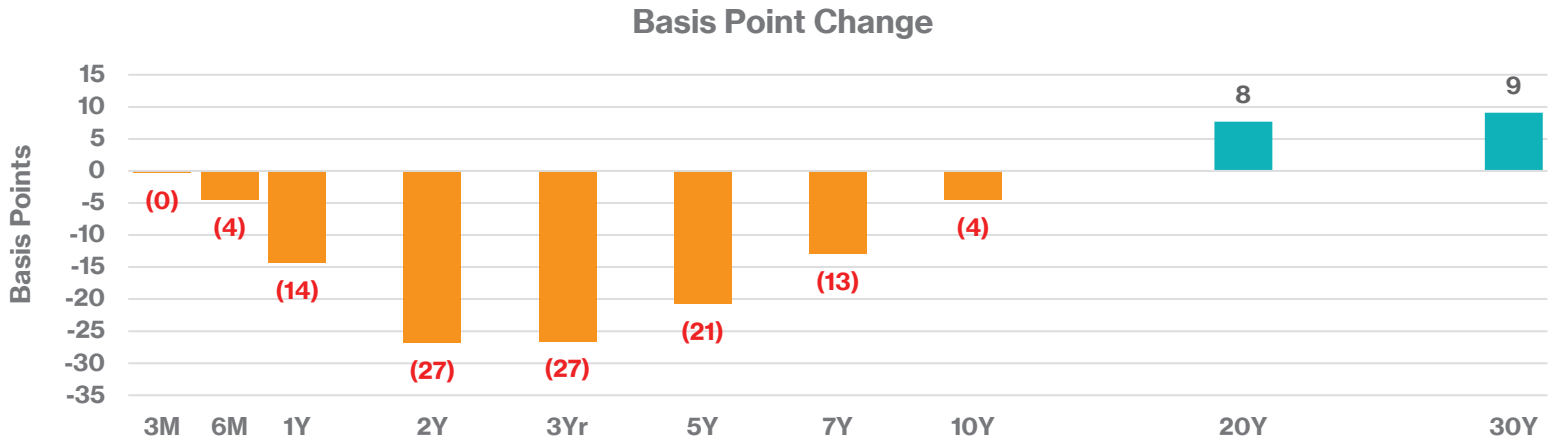




- Employment data are typically lagging economic indicators.
- Bucking this trend is the number of residential construction employees.
- In previous cycles, we've seen a decline in this category about a year before a recession (shaded areas). This indicator is still climbing.

SOURCES: BLOOMBERG, BUREAU OF LABOR STATISTICS





SOURCE: BLOOMBERG

MEEDER PUBLIC FUNDS

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Portfolio Overview	7
Summary by Type	8
Position Statement	11
Cash Reconciliation Report	16
Transaction Statement	17
Amortization Schedule	18
Accrued Interest Schedule	19
Earnings by Fund	22

MEEDER
PUBLIC FUNDS

Portfolio Summary

4.41
Weighted Average Yield to Maturity

0.00
Weighted Average Maturity (Years)

0.00
Portfolio Effective Duration (Years)

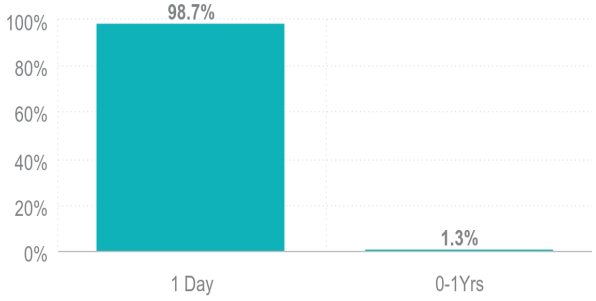
0.00
Weighted Average Life (Years)

AAA
Average Credit Rating

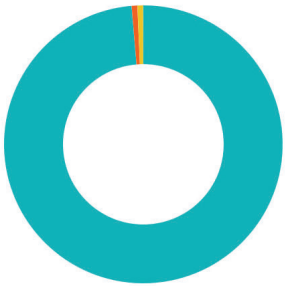
Portfolio Position

Par Value	$150,189,438
Principal Cost	$150,149,166
Book Value	$150,184,762
Market Value	$150,184,610
Unrealized Gain/Loss	($152)
Accrued Interest	$16,349

Maturity Distribution



Sector Allocation



LGIP	98.66%
U.S. Agencies	0.67%
Commercial Paper	0.66%
Money Market Funds	0.01%

MEEDER PUBLIC FUNDS

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
LGIP	148,177,108.75	148,177,108.75	148,177,108.75	98.66%	1	4.41
Money Market Funds	12,329.13	12,329.13	12,329.13	0.01%	1	0.40
Commercial Paper	1,000,000.00	995,682.46	995,682.46	0.66%	37	4.44
U.S. Agencies	1,000,000.00	999,490.00	999,642.06	0.67%	33	4.38
TOTAL	**150,189,437.88**	**150,184,610.34**	**150,184,762.40**	**100.00%**	**1**	**4.41**

CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		0.00	0.00			
TOTAL CASH AND INVESTMENTS	**150,189,437.88**	**150,184,610.34**	**150,184,762.40**		**1**	**4.41**

TOTAL EARNINGS

CURRENT MONTH
549,046.35

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	666,914.56	666,914.56	0.44	4.36	1
TOTAL	**1**	**666,914.56**	**666,914.56**	**0.44**	**4.36**	**1**
2022 DEBT NON-TAX SUPPORTED						
LGIP	1	4,552,429.32	4,552,429.32	3.03	4.44	1
TOTAL	**1**	**4,552,429.32**	**4,552,429.32**	**3.03**	**4.44**	**1**
2022 DEBT TAX SUPPORTED						
LGIP	1	3,400,647.98	3,400,647.98	2.26	4.44	1
TOTAL	**1**	**3,400,647.98**	**3,400,647.98**	**2.26**	**4.44**	**1**
2022 TAX SUPPORTED LIMITED TAX						
LGIP	1	3,567,511.21	3,567,511.21	2.38	4.44	1
TOTAL	**1**	**3,567,511.21**	**3,567,511.21**	**2.38**	**4.44**	**1**
2023A TAX & REVENUE CO						
LGIP	1	56,009,312.13	56,009,312.13	37.29	4.44	1
TOTAL	**1**	**56,009,312.13**	**56,009,312.13**	**37.29**	**4.44**	**1**
2024 DNTS						
LGIP	1	9,426,922.07	9,426,922.07	6.28	4.44	1
TOTAL	**1**	**9,426,922.07**	**9,426,922.07**	**6.28**	**4.44**	**1**
2024 DTS						
LGIP	1	19,251,611.52	19,251,611.52	12.82	4.44	1
TOTAL	**1**	**19,251,611.52**	**19,251,611.52**	**12.82**	**4.44**	**1**

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
AIRPORT FUND						
LGIP	1	751,514.94	751,514.94	0.50	4.35	1
TOTAL	**1**	**751,514.94**	**751,514.94**	**0.50**	**4.35**	**1**
CEMETERY PERMANENT FUND						
LGIP	3	65,765.04	65,765.04	0.04	4.36	1
TOTAL	**3**	**65,765.04**	**65,765.04**	**0.04**	**4.36**	**1**
FLEET REPLACEMENT FUND						
LGIP	1	248,530.81	248,530.81	0.17	4.36	1
TOTAL	**1**	**248,530.81**	**248,530.81**	**0.17**	**4.36**	**1**
GENERAL FUND						
LGIP	3	43,756,451.76	43,756,451.76	29.13	4.36	1
Money Market Funds	1	12,329.13	12,329.13	0.01	0.40	1
Commercial Paper	2	1,000,000.00	995,682.46	0.66	4.44	37
U.S. Agencies	1	1,000,000.00	999,642.06	0.68	4.38	33
TOTAL	**7**	**45,768,780.89**	**45,764,105.41**	**30.47**	**4.36**	**2**
SPECIAL REV-TAX INCREMENT FUND						
LGIP	1	3,706,654.61	3,706,654.61	2.47	4.35	1
TOTAL	**1**	**3,706,654.61**	**3,706,654.61**	**2.47**	**4.35**	**1**
UTILITY FUND						
LGIP	2	2,772,842.80	2,772,842.80	1.85	4.39	1

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
TOTAL	2	2,772,842.80	2,772,842.80	1.85	4.39	1
GRAND TOTAL	22	150,189,437.88	150,184,762.40	100.00	4.41	1

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	04/30/2025 04/30/2025	666,914.56	666,914.56 0.00	666,914.56	4.36		1	1.00 666,914.56	0.00 666,914.56	0.44	AAA
LGIP TOTAL			**666,914.56**	**666,914.56** **0.00**	**666,914.56**	**4.36**		**1**	**1.00** **666,914.56**	**0.00** **666,914.56**	**0.44**	**AAA**
2019 BOND FUND TOTAL			666,914.56	666,914.56 0.00	666,914.56	4.36		1	666,914.56	0.00 666,914.56	0.44	AAA
2022 DEBT NON-TAX SUPPORTED												
LGIP												
TXCLASS	Texas CLASS	04/30/2025 04/30/2025	4,552,429.32	4,552,429.32 0.00	4,552,429.32	4.44		1	1.00 4,552,429.32	0.00 4,552,429.32	3.03	AAA
LGIP TOTAL			**4,552,429.32**	**4,552,429.32** **0.00**	**4,552,429.32**	**4.44**		**1**	**1.00** **4,552,429.32**	**0.00** **4,552,429.32**	**3.03**	**AAA**
2022 DEBT NON-TAX SUPPORTED TOTAL			4,552,429.32	4,552,429.32 0.00	4,552,429.32	4.44		1	4,552,429.32	0.00 4,552,429.32	3.03	AAA
2022 DEBT TAX SUPPORTED												
LGIP												
TXCLASS	Texas CLASS	04/30/2025 04/30/2025	3,400,647.98	3,400,647.98 0.00	3,400,647.98	4.44		1	1.00 3,400,647.98	0.00 3,400,647.98	2.26	AAA
LGIP TOTAL			**3,400,647.98**	**3,400,647.98** **0.00**	**3,400,647.98**	**4.44**		**1**	**1.00** **3,400,647.98**	**0.00** **3,400,647.98**	**2.26**	**AAA**
2022 DEBT TAX SUPPORTED TOTAL			3,400,647.98	3,400,647.98 0.00	3,400,647.98	4.44		1	3,400,647.98	0.00 3,400,647.98	2.26	AAA
2022 TAX SUPPORTED LIMITED TAX												
LGIP												
TXCLASS	Texas CLASS	04/30/2025 04/30/2025	3,567,511.21	3,567,511.21 0.00	3,567,511.21	4.44		1	1.00 3,567,511.21	0.00 3,567,511.21	2.38	AAA
LGIP TOTAL			**3,567,511.21**	**3,567,511.21** **0.00**	**3,567,511.21**	**4.44**		**1**	**1.00** **3,567,511.21**	**0.00** **3,567,511.21**	**2.38**	**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			3,567,511.21	3,567,511.21 0.00	3,567,511.21	4.44		1	3,567,511.21	0.00 3,567,511.21	2.38	AAA
2023A TAX & REVENUE CO												
LGIP												
TXCLASS	Texas CLASS	04/30/2025 04/30/2025	56,009,312.13	56,009,312.13 0.00	56,009,312.13	4.44		1	1.00 56,009,312.13	0.00 56,009,312.13	37.29	AAA
LGIP TOTAL			**56,009,312.13**	**56,009,312.13 0.00**	**56,009,312.13**	**4.44**		**1**	**1.00 56,009,312.13**	**0.00 56,009,312.13**	**37.29**	**AAA**
2023A TAX & REVENUE CO TOTAL			56,009,312.13	56,009,312.13 0.00	56,009,312.13	4.44		1	56,009,312.13	0.00 56,009,312.13	37.29	AAA
2024 DNTS												
LGIP												
TXCLASS	Texas CLASS	04/30/2025 04/30/2025	9,426,922.07	9,426,922.07 0.00	9,426,922.07	4.44		1	1.00 9,426,922.07	0.00 9,426,922.07	6.28	AAA
LGIP TOTAL			**9,426,922.07**	**9,426,922.07 0.00**	**9,426,922.07**	**4.44**		**1**	**1.00 9,426,922.07**	**0.00 9,426,922.07**	**6.28**	**AAA**
2024 DNTS TOTAL			9,426,922.07	9,426,922.07 0.00	9,426,922.07	4.44		1	9,426,922.07	0.00 9,426,922.07	6.28	AAA
2024 DTS												
LGIP												
TXCLASS	Texas CLASS	04/30/2025 04/30/2025	19,251,611.52	19,251,611.52 0.00	19,251,611.52	4.44		1	1.00 19,251,611.52	0.00 19,251,611.52	12.82	AAA
LGIP TOTAL			**19,251,611.52**	**19,251,611.52 0.00**	**19,251,611.52**	**4.44**		**1**	**1.00 19,251,611.52**	**0.00 19,251,611.52**	**12.82**	**AAA**
2024 DTS TOTAL			19,251,611.52	19,251,611.52 0.00	19,251,611.52	4.44		1	19,251,611.52	0.00 19,251,611.52	12.82	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	04/30/2025 04/30/2025	751,514.94	751,514.94 0.00	751,514.94	4.35		1	1.00 751,514.94	0.00 751,514.94	0.50	 AAA
LGIP TOTAL			**751,514.94**	**751,514.94 0.00**	**751,514.94**	**4.35**		**1**	**1.00 751,514.94**	**0.00 751,514.94**	**0.50**	**AAA**
AIRPORT FUND TOTAL			**751,514.94**	**751,514.94 0.00**	**751,514.94**	**4.35**		**1**	**751,514.94**	**0.00 751,514.94**	**0.50**	**AAA**
CEMETERY PERMANENT FUND												
LGIP												
TEXSTAR	TexSTAR	04/30/2025 04/30/2025	64,357.34	64,357.34 0.00	64,357.34	4.36		1	1.00 64,357.34	0.00 64,357.34	0.04	 AAA
TXCLASS	Texas CLASS	04/30/2025 04/30/2025	994.87	994.87 0.00	994.87	4.44		1	1.00 994.87	0.00 994.87	0.00	 AAA
TEXPOOL	TexPool	04/30/2025 04/30/2025	412.83	412.83 0.00	412.83	4.35		1	1.00 412.83	0.00 412.83	0.00	 AAA
LGIP TOTAL			**65,765.04**	**65,765.04 0.00**	**65,765.04**	**4.36**		**1**	**1.00 65,765.04**	**0.00 65,765.04**	**0.04**	**AAA**
CEMETERY PERMANENT FUND TOTAL			**65,765.04**	**65,765.04 0.00**	**65,765.04**	**4.36**		**1**	**65,765.04**	**0.00 65,765.04**	**0.04**	**AAA**
FLEET REPLACEMENT FUND												
LGIP												
TEXSTAR	TexSTAR	04/30/2025 04/30/2025	248,530.81	248,530.81 0.00	248,530.81	4.36		1	1.00 248,530.81	0.00 248,530.81	0.17	 AAA
LGIP TOTAL			**248,530.81**	**248,530.81 0.00**	**248,530.81**	**4.36**		**1**	**1.00 248,530.81**	**0.00 248,530.81**	**0.17**	**AAA**
FLEET REPLACEMENT FUND TOTAL			**248,530.81**	**248,530.81 0.00**	**248,530.81**	**4.36**		**1**	**248,530.81**	**0.00 248,530.81**	**0.17**	**AAA**
GENERAL FUND												
LGIP												
TXCLASS	Texas CLASS	04/30/2025 04/30/2025	3,801,203.54	3,801,203.54 0.00	3,801,203.54	4.44		1	1.00 3,801,203.54	0.00 3,801,203.54	2.53	 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	04/30/2025 04/30/2025	999,765.48	999,765.48 0.00	999,765.48	4.36		1	1.00 999,765.48	0.00 999,765.48	0.67	 AAA
TEXPOOL	TexPool	04/30/2025 04/30/2025	38,955,482.74	38,955,482.74 0.00	38,955,482.74	4.35		1	1.00 38,955,482.74	0.00 38,955,482.74	25.94	 AAA
LGIP TOTAL			**43,756,451.76**	**43,756,451.76 0.00**	**43,756,451.76**	**4.36**		**1**	**1.00 43,756,451.76**	**0.00 43,756,451.76**	**29.14**	**AAA**
MONEY MARKET FUNDS												
60618	City National Bank MMF - Public Funds	04/30/2025 04/30/2025	12,329.13	12,329.13 0.00	12,329.13	0.40		1	1.00 12,329.13	0.00 12,329.13	0.01	NA NA
MONEY MARKET FUNDS TOTAL			**12,329.13**	**12,329.13 0.00**	**12,329.13**	**0.40**		**1**	**1.00 12,329.13**	**0.00 12,329.13**	**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	37	99.57 298,704.74	(0.00) 298,704.74	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	37	99.57 696,977.72	0.00 696,977.72	0.46	P-1 A-1
COMMERCIAL PAPER TOTAL			**1,000,000.00**	**967,858.33 0.00**	**967,858.33**	**4.44**		**37**	**99.57 995,682.46**	**0.00 995,682.46**	**0.66**	**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	33	99.95 999,490.00	(152.06) 999,642.06	0.67	Aaa AA+
U.S. AGENCIES TOTAL			**1,000,000.00**	**991,870.00 0.00**	**991,870.00**	**4.38**		**33**	**99.95 999,490.00**	**(152.06) 999,642.06**	**0.67**	**AA+**
GENERAL FUND TOTAL			**45,768,780.89**	**45,728,509.22 0.00**	**45,728,509.22**	**4.36**		**2**	**45,763,953.35**	**(152.06) 45,764,105.41**	**30.47**	**AAA**
SPECIAL REV-TAX INCREMENT FUND												
LGIP												
TEXPOOL	TexPool	04/30/2025 04/30/2025	3,706,654.61	3,706,654.61 0.00	3,706,654.61	4.35		1	1.00 3,706,654.61	0.00 3,706,654.61	2.47	 AAA
LGIP TOTAL			**3,706,654.61**	**3,706,654.61 0.00**	**3,706,654.61**	**4.35**		**1**	**1.00 3,706,654.61**	**0.00 3,706,654.61**	**2.47**	**AAA**
SPECIAL REV-TAX INCREMENT FUND TOTAL			**3,706,654.61**	**3,706,654.61 0.00**	**3,706,654.61**	**4.35**		**1**	**3,706,654.61**	**0.00 3,706,654.61**	**2.47**	**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
UTILITY FUND												
LGIP												
TXCLASS	Texas CLASS	04/30/2025 04/30/2025	1,173,276.33	1,173,276.33 0.00	1,173,276.33	4.44		1	1.00 1,173,276.33	0.00 1,173,276.33	0.78	AAA
TEXPOOL	TexPool	04/30/2025 04/30/2025	1,599,566.47	1,599,566.47 0.00	1,599,566.47	4.35		1	1.00 1,599,566.47	0.00 1,599,566.47	1.07	AAA
LGIP TOTAL			**2,772,842.80**	**2,772,842.80 0.00**	**2,772,842.80**	**4.39**		**1**	**1.00 2,772,842.80**	**0.00 2,772,842.80**	**1.85**	**AAA**
UTILITY FUND TOTAL			**2,772,842.80**	**2,772,842.80 0.00**	**2,772,842.80**	**4.39**		**1**	**2,772,842.80**	**0.00 2,772,842.80**	**1.85**	**AAA**
GRAND TOTAL			**150,189,437.88**	**150,149,166.21 0.00**	**150,149,166.21**	**4.41**		**1**	**150,184,610.34**	**(152.06) 150,184,762.40**	**100.00**	**AAA**

MEEDER PUBLIC FUNDS

Cash Reconciliation Report

MEEDER PUBLIC FUNDS

Transaction Statement

NO ACTIVITY DURING CURRENT PERIOD

MEEDER PUBLIC FUNDS

Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
GENERAL FUND									
3130AVYU0	FHLBANKS 3.950 06/02/25	1,000,000.00	991,870.00	(8,130.00)	999,306.49	335.57	999,642.06	7,772.06	(357.94)
62479LT62	MUFG BANK NY 06/06/25	700,000.00	677,500.83	(22,499.17)	694,459.16	2,518.56	696,977.72	19,476.89	(3,022.28)
62479LT62	MUFG BANK NY 06/06/25	300,000.00	290,357.50	(9,642.50)	297,625.36	1,079.38	298,704.74	8,347.24	(1,295.26)
TOTAL		**2,000,000.00**	**1,959,728.33**	**(40,271.67)**	**1,991,391.00**	**3,933.52**	**1,995,324.52**	**35,596.19**	**(4,675.48)**
GRAND TOTAL		**2,000,000.00**	**1,959,728.33**	**(40,271.67)**	**1,991,391.00**	**3,933.52**	**1,995,324.52**	**35,596.19**	**(4,675.48)**

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	2025-04-30	666,914.56	666,914.56	0.00	0.00	2,364.47	2,364.47	0.00
TOTAL			**666,914.56**	**666,914.56**	**0.00**	**0.00**	**2,364.47**	**2,364.47**	**0.00**
2022 DEBT NON-TAX SUPPORTED									
TXCLASS	Texas CLASS	2025-04-30	4,552,429.32	4,552,429.32	0.00	0.00	17,745.62	17,745.62	0.00
TOTAL			**4,552,429.32**	**4,552,429.32**	**0.00**	**0.00**	**17,745.62**	**17,745.62**	**0.00**
2022 DEBT TAX SUPPORTED									
TXCLASS	Texas CLASS	2025-04-30	3,400,647.98	3,400,647.98	0.00	0.00	13,415.72	13,415.72	0.00
TOTAL			**3,400,647.98**	**3,400,647.98**	**0.00**	**0.00**	**13,415.72**	**13,415.72**	**0.00**
2022 TAX SUPPORTED LIMITED TAX									
TXCLASS	Texas CLASS	2025-04-30	3,567,511.21	3,567,511.21	0.00	0.00	15,834.20	15,834.20	0.00
TOTAL			**3,567,511.21**	**3,567,511.21**	**0.00**	**0.00**	**15,834.20**	**15,834.20**	**0.00**
2023A TAX & REVENUE CO									
TXCLASS	Texas CLASS	2025-04-30	56,009,312.13	56,009,312.13	0.00	0.00	203,822.51	203,822.51	0.00
TOTAL			**56,009,312.13**	**56,009,312.13**	**0.00**	**0.00**	**203,822.51**	**203,822.51**	**0.00**
2024 DNTS									
TXCLASS	Texas CLASS	2025-04-30	9,426,922.07	9,426,922.07	0.00	0.00	34,305.34	34,305.34	0.00
TOTAL			**9,426,922.07**	**9,426,922.07**	**0.00**	**0.00**	**34,305.34**	**34,305.34**	**0.00**
2024 DTS									
TXCLASS	Texas CLASS	2025-04-30	19,251,611.52	19,251,611.52	0.00	0.00	70,072.19	70,072.19	0.00
TOTAL			**19,251,611.52**	**19,251,611.52**	**0.00**	**0.00**	**70,072.19**	**70,072.19**	**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	2025-04-30	751,514.94	751,514.94	0.00	0.00	2,668.53	2,668.53	0.00
TOTAL			**751,514.94**	**751,514.94**	**0.00**	**0.00**	**2,668.53**	**2,668.53**	**0.00**
CEMETERY PERMANENT FUND									
TEXPOOL	TexPool	2025-04-30	412.83	412.83	0.00	0.00	1.50	1.50	0.00
TEXSTAR	TexSTAR	2025-04-30	64,357.34	64,357.34	0.00	0.00	228.14	228.14	0.00
TXCLASS	Texas CLASS	2025-04-30	994.87	994.87	0.00	0.00	3.60	3.60	0.00
TOTAL			**65,765.04**	**65,765.04**	**0.00**	**0.00**	**233.24**	**233.24**	**0.00**
FLEET REPLACEMENT FUND									
TEXSTAR	TexSTAR	2025-04-30	248,530.81	248,530.81	0.00	0.00	881.12	881.12	0.00
TOTAL			**248,530.81**	**248,530.81**	**0.00**	**0.00**	**881.12**	**881.12**	**0.00**
GENERAL FUND									
60618	City National Bank MMF - Public Funds	2025-04-30	12,329.13	12,329.13	0.00	0.00	4.05	4.05	0.00
3130AVYU0	FHLBANKS 3.950 06/02/25	2023-06-05	1,000,000.00	991,870.00	13,056.94	0.00	3,291.67	0.00	16,348.61
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	2025-04-30	38,955,482.74	38,955,482.74	0.00	0.00	144,328.63	144,328.63	0.00
TEXSTAR	TexSTAR	2025-04-30	999,765.48	999,765.48	0.00	0.00	3,544.45	3,544.45	0.00
TXCLASS	Texas CLASS	2025-04-30	3,801,203.54	3,801,203.54	0.00	0.00	13,832.89	13,832.89	0.00
TOTAL			**45,768,780.89**	**45,728,509.22**	**13,056.94**	**0.00**	**165,001.69**	**161,710.02**	**16,348.61**
SPECIAL REV-TAX INCREMENT FUND									
TEXPOOL	TexPool	2025-04-30	3,706,654.61	3,706,654.61	0.00	0.00	8,855.21	8,855.21	0.00

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
TOTAL			**3,706,654.61**	**3,706,654.61**	**0.00**	**0.00**	**8,855.21**	**8,855.21**	**0.00**
UTILITY FUND									
TEXPOOL	TexPool	2025-04-30	1,599,566.47	1,599,566.47	0.00	0.00	5,643.32	5,643.32	0.00
TXCLASS	Texas CLASS	2025-04-30	1,173,276.33	1,173,276.33	0.00	0.00	4,269.67	4,269.67	0.00
TOTAL			**2,772,842.80**	**2,772,842.80**	**0.00**	**0.00**	**9,912.99**	**9,912.99**	**0.00**
GRAND TOTAL			**150,189,437.88**	**150,149,166.21**	**13,056.94**	**0.00**	**545,112.83**	**541,821.16**	**16,348.61**

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	666,914.56	664,550.09	666,914.56	04/30/2025	5.30	4.36	2,364.47	0.00	0.00	2,364.47
TOTAL		**666,914.56**	**664,550.09**	**666,914.56**		**5.30**	**4.36**	**2,364.47**	**0.00**	**0.00**	**2,364.47**
2022 DEBT NON-TAX SUPPORTED											
TXCLASS	Texas CLASS	4,552,429.32	4,858,650.52	4,552,429.32	04/30/2025	0.00	4.44	17,745.62	0.00	0.00	17,745.62
TOTAL		**4,552,429.32**	**4,858,650.52**	**4,552,429.32**		**0.00**	**4.44**	**17,745.62**	**0.00**	**0.00**	**17,745.62**
2022 DEBT TAX SUPPORTED											
TXCLASS	Texas CLASS	3,400,647.98	3,673,147.03	3,400,647.98	04/30/2025	0.00	4.44	13,415.72	0.00	0.00	13,415.72
TOTAL		**3,400,647.98**	**3,673,147.03**	**3,400,647.98**		**0.00**	**4.44**	**13,415.72**	**0.00**	**0.00**	**13,415.72**
2022 TAX SUPPORTED LIMITED TAX											
TXCLASS	Texas CLASS	3,567,511.21	4,335,189.76	3,567,511.21	04/30/2025	0.00	4.44	15,834.20	0.00	0.00	15,834.20
TOTAL		**3,567,511.21**	**4,335,189.76**	**3,567,511.21**		**0.00**	**4.44**	**15,834.20**	**0.00**	**0.00**	**15,834.20**
2023A TAX & REVENUE CO											
TXCLASS	Texas CLASS	56,009,312.13	55,805,489.62	56,009,312.13	04/30/2025	0.00	4.44	203,822.51	0.00	0.00	203,822.51
TOTAL		**56,009,312.13**	**55,805,489.62**	**56,009,312.13**		**0.00**	**4.44**	**203,822.51**	**0.00**	**0.00**	**203,822.51**
2024 DNTS											
TXCLASS	Texas CLASS	9,426,922.07	9,392,616.73	9,426,922.07	04/30/2025	0.00	4.44	34,305.34	0.00	0.00	34,305.34
TOTAL		**9,426,922.07**	**9,392,616.73**	**9,426,922.07**		**0.00**	**4.44**	**34,305.34**	**0.00**	**0.00**	**34,305.34**
2024 DTS											
TXCLASS	Texas CLASS	19,251,611.52	19,185,510.58	19,251,611.52	04/30/2025	0.00	4.44	70,072.19	0.00	0.00	70,072.19
TOTAL		**19,251,611.52**	**19,185,510.58**	**19,251,611.52**		**0.00**	**4.44**	**70,072.19**	**0.00**	**0.00**	**70,072.19**

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	751,514.94	748,846.41	751,514.94	04/30/2025	5.34	4.35	2,668.53	0.00	0.00	2,668.53
TOTAL		**751,514.94**	**748,846.41**	**751,514.94**		**5.34**	**4.35**	**2,668.53**	**0.00**	**0.00**	**2,668.53**
CEMETERY PERMANENT FUND											
TEXPOOL	TexPool	412.83	411.33	412.83	04/30/2025	5.34	4.35	1.50	0.00	0.00	1.50
TEXSTAR	TexSTAR	64,357.34	64,129.20	64,357.34	04/30/2025	5.30	4.36	228.14	0.00	0.00	228.14
TXCLASS	Texas CLASS	994.87	991.27	994.87	04/30/2025	0.00	4.44	3.60	0.00	0.00	3.60
TOTAL		**65,765.04**	**65,531.80**	**65,765.04**		**5.22**	**4.36**	**233.24**	**0.00**	**0.00**	**233.24**
FLEET REPLACEMENT FUND											
TEXSTAR	TexSTAR	248,530.81	247,649.69	248,530.81	04/30/2025	5.30	4.36	881.12	0.00	0.00	881.12
TOTAL		**248,530.81**	**247,649.69**	**248,530.81**		**5.30**	**4.36**	**881.12**	**0.00**	**0.00**	**881.12**
GENERAL FUND											
3130AVYU0	FHLBANKS 3.950 06/02/25	1,000,000.00	999,306.49	999,642.06	06/02/2025	3.95	4.38	3,291.67	335.57	0.00	3,627.24
60618	City National Bank MMF - Public Funds	12,329.13	12,325.08	12,329.13	04/30/2025	0.11	0.40	4.05	0.00	0.00	4.05
62479LT62	MUFG BANK NY 06/06/25	300,000.00	297,625.36	298,704.74	06/06/2025	0.00	4.44	0.00	1,079.38	0.00	1,079.38
62479LT62	MUFG BANK NY 06/06/25	700,000.00	694,459.16	696,977.72	06/06/2025	0.00	4.44	0.00	2,518.56	0.00	2,518.56
TEXPOOL	TexPool	38,955,482.74	42,206,928.37	38,955,482.74	04/30/2025	5.34	4.35	144,328.63	0.00	0.00	144,328.63
TEXSTAR	TexSTAR	999,765.48	996,221.03	999,765.48	04/30/2025	5.30	4.36	3,544.45	0.00	0.00	3,544.45
TXCLASS	Texas CLASS	3,801,203.54	3,787,370.65	3,801,203.54	04/30/2025	0.00	4.44	13,832.89	0.00	0.00	13,832.89
TOTAL		**45,768,780.89**	**48,994,236.13**	**45,764,105.41**		**4.74**	**4.36**	**165,001.69**	**3,933.52**	**0.00**	**168,935.21**

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
SPECIAL REV-TAX INCREMENT FUND											
TEXPOOL	TexPool	3,706,654.61	1,279,634.54	3,706,654.61	04/30/2025	5.34	4.35	8,855.21	0.00	0.00	8,855.21
TOTAL		**3,706,654.61**	**1,279,634.54**	**3,706,654.61**		**5.34**	**4.35**	**8,855.21**	**0.00**	**0.00**	**8,855.21**
UTILITY FUND											
TEXPOOL	TexPool	1,599,566.47	1,555,516.71	1,599,566.47	04/30/2025	5.34	4.35	5,643.32	0.00	0.00	5,643.32
TXCLASS	Texas CLASS	1,173,276.33	1,169,006.66	1,173,276.33	04/30/2025	0.00	4.44	4,269.67	0.00	0.00	4,269.67
TOTAL		**2,772,842.80**	**2,724,523.37**	**2,772,842.80**		**3.08**	**4.39**	**9,912.99**	**0.00**	**0.00**	**9,912.99**
GRAND TOTAL		**150,189,437.88**	**151,975,576.27**	**150,184,762.40**		**1.70**	**4.41**	**545,112.83**	**3,933.52**	**0.00**	**549,046.35**

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City Council Meeting
May 22, 2025
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Economic Vitality

Agenda Item Number: 5.

Agenda Title: **Consider approval of first amendment to the Interlocal Agreement between Williamson County, Texas, and the City of Taylor, Texas, regarding Corridor A2 Project.**

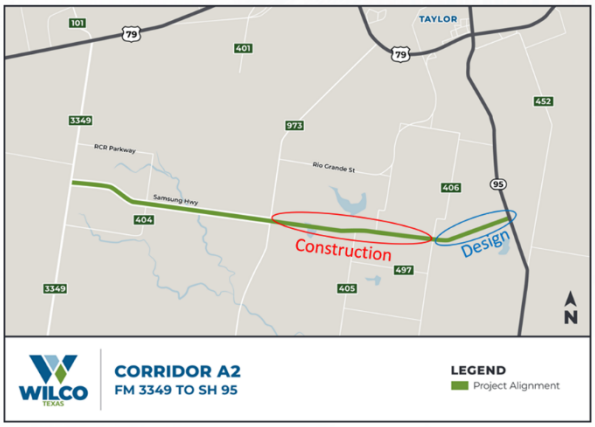
Council Action to be Taken: Consider first amendment

Department Submitted: City Management

Staff Contact: Brian LaBorde, City Manager

1. PURPOSE / DESCRIPTION

The purpose of an amendment to the original agreement obligating the City to pay a portion of the A2 corridor between FM 973 and Hwy 95-see below. The County, in 2024 bonded for the construction and design for the residual of the A2 corridor to approximately $30M.



2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Williamson County in 2024 bonded for the construction and design for the residual of the A2 corridor to approximately $30M. The County approached the City and asked for participation in such highway extension. City entered into an original agreement dated October 2024 (enclosed herein).

The City has asked the County for an extension of such payment for consideration of pressing critical infrastructure needing immediate attention. The County has graciously offered an extension to February 2028.

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Council consideration of first amendment.

5. FUNDING SOURCE

Fund balance or future bond issue.

6. TIMELINE

February 2028

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. WILCO -- First Amendment for Corridor A2 ILA with City of Taylor (AH 4.23.2025)_COT
2. ILA with City of Taylor related to Corridor A2 project.

FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN WILLIAMSON COUNTY, TEXAS, AND THE CITY OF TAYLOR, TEXAS, REGARDING CORRIDOR A2 PROJECT

STATE OF TEXAS	§	
	§	**KNOW ALL BY THESE PRESENTS**
COUNTY OF WILLIAMSON	§	

THIS FIRST AMENDMENT ("First Amendment") is to that one certain Interlocal Agreement between Williamson County, Texas (the "County") and the City of Taylor, Texas, a Texas municipal corporation (the "City" and together with County the "Parties") executed on November 5, 2024 ("Agreement").

RECITALS

WHEREAS, the Parties on November 5, 2024, entered into the Agreement providing for the City's participation in the design and construction for the portion of the construction of the Corridor A2 project (the "County Project");

WHEREAS, the City has requested this First Amendment to provide for additional time to make reimbursement payments described therein;

WHEREAS, the City has agreed to be responsible for the reimbursement of $3,000,000.00 for the County Project ("City Participation Amount"); and

WHEREAS, the County and the City desire to amend the Agreement to reflect the City's payment to the County of the City Participation Amount.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual promises and undertakings set forth below, the County and the City agree as follows:

I.
AMENDMENTS

1.01 Section 3.01 of the Agreement shall be amended to read as follows: The City shall reimburse the County for the County Project in an amount not to exceed THREE MILLION AND NO/100 DOLLARS ($3,000,000.00) for the design, right-of-way acquisition, and construction, including utility relocation costs for utilities not owned by the City (together the "City Participation Amount"). The County will submit an invoice for the City Participation Amount upon award of the construction contract. City payment shall be due on February 28, 2028.

ARTICLE TWO
MISCELLANEOUS

2.01 To the extent necessary to effect the terms and provisions of this First Amendment, the Agreement is hereby amended and modified. In all other respects, the aforesaid Agreement is hereby ratified and confirmed.

2.02 This First Amendment may be executed in counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

2.03 Any payments required to be made by a party under this Amendment will be paid from current revenues or other funds lawfully available to the party for such purpose.

IN WITNESS WHEREOF, the Parties hereto acting under the authority of their respective governing bodies have caused this First Amendment to be duly executed as of the day and year first above written.

(Signatures on the following pages)

CITY OF TAYLOR, TEXAS

By: _____

Name:_____

Its: _____

Date:_____

WILLIAMSON COUNTY, TEXAS

By: _____
County Judge

Date:_____

Attest:

By: _____
Nancy Rister, County Clerk

INTERLOCAL AGREEMENT
REGARDING THE PARTICIPATION OF THE CITY OF TAYLOR, TEXAS AND WILLIAMSON COUNTY, TEXAS IN THE DESIGN AND CONSTRUCTION COSTS RELATED TO THE CORRIDOR A2 PROJECT

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

THIS INTERLOCAL AGREEMENT ("**Agreement**") is entered into between the City of Taylor, Texas ("**City**"), a Texas home-rule municipality, and Williamson County, a political subdivision of the State of Texas ("**County**"). In this Agreement, City and the County are sometimes individually referred to as a "**Party**" and collectively referred to as the "**Parties**."

WHEREAS, V.T.C.A., Government Code, Chapter 791, the Texas Interlocal Cooperation Act, provides that any one or more public agencies may contract with each other for the performance of governmental functions or services for the promotion and protection of the health and welfare of the inhabitants of this State and the mutual benefit of the parties;

WHEREAS, the County is and has been in the process of designing and constructing a roadway from FM 973 to State Highway 95, as shown in Exhibit "A" attached hereto ("County Project");

WHEREAS, the City desires to cooperate with the County to facilitate the construction of the County Project; and

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the County and City agree as follows:

I.
PURPOSE

1.01 General. The purpose of this Agreement is to provide for the City's participation in the design, right-of-way acquisition, utility relocation, and construction of the County Project.

II.
DESIGN AND CONSTRUCTION OF COUNTY PROJECT

2.01 Design of County Project. The County shall be responsible for contracting with a firm ("Design Firm") regarding the engineering and design for the County Project and shall ensure that the design includes the following:

A new location three-lane road between FM 973 and SH 95.

2.02 Design and Construction Costs. The County shall be responsible for all costs associated with the preliminary and final design, right-of-way acquisition, relocation of utilities not owned by the City, construction bidding, project management, and all other costs related to the County Project ("Project Cost"). The estimated Project Cost is $29,500,000.00 which includes all costs related to the County Project; except that the City shall be solely responsible for the relocation of any City utilities.

2.03 Permits. The County shall be responsible for obtaining permits, if any, required for the construction of the County Project.

III.
CITY OBLIGATIONS

3.01 City Payment. The City shall reimburse the County for the County Project in an amount not to exceed THREE MILLION AND NO/100 DOLLARS ($3,000,000.00) for the design, right-of-way acquisition, and construction, including utility relocation costs for utilities not owned by the City (together "City Participation Amount"). The County will submit an invoice for the City Participation Amount upon award of the construction contract. City payment shall be due on June 15, 2025.

3.02 NO LIABILITY OR WARRANTY OF SERVICES. CITY AGREES AND ACKNOWLEDGES THAT THE COUNTY DOES NOT ASSUME ANY LIABILITY FOR, OR WARRANT, THE SERVICES THAT A THIRD PARTY PROVIDES PURSUANT TO THIS AGREEMENT OR CONSTRUCTION AGREEMENT. CITY AGREES AND ACKNOWLEDGES THAT THE COUNTY SHALL NOT BE LIABLE FOR ANY CLAIM OR CAUSE OF ACTION THAT CITY MAY HAVE NOW OR IN THE FUTURE AGAINST AN ENGINEER OR THIRD PARTY FOR ANY DAMAGES OF ANY NATURE WHATSOEVER ALLEGEDLY SUSTAINED BY CITY, OR ANYONE HAVING A CLAIM BY, THROUGH OR UNDER CITY RELATED IN ANY WAY, DIRECTLY OR INDIRECTLY, WITH THE SERVICES PROVIDED BY A THIRD PARTY PURSUANT THIS AGREEMENT.

IV.
DISPUTES

4.01 Material Breach; Notice and Opportunity to Cure.

(a) In the event that one Party believes that another Party has materially breached one of the provisions of this Agreement, the non-defaulting Party will make written demand to cure and give the defaulting Party up to 30 days to cure such material breach or, if the curative action cannot reasonably be completed within 30 days, the defaulting Party will commence the curative action within 30 days and thereafter diligently pursue the curative action to completion. Notwithstanding the foregoing, any matters specified in the default notice which may be cured solely by the payment of money must be cured within 10 days after receipt of the notice. This

applicable time period must pass before the non-defaulting Party may initiate any remedies available to the non-defaulting party due to such breach.

(b) Any non-defaulting Party will mitigate direct or consequential damages arising from any breach or default to the extent reasonably possible under the circumstances.

(c) The Parties agree that they will negotiate in good faith to resolve any disputes and may engage in non-binding mediation, arbitration, or other alternative dispute resolution methods as recommended by the laws of the State of Texas.

4.02 Equitable Relief. In recognition that failure in the performance of the Parties' respective obligations could not be adequately compensated in monetary damages alone, the Parties agree that after providing notice and an opportunity to cure in accordance with Section 4.01 above, the Parties shall have the right to request any court, agency or other governmental authority of appropriate jurisdiction to grant any and all remedies which are appropriate to assure conformance to the provisions of this Agreement. The defaulting Party shall be liable to the other for all costs actually incurred in pursuing such remedies, including reasonable attorney's fees, and for any penalties or fines as a result of the failure to comply with the terms including, without limitation, the right to obtain a writ of mandamus or an injunction requiring the governing body of the defaulting party to levy and collect rates and charges or other revenues sufficient to pay the amounts owed under this Agreement.

4.03 Agreement's Remedies Not Exclusive. The provisions of this Agreement providing remedies in the event of a Party's breach are not intended to be exclusive remedies. The Parties retain, except to the extent released or waived by the express terms of this Agreement, all rights at law and in equity to enforce the terms of this Agreement.

V.
GENERAL PROVISIONS

5.01 Authority. This Agreement is made in part under the authority conferred in Chapter 791, *Texas Government Code.*

5.02 Term. This Agreement shall commence upon execution of this Agreement and shall end upon the completion of the County Project and acceptance of the public improvements by the City.

5.03 Severability. The provisions of this Agreement are severable and, if any provision of this Agreement is held to be invalid for any reason by a court or agency of competent jurisdiction, the remainder of this Agreement will not be affected and this Agreement will be construed as if the invalid portion had never been contained herein.

5.04 Payment from Current Revenues. Any payments required to be made by a Party under this Agreement will be paid from current revenues or other funds lawfully available to the Party for such purpose.

5.05 Cooperation. The Parties agree to cooperate at all times in good faith to effectuate the purposes and intent of this Agreement.

5.06 Entire Agreement. This Agreement contains the entire agreement of the Parties regarding the subject matter hereof and supersedes all prior or contemporaneous understandings or representations, whether oral or written, regarding the subject matter and only relates to those portions of the County Project shown in Exhibit A.

5.07 Amendments. Any amendment of this Agreement must be in writing and will be effective if signed by the authorized representatives of the Parties.

5.08 Applicable Law; Venue. This Agreement will be construed in accordance with Texas law. The venue for any action arising hereunder will be in Williamson County, Texas.

5.09 Notices. Any notices given under this Agreement will be effective if (i) forwarded to a Party by hand-delivery; (ii) transmitted to a Party by confirmed telecopy; or (iii) deposited with the U.S. Postal Service, postage prepaid, certified, to the address of the Party indicated below:

TAYLOR:
400 Porter Street
Taylor, TX 76574
Attn: Brian Laborde
Telephone: (512) 352-6475
Facsimile: (512) 352-6037

COUNTY:
710 S. Main Street
Georgetown, Texas 78626
Attn: Bill Gravell, Jr.
Telephone: (512) 943-1550
Facsimile: (512) 943-1662

5.10 Counterparts; Effect of Partial Execution. This Agreement may be executed simultaneously in multiple counterparts, each of which will be deemed an original, but all of which will constitute the same instrument.

5.11 Authority. Each Party represents and warrants that it has the full right, power, and authority to execute this Agreement.

5.12 Effective Date. This Agreement is executed to be effective on the date the last Party signs this Agreement.

5.13 No Joint Venture. The County Project is a sole project of the County and is not a joint venture or other partnership with the City.

THE CITY OF TAYLOR, TEXAS

By: _____
Dwayne Ariola, Mayor

ATTEST:

By: _____
Lucy Aldrich, City Clerk

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

THIS INSTRUMENT was acknowledged before me on this 25 day of October, 2024, by DWAYNE ARIOLA as MAYOR of the City of Taylor, Texas, on behalf of said City.

CHRISTINE SILVA GONZALES
NOTARY PUBLIC
STATE OF TEXAS
ID # 652396-0
My Comm. Expires 03-24-2027

_____
Notary Public, State of Texas

WILLIAMSON COUNTY, TEXAS

By: Bill Gravell, Jr. (Nov 5, 2024 20:23 CST)
Bill Gravell, Jr., County Judge

ATTEST:

By: Nancy E. Rister
Nancy Rister, County Clerk

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

THIS INSTRUMENT was acknowledged before me on this Nov 5, 2024 by Bill Gravell, Jr., County Judge of Williamson County, Texas, on behalf of said County.

ANDREA L. SCHIELE
Notary Public, State Of Texas
Notary ID# 126562040
Comm. Exp. 02-23-2025

Andrea L Schiele
Notary Public, State of Texas

EXHIBIT "A"

City Council Meeting
May 22, 2025
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality Quality of Life

Agenda Item Number: 6.

Agenda Title: **Hold a public hearing and introduce Ordinance 2025-15 regarding revisions to the Land Development Code creating allowances for Special Use Permits for the following uses: Multifamily, Mixed-Use with Multifamily Component, and Recreational Vehicle Parks.**

Council Action to be Taken: Hold public hearing

Department Submitted: Development Services

Staff Contact: Carly Kehoe Pearson, Assistant City Manager

1. PURPOSE / DESCRIPTION

This Ordinance will add a Special Use Permit (SUP) requirement to new Multifamily, Mixed-Use with a Multifamily Component, and RV Parks.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In January 2025, the City Council approved Resolution 2025-02 which prohibited certain alternative financial structures like Housing Finance Corporations, Public Facility Corporations, and other financial mechanisms that would cause a property to become tax-exempt from operating within the city limits without first obtaining City Council approval. This proposed amendment to the city's Land Development Code requiring multifamily, mixed-use multifamily, and RV Parks to first obtain an SUP is achieving the directive of Resolution 2025-02 to require those types of developments, which can commonly be funded by alternative financial structures, to first obtain City Council authorization.

Further, the city's Comprehensive Plan addresses Fiscal Sustainability for the city as a key challenge. Through an SUP, the city can determine and mitigate negative fiscal impacts to the city if the property may become tax-exempt.

3. PROS and CONS

PROS	CONS

• Meets directive of City Council Resolution 2025-02 to require City Council approval for Multifamily, Mixed-Use with a Multifamily Component, and RV Parks that have alternative financial structures • Allows the city to mitigate the negative fiscal impacts if the property may become tax exempt	

4. RECOMMENDATION

The Planning and Zoning Commission recommended approval 9-0 with the recommended condition Ordinance 2025-15 sunset when bills currently being considered by the State legislature that amend alternative financial structures become effective and the Commission recommended removal of the Special Use Permit requirement for Small Apartments

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing - May 12th, 2025
City Council public hearing and introduction - May 22nd, 2025
City Council second/final reading - June 12th, 2025

7. OTHER OPTIONS

8. ATTACHMENTS

1. SUP (MF and RV) Ordinance 2025-15_Final
2. Q&A for LDC proposed change - SUP for MF_RV Parks
3. R25-02 Prohibiting Actions by Public Facility Corporations and Housing Finance Corporations
4. LDC SUP Amendment Presentation_City_Council

ORDINANCE NO. 2025-15

AN ORDINANCE CREATING ALLOWANCE FOR SPECIAL USE PERMIT FOR THE FOLLOWING USES: MULTIFAMILY, MIXED-USE WITH MULTIFAMILY COMPONENT, AND RECREATIONAL VEHICLE PARKS. AMENDING THE OFFICIAL LAND DEVELOPMENT CODE ("CODE") OF THE CITY OF TAYLOR, TEXAS, TO INCLUDE THE SPECIFIC USE PERMIT ALLOWANCE FOR THE ZONING ORDINANCE CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on May 22, 2025, to consider the proposed amendments to the Code, to change the place type zoning as described above and as shown in **Exhibit "B"** on the Place Type Zoning Map; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 12, 2025, to consider the proposed amendments, and recommended approval of such changes to the City Council; and

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

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

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

SECTION 2. Section 4.3 Place Type Zoning District Development Standards is hereby amended as shown in **Exhibit "A"**.

SECTION 3. Section 5.2 Building Types is hereby amended as shown in **Exhibit "B"**.

SECTION 4. All other terms and conditions contained in the official Land Development Code and 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 the City Charter, Ordinance 2025-15 was introduced before the Taylor City Council on the 22nd day of May 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

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. 2025-15, 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

EXHIBIT A

(Sec 4.3)

4.3 PLACE TYPE ZONING DISTRICT DEVELOPMENT STANDARDS.

The following table contain the details necessary to develop using this LDC to create complete neighborhoods in a variety of forms and patterns.

STANDARDS	PLACE TYPES									
BLOCKS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
BLOCK LENGTH (MAXIMUM)	N/A	720'	720'	720'	330'	330'	330'	330'	TBD	720'
BLOCK PERIMETER (MAXIMUM)	N/A	2,880'	2,880'	2,880'	1,320'	1,320'	1,320'	1,320'	2,880'	2,880'
PUBLIC FRONTAGE	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PUBLIC FRONTAGE SHALL BE DETERMINED BY STREET TYPE										
STREET TYPES	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
RURAL STREET	P	P	P	NP	NP	NP	NP	NP	P	NP
RESIDENTIAL ALLEY	NP	P	P	P	P	P	P	NP	NP	NP
COMMERCIAL ALLEY	NP	NP	NP	NP	NP	NP	NP	P	NP	P
YIELD STREET	P	P	P	P	P	P	NP	NP	P	NP
NEIGHBORHOOD STREET	P	P	P	P	P	P	P	P	P	P
NEIGHBORHOOD AVENUE	NP	NP	NP	P	P	P	P	P	NP	P
SIDE STREET	NP	NP	NP	NP	P	P	P	P	P	P
2 LANE COMMUNITY BLVD.	NP	NP	NP	NP	P	P	P	P	NP	P
4 LANE COMMUNITY BLVD.	NP	NP	NP	NP	NP	NP	P	P	NP	P
PATH	P	P	P	P	P	P	P	P	P	P
TRAIL	P	P	P	P	P	P	P	P	P	P
LOTS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
WIDTH (MINIMUM)	None	None	None	None	None	None	None	None	TBD	None
AREA (MINIMUM)	None	2 acre	1 acre	1 acre	None	None	None	None	TBD	None
LOT COVERAGE (MAXIMUM)	N/A	40%	40%	40%	60%	60%	90%	100%	TBD	TBD
BUILD-TO-LINE (RANGE)	N/A	10'-125'	10'-125'	10'-125'	5'-20'	5'-20'	5'-15'	0'-15'	TBD	TBD
FACADE BUILDOUT (MINIMUM)*	N/A	N/A	N/A	40%	50%	50%	60%	80%	TBD	TBD
*CARPORTS AND GARAGES SHALL NOT COUNT TOWARD THE FACADE BUILDOUT PERCENTAGE										
BUILDING DISPOSITIONS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
EDGEYARD	NP	P	P	P	P	P	P	NP	N/A	P
SIDEYARD	NP	NP	NP	NP	P	P	P	P	N/A	P
COURTYARD	NP	NP	NP	NP	P	NP	P	P	N/A	P
P = PERMITTED NP = NOT PERMITTED N/A = NOT APPLICABLE TBD = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS S = SPECIAL USE PERMIT										

STANDARDS	PLACE TYPES									
REARYARD	NP	NP	NP	NP	NP	NP	P	P	N/A	P
RESIDENTIAL BUILDINGS	**P1**	**P2**	**P2C**	**P2.5**	**P3**	**P3M**	**P4**	**P5**	**CS**	**EC**
DETACHED DWELLING	NP	P	NP	P	P	NP	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	P	NP	P	P	NP	P	NP	NP	TBD
DUPLEX	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENT	NP	NP	NP	NP	NP	NP	~~P~~S	~~P~~S	NP	TBD
LARGE APARTMENT	NP	NP	NP	NP	NP	NP	NP	~~P~~S	NP	TBD
MANUFACTURED HOME	NP	P	NP	P	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	P	NP	P	P	P	P	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	~~P~~ S	NP	NP	NP	NP	NP	NP	NP	TBD
RESIDENTIAL ACCESSORY	NP	P	NP	P	P	P	P	NP	NP	TBD
COMMERCIAL BUILDINGS	**P1**	**P2**	**P2C**	**P2.5**	**P3**	**P3M**	**P4**	**P5**	**CS**	**EC**
SMALL COMMERCIAL NO MF	NP	NP	P	NP	NP	NP	P	P	P	P
LIVE/WORK	NP	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL W/ MF	NP	NP	NP	NP	NP	NP	NP	~~P~~S	NP	~~P~~S
LARGE COMMERCIAL NO MF	NP	NP	NP	NP	NP	NP	NP	P	NP	P
HIGHWAY COMMERCIAL	NP	NP	P	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	P	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	P	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	P	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC BUILDINGS	P	P	P	P	P	P	P	P	P	P
PRIVATE FRONTAGE	**P1**	**P2**	**P2C**	**P2.5**	**P3**	**P3M**	**P4**	**P5**	**CS**	**EC**
COMMON YARD	NP	P	NP	P	P	P	P	NP	P	P
PORCH WITH OPTIONAL FENCE	NP	P	P	P	P	P	P	NP	P	P
STOOP	NP	P	NP	P	P	NP	P	P	NP	P

P = PERMITTED NP = NOT PERMITTED N/A = NOT APPLICABLE TBD = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS S = SPECIAL USE PERMIT

STANDARDS	PLACE TYPES									
GALLERY	NP	NP	P	NP	NP	NP	P	P	P	P
ARCADE	NP	NP	P	NP	NP	NP	P	P	P	P
SHOPFRONT	NP	NP	P	NP	NP	NP	P	P	P	P
FORECOURT	NP	P	NP	P	P	NP	P	P	P	P
TERRACE	NP	P	NP	P	P	NP	P	P	P	P

BUILDING STORIES LIMIT	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PRINCIPAL BUILDING	NP	3 max	3 max	3 max	3 max	2 max	3 max	5 max	TBD	TBD
ACCESSORY DWELLING UNIT	NP	2 max	2 max	2 max	2 max	2 max	2 max	2 max	NP	TBD

CIVIC SPACE TYPES	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PARK	P	P	NP	P	P	P	NP	NP	P	P
GREEN	P	P	NP	P	P	P	NP	NP	P	P
SQUARE	NP	NP	P	NP	P	P	P	P	P	P
PLAZA	NP	NP	P	NP	P	P	P	P	P	P
POCKET PARK	NP	P	P	P	P	P	P	P	P	P

SIGNAGE TYPES	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
ADDRESS	P	P	P	P	P	P	P	P	P	P
NAMEPLATE	NP	NP	P	NP	NP	NP	NP	P	P	P
OUTDOOR DISPLAY CASE	NP	NP	P	NP	NP	NP	NP	P	P	P
AWNING	NP	NP	P	NP	NP	NP	NP	P	P	P
WINDOW	NP	NP	P	NP	NP	NP	P	P	P	P
BAND	NP	NP	P	NP	NP	NP	NP	P	P	P
BLADE/HANGING	NP	NP	P	NP	NP	NP	P	P	P	P
MARQUEE	NP	NP	NP	NP	NP	NP	NP	P	NP	P
SIDEWALK	NP	NP	NP	NP	NP	NP	P	P	P	P
YARD	NP	NP	NP	NP	NP	NP	NP	P	NP	P
ROOF	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
BANNERS	NP	NP	NP	NP	NP	NP	NP	P	P	P
MONUMENT	NP	NP	P	NP	NP	NP	NP	NP	P	P
POLE	NP	NP	P	NP	NP	NP	NP	NP	NP	P

P = PERMITTED NP = NOT PERMITTED N/A = NOT APPLICABLE TBD = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS S = SPECIAL USE PERMIT

STANDARDS	PLACE TYPES									
PARKING LOCATION	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
FIRST LAYER	NP	P	P	NP	NP	NP	NP	NP	P	P
SECOND LAYER	NP	P	P	P	P	P	P	NP	P	P
THIRD LAYER	NP	P	P	P	P	P	P	P	P	P
ON-STREET	P	NP	NP	NP	P	P	P	P	P	P
RV STORAGE (IN THIRD LAYER)	NP	P	NP	P	P	P	P	NP	NP	NP

P = PERMITTED NP = NOT PERMITTED N/A = NOT APPLICABLE TBD = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS S = SPECIAL USE PERMIT

EXHIBIT B

(Sec 5.2)

TABLE 5.2(A): BUILDING TYPES PERMITTED BY PLACE TYPE ZONING DISTRICTS.

BUILDING TYPES	PLACE TYPES									
RESIDENTIAL	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
DETACHED DWELLING	NP	P	NP	P	P	NP	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	P	NP	P	P	P	P	NP	NP	TBD
DUPLEX	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENTS	NP	NP	NP	NP	NP	NP	~~P~~S	~~P~~S	NP	TBD
LARGE APARTMENTS	NP	NP	NP	NP	NP	NP	NP	~~P~~S	NP	TBD
MANUFACTURED HOME	NP	P	NP	P	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	P	NP	P	P	P	P	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	~~P~~S	NP	NP	NP	NP	NP	NP	NP	TBD
RESIDENTIAL ACCESSORY	NP	P	NP	P	P	P	P	NP	NP	TBD
COMMERCIAL	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
SMALL COMMERCIAL NO MF	NP	NP	P	NP	NP	NP	P	P	P	P
LARGE COMMERCIAL NO MF	NP	NP	NP	NP	NP	NP	NP	P	NP	P
LIVE/WORK	NP	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL W/MF	NP	NP	NP	NP	NP	NP	NP	~~P~~S	NP	~~P~~S
HIGHWAY COMMERCIAL	NP	NP	P	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	P	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	P	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	P	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC	P	P	P	P	P	P	P	P	P	P

P = PERMITTED NP = NOT PERMITTED TBD="TO BE DECIDED" DURING DEVELOPMENT PROCESS
S = SPECIAL USE PERMIT

5.2.2 BUILDING FUNCTION BY BUILDING TYPES.

Building Types are intended to establish the anticipated intensity within each Place Type. This section establishes allowable uses within the Building Types by Place Type. Section 5.9.3 Neighborhood Compatibility will apply to all uses and buildings in the City.

5.2.2.1 RESIDENTIAL BUILDING TYPES.

Within residential buildings the following uses are permitted with the stated limitations.

(1) P2, P2.5, P3, P3M.

- (a) Dwelling
- (b) Home Occupation
- (c) Lodging with a full time, on-site operator. Special Use Permit without a full time, on-site operator
- (d) Accessory Commercial Use with Special Use Permit

(2) P4, P5

- (a) Dwelling
- (b) Home Occupation
- (c) Lodging
- (d) Accessory Commercial Use

(3) EC- as determined in Employment Center Plan

(4) Multifamily and Recreational Vehicle Parks with Special Use Permit

5.2.2.2 COMMERCIAL BUILDING TYPES.

Uses within commercial buildings are governed by the adopted building and health and safety codes and must comply with the Performance Standards of this chapter.

Within commercial buildings the following uses are permitted with the stated limitations.

(1) P1

- (a) Temporary retail with Special Use Permit

(2) P2C

- (a) Retail including drive-through services, vehicle services and outdoor activities
- (b) Office
- (c) Commercial including outdoor storage

(3) P4

(a) Retail excluding drive-through services and vehicle services. Outdoor retail activities with Special Use Permit

(b) Office

(4) P5

(a) Retail excluding vehicle services. Drive-through services in the third layer with Special Use Permit

(b) Office

(c) Commercial, outdoor storage in the third layer with Special Use Permit

(d) Mixed Use that contains a Multifamily (MF) component 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

Frequently Asked Questions regarding proposed changes to the Land Development Code to require a Special Use Permit for Multifamily, Mixed-Use with a Multifamily Component, and Recreational Vehicle Parks:

Why did I receive this notice?
The notice you received is a legal requirement to notify all city residents about proposed changes to the city's development code and the dates and times of public hearings where you can speak before the Planning and Zoning Commission and City Council about the proposed changes.

What is proposed to change?
The proposed revisions are to add Special Use Permit requirements to non-vested (non-grandfathered) Multifamily, Mixed-Use with a Multifamily Component, and Recreational Vehicle Park uses within the city limits.

Why does the notice say I'll lose my right to use my property?
That text is required by Texas law to be on all notices when a city updates their land development code. It may or may not apply to your property. It is there so you are aware that the changes the city is proposing may cause the current use of your property to become non-conforming, meaning over time the current use may have to end.

What is Special Use Permit?
A Special Use Permit is an additional permit in the development process that would be required before any construction permits are issued. A Special Use Permit requires property owners within 200 feet of the property to be notified about the proposed project, and there would be public hearings at a Planning and Zoning Commission meeting and City Council meeting. The Planning and Zoning Commission and City Council have discretion whether they want to approve a Special Use Permit or not and would consider factors such as the appropriateness of the use, its location, its impact on the surrounding community, and other concerns raised by a Commissioner, Councilmember, or community member.

Why is this being done?
The City Council approved Resolution 25-02 in January of this year which prohibits certain alternative financial structures (Public Facility Corporations, Housing Finance Corporations, other tax-exempt authorities) from operating within the city limits without first obtaining City Council approval. Alternative financing structures are generally applied to Multifamily and Recreational Vehicle Park uses, so this proposed amendment to the city's Land Development Code is fulfilling a directive under Resolution 25-02 to limit these types of uses from operating within the city limits without first obtaining City Council approval.

Does this affect my property?
This amendment would only be effective for non-vested (non-grandfathered) Multifamily, Mixed-Use with a Multifamily Component, and Recreational Vehicle Park uses. If you are concerned this amendment could affect planned development your property, we would be happy to meet with you to discuss the specifics of your project and whether this amendment is effective on your property.

I have a Multifamily/Mixed-Use with a Multifamily Component/Recreational Vehicle Park development. Does this affect me?
This amendment would affect new and non-vest (non-grandfathered) Multifamily, Mixed-Use with a Multifamily Component, and Recreational Vehicle Park uses. If you are concerned this amendment could affect planned development your property, we would be happy to meet with you to discuss the specifics of your project and whether this amendment is effective on your property.

I currently own a Multifamily building/Mixed-Use Building with Multifamily/Recreational Vehicle Park, will that use have to end?
No, currently operating Multifamily, Mixed-Use Buildings with a Multifamily Component, and Recreational Vehicle Parks would not have to obtain a Special Use Permit to continue to operate. If your use is abandoned, which means vacant for at least 12 months or more, it could be subject to this proposed amendment which would require a Special Use Permit before the abandoned use could restart.

I use my property for X (my house, my business, agricultural, etc.) will that have to end?
The proposed amendment would affect only Multifamily, Mixed-Use with a Multifamily Component, and Recreational Vehicle Parks that are not currently vest (grandfathered). No other land uses are proposed to be included in this amendment. If you are not planning to construct a development in the city limits with Multifamily, Mixed-Use with a Multifamily Component, or a Recreational Vehicle Park, this amendment would not apply to you.

What is considered a Multifamily development or structure?
Multifamily developments and structures are considered as any structure with 3 or more units, attached townhomes, and build-to-rent communities regardless of unit configurations. A single-family home or two-family home (duplex) is not considered a multifamily structure.

What is considered a Mixed-Use with Multifamily Component development or structure?
A Mixed-Use with Multifamily Component is any development or structure that includes a non-residential use and one or more dwelling units.

What is considered a Recreational Vehicle Park?
A Recreational Vehicle Park is considered as a contiguous parcel of land licensed or used in whole or in part, with or without charges, for the parking of recreational vehicles occupied or intended to be occupied for dwelling or sleeping purposes for any length of time.

What is a Recreational Vehicle?
A Recreational Vehicle is considered a portable home designed as a temporary dwelling for travel and recreational and vacation uses. Such homes shall not exceed eight feet in width and 46 feet in length and shall be classified as a recreational vehicle whether or not its wheels, rollers, skids or other rolling equipment have been removed, and whether or not any addition thereto has been built on the ground; and shall also include pick-up campers, converted buses, self-powered motor homes, tent trailers, tents and analogous temporary portable housing and accessory buildings.

When are the meetings?
The Planning and Zoning Commission will be meeting on Monday, May 12th at 6:00pm at Taylor City Hall in the City Council Chambers located at 400 Porter Street. The City Council will meet on Thursday, May 22nd at 6:00pm at Taylor City Hall in the City Council Chambers located at 400 Porter Street.

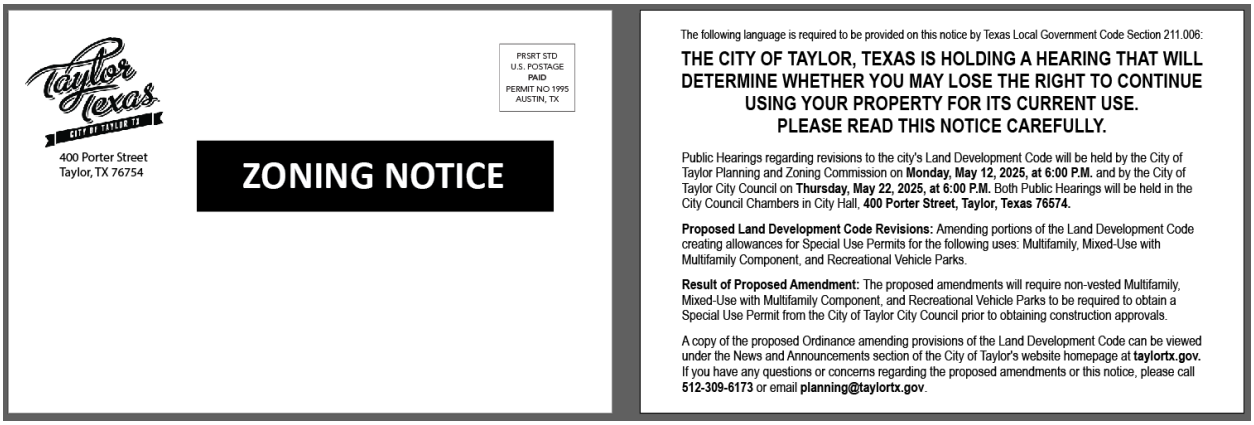
How do I speak at the meetings?
Please arrive at the meeting at least 10 minutes prior to the start time (6pm) to fill out a speaker card. We suggest arriving even earlier as the meetings may have a large attendance, so we want to make sure everyone has time to sign up before the meeting starts. Speaker cards will be located at the front door of the City Council Chambers and you'll provide your contact information and what item you would like to speak on. Speakers have 3 minutes to provide public comments. Both the Planning and Zoning Commission and City Council have the same procedures for receiving public comments.

Can I provide comments but not attend the meeting?
Comments can only be provided in-person at the public hearing. Emailed comments will not be included, but a person may read comments prepared by another person at the public hearing. We will provide to the Planning and Zoning Commission and City Council the number of responses we get that are in opposition or support the proposed amendment, so you can email your opposition or support to planning@taylortx.gov. Comments detailing why you are in opposition or support are not included. If you would like to elaborate your opposition or support of the proposed amendment to the Planning and Zoning Commission and City Council, you would need to attend the meeting in-person.

When is the amendment effective?

With the current schedule, public hearings are being held by the Planning and Zoning Commission on May 12th, City Council on May 22nd, and City Council will vote on the proposed amendment at their June 12th meeting. There is no public hearing on June 12th, but residents who wish to speak may attend and speak under public comments. The ordinance if approved on June 12th will be effective immediately.

Sample of Zoning Notice:



Taylor Texas
CITY OF TAYLOR TX

400 Porter Street
Taylor, TX 76754

PRSRT STD
U.S. POSTAGE
PAID
PERMIT NO 1995
AUSTIN, TX

ZONING NOTICE

The following language is required to be provided on this notice by Texas Local Government Code Section 211.006:

THE CITY OF TAYLOR, TEXAS IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE.
PLEASE READ THIS NOTICE CAREFULLY.

Public Hearings regarding revisions to the city's Land Development Code will be held by the City of Taylor Planning and Zoning Commission on **Monday, May 12, 2025, at 6:00 P.M.** and by the City of Taylor City Council on **Thursday, May 22, 2025, at 6:00 P.M.** Both Public Hearings will be held in the City Council Chambers in City Hall, **400 Porter Street, Taylor, Texas 76574.**

Proposed Land Development Code Revisions: Amending portions of the Land Development Code creating allowances for Special Use Permits for the following uses: Multifamily, Mixed-Use with Multifamily Component, and Recreational Vehicle Parks.

Result of Proposed Amendment: The proposed amendments will require non-vested Multifamily, Mixed-Use with Multifamily Component, and Recreational Vehicle Parks to be required to obtain a Special Use Permit from the City of Taylor City Council prior to obtaining construction approvals.

A copy of the proposed Ordinance amending provisions of the Land Development Code can be viewed under the News and Announcements section of the City of Taylor's website homepage at **taylortx.gov**. If you have any questions or concerns regarding the proposed amendments or this notice, please call **512-309-6173** or email **planning@taylortx.gov**.

RESOLUTION NO. 25-02

A RESOLUTION OF THE CITY OF TAYLOR, TEXAS, PROHIBITING ACTIONS OR ACTIVITY BY PUBLIC FACILITY CORPORATIONS AND HOUSING FINANCE CORPORATIONS OR AUTHORITIES FROM OPERATING, OWNING, AFFECTING, OR CAUSING TO BE TAX ABATED, REAL PROPERTY LOCATED WITHIN THE JURISDICTIONAL BOUNDARIES FOR THE CITY OF TAYLOR WITHOUT FORMAL APPROVAL OF THE CITY COUNCIL OF THE CITY IN WHICH SUCH REAL PROPERTY IS LOCATED, AND AUTHORIZING STAFF TO SUPPORT AND PURSUE A STATUTORY AMENDMENT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 394 REGARDING HOUSING FINANCE CORPORATIONS IN MUNICIPALITIES AND COUNTIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Taylor ("Taylor"), is home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the Texas Public Facility Corporation Act, codified as Texas Local Government Code Chapter 303 (the "Act"), provides regulations and restrictions for public facility corporations which can be created by any local government, defined as any municipality or county, for the purposes defined therein, and provides that an exemption from property taxation for multifamily residential developments must meet certain requirements, and to obtain the exemption the development must be approved by the governing body of the municipality in which the development is located; and

WHEREAS, the Texas Housing Finance Corporations Act, codified as Texas Local Government Code Chapter 394 (the "Act"), provides regulations for housing finance corporations which can be created by any local government, defined as any municipality or county, for the purposes defined therein; and

WHERAS, the purpose of the Act is to provide a means to finance the cost of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of local governments; and

WHEREAS, under the Act, all property owned by a housing finance corporation is exempt from all taxes imposed by this state or any political subdivision of the State of Texas; and

WHEREAS, Taylor acknowledges the general purpose of housing finance corporations promotes the public health, safety, morals, and welfare of the citizens within the jurisdiction of a housing finance corporation; and

WHEREAS, Section 394.005 of the Act provides that the authority granted by the Act to create tax exempt housing does not apply within a municipality with more than 20,000 inhabitants as determined by the housing finance corporation's rules, resolutions relating to the issuance of bonds, or financing documents relating to the issuance of

bonds, unless the governing body of the municipality approves the application of the Act to that property; and

WHEREAS, Taylor has become aware that the Cameron County Housing Finance Corporation, which is located in south Texas, owns or is seeking to own property located in Taylor, that has been or is seeking to be registered as tax exempt without the approval of Taylor City Council; and

WHEREAS, the Cameron County Housing Finance Corporation has been found to own properties throughout the State of Texas, outside of Cameron County, which are all tax exempt; and

WHEREAS, the Cameron County Housing Finance Corporation has adopted an interpretation of Section 394.005 of the Act that the consent of the governing body of a municipality is only required if the housing finance corporation requests such consent; and

WHEREAS, Taylor believes that the public interest in the State of Texas to provide affordable housing is undermined by allowing housing finance corporations to create tax exempt housing outside of the jurisdiction of such housing finance corporation without offsetting the burdens placed on municipalities and school districts to provide police and fire protection, parks and other public facilities and services, public infrastructure and utilities, code enforcement, and other governmental services that are unfunded due to the tax-exempt status; and

WHEREAS, Taylor finds it would be in the best interest of its citizens to pass a resolution against such actions and activities by such corporations, and to seek a statutory amendment that would clarify the authority of housing finance corporations to remove properties from a municipality's tax rolls without the consent of the municipality.

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

SECTION 1.

The foregoing recitals are hereby found to be true and correct findings of the City Council of the City of Taylor, Texas, and are fully incorporated into the body of this Resolution.

SECTION 2.

The City of Taylor formally denounces, disapproves, and prohibits to the full extent allowed by law any actions or activity by public facility corporations and or housing finance corporations or authorities from operating, owning, affecting, or causing to be tax abated real property located within the jurisdictional boundaries for the City of Taylor under Chapters 303 or 394 of the Texas Local Government Code without formal action and approval of the city council of the city whose jurisdiction such real property is located.

SECTION 3.

The City of Taylor agrees and support amendments to Chapter 394 of the Texas Local Government Code, attached as Exhibit A, and authorize Cities' staff to pursue the statutory amendments.

SECTION 4.

This Resolution shall become effective from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, ON the 23RD day of JANUARY 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Secretary

EXHIBIT A

PROPOSED AMENDMENTS TO THE TEXAS HOUSING FINANCE CORPORATIONS ACT – CHAPTER 394 OF THE TEXAS LOCAL GOVERNMENT CODE

Section 394.005, Local Government Code, is amended to read as follows:

~~This chapter does not apply to~~ The authority of a housing finance corporation does not apply to property located within a municipality that has not authorized, sponsored, or otherwise participated in the creation of the housing finance corporation ~~with more than 20,000 as determined by the housing finance corporation's rules, resolutions relating to the issuance of bonds, or financing documents relating to the issuance of bonds,~~ unless the governing body of the municipality approves the application of this chapter to that property.

Section 394.032, Local Government Code, is amended by adding subsection (f) to read as follows:

(f) A housing finance corporation may only carry out the purposes stated in this chapter within the jurisdictional boundaries of the local government that has authorized, sponsored, or otherwise participated in the creation of the housing finance corporation, except as otherwise provided under Section 394.005.

Section 394.039, Local Government Code, is amended by revising subsection (3) to read as follows:

A housing finance corporation may:

(1) lend money for its corporate purposes, invest and reinvest its funds, and take and hold real or personal property as security for the payment of the loaned or invested funds;

(2) mortgage, pledge, or grant security interest in any residential development, home mortgage, note, or other property in favor of the holders of bonds issued for those items; and

(3) purchase, receive, lease, or otherwise acquire, own, hold, improve, use, or deal in and with real or personal property or interests in that property~~, wherever the property is located,~~ as required by the purposes of the corporation or as donated to the corporation; and

(4) sell, convey, mortgage, pledge, lease, exchange, transfer, and otherwise dispose of all or part of its property and assets.

Section 394.9025, Local Government Code, is amended by adding subsection (a) and re-designating the remaining subsections to read as follows:

(a) A multifamily residential development covered by this chapter must be located within the jurisdictional boundaries of the local government that authorized, sponsored, or otherwise participated in the creation of the housing finance corporation, except as otherwise provided under Section 394.005.

~~(a)~~ (b) Following a public hearing, a housing finance corporation may issue bonds to finance a multifamily residential development to be owned by the housing finance corporation if at least 50 percent of the units in the multifamily residential development are reserved for occupancy by individuals and families earning less than 80 percent of the area median family income.

~~(b)~~ (c) Following a public hearing by the governing body of the local government, a housing finance corporation may issue bonds to finance a multifamily residential development to be owned by the housing finance corporation in accordance with Section 394.004 if the housing finance corporation receives approval of the governing body of the local government.

Section 394.903, Local Government Code, is amended to read as follows:

(a) A residential development covered by this chapter must be located within the jurisdictional boundaries of the local government that authorized, sponsored, or otherwise participated in the creation of the housing finance corporation, except as otherwise provided under Section 394.005.

(b) The local government may transfer any residential development site to a housing finance corporation by sale or lease. The governing body of the local government may authorize the transfer by resolution without submitting the issue to the voters and without regard to the requirements, restriction, limitations, or other provisions contained in any other general, special, or local law. The site may be located wholly or partly inside or outside the jurisdictional boundaries of the local government, except as otherwise provided under Section 394.005.

Land Development Code Amendment

Special Use Permit for Multifamily, Mixed-Use with Multifamily Component, and Recreational Vehicle Parks

Why is this Ordinance proposed

- The City Council approved Resolution 2025-02 in January of 2025
- Resolution 2025-02 prohibits certain alternative financial structures (Public Facility Corporations, Housing Finance Corporations, other tax-exempt authorities) from operating within the city limits without first obtaining City Council approval
- Alternative financial structures are more likely to applied for Multifamily and Recreational Vehicle Park Uses
- The SUP is a safeguard to abuse by these types of structures and allows for City Council approval and evaluation of fiscal impact to the City of Taylor.

Why is this Ordinance proposed

- This proposed ordinance amending the Land Development Code to require a Special Use Permit for Multifamily, Mixed-Use with a Multifamily Component, and RV Parks would fulfill the directive of Resolution 2025-02 to require City Council authorization for land uses that may be financed in manner prohibited by Resolution 2025-02

- The city's Comprehensive Plan addresses Fiscal Sustainability for the city as a key challenge
  - By requiring a SUP for Multifamily, Mixed-Use with Multifamily, and RV Parks, the city can determine and mitigate negative fiscal impact to the City if the property may become tax-exempt
  - These types of projects can often be large and require additional city services
  - **If these projects are tax-exempt, other tax paying properties have to cover the tax burden of the additional city services provided**

Your right to use your property

- The large font on the notice you received is required by Texas law.
- The proposed amendment being considered does not add or remove land uses in the LDC. It would require a Special Use Permit (SUP) for Multifamily, Mixed-Use with a Multifamily Component, and Recreational Vehicle Parks.
- Currently operating Multifamily, Mixed-Use with Multifamily, and RV Parks would not have to cease operations and apply for this permit.
- If you don't plan to construct a Multifamily development, Mixed-Use with Multifamily development, or a RV Park within the city limits, this amendment would not affect you or your property

Your right to use your property

- This amendment **does not** regulate or prohibit you from legally parking a Recreational Vehicle on your property
- This amendment **does not** regulate or prohibit how many family members or people, extended or otherwise, can reside in your home
- This amendment **does not** rezone your property
- This amendment **does not** mean your single-family home is going to be turned into a multifamily project or a RV Park
- This amendment **is not** specific to a development, project, or property
- The proposed amendment **does not** add or remove land uses or building types in the LDC

What's in the Ordinance

- Amends Sections 4.3, 5.2(A), 5.2.2.1, and 5.2.2.2 of the city's Land Development Code

- Section 4.3 – Place Type Zoning District Development Standards
  - Small Apartments – Changes to require a Special Use Permit in P4 and P5 districts
  - Large Apartments – Changes to require a Special Use Permit in P5 districts
  - Recreational Vehicle Parks – Changes to require a Special Use Permit in P2 districts

  - Small Commercial – Changed to clarify no multifamily within the commercial structure
  - Mixed-Use Commercial – Changed to clarify this building type includes multifamily
  - Mixed-Use Commercial – Changes to require a Special Use Permit in P5 and Employment Center (EC) districts
  - Large Commercial – Changed to clarify no multifamily within the commercial structure

What's in the Ordinance

- Section 5.2(A) – Building Types Permitted by Place Type Zoning Districts
  - Small Apartments – Changes to require a Special Use Permit in P4 and P5 districts
  - Large Apartments – Changes to require a Special Use Permit in P5 districts
  - Recreational Vehicle Parks – Changes to require a Special Use Permit in P2 districts

  - Small Commercial – Changed to clarify no multifamily within the commercial structure
  - Mixed-Use Commercial – Changed to clarify this building type includes multifamily
  - Mixed-Use Commercial – Changes to require a Special Use Permit in P5 and Employment Center (EC) districts
  - Large Commercial – Changed to clarify no multifamily within the commercial structure

What's in the Ordinance

- Section 5.2.2.1 – Residential Building Types
  - Adds subsection (4) to include Multifamily and Recreational Vehicle Parks with Special Use Permit

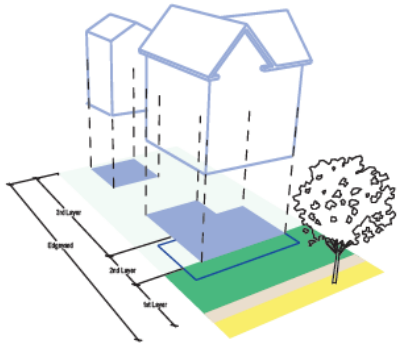
- Section 5.2.2.2 – Commercial Building Types
  - Adds subsection (d) to include Mixed-Use that contains a Multifamily (MF) component with Special Use Permit

What is a Special Use Permit

- Separate permit that would be required before any construction permits are filed or issued
- Requires property owners within 200 feet of the development to be notified
- Public hearings would be held with the Planning and Zoning Commission and City Council
- Planning and Zoning and City Council have standard approval authority under state law.

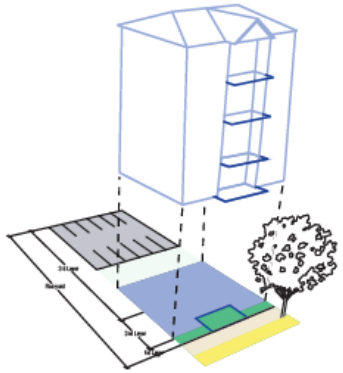
What is Multifamily

- Small multifamily – Detached building on a single lot that includes multiple dwelling units
- Large multifamily – Block-scale building that includes multiple dwelling units



SMALL APARTMENTS

A detached building on a single lot that includes multiple dwelling units. The building typically has shared or individual entrances facing the street. This building type may be disposed on the lot with edge yards, side yard, courtyard, or rear yard. This building type should be set close to the front property line to encourage interaction with pedestrians. This building type is ideally situated on corner lots to allow access from the primary and secondary streets and to provide more on-street parking for the building occupants and visitors. This building type appears like a large, detached dwelling and seamlessly fits within the neighborhood.

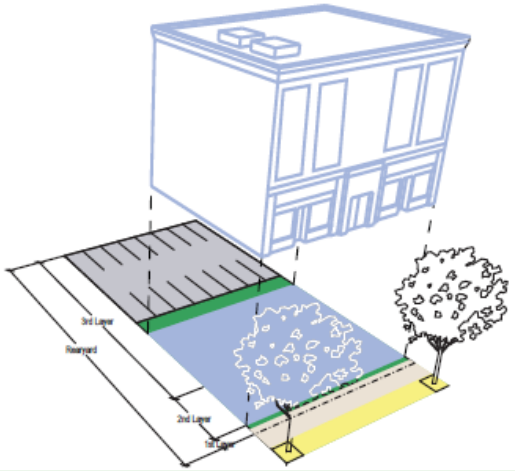


LARGE APARTMENTS

A block-scale building that includes multiple dwelling units. This building type is disposed on the lot(s) with a rear yard or courtyard. This building type should be set at or near the front property line and provide a continuous building frontage along the street. Ground floor dwelling units may have individual entries from the sidewalk or a shared entry.

What is Mixed-Use with Multifamily

- Mixed-Use – A individual building on one or more lots. Occupied by multiple tenants with dwelling units typically on upper stories.

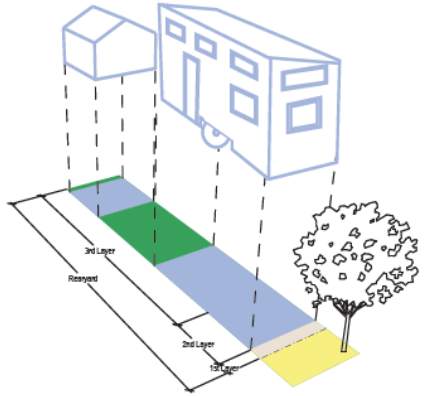


MIXED-USE

An individual building that may occupy multiple lots or a significant portion of a block. Mixed use buildings are occupied by multiple tenants are typically multi-story and often include dwelling units on upper stories. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.

What is a Recreation Vehicle Park

- Recreational Vehicle Park – A neighborhood of recreational vehicles
- Shall additionally follow requirements of Chapter 16 of the City's Code of Ordinances
- A Recreational Vehicle is defined as a portable home designed as a temporary dwelling for travel and recreational and vacation uses. Such homes shall not exceed eight feet in width and 46 feet in length and shall be classified as a recreational vehicle whether or not its wheels, rollers, skids or other rolling equipment have been removed, and whether or not any addition thereto has been built on the ground; and shall also include pick-up campers, converted buses, self-powered motor homes, tent trailers, tents and analogous temporary portable housing and accessory buildings.



RECREATIONAL VEHICLE PARK

A neighborhood of recreational vehicles intended for short-term residency. Recreational vehicle parks shall follow the requirements of this LDC and Chapter16, Article III of the City of Taylor Code of Ordinances.

Questions?

City Council Meeting
May 22, 2025
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 7.

Agenda Title: **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. POSTPONED FROM APRIL 24, 2025, MEETING**

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 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 line 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 their May 12th meeting to permit the developer time to speak with the surrounding property owners.

At the May 12th meeting, the Planning and Zoning Commission recommended approval of the Forterra Mixed-Use Employment Center Plan 9-0 and that Plan is on the City Council's agenda for consideration with this voluntary annexation request.

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

7. OTHER OPTIONS

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

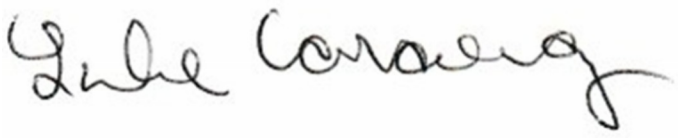
RE: Annexation Application Letter of Intent

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

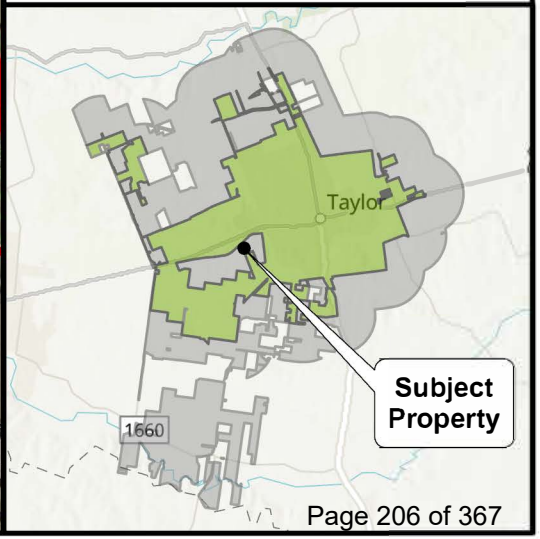
Notary Public, State of Texas

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 May 22, 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,

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

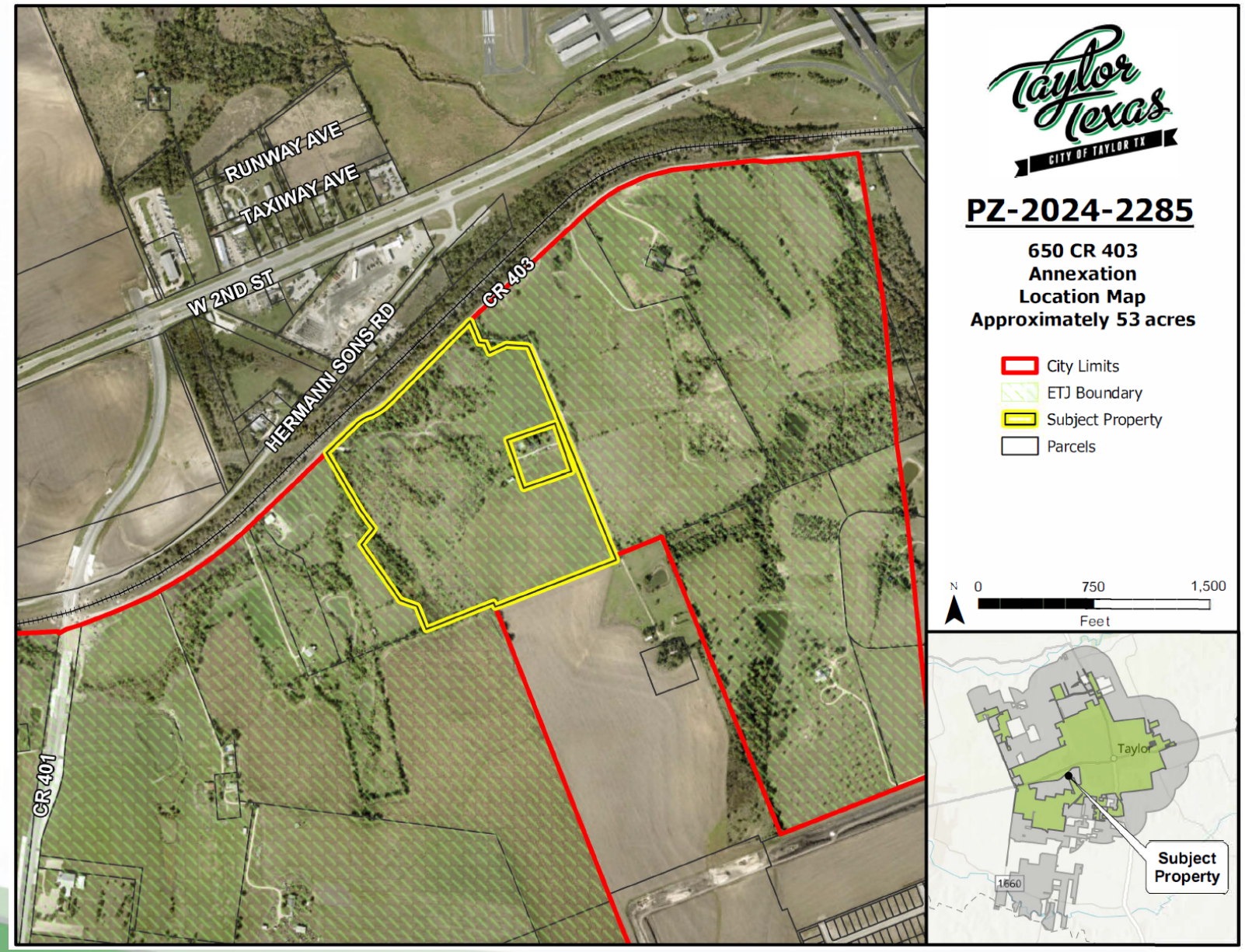
City of Taylor
City Council

May 22, 2025

PZ-2024-2285

Voluntary Annexation – Forterra Mixed Use

Location Map



City Council Meeting
May 22, 2025
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure

Agenda Item Number: 8.

Agenda Title: **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. POSTPONED FROM APRIL 24, 2025, MEETING**

Council Action to be Taken: Hold a public hearing and introduce ordinance.

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, 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 worked with the City to create an Employment Center Plan to address residential building types, commercial structures and scale, civic spaces, and frontage types to address the development area.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Upon analyzing the request for an Employment Center Plan for residential and flex office uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding Place Types of the properties to the south 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 residential sites would provide housing options for the nearby industrial Employment Centers
- LU11 - Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.

1. 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 12, 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 May 12, 2025 Planning and Zoning Commission meeting the Commission voted 9-0 to recommend approval. The concerns raised by neighbors at the April 8 meeting were regarding the Forterra Business Park Employment Center Plan. That EC Plan has been withdrawn to allow more time for the applicant to revise the Plan based on neighbor concerns. As there were no identified neighbor concerns at the May 12 meeting regarding the Forterra Mixed Use EC Plan, the Planning and Zoning Commission discussed and recommended approval of the Plan 9-0.

5. FUNDING SOURCE

N/A

6. TIMELINE

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

City Council Public Hearing - April 24, 2025 (postponed)
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. PZ-2024-2268-Forterra Mixed Use Staff Report
2. PZ-2024-2268_Forterra Mixed Use LOI
3. PZ-2024-2268 Location Map
4. PZ-2024-2268 Growth Sector
5. PZ-2024-2268 Future Land Use
6. PZ-2024-2268 Current Zoning
7. PZ-2024-2268 Floodplain Map
8. PZ 2024-2268 Notification Map
9. PZ-2024-2268_Forterra MU Ordinance 2025-09
10. PZ-2024-2268_Forterra Mixed Use Field Notes_EXHIBIT A
11. PZ-2024-2268_Forterra Mixed Use Employment Center Plan_EXHIBIT B
12. 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

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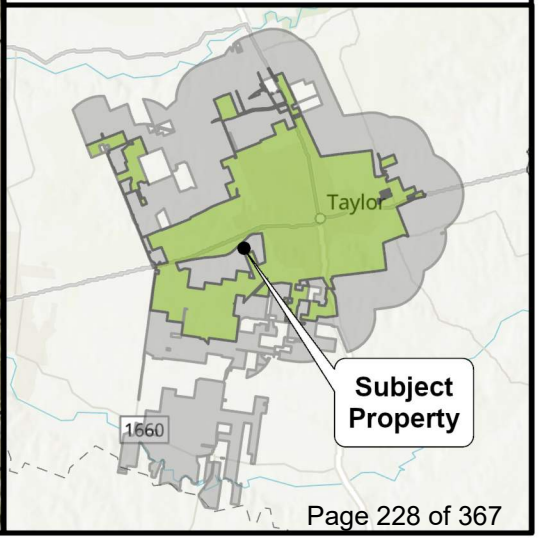
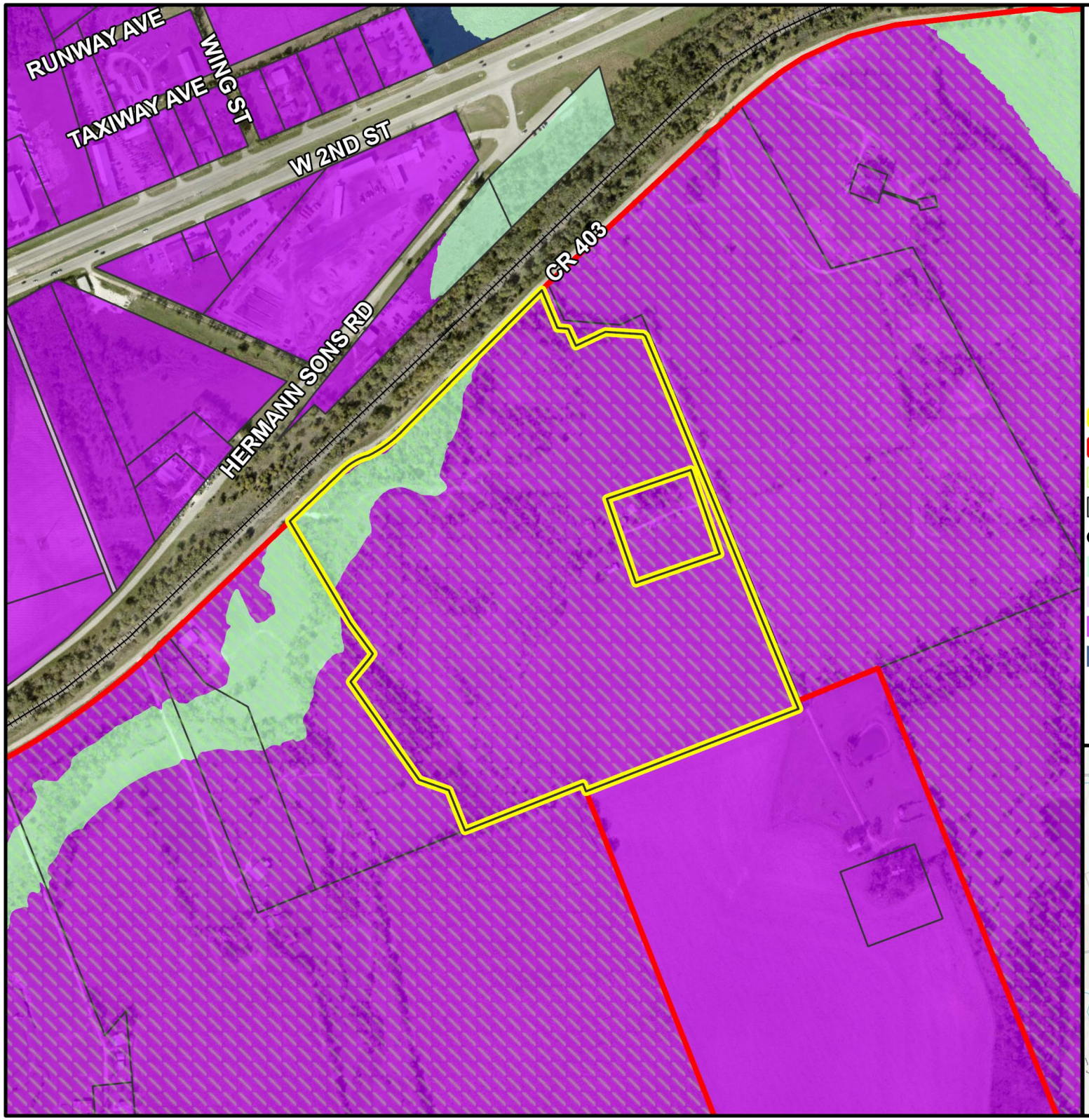
Feet





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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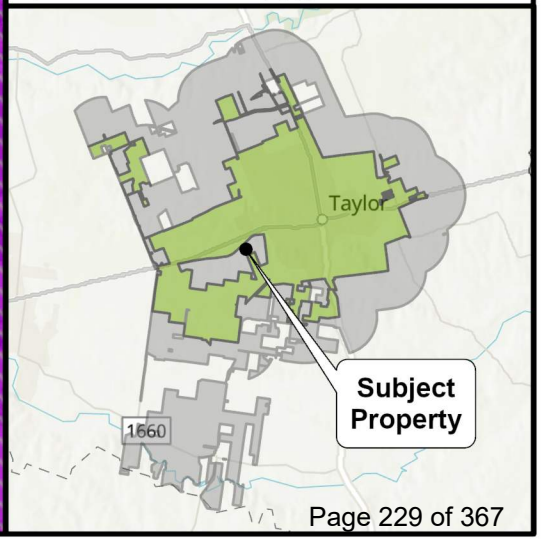

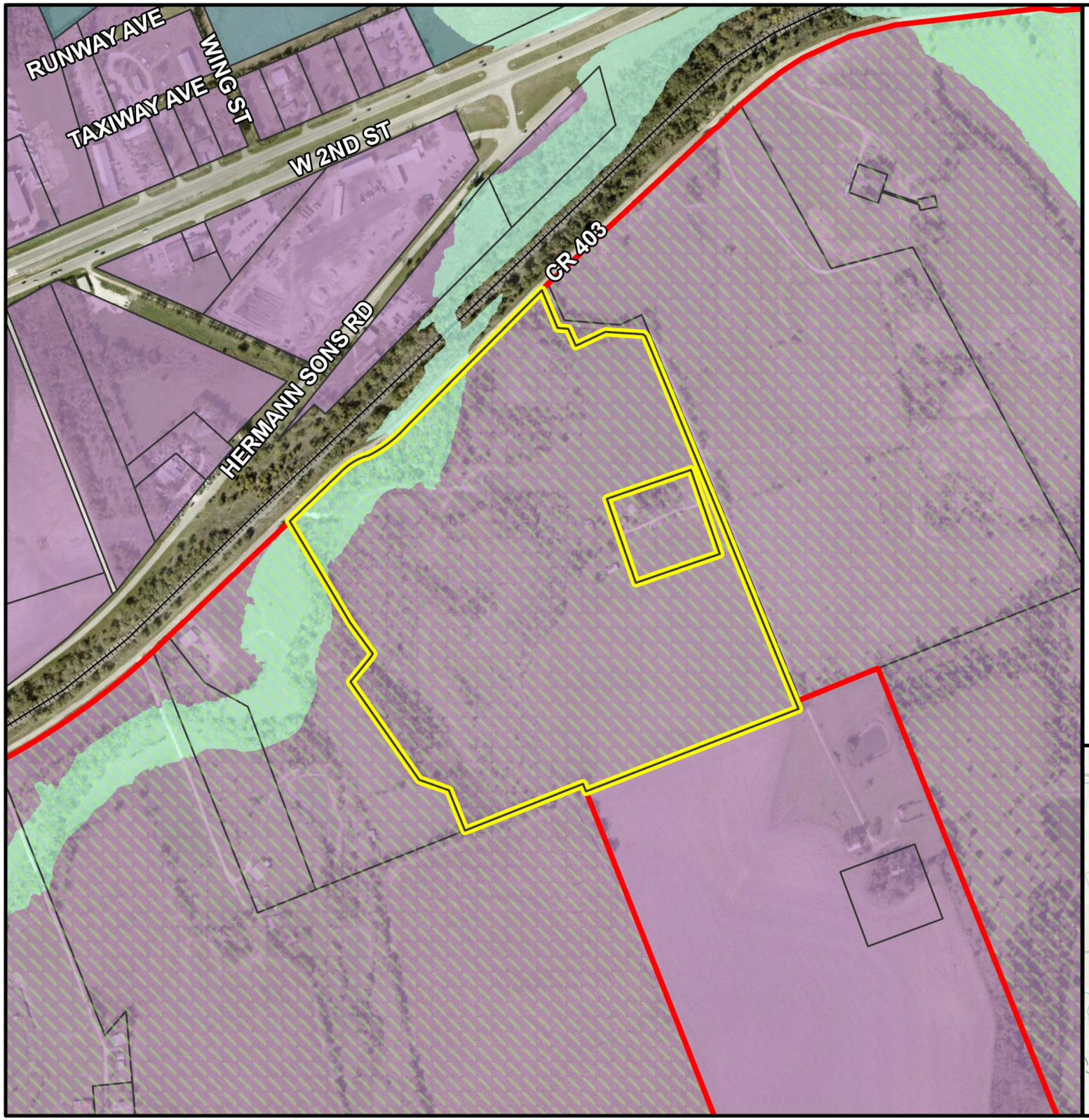

PZ-2024-2268

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

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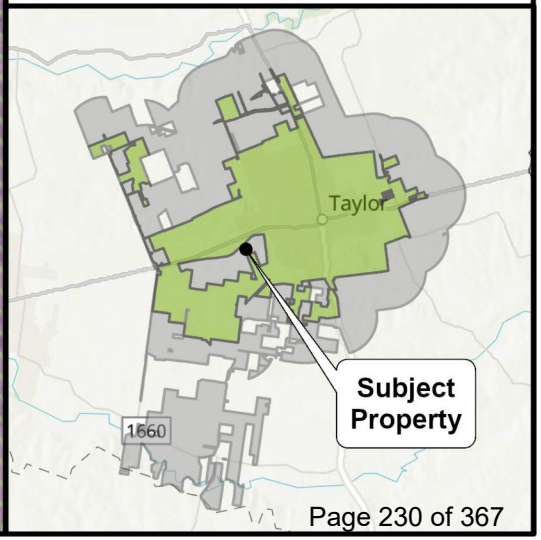

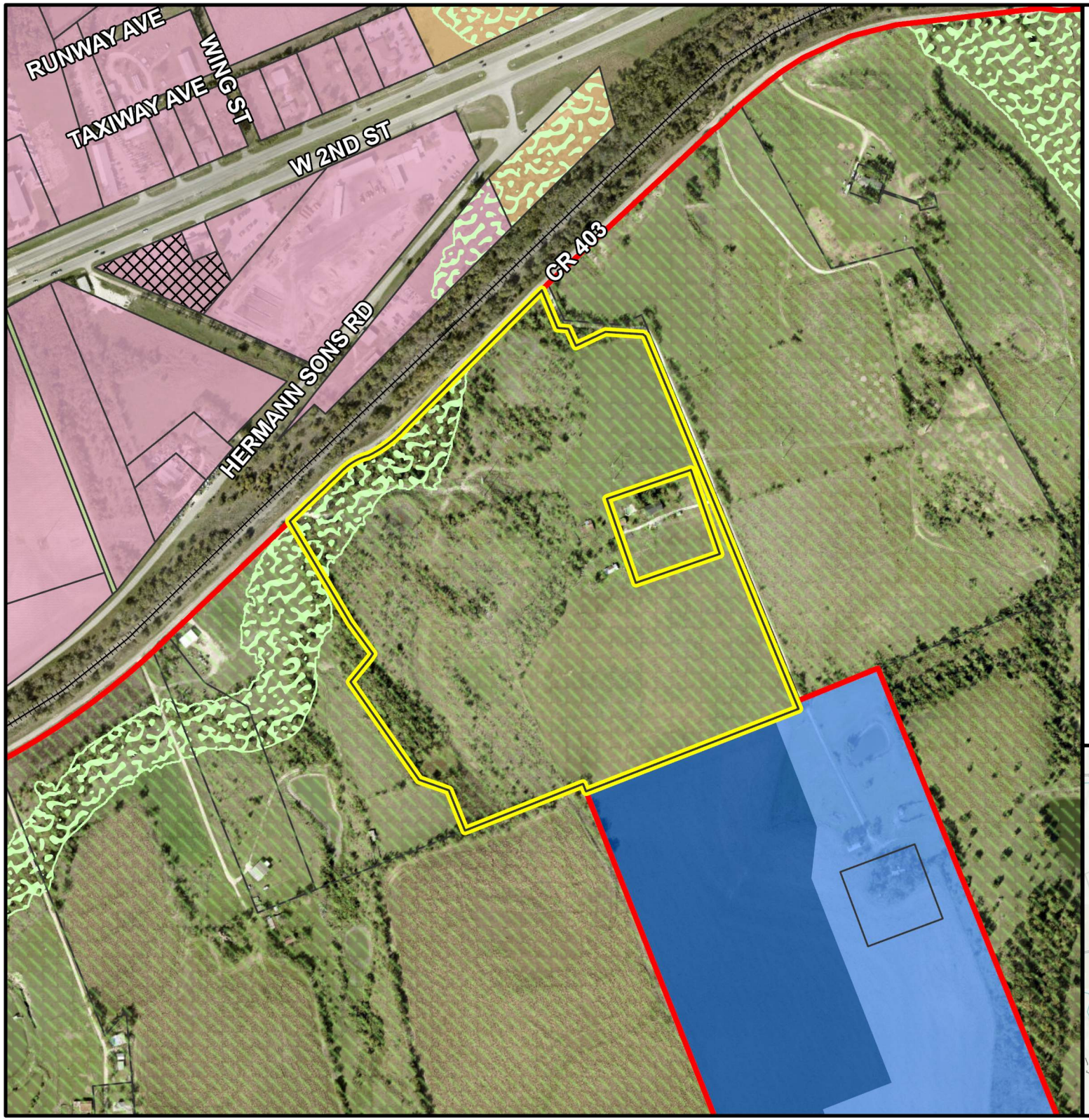

PZ-2024-2268

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

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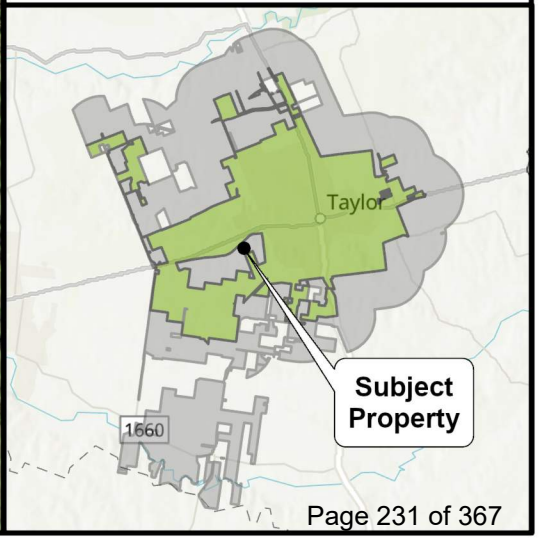
Feet



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

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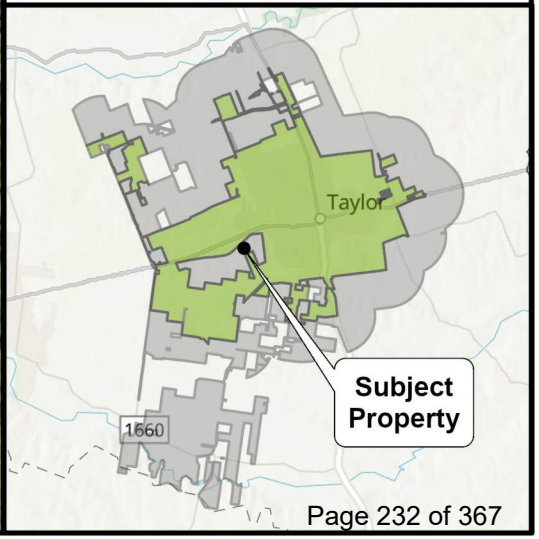
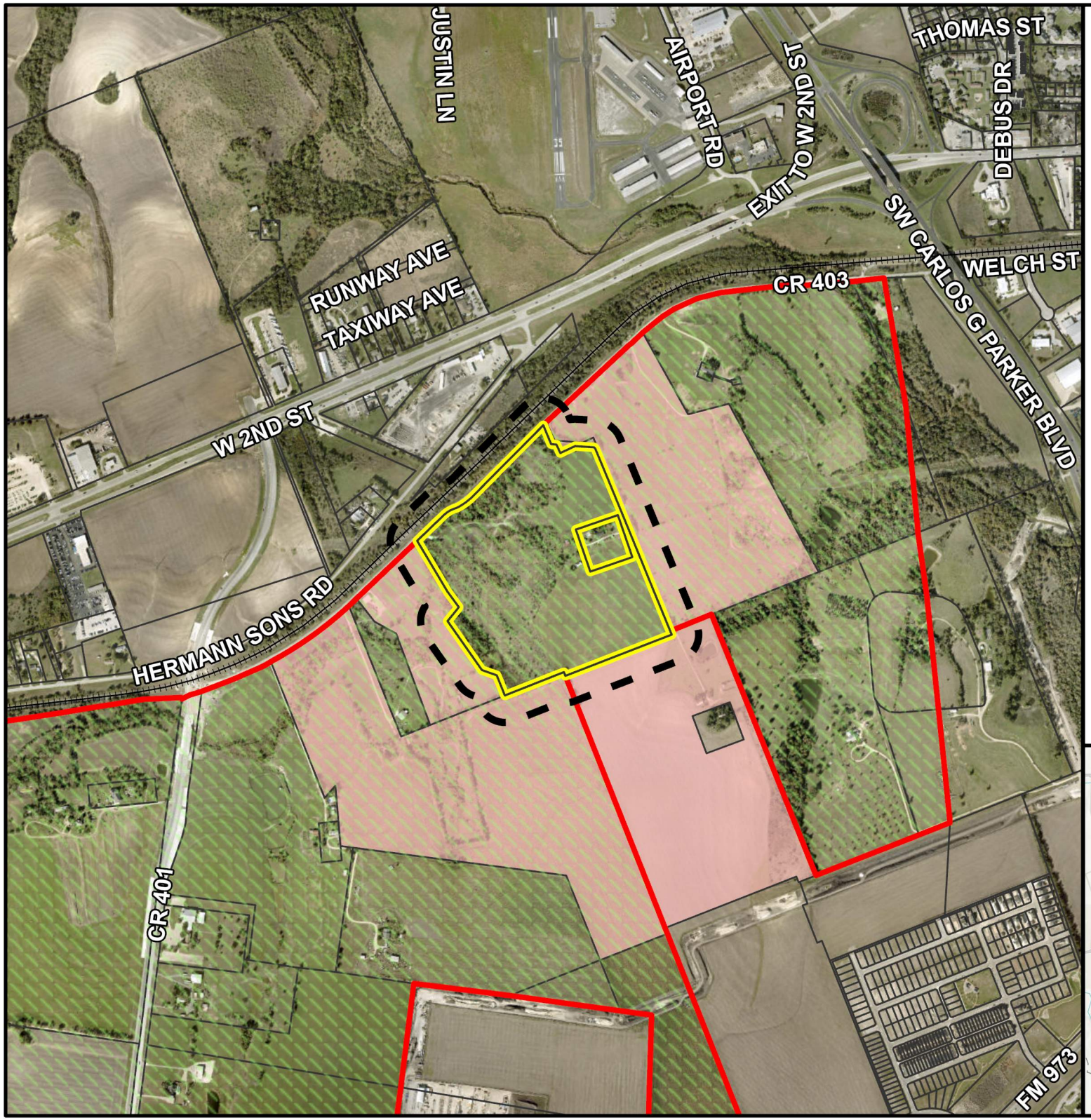
Feet





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

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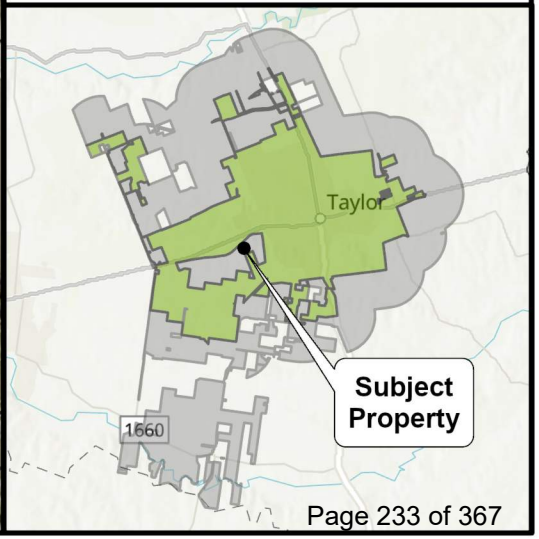


ORDINANCE NO. 2025-09

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 May 22, 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 TA42100060

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°14'59"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;

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°46'04"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°20'05"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.

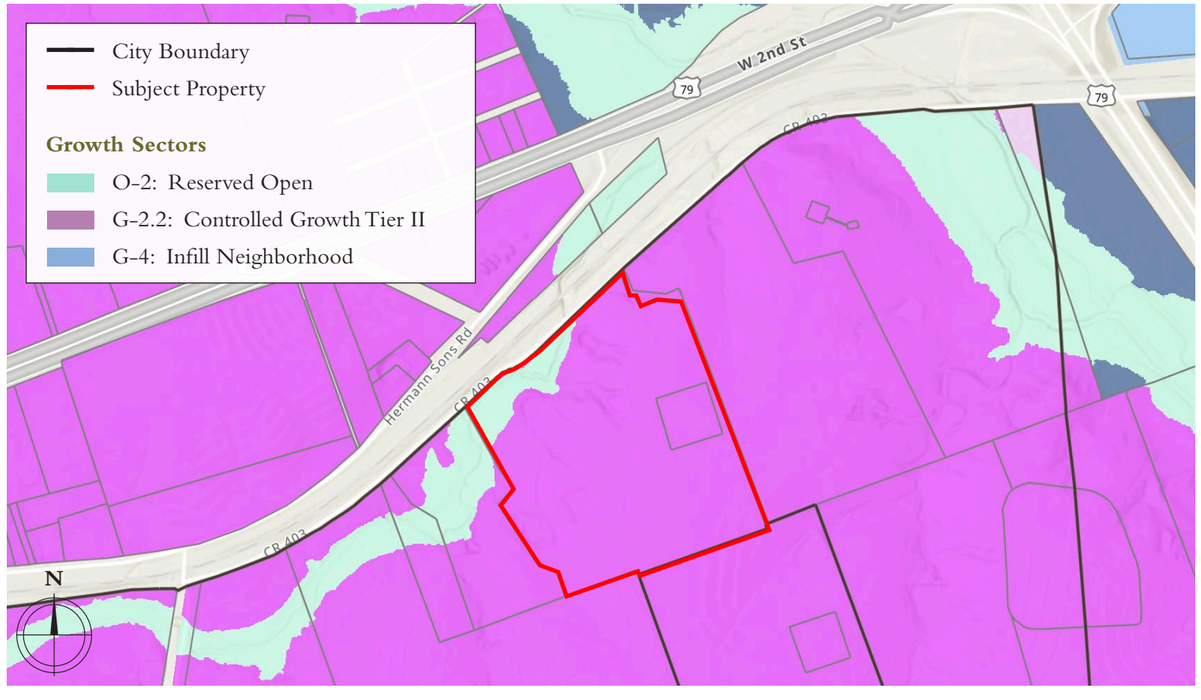
Regional Context A.2
Comprehensive Plan Excerpts A.3
Local Context A.4
Target Place Type Allocations A.5
Site Constraints A.6
Elevation Analysis A.7

Key

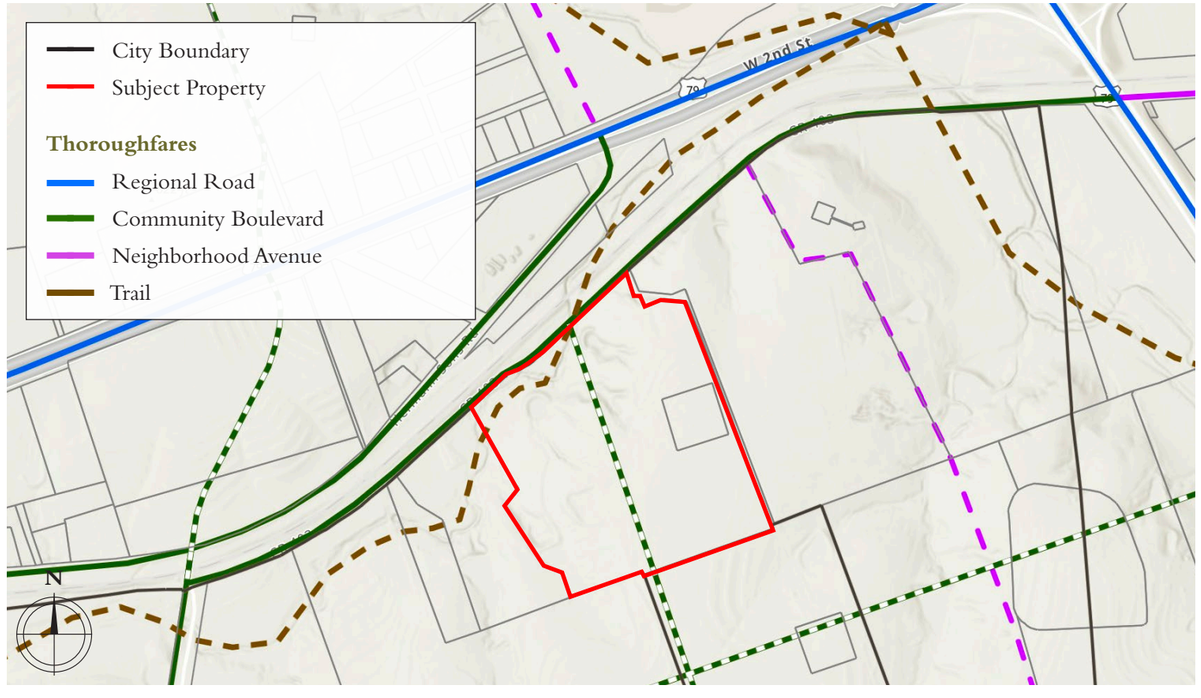
- City Boundary
- Subject Property
- Samsung Campus
- RCR Taylor Complex

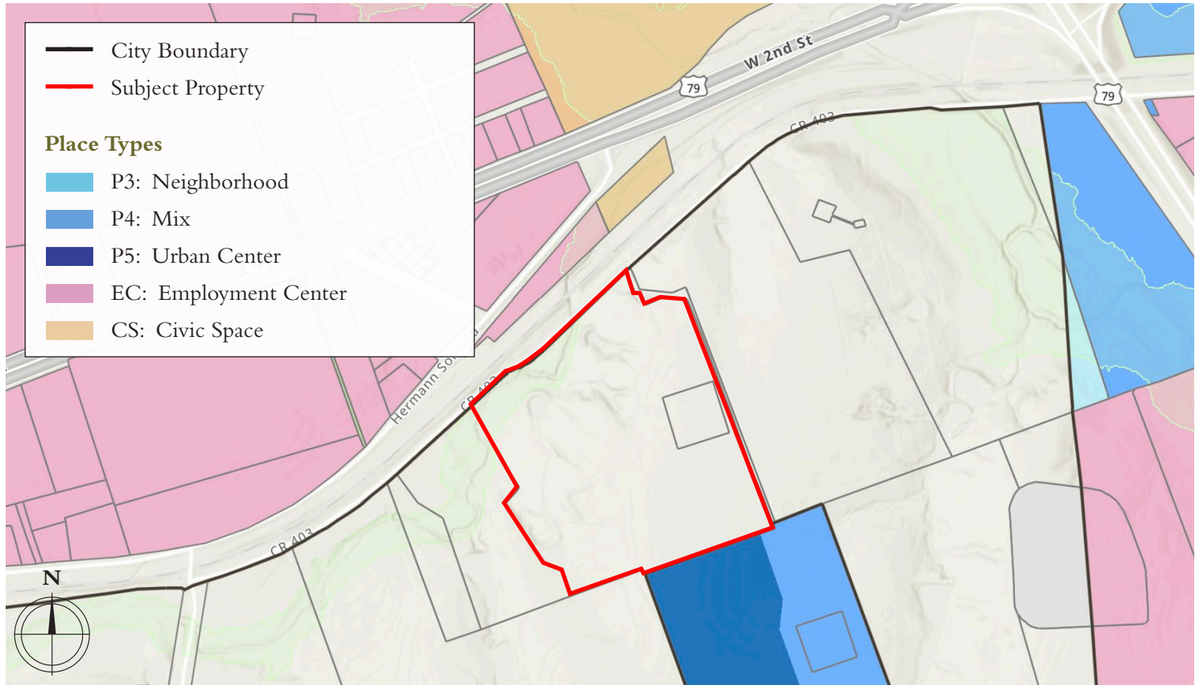
0 mi. 1/4 mi. 1/2 mi. 1 mi.

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

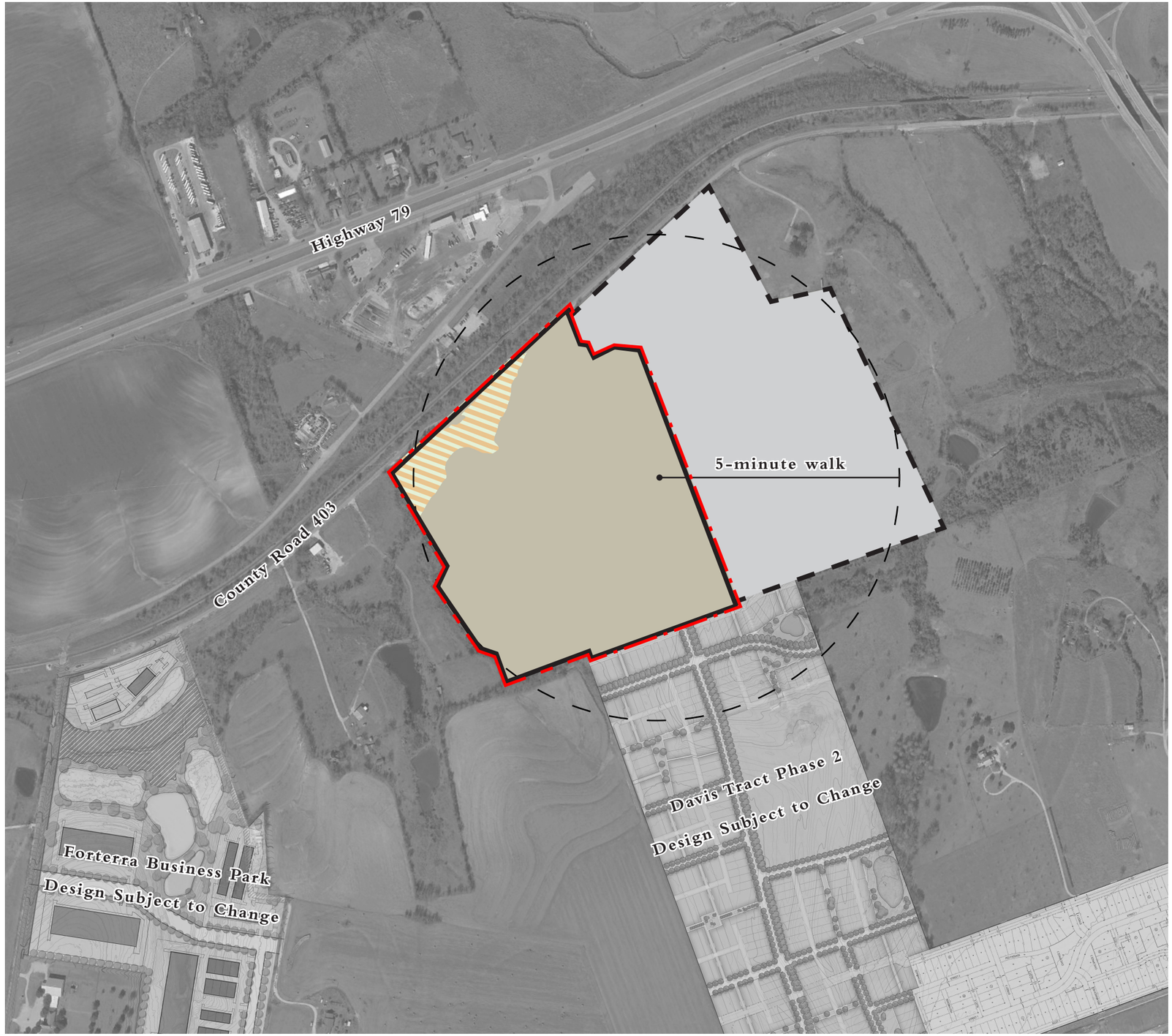
- Regional Road
- Community Boulevard
- Neighborhood Avenue
- Industrial Boulevard
- Trail

Notes

1. Designs of neighboring properties are subject to change.

N

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



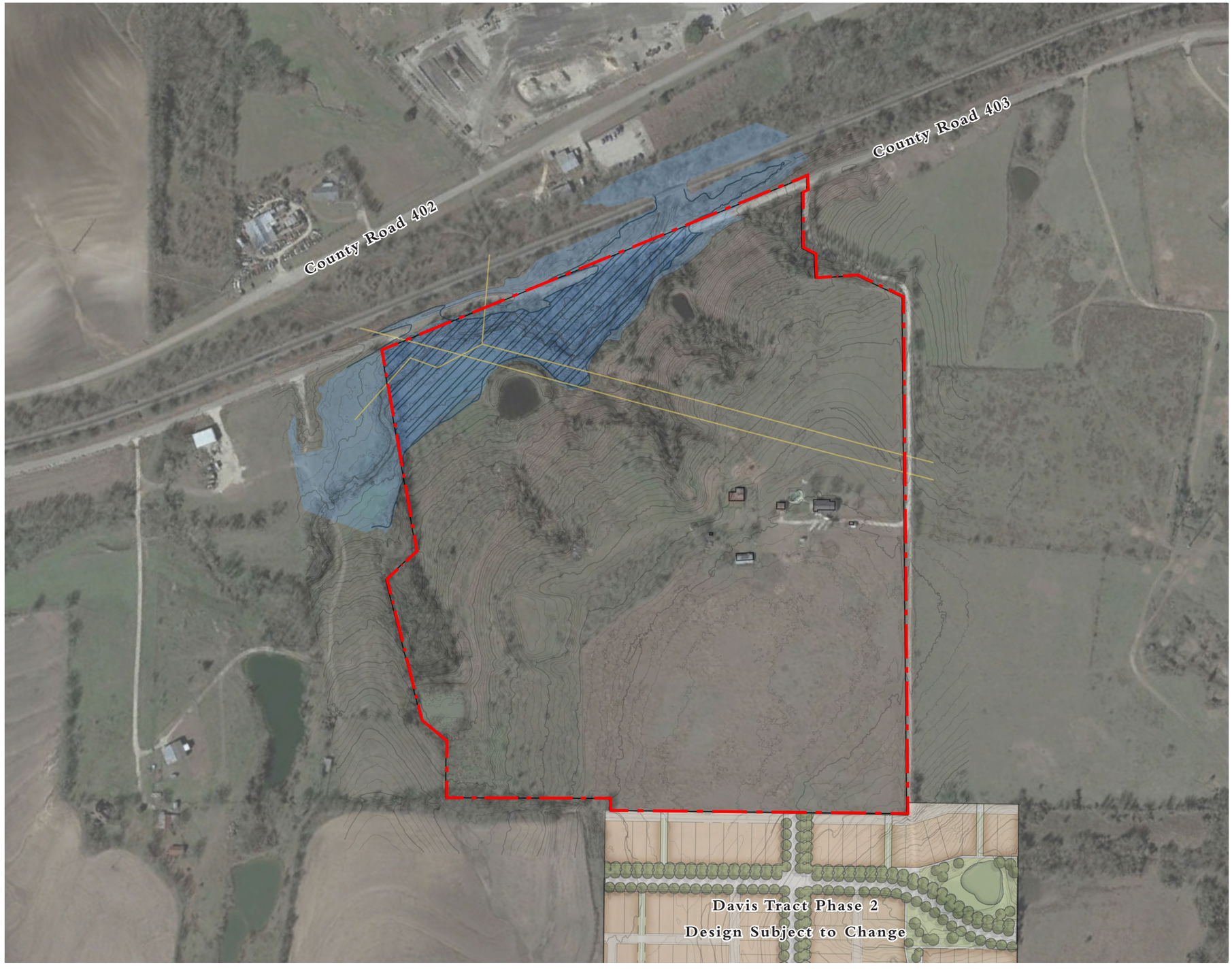
Key

- 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.*

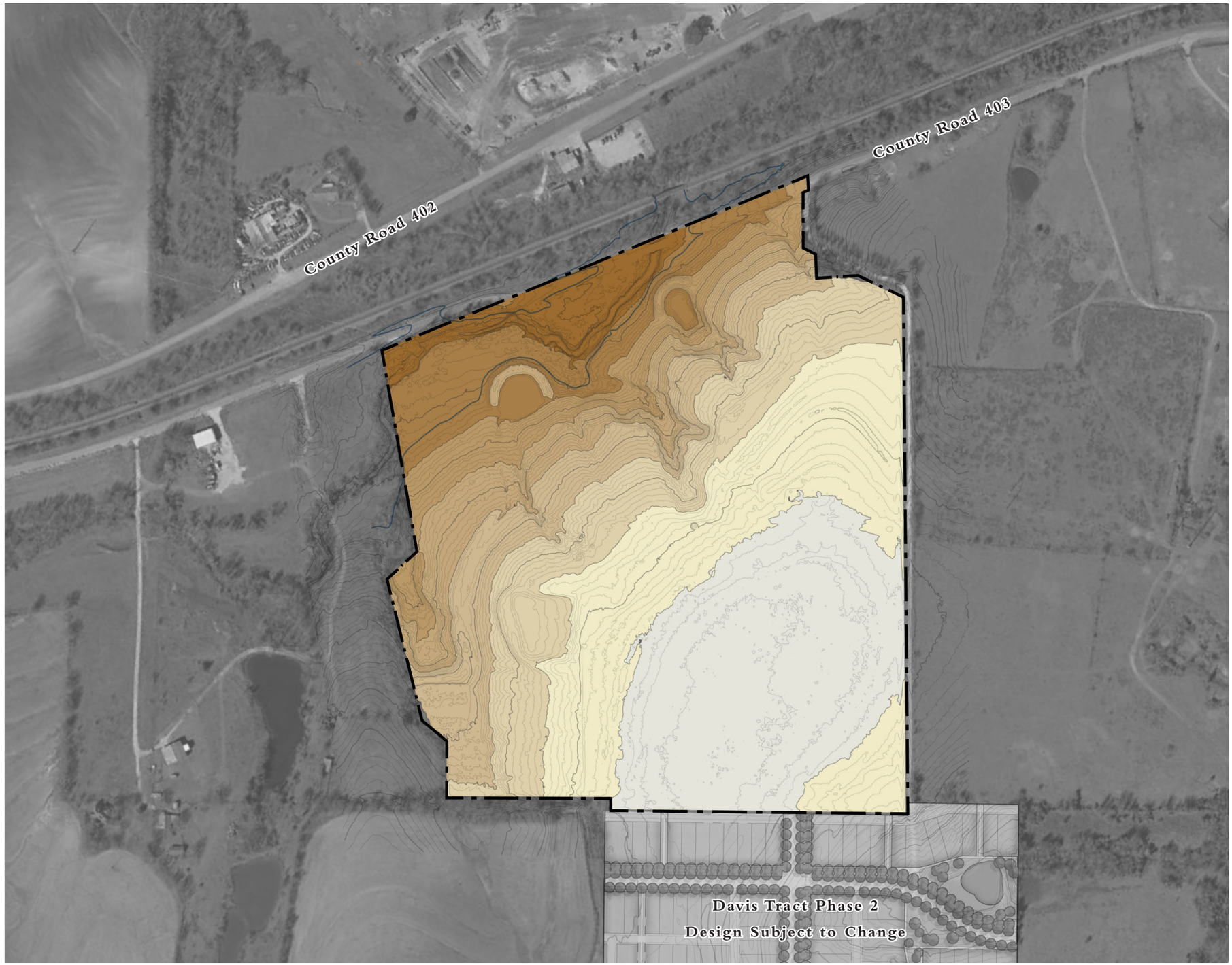


Key

- Subject Property
- 5-ft. Contour
- 1-ft. Contour
- FEMA 100-year Floodplain
- City of Taylor 100-year Floodplain (estimate)
- Overhead Power Line

0 ft. 150 ft. 300 ft. 600 ft.

N



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.

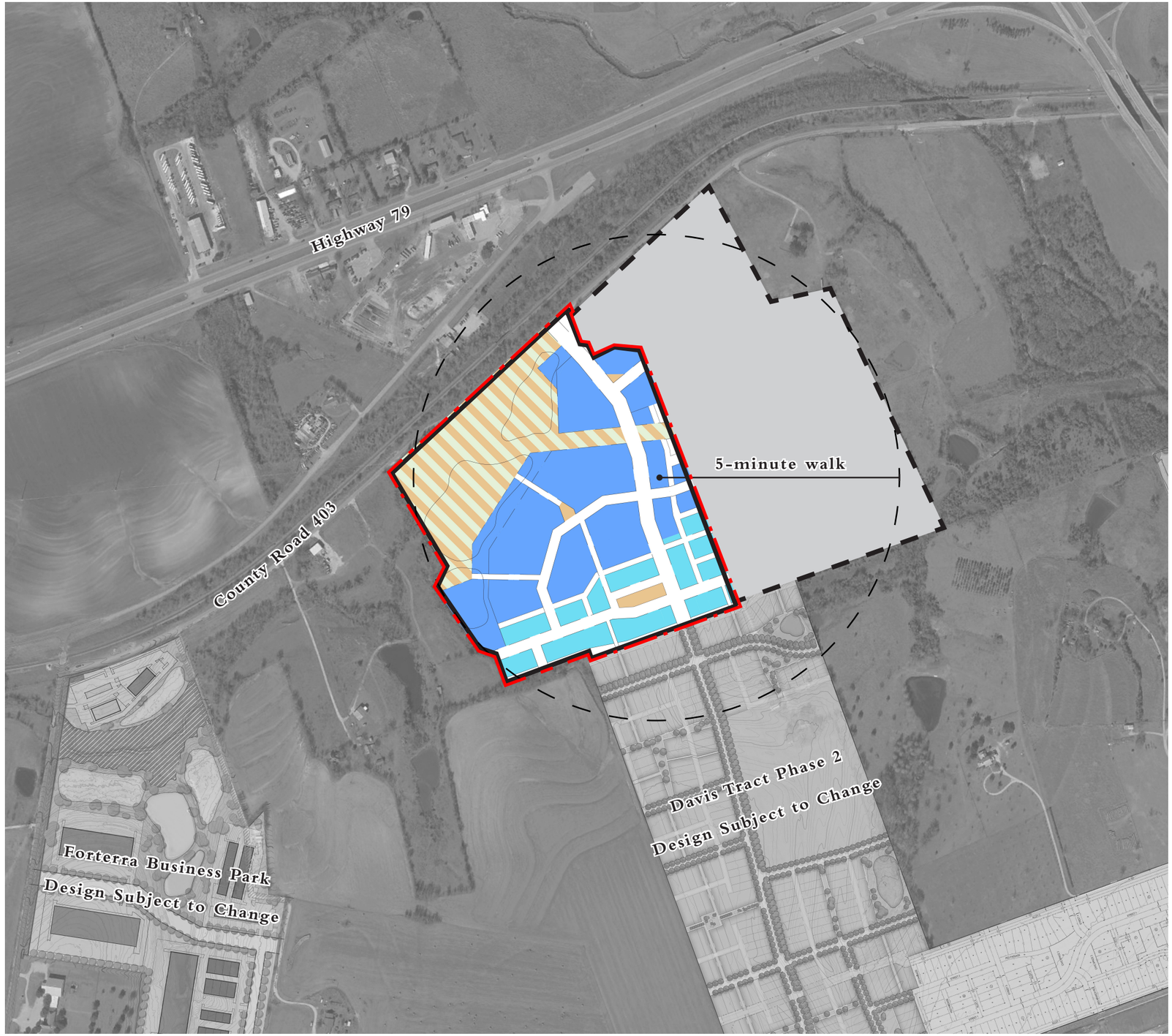
N

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

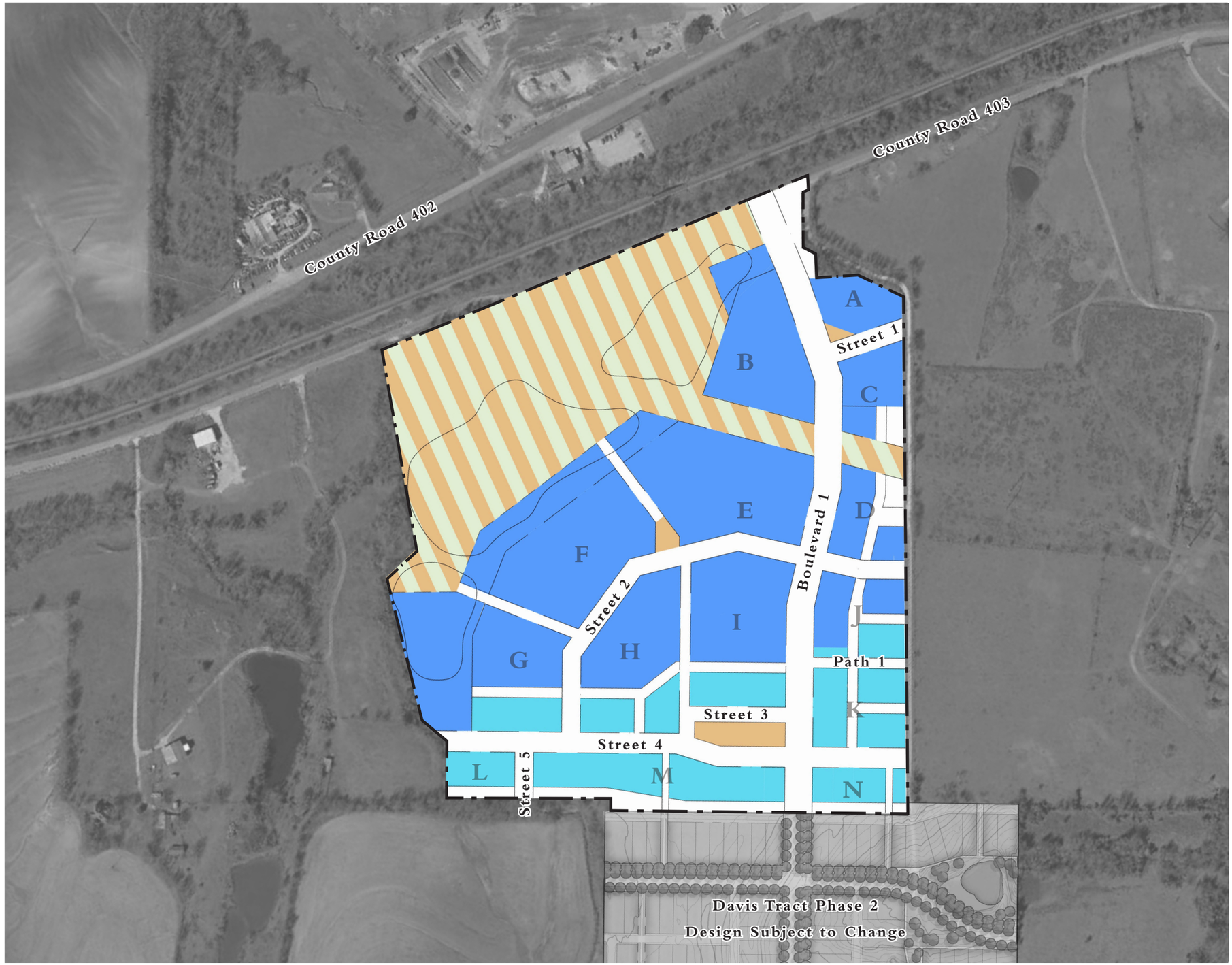
Subject Property

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

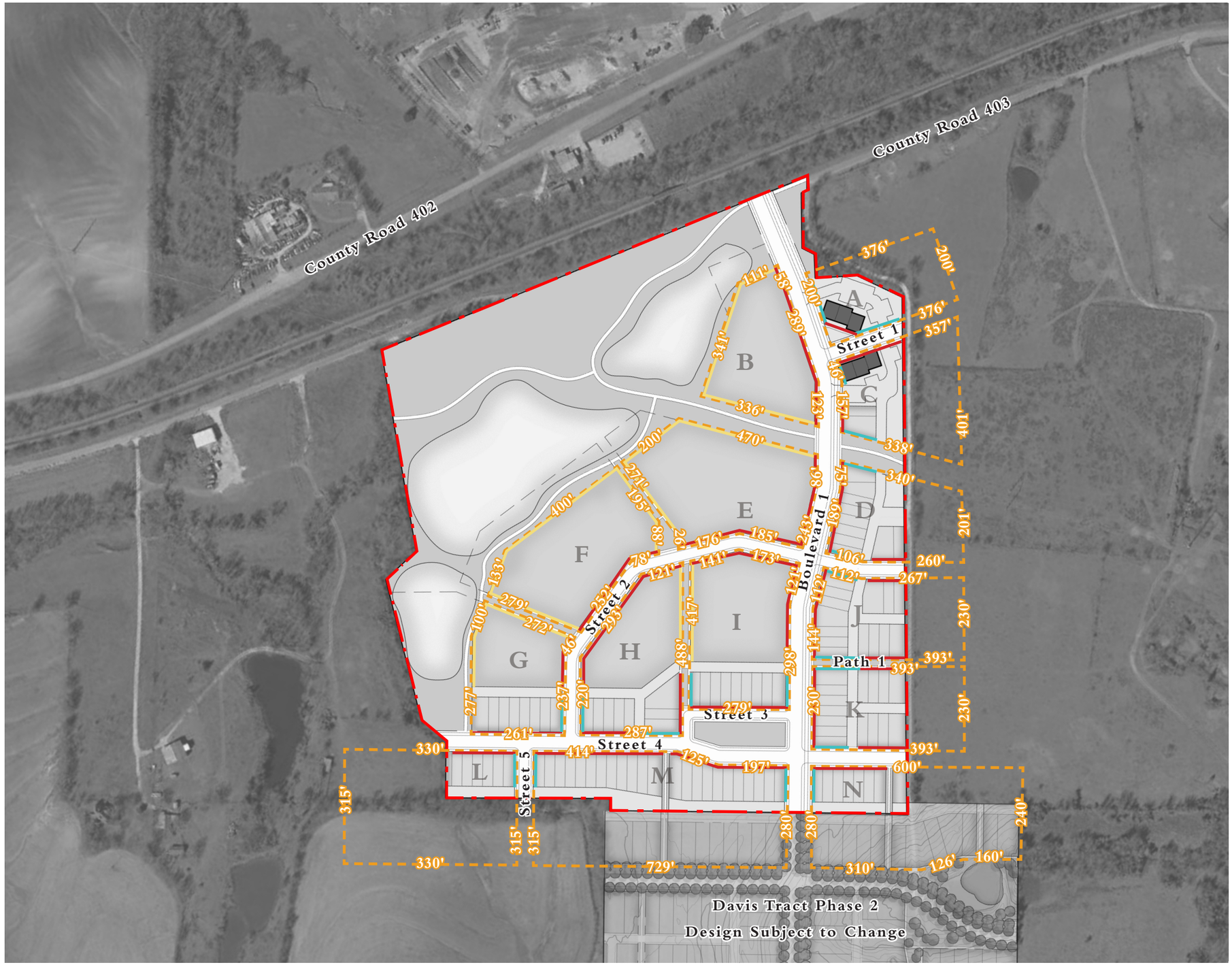
- Subject Property
- P1
- P3
- P4
- P5
- CS

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

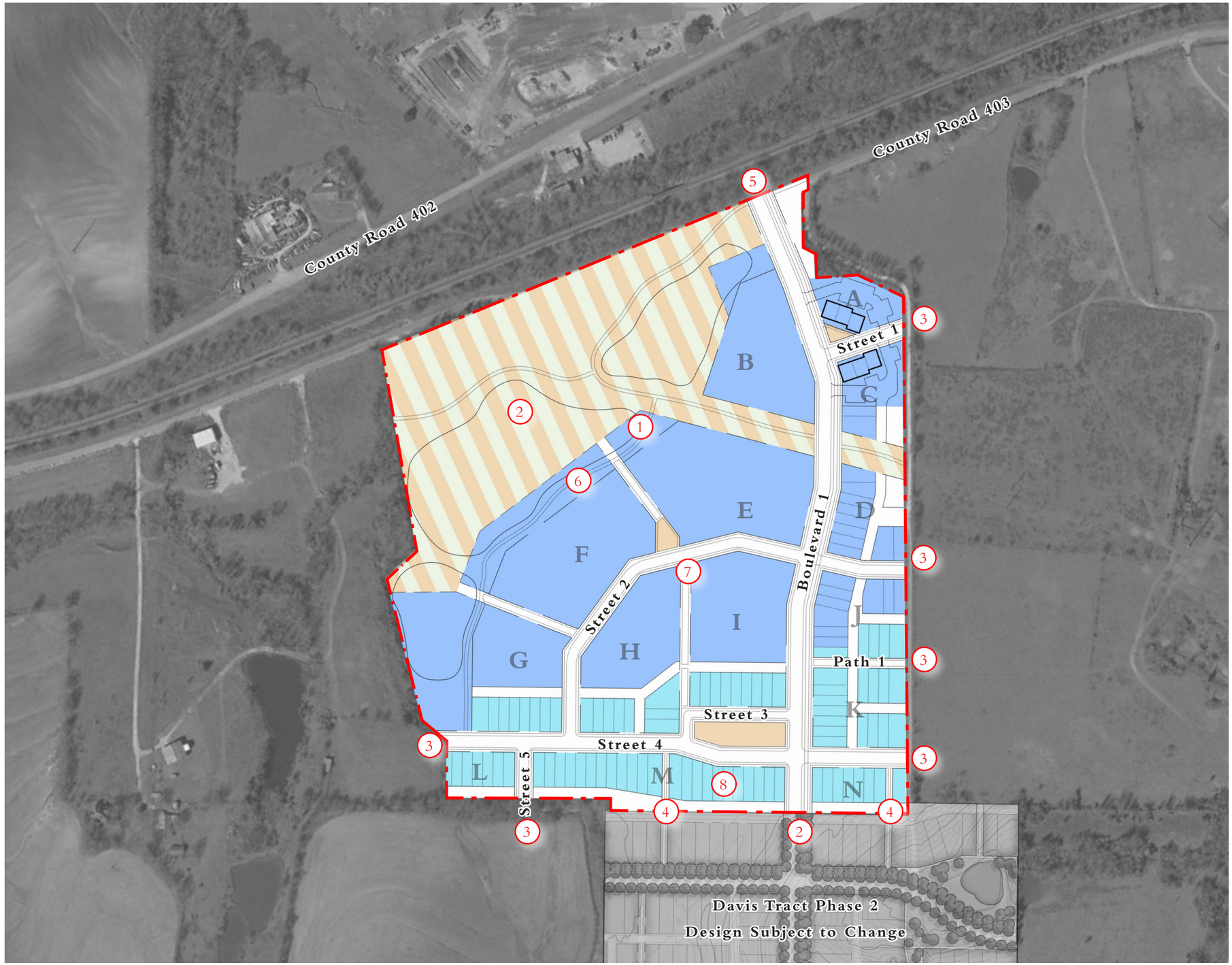
A	1,152 ft.
B	1,258 ft.
C	1,299 ft.
D	1,171 ft.
E	1,657 ft.
F	1,425 ft.
G	1,193 ft.
H	1,409 ft.
I	1,429 ft.
J	2,268 ft.
K	1,246 ft.
L	1,290 ft.
M	2,060 ft.
N	1,716 ft.

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).

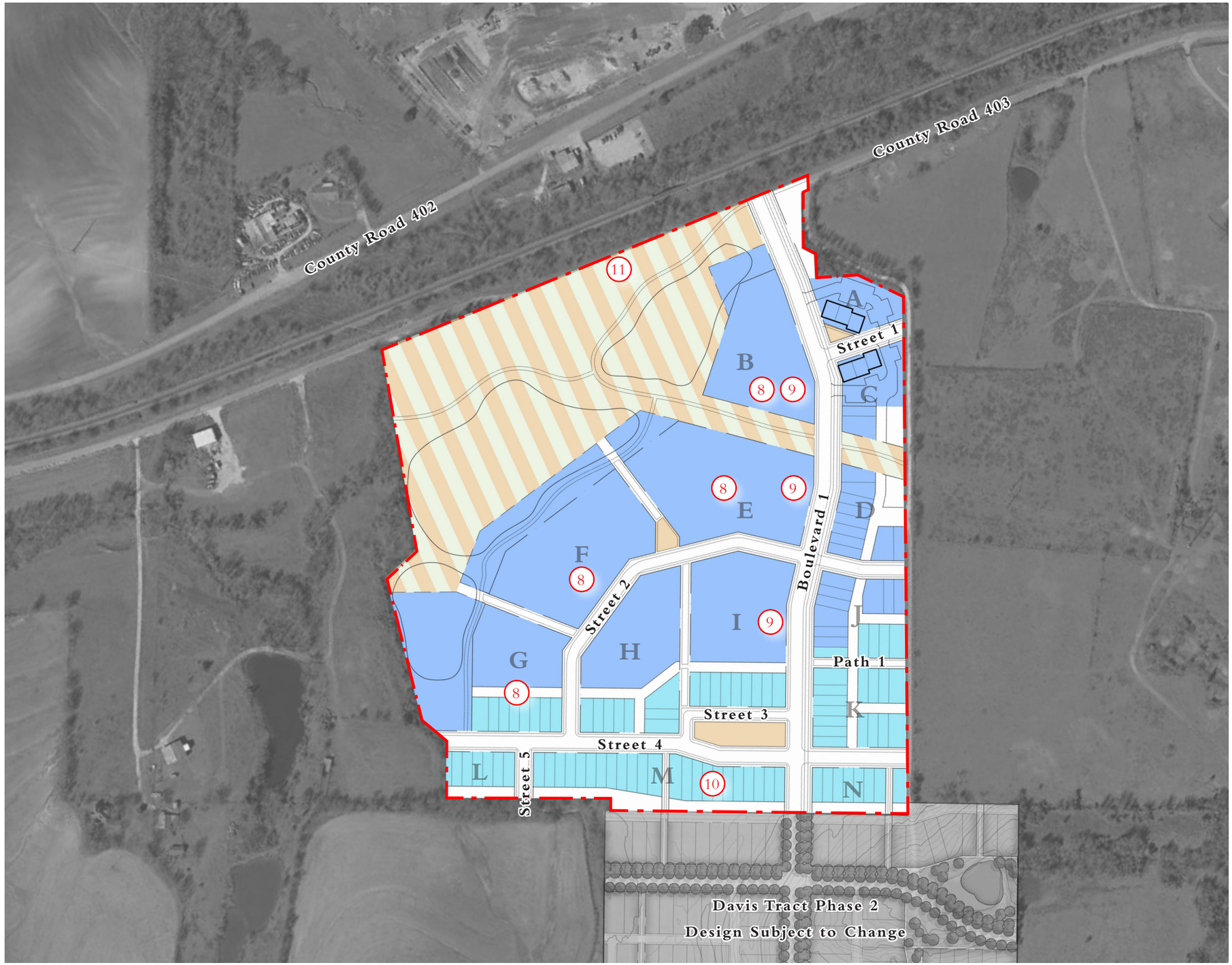
3. Boulevard 1, Path 1 and Streets 1, 3, 4, and 5 are intended to connect to the adjacent properties, with the exact location of the connection to be determined.

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.



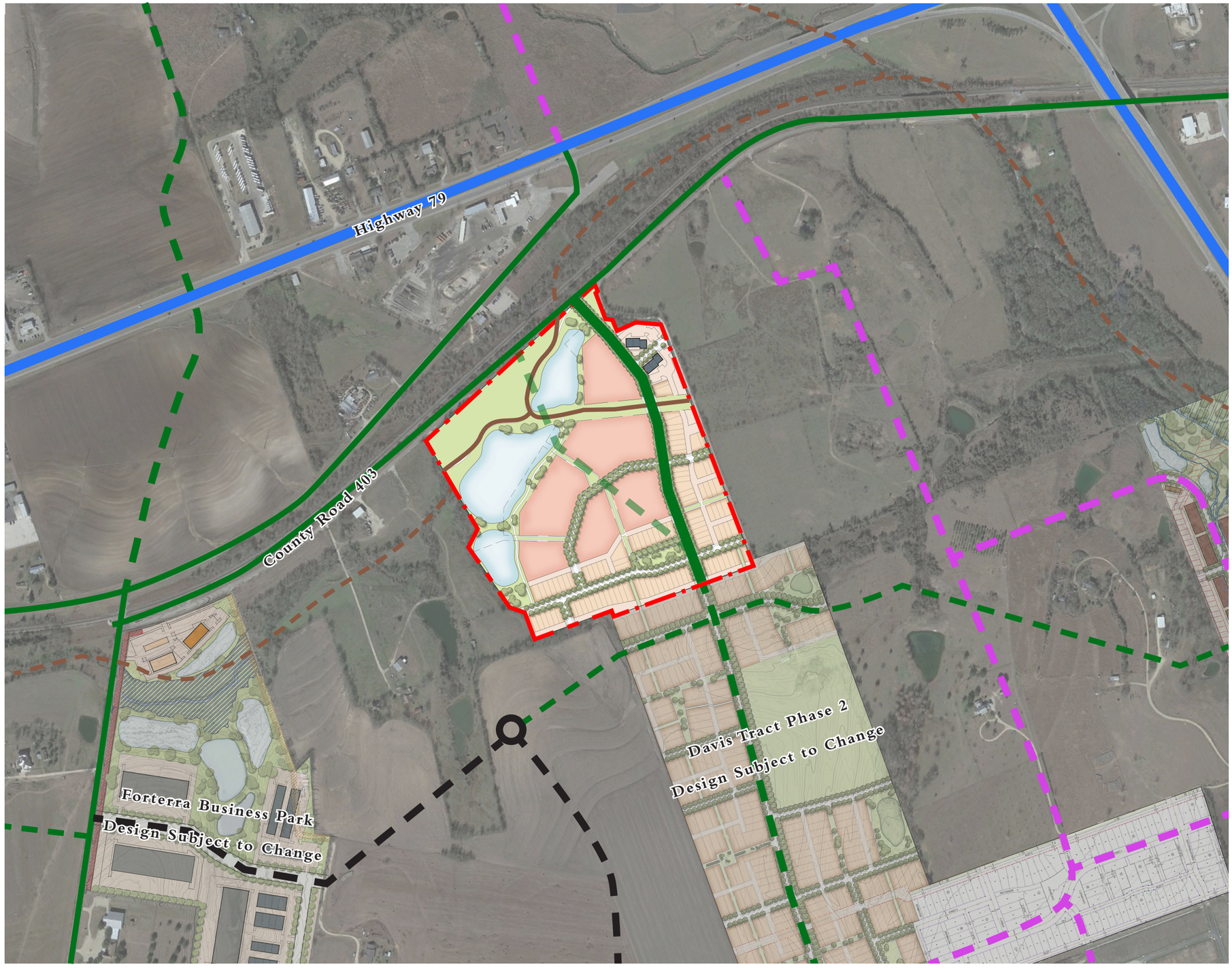
Design-Specific Standards, cont'd.

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

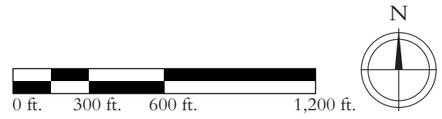
- Subject Property
- Existing Thoroughfare
- Proposed Thoroughfare
- Previously Proposed Thoroughfare

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.

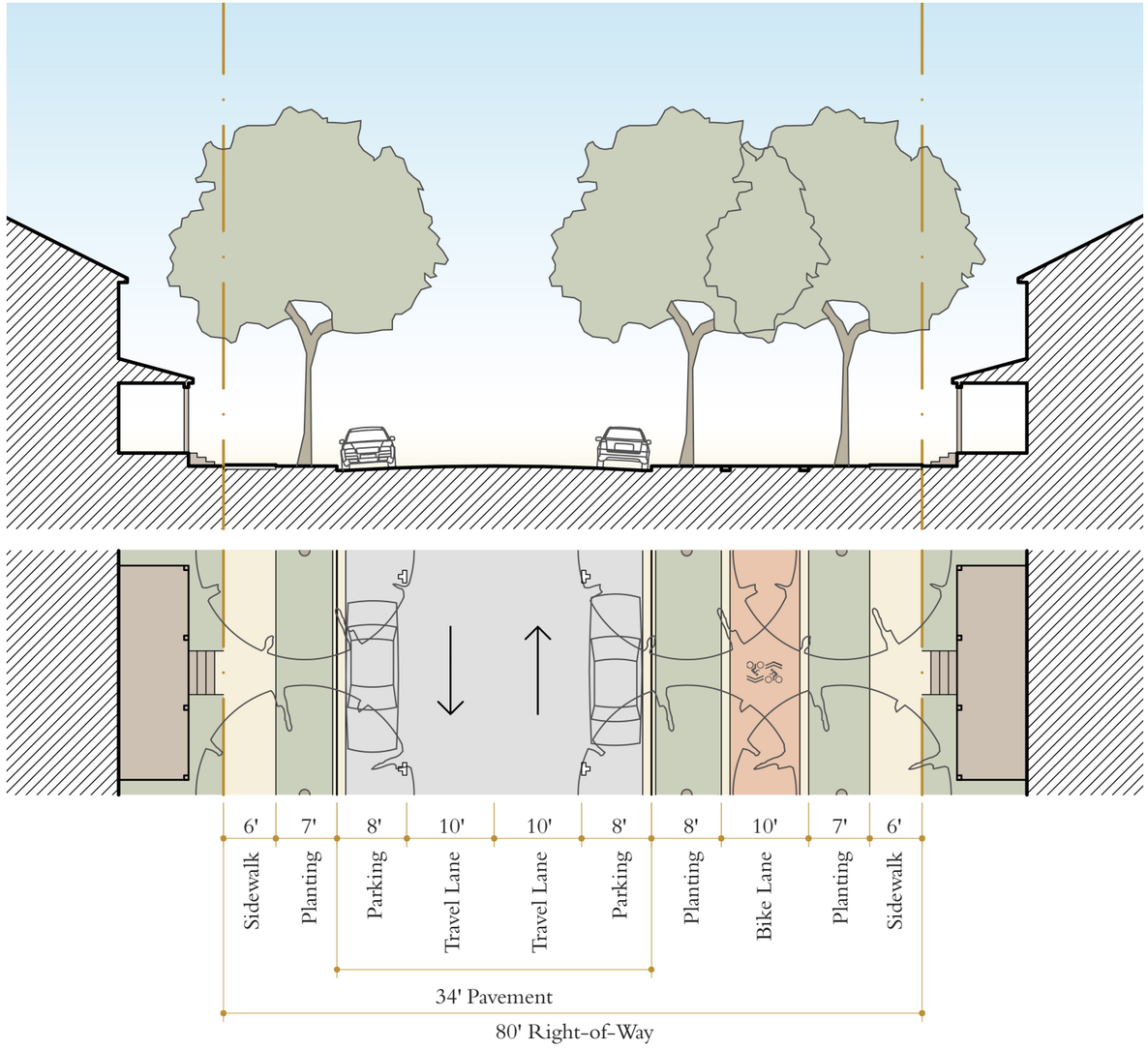


Key

- 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

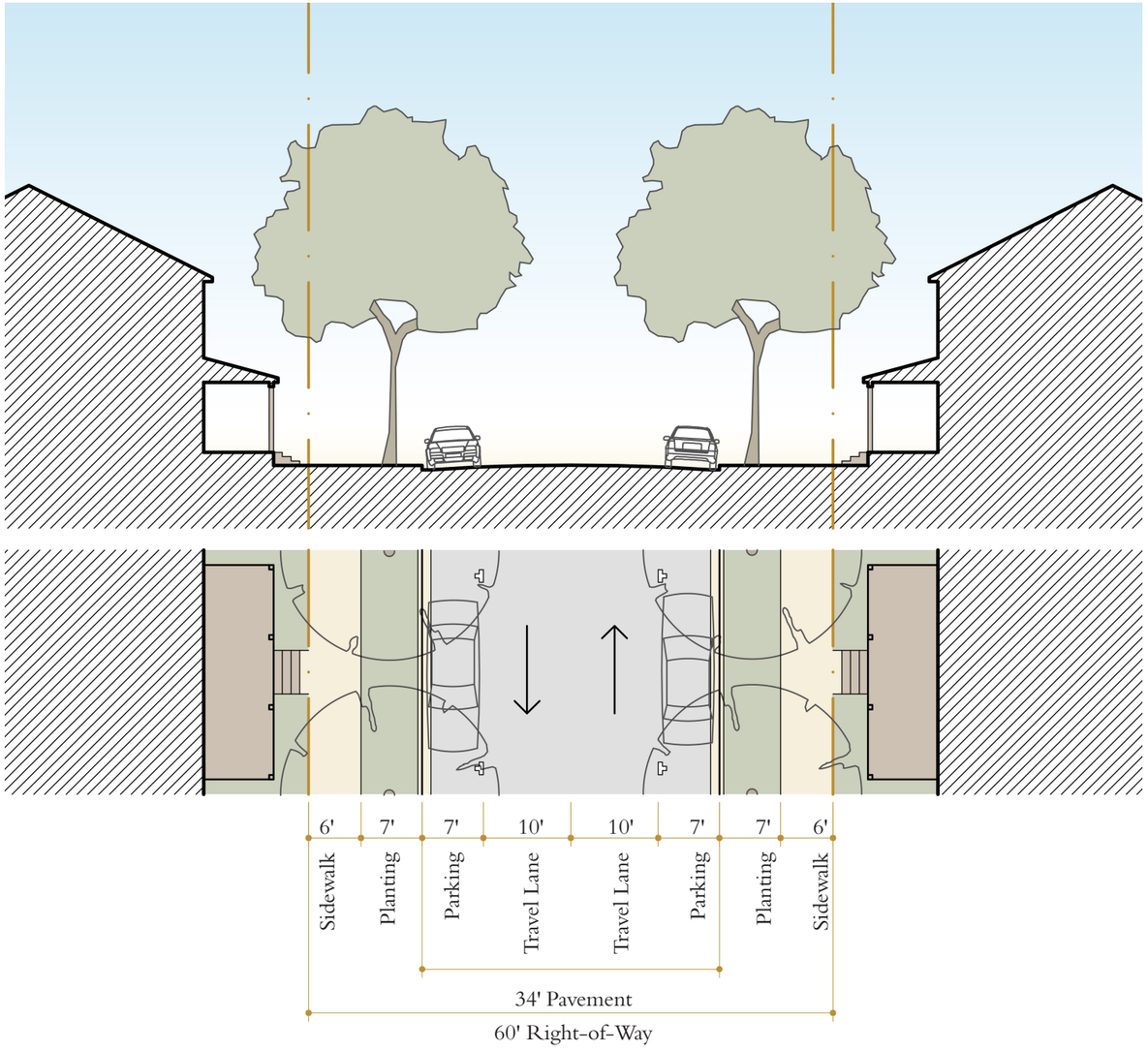
0 ft. 150 ft. 300 ft. 600 ft.



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

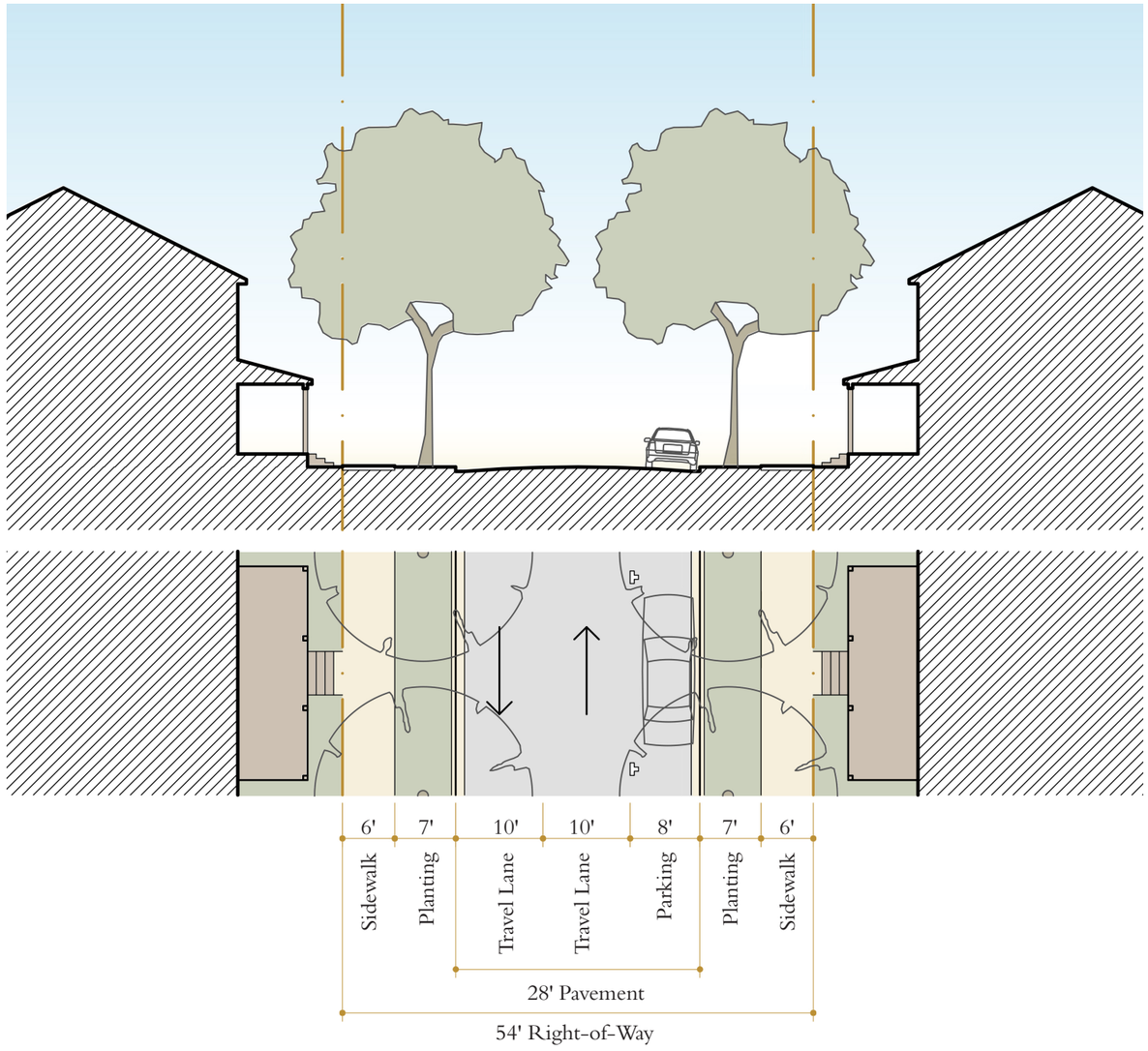
Notes:



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

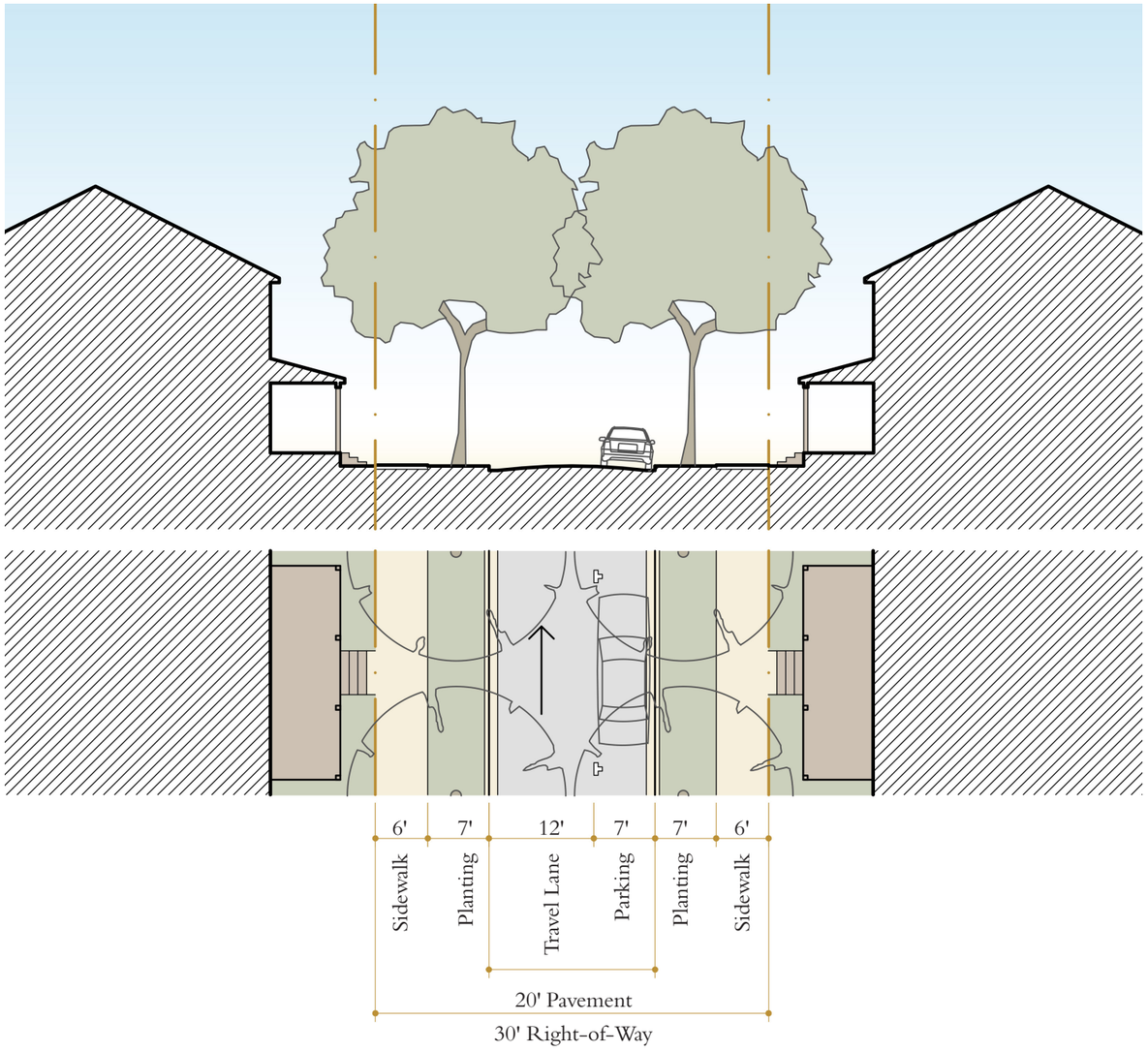
Notes:



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

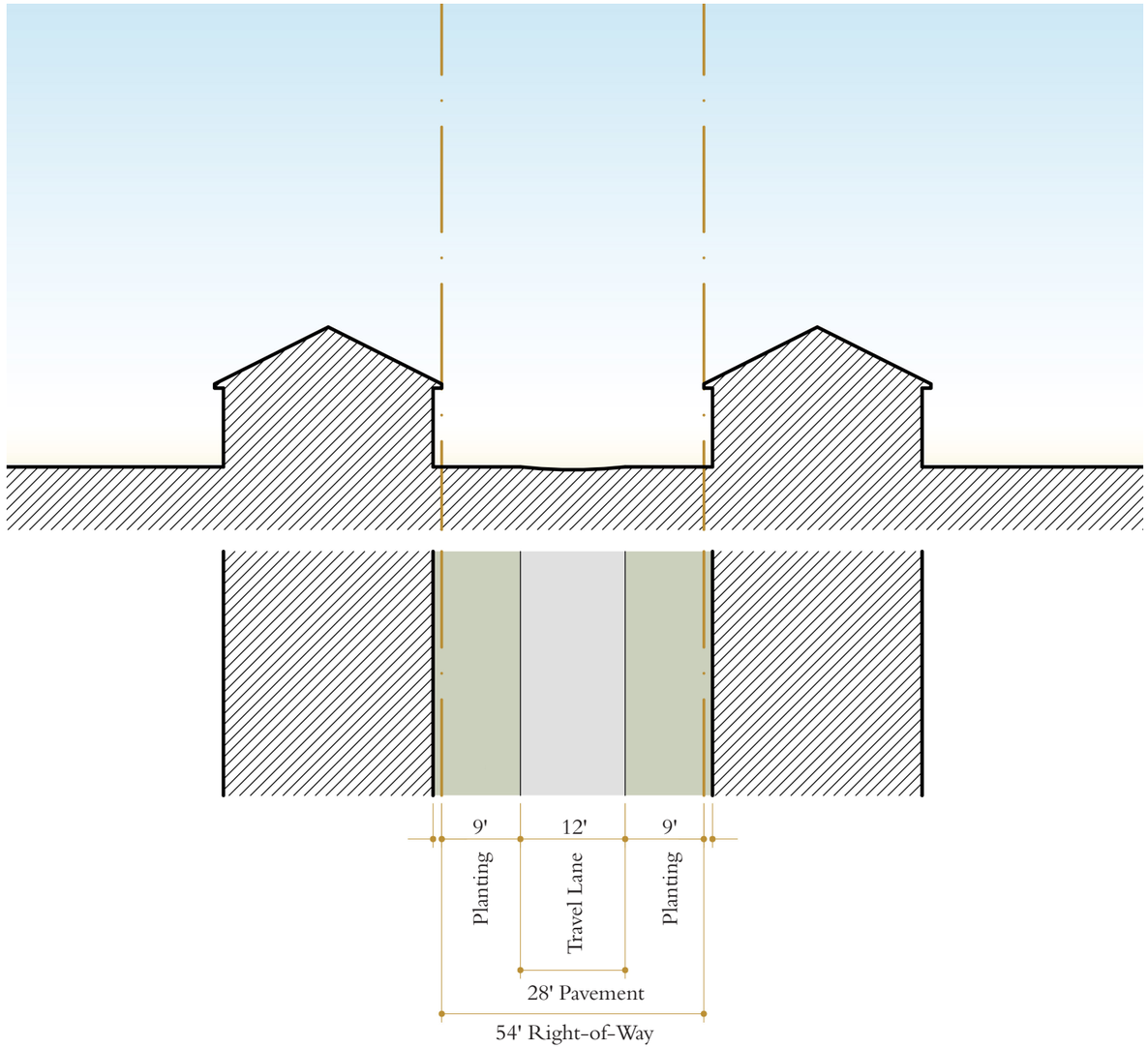
Notes:



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

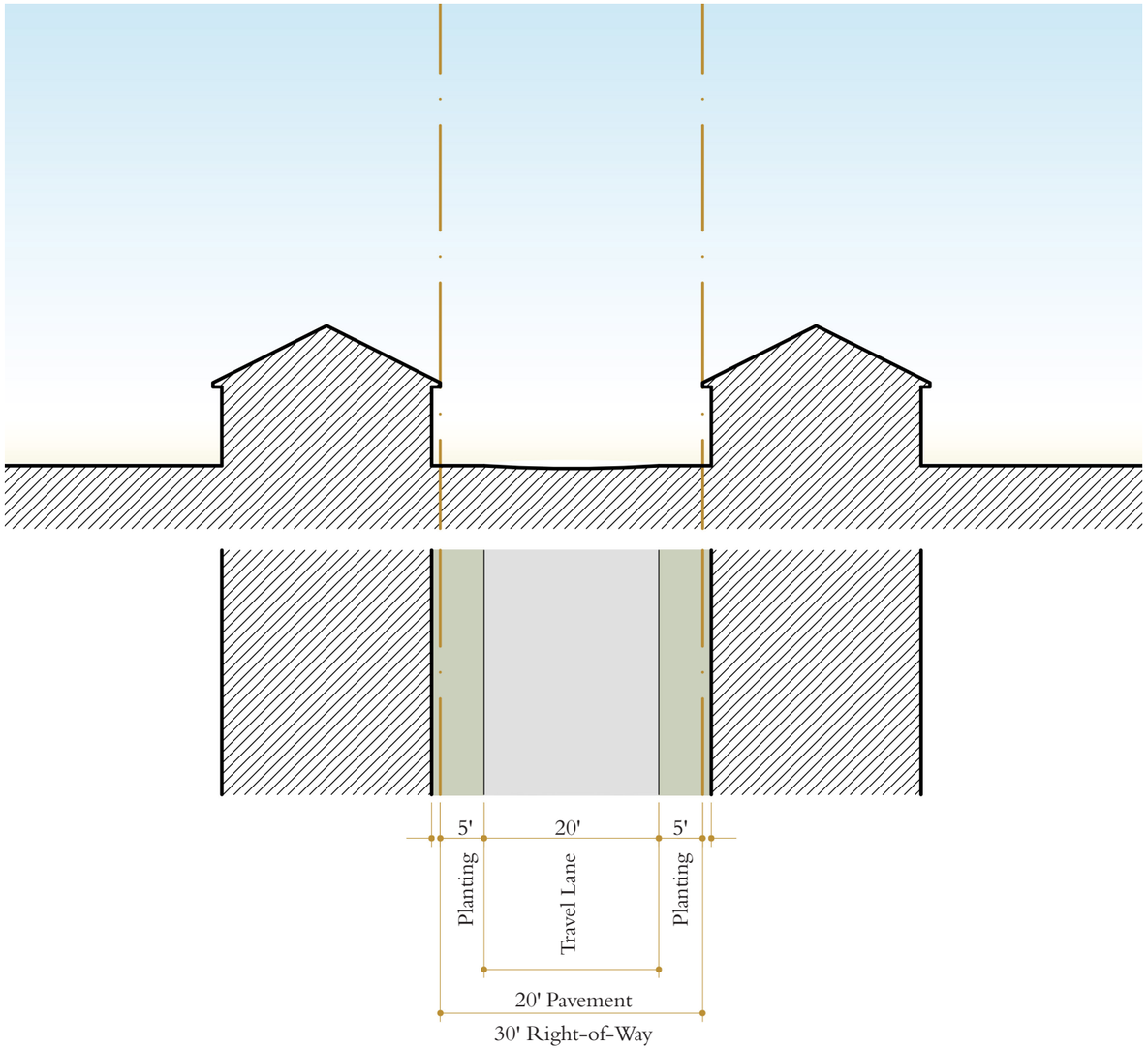
Notes: Due to limited ROW and pavement width, this Thoroughfare Type is subject to adjustments based on utility placements that are to be confirmed with the City Engineer.



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

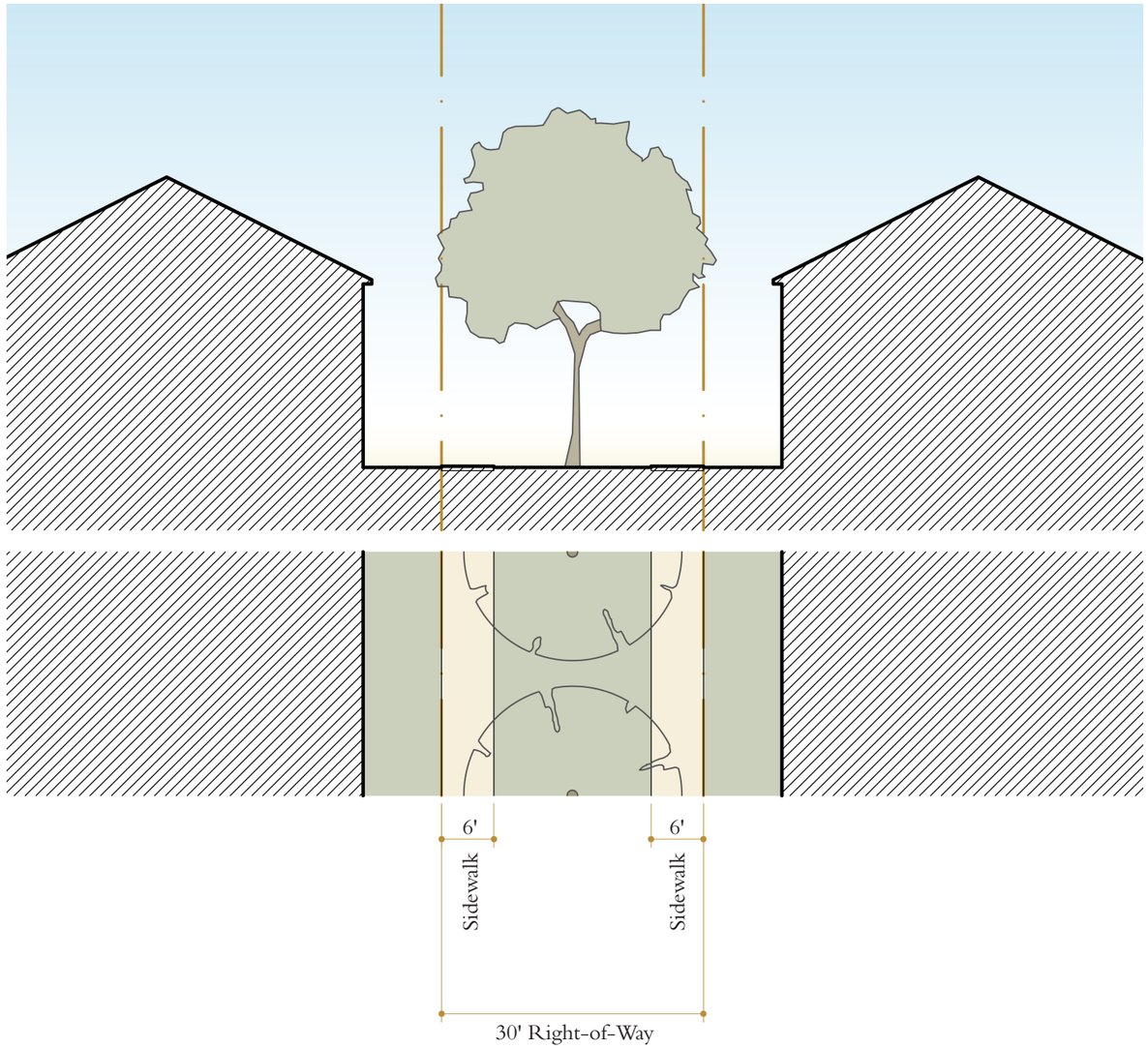
Notes: Storm Sewer may be included in this thoroughfare type as needed.



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

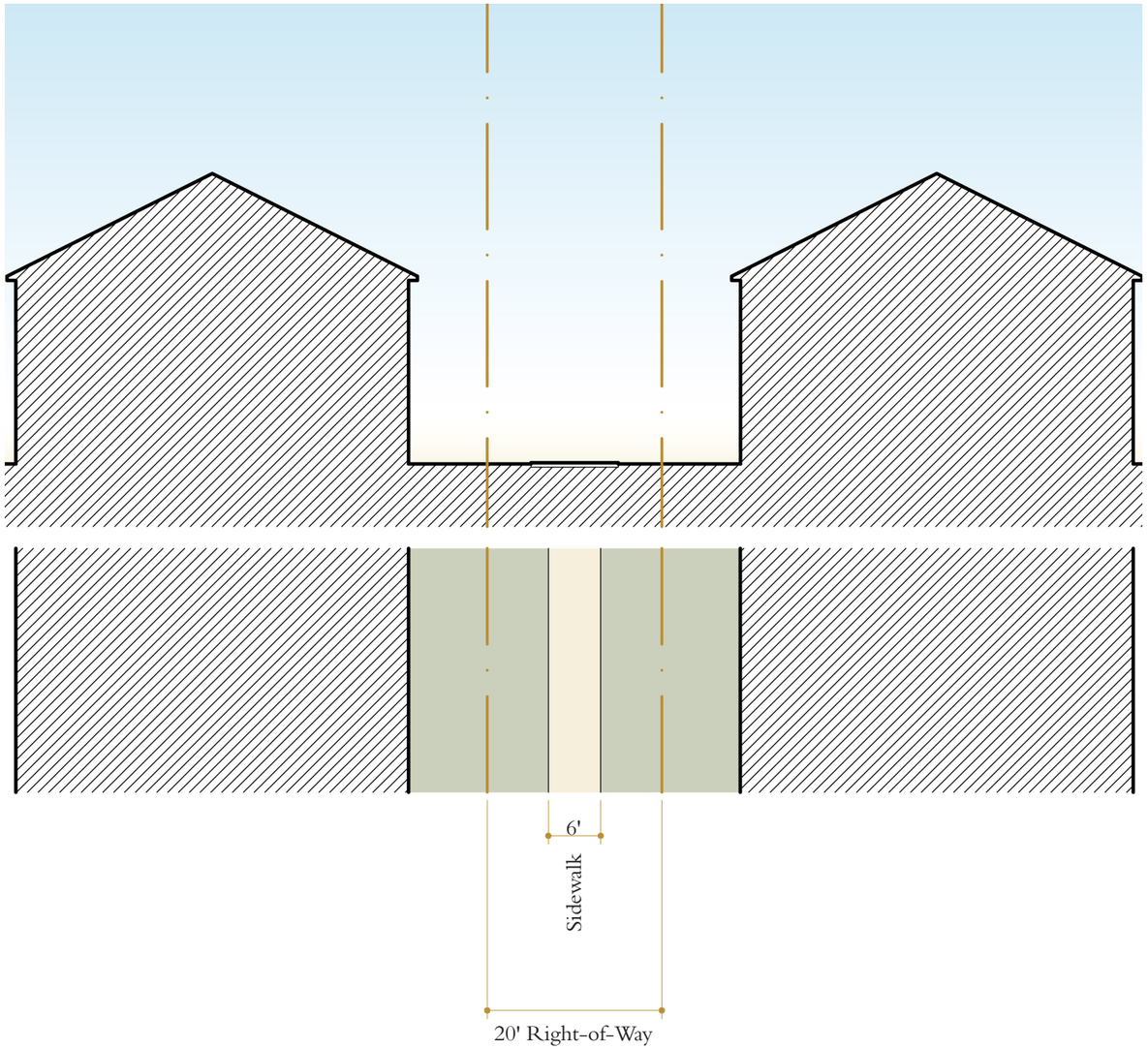
Notes:



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

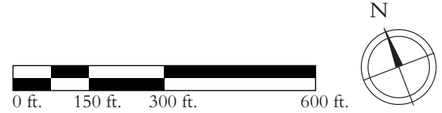
- Subject Property
- Park
- Green
- Pocket Park
- Square
- Potential Additional Park

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.

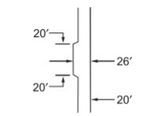
N

Key

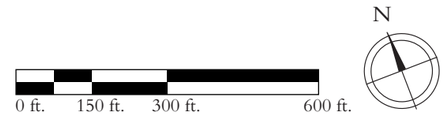
- Subject Property
- 26-foot Fire Apparatus Access Roads
- 20-foot Fire Apparatus Access Roads
- Buildings over 30 feet
- Lots with buildings under 30 feet

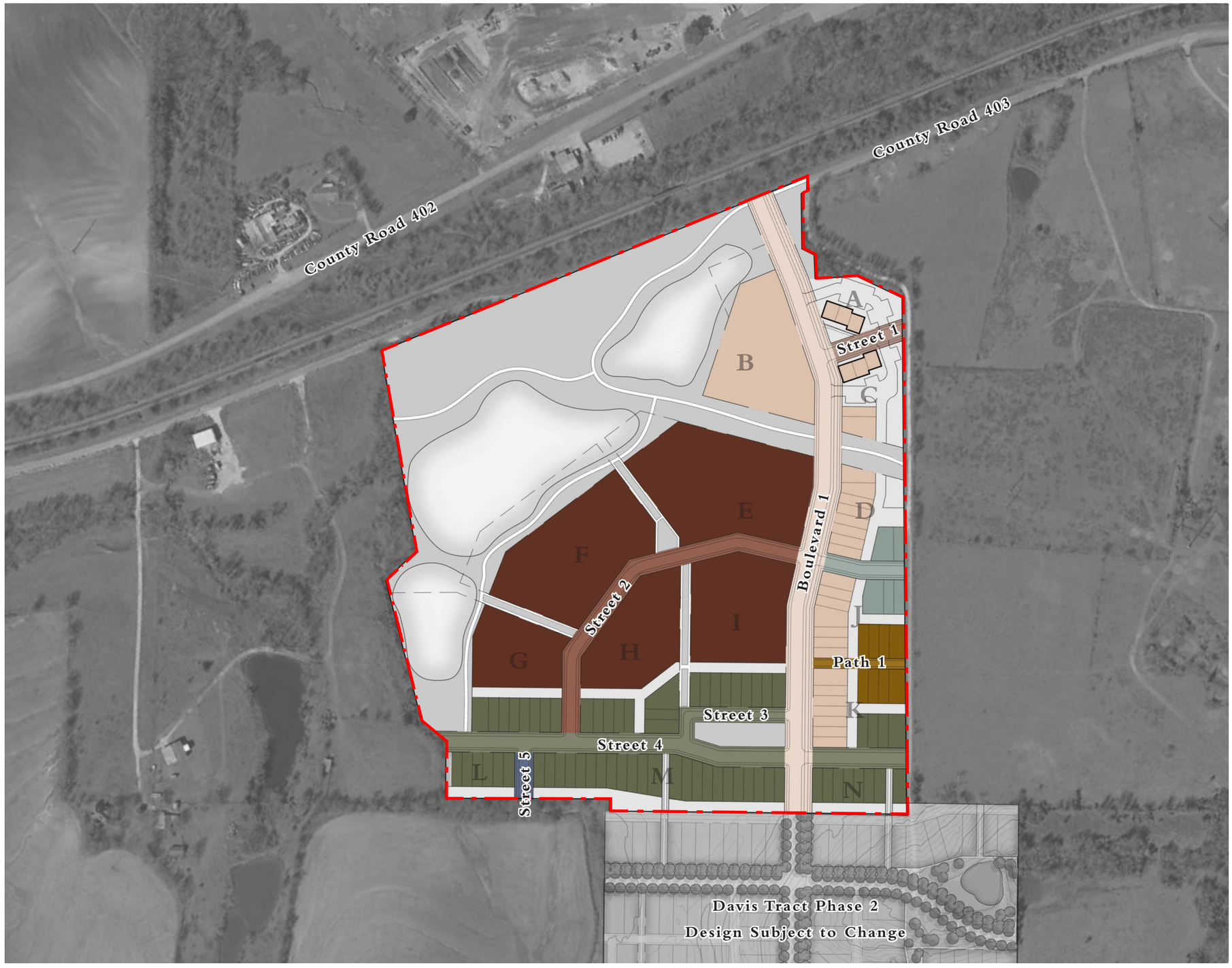
Notes

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

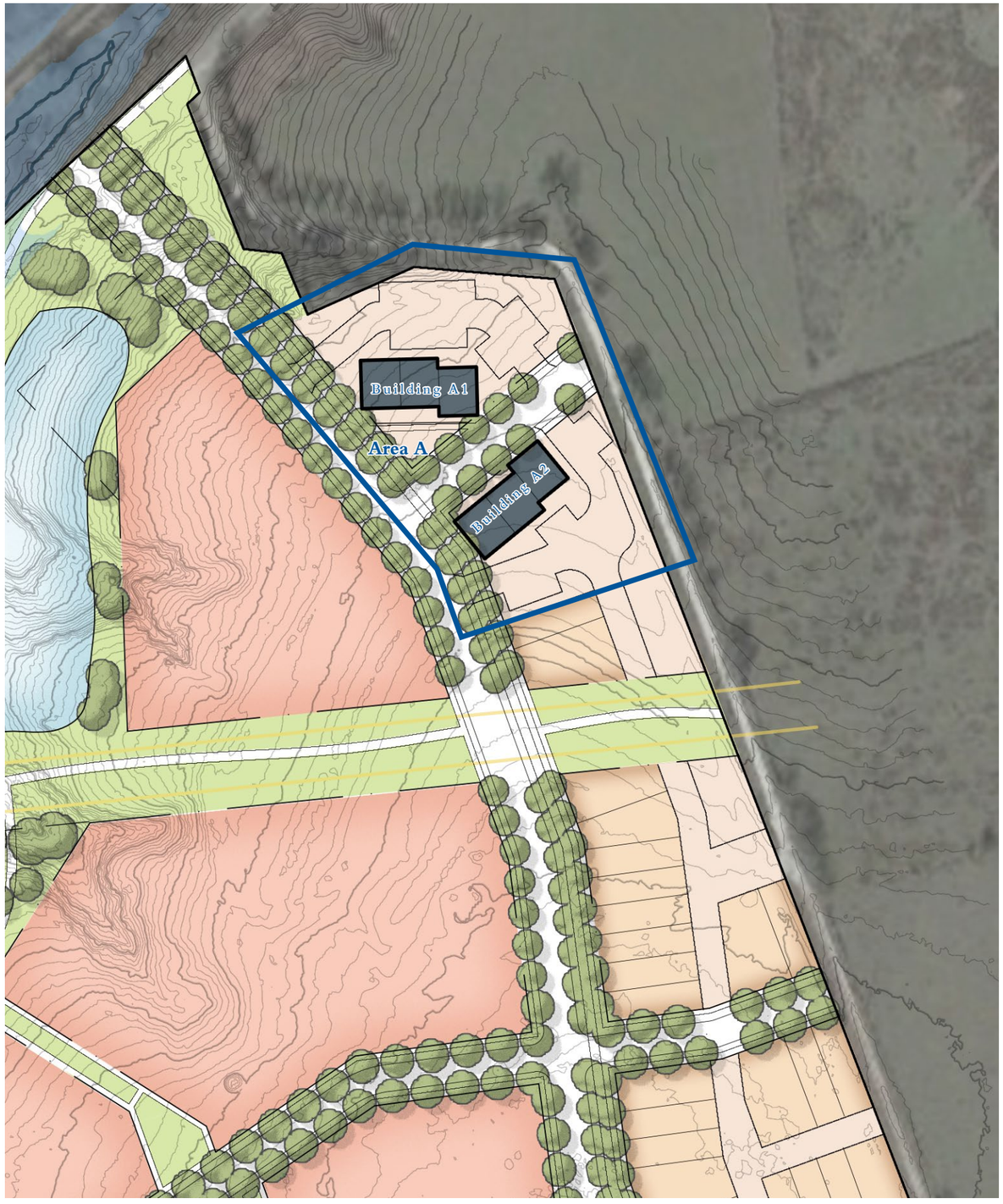
1. _____Boulevard
2. _____Street
3. _____Street
4. _____Street
5. _____Street
6. _____Street
7. _____Path

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.

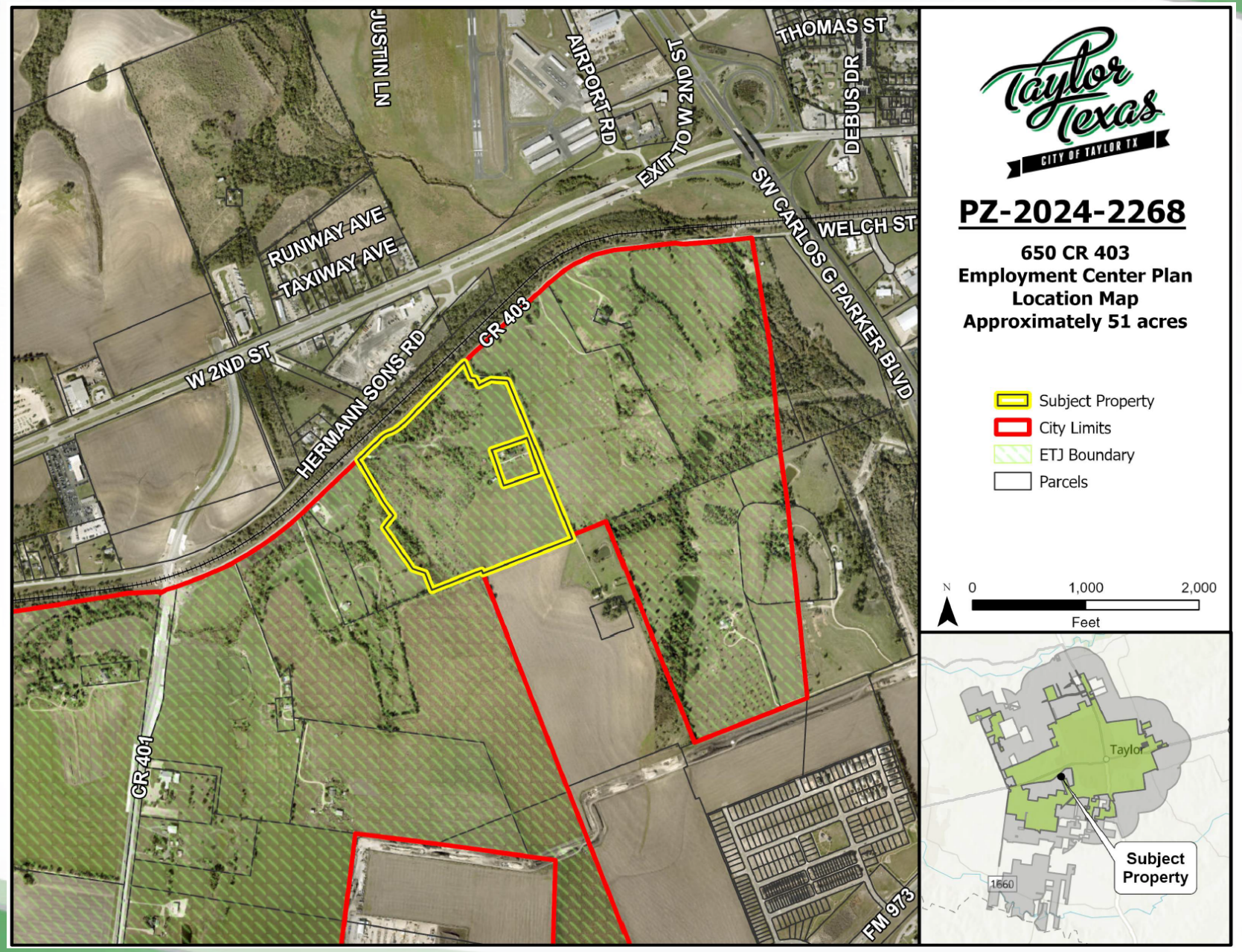
Area A

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**

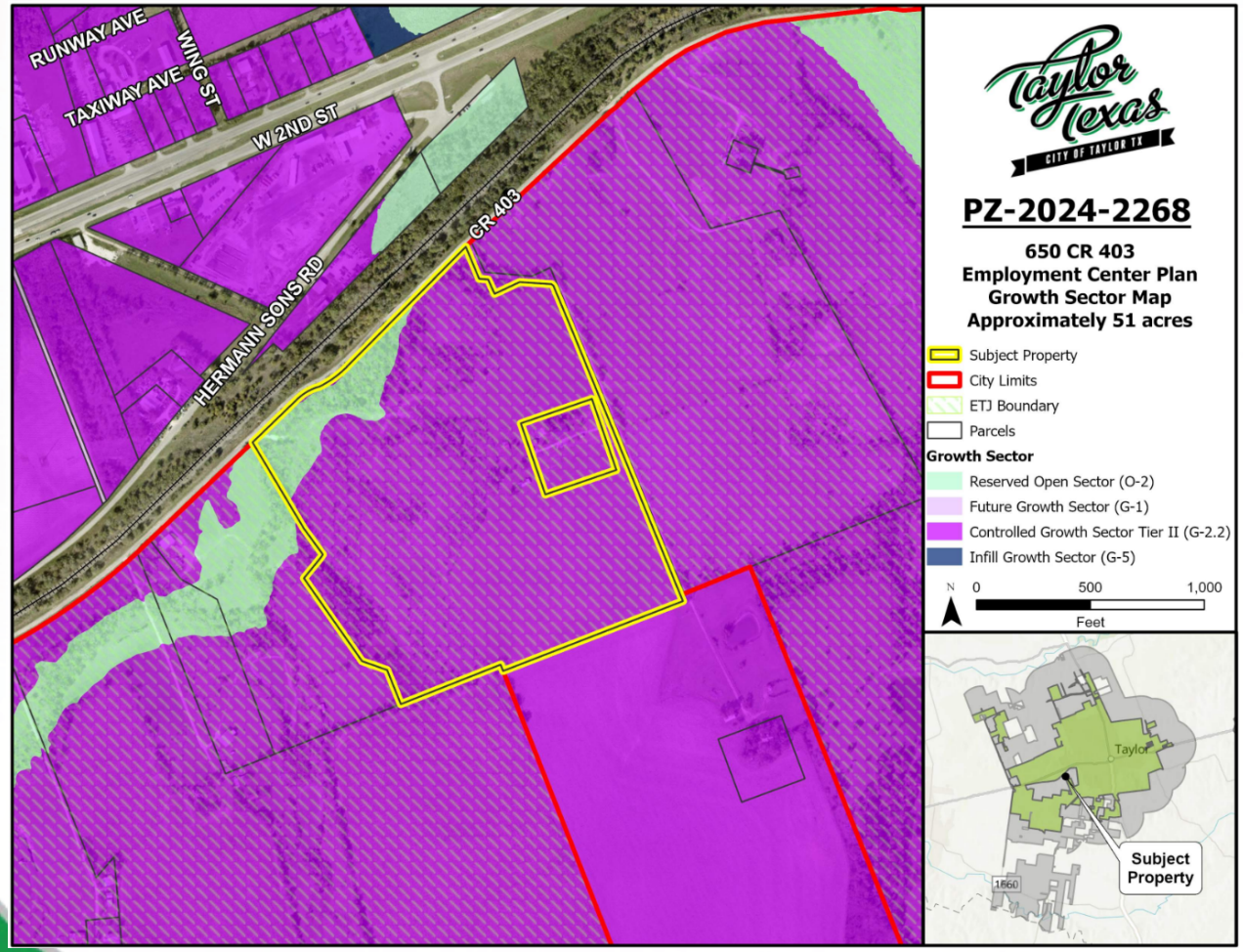
PZ-2024-2268

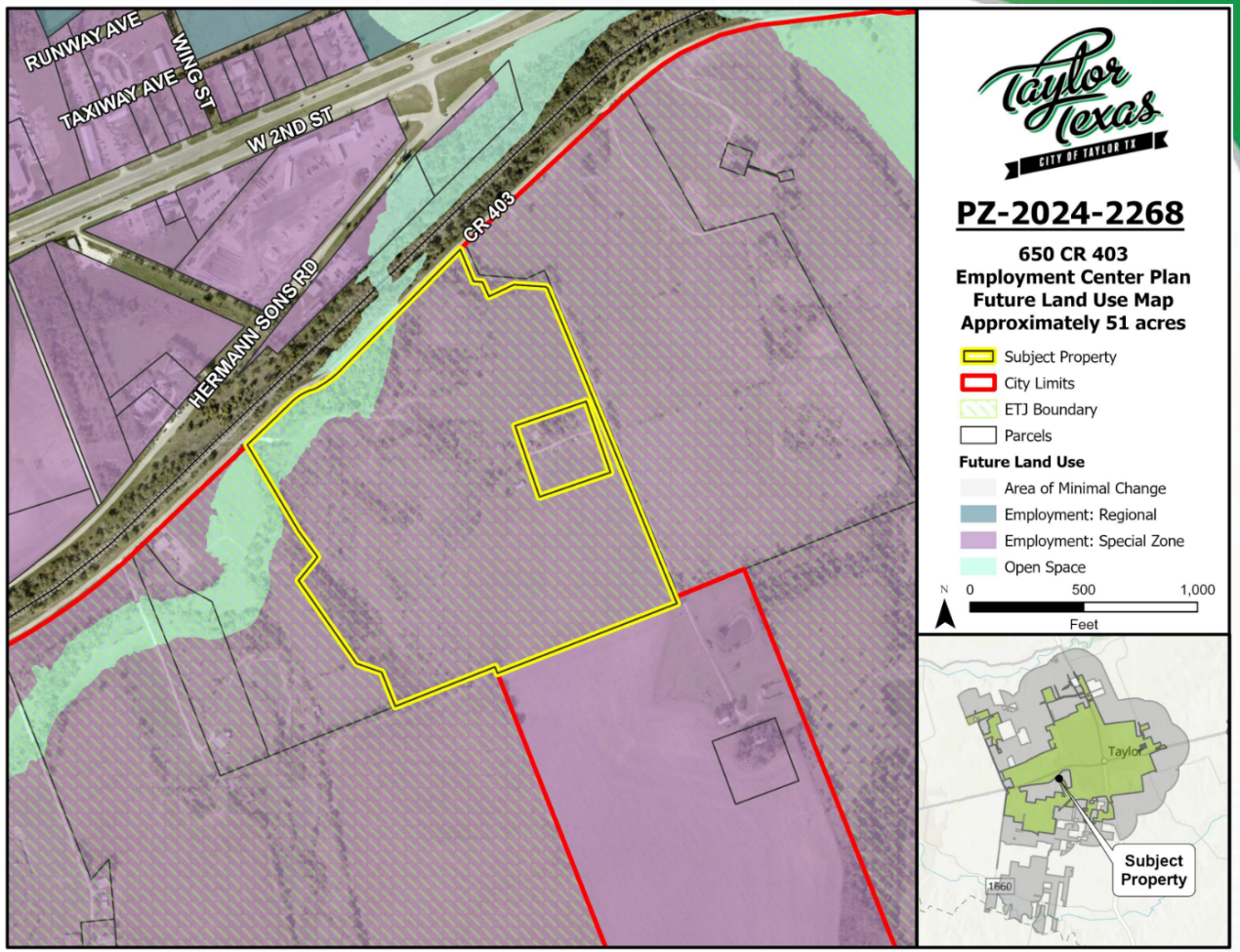
Employment Center Plan
Forterra Mixed Use

Location Map



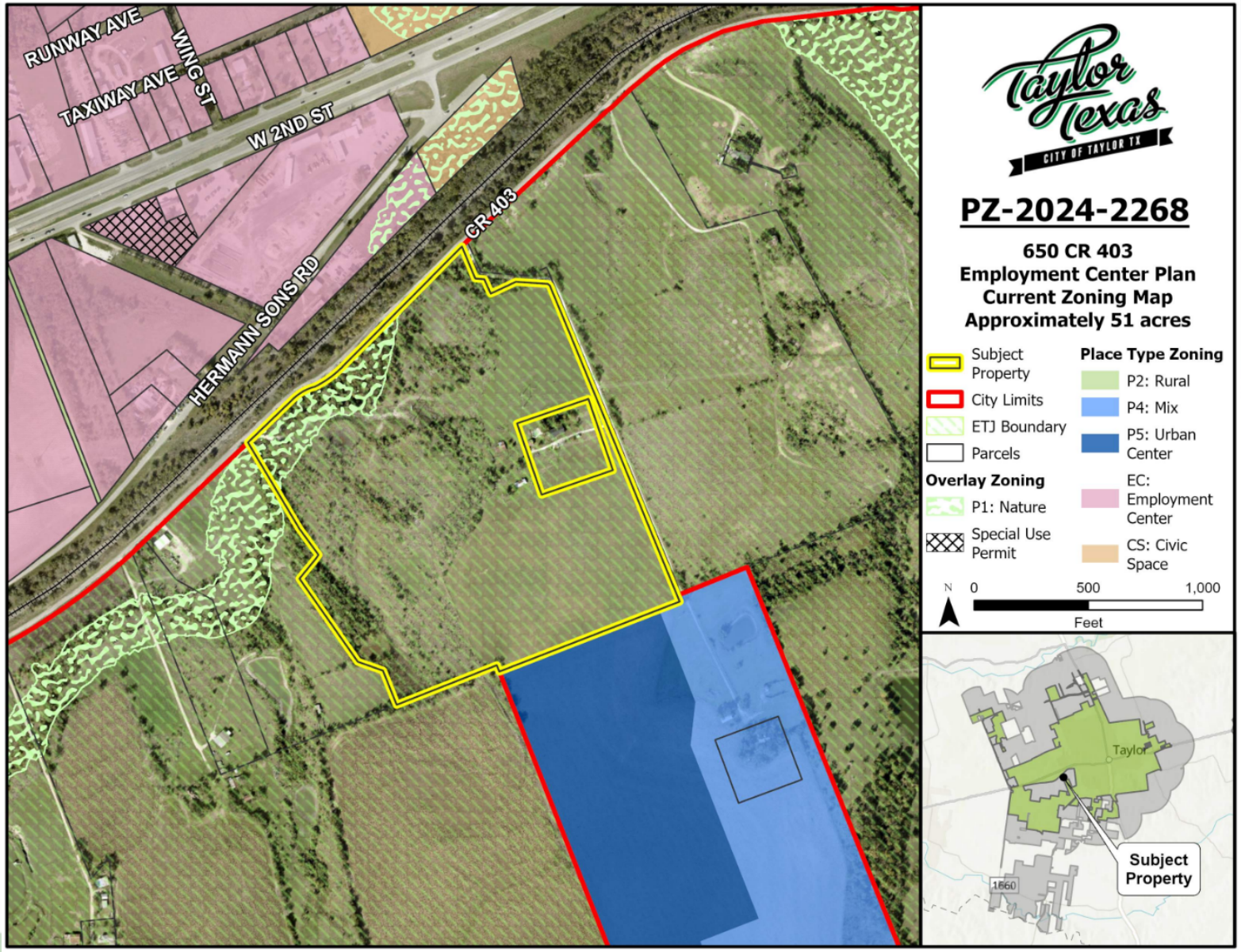
Growth Sector & Future Land Use Maps



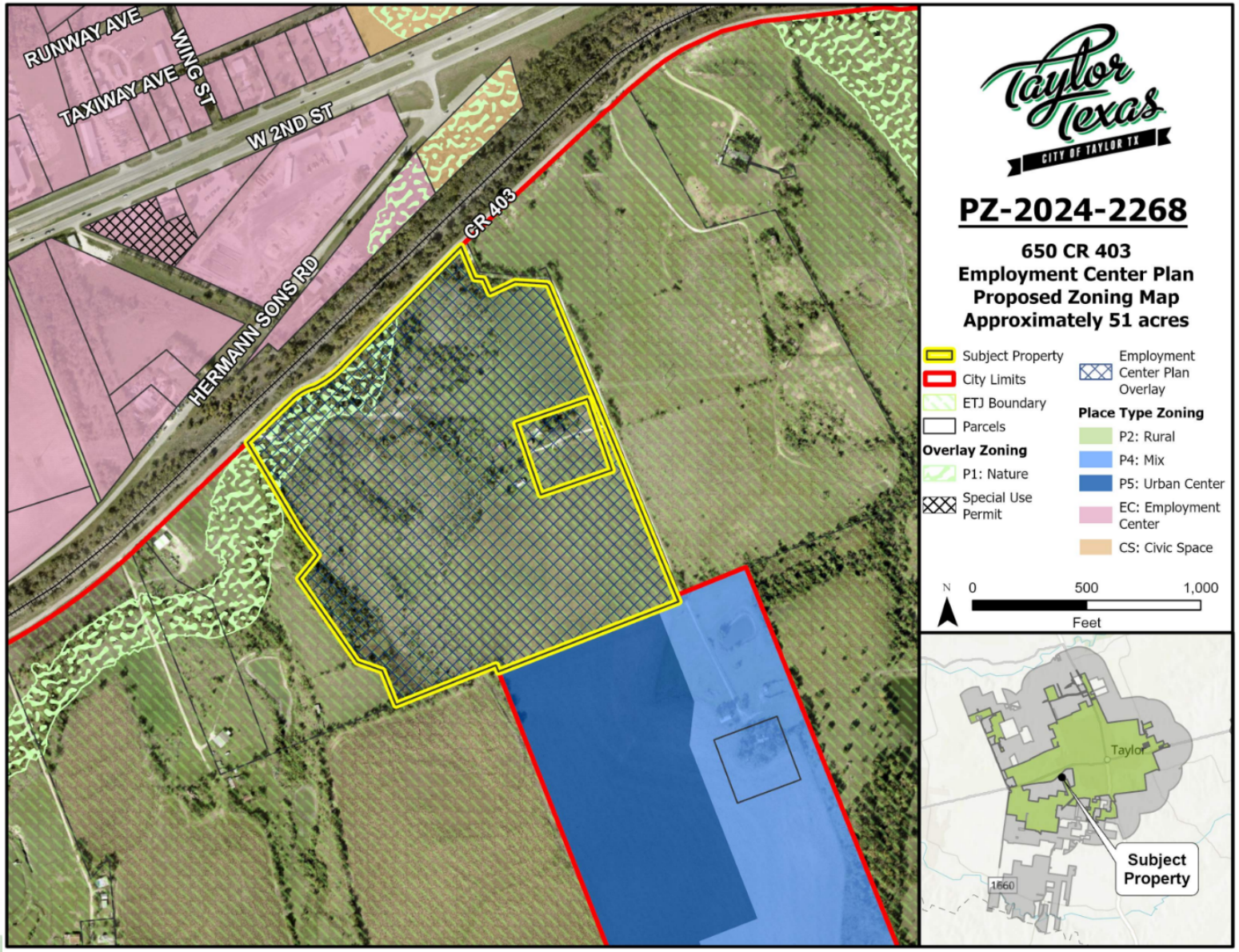


Taylor Texas
CITY OF TAYLOR TX

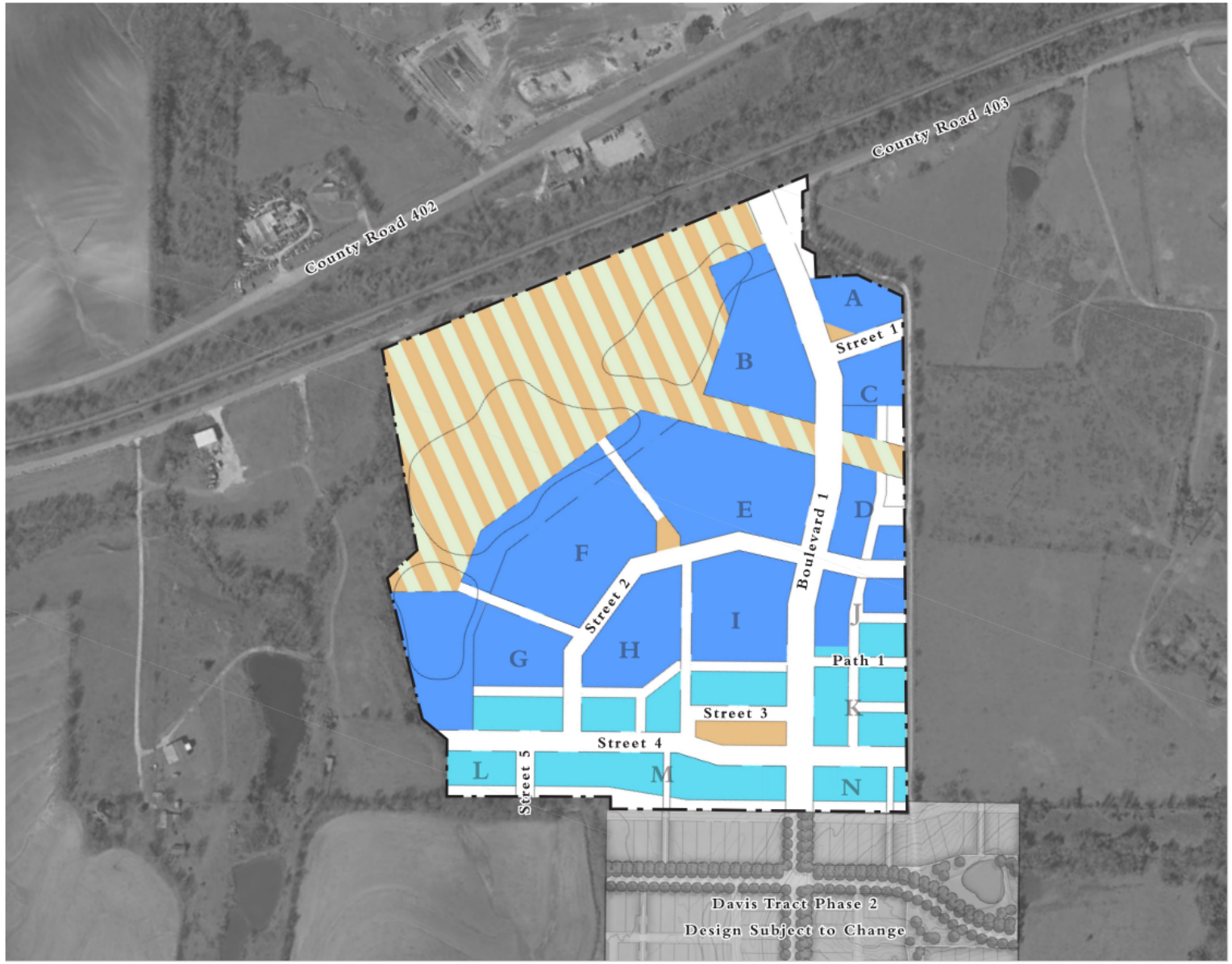
Existing Zoning Map



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:

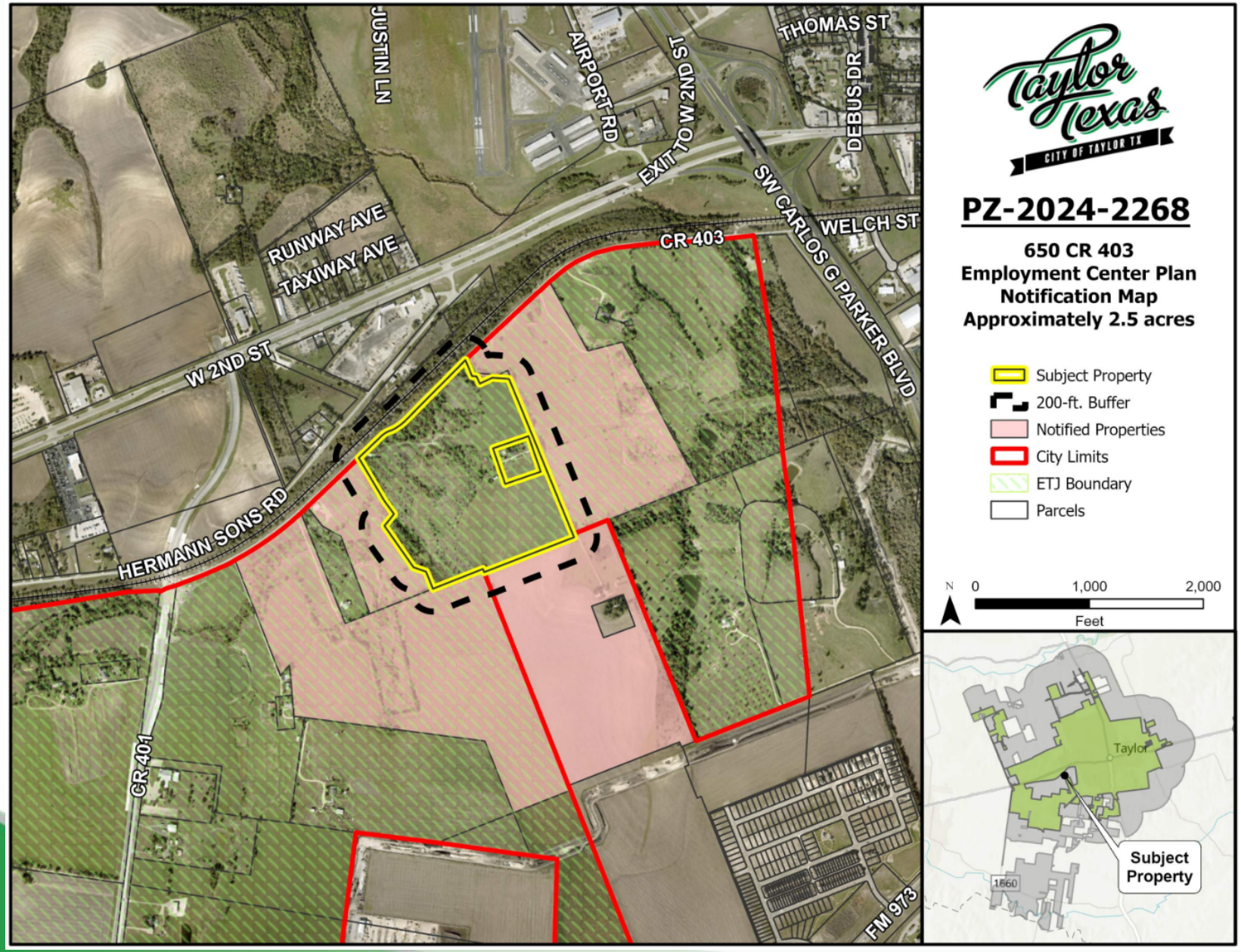
   - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.13 and LDC § 4-120).
   - The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the 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 May 12, 2025, the Planning and Zoning Commission voted 9-0 to recommend approval

City Council Meeting
May 22, 2025
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Economic Vitality

Agenda Item Number: 9.

Agenda Title: **WITHDRAWN BY APPLICANT. 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. POSTPONED FROM APRIL 24, 2025, MEETING**

Council Action to be Taken: Withdraw at applicant request

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 create an Employment Center Plan to address industrial and commercial structures and scale, civic spaces, and frontage types to address the development area.

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 south 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.

This item was on the April 24, 2025 City Council meeting agenda where the item was postponed to the May 22, 2025 meeting.

A meeting between the developer's engineer and property owners was held, and from that the property owners provided the city with a list of concerns. That list has been shared with the developer team, but the Employment Center Plan could not be revised in time to be considered at the May 12th P&Z meeting. As such, the applicant has requested this case be withdrawn so they can consider the property owners' requests, revise the plans, and have them resubmitted and reviewed by the city. Once reviews are complete, the Employment Center Plan will be scheduled for a P&Z and City Council agendas and public notices to property owners within 200 feet will be mailed out.

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Public Hearing - April 8, 2025 (postponed)
City Council Public Hearing - April 24, 2025 (postponed)
P&Z Public Hearing - May 12, 2025 (withdrawn)
City Council Public Hearing - May 22, 2025 (withdraw requested)

7. OTHER OPTIONS

8. ATTACHMENTS

1. PZ-2024-2267-Forterra Business Park Staff Report
2. PZ-2024-2267_Forterra BP LOI
3. PZ-2024-2267 Location Map
4. PZ-2024-2267 Growth Sector
5. PZ-2024-2267 Future Land Use
6. PZ-2024-2267 Current Zoning
7. PZ-2024-2267 Floodplain Map
8. PZ-2024-2267 Notification Map
9. PZ-2024-2267_Forterra BP Ordinance 2025-10
10. PZ-2024-2267_Forterra Business Park Field Notes_EXHIBIT A
11. PZ-2024-2267_Forterra Business Park Employment Center Plan_EXHIBIT B
12. 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,

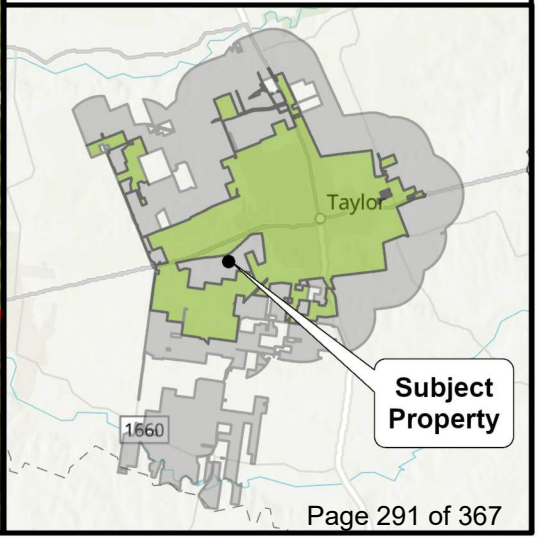
Luke Caraway, P.E.
Vice President, Planning and Design
Lcaraway@viewpointengineering.com

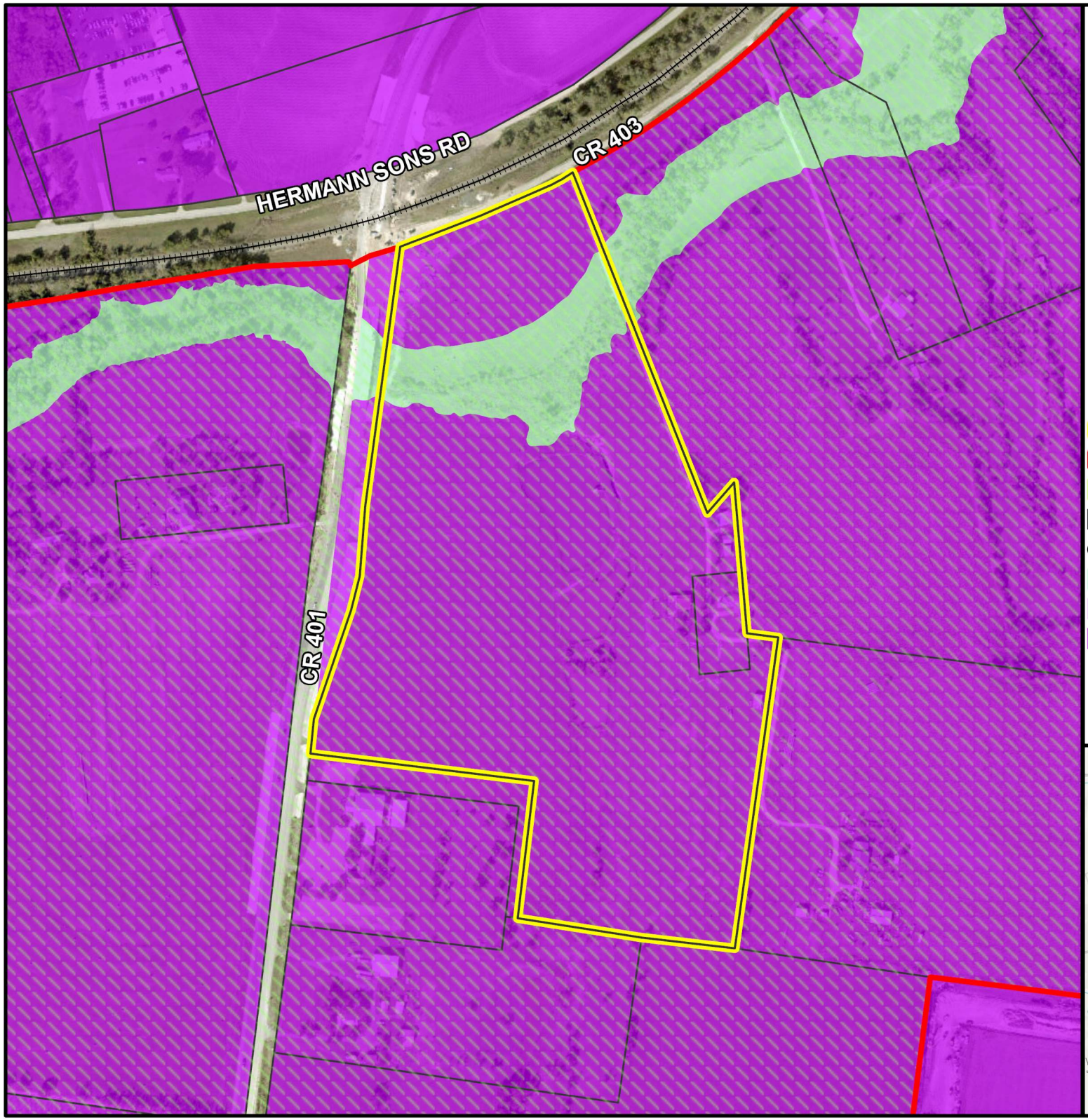
PZ-2024-2267

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

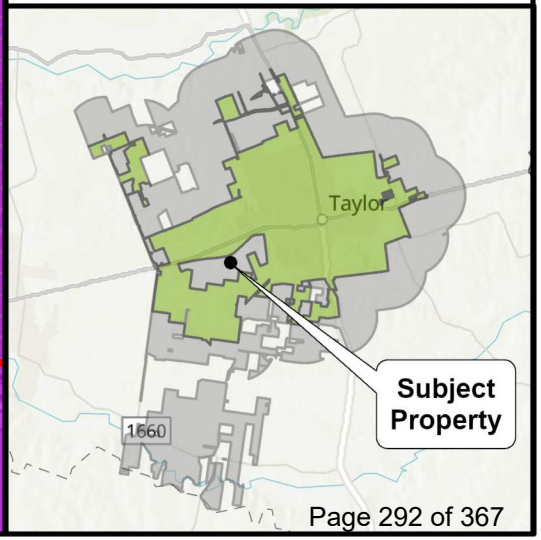
100 CR 403
Employment Center Plan
Growth Sector Map
Approximately 45 acres

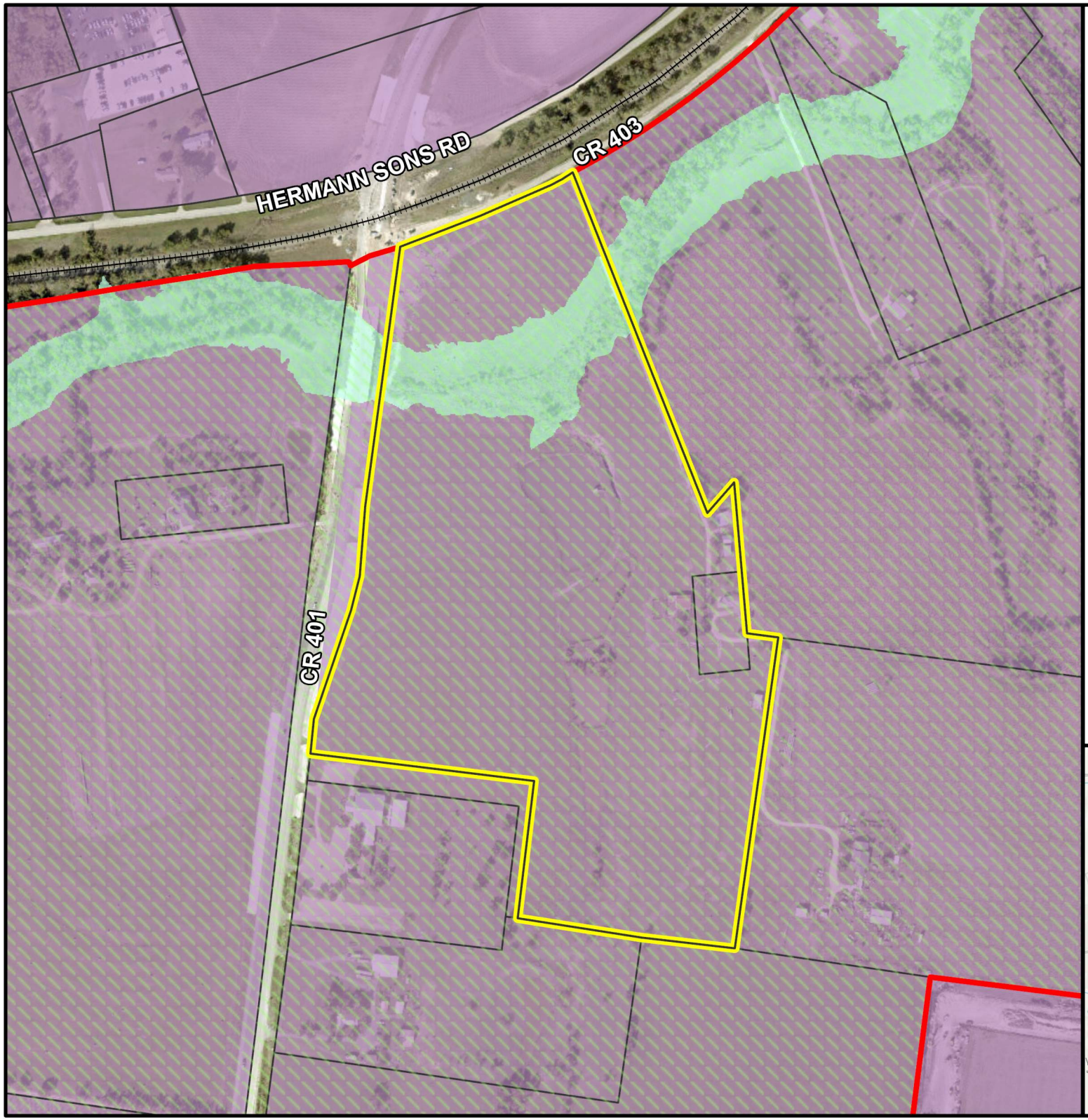
- Subject Property
- City Limits
- ETJ Boundary
- Parcels

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

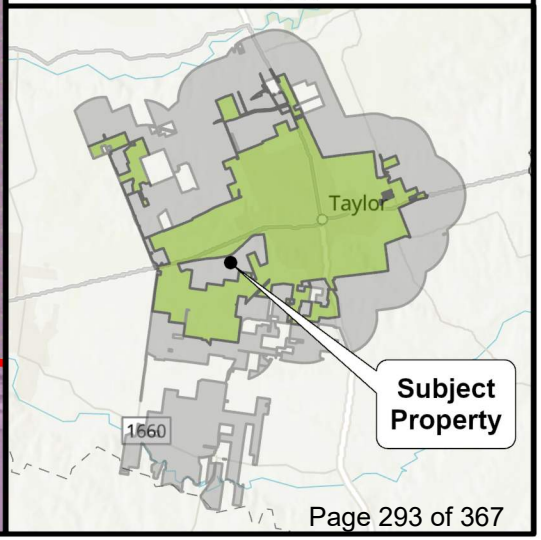
100 CR 403
Employment Center Plan
Future Land Use Map
Approximately 45 acres

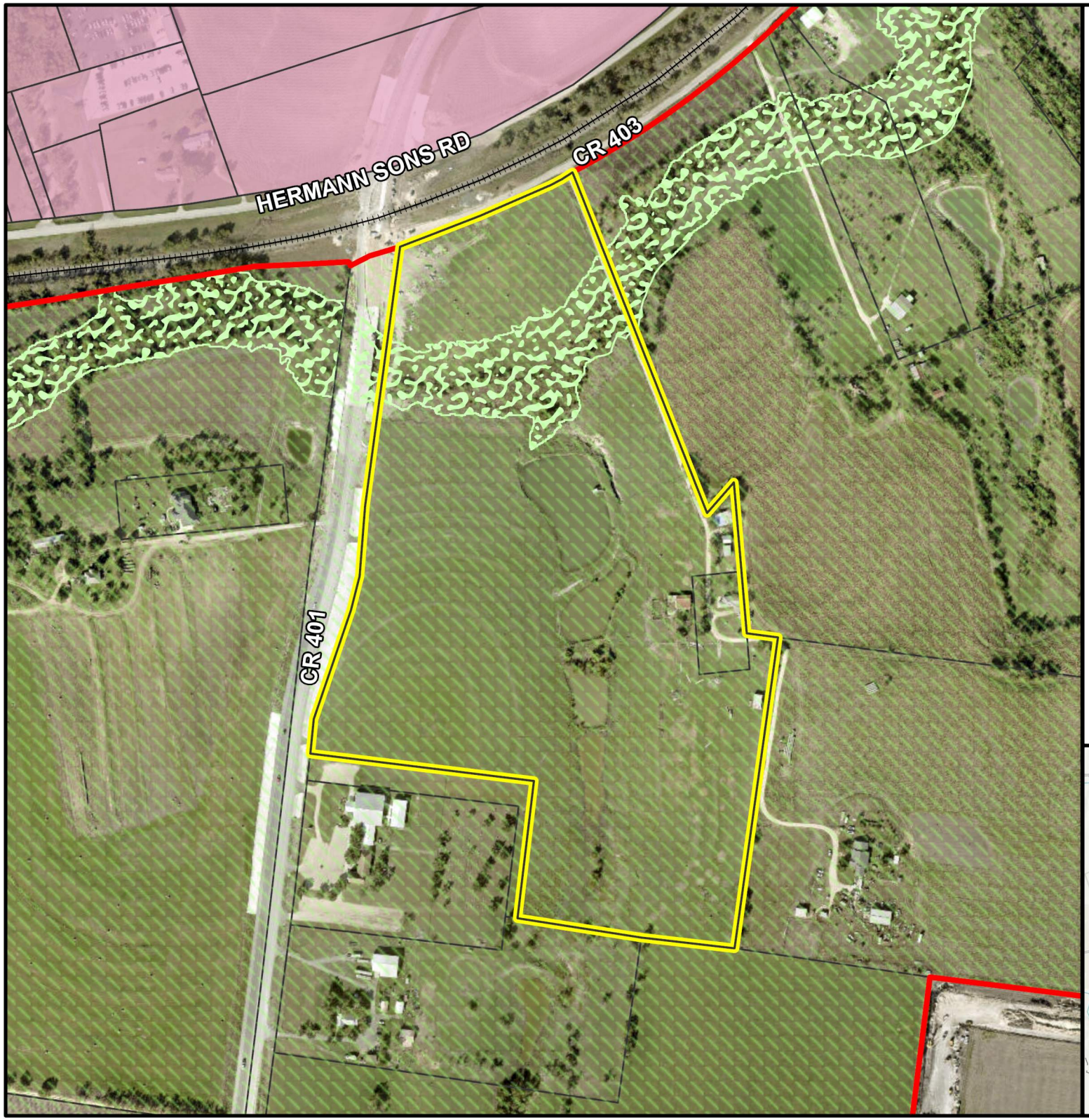
- Subject Property
- City Limits
- ETJ Boundary
- Parcels

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

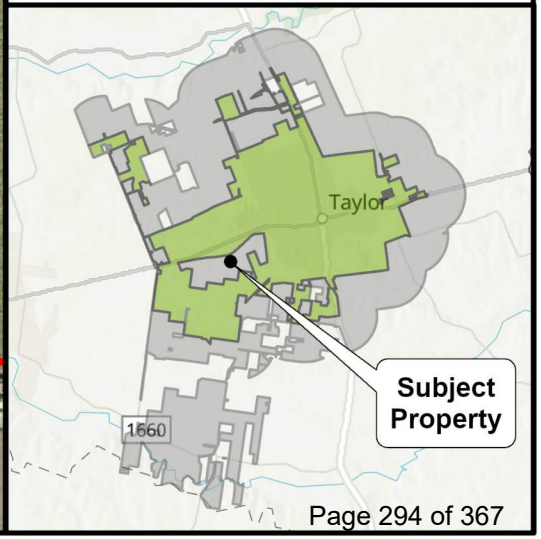
Overlay Zoning

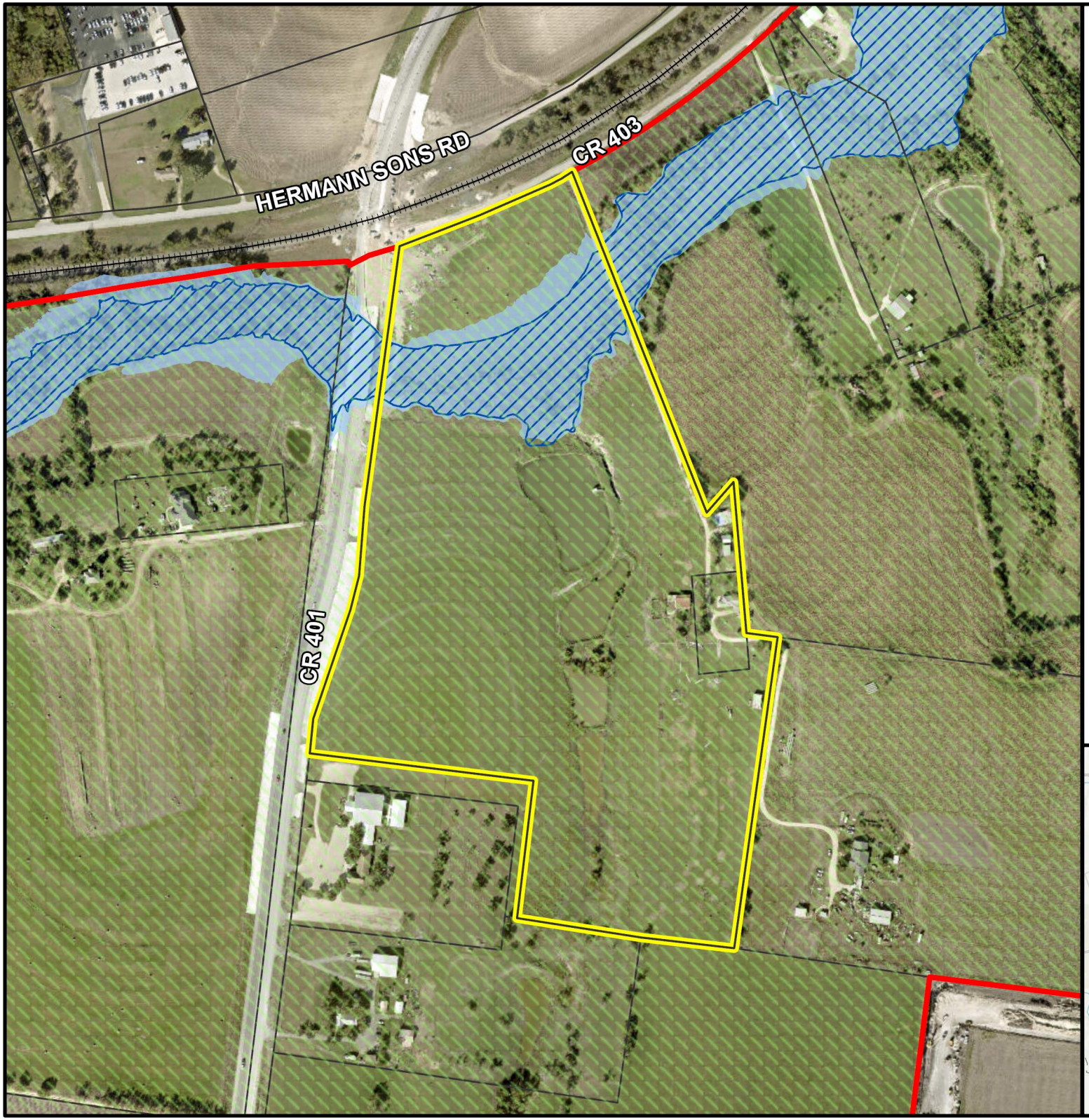
- P1: Nature

Place Type Zoning

- EC: Employment Center

N 0 400 800
Feet



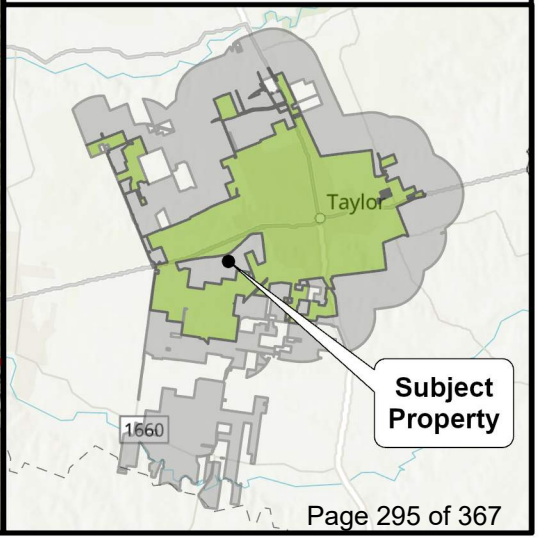


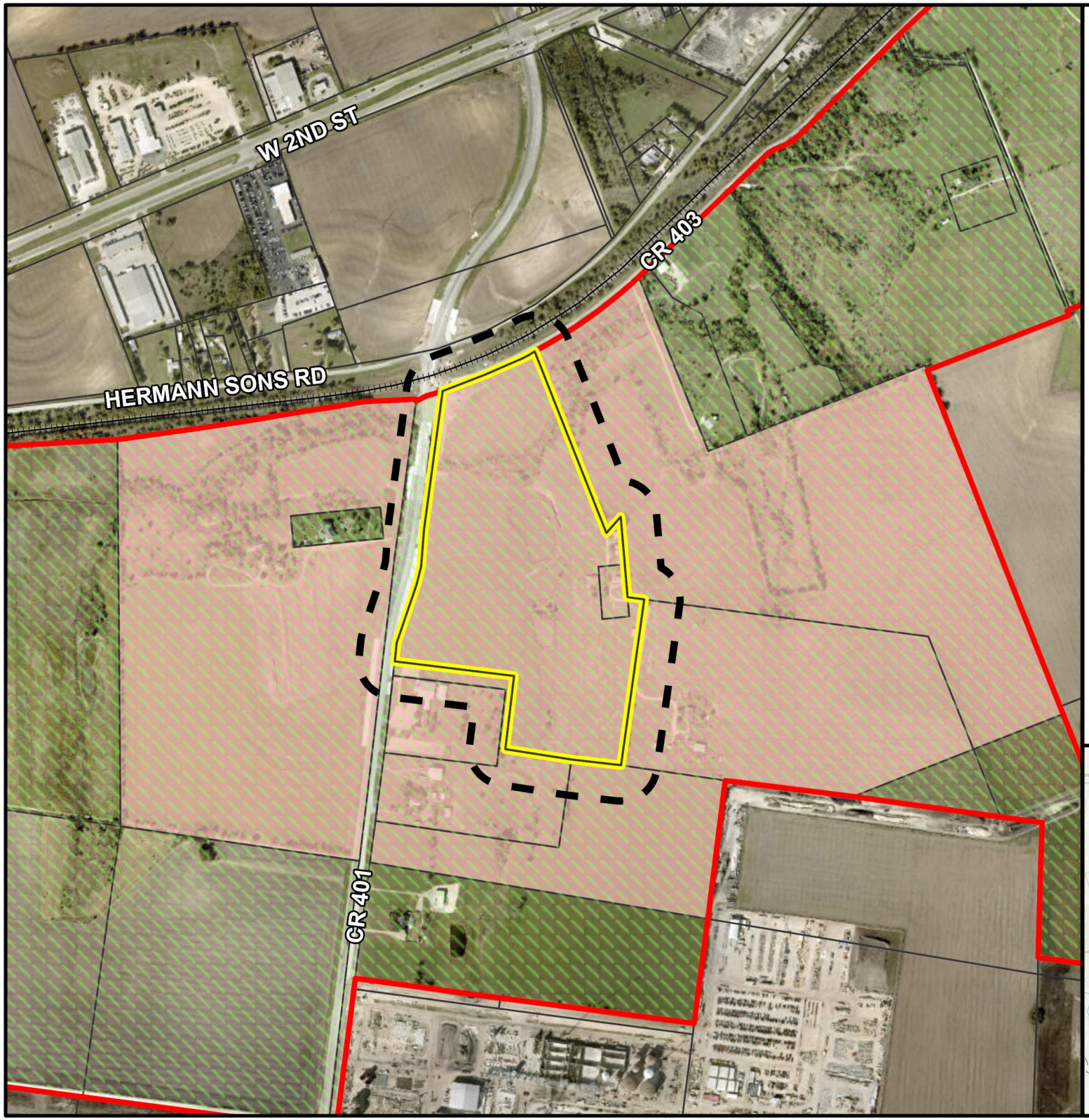
PZ-2024-2267

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





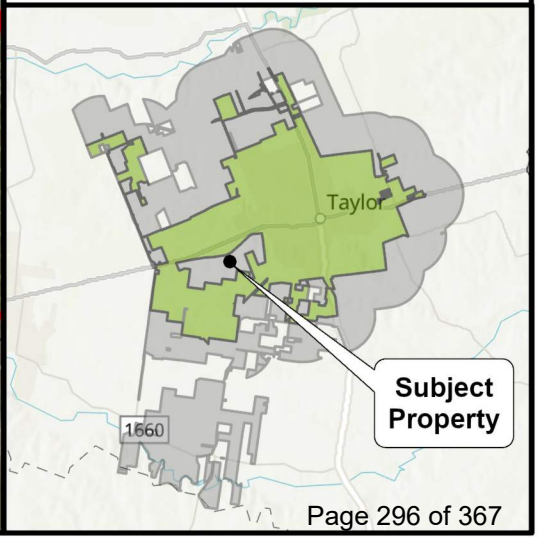
Taylor Texas
CITY OF TAYLOR TX

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.

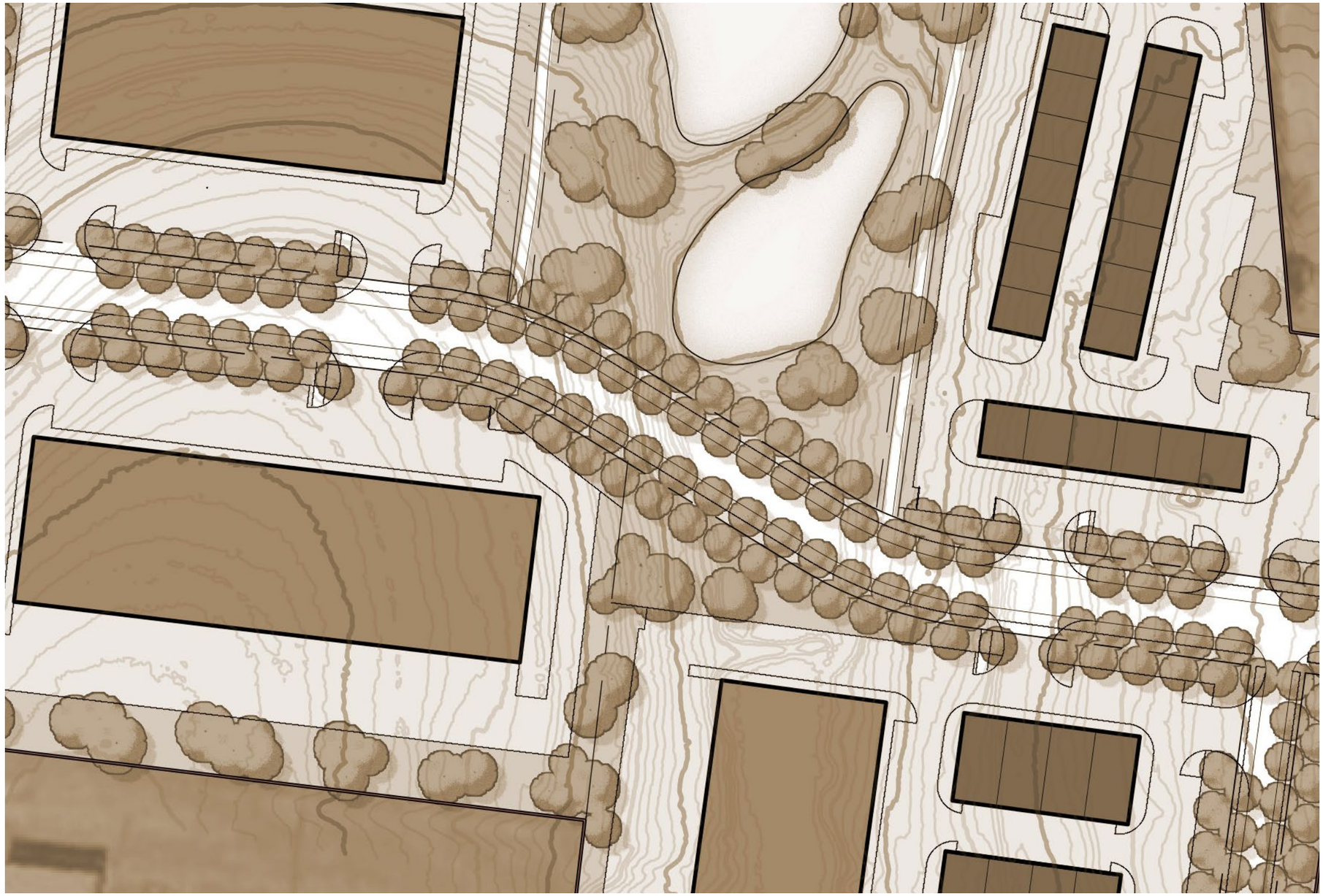
7. Power Line in place as shown on survey plat made by Bradley L Lipscomb RPLS No. 5952, dated October 7, 2021, together with all associated rights of Power Company, including but not limited to the rights of ingress and egress over the property description herein.

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

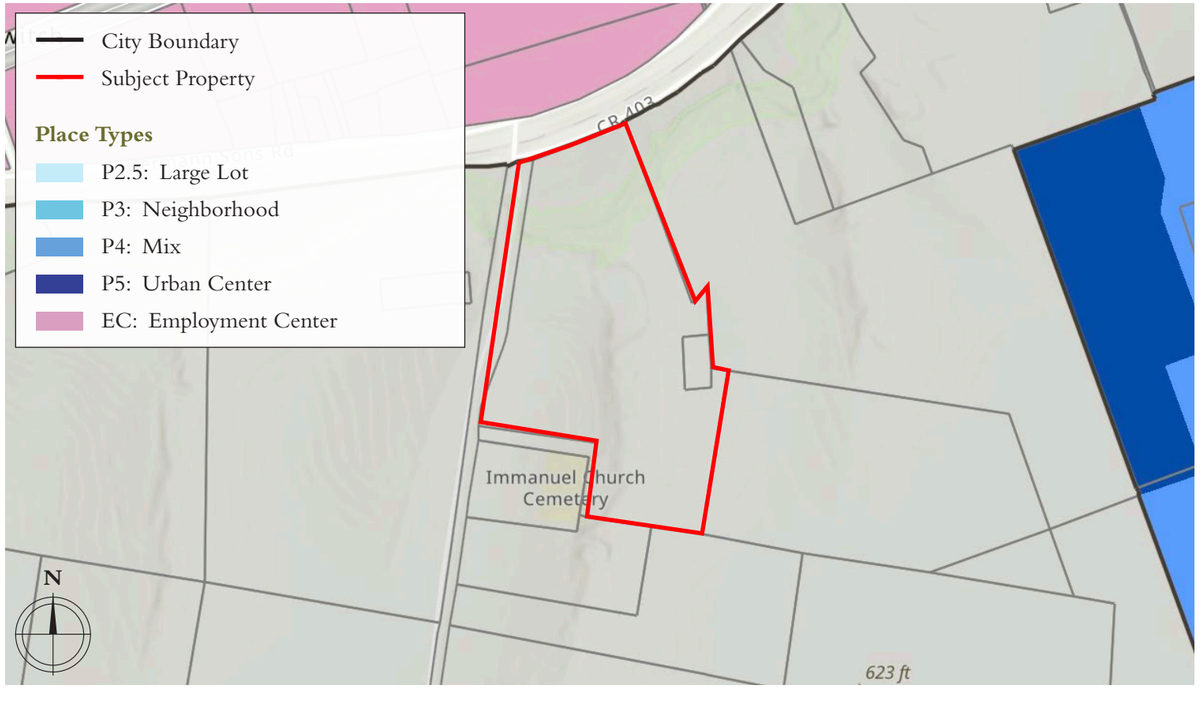
0 mi. 1/4 mi. 1/2 mi. 1 mi.

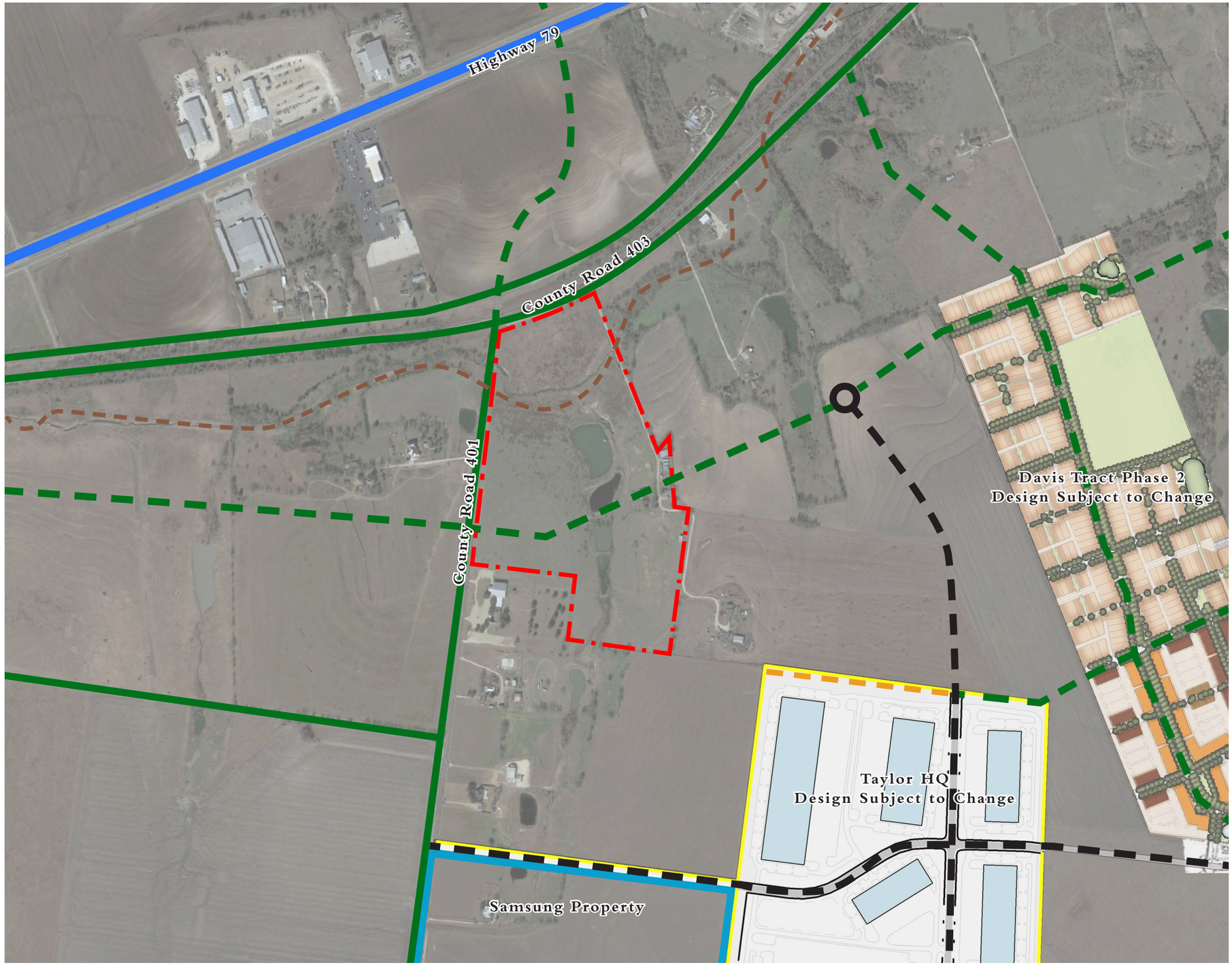
N

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

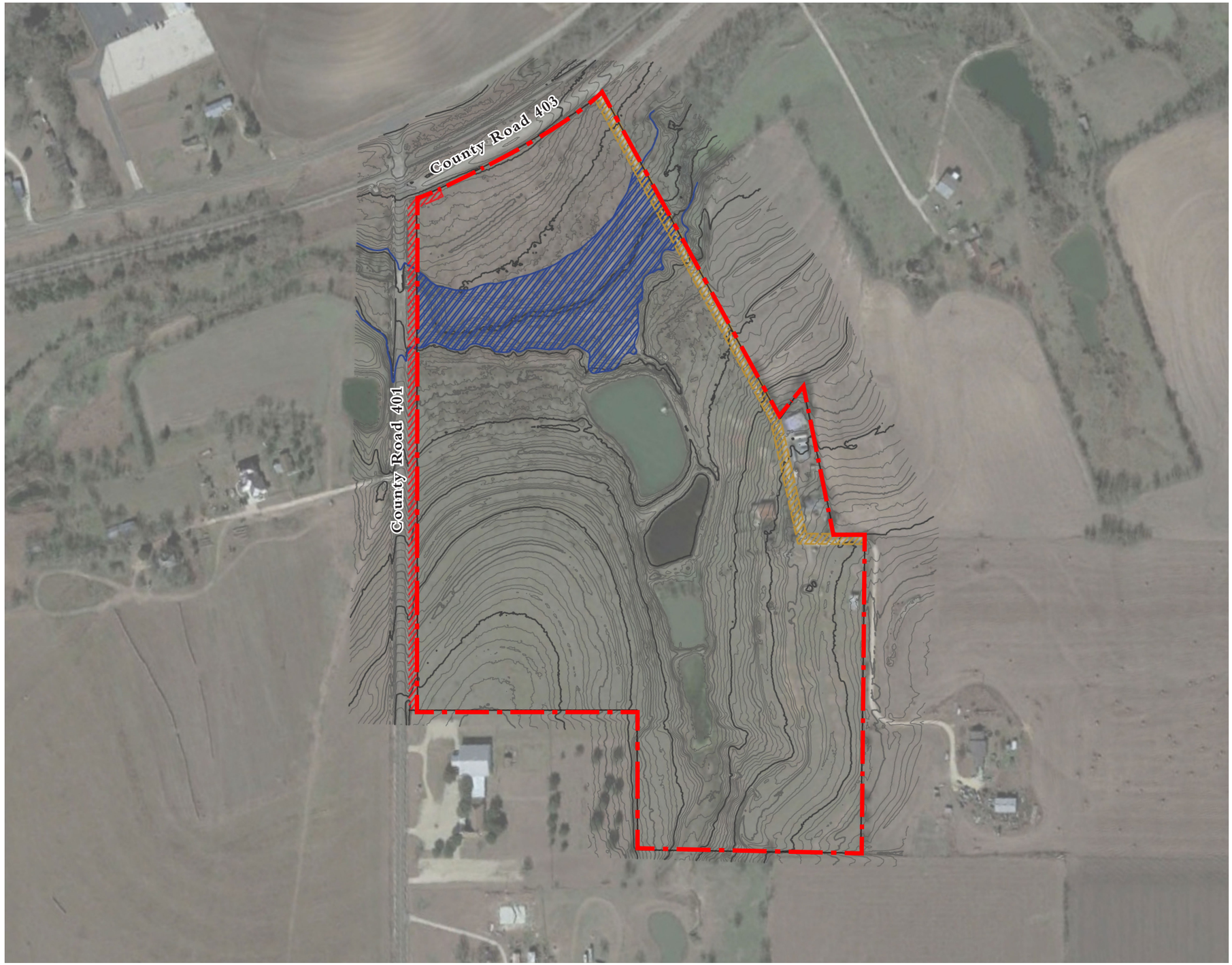
- Subject Property
- Existing Regional Road
- Existing Community Boulevard
- Proposed Community Boulevard (Per City of Taylor Transportation Master Plan)
- Proposed Industrial Boulevard
- Proposed Industrial Street
- Proposed Trail

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.

N

0 ft. 150 ft. 300 ft. 600 ft.

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.

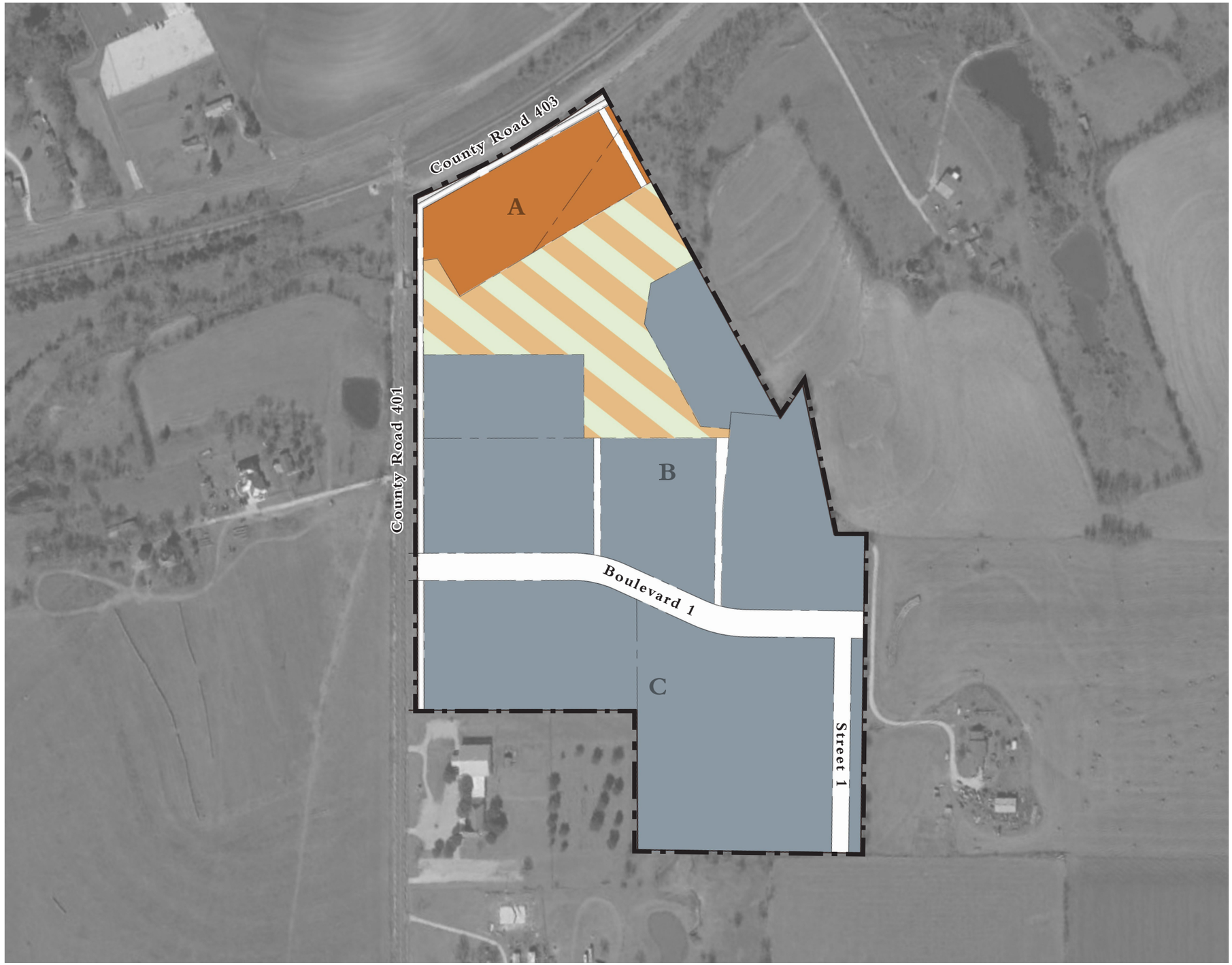
N

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).

N

0 ft. 150 ft. 300 ft. 600 ft.

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.

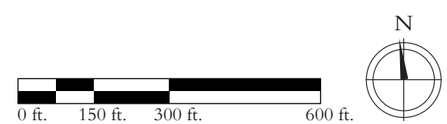
2. A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following conditions:
   - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.11 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.

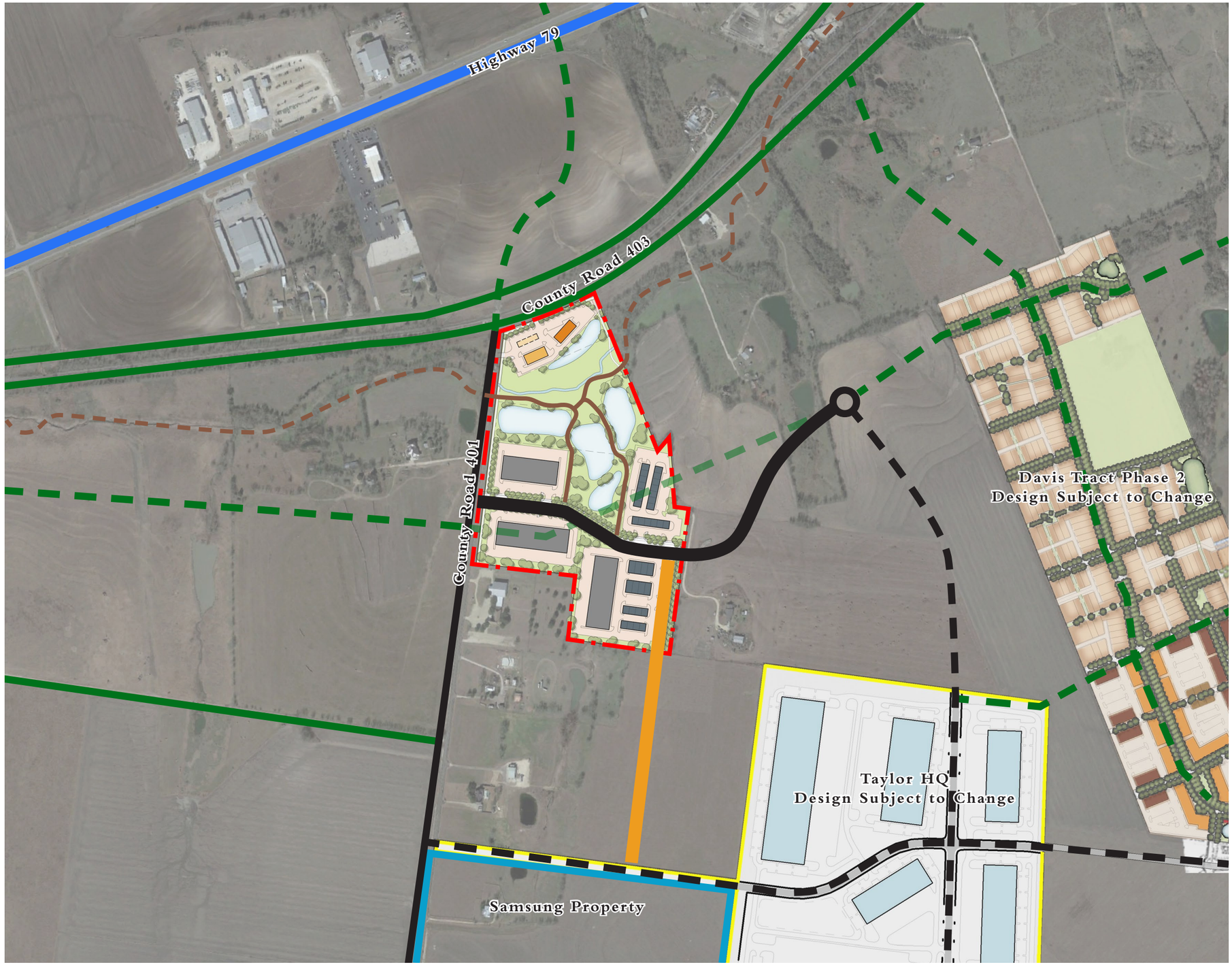
Blocks	
Block Length (maximum)	1,400 ft.
Block Perimeter (maximum)	5,600 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	See *Thoroughfare Types (B.8-B.9)*
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not 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.

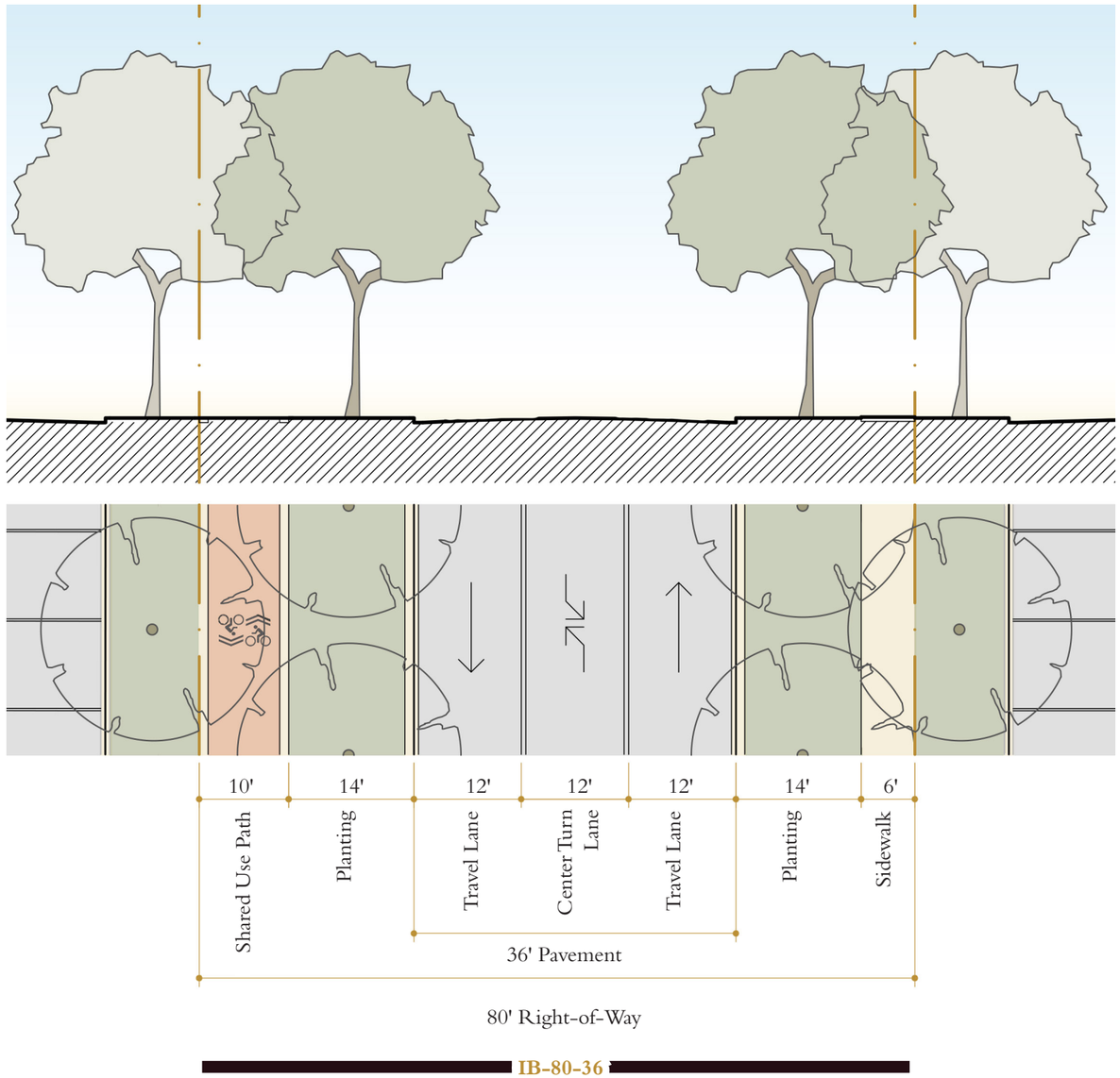
The design is subject to change. Not for construction.

Key

- Subject Property
- IB-80-36
- IS-50-24
- TR-20
- Trail in Civic Space

N

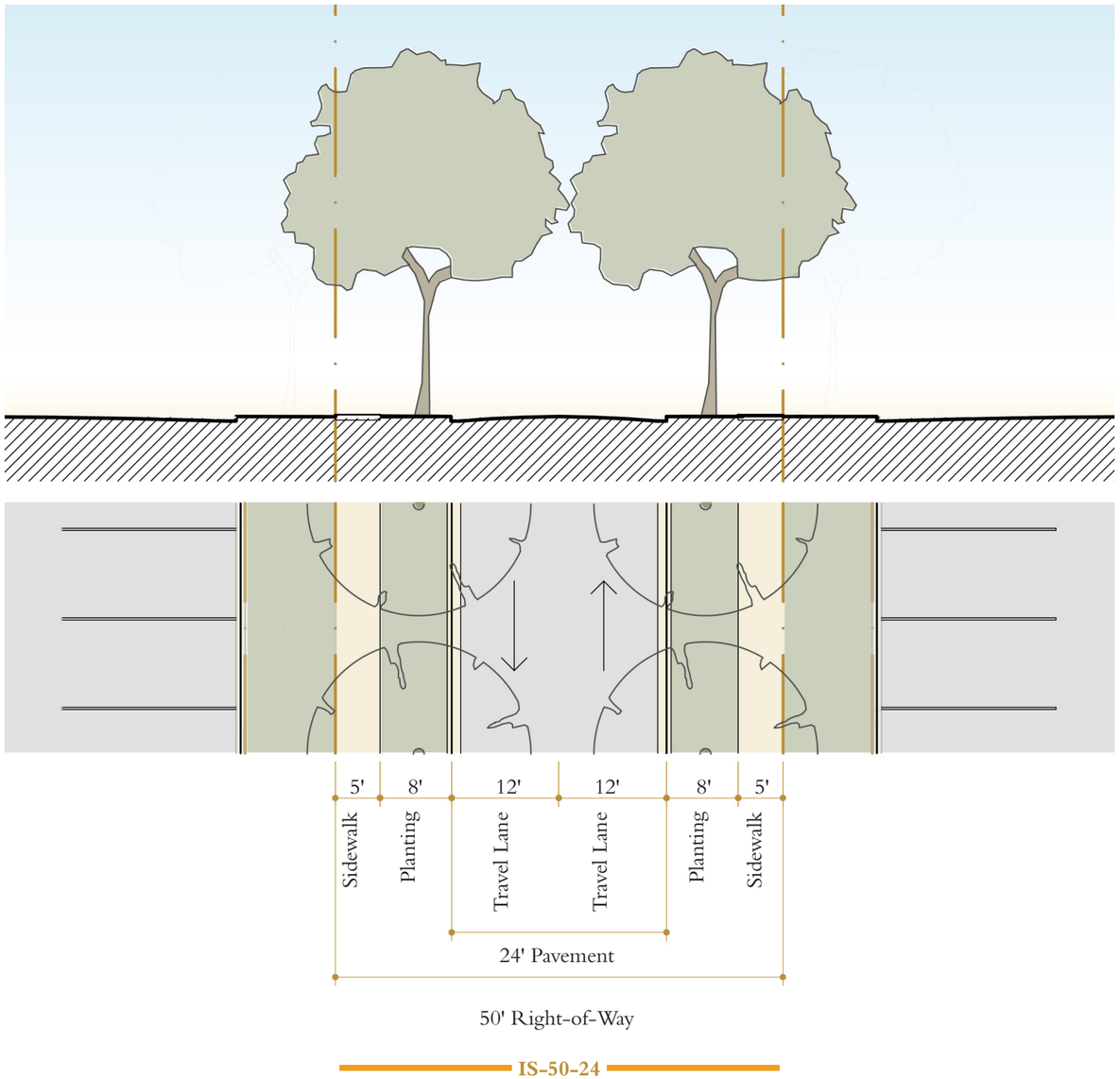
0 ft. 150 ft. 300 ft. 600 ft.



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

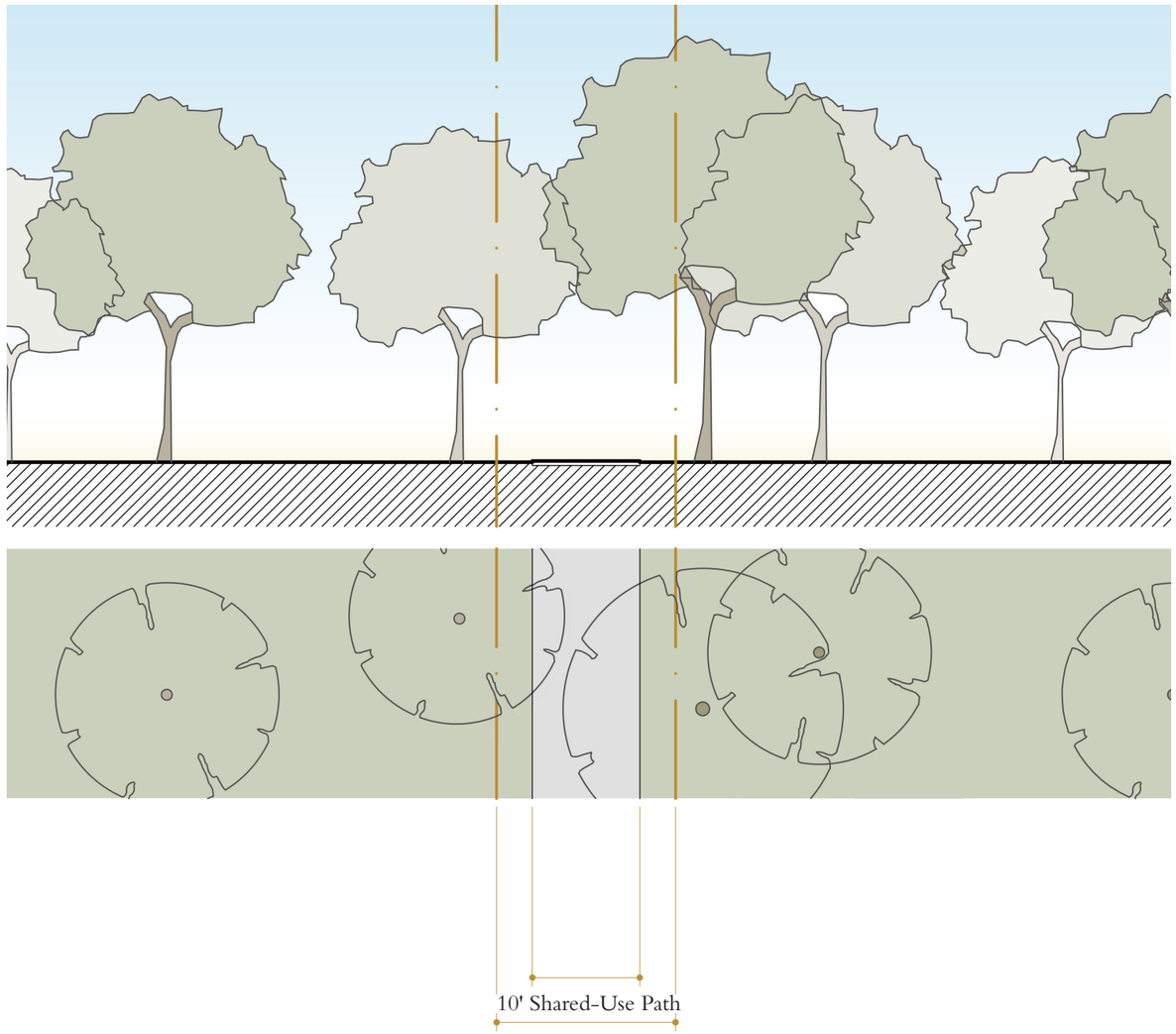
Notes: The size of the planting strip may be increased or decreased to accommodate grade change.



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)

N

0 ft. 150 ft. 300 ft. 600 ft.

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

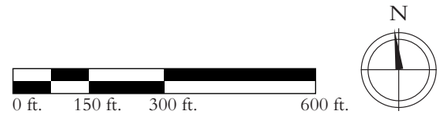
- Subject Property
- 26-foot Fire Apparatus Access Roads
- 20-foot Fire Apparatus Access Roads
- Buildings over 30 feet
- Lots with buildings under 30 feet

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.

MINIMUM CLEARANCE AROUND A FIRE HYDRANT

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.

N

0 ft. 150 ft. 300 ft. 600 ft.

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

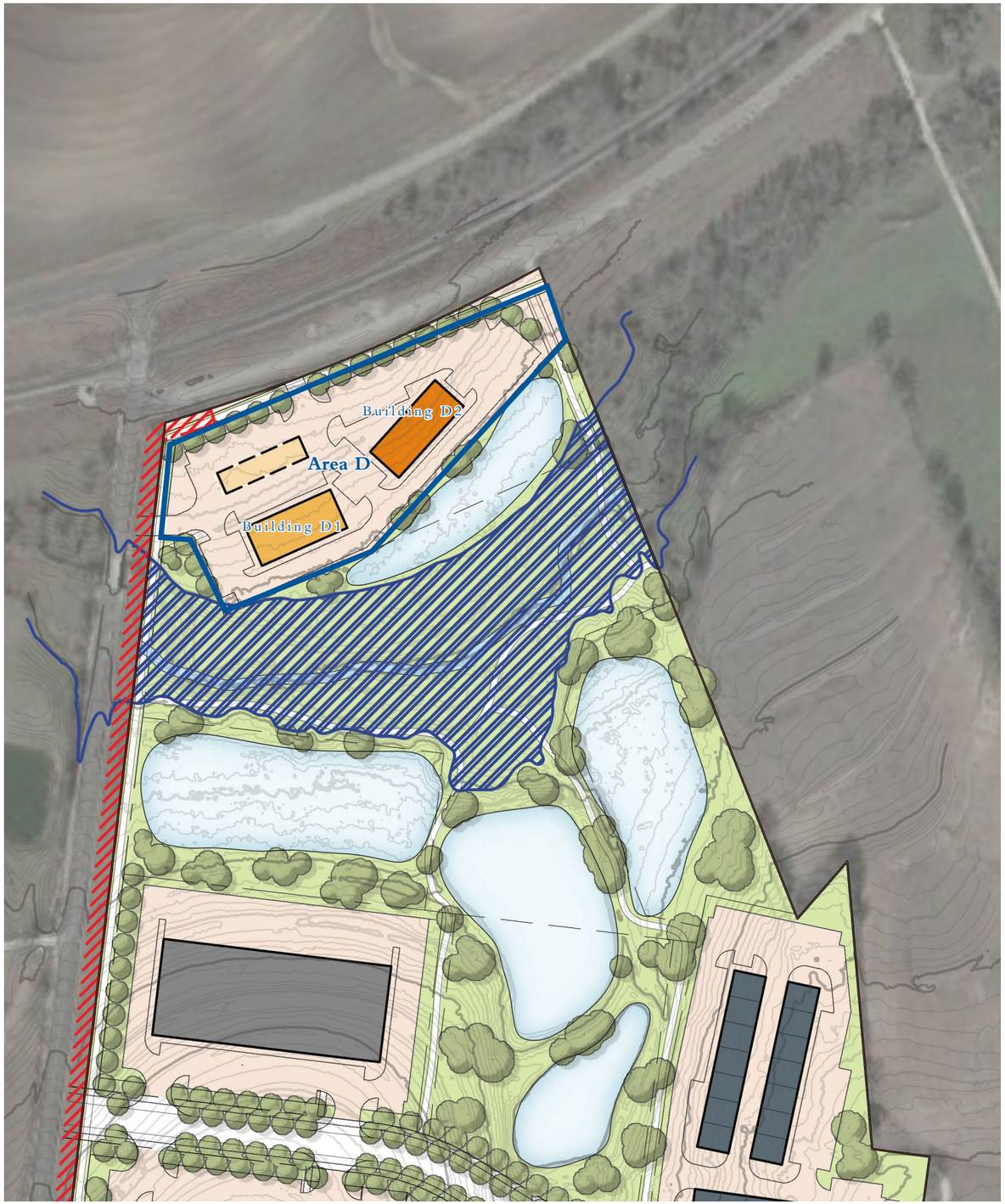
Industrial	Program	Spaces
Building A1	53,400 sq.ft.	54
Building A2	69,000 sq.ft.	69
Total Requested		**123**
Parking Provided		Spaces
Provided in Parking Lots		154
Total Provided		**154**
Difference		**+31**

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.

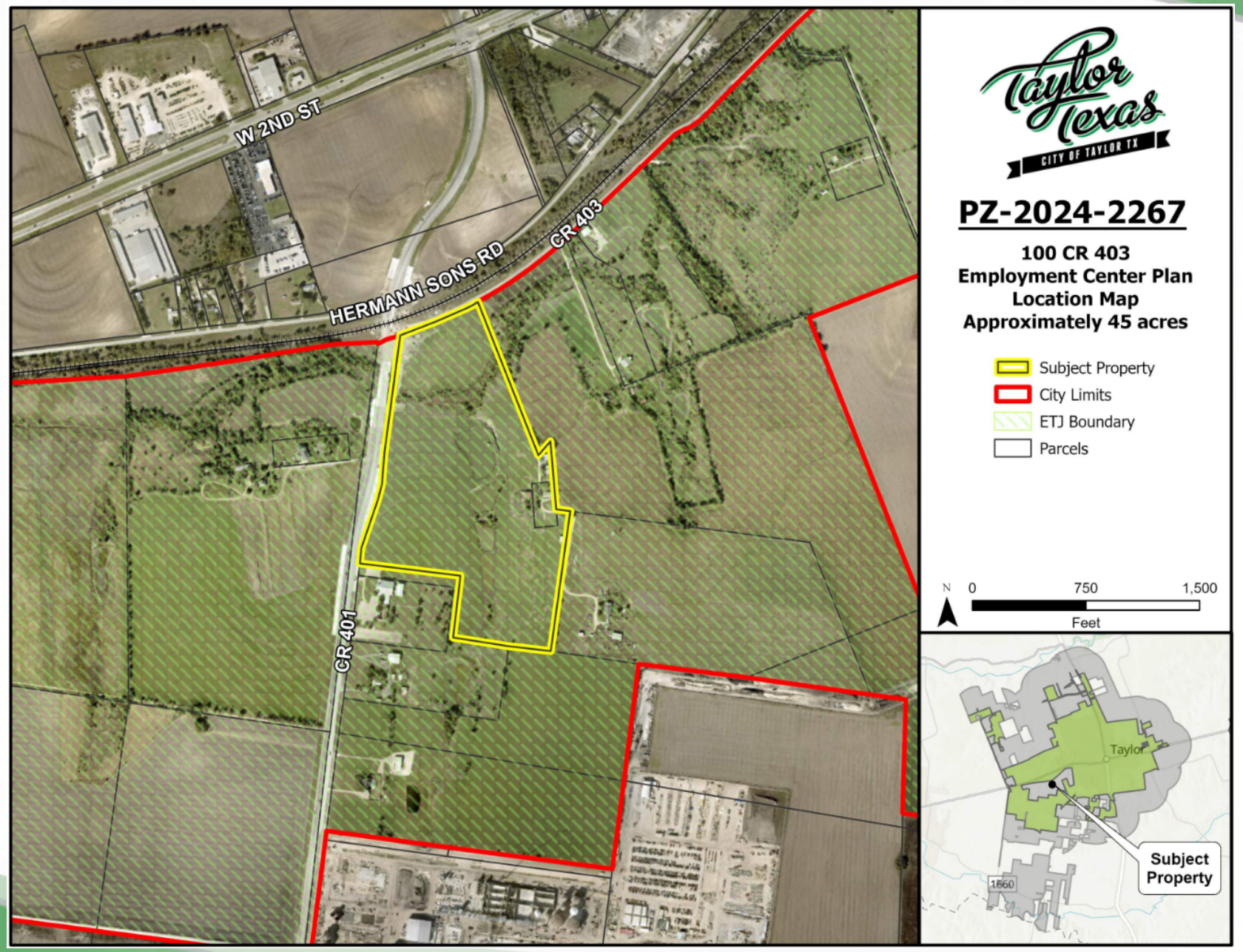
Area D

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**

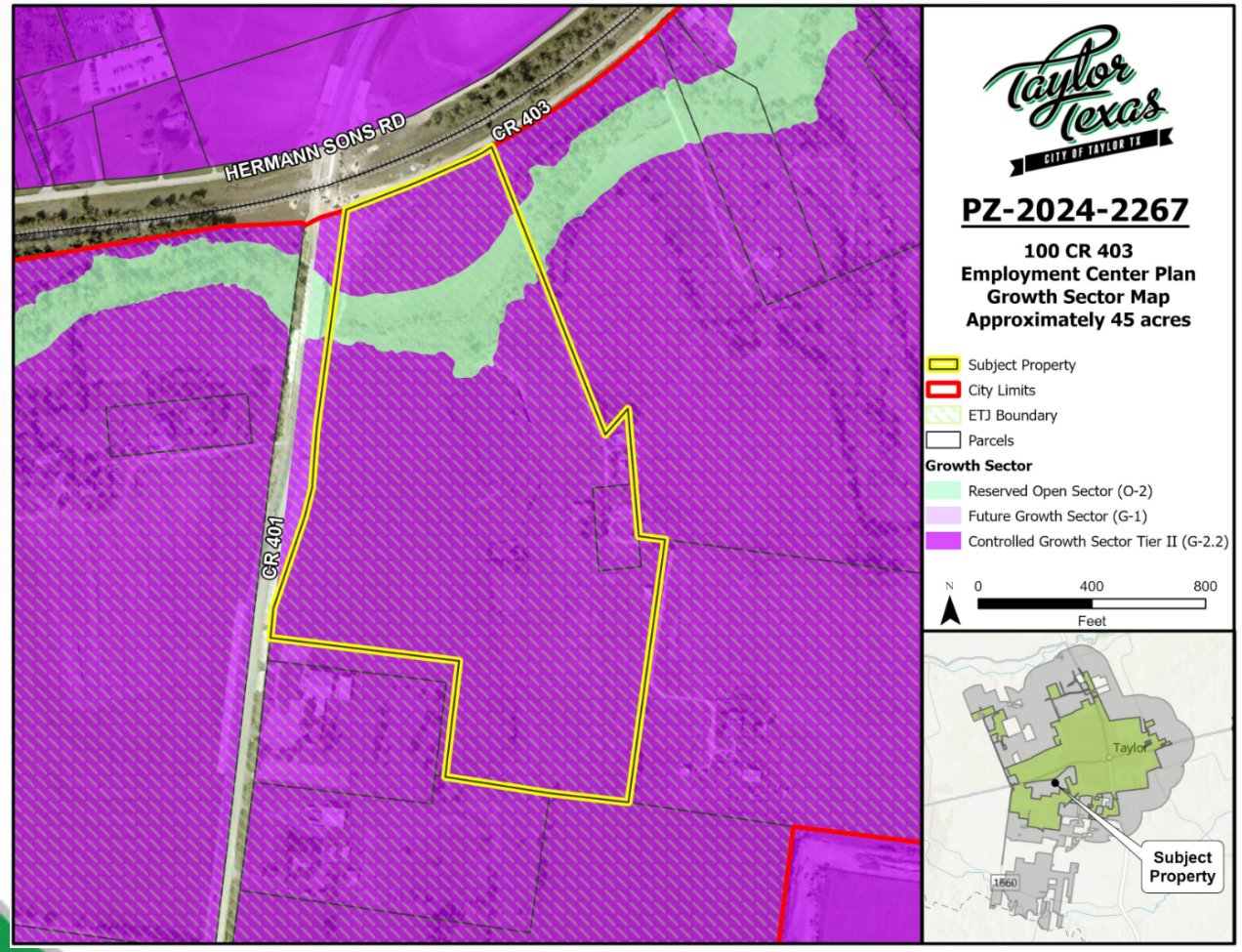
PZ-2024-2267

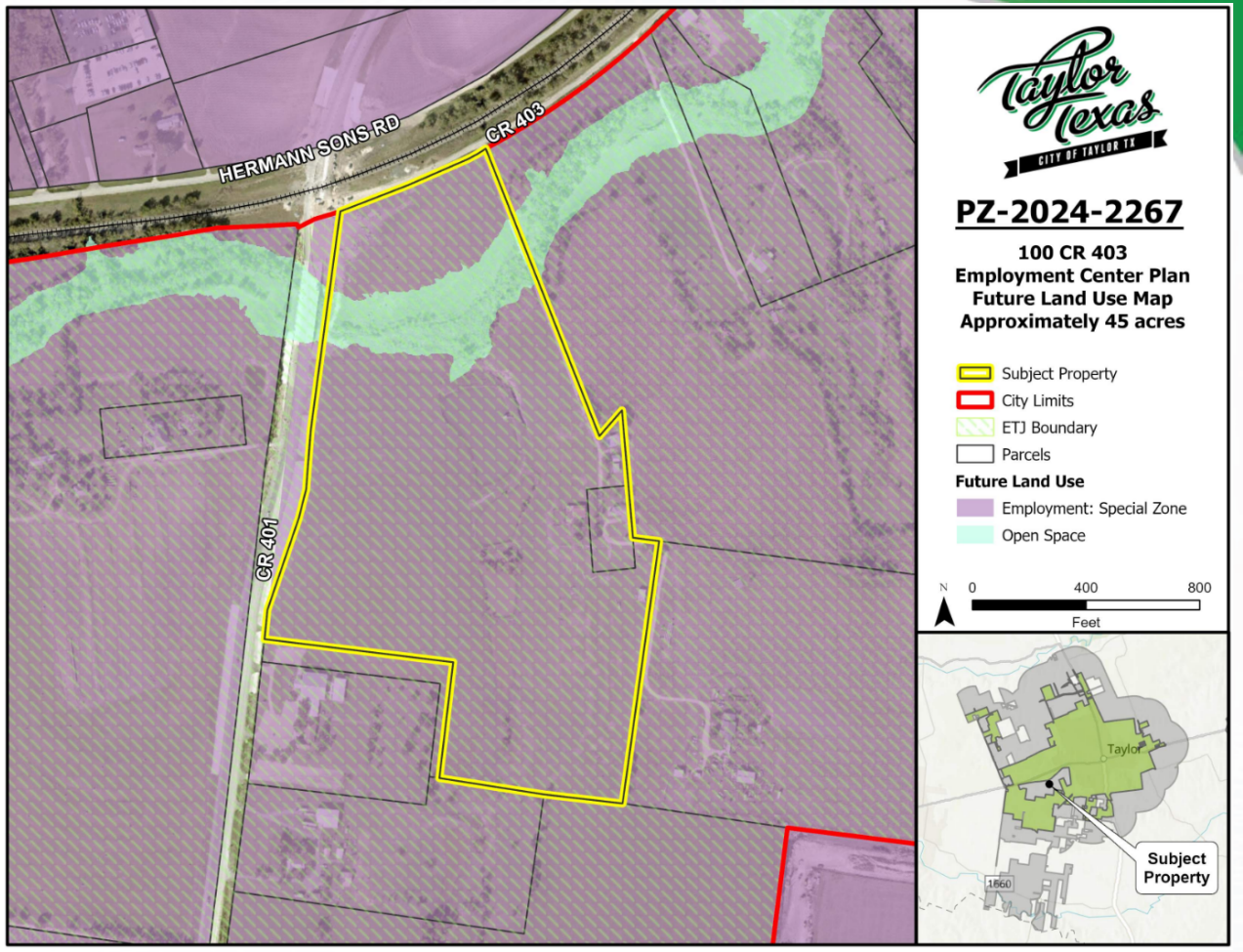
Employment Center Plan
Forterra Business Park

Location Map

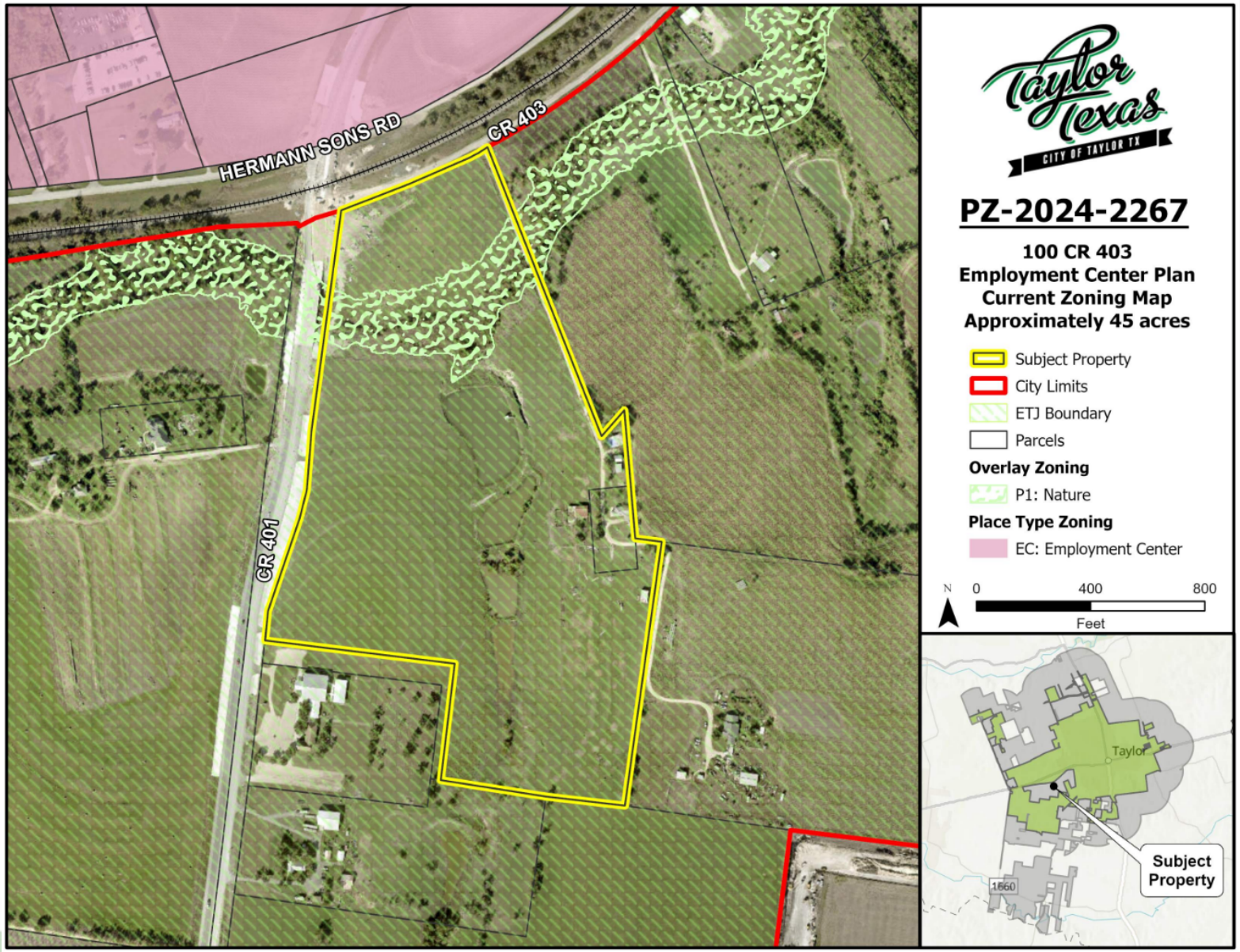


Growth Sector & Future Land Use Maps

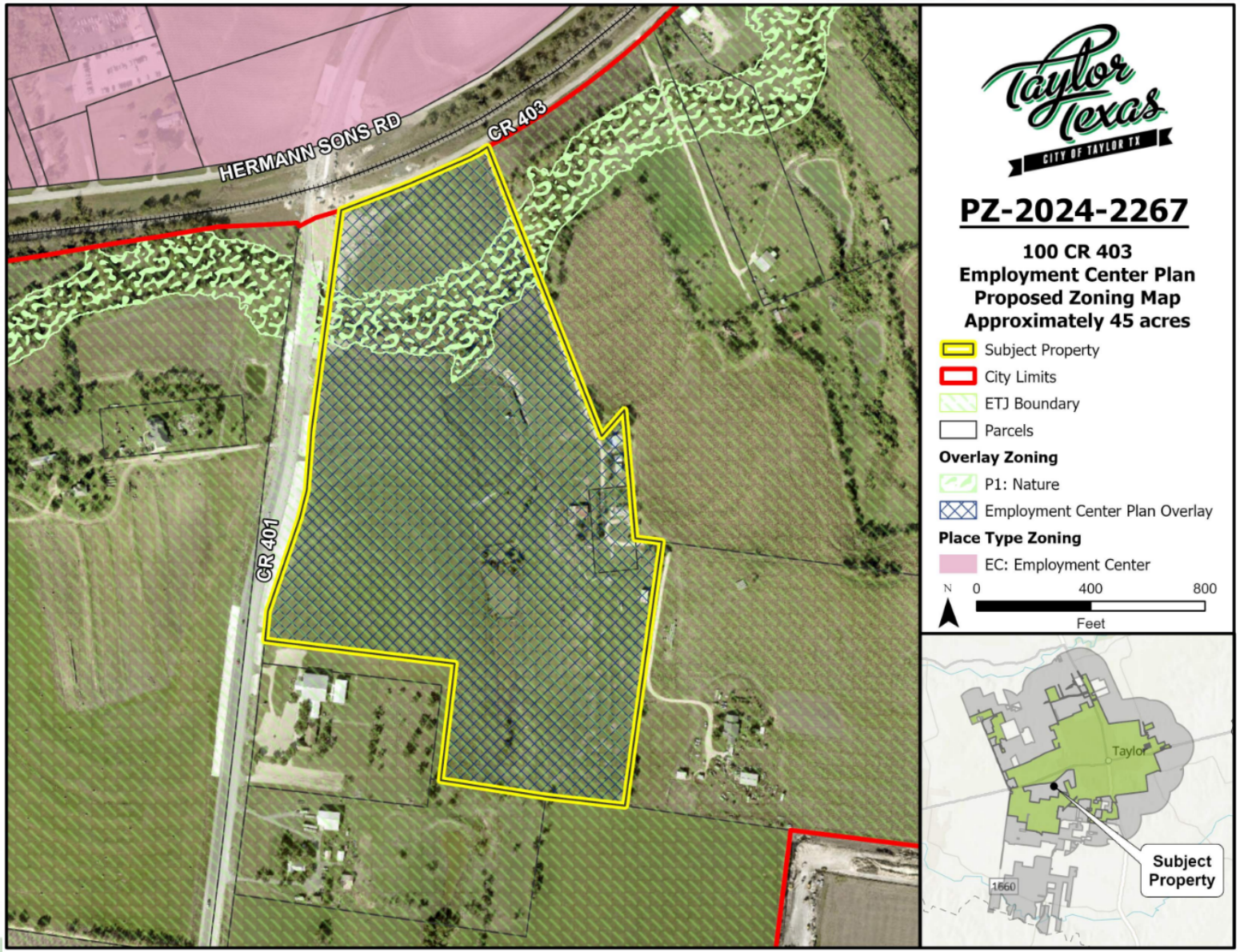




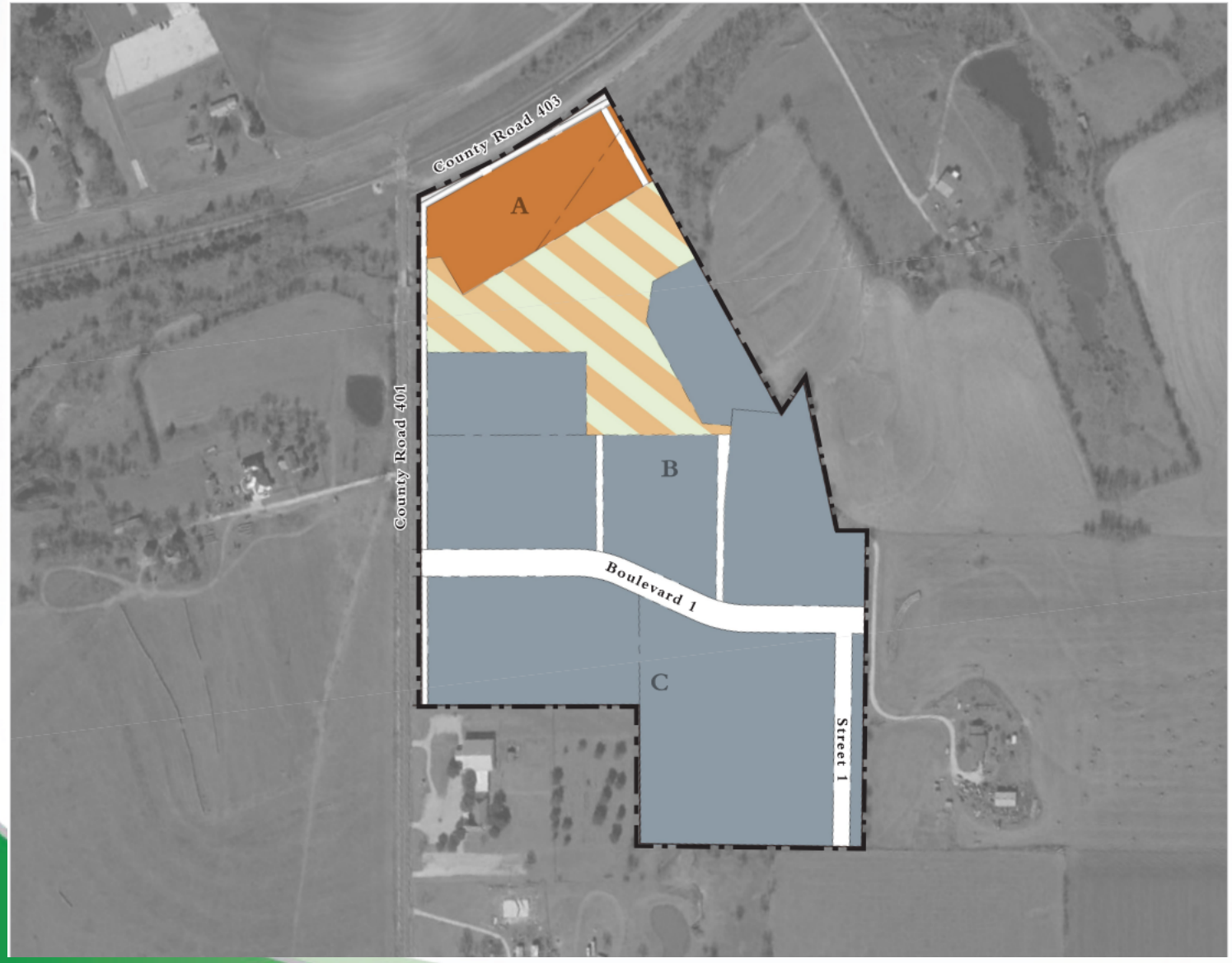
Existing Zoning Map



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**

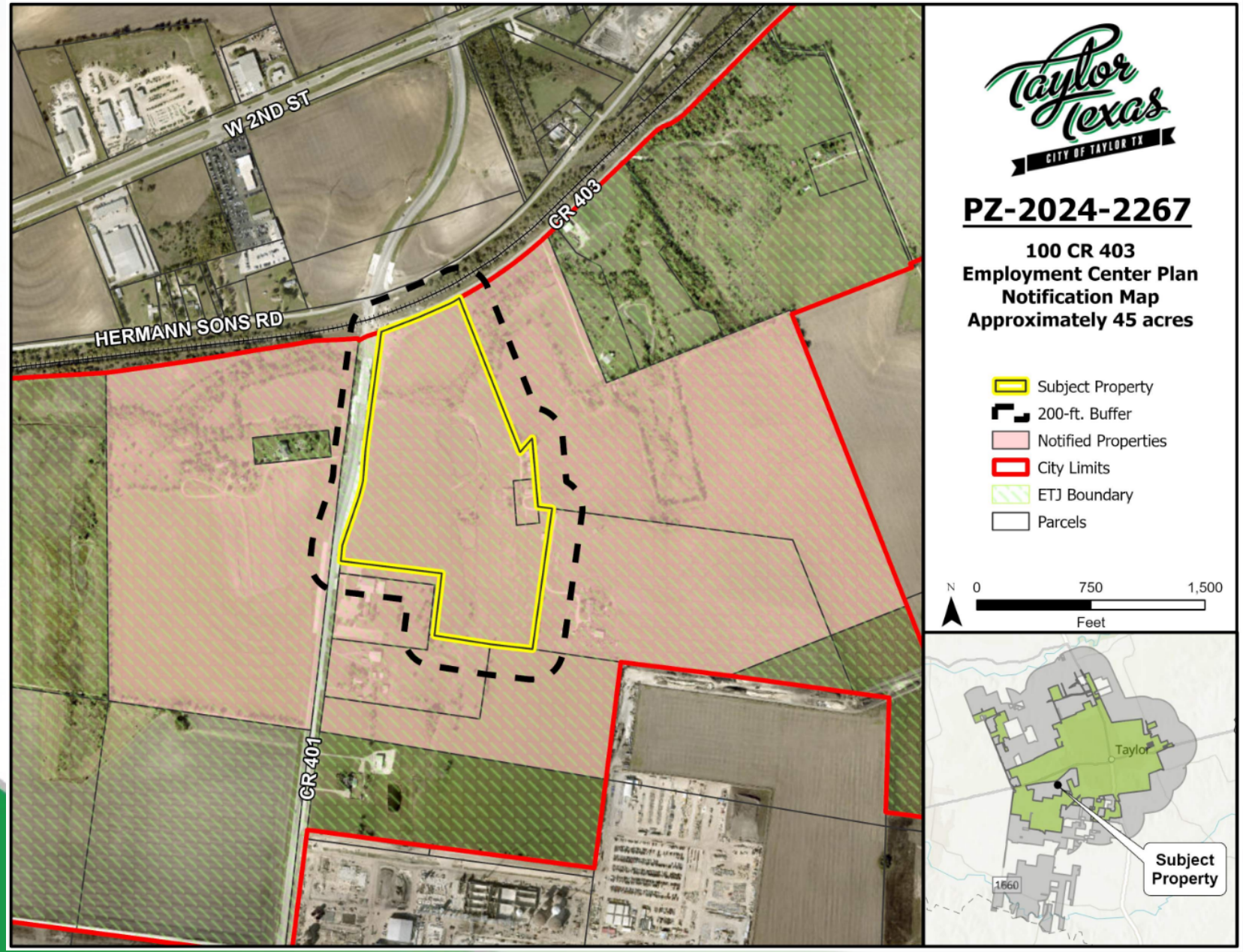
Commercial

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 May 12, 2025, the Planning and Zoning Commission accepted the applicant's withdrawal request, and no action was taken.

City Council Meeting
May 22, 2025
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 10.

Agenda Title: **WITHDRAWN BY APPLICANT. 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. POSTPONED FROM APRIL 24, 2025, MEETING**

Council Action to be Taken: Withdrawal at applicant request

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.

This item, along with the Forterra Business Park Employment Center Plan, were on the April 24, 2025 City Council meeting agenda but were requested to be postponed to the May 22, 2025 City Council meeting. The postponement was to allow additional time for the applicant and developer to meet with neighboring property owners to address concerns raised at the April 8, 2025 Planning and Zoning Commission meeting. The applicant has met with neighboring property owners and those property owners have provided the city with a list of concerns they'd like the applicant to address. These have been provided to applicant, but the Employment Center Plan could not be revised, reviewed, and ready by the May 12, 2025 Planning and Zoning Commission meeting, so the applicant requested the Employment Center Plan be withdrawn from consideration until such time as it's ready. As this annexation accompanies that Employment Center Plan, the applicant also requested the annexation be withdrawn. Once the Employment Center Plan has been adequately revised, staff will place this annexation and Employment Center Plan back on Planning and Zoning Commission and City Council agendas, as applicable, and resend out notices of the public hearings to property owners within 200 feet of the development.

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

Withdraw at applicant request

5. FUNDING SOURCE

NA

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 (withdrawal requested)

7. OTHER OPTIONS

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

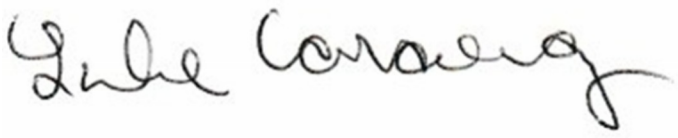
RE: Annexation Application Letter of Intent

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

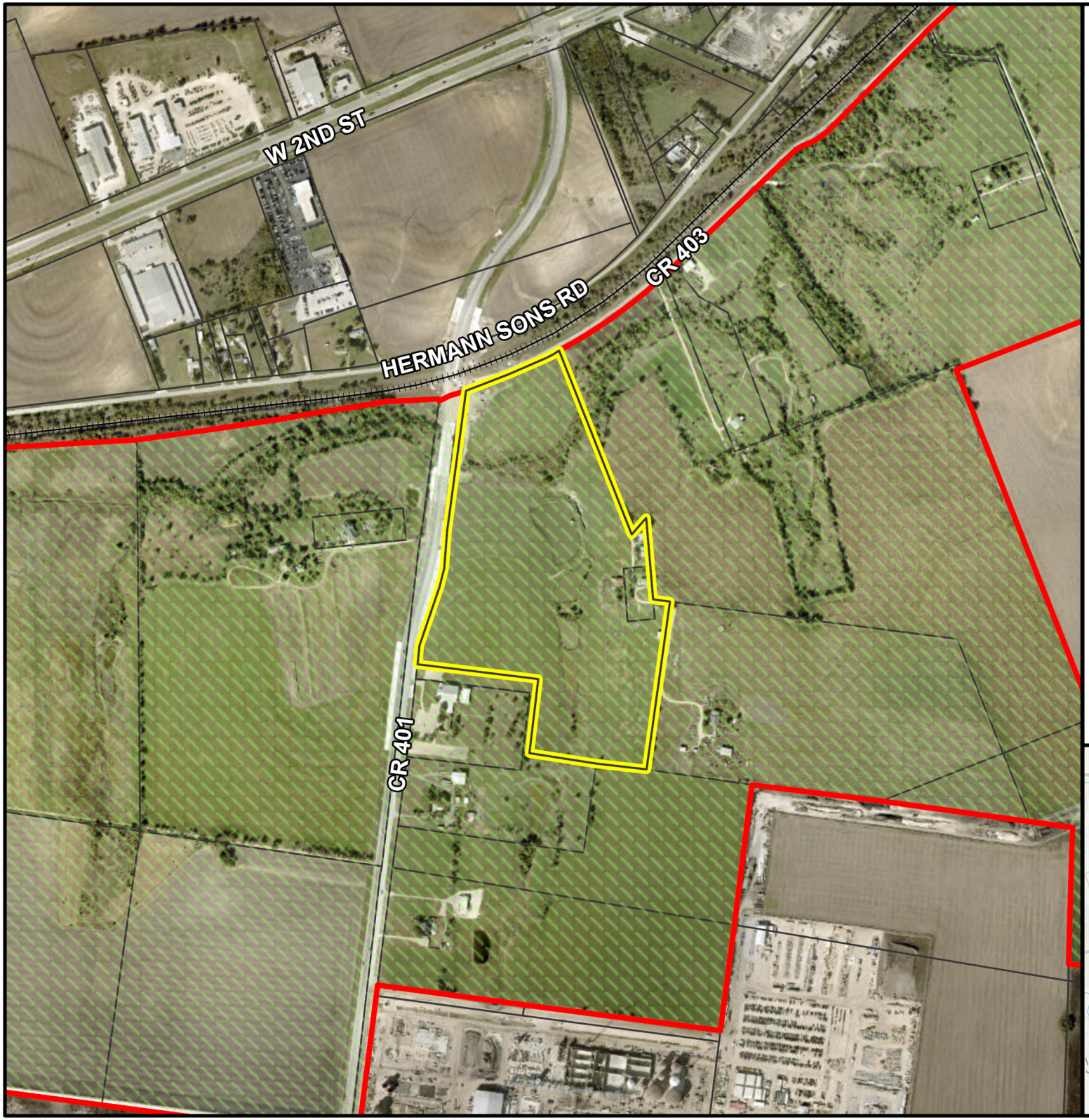
STATE OF TEXAS §
§
COUNTY OF Williamson §

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

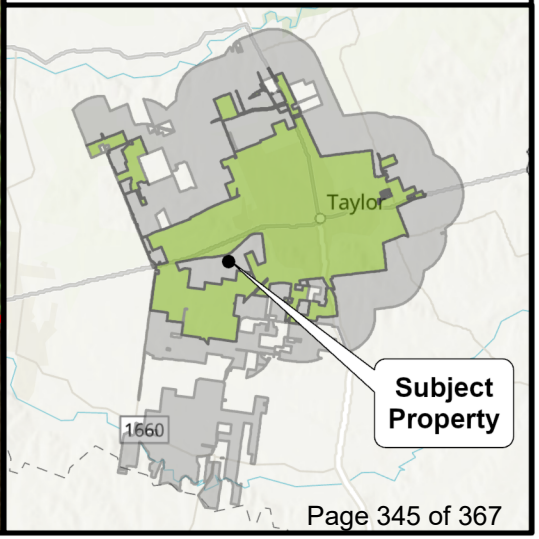


PZ-2024-2286

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:

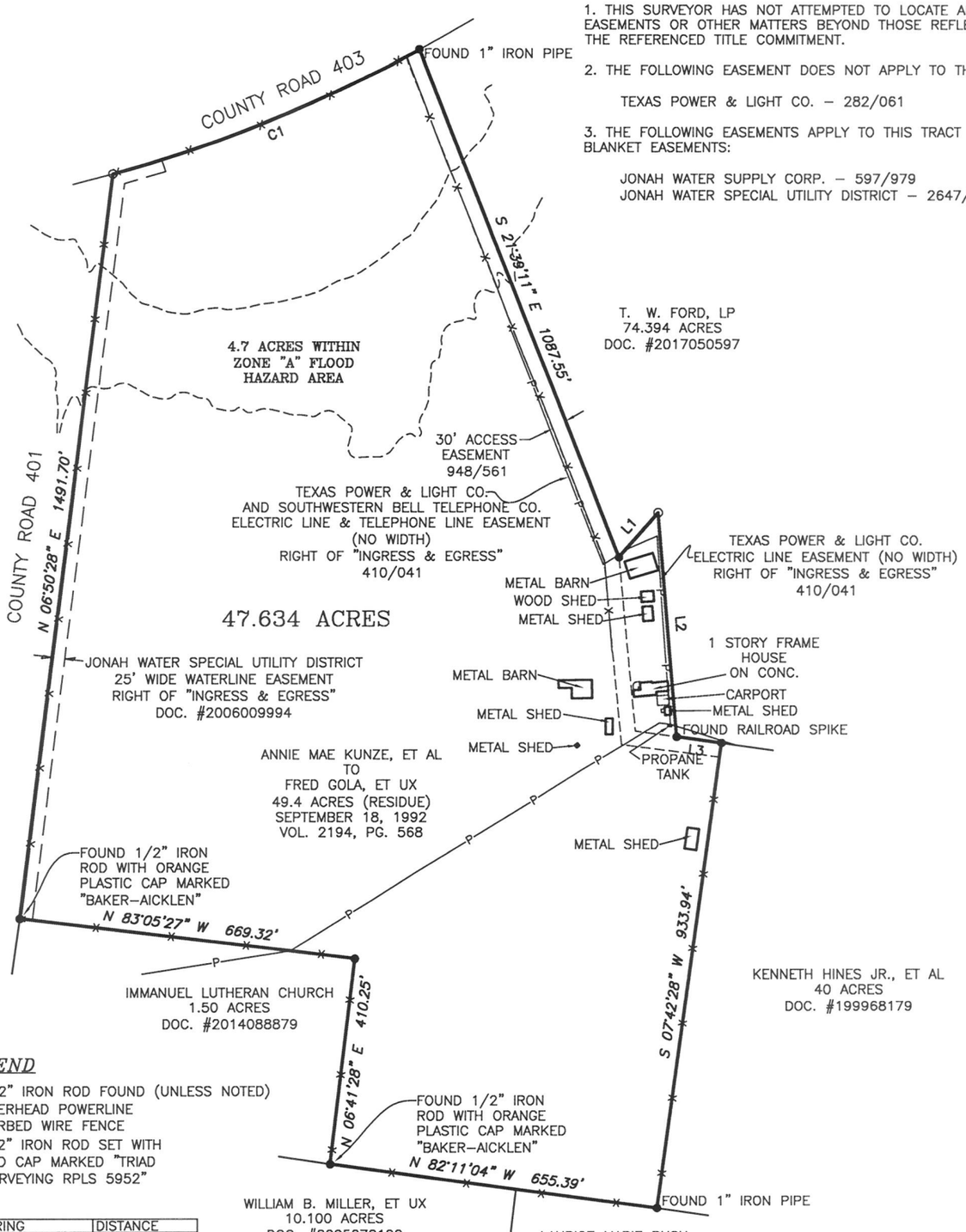
1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT.

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

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

150 0 150 300 450 600 750 900

SCALE: 1" = 300 FEET

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,

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 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.

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 10:37:08 -05'00'
Date	4/9/25

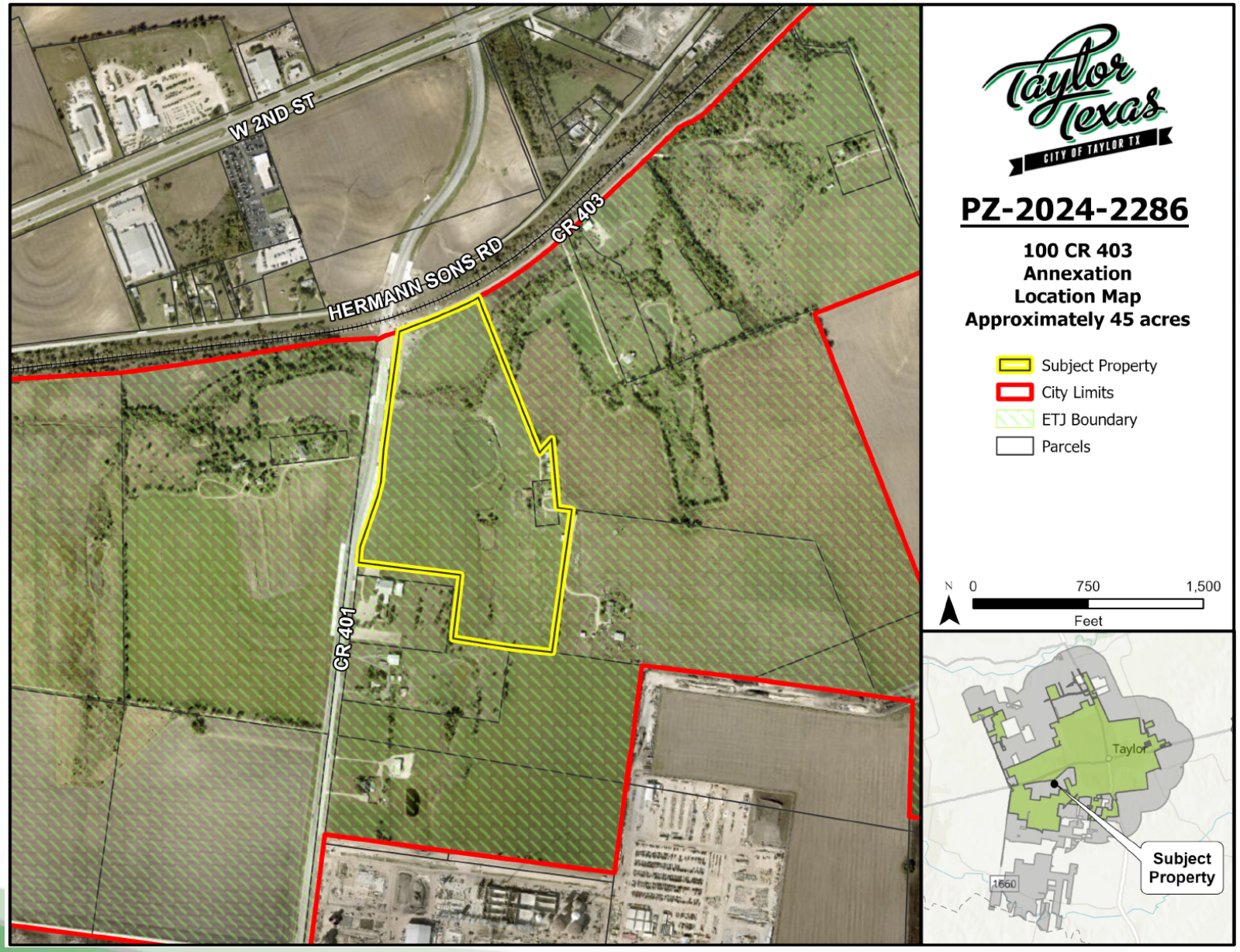
City of Taylor
City Council

May 22, 2025

PZ-2024-2286

Voluntary Annexation – Forterra Business Park

Location Map



City Council Meeting
May 22, 2025
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 11.

Agenda Title: **POSTPONEMENT REQUESTED. Hold a public hearing and consider a request for a Special Use Permit to allow lodging without a full time, on-site operator, for property generally located at 2112 W. Lake Dr, consisting of approximately 5.716 acres of land situated in the William J. Baker Survey, Abstract No. 065 more particularly described by Williamson Central Appraisal District Parcel R018819, Taylor, Williamson County, Texas.**

Council Action to be Taken: Consider postponing the request for a Special Use Permit at 2112 W. Lake Drive until the next available P&Z Meeting.

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

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 P2.5 – Large Lot 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

Mailed notifications were sent out to the wrong list of adjacent property owners. Staff found the error and corrected the list. Staff communicated with the applicant about the mishap, and they have agreed to request to postpone consideration of the SUP for the next Planning and Zoning Commission meeting (June 10, 2025).

3. PROS and CONS

PROS	CONS

•	•

4. RECOMMENDATION

Staff reccomends to postpone the request so that mailed notices can be delivered to the corrected mailing list.

5. FUNDING SOURCE

N/A

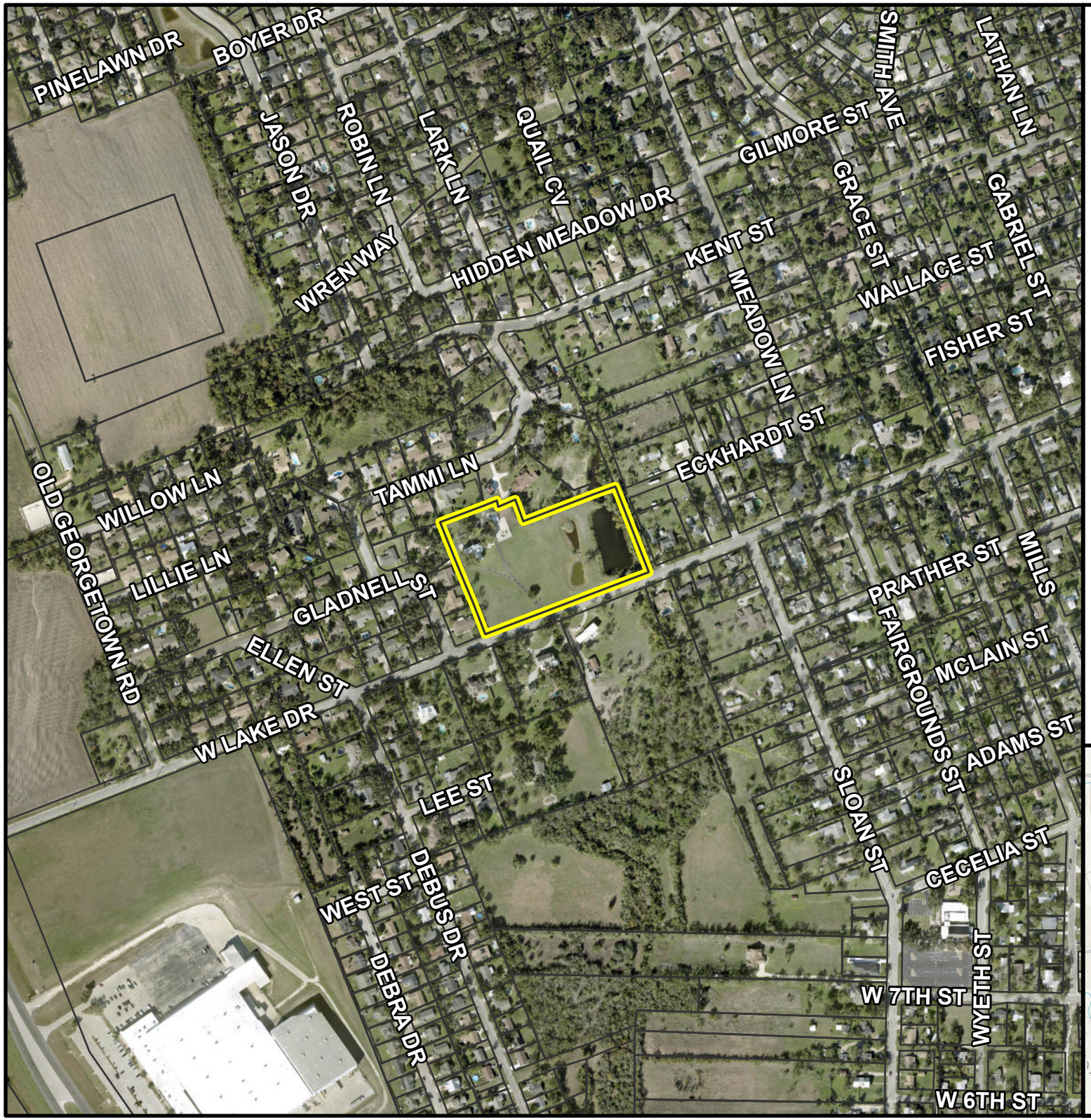
6. TIMELINE

Proposed New Timeline:
P&Z Meeting Public Hearing - May 12, 2025 (Postponed)
City Council Public Hearing - May 22, 2025 (Postponement Requested)
P&Z Meeting Public Hearing - June 10, 2025
City Council Public Hearing - June 26, 2025
City Council Action - July 10, 2025

7. OTHER OPTIONS

8. ATTACHMENTS

1. PZ 2025-2463 Location Map
2. PZ 2025-2463 Current Zoning
3. PZ 2025-2463 Proposed Zoning
4. PZ 2025-2463 Floodplain Map
5. PZ 2025-2463 Notification Map
6. PZ 2025-2463 Future Land Use
7. PZ 2025-2463 Growth Sector



PZ-2025-2463

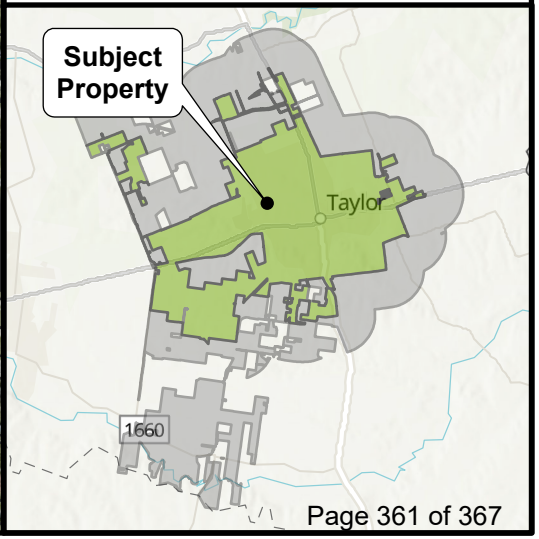
2112 W Lake Drive
Special Use Permit
Location Map
Approximately 5.7 acres

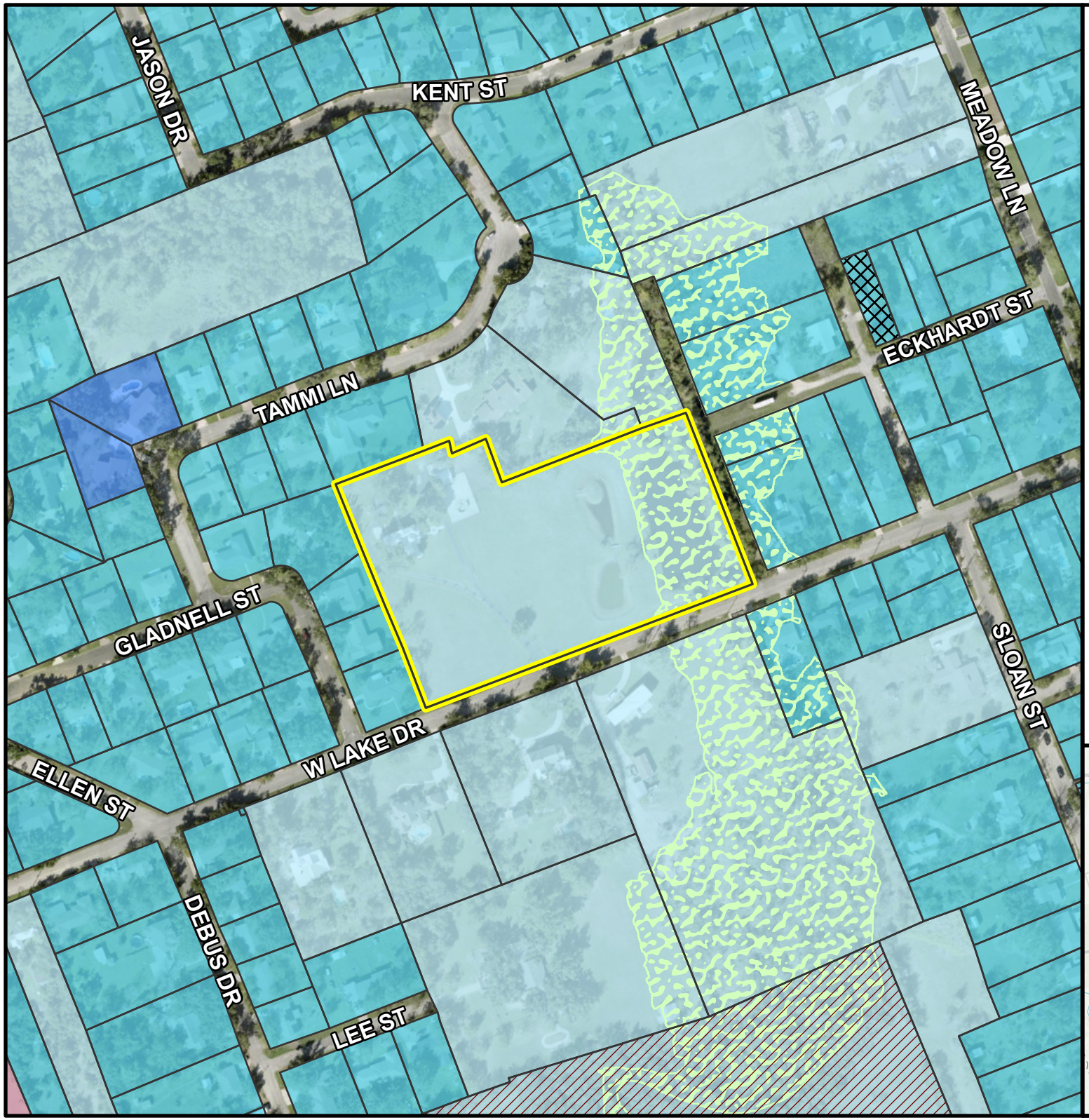
Subject Property

Parcels

0 500 1,000

Feet





PZ-2025-2463

2112 W Lake Drive
Special Use Permit
Current Zoning Map
Approximately 5.7 acres

- Subject Property
- Parcels

Overlay Zoning

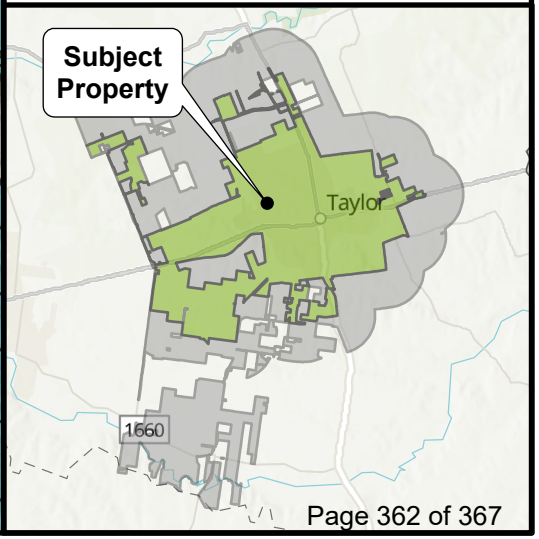
- Planned Development Overlay
- P1: Nature
- Special Use Permit

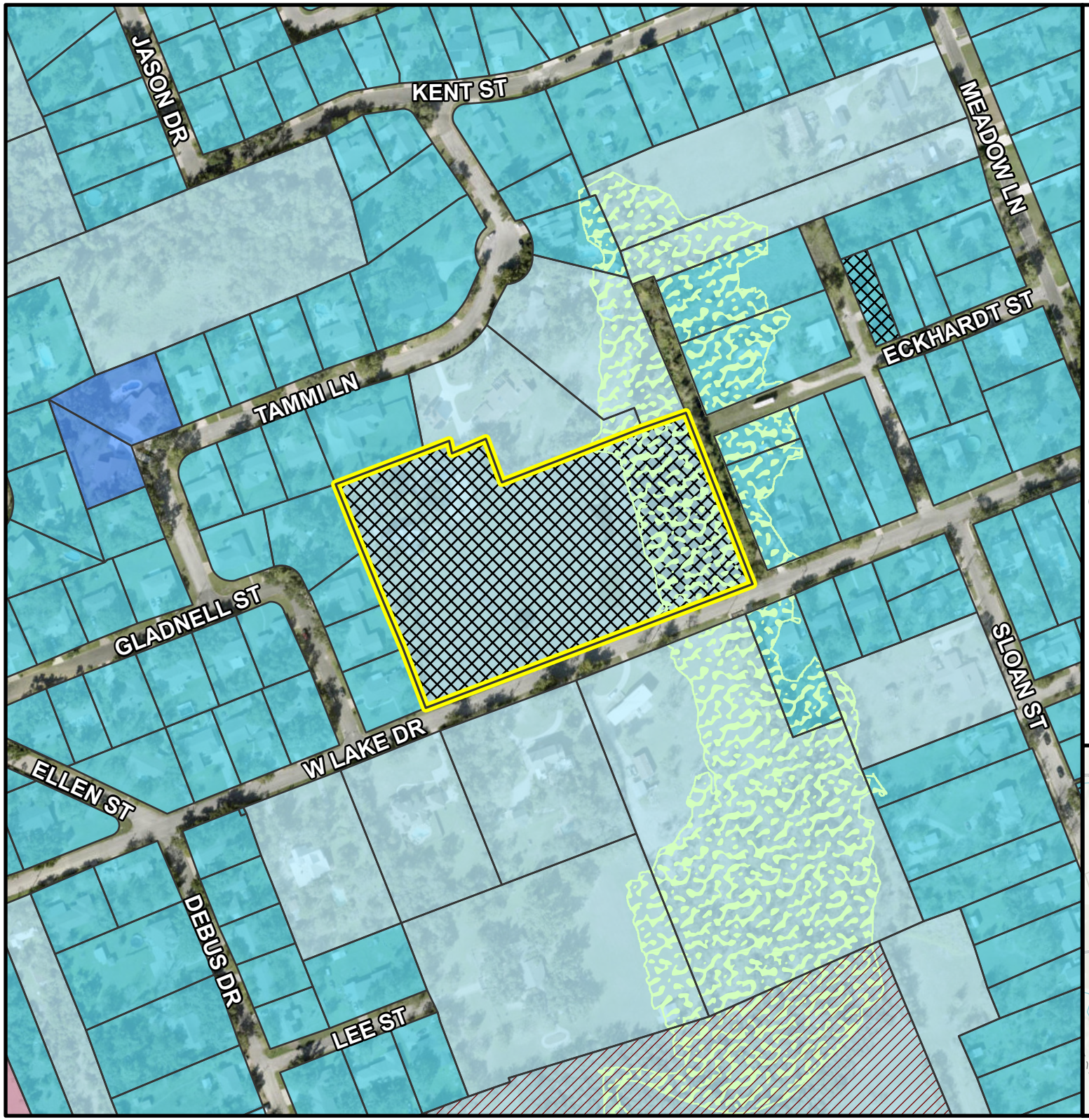
Place Type Zoning

- P2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- EC: Employment Center

0 250 500

Feet





PZ-2025-2463

2112 W Lake Drive
Special Use Permit
Proposed Zoning Map
Approximately 5.7 acres

- Subject Property
- Parcels

Overlay Zoning

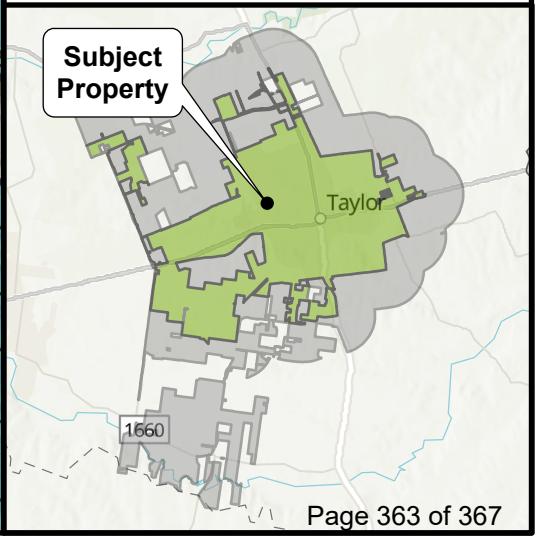
- Planned Development Overlay
- P1: Nature
- Special Use Permit

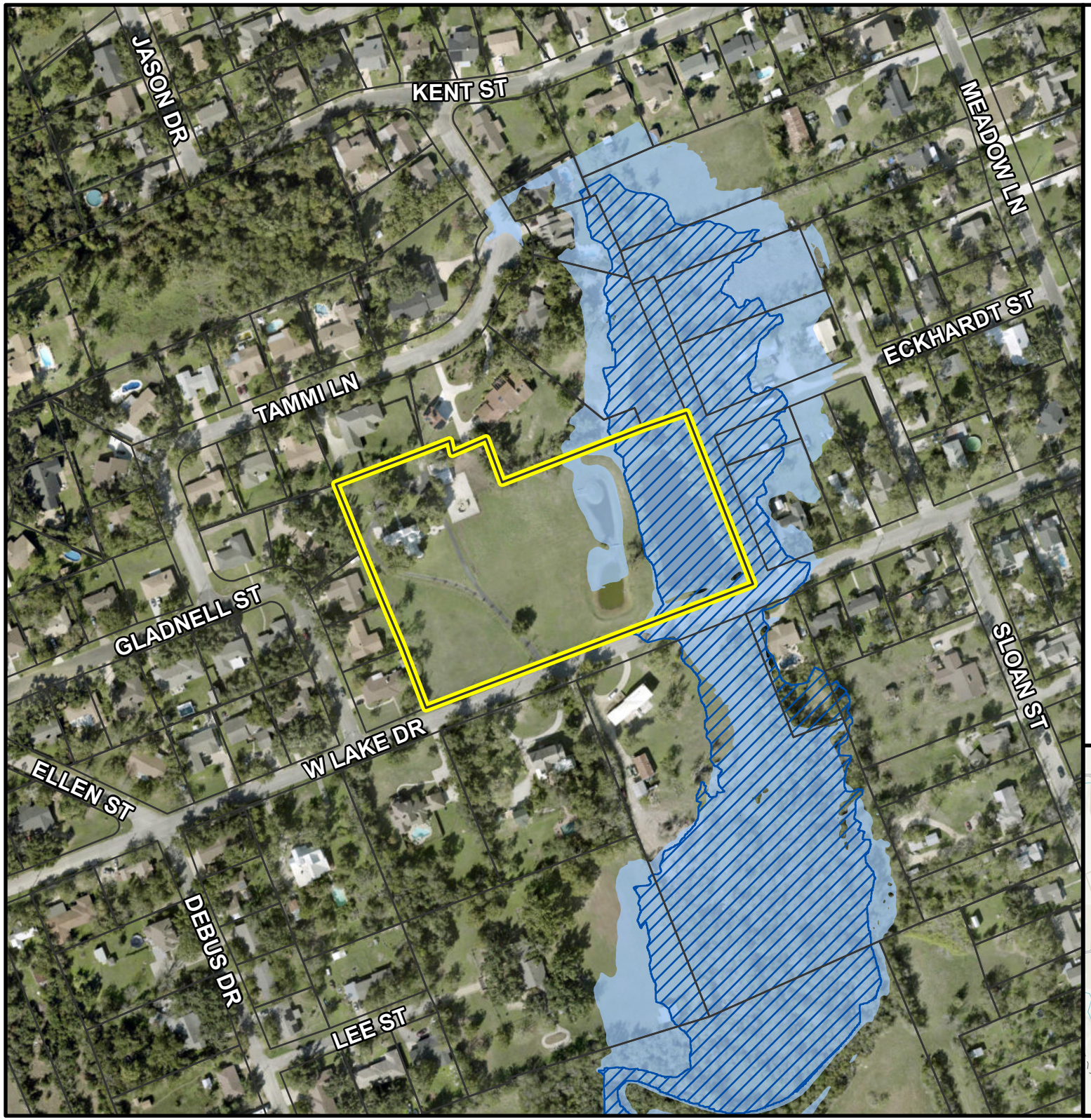
Place Type Zoning

- P2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- EC: Employment Center

0 250 500

Feet



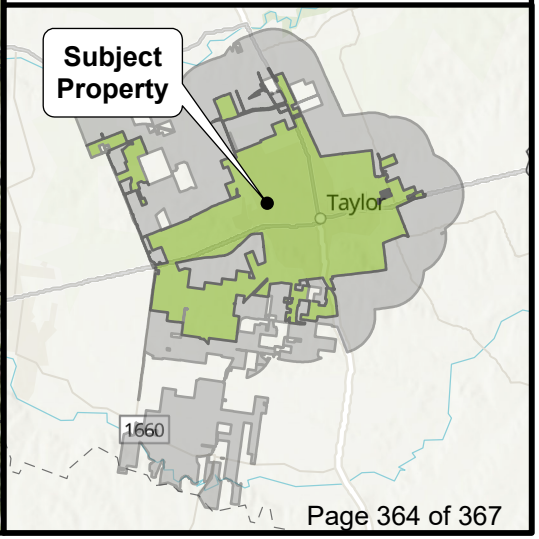


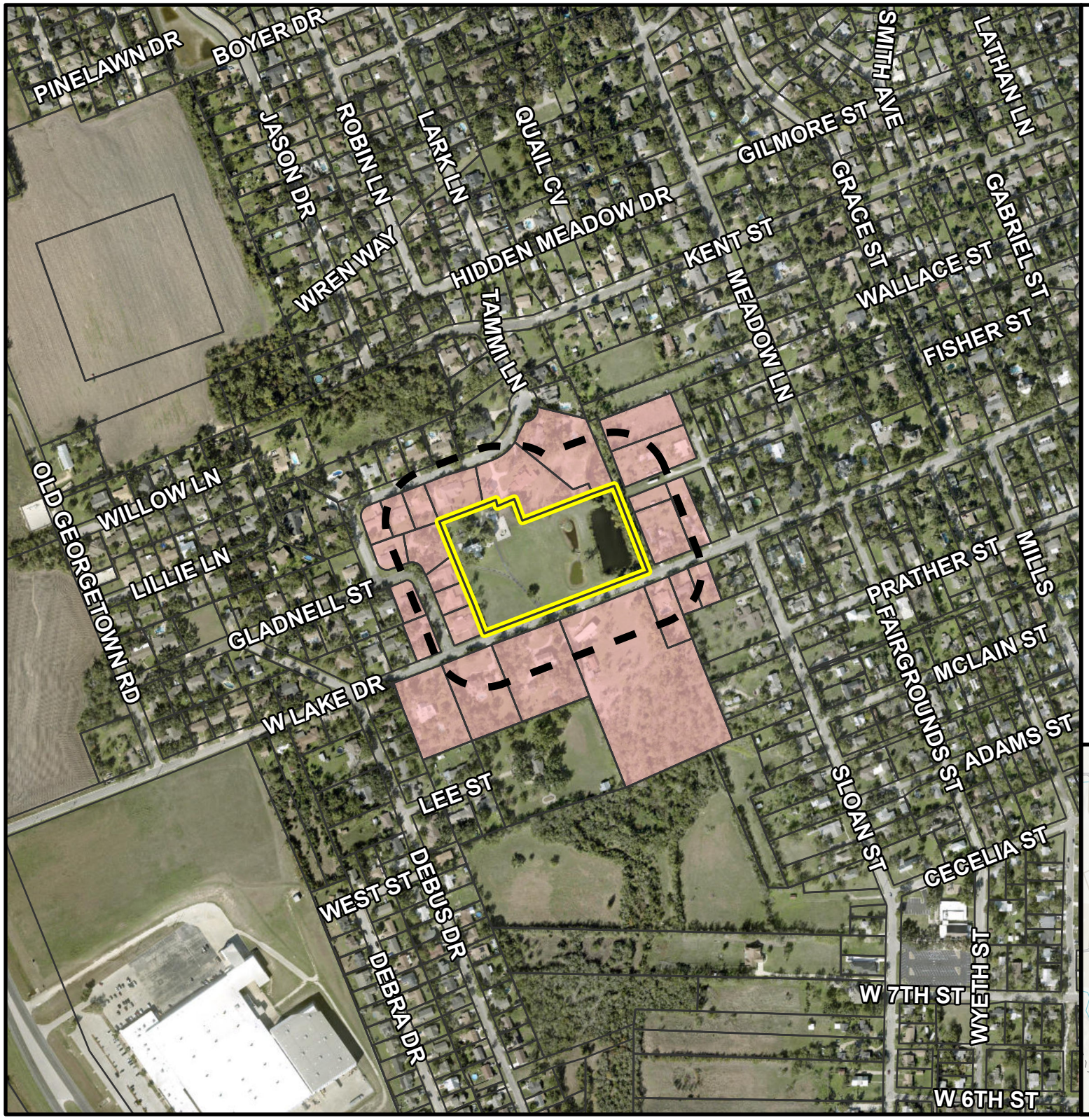
PZ-2025-2463

2112 W Lake Drive
Special Use Permit
Floodplain Map
Approximately 5.7 acres

- Subject Property
- Parcels
- Taylor 100-year Floodplain
- FEMA 100-year Floodplain

0 250 500
Feet



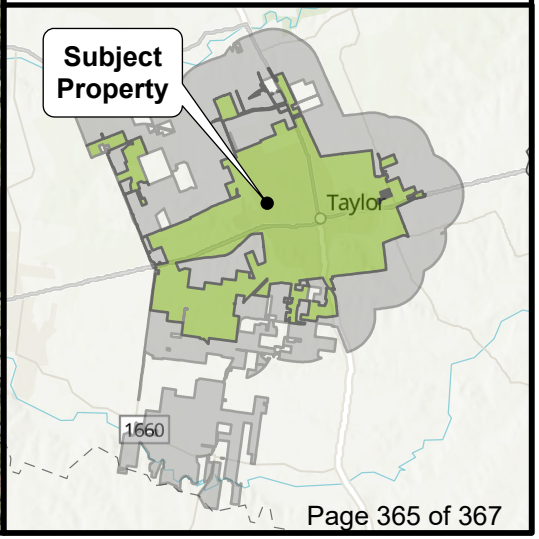


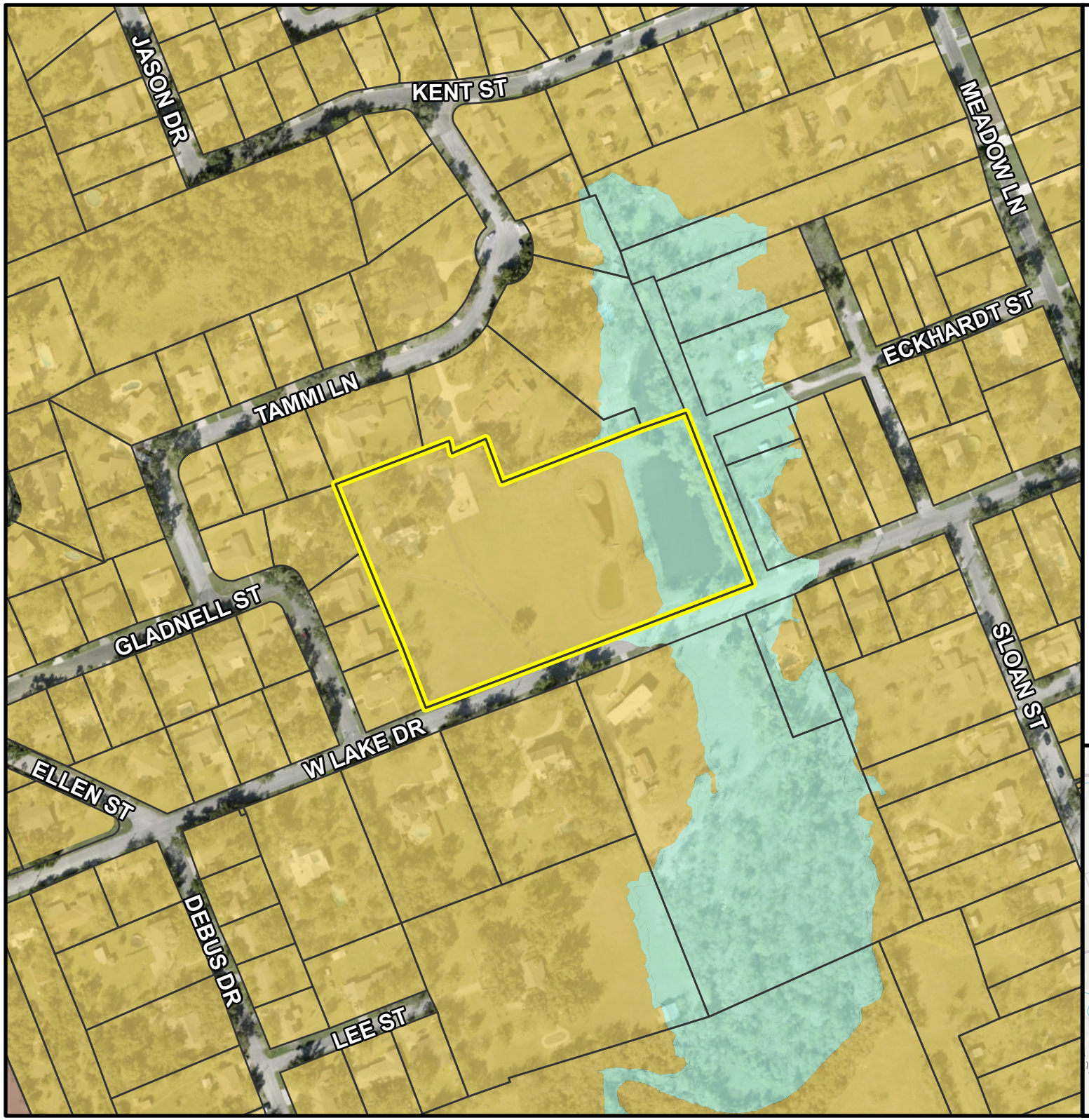
PZ-2025-2463

2112 W Lake Drive
Special Use Permit
Notification Map
Approximately 5.7 acres

- Subject Property
- 200-ft. Buffer
- Parcels
- Notified Properties

0 500 1,000
Feet





PZ-2025-2463

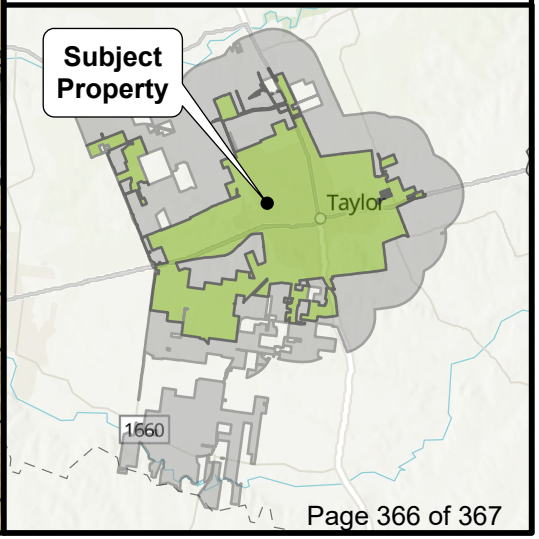
2112 W Lake Drive
Special Use Permit
Future Land Use Map
Approximately 5.7 acres

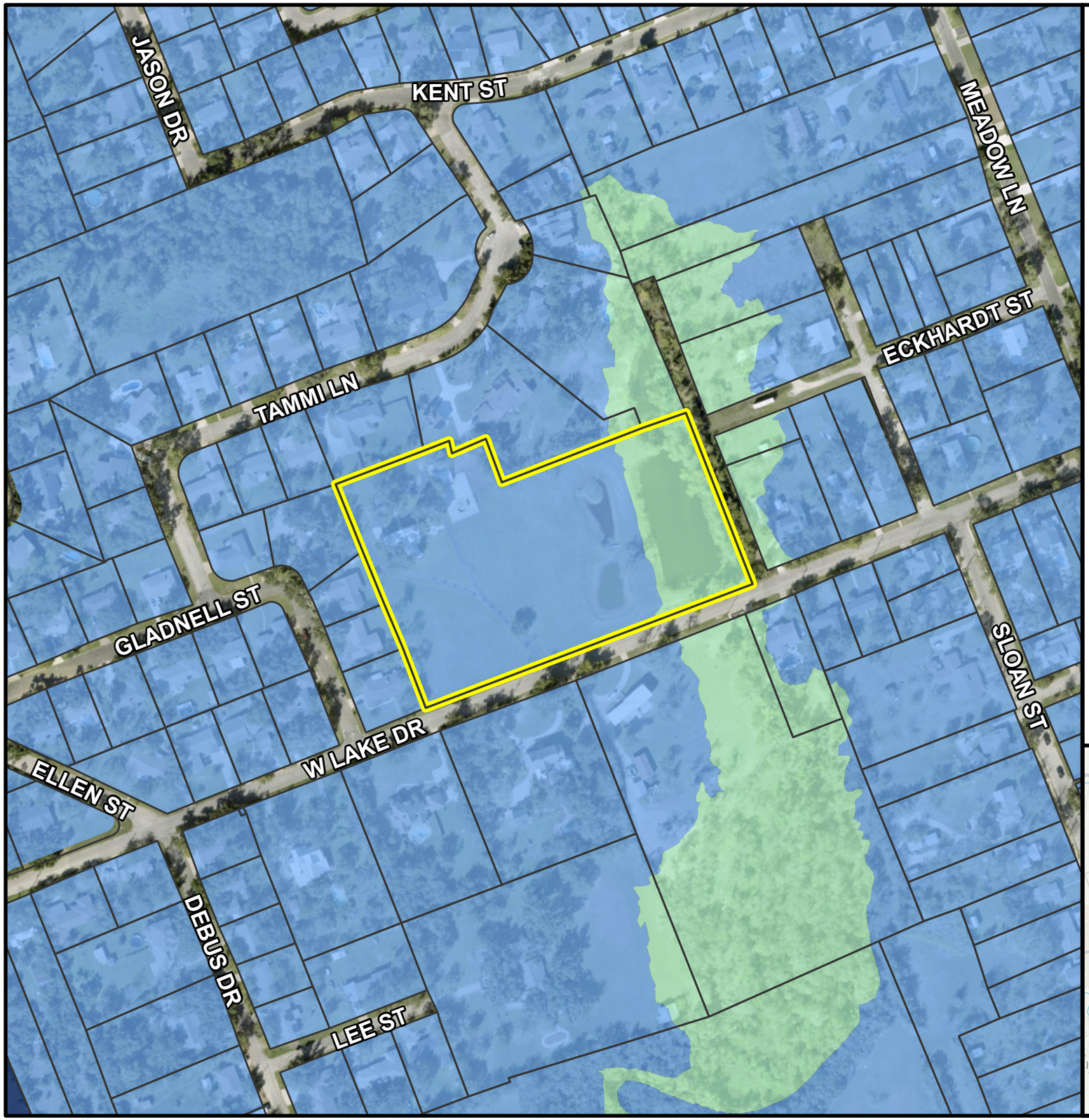
- Subject Property
- Parcels

Future Land Use

- Neighborhood Infill
- Market: Community
- Open Space

0 250 500
Feet



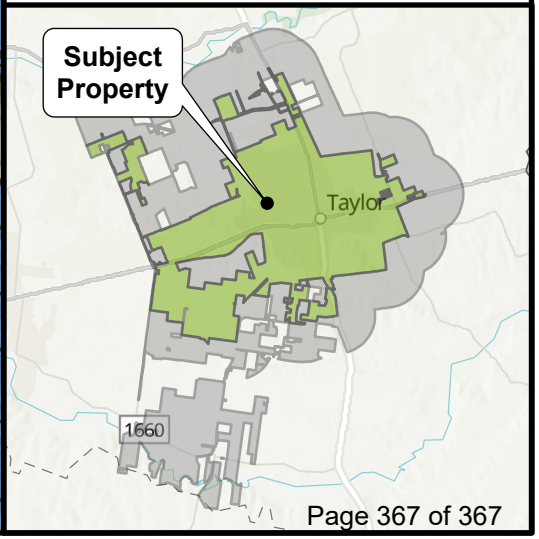


PZ-2025-2463

2112 W Lake Drive
Special Use Permit
Growth Sector Map
Approximately 5.7 acres

- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Infill Neighborhood Sector (G-4)
- Infill Growth Sector (G-5)

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Feet