AGENDA

CITY OF TAYLOR, TEXAS

CITY COUNCIL MEETING

CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

OCTOBER 14, 2021, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION / MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

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

CONSENT AGENDA

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

1. Approve minutes from September 23, 2021 regular Council meeting and the September 30, 2021 Special called Council meetings. (Dianna Barker)
2. Concur with preliminary financials for August 2021 (Jeff Wood)
3. Consider Ordinance 2021-26 approving a Specific Use Permit for a Bed and Breakfast Inn Facility on approximately 0.65 acres, addressed as 905 Davis Street, more particularly described by Williamson Central Appraisal District Parcel R014745, Taylor, Williamson County, Texas. (Tom Yantis)
4. Consider Ordinance 2021-22 amending the Sign Ordinance to include off-premise special event signs, banner signs, and illuminated signs. (Tom Yantis)
5. Consider Ordinance 2021-32 amending Ordinance 9-2-1937, Ordinance 2016-09, Ordinance 2017-06, and Chapter 29, Article III, Sewers and Sewage Disposal. (Jim Gray/HDR)
6. Consider Resolution R21-38 Expressing Official Intent to Reimburse for Certain Costs Related to the City's Water and Sewer System, City Streets, City Park and Recreation Facilities, City Drainage Facilities, and Other Related Items. (Brian LaBorde/Jeff Wood)
7. Consider change order with Smith Contracting to perform vegetation clean up in Bull Branch Creek (Jacob Walker/Jim Gray)
8. Consider Resolution R21-39 approving tax abatement agreement by and between City of Taylor Texas and Samsung Austin Semiconductor LLC. (Brian LaBorde)

PUBLIC HEARINGS / ORDINANCES

9. Introduce Ordinance 2021-33 temporarily amending Police Department staffing levels. (LaShon Gros)
10. Introduce Ordinance 2021-34 approving final project and financing plan for Tax Increment Reinvestment Zone No. Two. (Brian LaBorde)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

11. Consider Ordinance 2021-31, updating building codes. (Chief Baum)
12. Discuss, consider, and select grant administration services provider for the TWDB Flood Infrastructure Funding (FIF) project. (Jeff Jenkins)

13. Discuss, consider, and select engineering services provider for the TWDB Flood Infrastructure Funding (FIF) project. (Jeff Jenkins)
14. Consider Ordinance 2021-24 regarding a proposed change to the Comprehensive Plan, Future Land Use Plan Map designation from Single-Family on land consisting of approximately 39.34 acres, to approximately 7.63 acres of Commercial and 31.71 acres of Multi-Family designations at the southwest intersection of North Drive and NW Carlos G. Parker Boulevard. (Tom Yantis)
15. Consider Ordinance 2021-25 regarding a change of zoning, on approximately 39.34 acres of Rural/Agricultural Zoning District (R/A) land to approximately of 7.63 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 31.71 acres of Multi-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD). (Tom Yantis)

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development). I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on October 11, 2021 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

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

Posted By: Dianna Barker Date 10-11-2021
Dianna Barker, City Clerk

City Council Meeting
October 14, 2021
Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: 1

Agenda Title: **Approve minutes from September 23, 2021 regular Council meeting and the September 30, 2021 Special called Council meetings.**

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

Department Submitted: City Clerk

Staff Contact: Dianna Barker

1. PURPOSE/DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

N/A

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

1a. September 23, 2021 meeting minutes
1b. September 30, 2021, 6PM meeting minutes
1c. September 30, 2021, 6:30PM meeting minutes

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
September 23, 2021 at 6:00 p.m.

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

Mayor Pro-Tem Gerald Anderson
Council Member Robert Garcia
Council Member Mitch Drummond
Council Member Dwayne Ariola
Mayor Brandt Rydell

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Mark Schroeder, Assistant City Attorney
Dianna Barker, City Clerk

INVOCATION / MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

1. **Fire Prevention Week proclamation.**
   Mayor Pro-Tem Anderson read the proclamation and presented it to Chief Baum.

2. **Taylor Teacher's Day proclamation.**
   Councilmember Drummond read the proclamation and presented it to Cindy Terrazas and Jennifer Patschke from Taylor ISD.

CITIZENS COMMUNICATION
There were no citizen communication during this item.

BOARDS & COMMISSION PRESENTATION

3. **Library Board update.**
   Sharon Pick-Naiver, Library Board Chair – gave a presentation on the Library's recent activities and goals.

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

CONSENT AGENDA

4. **Approve minutes from the September 8, 2021 special called joint meeting with Williamson County Commissioners Court and the September 9, 2021 regular City Council meeting.**
5. **Consider Ordinance 2021-23, establishing fees for city services for FY 2021/2022.**
6. **Consider Ordinance 2021-30, designating Tax Increment Reinvestment Zone No. Two.**
7. **Approve Resolution R21-31 designating the City Council as the TIF Board for Tax Increment Reinvestment Zone No. 2.**
8. **Consider Resolution R21-32 adopting the criteria for conducting the redistricting process.**
9. **Consider Resolution R21-34 adopting guidelines for persons submitting specific redistricting proposals and providing comments for the 2021 redistricting process.**

10. **Consider Proposal for HDR Engineering Task Order No. 20, Sanitary Sewer Flow Monitoring and Hydraulic Model Calibration.**

Councilmember Ariola pulled item #10 for separate consideration.

Motion was made by Councilmember Drummond to approve the consent agenda items 4 through 9 as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

10. **Consider Proposal for HDR Engineering Task Order No. 20, Sanitary Sewer Flow Monitoring and Hydraulic Model Calibration.**
Councilmember Ariola requested the City Engineer explain the purpose of Task Order No. 20. Jacob Walker, HDR Engineering – to utilize flow monitoring technology for manholes to monitor flow system and identify proper CIP project to fixe issues on Bull Branch.

Motion was made by Councilmember Ariola to approve the consent agenda item 10 as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

PUBLIC HEARING/ORDINANCES

11. **Hold a Public Hearing and introduce Ordinance 2021-24 regarding a proposed change to the Comprehensive Plan, Future Land Use Plan Map designation from Single-Family on land consisting of approximately 39.34 acres, to approximately 7.63 acres of Commercial and 31.71 acres of Multi-Family designations at the southwest intersection of North Drive and NW Carlos G. Parker Boulevard.**
Tom Yantis, Development Services Director - Applicant proposes future commercial and multi-family development. The requested zoning change is not consistent with the Comprehensive Plan, Future Land Use Plan Map (FLUP). The subject property is designated for future Single-Family Residential land uses. On 7.63 acres, the applicant is proposing a change from Single-Family Residential designation to Commercial designation. The remainder of the subject property (31.71 acres) is proposed to be a mixture of townhouses and duplexes, and the applicant is requesting a change from Single-Family designation to Multi-Family designation. Josh Becker, Developer, spoke on the water retention and traffic problems. The P&Z recommended disapproval of the requested amendment by a vote of 4-3.

Mayor Rydell opened the public hearing at 6:31pm.
Griffin Teageman – Concerned about additional flooding and urged Council to follow P&Z recommendation and deny proposed change.
Shelley Gill – Urged Council to follow P&Z recommendation and deny proposed change.
Sue March – Concerned about parking on N. Drive and urged Council to follow P&Z recommendation and deny proposed change.
JoJo Heselmeyer – Concerned about additional drainage, traffic, and high rental effect on home values.
Doug Cotner – Spoke against the zoning change.
Tia Moldenhour – Urge Council to follow P&Z recommendation and deny proposed change.
Curie Humphreys – Concerned about additional traffic, suggested traffic study happen first, and requested council following P&Z recommendation.
Keri Jansky – Urged Council to follow P&Z recommendation.
Greg Andrulis, Engineer for the developer – was present to answer any questions and spoke in support of the project.
Michael Prillaman – Spoke in favor of the proposal.

Mr. Ariola – Urged Council to follow P&Z recommendation and deny proposed change.
Jackie Catrolla – Requested Council follow P&Z recommendation.

With no one else appearing, the public hearing was closed at 7:08pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2021-24

AN ORDINANCE CHANGING THE COMPREHENSIVE PLAN FUTURE LAND USE PLAN MAP DESIGNATION ON PROPERTY DESCRIBED AS APPROXIMATELY 39.34 ACRES FROM SINGLE-FAMILY TO 7.63 ACRES OF COMMERCIAL AND 31.71 ACRES OF MULTI-FAMILY, LOCATED AT THE SOUTHWEST CORNER OF NW CARLOS G. PARKER BOULEVARD AND NORTH DRIVE; MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT AS PARCEL R018637; PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

This was the first reading. No action was taken.

12. **Hold a public hearing and introduce Ordinance 2021-25 regarding a change of zoning, on approximately 39.34 acres of Rural/Agricultural Zoning District (R/A) land to approximately of 7.63 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 31.71 acres of Multi-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).**
Tom Yantis, Development Services Director - Applicant is proposing planned development overlays on the subject property for future townhomes and duplexes. Along the frontage of Carlos G. Parker Boulevard, the developer is proposing commercial development on three (3) lots. A re-zoning from Rural/Agricultural to Local Business Zoning District with a Commercial Planned Development Overlay would be necessary for commercial development along Carlos G. Parker Boulevard. The overlay allows Staff and the applicant to tailor the development to this specific piece of land with regard to uses, setbacks, and orientation to Carlos G. Parker and the residential development. For the developer to move forward with the proposed townhomes and duplexes, the subject property would have to be re-zoned to a base zoning district that permits multi-family land uses by-right. The applicant is requesting a change of zoning to Multi-Family Residential Zoning District with a Residential Planned Development Overlay. The Planning and Zoning Commission did not make a recommendation.

Mayor Rydell opened the public hearing at 7:36pm.
With no one appearing, the public hearing was closed at 7:36pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2021-25

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 39.34 ACRES FROM RURAL/AGRICULTURAL

ZONING DISTRICT (R/A) TO 7.63 ACRES OF LOCAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-1/CPD) AND 31.71 ACRES OF MULTI-FAMILY ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (MF-1/RPD), LOCATED AT THE SOUTHWEST CORNER OF CARLOS G. PARKER BOULEVARD AND NORTH DRIVE; MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT AS PARCEL R018637; PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

This was the first reading. No action was taken.

The Council took a brief break at 7:37pm.
Council reconvened at 7:45pm.

13. **Hold a public hearing and introduce Ordinance 2021-26 approving a Specific Use Permit for a Bed and Breakfast Inn Facility on approximately 0.65 acres, addressed as 905 Davis Street, more particularly described by Williamson Central Appraisal District Parcel R014745, Taylor, Williamson County, Texas.**
Tom Yantis, Development Services Director – operating a bed and breakfast in the R-1 Zoning District requires a SUP. The Planning and Zoning Commission recommended approval of the request.

Mayor Rydell opened the public hearing at 7:50pm.
With no one appearing, the public hearing was closed at 7:50pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2021-26

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A BED AND BREAKFAST INN FACILITY AT 905 DAVIS STREET, LEGALLY DESCRIBED AS LOTS 6B AND 7B AND A SOUTH PART OF LOT 3, BLOCK 1, BROWN ADDITION TO THE CITY OF TAYLOR, APPROXIMATELY 0.65 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R014745; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

This was the first reading. No action was taken.

14. **Hold a Public Hearing and Introduce Ordinance 2021-31, updating building codes.**
Daniel Baum, Fire Chief - This ordinance adopts the 2018 International Residential Code, the 2018 International Building Code, the 2018 International Fire Code, the 2018 International Mechanical Code, the 2018 International Plumbing Code, the 2018 International Fuel Gas Code, the 2018 International Energy Conservation Code, the 2018 International Existing Building Code,

the 2018 International Property Maintenance Code, the 2018 International Swimming Pool and Spa Code, and the 2020 National Electric Code, as well as proposed amendments.

Mayor Rydell opened the public hearing at 7:57pm.
Craig Eulenfeld, Concerned about permitting/rules regarding slab leveling.
With no one else appearing, the public hearing was closed at 8:06pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2021-31

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE, THE 2018 INTERNATIONAL BUILDING CODE, THE 2018 INTERNATIONAL EXISTING BUILDING CODE, THE 2020 NATIONAL ELECTRIC CODE; 2018 INTERNATIONAL FIRE CODE; 2018 INTERNATIONAL MECHANICAL CODE; 2018 INTERNATIONAL PLUMBING CODE; 2018 INTERNATIONAL FUEL GAS CODE; 2018 INTERNATIONAL ENERGY CONSERVATION CODE; 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE; 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE; SUPPLEMENTING AND AMENDING THE CODES ADOPTED BY THIS ORDINANCE WITH OTHER ORDINANCES AND PROVISIONS STATED HEREIN; ADOPTING A REPEALER CLAUSE; ADOPTIONG A SAVINGS CLAUSE; ADOPTING A PENALITY CLAUSE PROVIDING THAT ANY PERSON VIOLATING THE PROVISIONS OF THIS ORDINANCE SHALL BE DEEMED GUILTY OF A MISDEMEANOR AND, UPON CONVICTION IN THE MUNICIPAL COURT OF THE CITY OF TAYLOR, TEXAS, OR ANY OTHER COURT OF PROPER JURISDICTION, SHALL BE SUBJECT TO A FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS ($500.00) FOR EACH OFFENSE, EXCEPT HOWEVER, WHERE A DIFFERENT PENALTY HAS BEEN ESTABLISHED BY STATE LAW FOR SUCH OFFENSE THE PENALTY SHALL BE THAT FIXED BY STATE LAW, AND FOR ANY OFFENSE THAT GOVERNS FIRE SAFETY, ZONING, OR PUBLIC HEALTH AND SANITATION, INCLUDING DUMPING OF REFUSE, THE PENALITY SHALL BE A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND ($2000.00) FOR EACH OFFENSE; HAVING AN EFFECTIVE DATE AND REQUIRING PUBLICATION.

This was the first reading. No action was taken.

15. **Introduce Ordinance 2021-22 amending the Sign Ordinance to include off-premise special event signs, banner signs, and illuminated signs.**
Tom Yantis, Development Services Director – This sign ordinance amendment will attract business or tourism and provide more signage options for businesses and special event organizers.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2021-22

AN AMENDMENT TO THE TAYLOR CITY CODE, CHAPTER 24 SIGNS,

AMENDING SECTIONS 24-2, DEFINITIONS, AND SECTION 24-3, GENERAL PROVISIONS; PROVIDING A PENALTY FOR VIOLATION OF THE SIGN ORDINANCE AS AMENDED; PROVIDING AN EFFECTIVE DATE; PROVIDING A REPEALER CLAUSE; AND PROVIDING A SAVINGS CLAUSE.

This was the first reading. No action was taken.

16. **Introduce Ordinance 2021-32 amending Ordinance 9-2-1937, Ordinance 2016-09, Ordinance 2017-06, and Chapter 29, Article III, Sewers and Sewage Disposal.**
Chris Malanowski, HDR Engineering – amending this ordinance allows the City to be compliant with State and Federal regulations of the TCEQ and EPA, obtain pretreatment program approval from the TCEQ, provide the means necessary for the City to implement a pretreatment program, and protection of the sewers, the treatment plant, public health, and the environment in and around Taylor.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2021-32

THIS ORDINANCE AMENDS ORDINANCE NO. 9-2-1937, SECTION 1, ORDINANCE NO. 2017-06, ORDINANCE NO. 2016-09 AND CHAPTER 29, ARTICLE III OF THE TAYLOR CITY CODE TO PROVIDE UNIFORM REQUIREMENTS FOR SEWER AND SEWAGE WITH REGARD TO THE INDIRECT DISCHARGE OF DOMESTIC, COMMERCIAL, AND INDUSTRIAL WASTES TO THE PUBLICLY OWNED TREATMENT WORKS OF THE CITY OF TAYLOR; PROVIDING AN EFFECTIVE DATE; PROVIDING A PENALITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING A SAVINGS CLAUSE.

This was the first reading. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

17. **Receive presentation from Williamson County on Chandler Road extension.**
Williamson County Commissioner Russ Boles – gave a presentation on the Chandler Road extension and right of way preservation, and a future connection between SH 95 and US 79, closing the Taylor loop on the east side.

Motion was made by Councilmember Ariola to receive the Chandler Road update as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

18. **Receive presentation from Oncor regarding an LED replacement program and provide staff direction on whether to join the replacement program. (Jeff Jenkins)**
Armando Perez, Oncor – gave a presentation on the Oncor streetlight LED replacement program and was seeking direction from Council on whether the City wanted to be involved in the program. The program would allow Oncor to replace the sodium vapor lights when they go out with an LED 0-55 Wattage bulb. The new bulbs typically last longer, are environmentally better and have less glare.

Motion was made by Councilmember Drummond to receive the Oncor presentation as presented and authorize the City Manager to sign the Streetlight Maintenance Authorization for LED replacements. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

19. **Consider City Council meeting dates in November and December, to include dates and calendar for the Redistricting process.**
Dianna Barker, City Clerk – The regularly scheduled meeting dates in November both fall on holidays, and the second regularly scheduled meeting in December falls on the day before Christmas Eve. Staff requested Council decision on rescheduling any of these three meetings. Council also considered meeting dates in October, November, and January that would accommodate the redistricting schedule.

Motion was made by Councilmember Garcia to call a special meeting for October 27th, Reschedule regularly scheduled Council meeting of November 11th to November 18th, cancel the November 25th regularly scheduled meeting, cancel the December 23rd regularly scheduled meeting, and call a special meeting for January 6, 2022. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Mayor Rydell read the Executive Session item and adjourned into closed session at 9:11pm.

Executive Session I. The Taylor City Council will conduct a closed executive meeting pursuant to the provisions of the Open Meetings Law, Chapter 551, Texas Local Government Code, and the authority contained in Section 551.087 to discuss or deliberate regarding commercial and/or financial information on a business prospect that the City of Taylor, Texas, seeks to have locate, stay, or expand in or near the City of Taylor, Texas, and with which the City of Taylor, Texas, is conducting economic development negotiations and/or deliberate the offer of financial or other incentives to the business prospect.

a. Project Sky

20. **Reconvene into open session and take any action.**
Mayor Rydell reconvened into open session at 9:32pm. No action was taken.

ADJOURN
With no further business Mayor Rydell declared the meeting adjourned at 9:32p.m.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

AGENDA

CITY OF TAYLOR, TEXAS

TAX INCREMENT REINVESTMENT ZONE NO. TWO BOARD OF DIRECTORS AND CITY COUNCIL MEETING

CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

SEPTEMBER 30, 2021, 6:00 P.M.

Mayor Rydell declared a quorum and called the meeting to order at 6:00PM.

Present: Mayor Brandt Rydell
Mayor Pro-Tem Gerald Anderson
Council Member Robert Garcia
Council Member Dwayne Ariola
Council Member Mitch Drummond

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Dianna Barker, City Clerk

CITIZEN COMMUNICATION

Mrs. Bots – Thanked the Council for proceeding with the renovations/improvements to the animal shelter.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

1. **Election of vice president of the Board and other officers the Board deems necessary.**

   Brian LaBorde, City Manager – Explained that the creation of the TIF Board No. 2 appoints the Mayor as the Chairman of the Board. Council now needs to appoint a Vice-Chair to conduct business in the Mayor's stead if the Mayor is unavailable.

   Motion was made by Councilmember Garcia to elect the Mayor Pro-Tem to serve as Vice-Chair to the TIRZ No. 2 Board. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

2. **Consideration and approval of final project and financing plan for Tax Increment Reinvestment Zone No. Two.**

   Brian LaBorde, City Manager - the TIRZ Board needs to make a final recommendation on a final project and financial plan. A preliminary plan was submitted with the ordinance creating the TIRZ Zone No. 2.

   Motion was made by Councilmember Garcia to approve Resolution R21-36, approving the TIRZ Final Project and Finance Plan for TIRZ No. Two as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

3. **Consideration and approval of tax abatement agreement by and between City of Taylor Texas and Samsung Austin Semiconductor LLC.**

   Brian LaBorde, City Manager – This resolution will approve a tax abatement agreement between the City of Taylor and Samsung Austin Semiconductor LLC.

   Motion was made by Councilmember Drummond to approve Resolution R21-37, the proposed tax abatement agreement by and between the City of Taylor, Texas and

Samsung Austin Semiconductor LLC as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 9:32p.m.

_____

Brandt Rydell, Mayor

ATTEST:

_____

Dianna Barker, City Clerk

AGENDA

CITY OF TAYLOR, TEXAS

SPECIAL CALLED CITY COUNCIL MEETING

CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

SEPTEMBER 30, 2021, 6:30 P.M.

(DIRECTLY FOLLOWING THE 6:00 P.M. SPECIAL CALLED TIF BOARD MEETING)

Mayor Rydell declared a quorum and called the meeting to order at 6:05PM.

Present: Mayor Brandt Rydell
Mayor Pro-Tem Gerald Anderson
Council Member Robert Garcia
Council Member Dwayne Ariola
Council Member Mitch Drummond

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Dianna Barker, City Clerk

CITIZEN COMMUNICATION

There were no citizen communications.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

1. **Debt Workshop #1 for the FY2022 Debt Issuance.**
   Jeff Wood, Finance Director – gave a presentation on debt projects to provide for a discussion and review of the 2022 preliminary debt-funded capital improvement plan.
   Jennifer Ritter, Specialized Public Finance Inc. – discussed various debt scenarios.

   Discussion only. No action taken.

Mayor Rydell read the Executive Session item and adjourned into closed session at 6:52pm.

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

a. Justice Center
b. Discuss and take action to approve the payment of funds for deposit in the registry of the court according to the Special Commissioners' award in 21-0861-CC2, *City of Taylor, Condemnor v. SR Scott Family, LP et. al., Condemnee*.

2. **Reconvene into regular/open session and take any action.**
   Mayor Rydell reconvened into regular/open session at 7:01pm.

   Motion was made by Councilmember Ariola to authorize the payment of $411,000.00 of funds for deposit in the registry of the court according to the Special Commissioners' award in 21-0861-CC2, City of Taylor, Condemnor v. SR Scott Family, LP et. al., Condemnee. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 7:02p.m.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

City Council Meeting
October 14, 2021
Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☒ Economic Vitality

Agenda Item #: 2

Agenda Title: **Concur with Preliminary Financials for August 2021**

Council Action to be taken: Approve by Consent

Department Submitted: Finance Department

Staff Contact: Jeffrey Wood, Director of Finance

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.

The following provides a brief overview on the preliminary status and/or activity of the major funds or groups of funds as of August 31, 2021:

General Fund:

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

- Revenues in the General Fund are up by $1,576,337 or 10.7% over last year's fiscal year-to-date. The majority of revenue collected in August was received through franchise tax and sales tax. Revenues collected is reported at 97% of the budget.

- Property tax collections amount to $7,642,137 through August. The amount collected represents approximately 101% of budgeted property tax revenues and 98.8% of full collection revenues. The timing of individual tax payments can vary year-over-year so comparisons to previous years should keep such fluctuations in mind.

- The City's portion of the sales tax collections were $3,812,091 through August, up by $402,065 or 11.8% when compared to this same time last year. The payment received in August represents sales that occurred in June. August revenues ended up higher than the previous year and higher than budgeted.

- Expenditures in the General Fund are up by $1,310,863 or 9.8% compared to last year's expenses fiscal year-to-date. Expenditures of 88.9% of budget are at an acceptable level year-to-date when compared to budgeted amounts.

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

Special Revenue Funds;

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

- The TIF Fund receives the annual transfer in from the City and the County for the captured taxes collected in the district around April of each year. The City taxes received in March were $248,147 and the County taxes received in April were $137,396. The only other activity reported for revenue is earned interest income of $200. The expenditures for this fiscal year are related to the gateway signage project, debt service payments, fire suppression grants and a transfer to the Main Street Fund for façade grants.

- Hotel Occupancy Tax collections from the six 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 August result in the fund being reflected in a more positive position than is actually the case.

  Hotel Occupancy Tax collections are reported at $168,435 fiscal year-to-date, of which $20,921 was collected in August. August's collection was $9,445 more than August 2020, and fiscal year-to-date HOT collections are $12,722 (8.2%) more than FY 2020. The new hotel's market share accounts for approximately two-thirds of HOT collections. Although the new hotel has had a positive effect on total HOT collections since it opened, the recent data shows that its expanding market share is having a more negative impact on net HOT collections. HOT collections have also been impacted by COVID-19.

  Expenditures consist of $42,428 as a pass through to the Chamber, but will also include expenditures for our marketing partnership, 380 Agreement, and a transfer to the Main Street Fund to be used for advertising.

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

- Municipal Court Special Revenues total $11,290, which is 66% of budget. Expenditures of $16,120 from this fund are for security work and technology at the Municipal Court, as well as some temporary staff.

- Library Donation Fund reflects revenues generated from interest income of $104 and $581 in donations. Year-to-date there has been $3,000 spent on books from this fund.

- Transportation User Fee (TUF) Fund – User fees collected in August are reported at $68,622. Expenditures are associated with engineering cost, the cost of the work done for street maintenance and debt service payment transfers. Expenditures also reflect the use of debt proceeds that were received and recorded in previous fiscal years. There is also a one-time reallocation of bond proceeds to this fund to cover bond expenses paid on behalf of the MDUS and Utilities funds.

- Municipal Drainage Utility System (MDUS) Fund – Drainage fees collected in August are reported at $42,809. Expenditures are related to the administrative fee transfer to the General Fund, engineering expenses, and debt service payment transfers. Expenditures also reflect the use of debt proceeds that were received and recorded in previous fiscal years.

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 in August are reported at $172,648. The City contracts its solid waste collection service and expenditures represent the payment to the City's solid waste provider. August's cost for solid waste collection services is $142,884.

Utility Fund

- Revenues through August totaled $8,615,343, which includes $8,451,779 in charges for service. User charges are up $180,723 compared to the same period last year. Expenditures fiscal year-to-date total $8,305,299 compared to $8,209,521 a year ago. Year-to-year comparisons in the Utility Fund reflect differences in billing and usage, and such differences can be caused by several factors that can vary throughout the year. This should be kept in mind when comparing individual time periods.

- The Utility Fund is operating at an acceptable level when compared to budgeted amounts for this period of the fiscal year, although both revenue and expenditures are lower than anticipated for the fiscal year.

Airport Fund

- Revenues consist of airport hangar rental, sale of fuel and interest income. Hangar rental is reported at $210,240 and revenues from fuel sales are $172,178. Total revenues for the current fiscal year are up $32,604, or 9.1% compared to the previous year.

- The Airport Fund expenditures are in-line with budgeted amounts, but expenditures exceed revenues by $1,695.

Cemetery Fund

- Revenues are reported at $288,406 and are 148% of budgeted amounts. Revenues are dependent on the number of lots sold and graves dug, and both of these sources can be variable.

- Expenditures total $205,410 which represents 89% of budgeted amounts.

- Revenues exceed expenditures by $82,995.

Other Funds:

- Roadway Impact Fund – There was $1,440 in revenues collected in August. Budgeted expenditures in this fund are related to the Comprehensive Plan update.

- Utility Impact Fund – There was $10,000 in revenues collected in August. Expenditures are budgeted for the Comprehensive Plan update.

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.

3. PROS and CONS

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

4. RECOMMENDATION

Concur with the preliminary monthly financial report by consent

5. FUNDING SOURCE

N/A

6. TIMELINE

Immediate consideration

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

2a. Monthly Financial Report for August 2021:

- **Attachment A:** Preliminary summaries of the total amounts of revenues and expenditures year-to-date.
- **Attachment B:** Preliminary financial summaries for the governmental and proprietary funds. This shows annual budgeted amounts and the year-to-date figures for each fund by the major revenues and expenditures categories.
- **Attachment C:** Checks issued during the month.
- **Attachment D:** Balance sheets for each of the governmental and proprietary funds.
- **Attachment E:** Sales Tax Tracking Report.
- **Attachment F:** Monthly Investment Report Issued by Patterson & Associates.

Monthly Finance Report as of :

August 2021

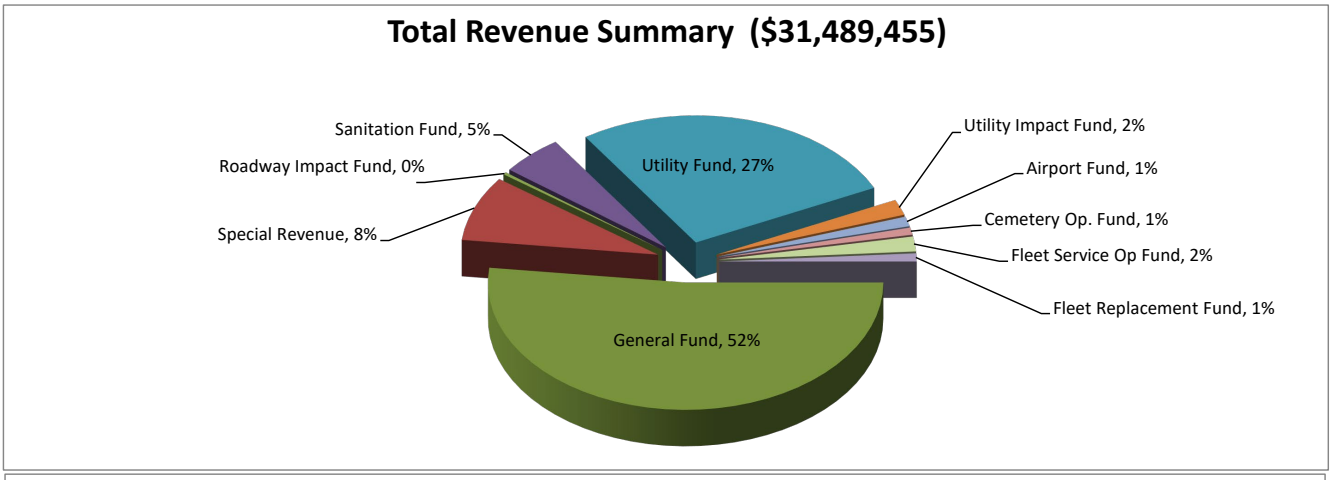
City of Taylor
400 Porter Street
Taylor, TX 76574

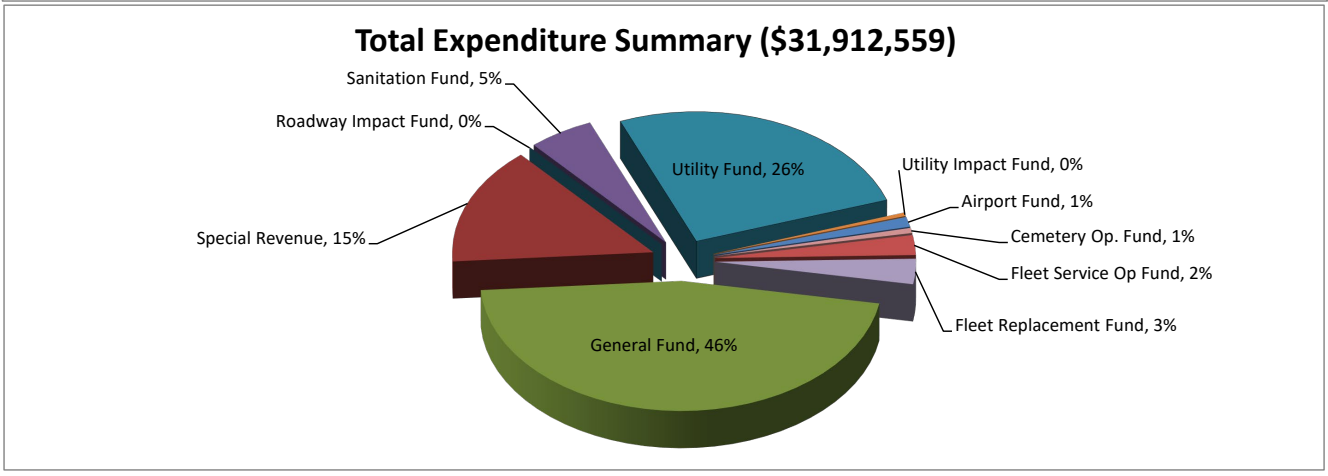
Attachment A

Financial Summary

Summary Revenue/Expenditures
Preliminary Year-to-Date as of August 31, 2021

	Revenue			Expenditures			
	Annual Budget	Actual Y-T-D	% of Budget	Annual Budget	Actual Y-T-D	% of Budget	Surplus/Deficit
General Fund	$ 16,829,817	$ 16,328,589	97%	$ 16,781,082	$ 14,711,044	88%	$ 1,617,544
Special Revenue Funds							
- Tax Increment Fund (TIF)	$ 337,500	$ 385,743	114%	$ 436,132	$ 308,325	71%	77,419
- Hotel/Motel Tax	$ 205,000	$ 168,435	82%	$ 205,000	$ 152,246	74%	16,189
- Main St. Revenue	$ 107,100	$ 36,275	34%	$ 102,650	$ 19,661	19%	16,614
- Municipal Court Sec/Tech	$ 17,000	$ 11,290	66%	$ 23,797	$ 16,120	68%	(4,830)
- Library Grants/Donations	$ 5,300	$ 685	13%	$ 10,395	$ 8,395	81%	(7,710)
- Transportation Fund (TUF)	$ 793,000	$ 1,570,817	198%	$ 761,719	$ 3,833,593	503%	(2,262,776)
- MDUS	$ 501,000	$ 434,772	87%	$ 490,400	$ 344,865	70%	89,907
Special Rev Funds Total	**$ 1,965,900**	**$ 2,608,018**	**133%**	**$ 2,030,093**	**$ 4,683,206**	**231%**	**(2,075,188)**
Enterprise Funds							
- Sanitation Fund	$ 1,843,000	$ 1,613,806	88%	$ 1,821,700	$ 1,679,206	92%	(65,399)
- Utility Fund	$ 10,390,500	$ 8,615,343	83%	$ 10,161,395	$ 8,305,299	82%	310,044
- Airport Fund	$ 426,700	$ 390,946	92%	$ 428,382	$ 392,641	92%	(1,695)
- Cemetery Op. Fund	$ 194,644	$ 288,406	148%	$ 229,646	$ 205,410	89%	82,995
Roadway Impact Fund	$ 35,000	$ 97,548	279%	30,000	-	0%	97,548
Utility Impact Fund	$ 250,000	$ 626,800	251%	125,000	139,578	112%	487,222
Fleet Service Operating Fund	$ 777,506	$ 595,525	77%	$ 796,538	$ 789,440	99%	(193,915)
Fleet Replacement Fund	$ 416,355	$ 324,475	78%	$ 408,355	1,006,735	247%	(682,260)
Total	**$ 34,423,422**	**$ 31,489,455**	**91%**	**$ 34,064,310**	**$ 31,912,559**	**94%**	**$ (423,104)**





Attachment B

Financial Statements by Fund

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

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

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	12,575,000.00	533,944.32	12,181,720.01	96.87	0.00	393,279.99
320-PERMITS AND LICENSES	854,800.00	29,941.18	862,027.97	100.85	0.00	(7,227.97)
330-INTERGOVERNMENTAL REV	368,635.00	39,823.69	402,164.52	109.10	0.00	(33,529.52)
340-CHARGES FOR SERVICES	272,400.00	33,433.72	315,523.03	115.83	0.00	(43,123.03)
410-FINES AND FORFEITURES	266,500.00	13,694.17	142,342.25	53.41	0.00	124,157.75
420-ASSESSMENTS	13,000.00	3,465.80	373,322.90	871.71	0.00	(360,322.90)
430-USE OF MONEY AND PROP	458,800.00	10,072.29	544,586.15	118.70	0.00	(85,786.15)
440-DONATIONS FROM PRIVAT	12,500.00	3,305.00	12,215.30	97.72	0.00	284.70
450-INTERFUND OPERATING T	2,008,182.00	0.00	1,494,686.38	74.43	0.00	513,495.62
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 ***	16,829,817.00	667,680.17	16,328,588.51	97.02	0.00	501,228.49
EXPENDITURE SUMMARY						
500-CITY COUNCIL	225,588.00	28,237.47	236,826.01	104.98	0.00	(11,238.01)
501-CITY MANAGEMENT	685,208.00	58,867.53	610,242.01	89.06	0.00	74,965.99
503-PUBLIC INFORMATION	198,299.00	12,712.92	159,332.99	80.35	0.00	38,966.01
504-HUMAN RESOURCES	263,058.00	23,268.73	233,930.44	88.93	0.00	29,127.56
505-CITY CLERK	0.00	0.00	0.00	0.00	0.00	0.00
512-FINANCIAL SERVICES	610,306.00	43,044.37	525,842.19	86.16	0.00	84,463.81
516-MUNICIPAL COURT	408,283.00	27,187.44	297,090.01	72.77	0.00	111,192.99
522-DEVELOPMENT SERVICES	1,257,990.00	117,607.99	1,055,176.52	84.06	2,350.00	200,463.48
524-MAIN STREET PROGRAM	114,164.00	7,201.33	87,564.39	76.70	0.00	26,599.61
527-MOODY MUSEUM	9,895.00	564.15	5,939.09	60.02	0.00	3,955.91
532-PUBLIC LIBRARY	500,784.00	34,126.19	397,063.55	81.23	9,733.24	93,987.21
542-FIRE SUPPRESSION/EMER	3,060,888.00	194,052.10	2,690,877.04	87.80	(3,565.75)	373,576.71
552-POLICE FIELD SERVICES	4,245,211.00	294,624.49	3,637,059.73	85.78	4,362.95	603,788.32
558-ANIMAL CONTROL SECTIO	257,702.00	15,572.08	207,496.56	80.67	396.00	49,809.44
563-STREET & GROUND MAIN	1,808,169.00	137,694.04	1,555,940.09	87.22	21,100.88	231,128.03
565-PARKS & RECREATION	1,382,684.00	120,264.50	1,073,951.58	87.80	140,096.13	168,636.29
566-INTERNAL SVCS/BLDG	564,520.00	29,937.26	488,591.89	88.97	13,687.80	62,240.31
573-ENGINEERING & INSPECT	270,000.00	0.00	235,826.59	87.34	0.00	34,173.41
575-INTERNAL SVC/IT DEPT	275,783.00	21,552.76	242,400.85	96.14	22,744.65	10,637.50
592-NON-DEPARTMENTAL	642,550.00	40,170.01	969,892.93	150.94	0.00	(327,342.93)
*** TOTAL EXPENDITURES ***	16,781,082.00	1,206,685.36	14,711,044.46	88.92	210,905.90	1,859,131.64
*** TOTAL PROFIT / (LOSS) ***	48,735.00	(539,005.19)	1,617,544.05	886.30	(210,905.90)	(1,357,903.15)

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

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	220,000.00	0.00	248,147.46	112.79	0.00	(28,147.46)
330-INTERGOVERNMENTAL REV	113,000.00	0.00	137,395.64	121.59	0.00	(24,395.64)
430-USE OF MONEY AND PROP	4,500.00	4.46	200.31	4.45	0.00	4,299.69
*** TOTAL REVENUES ***	337,500.00	4.46	385,743.41	114.29	0.00	(48,243.41)
EXPENDITURE SUMMARY						
520-TIF EXPENSES	436,132.00	0.00	308,324.75	70.70	0.00	127,807.25
*** TOTAL EXPENDITURES ***	436,132.00	0.00	308,324.75	70.70	0.00	127,807.25
*** TOTAL PROFIT / (LOSS) ***	(98,632.00)	4.46	77,418.66	78.49-	0.00	(176,050.66)

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

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	205,000.00	20,920.81	168,435.14	82.16	0.00	36,564.86
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	205,000.00	20,920.81	168,435.14	82.16	0.00	36,564.86
EXPENDITURE SUMMARY						
612-HOTEL/MOTEL TAX	205,000.00	5,309.17	152,246.42	74.27	0.00	52,753.58
*** TOTAL EXPENDITURES ***	205,000.00	5,309.17	152,246.42	74.27	0.00	52,753.58
*** TOTAL PROFIT / (LOSS) ***	0.00	15,611.64	16,188.72	0.00	0.00	(16,188.72)

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

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	17,000.00	0.00	0.00	0.00	0.00	17,000.00
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
440-DONATIONS FROM PRIVAT	50,500.00	(1,081.00)	6,575.00	13.02	0.00	43,925.00
450-INTERFUND OPERATING T	39,600.00	0.00	29,700.00	75.00	0.00	9,900.00
*** TOTAL REVENUES ***	107,100.00	(1,081.00)	36,275.00	33.87	0.00	70,825.00
EXPENDITURE SUMMARY						
615-CONTRIBUTE TO CIVIC P	102,650.00	2,741.00	19,661.08	35.26	16,535.00	66,453.92
*** TOTAL EXPENDITURES ***	102,650.00	2,741.00	19,661.08	35.26	16,535.00	66,453.92
*** TOTAL PROFIT / (LOSS) ***	4,450.00	(3,822.00)	16,613.92	1.77	(16,535.00)	4,371.08

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

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	17,000.00	1,050.38	11,290.36	66.41	0.00	5,709.64
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	17,000.00	1,050.38	11,290.36	66.41	0.00	5,709.64
EXPENDITURE SUMMARY						
625-MUNICIPAL COURT BLDG	10,212.00	0.00	240.33	2.35	0.00	9,971.67
626-MUNICIPAL CRT TECHNO	0.00	0.00	2,364.38	0.00	7,671.00	(10,035.38)
627-MUN COURT JUDICIAL	13,585.00	0.00	13,515.60	99.49	0.00	69.40
*** TOTAL EXPENDITURES ***	23,797.00	0.00	16,120.31	99.98	7,671.00	5.69
*** TOTAL PROFIT / (LOSS) ***	(6,797.00)	1,050.38	(4,829.95)	183.92	(7,671.00)	5,703.95

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

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	1,000.00	0.00	0.00	0.00	0.00	1,000.00
430-USE OF MONEY AND PROP	4,000.00	2.44	104.42	2.61	0.00	3,895.58
440-DONATIONS FROM PRIVAT	300.00	0.00	580.55	193.52	0.00	(280.55)
*** TOTAL REVENUES ***	5,300.00	2.44	684.97	12.92	0.00	4,615.03
EXPENDITURE SUMMARY						
624-LIBRARY	10,395.00	0.00	8,395.00	80.76	0.00	2,000.00
*** TOTAL EXPENDITURES ***	10,395.00	0.00	8,395.00	80.76	0.00	2,000.00
*** TOTAL PROFIT / (LOSS) ***	(5,095.00)	2.44	(7,710.03)	151.33	0.00	2,615.03

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

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	35,000.00	1,440.00	97,548.00	278.71	0.00	(62,548.00)
*** TOTAL REVENUES ***	35,000.00	1,440.00	97,548.00	278.71	0.00	(62,548.00)
EXPENDITURE SUMMARY						
631-ROADWAY IMPACT FEE	30,000.00	0.00	0.00	196.79	59,036.00	(29,036.00)
*** TOTAL EXPENDITURES ***	30,000.00	0.00	0.00	196.79	59,036.00	(29,036.00)
*** TOTAL PROFIT / (LOSS) ***	5,000.00	1,440.00	97,548.00	770.24	(59,036.00)	(33,512.00)

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

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						
340-CHARGES FOR SERVICES	790,000.00	68,622.35	698,936.85	88.47	0.00	91,063.15
430-USE OF MONEY AND PROP	3,000.00	5.62	953.10	31.77	0.00	2,046.90
450-INTERFUND OPERATING T	0.00	0.00	870,927.00	0.00	0.00	(870,927.00)
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	793,000.00	68,627.97	1,570,816.95	198.09	0.00	(777,816.95)
EXPENDITURE SUMMARY						
632-TRANSPORTATION	761,719.00	19,204.03	3,833,593.29	509.82	49,819.52	(3,121,693.81)
*** TOTAL EXPENDITURES ***	761,719.00	19,204.03	3,833,593.29	509.82	49,819.52	(3,121,693.81)
*** TOTAL PROFIT / (LOSS) ***	31,281.00	49,423.94	(2,262,776.34)	392.97-	(49,819.52)	2,343,876.86

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

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	501,000.00	42,809.41	434,772.05	86.78	0.00	66,227.95
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 ***	501,000.00	42,809.41	434,772.05	86.78	0.00	66,227.95
EXPENDITURE SUMMARY						
750-MUNICIPAL DRAINAGE	490,400.00	0.00	344,865.40	70.32	0.00	145,534.60
*** TOTAL EXPENDITURES ***	490,400.00	0.00	344,865.40	70.32	0.00	145,534.60
*** TOTAL PROFIT / (LOSS) ***	10,600.00	42,809.41	89,906.65	848.18	0.00	(79,306.65)

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

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	200,000.00	31,489.27	73,832.44	36.92	0.00	126,167.56
340-CHARGES FOR SERVICES	1,643,000.00	141,159.18	1,539,973.74	93.73	0.00	103,026.26
*** TOTAL REVENUES ***	1,843,000.00	172,648.45	1,613,806.18	87.56	0.00	229,193.82
EXPENDITURE SUMMARY						
721-SANITATION/GARBAGE	1,821,700.00	142,884.21	1,679,205.53	92.18	0.00	142,494.47
*** TOTAL EXPENDITURES ***	1,821,700.00	142,884.21	1,679,205.53	92.18	0.00	142,494.47
*** TOTAL PROFIT / (LOSS) ***	21,300.00	29,764.24	(65,399.35)	307.04-	0.00	86,699.35

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

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	1,000.00	0.00	1,050.00	105.00	0.00	(50.00)
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	10,019,500.00	854,886.43	8,451,779.32	84.35	0.00	1,567,720.68
420-ASSESSMENTS	210,000.00	5,463.94	85,128.34	40.54	0.00	124,871.66
430-USE OF MONEY AND PROP	158,500.00	3,871.58	75,065.56	47.36	0.00	83,434.44
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS	1,500.00	240.62	2,319.91	154.66	0.00	(819.91)
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	10,390,500.00	864,462.57	8,615,343.13	82.92	0.00	1,775,156.87
EXPENDITURE SUMMARY						
701-UTILITIES ADMINISTRAT	461,194.00	33,279.46	418,985.56	90.85	0.00	42,208.44
706-WASTEWATER TREATMENT	706,867.16	42,831.31	557,276.06	81.21	16,756.24	132,834.86
708-UTILITY DISTRIBUTION/	1,851,376.00	87,264.58	1,512,203.56	85.50	70,747.01	268,425.43
709-UTILITIES NON-DEPARTM	7,141,957.84	215,793.23	5,816,833.64	81.45	0.00	1,325,124.20
*** TOTAL EXPENDITURES ***	10,161,395.00	379,168.58	8,305,298.82	82.59	87,503.25	1,768,592.93
*** TOTAL PROFIT / (LOSS) ***	229,105.00	485,293.99	310,044.31	97.13	(87,503.25)	6,563.94

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

345-UTILITY IMPACT FEE FUND
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
340-CHARGES FOR SERVICES	250,000.00	7,500.00	601,800.00	240.72	0.00	(351,800.00)
420-ASSESSMENTS	0.00	2,500.00	25,000.00	0.00	0.00	(25,000.00)
*** TOTAL REVENUES ***	250,000.00	10,000.00	626,800.00	250.72	0.00	(376,800.00)
EXPENDITURE SUMMARY						
592-NON-DEPARTMENTAL	125,000.00	0.00	139,577.60	111.66	0.00	(14,577.60)
*** TOTAL EXPENDITURES ***	125,000.00	0.00	139,577.60	111.66	0.00	(14,577.60)
*** TOTAL PROFIT / (LOSS) ***	125,000.00	10,000.00	487,222.40	389.78	0.00	(362,222.40)

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

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						
330-INTERGOVERNMENTAL REV	4,000.00	0.00	5,432.26	135.81	0.00	(1,432.26)
340-CHARGES FOR SERVICES	410,700.00	37,019.80	385,058.96	93.76	0.00	25,641.04
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	12,000.00	18.10	454.39	3.79	0.00	11,545.61
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 ***	426,700.00	37,037.90	390,945.61	91.62	0.00	35,754.39
EXPENDITURE SUMMARY						
732-AIRPORT OPERATIONS DE	428,382.00	23,442.38	392,640.79	91.66	0.00	35,741.21
*** TOTAL EXPENDITURES ***	428,382.00	23,442.38	392,640.79	91.66	0.00	35,741.21
*** TOTAL PROFIT / (LOSS) ***	(1,682.00)	13,595.52	(1,695.18)	100.78	0.00	13.18

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

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	96,000.00	14,815.00	143,871.00	149.87	0.00	(47,871.00)
420-ASSESSMENTS	15,644.00	0.00	15,643.58	100.00	0.00	0.42
430-USE OF MONEY AND PROP	1,000.00	100.00	1,499.00	149.90	0.00	(499.00)
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	12,000.00	0.00	633.23	5.28	0.00	11,366.77
460-PROCEEDS GEN FIXED AS	70,000.00	8,611.20	126,758.70	181.08	0.00	(56,758.70)
*** TOTAL REVENUES ***	194,644.00	23,526.20	288,405.51	148.17	0.00	(93,761.51)
EXPENDITURE SUMMARY						
761-CEMETERY OPERATING DE	229,646.00	15,327.68	205,410.06	89.45	0.00	24,235.94
*** TOTAL EXPENDITURES ***	229,646.00	15,327.68	205,410.06	89.45	0.00	24,235.94
*** TOTAL PROFIT / (LOSS) ***	(35,002.00)	8,198.52	82,995.45	237.12-	0.00	(117,997.45)

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

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	761,808.00	0.00	582,720.00	76.49	0.00	179,088.00
420-ASSESSMENTS	15,698.00	0.00	12,698.33	80.89	0.00	2,999.67
430-USE OF MONEY AND PROP	0.00	0.00	106.70	0.00	0.00	(106.70)
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	777,506.00	0.00	595,525.03	76.59	0.00	181,980.97
EXPENDITURE SUMMARY						
517-F1EET SERVICES	796,538.00	81,724.91	789,439.65	102.49	26,923.42	(19,825.07)
*** TOTAL EXPENDITURES ***	796,538.00	81,724.91	789,439.65	102.49	26,923.42	(19,825.07)
*** TOTAL PROFIT / (LOSS) ***	(19,032.00)	(81,724.91)	(193,914.62)	160.35	(26,923.42)	201,806.04

FINANCIAL STATEMENT
AS OF: AUGUST 31ST, 2021

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	408,355.00	0.00	306,267.00	75.00	0.00	102,088.00
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	5,000.00	1.86	134.16	2.68	0.00	4,865.84
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS	3,000.00	0.00	18,073.75	602.46	0.00	(15,073.75)
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	416,355.00	1.86	324,474.91	77.93	0.00	91,880.09
EXPENDITURE SUMMARY						
518-EQUIPMENT REPLACEMENT	408,355.00	303,728.10	1,006,735.36	275.42	117,971.25	(716,351.61)
*** TOTAL EXPENDITURES ***	408,355.00	303,728.10	1,006,735.36	275.42	117,971.25	(716,351.61)
*** TOTAL PROFIT / (LOSS) ***	8,000.00	(303,726.24)	(682,260.45)	2.90-	(117,971.25)	808,231.70

Attachment C

Council Report

Checks Posted in August 2021

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	AFLAC	AFLAC AUGUST INVOICE 2021	1,985.08
		CLIFFORD, PENNY CHRISTINE c/o TX CHILD	CAUSE # 12-1678-FC4	253.20
			CAUSE # 12-1678-FC4	253.20
		PO HOLDING LLC DBA/DISCOVERY BENEFITS	38705	369.97
			38705	369.97
		DEBORAH B LANGEHENNING	SHELTON CASE NO. 18-11452	936.46
			SHELTON CASE NO. 18-11452	936.46
		HERRERA, EDITH D %ARIZONA SUPPORT PAYM	VINCENT CLIFFORD CS FOR DE	237.46
			VINCENT CLIFFORD CS FOR DE	237.46
		MISCELLANEOUS RHIANNON REYES	RHIANNON REYES:RETURN DEPO	25.00
		GILLERMINA MARTINEZ	GILLERMINA MARTINEZ:REF DE	75.00
		JOHN MCDONALD	JOHN MCDONALD:DEPOSIT REFU	100.00
		HOPE LOPEZ	HOPE LOPEZ: REFUND DEPOSIT	300.00
		KARLA GONZALES	KARLA GONZALES:REF DEPOSIT	300.00
		McCREARY, VESELKA, BRAGG & ALLEN PC	CC FEES-JULY 2021	1,308.32
		NATIONWIDE RETIREMENT SOLUTIONS	NATIONWIDE CONTRIBUTIONS	2,346.25
			NATIONWIDE CONTRIBUTIONS	2,346.25
			NATIONWIDE CONTRIBUTIONS	60.00
			NATIONWIDE CONTRIBUTIONS	60.00
		PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL JULY 2020	178.45
		SHOAF, DA'SHINIKQUE SHI'JUAN	STEPHFONE JONES	128.31
			STEPHFONE JONES	128.31
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	1,323.34
			HEALTH PREMIUMS	17,267.42
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FEDERAL WITHHOLDING	26,737.23
			FEDERAL WITHHOLDING	25,427.45
			FICA CONTRIBUTIONS AND MAT	18,190.97
			FICA CONTRIBUTIONS AND MAT	17,530.21
			MEDICARE CONTRIB AND MATCH	4,254.29
			MEDICARE CONTRIB AND MATCH	4,099.81
		TAYLOR ECONOMIC DEV.CORP.	AUG 2021 SALES TAX ALLOCAT	137,402.02
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TEDC TMRS CONT AUGUST 2021	3,362.28
			TMRS CONTRIBUTIONS	21,208.99
			TMRS CONTRIBUTIONS	20,460.19
		UNITED WAY OF WILLIAMSON COUNTY	UNITED WAY CONTRIBUTIONS	5.00
			UNITED WAY CONTRIBUTIONS	5.00
		UNUM LIFE INS CO OF AMERI	UNUM LIFE INS. PAYABLE	989.88
		TAYLOR PROFESSIONAL FIREFIGHTER ASSOCI	ACCT #2091015 TAYLOR FF AS	439.00
		KIRK, SARA DENISE	01-0282 SHANE NEWELL CHILD	138.46
			01-0282 SHANE NEWELL CHILD	138.46
		LOPEZ, NANCY C/O TX CHILD SUPPORT SDU	D1FM10000631	227.26
			D1FM10000631	227.26
		ICMA-RC PLAN SPONSOR SERVICES	ICMA-RC CONTRIBUTIONS	1,348.47
			ICMA-RC CONTRIBUTIONS	1,333.47
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	2,388.48
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	230.84
			TOTAL:	317,670.93
CITY COUNCIL	GENERAL FUND	HEB CREDIT RECEIVABLES	COUNCIL SNACKS	11.04
		LLOYD GOSSELINK ROCHELLE & TOWNSEND, P	LEGAL SERVICES-EPCOR AGREE	198.00
			LEGAL SERVICES-PROJECT DRA	1,122.00
		MUNICIPAL CODE CORP. DBA MUNICODE	MYMUNICODE 8/1/21-7/31/22	1,745.00
			ELECTRONIC UPDATE PAGES	504.00
		VERIZON WIRELESS	CELL PHONE	230.00
		WAL-MART COMMUNITY/GEMB	COUNCIL SNACKS	11.70
		GOLDEN CHICK	COUNCIL SNACKS	22.99

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			COUNCIL SNACKS	22.99
		HEJL & SCHROEDER, P.C.	JULY 2021 LEGAL SERVICES	14,790.00
		FOUR SEASONS HOTEL	TML CONF- GERALD ANDERSON	1,737.45
			TML CONF- BRANDT RYDELL	1,737.45
			TML CONF- DWAYNE ARIOLA	1,737.45
			TML CONF-MITCH DRUMMOND	1,737.45
			TML CONF- ROBERT GARCIA	1,737.45
			TOTAL:	27,344.97
CITY MANAGEMENT	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	APPRECTIATE DINNER LABELS/	79.60
		IHOP	TMCCA CONF-D. BARKER,R. LO	30.00
		LUPE TORTILLA	DINNER WITH L. GROS	65.87
			TMHRA CONF- J. JENKINS	24.24
		LINCOLN	LTD AUG 2021 INV.	100.83
			ADD FULL TIME / L. ALVAREZ	8.90
		LUCKY DUCK CAFE	AGENDA UPDATE-M. DRUMMOND	28.54
		MARIACHIS DE JALISCO #3	AGENDA PREP- R. GARCIA	20.50
		NAPA FLATS	TMHRA CONF- J. JENKINS	23.43
		UNITED STATES POSTAL SERV	TIRZ PUBLIC HEARING NOTICE	28.80
		ROJAS TACOS	AGENDA UPDATE W/ MPT ANDER	17.07
			AGENDA PREP W/ MPT ANDERSO	17.34
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	4,557.07
			ADD L. ALVAREZ	615.11
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	1,170.76
			FICA CONTRIBUTIONS AND MAT	1,106.28
			MEDICARE CONTRIB AND MATCH	273.79
			MEDICARE CONTRIB AND MATCH	258.71
		SAM'S CLUB DIRECT	OFFICE CHAIR- JEFF J.	129.98
		TAYLOR CHAMBER OF COMMERCE	CHAMBER LUNCH-LABORDE&JENK	30.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	2,611.67
			TMRS CONTRIBUTIONS	2,471.68
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	94.67
		VERIZON WIRELESS	CELL PHONE	184.00
		WAL-MART COMMUNITY/GEMB	MOUSE/MOUSE PAD FOR TELEWO	15.85
		HOLIDAY INN EXPRESS & SUITES	TMCCA CONF-D.BARKER, R. LO	296.70
		CRACKER BARREL	TMHRA CONF- J.JENKINS	16.60
		TEXAS MUNICIPAL CLERKS ASSOCIATION, IN	TMCCP LEG LAW SEM-BARKER&L	540.00
		TEXAS BAY SEAFOOD & STEAK RESTAURANT	CMPRHNSVE PLAN/REALTOR MTG	77.99
		EL CORRAL LOZANO	LUNCH MTG-J. JENKINS& ANDE	28.96
			AGENDA UPDATE W/ MAYOR RYD	27.67
			AGENDA PREP- M. DRUMMOND	30.50
		ADOBE SYSTEMS INC	ADOBE-RECURRING- B. LABORD	10.81
		SORTO'S GROUP LLC DBA MASFAJITAS	EXEC LUNCHEON- J. JENKINS	79.79
		APPLEBEE'S	TMCCA CONF-D.BARKER,R. LOP	49.71
		TEXAS A&M HOTEL AND CONFERENCE CENTER	TMHRA CONF- J. JENKINS	465.33
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	55.28
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	182.88
			ADD L. ALVAREZ	24.82
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	27.32
			ADD L. ALVAREZ	3.96
		JENKINS, JEFFREY	TMHRA ANNUAL CONFERENCE	88.55
		COMMUNITY COFFEE COMPANY LLC	COFFEE	29.55
		FOUR SEASONS HOTEL	TML CONF- JEFF JENKINS	1,737.45
			TML CONF- BRIAN LABORDE	1,737.45
			TOTAL:	19,476.01

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
PUBLIC INFORMATION	GENERAL FUND	LINCOLN	LTD AUG 2021 INV.	13.55
		MICHAEL C. PESCHEL	BACK TO SCHOOL BASH MUSIC	225.00
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	615.11
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	129.67
			FICA CONTRIBUTIONS AND MAT	129.67
			MEDICARE CONTRIB AND MATCH	30.33
			MEDICARE CONTRIB AND MATCH	30.33
		TAYLOR CHAMBER OF COMMERCE	BUSINESS EXPO-EVENT PARTNE	1,000.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	281.51
			TMRS CONTRIBUTIONS	281.52
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	12.49
		VERIZON WIRELESS	CELL PHONE	160.00
		OSBORNE, STACEY FORD	AUGUST 2021 PIO SERVICES	4,550.00
		MOTION ARRAY- ARTLIST LTD	VIDEO EDITING SFTWR-JUL-AU	29.99
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	24.82
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	3.96
		COMMUNITY COFFEE COMPANY LLC	COFFEE	29.55
			TOTAL:	7,547.50
HUMAN RESOURCES	GENERAL FUND	4IMPRINT, INC	TOTE BAGS- LOGO -QTY 200	524.10
		GROS, LASHON	PROFESSIONAL DEVELOPMENT	88.55
			PROFESSIONAL DEVELOPMENT	42.00
		LINCOLN	LTD AUG 2021 INV.	34.34
		LANGUAGE TESTING INTERNATIONAL	R. LEPE-BILINGUAL TEST CER	63.00
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	615.11
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	315.92
			FICA CONTRIBUTIONS AND MAT	313.69
			MEDICARE CONTRIB AND MATCH	73.88
			MEDICARE CONTRIB AND MATCH	73.36
		SEAPINE ADVISORY, LLC	FEE TO CREATE DEI COMMITTE	5,000.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	724.38
			TMRS CONTRIBUTIONS	719.53
		DURON, HANNAH	SUMMER21/TUITION REIMBURSE	2,000.00
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	31.56
		VERIZON WIRELESS	CELL PHONE	46.00
		WORKERS ASSISTANCE PROGRAM, INC.	AUGUST 2021 WAP SERVICES	270.81
		TEXAS CIVIL SERVICE REPORTER	TX CS REPORTER UPDATE #55	109.95
		TEXAS A&M HOTEL AND CONFERENCE CENTER	2021 TMHRA CONF- L. GROS	310.22
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	55.28
		ROSS GANNAWAY, PLLC	LEGAL SRVS THROUGH 8/23/20	300.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	49.64
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	7.92
		COMMUNITY COFFEE COMPANY LLC	COFFEE	29.55
			TOTAL:	11,798.79
FINANCIAL SERVICES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	PAYROLL CALCULATOR RIBBON	14.37
		LINCOLN	LTD AUG 2021 INV.	66.79
			TERM. S. RICHARDSON	17.50-
		MEEDER PUBLIC FUNDS, INC. DBA:	AUGUST 2021 INVESTMENT SRV	2,000.00
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	1,845.33
			TERM S. RICHARDSON	1,187.48-
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	599.62
			FICA CONTRIBUTIONS AND MAT	599.62
			MEDICARE CONTRIB AND MATCH	140.25
			MEDICARE CONTRIB AND MATCH	140.25
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	1,393.82

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TMRS CONTRIBUTIONS	1,393.82
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	60.84
			TERM S. RICHARDSON	15.89-
		VERIZON WIRELESS	CELL PHONE	342.00
		V-QUEST OFFICE MACHINES & SUPPLIES, LT	STAPLES & FOLDERS	85.81
		WAL-MART COMMUNITY/GEMB	FINANCE CHARGE	0.61
		VIRTUAL LEARNING CONCEPTS	PFIA-ONLINE TRAINING- J. W	250.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	XPHASER 4622	46.95
			EQUIPMENT	55.28
			XPHASER 4622	46.95
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	99.28
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	15.84
		COMMUNITY COFFEE COMPANY LLC	COFFEE	29.55
		FOUR SEASONS HOTEL	TML CONF- J. WOOD 10/5-8	1,737.45
			TOTAL:	9,743.56
MUNICIPAL COURT	GENERAL FUND	AT&T	MUNICIPAL COURT	204.25
		AMAZON.COM SALES, INC DBA: AMAZON.COM	TONER CARTRIDGE-EW & KW	290.92
			TONER CARTRIDGE-D.J. & M.B	104.58
		BRINKS, INC.	BRINKS AUGUST 2021 TMC	787.61
		TYLER TECHNOLOGIES, INC	COURT ONLINE	100.00
			COURT CLERK I&II- D. JONES	300.00
		LEYLA YATIM-ALIN DBA: WESTLAKE TRANSLA	VIRTUAL HEARING INTERPRETE	200.00
		LINCOLN	LTD AUG 2021 INV.	45.96
		OFFICE DEPOT CORPORATION	COLOR LABELS-CASES	22.58
			STAFF/JUDGE 2022 CALENDARS	124.25
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	168.12
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	1,845.33
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	445.94
			FICA CONTRIBUTIONS AND MAT	485.88
			MEDICARE CONTRIB AND MATCH	104.30
			MEDICARE CONTRIB AND MATCH	113.64
		SOUTHERN COMPUTER WAREHOUSE	E.W. SCANNER	346.43
			K.W. PRINTER	342.12
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	777.79
			TMRS CONTRIBUTIONS	864.49
		TRANSUNION RISK AND ALTERNATIVE DATA S	TLO LOCATOR JULY 2021	100.00
		ATMOS ENERGY	NATURAL GAS-109 W 5TH ST	60.74
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	42.01
		VERIZON WIRELESS	CELL PHONE	138.00
			IPAD	72.00
		WAL-MART COMMUNITY/GEMB	BRKRM SUPP-FORKS/CUPS/PLAT	35.44
			MICROWAVE	74.84
			WATER, COFFEE,CANDY	43.44
		TEXAS MUNICIPAL COURTS EDUCATION CENTE	LEGIS. UPDATE 2021- E. WAL	50.00
		CONSTABLE PAUL L. LEAL	SERVED COURT NOTICE-MANOJ	70.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	CONTRACT BASE	255.00
			CONTRACT OVERAGE	118.64
		CINTAS CORP DBA FIRST AID & SAFETY	109 W 5TH ST/MEDICAL SUPPL	68.34
			109 W 5TH ST/MEDICAL SUPPL	65.24
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	99.28
		HEJL & SCHROEDER, P.C.	JULY 2021 MUNICIPAL CRT SR	2,460.00
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	11.88
			TOTAL:	11,439.04
DEVELOPMENT SERVICES	GENERAL FUND	ARRESOLE, ALLEN DBA: ALLEN LAWN CARE	126 2ND AVE/ABATEMENT	187.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			109 E. LAKE ABATEMENT	964.25
			318 BURKETT/ABATEMENT	875.00
			501 W RIO GRANDE/ABATEMENT	375.00
			1710 TANNER LOOP ABATEMENT	375.00
			1708 TANNER LOOP ABATEMENT	375.00
			2211 W. 2ND ST ABATEMENT	402.50
			1425 N. MAIN ABATEMENT	490.00
		AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE,CREAMER,SUGAR,CUPS	22.97
			WEBCAM	43.98
		LINCOLN	LTD AUG 2021 INV.	126.22
		OFFICE DEPOT CORPORATION	REPLACEMENT CELL CASE O. L	49.95
			C.ORTS CELL SCREEN PROTECT	34.99
			DEV SRVS/SHEET & DATER	42.93
			PAPERTOWEL HOLDER	10.99
		UNITED STATES POSTAL SERV	PLAT TO HDR	8.55
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	4,305.77
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	1,217.73
			FICA CONTRIBUTIONS AND MAT	1,211.22
			MEDICARE CONTRIB AND MATCH	284.77
			MEDICARE CONTRIB AND MATCH	283.25
		INTERNATIONAL CODE COUNCIL	PERMIT TECH TRNG-RUBY LEPE	69.00
			PERMIT TECH TRNG- CARRIE O	69.00
		TAYLOR PRESS	HOME GRANT BID AD	126.00
			HOME GRANT BID ADS	126.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	2,724.97
			TMRS CONTRIBUTIONS	2,710.84
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	110.35
		VERIZON WIRELESS	CELL PHONE	368.00
		WAL-MART COMMUNITY/GEMB	OFFICE SUPPLIES	16.08
		AMERICAN PLANNING ASSOC.	APA REG.- T. YANTIS	360.00
		MCCOY'S BUILDING SUPPLY	CODE ENFORCE PADLOCKS & RE	48.00
			CREDIT PADLOCKS-CODE ENFOR	39.16-
			CODE ENFORCE PADLOCKS	45.06
		RICHARDS, JOSHUA DBA: WOODSMAN INC	1904 KENT/ABATEMENT	1,400.00
		SECRETARY OF STATE DBA: TEXAS SECRETAR	THE GROVE AT BULL CREEK HO	1.00
			SOS SEARCH-THE GROVE HOA	1.00
			SOS SEARCH-CEDAR BEND LAND	2.00
			SOS SEARCH-CEDAR BEND LAND	1.00
		HUMPHREYS, JAMES BRENT DBA: MALLARD &	2215 W 2ND ST/ABATEMENT	450.00
			201 E. PECAN ST ABATEMENT	175.00
			SYMES (R015716) ABATEMENT	520.00
			132 2ND AVE ABATEMENT	200.00
			SW MALLARD & DAVIS ABATEME	300.00
			113&115 N. ROBINSON ABATEM	225.00
			2003 HOLY SPRINGS ABATEMEN	375.00
			1907 N. MAIN ABATEMENT	125.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	55.28
		SOUTH CENTRAL PLANNING & DEV. COMMISSI	MPN AUGUST 2021	875.00
		EILEEN MERRIT INC. DBA ATS ENGINEERS,	ATS PLAN REVIEW AUGUST 202	3,020.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	198.56
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	31.68
		FOUR SEASONS HOTEL	TML CONF- TOM YANTIS 10/5-	1,737.45
		PLANETIZEN COURSES	CNU AUDIT- M. HICKS	24.95
			TOTAL:	28,139.63
MAIN STREET PROGRAM	00 GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE,CREAMER,SUGAR,CUPS	22.97

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CELL SCREEN PROTECTOR	36.51
		LINCOLN	LTD AUG 2021 INV.	15.96
		OFFICE DEPOT CORPORATION	MAIN STREET COPY PAPER	91.00
			MS/POUCHES, FOLDERS, LAMIN	153.11
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	615.11
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	152.78
			FICA CONTRIBUTIONS AND MAT	152.78
			MEDICARE CONTRIB AND MATCH	35.73
			MEDICARE CONTRIB AND MATCH	35.73
		TEXAS HISTORICAL COMMISSION	2021 MAIN ST RETREAT- J.HA	33.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	331.67
			TMRS CONTRIBUTIONS	331.67
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	14.53
		VERIZON WIRELESS	CELL PHONE	46.00
		HARRIS, JAN C DAVIS	TX REGIONAL MAIN ST MEETIN	25.07
			TX REGIONAL MAIN ST MEETIN	20.43
		ADOBE SYSTEMS INC	ACROBAT PRO DC	16.23
		VISTA PRINT	BUS CARDS- JAN HARRIS	48.70
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	55.28
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	24.82
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	3.96
			TOTAL:	2,263.04
CD-MOODY MUSEUM	GENERAL FUND	ADT SECURITY SERVICES INC	MOODY MUSEUM SECURITY SYST	154.44
			MOODY MUSEUM SECURITY	63.06
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	223.00
		ATMOS ENERGY	NATURAL GAS-114 W 9TH ST	58.31
		AT&T U-VERSE	INTERNET-MOODY MUSEUM	65.34
			TOTAL:	564.15
PUBLIC LIBRARY	GENERAL FUND	AT&T	LIBRARY	348.74
		BLACKSTONE AUDIO, INC. DBA: BLACKSTONE	AUDIO BOOKS	39.99
		FARONICS TECHNOLOGIES USA, INC.	SOFTWARE	184.80
		INGRAM BOOK COMPANY	Books	29.72
			Books	102.65
			Books	1,659.20
			Books	23.04
			Books	122.33
			Books	68.85
			Books	1,439.95
		LINCOLN	LTD AUG 2021 INV.	68.85
		MIDWEST TAPE	DVD's	14.99
			DVD's	22.49
			DVD's	105.99
			DVD's	67.47
		OFFICE DEPOT CORPORATION	LIBRARY ROLLING DESK	56.99
			LIBRARY ADJUSTABLE DESK	69.99
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	1,401.90
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	2,460.44
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	694.64
			FICA CONTRIBUTIONS AND MAT	575.97
			MEDICARE CONTRIB AND MATCH	162.44
			MEDICARE CONTRIB AND MATCH	134.69
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	1,528.69
			TMRS CONTRIBUTIONS	1,268.24
		ATMOS ENERGY	NATURAL GAS-801 VANCE ST	58.32

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	63.34
		VERIZON WIRELESS	CELL PHONE	46.00
		KRAMER, NORMA	REIMB SRP 2021 ICE CREAM	22.30
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	LIBRARY INTERNET	268.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	74.46
			TERM M. MCINTIRE	58.78-
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	19.80
			TOTAL:	13,146.49
FIRE DEPARTMENT	GENERAL FUND	AT&T	CITY HALL (CIVIL DEF)	36.20
			VICTORIA STATION	126.79
			FIRE DEPT	171.57
		ACTIVE911, INC.	911 APP	56.00
		AMAZON.COM SALES, INC DBA: AMAZON.COM	INSTRUCTOR BOOK	67.57
			KITCHEN SUPPLIES-MINTS	7.51
		AIRDATA UAV	SOFTWARE FOR DRONE	131.91
		AWARD SPECIALTIES	PLAQUES FOR MEMORIAL	170.22
		BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	351.83
			MEDICAL SUPPLIES	158.76
		FIRST ARRIVING, LLC	SOFTWARE	1,677.60
		FIRE PROTECTION PUBLICATIONS	BOOKS FOR INSTRUCTOR CLASS	539.00
		FIGHTECH	MASKS	83.55
		GULF COAST PAPER CO. INC.	CLEANING CHEMICALS	90.86
		HOME DEPOT CREDIT SERVICES	WASHER FOR STA 1	681.00
		LINCOLN	LTD AUG 2021 INV.	368.93
		MICHAEL C. PESCHEL	9/11 SOUND SYSTEM	125.00
		MIKE PIETSCH, P.E. CONSULTING SERVICES	ISO STUDY	15,000.00
		OFFICE DEPOT CORPORATION	PENS, PAPER, PENCILS	45.87
			STAMPS	11.00
			PENS	18.29
		PERSONALIZED PAPER MANUFACTURING GROUP	NOTEPADS&POST-ITS-PREVENTI	927.95
		TOUCH 4WASH	CAR WASH- BAUM	8.00
			CAR WASH- BAUM	8.00
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	901.31
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	14,762.64
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	3,638.40
			FICA CONTRIBUTIONS AND MAT	3,676.24
			MEDICARE CONTRIB AND MATCH	850.90
			MEDICARE CONTRIB AND MATCH	859.77
		TEXAS COMMISSION ON FIRE PROTECTION	INSTRUCTOR LEVEL 1 TRAININ	85.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	8,222.09
			TMRS CONTRIBUTIONS	8,304.22
		TIME WARNER CABLE DBA SPECTRUM	INTERNET	341.69
		TRACTOR SUPPLY COMPANY	35 BAGS DRY SORB	244.65
			1/2" PLUG	8.64
			SHOVELS - STAT# 1	71.98
			PROPANE - STAT# 2	15.59
		TEXAS FIRE CHIEFS ASSOCIATION	BUS. MTG LUNCH-BAUM&COPELA	40.00
		ATMOS ENERGY	NATURAL GAS-705 CARLOS PAR	71.25
			NATURAL GAS-200 WASHBURN S	82.55
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	340.31
			ADD J. BILICKI	10.44
		VERIZON WIRELESS	CELL PHONES	201.30
			DATA CARDS	721.81
		WAL-MART COMMUNITY/GEMB	KITCHEN SUPPLIES	23.50
		TEXAS CIVIL SERVICE REPORTER	FD CIVIL SERVICE UPDATE#55	109.95

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HAYDAY, INC DBA: CTWP	FD MONTHLY COPIER AGREEMEN	42.58
		MUNICIPAL EMERGENCY SERVICES, INC	ANNUAL UNIFORM ORDER	892.50-
		AT&T U-VERSE	FD INTERNET/CABLE	152.20
		ZAPATA'S MEXICAN RESTAURANT	OFFICER MEETING	35.15
		DELL FINANCIAL SERVICES	TRAINING ROOM COMPUTER	906.00
		THE BEISTLE CO DBA FIRE SMART PROMOTIO	FIRE PREVENTION ITEMS	792.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	570.86
		AXCESS FIRE & SAFETY SUPPLY INC.	ANNUAL GROUND LADDER TESTI	795.45
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	95.04
			TOTAL:	66,944.42
POLICE DEPARTMENT	GENERAL FUND	AT&T	POLICE DEPT	199.19
			TELEPHONE	397.20
			INTERNET	1,481.60
		CANVA INC	CANVA PRO-PIC SFTWR-CLAUDI	179.87
		JPMORGAN CHASE BANK NA	AMAZON.COM BATTERY REFUND	122.68-
		DALLAS CHILDRENS ADVOCACY CENTER	CRIMES AGST CHILD. CONF-AU	400.00
		TEXAS DEPARTMENT OF INFORMATION RESOUR	DISPATCH RADIO CIRCUIT BAC	509.45
		LINCOLN	LTD AUG INV/MINUS P.MORENO	595.34
			PRISCILLA MORENO VOCA GRAN	12.44
		NATIONAL NIGHT OUT	NNO BANNERS (5)	237.25
		OFFICE DEPOT CORPORATION	DRY BOARD- TRAINING ROOM	74.63
			TISSUE/HAND SOAP/AIR FRESH	114.52
			PAPER TOWELS X2 BOXES	42.82
		PITNEY BOWES GLOBAL FINANCIAL SERVICES	PD POSTAGE REFILL	320.99
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	928.54
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	23,374.05
			HEALTH PREM./VOCA-P.MORENO	615.11
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	6,475.28
			FICA CONTRIBUTIONS AND MAT	5,770.71
			MEDICARE CONTRIB AND MATCH	1,514.38
			MEDICARE CONTRIB AND MATCH	1,349.61
		MAGNATAG	BEST PRAC BD MAGNET/TEXT S	332.47
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	14,698.63
			TMRS CONTRIBUTIONS	13,169.06
		TEXAS VICTIM SERVICES ASSOCIATION	BIENNIAL CONF- AUG 2021	300.00
		TIME WARNER CABLE DBA SPECTRUM	PD INTERNET SERVICES AUG 2	343.46
		TRACTOR SUPPLY COMPANY	SPRAY PAINT FOR TRAFFIC UN	11.68
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	534.05
			VOCA GRANT/ P. MORENO	11.35
		VERIZON WIRELESS	CELL PHONES	482.97
			CELL PHONES - VOCA COORDIN	40.25
			CELL PHONES - VOCA VOLUNTE	40.25
			MIFI-VOCA COORDINATOR	37.99
			DATA CARDS	607.82
		WAL-MART COMMUNITY/GEMB	OFFICE WINDOW BLIND	8.64
			OFFICE WINDOW BLIND	0.82
		OLLE NETWORK TECH CONSULTANTS DBA ON T	MONTHLY IT SUPPORT SEPT 20	7,182.00
		BURRELL PRINTING COMPANY, INC	PD ENVELOPES	130.00
		AMAZON.COM	DISPATCH PRINTER DRUM UNIT	123.98
			GUN CLEANING KIT (1)	28.99
			CUTLERY/NOTEBOOKS/DESK CLN	93.33
			TRAINING HELMETS X 4	259.80
			TRAINING HELMETS X 9	584.55
			COFFEE POT	14.10
			FLASHLIGHT BATTERIES X 5	176.95

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PICTURE FRAMES- 3 SETS OF	78.36
			DISPATCH MW & SHREDDER-CLA	353.95
			PICTURE FRAMES	52.24
			TRAINING HELMETS X 7	489.65
			OFFICE SUPPLIES	97.75
		PAYPAL.COM	JR. POLICE BADGE STICKERS-	374.95
		APPLE.COM/BILL	ICLOUD STG- JULY 2021	0.99
			CHIEF FLUCK-ICLOUD STG-AUG	0.99
		WALGREENS	PICTURES FOR PD	19.95
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	917.86
			VOCA GRANT P. MORENO	24.82
		CIT BANK, N.A DBA AVAYA FINANCIAL SERV	AVAYA SOFTWARE	511.39
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	146.52
			DENTAL SEL VISION SEPT INV	3.96
		KONICA MINOLTA PREMIER FINANCE	PD COPIER LEASE JULY/AUG/S	280.45
		BOSS SAFETY PRODUCTS	VAULT CASE FOR GLOCK TRAIN	118.96
			FIREARMS CASE-PELICAN IM31	207.36
			TOTAL:	87,363.59
ANIMAL CONTROL	GENERAL FUND	AT&T	ANIMAL CONTROL	135.54
		CHAPMAN, CHAD L. DBA: CENTEX FENCE	ACO FENCE WORK	675.00
			ACO FENCE WORK	662.50
		EVINS TEMPORARIES, INC.	KENNEL TECH-SHELBY CARTER	742.00
			KENNEL TECH-SHELBY CARTER	742.00
			KENNEL TECH-SHELBY CARTER	964.60
			KENNEL TECH-SHELBY CARTER	612.15
		LINCOLN	LTD AUG 2021 INV.	20.52
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	318.72
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	615.11
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	206.51
			FICA CONTRIBUTIONS AND MAT	199.13
			MEDICARE CONTRIB AND MATCH	48.29
			MEDICARE CONTRIB AND MATCH	46.57
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	448.56
			TMRS CONTRIBUTIONS	432.54
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	18.84
		VERIZON WIRELESS	CELL PHONE	138.00
		WAL-MART COMMUNITY/GEMB	ACO GLOVES, PADS, CLOROX	175.98
			ACO SUPERSHOT, POOP SCOOPE	223.73
		AMAZON.COM	(20) MICROCHIPS- DOGS&CATS	450.00
			KENNELSOL DOG CRATE CLNR-6	224.28
			STORAGE CABINET- ACO	319.98
		AT&T U-VERSE	INTERNET-ACO	69.55
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	24.82
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	7.92
			TOTAL:	8,522.84
STREETS & GROUND MAINT	GENERAL FUND	AT&T	PUBLIC WORKS	251.77
		AMAZON.COM SALES, INC DBA: AMAZON.COM	ST,GR MASKS	65.48
		HEB CREDIT RECEIVABLES	LEISHA'S RETIREMENT PARTY	249.72
			LEISHA'S RETIREMENT PARTY	195.27
		HOME DEPOT CREDIT SERVICES	DEPOSIT FOR TORO DINGO REN	300.00
			DINGO AUGER RENTAL	20.85
		PROGRESSIVE WASTE SOLUTIONS DBA WC OF	ST,GR/2 20YD, 1 40YD	846.87
		THE LEVY COMPANY, INC.	ST,GR SCHOOL ZN FLASHING L	800.00
		LINCOLN	LTD AUG 2021 INV.	166.07

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TERM JOSE MORENO	7.50-
		MORRISON, LEISHA	L. MORRISON PW SERVICES	858.00
		MOSS & MOSS INC. #4000	HILDAGO FENCE REPAIR-TAPE/	8.62
			ST,GR - LETTER FOR SIGNS	43.33
			ST,GR/CONCRETE MIX	18.97
			ST,GR/POST DRIVER	33.29
			ST,GR/ANT KILLER	18.33
		NATIONAL INDUSTRIAL & SAFETY SUPPLY LL	ST,GR/SAFETY GLASSES	166.66
			ST,GR/LATEX GLOVES	719.66
		OFFICE DEPOT CORPORATION	ST,GR/PENS, STAPLERS, FOLD	50.50
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	4,810.33
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	7,996.43
			TERM JUAN MORENO	615.11-
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	1,782.36
			FICA CONTRIBUTIONS AND MAT	1,930.77
			MEDICARE CONTRIB AND MATCH	416.84
			MEDICARE CONTRIB AND MATCH	451.57
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	3,929.01
			TMRS CONTRIBUTIONS	4,248.62
		TIME WARNER CABLE DBA SPECTRUM	INTERNET	224.14
		TRACTOR SUPPLY COMPANY	B BACHMEYER/4 PR JEANS 754	128.97
		ATMOS ENERGY	NATURAL GAS - 1424 N MAIN	63.97
		UNITED RENTALS (NORTH AMERICA), INC.	ST,GR/PNEUMATIC ROLLER RE	2,504.88
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	163.03
		VERIZON WIRELESS	CELL PHONE	306.00
			GATEWAY SIGN	37.99
		WAL-MART COMMUNITY/GEMB	R. FAUL'S DINNER	29.92
			R. FAUL'S - DINNER PLATES	19.62
			CUPS- STREETS AND GROUNDS	6.56
		WHITTLESEY LANDSCAPE SUPPLIES & RECY.	ST,GR/PLAYGROUND KIDDIE KU	676.83
			ST,GR/PLAYGROUND KIDDIE KU	676.83
			ST,GR/PLAYGROUND KIDDIE KU	676.84
			ST,GR/PLAYGROUND KIDDIE KU	676.84
		GOLDEN CHICK	12TH UTIL COORD MTG- LUNCH	108.73
			R. FAUL'S LUNCH- RESIGNATI	340.79
		MCCOY'S BUILDING SUPPLY	HILDAGO FENCE/SIGN 5302730	8.79
			FIRE DEPT SIDEWALK REPAIR	113.09
			ST,GR CONCRETE MIX	101.03
		HAYDAY, INC DBA: CTWP	1424 N MAIN/COPIER LEASE A	90.32
		APPLE.COM/BILL	J. GRAY- ICLOUD STG JULY 2	0.99
			ICLOUD STG- AUG 2021	0.99
		CINTAS CORPORATION #86	ST,GR/UNIFORMS 11	229.47
			ST,GR/UNIFORMS	246.62
			ST,GR UNIFORMS	246.62
			ST,GR/UNIFORMS	218.21
		SAFELANE TRAFFIC SUPPLY, LLC	ST,GR/NO PARKING SIGNS	186.45
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	372.30
		CIT BANK, N.A DBA AVAYA FINANCIAL SERV	CAMERA SYSTEM	167.59
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	55.44
		COMMUNITY COFFEE COMPANY LLC	1424 N MAIN/COFFEE SERVICE	98.55
			TOTAL:	38,535.11
PARKS & RECREATION	GENERAL FUND	AT&T	PARKS & REC	42.37
		BRECK GENERAL CONTRACTING LLC	PAYAPP5/ROBINSON PARK REST	35,302.05
		BSN SPORTS	TRPSC 50 FACE MASKS	341.25
		FAZZONE BUILDERS, INC. DBA:	D ROZNOVAK PLAQUE FOR POOL	2,142.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HEB CREDIT RECEIVABLES	LEISHA'S RETIREMENT PARTY	47.58
		HEART OF TEXAS LANDSCAPE & IRRIGATION	MEM FIELD IRRIGATION REPAI	1,491.00
			HEART OF TEXAS LANDSCAPE &	320.00
		LINCOLN	LTD AUG 2021 INV.	88.77
		MOBILE MINI, INC	TRPSC/MOBILE LEASE8/2-8/31	102.00
		MORRISON, LEISHA	L. MORRISON PW SERVICES	808.50
		MOSS & MOSS INC. #5000	P&R/TAPE, SEALER, PAINT	56.43
			P&R/PAINT ENAMEL, BRUSH, T	55.48
			P&R/BLEACH COVER/FRAME	8.08
			MEMORIAL FD PAINT SUPPLIES	10.78
			TRPSC - TWINE	34.16
			P&R/SPRAYER FOAM, PROTECTA	17.96
			P&R/STRAPPING	15.29
			TRPSC	10.79
			MEMORIAL FD MARKING PAINT	5.39
		PAUL'S POOL SERVICE	SPLASH PADS/RB TEST TABS	12.50
			SPLASHPADS/CHLORINE,TEST K	53.91
			SPLASHPAD,CHLORINE/TEST KI	175.75
		PROGRESSIVE COMMERCIAL AQUATICS, INC.	MURPHY POOL VALVE REPAIRS	4,810.00
			MURPHY POOL ACCU-TAB TABLE	3,362.00
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	3,056.49
		SVETLANA NOVIKOVA	MOVIES IN THE PK-BALLOON A	375.00
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	4,920.88
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	845.19
			FICA CONTRIBUTIONS AND MAT	837.33
			MEDICARE CONTRIB AND MATCH	197.67
			MEDICARE CONTRIB AND MATCH	195.82
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	1,919.56
			TMRS CONTRIBUTIONS	1,902.46
		TRACTOR SUPPLY COMPANY	P&R/GRASS & WEED KILLER	69.99
		ATMOS ENERGY	NATURAL GAS-1418 DAVIS ST	63.14
			NATURAL GAS-1418 DAVIS 1	71.89
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	81.73
			TERM J. MORENO	6.81-
		VERIZON WIRELESS	CELL PHONE	230.00
			IPAD	72.00
		WAL-MART COMMUNITY/GEMB	CHLORINE	58.80
			C. VERRANEAULT LUNCH	27.07
		WAYNE GING PLUMBING, LLC	BULL BRANCH - RESTROOM REP	245.00
			BULL BRANCH - RESTROOM REP	254.00
		MCCOY'S BUILDING SUPPLY	TRPSC - SHOVELS, RAKES, GA	126.00
			P&R/GROUND CONTACT	88.54
			P&R/ BIT	7.83
			P&R/DECK PLUS	9.82
			PARKS REC BAR SPRING/DECK	19.61
		PRV TREE SERVICE	PARKS/TREE TRIM&REMOVAL	5,300.00
		CINTAS CORPORATION #86	TRPSC /UNIFORMS	27.50
			TRPSC/UNIFORMS	27.50
		KIDFISH FOUNDATION	BULL BRANCH PK KID FISH	3,000.00
		NEW YORK PIZZA & PASTA	C. VERREANEAULT LUNCH	42.60
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	DICKEY GIVENS-INTNT-6/19-7	130.95
		TRI-POINT REFRIGERATION, INC.	TRPSC/ICE MACHINE REPLACE	3,811.14
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	173.74
		TRUGREEN LIMITED PARTNERSHIP	TRPSC/GROUNDS MAINTENANCE	2,000.00
			TRPSC/ANT CONTROL	1,360.00
			ROBINSON PK/GROUNDS MAINT	220.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TRPSC/FIRE ANT CONTROL	170.00
			MALLARD LANE/GROUNDS MAINT	220.00
			BULL BRANCH B FIELD/GROUND	220.00
			ROTARY FIELD/GROUND MAINT	220.00
			ROTARY FIELD/FIRE ANT CONT	170.00
		CIT BANK, N.A DBA AVAYA FINANCIAL SERV	PHONE SYSTEM	121.60
			CAMERA SYSTEM	167.58
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	31.68
		NORTHWEST CASCADE INC DBA HONEY BUCKET	ROB PAV -2 PORT 8/13-9/19/	233.50
			MEM FD -1 PORTABLE 8/13-9/	125.00
			TOTAL:	82,755.84
INTERNAL SERVICES/BLDG	GENERAL FUND	AFFORDABLE PLUMBING	DICKEY GIVENS REPAIRED SIN	260.00
		AT&T	CITY HALL FAX	519.86
			TELEPHONE	397.20
		AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE,CREAMER,SUGAR,CUPS	22.97
			WIPES & SANITIZER	68.71
			WIPES	30.93
			COFFEE CREAMER	25.70
			SPIC AND SPAN	46.80
		CL&MA JANITORIAL SERVICES LLC	AUGUST 2021 JANITORIAL SRV	1,300.00
		EAGLE UNITED USA, INC DBA: EAGLE MOUNT	FLAGS	646.60
		GULF COAST PAPER CO. INC.	TOWELS & LINERS	102.34
		HOME DEPOT CREDIT SERVICES	MEMORIAL CONCESSION TILE	36.48
			CITY HALL TILE	20.43
		LINCOLN	LTD AUG 2021 INV.	44.14
		MOSS & MOSS INC. #6000	LIBRARY HINGE	39.75
			PW ADAPTER/CONDUIT	26.49
			LIBRARY CAULK	8.30
			DRILL BITS	6.74
			MOODY RESTROOM LOCKSET	22.49
			ENGINEER OFFICE RAGS & KEY	10.79
			PD CAULK	28.31
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	1,461.28
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	1,845.33
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	408.40
			FICA CONTRIBUTIONS AND MAT	433.15
			MEDICARE CONTRIB AND MATCH	95.51
			MEDICARE CONTRIB AND MATCH	101.30
		TAYLOR OFFICE PRODUCTS INC	PLAQUE	96.50
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	917.16
			TMRS CONTRIBUTIONS	970.87
		ATMOS ENERGY	NATURAL GAS-400 PORTER ST	61.54
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	40.41
		VERIZON WIRELESS	CELL PHONE	72.00
			MIFI	108.00
		VIC'S HEAT & AIR	POLICE CHECKED A/C SYSTEM	155.00
		WAL-MART COMMUNITY/GEMB	FIELD HOUSE SHWR RODS/CURT	31.56
			PHONE CASE	22.82
			DIGITAL PRINTS-CITY HALL P	11.25
			SHIRTS AND JEANS	45.50
			VACUUM	159.00
			OFFICE CHAIR	69.00
		WAYNE GING PLUMBING, LLC	POLICE DEPT AUGURED SEWER	200.00
			STATION #1 REPAIR COPPER L	234.60
			ACO REPAIRED SINK LEAK	230.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SPARKLETTS & SIERRA SPRINGS	WATER COOLER RENTAL	16.00
		ALL STARR TERMITE & PEST CONTROL DBA:	AUGUST 2021 PEST CONTROL	1,147.57
		APPLE.COM/BILL	APPLE TV	5.40
			ICLOUD STG- AUG 2021	0.99
		SHELL V-POWER	ICE	4.01
		CINTAS CORPORATION #86	MATS	151.19
			MATS	74.10
			MATS	86.34
			MATS	109.10
		WILLIAMS, JAMES D. DBA:	ACO MOLD TESTING	600.00
		CINTAS CORP DBA FIRST AID & SAFETY	400 PORTER ST/MEDICAL SUPP	59.57
			400 PORTER ST/MEDICAL SUPP	81.08
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	74.46
		CIT BANK, N.A DBA AVAYA FINANCIAL SERV	CAMERA SYSTEM	167.58
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	11.88
			TOTAL:	14,024.48
INTERNAL SVC/ I T DEPT	GENERAL FUND	AT&T	INTERNET	1,481.60
		AMAZON.COM SALES, INC DBA: AMAZON.COM	THUMB DRIVES	22.98
		LINCOLN	LTD AUG 2021 INV.	13.12
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	615.11
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	107.77
			FICA CONTRIBUTIONS AND MAT	107.77
			MEDICARE CONTRIB AND MATCH	25.21
			MEDICARE CONTRIB AND MATCH	25.21
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	272.50
			TMRS CONTRIBUTIONS	272.50
		TIME WARNER CABLE DBA SPECTRUM	CABLE	75.04
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	12.04
		VERIZON WIRELESS	CELL PHONE	96.03
			MIFI	72.00
		OLLE NETWORK TECH CONSULTANTS DBA ON T	IT CONSULTING	7,654.27
			CYLANCE	540.00
			IT JAN H. EMAIL ISSUE	250.00
			INSTALLED NEW COMPUTER	375.00
			IT CONSULTANT ADOBE ISSUES	250.00
			INSTALL FIRE COMPUTER	375.00
			STREET DEPT IT ISSUES	312.50
			FIXED DEV SRVS PRINTER JAC	156.25
			SET UP NICOLE'S SCANNING	250.00
			IT ISSUES REPLACE SURFACE	468.75
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	24.82
		SHARCO TECHNOLOGIES, INC.	RETRIEVE IP ADDRESS FOR LI	96.00
		CIT BANK, N.A DBA AVAYA FINANCIAL SERV	PHONE LEASE	2,500.37
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	3.96
			TOTAL:	16,455.80
NON-DEPARTMENTAL	GENERAL FUND	BALL, WILLIAM DBA: 2 STRINGS	9/16/21 SPOOKY JUKE MAIN M	200.00
		HDR ENGINEERING INC	T/O# 13/AMTRAK STAT FEASIB	29,050.54
		MANN, ROBERT MCENTIRE	8/19/21 CACTUS LEE MAIN MU	500.00
		SAM'S CLUB DIRECT	OFFICE CHAIR- T. YANTIS	129.98
			CHAIRS-DEV SERV	649.90
		STACY, LANCE DBA: LANCE STACY PRO SOUN	8/19/21 MUSIC ON MAIN LIGH	150.00
			9/16/21 MUSIC ON MAIN LIGH	150.00
		TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	WIRE FEE - PFD	20.00
			BOND REVIEW FEE SERIES 202	4,035.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		VINCENT, EVAN	9/16/21 SOUND BAR MUSIC ON	200.00
		MCCOY, JANETTA	REIM FOOD PURCH-MARSHALL H	71.06
			TOTAL:	35,156.48
HOTEL/MOTEL TAX	HOTEL/MOTEL FUND	TAYLOR CHAMBER OF COMMERCE	HOTEL/MOTEL COLL JULY 2021	5,309.17
			TOTAL:	5,309.17
CONTRIBUTE CIVIC PROGR	MAIN STREET REVENU	BOSS RADIO LLC	8/19/2021 MUSIC ON MAIN ST	465.50
			9/16/21 MUSIC ON MAIN SOUN	465.50
		LOWE, PERRY DBA: CHUBBY KNUCKLE CHOIR	9/16/21 PERFORMANCE ON MAI	500.00
		JOHN YOUNGBLOOD DBA: THE GOLDEN OLDIES	8/21/21 FARMER MARKET MUSI	150.00
		VINCENT, EVAN	8/19/21-MAIN MUSIC SOUND B	200.00
		RLMK W.O.L.F REAL ESTATE SOLUTIONS, LL	DEE'S FLORIST & GIFTS(4 OF	660.00
		KIEFT, SAPPHIRE	7/24/21 FARMERS MARKET MUS	50.00
		AYLIFFE, PHILLIP	8/14/21 FARMER'S MARKET MU	50.00
		DOZIER III, WYBURN CAMERON	7/31/21 FARMERS MARKET MUS	100.00
			8/28/21 FARMERS MARKET MUS	100.00
			TOTAL:	2,741.00
I & S PAYMENT ACCOUNTS	I & S FOR G O BOND	BANK OF AMERICA NA	CO SERIES 2007	100,000.00
			CO SERIES 2007	47,875.00
		JP MORGAN CHASE BANK-GO REF 2015	GO REFUNDING 2015	365,000.00
			GO REFUNDING 2015	19,479.80
		REGIONS BANK - DEBT PAYMENTS	CO SERIES 2012	50,000.00
			CO SERIES 2012	9,087.50
			GO REFUNDING 2010	90,000.00
			GO REFUNDING 2010	3,262.25
		THE BANK OF NEW YORK MELLON	CO SERIES 2017	95,000.00
			CO SERIES 2017	19,882.00
			CO SERIES 2018	450,000.00
			CO SERIES 2018	69,375.00
			CO SERIES 2019	165,000.00
			CO SERIES 2019	40,362.50
			GO REFUNDING BONDS 2012	605,000.00
			GO REFUNDING BONDS 2012	32,000.00
			GO REFUNDING 2016	58,900.00
			GO REFUNDING 2017	75,000.00
			GO REFUNDING 2017	23,100.00
		WILMINGTON TRUST, NA	CO SERIES 2013	25,000.00
			CO SERIES 2013	55,900.00
			TOTAL:	2,399,224.05
INVALID DEPARTMENT	MDUS I&S	REGIONS BANK - DEBT PAYMENTS	CO SERIES 2012	95,000.00
			CO SERIES 2012	18,012.50
		THE BANK OF NEW YORK MELLON	CO SERIES 2019	60,000.00
			CO SERIES 2019	44,362.50
			TOTAL:	217,375.00
I & S PAYMENT ACCOUNTS	I&S UTILITY CO'S &	BANK OF AMERICA NA	CO SERIES 2006	470,000.00
			CO SERIES 2006	75,875.50
			CO SERIES 2007	640,000.00
			CO SERIES 2007	98,811.00
		JP MORGAN CHASE BANK-GO REF 2015	GO REFUNDING 2015	235,000.00
			GO REFUNDING 2015	14,362.00
		THE BANK OF NEW YORK MELLON	CO SERIES 2017	35,000.00
			CO SERIES 2017	33,399.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CO SERIES 2019	110,000.00
			CO SERIES 2019	82,740.50
			GO REFUNDING BONDS 2012	180,000.00
			GO REFUNDING BONDS 2012	7,000.00
			GO REFUNDING 2016	101,300.00
			GO REFUNDING 2017	65,000.00
			GO REFUNDING 2017	27,200.00
			TOTAL:	2,175,688.00
AIRPORT CO'S-I&S ACCOU	I & S FOR AIRPORT	REGIONS BANK - DEBT PAYMENTS	GO REFUNDING 2010	25,000.00
			GO REFUNDING 2010	906.50
		THE BANK OF NEW YORK MELLON	CO SERIES 2017	40,000.00
			CO SERIES 2017	19,944.00
			TOTAL:	85,850.50
TUF DEBT PAYMENTS	TUF(STREETS) I&S F	THE BANK OF NEW YORK MELLON	CO SERIES 2019	135,000.00
			CO SERIES 2019	77,959.50
			TOTAL:	212,959.50
HERITAGE PARK IMPROVEM	GENERAL CAPITAL IM	GREEN FOAM SOLUTIONS DBA: LIFTCRETE SO	HERITAGE PARK SPLASH PAD	13,235.00
			TOTAL:	13,235.00
2013 BOND PROJECTS	GENERAL CAPITAL IM	HDR ENGINEERING INC	T/O#14/CR 366 WATERLINE DE	24,835.00
			TOTAL:	24,835.00
TRPSC EXPANSION 2020	GENERAL CAPITAL IM	SEC PLANNING, LLC	TRPSC EXPANSION PROJECT:19	2,827.50
			TOTAL:	2,827.50
HOME PROGRAM-TDHCA	GENERAL CAPITAL IM	WM F FOREST & FOREST SURVEYING & MAPPI	514 BURKETT SURVEY HOME PR	1,008.33
			1006 2ND ST SURVEY HOME PR	1,228.33
			TOTAL:	2,236.66
MURPHY PARK IMPROVEMEN	GENERAL CAPITAL IM	SEC PLANNING, LLC	PERCUSSION PARK: 190051.01	2,071.60
			TOTAL:	2,071.60
2019 MDUS BOND PROJECT	MDUS IMPROVEMENT P	HDR ENGINEERING INC	CEI(CONST,ENG,INSPECT) - M	8,140.86
		HALFF ASSOCIATES, INC.	2019 MDUS BOND PROJECTS	3,811.25
			2019 MDUS BOND PROJECTS	4,632.50
			TOTAL:	16,584.61
TRANSPORTATION	TRANSPORTATION FUN	ERGON ASPHALT & EMULSIONS, INC	ST,GR/SS-1 EMULSION OIL	1,220.44
		HDR ENGINEERING INC	CEI(CONST,ENG,INSPECT) - T	14,061.48
			TOTAL:	15,281.92
NON-DEPARTMENTAL	SANITATION FUND	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	SALES&USE TAX ENDING 07/31	8,409.74
			TOTAL:	8,409.74
NON-DEPARTMENTAL	PUBLIC UTILITIES F	AFLAC	AFLAC AUGUST INVOICE 2021	359.82
		HDR ENGINEERING INC	CEI(CONST,ENG,INSPECT)-UTI	14,801.56
			MUSTANG CREEK WWTP TASK #7	1,840.00
			WWTP AERATION UNIT 2 REHAB	62,650.00
		NATIONWIDE RETIREMENT SOLUTIONS	NATIONWIDE CONTRIBUTIONS	60.00
			NATIONWIDE CONTRIBUTIONS	60.00
		PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL JULY 2020	44.85
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	1,722.22
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FEDERAL WITHHOLDING	2,795.07

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FEDERAL WITHHOLDING	4,273.68
			FICA CONTRIBUTIONS AND MAT	2,194.74
			FICA CONTRIBUTIONS AND MAT	2,915.67
			MEDICARE CONTRIB AND MATCH	513.31
			MEDICARE CONTRIB AND MATCH	681.89
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	2,552.72
			TMRS CONTRIBUTIONS	3,366.71
		UNUM LIFE INS CO OF AMERI	UNUM LIFE INS. PAYABLE	78.65
		ARCHER WESTERN CONSTRUCTION, LLC	PAYAPP#5/MUSTANG CREEK WWT	72,949.55
		ICMA-RC PLAN SPONSOR SERVICES	ICMA-RC CONTRIBUTIONS	25.00
			ICMA-RC CONTRIBUTIONS	25.00
		MILLS, TERESA NICHOLE c/o TX CHILD SUP	01-346 EDWARD AVALOS, JR.	312.46
			01-346 EDWARD AVALOS, JR.	312.46
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	220.66
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	23.76
		JOHNSTON, JENNIFER LEANN	ERIC LUCAS	502.86
			ERIC LUCAS	502.86
			TOTAL:	175,785.50
UTILITIES ADMINISTRATI	PUBLIC UTILITIES F	AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE,CREAMER,SUGAR,CUPS	22.97
		BRINKS, INC.	BRINKS AUGUST 2021 UB	787.61
		TYLER TECHNOLOGIES, INC	WEBSITE MAINTENANCE	50.00
			UTILITY BILLING ONLINE	220.00
		LINCOLN	LTD AUG 2021 INV.	56.80
			TERM B. HINES	35.07-
		OFFICE DEPOT CORPORATION	CREDIT MEMO HOLDERS	50.78-
			PENS & PAPER	189.04
			STORAGE HOLDERS	96.38
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	4,305.77
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	538.55
			FICA CONTRIBUTIONS AND MAT	543.04
			MEDICARE CONTRIB AND MATCH	125.96
			MEDICARE CONTRIB AND MATCH	126.99
		SOUTHERN COMPUTER WAREHOUSE	DELL OPTIPLEX DESKTOP	1,021.97
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	1,213.73
			TMRS CONTRIBUTIONS	1,223.47
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	52.22
		VERIZON WIRELESS	CELL PHONE	138.00
			AIRCARD	108.00
		WAL-MART COMMUNITY/GEMB	UB OFFICE SUPPLIES	40.69
		SHY, CATHERINE	C. SHY SERVICES	60.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	148.92
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	27.72
			TOTAL:	11,011.98
WASTEWATER TREATMENT	PUBLIC UTILITIES F	AT&T	WASTE WATER	71.10
		AMAZON.COM SALES, INC DBA: AMAZON.COM	FUSES	49.98
			SHIRTS	197.24
		PROGRESSIVE WASTE SOLUTIONS DBA WC OF	WWT/8 SLUDGE HAULS	3,880.40
		LINCOLN	LTD AUG 2021 INV.	45.80
			ADJ. J. LAMB	2.34
		MARTINEZ, DYLAN	REIMBURSE D. MARTINEZ BOOT	144.78
		MOSS & MOSS INC. #3000	PADLOCK	21.59
		NANCY RUTH BARRON	REPLACE DOOR KNOB	244.95
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	13,903.97
		RISE SKYBEAM/JAB BROADBAND INC.	WWTP INTERNET	117.13

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	2,460.44
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	392.35
			FICA CONTRIBUTIONS AND MAT	480.63
			MEDICARE CONTRIB AND MATCH	91.77
			MEDICARE CONTRIB AND MATCH	112.40
		TEEX-TEXAS EMERGENCY SERVICES TRAINING	WW BASIC- E. ALVARADO	425.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	912.83
			TMRS CONTRIBUTIONS	1,104.46
		TEXAS COMMISSION ON ENVIRONMENTAL QUAL	N. LAPRADE-WW OP LICENSE	113.75
		TRACTOR SUPPLY COMPANY	BOOTS	99.99
			PANTS	249.96
			BOOTS	114.99
			BOOTS	26.98
			INSECT CONCENTRATE	54.99
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	41.10
		VERIZON WIRELESS	CELL PHONE	102.00
		USA BLUEBOOK; INC. DBA	PETRI DISHES, BROTH, ACS G	662.03
		HAMPTON INN & SUITES- CONROE-TX	CHG- DIDN'T CANCEL RM-LAPR	128.82
			N. LAPRADE-TRAINING-LODGIN	515.28
		LAMB, JAMES	REIMBURSE J. LAMB BOOTS	99.90
		PRV TREE SERVICE	TREE REMOVAL @ 3910 N. MAI	900.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	99.28
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	15.84
			TOTAL:	27,884.07
DISTRIBUTION/COLLECTIO	PUBLIC UTILITIES F	AT&T	PUMP STATION	229.61
		AMAZON.COM SALES, INC DBA: AMAZON.COM	SHIRTS	128.48
		B2O & ASSOCIATES, INC.	MARKING FLAGS	856.48
		CITY OF ROUND ROCK	JUNE 2021 BAC T	440.00
		CTX SOD	ST. AUGUSTINE GRASS	185.00
		HEB CREDIT RECEIVABLES	R. FAUL- CAKE	21.98
		CORE & MAIN LP	PVC CEMENT	382.26
			8" VALVE BOX WRENCH	304.77
			SEWER FITTINGS	1,529.28
			CLAMPS	728.43
		HACH COMPANY	CHEMKEYS	83.00
		LINCOLN	LTD AUG 2021 INV.	95.83
		MOSS & MOSS INC. #3000	CUTTERS, AXE, PLIERS	107.01
			PLIERS, SCREWDRIVERS	134.91
			FLASHLIGHTS	71.98
			COUPLING	10.23
			SPRAYER, CLEANER, PROTECTA	17.69
		OFFICE DEPOT CORPORATION	TONER	84.99
			COPY PAPER	34.99
		POPE MATERIALS INC	FRIEGHT SUPER FLEX BASE	421.48
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	3,099.42
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	4,920.88
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	1,263.84
			FICA CONTRIBUTIONS AND MAT	1,892.00
			MEDICARE CONTRIB AND MATCH	295.58
			MEDICARE CONTRIB AND MATCH	442.50
		TEEX-TEXAS EMERGENCY SERVICES TRAINING	J. SCHUTZ TRAINING	425.00
		TEXAS CRUSHED STONE CO.	SUPER FLEX BASE	305.95
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	2,781.96
			TMRS CONTRIBUTIONS	4,145.76
		TECHLINE PIPE, L.P	METER BOXES	396.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TEXAS COMMISSION ON ENVIRONMENTAL QUAL	S. THOMAS-CLASS D LIC. REN	111.00
		TRACTOR SUPPLY COMPANY	BOOTS - C. ESTES	109.99
			BOOTS - CISCO	24.99
			JACKET & BOOTS	47.98
		ATMOS ENERGY	1200 N. MAIN ST.-NATURAL G	113.25
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	81.76
		VERIZON WIRELESS	CELL PHONE	473.00
			IPADS	72.00
		WAL-MART COMMUNITY/GEMB	WATER, CUTLERY, PLASTIC CU	68.93
			PAPER CLIPS, ORGANIZERS	38.16
		WILLIAMSON COUNTY GRAIN	FILES/RASP FARRIER DIAMOND	51.00
		USA BLUEBOOK; INC. DBA	DPD CHLORINE	414.28
			FEED PUMP - SOUTHWOOD HILL	684.00
			PUMP, TUBING SOUTHWOOD HIL	753.25
			HACH DPD SAMPLES	220.13
			SPILL PALLET - SOUTHWOOD H	503.01
		GOLDEN CHICK	OT FOOD	40.02
		MCCOY'S BUILDING SUPPLY	REBAR, BLADE, HAMMER	247.53
		PRO-CHEM, INC.	GLOVES/FREE ALL	597.69
		HAYDAY, INC DBA: CTWP	TASKALFA 3253CI MFP	234.47
		AT&T U-VERSE	INTERNET-UTILITY MAINTENAN	75.27
		CINTAS CORPORATION #86	UNIFORM RENTAL-UTILITY MAI	182.88
			UNIFORM RENTAL-UTILIY MAIN	164.70
			UNIFORM RENTAL-UTILITY MAI	427.61
			UNIFORM RENTAL-UTILITY MAI	162.10
		CHEM EQUIP	ANNUAL MAINTENANCE NORTH P	1,386.35
		VISTA PRINT	BUS CARDS-E. AVALOS & S.TH	72.09
		AVALOS, EDWARD	REIMBURSE MOUSE PAD	4.88
			REIMBURSE JEANS	41.94
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	223.38
			ADD CISCO FLORES	46.02
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	35.64
		COMMUNITY COFFEE COMPANY LLC	1201 N MAIN ST/COFFEE SERV	72.40
			TOTAL:	33,619.79
UTILITIES NONDEPARTMEN	PUBLIC UTILITIES F	BRAZOS RIVER AUTHORITY	EWC WTP/O&M 396	166,512.86
		HDR ENGINEERING INC	WWTP ENGINEERING SUPPORT S	42,188.17
		RUSSELL RODRIGUEZ HYDE BULLOCK LLP	CNN MATTERS-ART RODRIGUEZ	337.50
			TOTAL:	209,038.53
NON-DEPARTMENTAL	AIRPORT FUND	PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL JULY 2020	18.95
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FEDERAL WITHHOLDING	224.09
			FEDERAL WITHHOLDING	224.09
			FICA CONTRIBUTIONS AND MAT	127.67
			FICA CONTRIBUTIONS AND MAT	127.67
			MEDICARE CONTRIB AND MATCH	29.86
			MEDICARE CONTRIB AND MATCH	29.86
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	145.46
			TMRS CONTRIBUTIONS	145.46
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	33.96
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	3.56
			TOTAL:	1,110.63
AIRPORT OPERATIONS DEP	AIRPORT FUND	AT&T	AIRPORT	111.90
		AVFUEL CORP.	100LL AV FUEL	16,885.56
		LINCOLN	LTD AUG 2021 INV.	13.16

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		OFFICE DEPOT CORPORATION	SUGAR	7.09
			USB DRIVE	25.39
			HAND SANITIZER	46.99
			TOILET PAPER	36.84
			TRASH BAGS	21.29
			DOOR MAT	115.29
			PRINTER RIBBON	7.98
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	781.02
		RISE SKYBEAM/JAB BROADBAND INC.	AIRPORT INTERNET	93.43
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	127.67
			FICA CONTRIBUTIONS AND MAT	127.67
			MEDICARE CONTRIB AND MATCH	29.86
			MEDICARE CONTRIB AND MATCH	29.86
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	279.70
			TMRS CONTRIBUTIONS	279.70
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	12.04
		VERIZON WIRELESS	CELL PHONE	46.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	24.82
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	3.96
			TOTAL:	19,107.22
NON-DEPARTMENTAL	CEMETERY OPERATING	EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FEDERAL WITHHOLDING	220.79
			FEDERAL WITHHOLDING	243.39
			FICA CONTRIBUTIONS AND MAT	220.94
			FICA CONTRIBUTIONS AND MAT	233.49
			MEDICARE CONTRIB AND MATCH	51.67
			MEDICARE CONTRIB AND MATCH	54.61
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	249.58
			TMRS CONTRIBUTIONS	263.75
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	3.56
			TOTAL:	1,541.78
CEMETERY OPERATING DEP	CEMETERY OPERATING	AT&T	CEMETERY	49.91
		LINCOLN	LTD AUG 2021 INV.	22.51
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	53.64
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	1,230.22
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	220.94
			FICA CONTRIBUTIONS AND MAT	233.49
			MEDICARE CONTRIB AND MATCH	51.67
			MEDICARE CONTRIB AND MATCH	54.61
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	479.88
			TMRS CONTRIBUTIONS	507.14
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	20.66
		VERIZON WIRELESS	CELL PHONE	51.00
			AIRCARD	36.00
		WMSON COUNTY CLERK	FILE 17 CEMETERY DEEDS	357.00
		CINTAS CORPORATION #86	CEM/UNIFORMS 1178	9.98
			CEM/UNIFORMS	9.98
			CEM - UNIFORMS	9.98
			CEM/UNIFORMS	9.98
		KNIPPA, DANIEL	CEM/6 REG 7/16-7/26/2021	3,900.00
			1 REG CEM 8/12/2021	650.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	49.64
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	7.92
			TOTAL:	8,016.15

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	FLEET SERVICES OPE	AFLAC	AFLAC AUGUST INVOICE 2021	152.07
		NATIONWIDE RETIREMENT SOLUTIONS	NATIONWIDE CONTRIBUTIONS	35.00
			NATIONWIDE CONTRIBUTIONS	35.00
		PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL JULY 2020	33.90
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	283.28
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FEDERAL WITHHOLDING	449.51
			FEDERAL WITHHOLDING	433.70
			FICA CONTRIBUTIONS AND MAT	287.89
			FICA CONTRIBUTIONS AND MAT	281.69
			MEDICARE CONTRIB AND MATCH	67.33
			MEDICARE CONTRIB AND MATCH	65.88
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	340.12
			TMRS CONTRIBUTIONS	333.12
		UNUM LIFE INS CO OF AMERI	UNUM LIFE INS. PAYABLE	49.60
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	71.78
			TOTAL:	2,919.87
FLEET SERVICES SECTION	FLEET SERVICES OPE	ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	#339 OIL FILTERS	76.04
			#626 PLASTIC EXT	1.87
			#309 OIL FILTER	56.51
			WINDSHIELD WASH	11.55
			#539 OIL	168.36
			#620 OIL	74.61
			WATER DEPT FUEL	21.98
			#306 OIL FILTER	40.32
			CEMETERY FUEL	79.95
			#47 HYDRAULIC HOSE	101.91
			WATER DEPT FUEL	43.98
			#130 SEAL	14.26
			#343 OIL FILTER	56.51
			AIRPORT FUEL	91.50
			TIRE SENSOR	58.08
			#65 TERMINAL	2.60
			#340 OIL FILTER	52.52
			#61 BATTERY	85.39
			E11 BATTERY	395.42
			#305 BRAKE PADS & ROTORS	557.17
			#729 TAILLIGHT	31.07
			#519 SIDE MARKER LIGHT	7.99
			SHOP FUEL CAP TESTER	173.30
			#341 OIL FILTER	56.51
			#558 DEF OIL	10.99
			#63 BREAKAWAY SWITCH	14.07
			#520 BREAKAWAY SWITCH	14.07
			WINDSHIELD WASH	7.70
			WATER DEPT DEF FLUID	21.98
			#125 BATTERY SWITCH	34.34
			#125 BATTERY	20.27
			#519 WHEEL BEARING KIT	17.65
			#513 TURN LIGHT SIGNAL LAM	9.58
			#513 & #65 BATTERY	40.54
			#561 TRAILER CONNECTOR	19.02
			FLEET FREON	21.90
			S1 WIPER BLADES	9.98
			#513 SWITCH	14.07
			#556 SWITCH	14.07

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			STOCK	14.07
			WATER DEPT THREADLOCK	4.77
			Q1 FREON	29.20
			Q1 GREEN RODS	23.49
			#99 BATTERY	20.27
			STREET DEPT FUEL	170.00
			Q1 FREON	29.20
			WATER DEPT FUEL	79.95
			C2 OIL FILTER/#99 TAIL LIG	43.27
			WATER DEPT DEF FLUID	21.98
			C2 AIR FILTER	22.46
		COUFAL-PRATER EQUIP LLC DBA UNITED AG	#551 VALVES	814.43
			#552 HITCH VALVE	700.16
			#552 HYDRAULIC	127.73
		COVERT COUNTRY OF HUTTO	#337 REPAIRS	4,356.54
			#337 REPAIRS	3,500.00
		PEREZ, EDDIE DBA EDDIE'S AUTO DETAIL E	#733 DETAILED VEHICLE	225.00
		AUSTIN TRUCK & EQUIPMENT, LTD.	#544 BLOWER MOTOR ACTUATOR	190.75
		GEORGETOWN OUTDOOR POWER, INC.	STATION #2 GENERATOR START	128.38
		HEB CREDIT RECEIVABLES	TRAVERSE CAR WASH-AUSTIN M	13.99
		HENNA CHEVROLET INC	#305 GEAR	328.09
			#339 LINKS	663.90
			#330 ACTUATOR	188.71
			#106 MODULE KIT	298.79
			#306 VALVE ELEMENT	74.97
			#307 REGULATOR	170.01
			#106 CONNECTOR SENSOR	100.93
			#339 MOUNT	267.40
			#617 TIRE SENSOR	115.26
			#331 ACTUATOR	323.59
			#733 FUEL CAP	20.36
			#340 FAN MOTOR	188.48
		INTERSTATE BATT. N AUSTIN	#617 BATTERY	65.75
			#25 BATTERY	113.95
			#561 BATTERY	113.95
			#96 BATTERY	138.35
			#346 BATTERY	138.35
			#731 BATTERY	48.95
		LINCOLN	LTD JULY 2021 INV.	30.83
		MOSS & MOSS INC. #8000	COFFEE FILTERS & MOUSE TRA	9.47
		RDO EQUIPMENT CO.	#623 CYLINDER	169.80
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	1,230.22
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	287.89
			FICA CONTRIBUTIONS AND MAT	281.69
			MEDICARE CONTRIB AND MATCH	67.33
			MEDICARE CONTRIB AND MATCH	65.88
		EWALD KUBOTA INC	#510 SPIN KIT	296.24
			#557 BOLTS	36.93
			#557 GAUGE	31.20
		PALBO O. FLORES DBA PAULS BODY SHOP &	#552 TOWING FEE	65.00
		TERRY'S BODY SHOP INC	#305 ALIGNMENT	89.95
			#25 REMOVE DECALS	104.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	654.00
			TMRS CONTRIBUTIONS	640.55
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	28.38
		VERIZON WIRELESS	CELL PHONE	92.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MIFI	36.00
		WILLIAMSON COUNTY EQUIP.	CHAIN BLADES	219.93
			FIRE DEPT. THROTTLE CABLE	32.86
			FIRE DEPT. TROTTLE TRIGGER	10.51
		CINTAS CORPORATION #86	FLEET/UNIFORMS 117827	12.02
			FLEET/UNIFORMS	12.02
			FLEET - UNIFORMS	12.02
			FLEET UNIFORMS	12.02
		ASSOCIATED SUPPLY COMPANY, INC	#621 REPAIRS	500.00
			#621 REPAIRS	500.00
			#621 REPAIRS	1,520.97
		TAYLOR LUBE CENTER	#628 OIL CHANGE	92.96
			#619 OIL CHANGE	74.98
		GADDES, LARRY, WILLIAMSON CTY TAX ASSE	VEH REG SVCE FEE	1.50
			VEHICLE REGISTRATION	69.75
		SIDDONS MARTIN EMERGENCY GROUP LLC	Q1 REPAIRS	15,043.38
			Q1 REPAIRED HYDRAULIC LEAK	915.03
			Q1 REPAIRS	279.66
			Q1 REPAIRS	1,156.80
		R.S. EQUIPMENT CO DBA HOTSYCARLSON EQU	TAGINATOR RENTAL	187.95
		CINTAS CORP DBA FIRST AID & SAFETY	1424 N MAIN ST/MEDICAL SUP	87.56
		FLEETCOR TECHNOLOGIES, INC.LLC DBA FUE	FUEL	9,994.05
			FUEL	8,848.28
			FUEL	6,635.41
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL AUG 2021	49.64
		T&W TIRE LLC	E2 REPAIRED FLAT TIRE	77.50
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION SEPT INV	7.92
		COMMUNITY COFFEE COMPANY LLC	COFFEE	43.70
			TOTAL:	67,020.84
FLEET REPLACEMENT	FLEET REPLACEMENT	CITIZENS NTL BANK-CAPITAL EQUIP ACCT	FINAL PAYMENT LOAN 85358	66,567.87
			FINAL PAYMENT LOAN 85358	1,970.15
		FROST BANK %FROST LEASING	PAYMENT #3 LEASE 776560288	37,062.79
			PAYMENT #3 LEASE 776560288	4,013.17
		JOHN DEERE FINANCIAL F.S.B.DBA DEERE C	PAY #46 WDL SWPR	921.84
			PAY #46 WDL SWPR	53.24
			(2) JD GATORS LEASE	542.28
		EWALD KUBOTA INC	KUBOTA CAB TRACTOR	137,587.35
		U S BANK NATIONAL ASSOCIATION	PAY #1 CONTRACT 077-000078	46,739.09
			PAY #1 CONTRACT 077-000078	1,408.96
		WELLS FARGO FINANCIAL LEASING	PAY #44 CONTRACT 603-01749	910.86
			PAY #44 CONTRACT 603-01749	42.86
			KUBOTA D902 TRACTOR LEASE	1,615.71
			PAY #45 CONTRACT 603017497	913.33
			PAY #45 CONTRACT 603017497	40.39
			KUBOTA D902 TRACTOR LEASE	1,615.71
		CENTRALSQUARE TECHNOLOGIES, LLC. DBA:	CAD/RECORD MNGMT SOFTWAR	585.00
			CAD/RECORD MNGMT SOFTWAR	525.00
			CAD/RECORD MNGMT SOFTWAR	612.50
			TOTAL:	303,728.10
NON-DEPARTMENTAL	POOLED CASH	JPMORGAN CHASE BANK NA	7/7/21-7/30/21 TRANSACTION	22,617.01
			TOTAL:	22,617.01

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT

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

100	GENERAL FUND	798,892.67
120	HOTEL/MOTEL FUND	5,309.17
123	MAIN STREET REVENUE FUND	2,741.00
140	I & S FOR G O BONDS	2,399,224.05
143	MDUS I&S	217,375.00
144	I&S UTILITY CO'S & BONDS	2,175,688.00
146	I & S FOR AIRPORT CO'S	85,850.50
147	TUF(STREETS) I&S FUND	212,959.50
162	GENERAL CAPITAL IMPROVEME	45,205.76
164	MDUS IMPROVEMENT PROJECTS	16,584.61
210	TRANSPORTATION FUND	15,281.92
320	SANITATION FUND	8,409.74
340	PUBLIC UTILITIES FUND	457,339.87
350	AIRPORT FUND	20,217.85
370	CEMETERY OPERATING FUND	9,557.93
382	FLEET SERVICES OPERATING	69,940.71
384	FLEET REPLACEMENT FUND	303,728.10
950	POOLED CASH	22,617.01
	GRAND TOTAL:	6,866,923.39

TOTAL PAGES: 23

Attachment D

Balance Sheets by Funds

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

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
100-100-100	PETTY CASH	1,750.00	
100-100-102	CLAIM ON POOLED CASH	(4,318,809.77)	
100-100-103	SECURITY INVESTMENTS	3,495,940.00	
100-100-104	SAFEKEEPING CHECKING ACCT	0.00	
100-100-105	MONEY MARKET @CNB #4260618	12,231.75	
100-100-106	VALERO DONATION FUNDS TEXPOOL	314,408.60	
100-100-107	GEN OPERATING TXCLASS 0008	3,312,035.23	
100-100-108	NED TRUST(MOODY)TEXSTAR	200,746.90	
100-100-109	PRINCOR GEN FUND 6FR-139362	0.00	
100-100-110	TEXPOOL 2465300006 POOLED CASH	4,693,986.59	
100-100-113	TEXPOOL 2465300015 N MOODY	29,198.88	
100-120-100	PROPERTY TAXES RECEIVABLE	170,970.17	
100-120-103	MISC. ACCOUNTS RECEIVABLE	44,321.14	
100-120-110	ALLOWANCE UNCOLLECTED TAXES	0.00	
100-120-120	SALES TAXES RECEIVABLE	656,948.95	
100-120-130	ACCTS RECEIVABLE GARBAGE	0.00	
100-120-131	ALLOWANCE - GARBAGE	0.00	
100-120-140	GRANTS RECEIVABLE	0.00	
100-120-141	FRANCHISE TAX RECEIVABLE	0.00	
100-120-240	DUE FROM TAXES	0.00	
100-120-250	DUE FROM FUND 350 FOR LOAN	0.00	
100-120-251	DUE FROM FUND 350	0.00	
100-120-255	DUE FROM OTHER FUNDS	162,531.92	
100-120-302	TEDC REIMBURSE FOR MAIN ST	0.00	
100-150-100	OTHER ASSETS (AUDITOR'S ENTRY)	0.00	
100-170-100	CURRENT YR RES FOR ENCUMBRANCE	(573,012.44)	
100-170-101	PRIOR YR RES FOR ENCUMBRANCE	342,883.07	
100-170-103	PRE-PAY HEALTH INSURANCE	0.00	
100-180-101	DUE FROM SOURCES-GRANT REVENUE	0.00	
100-190-102	DEFERRED CHGS-BOND ISSUE COST	0.00	
			8,546,130.99
	TOTAL ASSETS		8,546,130.99
LIABILITIES			
100-200-100	ACCRUED PAYBLES	0.00	
100-200-110	ENCUMBERED PAYABLE GEN.	(573,012.44)	
100-200-111	PRIOR YEAR ENCUMBRANCE	342,883.07	
100-200-200	FICA & MEDICARE PAYABLE	0.00	
100-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
100-200-202	TMRS PAYABLE	0.00	
100-200-203	DEFERRED COMP PAYABLE	1,385.88	
100-200-204	CIVIL SERVICE-SICK LEAVE	0.00	
100-200-205	TEDC SALES TAX PAYABLE	0.00	
100-200-210	CHILD SUPPORT PAYABLE	(747.71)	
100-200-211	GARNISHMENTS PAYABLE	0.00	
100-200-212	UNUM LIFE INS PAYABLE	790.62	
100-200-213	DENTAL PAYABLE	(3,168.42)	

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
100-200-214	AFLAC PAYABLE	2,392.80		
100-200-215	CLOTHES RENTAL PAYABLE	0.00		
100-200-216	CINCINNATI LIFE PAYABLE	28.71		
100-200-218	BLUE CHOICE PAYABLE	27.62		
100-200-219	SCOTT & WHITE HEALTH PAYABLE	2,704.94		
100-200-220	S&W PAYABLE 2001-2011	(9,793.98)		
100-200-221	FLEXIBLE SPENDING (FSA) PAYABL	(2,750.00)		
100-200-222	PRE-PAID LEGAL PAYABLE	(1,529.85)		
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	(709.80)		
100-200-233	OTHER A/P PENDING (AUDITOR)	(52,259.66)		
100-200-235	VISION PLAN PAYABLE	104.60		
100-200-300	RETAINAGE PAYABLE	(12,569.85)		
100-200-301	COURT COLLECTIONS	16,599.77		
100-200-401	WAGES PAYABLE	0.00		
100-200-500	DUE TO OTHER FUNDS	351,445.99		
100-200-502	DUE TO STATE/COURT FEES	17,698.07		
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	(472.55)		
100-200-507	DUE TO S&W/COBRA FROM OTHERS	(5,214.72)		
100-200-508	DUE TO TISD:HOUSING AUTH PILOT	0.00		
100-200-509	DUE TO TMRS FROM TEDC	(3,282.69)		
100-210-111	DUE TO I&S (TAX COLLECTIONS)	67,925.54		
100-210-191	DUE TO OTHERS FROM EVIDENCE	0.00		
100-220-100	TAX DISTRIBUTION	0.00		
100-240-100	DEFERRED TAX REVENUE	170,970.17		
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	3,700.00		
	TOTAL LIABILITIES		327,793.54	
EQUITY				
======				
100-260-110	PREPAYMNT PERMT M2E3LLC 100YRS	2,478.19		
100-260-111	RESERVE CHRISTMAS DONATIONS	600.00		
100-260-113	ESCROW-BONDS POSTED-DEFENDENTS	4,163.25		
100-265-100	RESTRICTED PORTION FUND BA	0.00		
100-270-100	FUND BALANCE	6,561,155.67		
100-280-100	ASSIGNED FUND BALANCE	32,396.29		
	TOTAL BEGINNING EQUITY	6,600,793.40		
	TOTAL REVENUE	16,328,588.51		
	TOTAL EXPENSES	14,711,044.46		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	1,617,544.05		
	TOTAL EQUITY & FUND BALANCE		8,218,337.45	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			8,546,130.99
				==========

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

119-TIF (TAX INCREMENT FUND)

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
119-100-102	CLAIM ON POOLED CASH	84,258.70		
119-100-103	SECURITY INVESTMENTS	0.00		
119-100-104	SAFEKEEPING CHECKING ACCT	0.00		
119-100-115	TEXPOOL 246530004 TIF PROP TAX	238,197.37		
119-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
119-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
119-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			322,456.07	
	TOTAL ASSETS			322,456.07
LIABILITIES				
119-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
119-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
119-200-300	RETAINAGE PAYABLE	0.00		
119-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
119-270-100	FUND BALANCE	245,037.41		
	TOTAL BEGINNING EQUITY	245,037.41		
	TOTAL REVENUE	385,743.41		
	TOTAL EXPENSES	308,324.75		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	77,418.66		
	TOTAL EQUITY & FUND BALANCE		322,456.07	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			322,456.07

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

120-HOTEL/MOTEL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
120-100-102	CLAIM ON POOLED CASH	80,946.07		
120-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
120-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
120-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			80,946.07	
	TOTAL ASSETS			80,946.07
LIABILITIES				
120-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
120-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
120-200-500	ACCOUNTS PAYABLE PENDING	5,309.17		
120-200-505	DUE TO SAYDA 380 AGREEMENT	0.00		
	TOTAL LIABILITIES		5,309.17	
EQUITY				
120-270-100	FUND BALANCE	59,448.18		
	TOTAL BEGINNING EQUITY	59,448.18		
	TOTAL REVENUE	168,435.14		
	TOTAL EXPENSES	152,246.42		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	16,188.72		
	TOTAL EQUITY & FUND BALANCE		75,636.90	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			80,946.07

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

123-MAIN STREET REVENUE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
123-100-102	CLAIM ON POOLED CASH	92,763.61		
123-120-103	MISC ACCOUNTS RECEIVABLES	0.00		
123-170-100	CURRENT YR RES FOR ENCUMBRANCE	(18,520.00)		
123-170-101	PRIOR YR RES FOR ENCUMBRANCE	1,985.00		
			76,228.61	
	TOTAL ASSETS			76,228.61
LIABILITIES				
123-200-110	CURRENT YEAR ENCUMBRANCE	(18,520.00)		
123-200-111	PRIOR YEAR ENCUMBRANCE	1,985.00		
123-200-500	ACCOUNTS PAYABLE PENDING	960.00		
123-240-100	PRE-REGISTER FESTIVAL/CARSHOW	2,600.00		
	TOTAL LIABILITIES		(12,975.00)	
EQUITY				
123-270-100	FUND BALANCE	72,589.69		
	TOTAL BEGINNING EQUITY	72,589.69		
	TOTAL REVENUE	36,275.00		
	TOTAL EXPENSES	19,661.08		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	16,613.92		
	TOTAL EQUITY & FUND BALANCE		89,203.61	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			76,228.61

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

125-MUNICIPAL CRT SPECIAL FEE

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
125-100-102	CLAIM ON POOLED CASH	89,161.72		
125-170-100	CURRENT YR RES FOR ENCUMBRANCE	(16,595.00)		
125-170-101	PRIOR YR RES FOR ENCUMBRANCE	8,924.00		
			81,490.72	
	TOTAL ASSETS			81,490.72
LIABILITIES				
125-200-110	CURRENT YEAR ENCUMBRANCE	(16,595.00)		
125-200-111	PRIOR YEAR ENCUMBRANCE	8,924.00		
125-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		(7,671.00)	
EQUITY				
125-270-100	FUND BALANCE	93,991.67		
	TOTAL BEGINNING EQUITY	93,991.67		
	TOTAL REVENUE	11,290.36		
	TOTAL EXPENSES	16,120.31		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(4,829.95)		
	TOTAL EQUITY & FUND BALANCE		89,161.72	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			81,490.72

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

129-LIBRARY GRANT/DONATION

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
129-100-102	CLAIM ON POOLED CASH	41,720.01		
129-100-103	TEXSTAR: NOBLE TRUST - 3444	924.88		
129-100-108	NED TRUST (LIBRARY) TEXSTAR	282,014.96		
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		
			324,659.85	
	TOTAL ASSETS			324,659.85
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	332,369.88		
	TOTAL BEGINNING EQUITY	332,369.88		
	TOTAL REVENUE	684.97		
	TOTAL EXPENSES	8,395.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(7,710.03)		
	TOTAL EQUITY & FUND BALANCE		324,659.85	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			324,659.85

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

200-ROADWAY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
200-100-102	CLAIM ON POOLED CASH	392,821.99		
200-170-100	CURRENT YR RES FOR ENCUMBRANCE	(89,036.00)		
200-170-101	PRIOR YR RES FOR ENCUMBRANCE	30,000.00		
			333,785.99	
	TOTAL ASSETS			333,785.99
LIABILITIES				
200-200-110	CURRENT YR ENCUMBRANCES	(89,036.00)		
200-200-111	PRIOR YR ENCUMBRANCES	30,000.00		
200-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		(59,036.00)	
EQUITY				
200-270-100	FUND BALANCE	295,273.99		
	TOTAL BEGINNING EQUITY	295,273.99		
	TOTAL REVENUE	97,548.00		
	TOTAL EXPENSES	0.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	97,548.00		
	TOTAL EQUITY & FUND BALANCE		392,821.99	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			333,785.99

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

210-TRANSPORTATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
210-100-101	2019 CO BOND FUNDS TEXSTAR	665,193.44		
210-100-102	CLAIM ON POOLED CASH	1,298,430.85		
210-100-103	SECURITY INVESTMENTS	0.00		
210-100-104	SAFEKEEPING CHECKING ACCT	0.00		
210-120-130	ACCTS RECEIVABLE TRANSPORTATIO	45,053.79		
210-120-131	ALLOWANCE-TRANSPORTATION	(15,793.79)		
210-170-100	CURRENT YR RES FOR ENCUMBRANCE	(51,626.32)		
210-170-101	PRIOR YR RES FOR ENCUMBRANCE	1,806.80		
			1,943,064.77	
	TOTAL ASSETS			1,943,064.77
LIABILITIES				
210-200-100	ACCRUED PAYABLES	0.00		
210-200-110	CURRENT YR ENCUMBRANCES	(51,626.32)		
210-200-111	PRIOR YR ENCUMBRANCES	1,806.80		
210-200-500	ACCOUNTS PAYABLE PENDING	17,983.59		
210-240-101	UNCLAIMED FUNDS	0.00		
	TOTAL LIABILITIES		(31,835.93)	
EQUITY				
210-270-100	FUND BALANCE	4,237,677.04		
	TOTAL BEGINNING EQUITY	4,237,677.04		
	TOTAL REVENUE	1,570,816.95		
	TOTAL EXPENSES	3,833,593.29		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(2,262,776.34)		
	TOTAL EQUITY & FUND BALANCE		1,974,900.70	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,943,064.77

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

300-MUNICIPAL DRAINAGE UTILIT

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
300-100-102	CLAIM ON POOLED CASH	279,377.46		
300-120-100	DRAINAGE RECEIVABLE	31,360.19		
300-120-130	ALLOWANCE FOR DOUBTFUL ACCTS	(14,359.40)		
300-160-206	FIXED ASSET-WORK IN PROGRESS	0.00		
300-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
300-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
300-190-103	ACCUMULATED DEPRECIATION	0.00		
			296,378.25	
	TOTAL ASSETS			296,378.25
LIABILITIES				
300-200-104	ACCRUED INTEREST PAYABLE	0.00		
300-200-110	CURRENT YEAR ENCUMBRANCES	0.00		
300-200-111	PRIOR YEAR ENCIMBRANCES	0.00		
300-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
300-200-240	BOND PAYABLE - CURRENT	0.00		
300-200-300	RETAINAGE PAYABLE	0.00		
300-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
300-250-100	CONTRIBUTED CAPITAL-DRAINAGE	0.00		
300-270-100	FUND BALANCE	206,471.60		
	TOTAL BEGINNING EQUITY	206,471.60		
	TOTAL REVENUE	434,772.05		
	TOTAL EXPENSES	344,865.40		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	89,906.65		
	TOTAL EQUITY & FUND BALANCE		296,378.25	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			296,378.25

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

320-SANITATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
320-100-102	CLAIM ON POOLED CASH	381,079.12		
320-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
320-120-130	ACCTS RECEIVABLE GARBAGE	80,777.76		
320-120-131	ALLOWANCE-GARBAGE	(5,131.12)		
320-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
320-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			456,725.76	
	TOTAL ASSETS			456,725.76
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	142,976.75		
320-200-503	DUE TO STATE COMPT SALES TAX	29,396.64		
320-240-101	UNCLAIMED FUNDS	0.00		
	TOTAL LIABILITIES		172,373.39	
EQUITY				
320-270-100	FUND BALANCE	349,751.72		
	TOTAL BEGINNING EQUITY	349,751.72		
	TOTAL REVENUE	1,613,806.18		
	TOTAL EXPENSES	1,679,205.53		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(65,399.35)		
	TOTAL EQUITY & FUND BALANCE		284,352.37	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			456,725.76

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
340-100-100	PETTY CASH	1,350.00	
340-100-101	2019 CO BOND FUNDS TEXSTAR	2,915,149.49	
340-100-102	CLAIM ON POOLED CASH	1,784,769.49	
340-100-103	SECURITY INVESTMENTS	0.00	
340-100-104	SAFEKEEPING CHECKING ACCT	0.00	
340-100-107	TEXPOOL 2465300012 TOWER RENT	583,648.85	
340-100-110	TEXPOOL 2465300001 UTILITY FD	68,655.63	
340-100-116	UTILITY OPERATING-TXCLASS 0007	1,022,289.84	
340-100-118	TEXPOOL RATE STABILIZATION 18	647,926.41	
340-100-119	TEXPOOL CAPITAL OUTLAY-ASSETS	312,344.85	
340-100-120	TEXPOOL WORKING CAPITAL-CIP	461,633.24	
340-100-121	TEXPOOL 2017 WWTP IMPROVMNTS	0.00	
340-120-100	ACCOUNTS RECEIVABLE	398,659.39	
340-120-101	CURRENT REFUND PAYABLE	13,196.00	
340-120-102	UNAPPLIED CREDITS	(59,481.42)	
340-120-103	MISC. ACCOUNTS RECEIVABLE	49,195.00	
340-120-104	AR - AUDIT ACCRUALS	0.00	
340-120-130	ALLOWANCE-ACCTS. RECEIVABLE	(27,145.30)	
340-140-100	INVENTORY	99,887.93	
340-150-100	BOND ISSUANCE COSTS	0.00	
340-150-105	DEFERRED AMT ON REFUNDING	0.03	
340-160-100	LAND	457,201.00	
340-160-200	BUILDINGS	6,363,714.34	
340-160-206	FIXED ASSETS: WORK IN PROGRESS	2,211,076.21	
340-160-225	PLANT DISTRIBUTION/COLLECTION	49,768,167.71	
340-160-235	EQUIPMENT	877,476.48	
340-170-100	CURRENT YR RES FOR ENCUMBRANCE	(332,348.99)	
340-170-101	PRIOR YR RES FOR ENCUMBRANCE	209,891.43	
340-170-103	PRE-PAY HEALTH INSURANCE	0.00	
340-190-103	ACCUMULATED DEPRECIATION	(25,105,004.28)	
			42,722,253.33
	TOTAL ASSETS		42,722,253.33
LIABILITIES			
340-200-104	ACCRUED INTEREST PAYABLE	112,619.99	
340-200-110	CURRENT YEAR ENCUMBRANCES	(332,348.99)	
340-200-111	PRIOR YEAR ENCUMBRANCE	209,891.43	
340-200-200	FICA AND MEDICARE PAYABLE	(664.45)	
340-200-201	FEDERAL WITHHOLDING PAYABLE	(1,144.93)	
340-200-202	TMRS PAYABLE	0.00	
340-200-203	DEFERRED COMP PAYABLE	134.73	
340-200-204	DEFERRED CHARGES	0.00	
340-200-208	ACCRUED VACATION	29,840.24	
340-200-209	CHILD SUPPORT PAYABLE	0.00	
340-200-210	NET PENSION LIABILITY	611,275.38	
340-200-211	NEW OPED-SDBF LIABILITY	67,759.58	
340-200-212	UNUM LIFE INS PAYABLE	147.56	

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
340-200-213	DENTAL PAYABLE	38.72	
340-200-214	AFLAC PAYABLE	413.71	
340-200-215	CLOTHES RENTAL PAYABLE	0.00	
340-200-218	BLUE CHOICE PAYABLE	175.48	
340-200-219	SCOTT & WHITE HEALTH PAYABLE	(5,553.12)	
340-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
340-200-222	PRE-PAID LEGAL PAYABLE	(231.25)	
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	8.27	
340-200-240	BONDS PAYABLE-CURRENT	0.00	
340-200-300	RETAINAGE PAYABLE	0.00	
340-200-401	WAGES PAYABLE	0.00	
340-200-500	ACCOUNTS PAYABLE PENDING	430,347.28	
340-200-999	UNRECONCILED DIFFERENCES	0.00	
340-210-100	UNAMORT. BOND DISCOUNT	0.00	
340-210-101	BOND PREMIUMS	1,143,361.39	
340-210-102	DEFERRED AMT ON REFUNDING	(527,223.67)	
340-210-110	DEFERRED OUTFLOW RESORCES TMRS	(107,829.37)	
340-210-111	SDBF-DEF OUTFLOW OF RE CONTR	(597.35)	
340-210-113	SDBF DEF INFLOW ACT EX VS ASS	3,738.45	
340-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(8,404.30)	
340-210-115	DEFERRED OUTFLOW INVST TMRS	117,157.00	
340-210-118	DEFERRED INFLOW-ACTUAL VS ASSM	(30,535.64)	
340-210-119	DEFERRED OUTFLOW-CHNG IN ASSUM	(22,719.60)	
340-230-109	CAPITAL LEASE BANC ONE NEMI	0.00	
340-230-111	8.745M CO SERIES 2010 (6.11M)	0.00	
340-230-114	4.5M CO SERIES 2003 (65%)	0.00	
340-230-115	4.2M COMB CO 2006 (4M)	3,410,000.00	
340-230-116	10M COMB SERIES 2007 (7M)	5,160,000.00	
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)	560,000.00	
340-230-121	4.595M 2015 GO REF (1.695M)	1,375,000.00	
340-230-122	8.010M 2016 GO REF (5.065M)	5,065,000.00	
340-230-123	5.34M COMB SERIES 2017(2.250M)	2,270,000.00	
340-230-124	3.02M GO REF 2017 (1.585M)	1,360,000.00	
340-230-125	12.590 M 2019 COs (4.425M)	4,370,000.00	
340-240-100	METER DEPOSITS	500,340.00	
340-240-101	UNCLAIMED FUNDS	5,611.58	
340-240-120	ALLOWANCE FOR BAD DEBT	0.00	
	TOTAL LIABILITIES		25,749,665.87

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
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	16,147,288.85		
	TOTAL BEGINNING EQUITY	16,662,543.15		
	TOTAL REVENUE	8,615,343.13		
	TOTAL EXPENSES	8,305,298.82		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	310,044.31		
	TOTAL EQUITY & FUND BALANCE		16,972,587.46	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			42,722,253.33

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

345-UTILITY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
345-100-102	CLAIM ON POOLED CASH	1,306,576.57		
345-100-103	SECURITY INVESTMENTS	1,000,000.00		
345-100-104	SAFEKEEPING CHECKING ACCT	0.00		
345-160-206	WORK IN PROGRESS	0.00		
345-160-225	PLANT DISTRIBUTION	104,188.68		
345-170-100	CURRENT YR RES FOR ENCUMBRANCE	(117,696.00)		
345-170-101	PRIOR YR RES FOR ENCUMBRANCE	117,696.00		
			2,410,765.25	
	TOTAL ASSETS			2,410,765.25
LIABILITIES				
345-200-110	CURRENT YEAR ENCUMBRANCE	(117,696.00)		
345-200-111	PRIOR YEAR ENCUMBRANCE	117,696.00		
345-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
345-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
345-270-100	FUND BALANCE	1,923,542.85		
	TOTAL BEGINNING EQUITY	1,923,542.85		
	TOTAL REVENUE	626,800.00		
	TOTAL EXPENSES	139,577.60		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	487,222.40		
	TOTAL EQUITY & FUND BALANCE		2,410,765.25	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,410,765.25

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
350-100-102	CLAIM ON POOLED CASH	112,463.21	
350-100-106	TEXPOOL 2017 AIRPORT CONST	959,569.15	
350-120-100	AIRPORT RECEIVABLES	7,394.51	
350-120-101	REFUND CHECKS PAYABLE	0.00	
350-120-103	MISC. ACCOUNTS RECEIVABLES	1,053.14	
350-120-140	GRANTS RECEIVABLE	0.00	
350-120-250	DUE FROM OTHER FUNDS (AUDITOR)	0.00	
350-150-100	BOND ISSUANCE COSTS	0.00	
350-150-105	DEFERRED AMT ON REFUNDING	1,922.47	
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	12,880.00	
350-160-210	EQUIPMENT	107,159.00	
350-160-300	RUNWAY	2,238,415.96	
350-160-335	FIELD EQUIPMENT	0.00	
350-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
350-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00	
350-170-103	PRE-PAY HEALTH INSURANCE	0.00	
350-190-103	ACCUMULATED DEPRECIATION	(1,881,242.27)	
			6,763,746.27
	TOTAL ASSETS		6,763,746.27
LIABILITIES			
350-200-100	ACCRUED ACCOUNTS PAYABLE	0.00	
350-200-110	CURRENT YEAR ENCUMBRANCE	0.00	
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	0.00	
350-200-210	NET PENSION LIABILITY	22,328.14	
350-200-211	NEW OPED-SDBF LIABILITY	2,475.06	
350-200-213	DENTAL PAYABLE	42.71	
350-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
350-200-222	PRE-PAID LEGAL	0.00	
350-200-233	OTHER A/P PENDING (AUDITOR)	(617.76)	
350-200-235	VISION PLAN PAYABLE	4.37	
350-200-240	BONDS PAYABLE-CURRENT	0.00	
350-200-401	WAGES PAYABLE	0.00	
350-200-500	ACCOUNTS PAYABLE PENDING	19,434.94	
350-200-501	DUE TO FUND 100 (LOAN ADVANCE)	0.00	
350-200-502	DUE TO FUND 100	0.00	
350-200-505	DUE TO OTHER FUNDS	0.00	
350-200-999	UNRECONCILED DIFFERENCE	(271.67)	
350-210-100	UNAMORT. BOND DISCOUNT	2,295.00	
350-210-101	BOND PREMIUMS	20,853.18	
350-210-110	DEFERRED OUTFLOW TMRS CONT	(3,938.70)	
350-210-111	SDBF DEF OUTFLOW RE CONTRIB	(21.83)	

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
350-210-113	SDBF DEF INFLOW ACT EXP VS ASS	136.56		
350-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(306.99)		
350-210-115	DEFERRED OUTLOW INVST TMRS	4,279.41		
350-210-118	DEFERRED INFLOW ACT VS ASSMPT	(1,115.38)		
350-210-119	DEFERRED OUTFLOW CNGS IN ASSUM	(829.88)		
350-230-101	LONG TERM DEBT	0.00		
350-230-102	BOND PAYABLE-$290K REF 2010	50,000.00		
350-230-103	5.34M COMB SERIES 2017(1.445M)	1,350,000.00		
350-240-101	ACCRUED INTEREST PAYABLE	6,051.25		
	TOTAL LIABILITIES		1,470,798.41	
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	502,574.21		
350-281-100	PRIOR PERIOD ADJUSTMENTS	442,482.09		
	TOTAL BEGINNING EQUITY	5,294,643.04		
	TOTAL REVENUE	390,945.61		
	TOTAL EXPENSES	392,640.79		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(1,695.18)		
	TOTAL EQUITY & FUND BALANCE		5,292,947.86	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			6,763,746.27

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
370-100-102	CLAIM ON POOLED CASH	141,224.43		
370-100-103	SECURITY INVESTMENTS	54,000.00		
370-100-104	SAFEKEEPING CHECKING ACCCT	0.00		
370-120-103	MISC ACCOUNTS RECEIVABLES	0.00		
370-160-206	FIXED ASSETS-WORK IN PROGRESS	10,032.80		
370-170-100	CURRENT YR RES FOR ENCUMBRANCE	(959.83)		
370-170-101	PRIOR YR RES FOR ENCUMBRANCE	959.83		
370-170-103	PRE-PAY HEALTH INSURANCE	0.00		
370-190-103	ACCUMULATED DEPRECIATION	(3,009.84)		
			202,247.39	
	TOTAL ASSETS			202,247.39
LIABILITIES				
370-200-110	CURRENT YR ENCUMBRANCE	(959.83)		
370-200-111	PRIOR YEAR ENCUMBRANCE	959.83		
370-200-200	FICA & MEDICARE PAYABLE	0.00		
370-200-201	FEDERAL WITHHOLDING PAYABLE	0.00		
370-200-202	TMRS PAYABLE	0.00		
370-200-210	NET PENSION LIABILITY	32,657.06		
370-200-211	NEW OPEB-SDBF LIABILITY	3,620.02		
370-200-213	ASSURANT DENTAL PAYABLE	17.79		
370-200-219	SCOTT & WHITE HEALTH PAYABLE	283.28		
370-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00		
370-200-222	PRE-PAID LEGAL	0.00		
370-200-233	OTHER A/P PENDING (AUDITOR)	(1,342.29)		
370-200-235	VISION PLAN PAYABLE	3.56		
370-200-401	WAGES PAYABLE	0.00		
370-200-500	ACCOUNTS PAYABLE PENDING	2,152.51		
370-210-100	DUE TO CEMETERY LAND PURCHASE	0.00		
370-210-110	DEFERRED OUTFLOW CONT TMRS	(5,760.73)		
370-210-111	SDBF DEF OUTFLOW RES CONTRIB	(31.91)		
370-210-113	SDBF DEF INFLOW ACT EX VS ASSU	199.72		
370-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(449.00)		
370-210-115	DEFERRED OUTFLOW INVST TMRS	6,259.05		
370-210-118	DEFERRED INFLOW ACTUAL VS ASSM	(1,631.35)		
370-210-119	DEFERRED OUTFLOW-CHG ASSUMP	(1,213.78)		
	TOTAL LIABILITIES		34,763.93	
EQUITY				
370-270-100	FUND BALANCE	84,488.01		
	TOTAL BEGINNING EQUITY	84,488.01		
	TOTAL REVENUE	288,405.51		
	TOTAL EXPENSES	205,410.06		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	82,995.45		
	TOTAL EQUITY & FUND BALANCE		167,483.46	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			202,247.39

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
382-100-102	CLAIM ON POOLED CASH	(113,108.47)	
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	(84,380.95)	
382-170-101	PRIOR YR RES FOR ENCUMBRANCE	57,457.53	
382-170-103	PRE-PAY HEALTH INSURANCE	0.00	
382-190-103	ACCUMULATED DEPRECIATION	0.00	
			(140,031.89)
	TOTAL ASSETS		(140,031.89)
LIABILITIES			
382-200-110	CURRENT YEAR ENCUMBRANCE	(84,380.95)	
382-200-111	PRIOR YEAR ENCUMBRANCE	57,457.53	
382-200-200	FICA AND MEDICARE PAYABLE	0.00	
382-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
382-200-202	TMRS PAYABLE	(0.01)	
382-200-203	DEFERRED COMP PAYABLE	0.00	
382-200-208	ACCRUED VACATION	4,944.81	
382-200-210	NET PENSION LIABILITY	74,902.63	
382-200-211	NEW OPEB-SDBF LIABILITY	8,302.92	
382-200-212	UNUM LIFE INSURANCE PAYABLE	12.51	
382-200-213	DENTAL PAYABLE	1.49	
382-200-214	AFLAC PAYABLE	89.01	
382-200-215	CLOTHES RENTAL PAYABLE	0.00	
382-200-218	BLUE CHOICE PAYABLE	0.00	
382-200-219	SCOTT & WHITE HEALTH PAYABLE	(55.21)	
382-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
382-200-222	PRE-PAID LEGAL PAYABLE	51.80	
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	(3.56)	
382-200-401	WAGES PAYABLE	0.00	
382-200-500	ACCOUNTS PAYABLE PENDING	27,113.31	
382-210-110	DEFERRED OUTFLOW CONTB TMRS	(13,212.87)	
382-210-111	SDBF DEF OUTFLOW RES CONTRI	(73.18)	
382-210-113	SDBF DEF INFLOW ACT EXP VS ASS	458.09	
382-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(1,029.82)	
382-210-115	DEFERRED OUTFLOW INVST TMRS	14,355.83	
382-210-118	DEFERRED INFLOW ACTUAL VS ASSM	(3,741.68)	
382-210-119	DEFERRED OUTLOW-CHNG IN ASSUMP	(2,783.95)	
382-240-101	UNCLAIMED FUNDS	78.32	

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
	TOTAL LIABILITIES		79,763.06	
EQUITY				
382-260-121	RESERVE:FUTURE EQUIP PURCHASES	0.00		
382-270-100	FUND BALANCE	(25,880.33)		
	TOTAL BEGINNING EQUITY	(25,880.33)		
	TOTAL REVENUE	595,525.03		
	TOTAL EXPENSES	789,439.65		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(193,914.62)		
	TOTAL EQUITY & FUND BALANCE		(219,794.95)	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			(140,031.89)

BALANCE SHEET
AS OF: AUGUST 31ST, 2021

384-FLEET REPLACEMENT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
384-100-102	CLAIM ON POOLED CASH	(158,130.17)		
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	17,992.32		
384-100-108	2018 FLEET/EQUIP TEXSTAR 20180	218,040.11		
384-100-109	GOVERNMENT CAPITAL CORP	(406,722.00)		
384-100-110	US BANCORP GOVERNMENT LEAS	(30,240.00)		
384-120-103	MISC ACCOUNTS RECEIVABLES	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	0.00		
384-160-320	MACHINERY & EQUIPMENT	7,655,228.68		
384-170-100	CURRENT YR RES FOR ENCUMBRANCE	(3,768,650.83)		
384-170-101	PRIOR YR RES FOR ENCUMBRANCE	3,705,083.58		
384-190-103	ACCUMULATED DEPRECIATION	(4,414,617.62)		
			2,817,984.07	
	TOTAL ASSETS			2,817,984.07
LIABILITIES				
384-200-104	ACCRUED INTEREST PAYALBE	0.00		
384-200-110	CURRENT YEAR ENCUMBRANCE	(3,714,246.83)		
384-200-111	PRIOR YEAR ENCUMBRANCE	3,650,679.58		
384-200-500	ACCOUNTS PAYABLE PENDING	139,309.85		
384-200-505	DUE TO OTHER FUNDS	0.00		
384-210-101	UNAMORT BOND PREMIUM	43,891.66		
384-230-103	5.44M COMB SERIES 2015(2.66M)	1,720,000.00		
384-230-115	CAPITAL LEASE PAYABLE-CURRENT	0.00		
384-230-120	CAP LEASE PAYABLE-NONCURRENT	1,078,204.06		
384-230-125	NOTES PAYABLE	210,439.13		
384-240-101	ACCRUED INTEREST PAYABLE	22,154.55		
	TOTAL LIABILITIES		3,150,432.00	
EQUITY				
384-270-100	FUND BALANCE	349,812.52		
	TOTAL BEGINNING EQUITY	349,812.52		
	TOTAL REVENUE	324,474.91		
	TOTAL EXPENSES	1,006,735.36		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(682,260.45)		
	TOTAL EQUITY & FUND BALANCE		(332,447.93)	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,817,984.07

Attachment E

Sales Tax Tracking Report

Sales Tax Tracking (Total Amount) - FY 2020-21

	2016-17 Actual	2017-18 Actual	2018-19 Actual	2019-20 Actual	2020-21 Actual	2020-21 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	320,355	333,211	350,589	$ 389,538	393,127	331,108	62,019	18.7%	3,589	0.9%
November	374,270	367,873	416,457	422,737	482,805	338,190	144,615	42.8%	60,068	14.2%
December	302,790	329,458	376,081	390,346	404,316	312,277	92,039	29.5%	13,970	3.6%
January	306,687	379,137	328,713	356,902	403,476	285,521	117,955	41.3%	46,575	13.0%
February	399,542	421,201	414,617	507,733	552,026	469,653	82,373	17.5%	44,293	8.7%
March	285,806	294,166	334,744	347,808	393,003	278,246	114,757	41.2%	45,196	13.0%
April	275,023	280,487	338,154	332,858	391,521	282,929	108,593	38.4%	58,663	17.6%
May	400,403	416,809	395,638	457,487	577,092	349,744	227,348	65.0%	119,606	26.1%
June	322,240	319,869	352,018	403,305	493,430	311,184	182,246	58.6%	90,125	22.3%
July	312,955	349,865	378,446	423,927	442,382	354,225	88,157	24.9%	18,455	4.4%
August	340,817	405,299	411,815	514,060	549,608	488,357	61,251	12.5%	35,548	6.9%
Sept.	310,945	330,626	410,378	408,382		387,962				
	$ 3,951,833	**$ 4,228,002**	**$ 4,507,651**	**$ 4,955,083**	**$ 5,082,788**	**$ 4,303,935**	**$ 1,281,353**		**$ 536,086**	

Sales Tax Tracking (Taylor EDC Portion) - FY 2020-21

	2016-17 Actual	2017-18 Actual	2018-19 Actual	2019-20 Actual	2020-21 Actual
October	$ 80,089	$ 83,303	$ 87,647	$ 97,385	$ 98,282
November	93,568	91,968	104,114	$ 105,684	$ 120,701
December	75,698	82,365	94,020	$ 97,587	$ 101,079
January	76,672	94,784	82,178	$ 89,225	$ 100,869
February	99,886	105,300	103,654	$ 126,933	$ 138,007
March	71,452	73,542	83,686	$ 86,952	$ 98,251
April	68,756	70,122	84,539	$ 83,214	$ 97,880
May	100,101	104,202	98,910	$ 114,372	$ 144,273
June	80,560	79,967	88,005	$ 100,826	$ 123,358
July	78,239	87,466	94,611	$ 105,982	$ 110,595
August	85,204	101,325	102,954	$ 128,515	
Sept.	77,736	82,656	102,594	$ 102,095	
	987,958	1,057,001	1,126,913	1,238,771	1,133,295

Sales Tax Tracking (City's Portion) - FY 2020-21

	2016-17 Actual	2017-18 Actual	2018-19 Actual	2019-20 Actual	2020-21 Actual	2020-21 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	240,266	249,908	262,942	292,154	294,845	248,331	46,515	18.7%	2,692	0.9%
November	280,703	275,905	312,342	317,053	362,104	253,642	108,461	42.8%	45,051	14.2%
December	227,092	247,094	282,061	292,760	303,237	234,208	69,029	29.5%	10,477	3.6%
January	230,015	284,353	246,535	267,676	302,607	214,141	88,466	41.3%	34,931	13.0%
February	299,656	315,901	310,963	380,800	414,020	352,240	61,780	17.5%	33,220	8.7%
March	214,354	220,625	251,058	260,856	294,752	208,685	86,068	41.2%	33,897	13.0%
April	206,267	210,365	253,616	249,643	293,641	212,197	81,444	38.4%	43,998	17.6%
May	300,302	312,607	296,729	343,115	432,819	262,308	170,511	65.0%	89,704	26.1%
June	241,680	239,902	264,014	302,478	370,073	233,388	136,684	58.6%	67,594	22.3%
July	234,716	262,399	283,834	317,946	331,786	265,669	66,117	24.9%	13,841	4.4%
August	255,613	303,974	308,861	385,545	412,206	366,268	45,938	12.5%	26,661	6.9%
Sept.	233,209	247,969	307,783	306,286		290,972				
% Monthly Increase over prior year										

Cumulative Year -to- Date FY2020-21

	2016-17 Actual	2017-18 Actual	2018-19 Actual	2019-20 Actual	2020-21 Actual	2020-21 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	240,266	249,908	262,942	292,154	294,845	248,331	46,515	18.7%	2,692	0.9%
November	520,969	525,813	575,285	609,207	656,949	501,973	154,976	30.9%	47,742	7.8%
December	748,061	772,907	857,345	901,967	960,186	736,181	224,005	30.4%	58,220	6.5%
January	978,077	1,057,260	1,103,880	1,169,643	1,262,794	950,322	312,472	32.9%	93,151	8.0%
February	1,277,733	1,373,161	1,414,843	1,550,443	1,676,813	1,302,562	374,251	28.7%	126,371	8.2%
March	1,492,087	1,593,785	1,665,901	1,811,298	1,971,566	1,511,246	460,319	30.5%	160,267	8.8%
April	1,698,355	1,804,151	1,919,517	2,060,942	2,265,207	1,723,443	541,764	31.4%	204,265	9.9%
May	1,998,657	2,116,757	2,216,245	2,404,057	2,698,026	1,985,751	712,275	35.9%	293,969	12.2%
June	2,240,337	2,356,659	2,480,259	2,706,535	3,068,099	2,219,139	848,959	38.3%	361,563	13.4%
July	2,475,053	2,619,058	2,764,094	3,024,481	3,399,885	2,484,808	915,077	36.8%	375,404	12.4%
August	2,730,666	2,923,032	3,072,955	3,410,026	3,812,091	2,851,076	961,015	33.7%	402,065	11.8%
Sept.	2,963,875	3,171,002	3,380,738	3,716,313		3,142,048				
% Y-T-D Increase over prior year	-0.6%	7.0%	6.6%	9.9%						

Attachment F

Monthly Investment Report

Monthly Investment Report

PREPARED FOR **CITY OF TAYLOR**

AUGUST 31, 2021

PATTERSON & ASSOCIATES

A MEEDER INVESTMENT MANAGEMENT COMPANY

WITH YOU. FOR YOU.

U.S. Economy Facing Potential Headwinds

PATTERSON & ASSOCIATES
A MEEDER INVESTMENT MANAGEMENT COMPANY

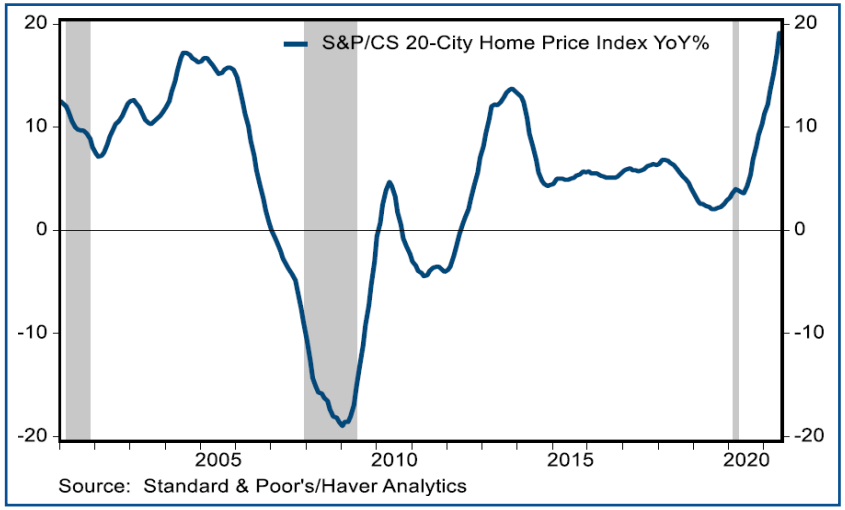
August threw up multiple barriers to growth: the delta variant, China's regulatory crackdown, inflation, Fed taper talk, the Afghanistan withdrawal, hurricane Ida and DC dysfunction. All acted to cause consumer confidence to plummet.

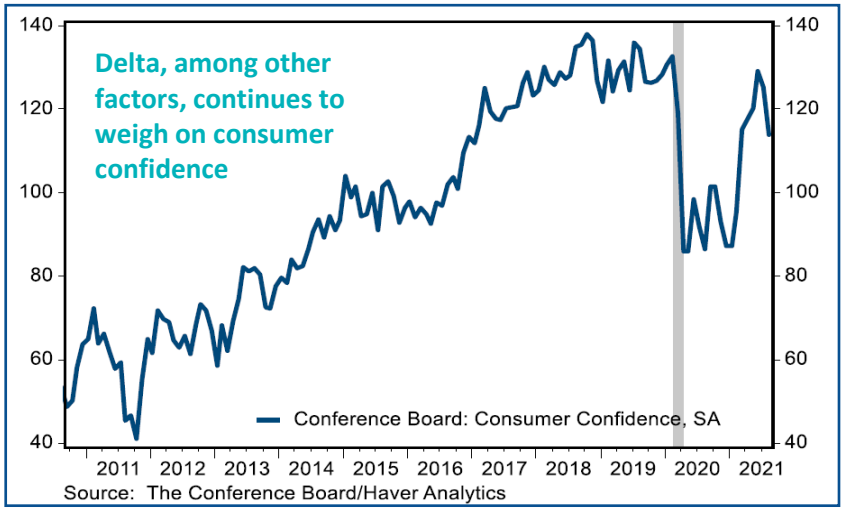
US manufacturing as reported by purchasing managers continues to outperform expectations and hit 15 months of consecutive growth. The growth appears to be coming from an increase in orders and an expanding backlog of orders. It is growing but struggling in its fight.

The global shipping crisis, which snarled global supply chains and produced shutdowns is only getting worse. Covid is causing port closures, including a shut down of one Chinese port - the 3rd busiest container port in the world. The impact ripples jam warehouses and stretch rail and road capacity along with raising prices everywhere. This could easily go into the holiday season.

Housing prices are literally 'through the roof.' Although slightly down, finishing the month the 20-city US index is up 19% which is the highest on record back to 2001. Nationally, prices are now 41% higher than the peak of the housing boom in 2006. Building supplies prices are captives of the supply chains which makes limited supply and a great demand drivers of prices.

These many challenges are wearing on consumer confidence which has dropped to a 6-month low. Even with personal income up and consumer spending continuing to trend higher, the consumer's confidence level shows an understandable downward trend.





Fed's Later Rather Than Sooner Stance

PATTERSON & ASSOCIATES
A MEEDER INVESTMENT MANAGEMENT COMPANY

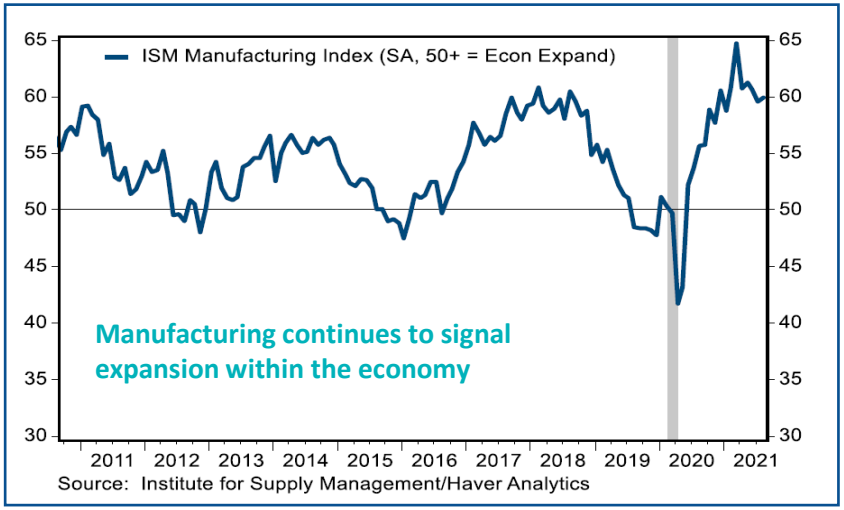
As expected, we got some direction from Fed Chair Powell's comments at the economic summit this month but perhaps not in the form totally expected. Although several Fed Presidents have spoken in favor of rolling back the extraordinary support measures, Powell's comments were very dovish.

The Chair clearly uncoupled eventual tapering of the accommodative measures from an overnight rate increase. This was not unexpected or unreasonable, but the comments drove both yields and the dollar lower. This, of course, again shows the perceived risks of the Delta variant slowing the recovery.

One over-riding question remains inflation. The Fed has consistently warned price increases will prove transitory and indeed there is some evidence to support that thesis. However, with inflation already nearly three times the Fed's target level, that message is difficult for some in the market to buy into. Though awash with liquid funds in the economy, investors, which drive rates, are seemingly ignoring this rising inflation which is now at multi-decade highs. Perhaps Mr. Simon was right.

"I continue to believe that the American people have a love-hate relationship with inflation. They hate inflation but love everything that causes it." - William E. Simon

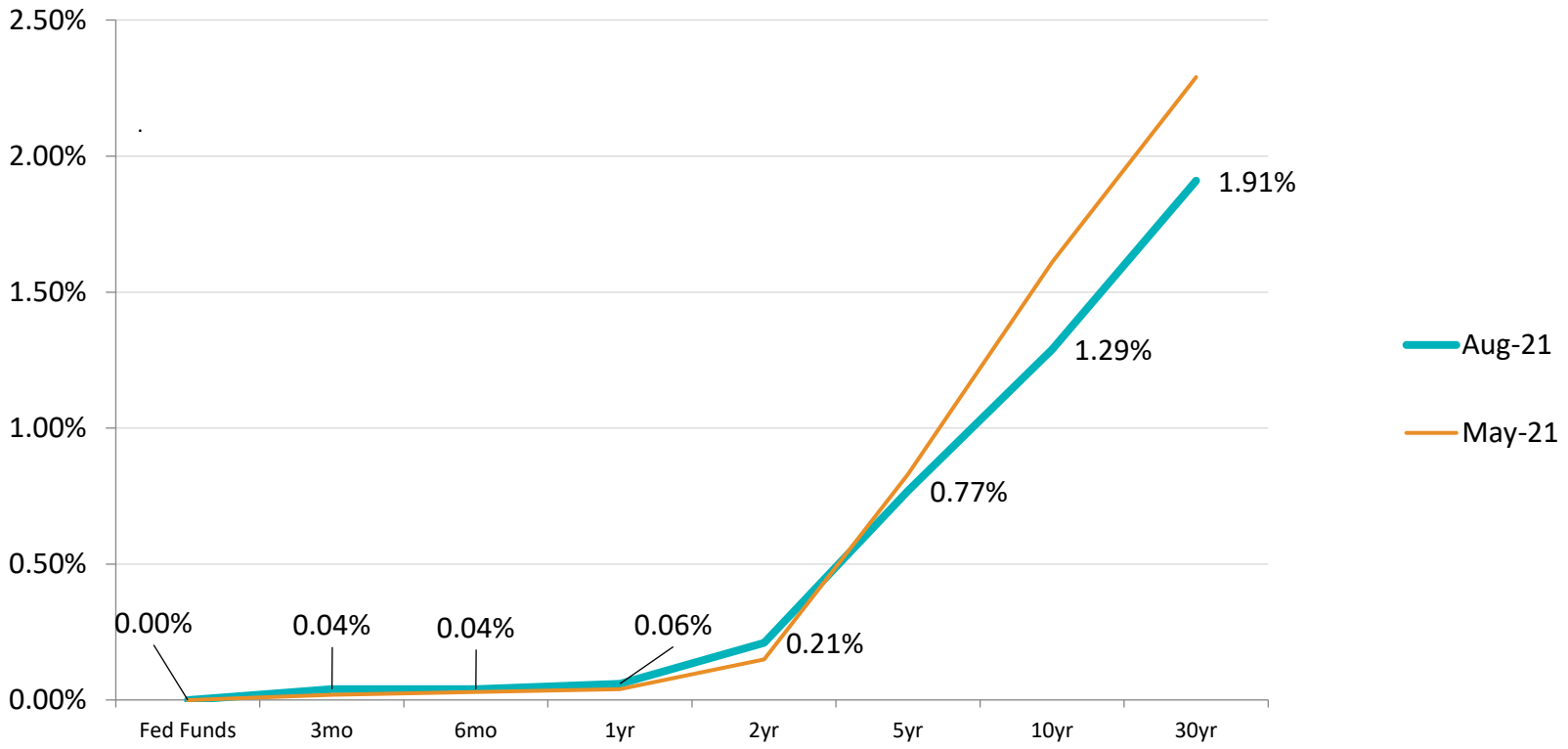
One controlling feature is Washington's inability to re-set the debt ceiling which pressures the Treasury to operate under the ceiling and curtail issuance at least partially. That will have to be addressed by October.



The Curve Changes Little This Month

PATTERSON & ASSOCIATES
A MEEDER INVESTMENT MANAGEMENT COMPANY

- The curve remains stubbornly flat on the front end while uncertainty about the Fed's taper plan reigns.
- Consumer confidence has dropped, and inflation continues.
- Short-end investors remain very liquid or short with commercial paper providing the greatest value inside of 1 year.
- The Fed turned dovish on hints of possible tapering supporting the long end, but the Fed has yet to actually say it will taper.
- The Fed and markets continue to signal that overnight rates may remain at 0% until 2023.



End of Month Rates - Full Yield Curve – Fed Funds to 30yr

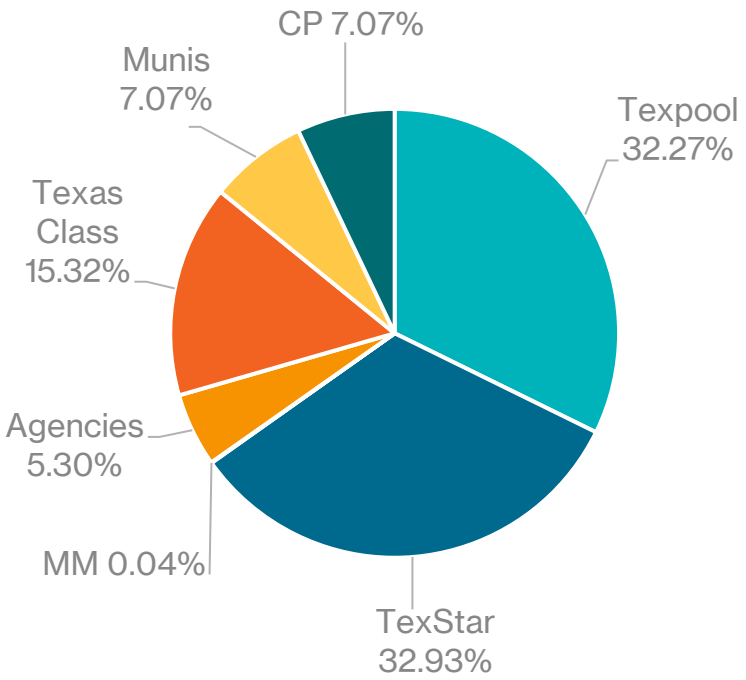
SOURCE: BLOOMBERG AS OF 8/31/2021

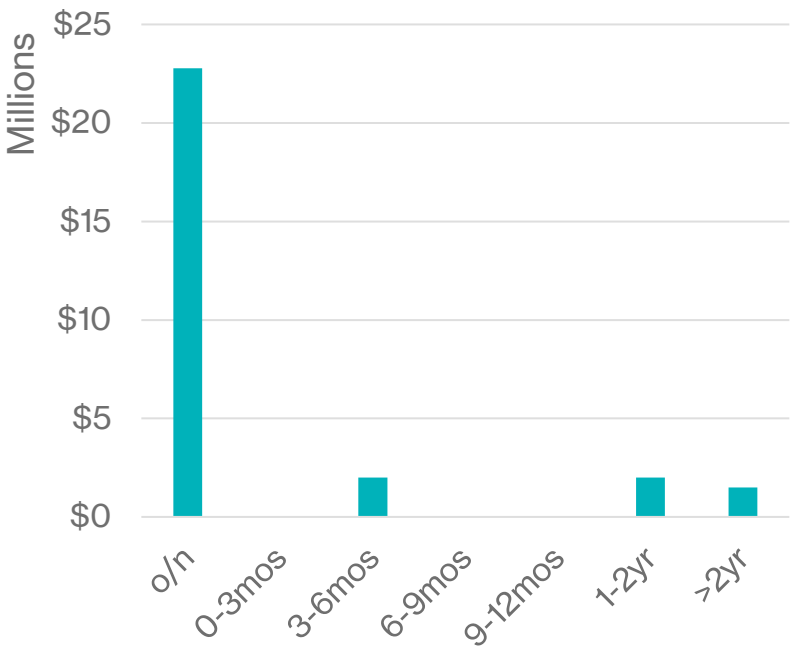
Portfolio Overview

As of August 31, 2021

PATTERSON & ASSOCIATES
A MEEDER INVESTMENT MANAGEMENT COMPANY

- P&A reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions. Where extensions can be made in the portfolio, it is important to make them to find available safe value in the markets.
- The graphs below show asset allocations by market sector and by maturity in your portfolio. Inside of 1 year, we continue to see value in commercial paper. Our expectation is of continuing low rates, but we look for value in your authorized sectors to extend and capture the yield available as markets change.
- The non-cash portion of your portfolio is yielding 0.35%.





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City of Taylor, Texas
Portfolio Management
Portfolio Summary
August 31, 2021

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Commercial Paper Disc. -Amortizing	2,000,000.00	1,998,725.00	1,998,725.00	7.07	174	153	0.152
Federal Agency Coupon Securities	1,500,000.00	1,499,951.38	1,500,000.00	5.30	1,095	1,072	0.467
Municipal Bonds	2,000,000.00	2,000,090.00	1,999,786.07	7.07	807	486	0.454
Texpool	9,127,709.07	9,127,709.07	9,127,709.07	32.27	1	1	0.022
TexStar	9,313,734.92	9,313,734.92	9,313,734.92	32.93	1	1	0.010
Texas Class	4,335,192.53	4,335,192.53	4,335,192.53	15.33	1	1	0.051
Money Market	12,231.95	12,231.95	12,231.95	0.04	1	1	0.010
Investments	**28,288,868.47**	**28,287,634.85**	**28,287,379.54**	**100.00%**	**128**	**103**	**0.086**

Total Earnings	August 31 Month Ending	Fiscal Year To Date
Current Year	1,760.29	27,134.06

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the City of Taylor, Texas of the position and activity within the Citty's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic represenataions of the portfolio to provide full disclosure to the governing body.

Jeffrey Wood, Finance Director

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A MEEDER INVESTMENT MANAGEMENT COMPANY

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City of Taylor, Texas
Summary by Type
August 31, 2021
Grouped by Fund

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: 2019 Bond Fund						
TexStar	1	6,590,957.38	6,590,957.38	23.30	0.010	1
Subtotal	**1**	**6,590,957.38**	**6,590,957.38**	**23.30**	**0.010**	**1**
Fund: Airport Fund						
Texpool	1	959,569.15	959,569.15	3.39	0.022	1
Subtotal	**1**	**959,569.15**	**959,569.15**	**3.39**	**0.022**	**1**
Fund: Cemetery Permanent Fund						
Federal Agency Coupon Securities	1	1,000,000.00	1,000,000.00	3.54	0.500	1,092
Texas Class	1	867.46	867.46	0.00	0.051	1
Texpool	1	361.16	361.16	0.00	0.022	1
TexStar	1	56,461.36	56,461.36	0.20	0.010	1
Subtotal	**4**	**1,057,689.98**	**1,057,689.98**	**3.74**	**0.473**	**1,032**
Fund: Fleet Replacement Fund						
TexStar	1	218,040.11	218,040.11	0.77	0.010	1
Subtotal	**1**	**218,040.11**	**218,040.11**	**0.77**	**0.010**	**1**
Fund: General Fund						
Money Market	1	12,231.95	12,231.95	0.04	0.010	1
Federal Agency Coupon Securities	1	500,000.00	500,000.00	1.77	0.400	1,031
Municipal Bonds	2	2,000,000.00	1,999,786.07	7.07	0.454	486
Commercial Paper Disc. -Amortizing	1	2,000,000.00	1,998,725.00	7.07	0.152	153
Texas Class	1	3,312,035.23	3,312,035.23	11.71	0.051	1
Texpool	1	5,855,372.41	5,855,372.41	20.70	0.022	1
TexStar	1	2,448,276.07	2,448,276.07	8.66	0.010	1
Subtotal	**8**	**16,127,915.66**	**16,126,426.73**	**57.02**	**0.108**	**112**
Fund: General Capital Fund						

City of Taylor, Texas
Summary by Type
August 31, 2021
Grouped by Fund

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: General Capital Fund						
TexStar	1	0.00	0.00	0.00	0.000	0
Subtotal	**1**	**0.00**	**0.00**	**0.00**	**0.000**	**0**
Fund: Special Rev-Tax Increment Fund						
Texpool	1	238,197.37	238,197.37	0.84	0.022	1
Subtotal	**1**	**238,197.37**	**238,197.37**	**0.84**	**0.022**	**1**
Fund: Utility Fund						
Texas Class	1	1,022,289.84	1,022,289.84	3.61	0.051	1
Texpool	1	2,074,208.98	2,074,208.98	7.33	0.022	1
Subtotal	**2**	**3,096,498.82**	**3,096,498.82**	**10.94**	**0.032**	**1**
Total and Average	**19**	**28,288,868.47**	**28,287,379.54**	**100.00**	**0.086**	**103**

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City of Taylor, Texas
Fund 19BOND - 2019 Bond Fund
Investments by Fund
August 31, 2021

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20190	10044	TexStar	04/24/2019	6,590,957.38	6,590,957.38	6,590,957.38	0.010	0.009	0.010	1
			Subtotal and Average	**6,590,957.38**	**6,590,957.38**	**6,590,957.38**		**0.010**	**0.010**	**1**
			Total Investments and Average	**6,590,957.38**	**6,590,957.38**	**6,590,957.38**		**0.010**	**0.010**	**1**

Fund AIR - Airport Fund
Investments by Fund
August 31, 2021

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300019	10007	Texpool	11/01/2017	959,569.15	959,569.15	959,569.15	0.022	0.021	0.022	1
			Subtotal and Average	**959,569.15**	**959,569.15**	**959,569.15**		**0.022**	**0.022**	**1**
			Total Investments and Average	**959,569.15**	**959,569.15**	**959,569.15**		**0.022**	**0.022**	**1**

Fund CEM - Cemetery Permanent Fund
Investments by Fund
August 31, 2021

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Federal Agency Coupon Securities											
3130ANNS5	10058	FHLB Call Note	08/30/2021	1,000,000.00	1,000,000.00	1,000,240.05	0.500	0.493	0.500	08/28/2024	1,092
			Subtotal and Average	**1,000,000.00**	**1,000,000.00**	**1,000,240.05**		**0.493**	**0.500**		**1,092**
Texpool											
300007	10008	Texpool	11/01/2017	361.16	361.16	361.16	0.022	0.021	0.022		1
			Subtotal and Average	**361.16**	**361.16**	**361.16**		**0.022**	**0.022**		**1**
TexStar											
22880	10003	TexStar	11/01/2017	56,461.36	56,461.36	56,461.36	0.010	0.009	0.010		1
			Subtotal and Average	**56,461.36**	**56,461.36**	**56,461.36**		**0.010**	**0.010**		**1**
Texas Class											
70006	10001	Texas Class	11/01/2017	867.46	867.46	867.46	0.051	0.049	0.050		1
			Subtotal and Average	**867.46**	**867.46**	**867.46**		**0.050**	**0.051**		**1**
			Total Investments and Average	**1,057,689.98**	**1,057,689.98**	**1,057,930.03**		**0.467**	**0.473**		**1,032**

Fund FLEET - Fleet Replacement Fund
Investments by Fund
August 31, 2021

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20180	10030	TexStar	08/08/2018	218,040.11	218,040.11	218,040.11	0.010	0.009	0.010	1
			Subtotal and Average	**218,040.11**	**218,040.11**	**218,040.11**		**0.010**	**0.010**	**1**
			Total Investments and Average	**218,040.11**	**218,040.11**	**218,040.11**		**0.010**	**0.010**	**1**

Fund GEN - General Fund
Investments by Fund
August 31, 2021

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Commercial Paper Disc. -Amortizing											
80285QB17	10057	Santander UK CP	08/11/2021	1,998,725.00	2,000,000.00	1,998,725.00		0.150	0.152	02/01/2022	153
			Subtotal and Average	**1,998,725.00**	**2,000,000.00**	**1,998,725.00**		**0.150**	**0.152**		**153**
Federal Agency Coupon Securities											
3130AMT85	10056	FHLB Call Note	06/28/2021	500,000.00	500,000.00	499,711.33	0.400	0.394	0.400	06/28/2024	1,031
			Subtotal and Average	**500,000.00**	**500,000.00**	**499,711.33**		**0.395**	**0.400**		**1,031**
Municipal Bonds											
419792ZH2	10054	State of Hawaii	10/29/2020	1,000,000.00	1,000,000.00	1,002,910.00	0.429	0.422	0.428	10/01/2022	395
59333NN90	10053	Maimi-Dade County FL	09/30/2020	999,786.07	1,000,000.00	997,180.00	0.375	0.473	0.480	04/01/2023	577
			Subtotal and Average	**1,999,786.07**	**2,000,000.00**	**2,000,090.00**		**0.448**	**0.454**		**485**
Texpool											
300003	10004	Texpool	11/01/2017	5,855,372.41	5,855,372.41	5,855,372.41	0.022	0.021	0.022		1
			Subtotal and Average	**5,855,372.41**	**5,855,372.41**	**5,855,372.41**		**0.022**	**0.022**		**1**
TexStar											
34440	10002	TexStar	11/01/2017	2,448,276.07	2,448,276.07	2,448,276.07	0.010	0.009	0.010		1
			Subtotal and Average	**2,448,276.07**	**2,448,276.07**	**2,448,276.07**		**0.010**	**0.010**		**1**
Texas Class											
70008	10048	Texas Class	01/22/2020	3,312,035.23	3,312,035.23	3,312,035.23	0.051	0.049	0.050		1
			Subtotal and Average	**3,312,035.23**	**3,312,035.23**	**3,312,035.23**		**0.050**	**0.051**		**1**
Money Market											
60618	10000	Citizens Nat'l Bank MM-Public	11/01/2017	12,231.95	12,231.95	12,231.95	0.010	0.009	0.010		1
			Subtotal and Average	**12,231.95**	**12,231.95**	**12,231.95**		**0.010**	**0.010**		**1**
			Total Investments and Average	**16,126,426.73**	**16,127,915.66**	**16,126,441.99**		**0.106**	**0.108**		**111**

Fund GENCAP - General Capital Fund
Investments by Fund
August 31, 2021

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20181	10029	TexStar	08/08/2018	0.00	0.00	0.00				1
			Subtotal and Average	**0.00**	**0.00**	**0.00**		**0.000**	**0.000**	**0**
			Total Investments and Average	**0.00**	**0.00**	**0.00**		**0.000**	**0.000**	**0**

Fund SPECREV - Special Rev-Tax Increment Fund
Investments by Fund
August 31, 2021

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300004	10005	Texpool	11/01/2017	238,197.37	238,197.37	238,197.37	0.022	0.021	0.022	1
			Subtotal and Average	**238,197.37**	**238,197.37**	**238,197.37**		**0.022**	**0.022**	**1**
			Total Investments and Average	**238,197.37**	**238,197.37**	**238,197.37**		**0.022**	**0.022**	**1**

Fund UTIL - Utility Fund
Investments by Fund
August 31, 2021

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300001	10006	Texpool	11/01/2017	2,074,208.98	2,074,208.98	2,074,208.98	0.022	0.021	0.022	1
			Subtotal and Average	**2,074,208.98**	**2,074,208.98**	**2,074,208.98**		**0.022**	**0.022**	**1**
Texas Class										
70007	10047	Texas Class	01/22/2020	1,022,289.84	1,022,289.84	1,022,289.84	0.051	0.049	0.050	1
			Subtotal and Average	**1,022,289.84**	**1,022,289.84**	**1,022,289.84**		**0.050**	**0.051**	**1**
			Total Investments and Average	**3,096,498.82**	**3,096,498.82**	**3,096,498.82**		**0.031**	**0.032**	**1**

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City of Taylor, Texas
Cash Reconciliation Report
For the Period August 1, 2021 - August 31, 2021
Grouped by Fund

Trans. Date	Investment #	Fund	Trans. Type	Security ID	Par Value	Security Description	Maturity Date	Purchases	Interest	Redemptions	Cash
Cemetery Permanent Fund											
08/30/2021	10058	CEM	Purchase	3130ANNS5	1,000,000.00	FHLBC 1.0M 0.50% Mat. 08/28/2024	08/28/2024	-1,000,000.00	0.00	0.00	-1,000,000.00
							Subtotal	**-1,000,000.00**	**0.00**	**0.00**	**-1,000,000.00**
General Fund											
08/11/2021	10057	GEN	Purchase	80285QB17	2,000,000.00	SANTCP 2.0M 0.00% Mat.	02/01/2022	-1,998,550.00	0.00	0.00	-1,998,550.00
							Subtotal	**-1,998,550.00**	**0.00**	**0.00**	**-1,998,550.00**
							Total	**-2,998,550.00**	**0.00**	**0.00**	**-2,998,550.00**

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City of Taylor, Texas
Purchases Report
Sorted by Fund - Fund
August 1, 2021 - August 31, 2021

CUSIP	Investment #	Fund	Sec. Type	Issuer	Original Par Value	Purchase Date	Payment Periods	Principal Purchased	Accrued Interest at Purchase	Rate at Purchase	Maturity Date	YTM	Ending Book Value
Cemetery Permanent Fund													
3130ANNS5	10058	CEM	FAC	FHLBC	1,000,000.00	08/30/2021	02/28 - 08/28	1,000,000.00		0.500	08/28/2024	0.500	1,000,000.00
				Subtotal	**1,000,000.00**			**1,000,000.00**	**0.00**				**1,000,000.00**
General Fund													
80285QB17	10057	GEN	ACP	SANTCP	2,000,000.00	08/11/2021	02/01 - At Maturity	1,998,550.00			02/01/2022	0.150	1,998,725.00
				Subtotal	**2,000,000.00**			**1,998,550.00**	**0.00**				**1,998,725.00**
				Total Purchases	**3,000,000.00**			**2,998,550.00**	**0.00**				**2,998,725.00**

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City of Taylor, Texas
Interest Earnings
Sorted by Fund - Fund
August 1, 2021 - August 31, 2021
Yield on Average Book Value

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings: Interest Earned	Adjusted Interest Earnings: Amortization/ Accretion	Adjusted Interest Earnings: Adjusted Interest Earnings
Fund: 2019 Bond Fund												
20190	10044	19BOND	RR2	6,590,957.38	6,590,901.31	6,590,903.12		0.010	0.010	56.07	0.00	56.07
			Subtotal	**6,590,957.38**	**6,590,901.31**	**6,590,903.12**			**0.010**	**56.07**	**0.00**	**56.07**
Fund: Airport Fund												
300019	10007	AIR	RRP	959,569.15	959,551.05	959,551.63		0.022	0.022	18.10	0.00	18.10
			Subtotal	**959,569.15**	**959,551.05**	**959,551.63**			**0.022**	**18.10**	**0.00**	**18.10**
Fund: Cemetery Permanent Fund												
300007	10008	CEM	RRP	361.16	58,360.12	54,618.22		0.022	0.022	1.04	0.00	1.04
70006	10001	CEM	RR3	867.46	690,838.63	646,323.43		0.051	0.053	28.83	0.00	28.83
22880	10003	CEM	RR2	56,461.36	56,460.78	56,460.80		0.010	0.012	0.58	0.00	0.58
3130ANNS5	10058	CEM	FAC	1,000,000.00	0.00	64,516.13	08/28/2024	0.500	0.253	13.89	0.00	13.89
			Subtotal	**1,057,689.98**	**805,659.53**	**821,918.58**			**0.064**	**44.34**	**0.00**	**44.34**
Fund: Fleet Replacement Fund												
20180	10030	FLEET	RR2	218,040.11	218,038.25	218,038.31		0.010	0.010	1.86	0.00	1.86
			Subtotal	**218,040.11**	**218,038.25**	**218,038.31**			**0.010**	**1.86**	**0.00**	**1.86**
Fund: General Fund												
300003	10004	GEN	RRP	5,855,372.41	12,451,773.60	8,213,117.12		0.022	0.022	151.01	0.00	151.01
70008	10048	GEN	RR3	3,312,035.23	3,311,892.92	3,311,897.51		0.051	0.051	142.31	0.00	142.31
60618	10000	GEN	RR4	12,231.95	12,231.85	12,231.85		0.010	0.010	0.10	0.00	0.10
34440	10002	GEN	RR2	2,448,276.07	2,527,141.32	2,471,158.11		0.010	0.010	21.15	0.00	21.15
3130AMT85	10056	GEN	FAC	500,000.00	500,000.00	500,000.00	06/28/2024	0.400	0.392	166.67	0.00	166.67
59333NN90	10053	GEN	MC1	1,000,000.00	999,565.00	999,679.10	04/01/2023	0.375	0.634	317.62	221.07	538.69
419792ZH2	10054	GEN	MC1	1,000,000.00	1,000,000.00	1,000,000.00	10/01/2022	0.429	0.421	357.50	0.00	357.50
80285QB17	10057	GEN	ACP	2,000,000.00	0.00	1,353,918.55	02/01/2022		0.152	0.00	175.00	175.00
			Subtotal	**16,127,915.66**	**20,802,604.69**	**17,862,002.24**			**0.102**	**1,156.36**	**396.07**	**1,552.43**

City of Taylor, Texas
Interest Earnings
August 1, 2021 - August 31, 2021

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings: Interest Earned	Adjusted Interest Earnings: Amortization/ Accretion	Adjusted Interest Earnings: Adjusted Interest Earnings
Fund: Special Rev-Tax Increment Fund												
300004	10005	SPECREV	RRP	238,197.37	238,192.91	238,193.05		0.022	0.022	4.46	0.00	4.46
			Subtotal	**238,197.37**	**238,192.91**	**238,193.05**			**0.022**	**4.46**	**0.00**	**4.46**
Fund: Utility Fund												
300001	10006	UTIL	RRP	2,074,208.98	2,074,169.88	2,074,171.14		0.022	0.022	39.10	0.00	39.10
70007	10047	UTIL	RR3	1,022,289.84	1,022,245.91	1,022,247.33		0.051	0.051	43.93	0.00	43.93
			Subtotal	**3,096,498.82**	**3,096,415.79**	**3,096,418.47**			**0.032**	**83.03**	**0.00**	**83.03**
			Total	**28,288,868.47**	**32,711,363.53**	**29,787,025.40**			**0.070**	**1,364.22**	**396.07**	**1,760.29**

PATTERSON & ASSOCIATES
A MEEDER INVESTMENT MANAGEMENT COMPANY

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

City of Taylor, Texas
Amortization Schedule
August 1, 2021 - August 31, 2021
Sorted By Fund - Fund

Investment # / Issuer	Fund	Maturity Date / Amort. Date	Beginning Par Value / Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	Amounts Amortized And Unamortized As of 08/01/2021	Amount Amortized This Period	Amt Amortized Through 08/31/2021	Amount Unamortized Through 08/31/2021
General Fund										
10053	GEN	04/01/2023	1,000,000.00	997,390.00	-2,610.00	999,786.07	2,175.00	221.07	2,396.07	-213.93
Maimi-Dade County FL		10/01/2021	0.375				-435.00			
10057	GEN	02/01/2022	2,000,000.00	1,998,550.00	-1,450.00	1,998,725.00	0.00	175.00	175.00	-1,275.00
Santander UK CP							-1,450.00			
			Subtotal	**2,995,940.00**	**-4,060.00**	**2,998,511.07**	**2,175.00**	**396.07**	**2,571.07**	**-1,488.93**
							-1,885.00			
			Total	**2,995,940.00**	**-4,060.00**	**2,998,511.07**	**2,175.00**	**396.07**	**2,571.07**	**-1,488.93**
							-1,885.00			

PATTERSON & ASSOCIATES
A MEEDER INVESTMENT MANAGEMENT COMPANY

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

City of Taylor, Texas
Projected Cashflow Report
Sorted by Monthly
For the Period September 1, 2021 - March 31, 2022

Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
October 2021										
10/01/2021	10053	GEN	59333NN90	Interest	Maimi-Dade County FL	0.00	0.00	0.00	1,875.00	1,875.00
10/01/2021	10053	GEN	59333NN90	Call	Maimi-Dade County FL	1,000,000.00	997,390.00	1,000,000.00	0.00	1,000,000.00
10/01/2021	10054	GEN	419792ZH2	Interest	State of Hawaii	0.00	0.00	0.00	3,956.33	3,956.33
					Total for October 2021	**1,000,000.00**	**997,390.00**	**1,000,000.00**	**5,831.33**	**1,005,831.33**
December 2021										
12/28/2021	10056	GEN	3130AMT85	Interest	FHLB Call Note	0.00	0.00	0.00	1,000.00	1,000.00
12/28/2021	10056	GEN	3130AMT85	Call	FHLB Call Note	500,000.00	500,000.00	500,000.00	0.00	500,000.00
					Total for December 2021	**500,000.00**	**500,000.00**	**500,000.00**	**1,000.00**	**501,000.00**
February 2022										
02/01/2022	10057	GEN	80285QB17	Maturity	Santander UK CP	2,000,000.00	1,998,550.00	2,000,000.00	0.00	2,000,000.00
02/28/2022	10058	CEM	3130ANNS5	Interest	FHLB Call Note	0.00	0.00	0.00	2,472.22	2,472.22
02/28/2022	10058	CEM	3130ANNS5	Call	FHLB Call Note	1,000,000.00	1,000,000.00	1,000,000.00	0.00	1,000,000.00
					Total for February 2022	**3,000,000.00**	**2,998,550.00**	**3,000,000.00**	**2,472.22**	**3,002,472.22**
					GRAND TOTALS:	**4,500,000.00**	**4,495,940.00**	**4,500,000.00**	**9,303.55**	**4,509,303.55**

Disclosure

PATTERSON & ASSOCIATES
A MEEDER INVESTMENT MANAGEMENT COMPANY

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Patterson & Associates

Barton Oaks Plaza
Building II
901 S. MoPac, Suite 195
Austin, TX 78746

800.817.2442

City Council Meeting
October 14, 2021
Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☒ Economic Vitality

Agenda Item #: 3

Agenda Title: **Consider Ordinance 2021-26 approving a Specific Use Permit for a Bed and Breakfast Inn Facility on approximately 0.65 acres, addressed as 905 Davis Street, more particularly described by Williamson Central Appraisal District Parcel R014745, Taylor, Williamson County, Texas.**

Council Action to be taken: Consider Ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, AICP/Director of Development Services and Assistant City Manager

1. PURPOSE/DESCRIPTION

The applicant is requesting a Specific Use Permit (SUP) for a Bed and Breakfast Inn Facility. In Table 3.7, "Primary Residential Uses," operating a bed and breakfast in the R-1 Zoning District requires a SUP. The property owners currently live in the home and would like to be able to maintain the home with revenue generated from the proposed bed and breakfast, as well as accommodate tourism in a historic neighborhood in Taylor.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicants are proposing a B&B in the core of City of Taylor where economic revitalization is needed and promoted. The established core of the City has existing infrastructure making infill projects appealing to entrepreneurial types such as the property owners. The proposed B&B is also appealing to the City as it provides the property owners with additional income to assist with the maintenance and rehabilitation of a historic property.

The impact of the B&B would be minimal. The off-street parking requirement can be met on the subject property so guest parking will not be on the street. As the property owners are going to provide one guest room initially it would be minimal impact on the surrounding properties. The parking requirement for one guest room is one additional off-street parking space in addition to the required two off-street parking spaces provided for a single-family home. The property owners hope to offer more guest rooms and at that time the additional off-street parking could be provided as the subject property is over 28,000 square feet.

On September 14, 2021, the Planning and Zoning Commission held a public hearing regarding this request. The Planning and Zoning Commission recommended approval of the request.

3. PROS and CONS

PROS	CONS
• Consistent with the Zoning Ordinance • Utilities are available • Increase in tax base	• N/A

4. RECOMMENDATION

On September 14, the Planning and Zoning Commission held a public hearing and unanimously recommended approval.

An affirmative three-fourths (3/4) vote is required to grant a specific use permit for uses otherwise not permitted by-right by the Zoning Ordinance, pursuant to Section 8.2.2 of the City of Taylor Zoning Ordinance.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – September 14, 2021 P&Z unanimously recommended approval
City Council public hearing and ordinance introduction – September 23, 2021
City Council introduced the ordinance
City Council consideration of ordinance approval – October 14, 2021

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

3a. Staff Report
3b. Exhibit "A", Location Map
3c. Exhibit "B", 200 ft. Buffer Notice Area Map
3d. Draft Ordinance 2021-26
3e. Exhibit Survey
3f. PowerPoint presentation

City of Taylor
PZ-2021-1341
Specific Use Permit
Bed and Breakfast Inn Facility
Staff Report

Requested Action:
The applicants are requesting a specific use permit to operate a Bed & Breakfast Inn Facility.

Applicant:
Richard and Tira Ishikawa, Property Owners

Subject Property:
Approximately 0.65 acres, addressed as 905 Davis Street, more particularly described by Williamson Central Appraisal District Parcel R014745, Taylor, Williamson County, Texas.

Parcel Information:
Current Zoning: Single-Family Residential (R-1)
Current Use: Single-Family
Current Future Land Use Plan Designation: Single-Family
Proposed Use: Bed & Breakfast Inn Facility

Surrounding Land Uses and Zoning Districts:
North: Residential, (R-1)
South: Residential, (R-1)
East: Davis St. ROW and Residential (R-1)
West: Residential (R-1)

Purpose:
The subject property owners want to operate a Bed and Breakfast Inn Facility (B&B). The subject property is in a Single-Family Residential Zoning District (R-1). In the R-1 Zoning District, B&Bs are not permitted by-right. To operate a B&B in the R-1 Zoning District a specific use permit must be obtained per the Zoning Ordinance, Land Use Table 3.2. Consequently, the subject property owners are making application for a specific use permit to operate a B&B. For clarity the Ordinance defines a Bed and Breakfast as follows:

> *Bed and Breakfast - A private home, that provides not more than five (5) rooms and breakfast for paying guests and complies with all other standards set forth in this Code as it pertains to the district in which it is located.*

The subject property owners currently live in the home and propose operating the B&B as a home occupation. They propose starting the operation of the B&B with one guest room and eventually providing two to three rooms for guests. All the parking for the B&B will be on the subject property. Like some others in the core of Taylor, the property owners want to rehabilitate their home and contribute to the revitalization of the area.

Staff Analysis:
The applicants are proposing a B&B in the core of City of Taylor where economic revitalization is needed and promoted. The established core of the City has existing infrastructure making infill projects appealing to entrepreneurial types such as the property owners. The proposed B&B is also appealing to the City as it provided the property owners with additional income to assist with the maintenance and rehabilitation of a historic property.

The impact of the B&B would be minimal. The off-street parking requirement can be met on the subject property so guest parking will not be on the street. As the property owners are going to provide one guest room initially it would be minimal impact on the surrounding properties. The parking requirement for one guest room is one additional off-street parking space in addition to the required two off-street parking spaces provided for a single-family home. The property owners hope to offer more guest rooms and at that time the additional off-street parking could be provided as the subject property is over 28,000 square feet.

The B&B could help the property owners earn some additional money to reinvest in the restoration and maintenance of the home which is around 120 years old. In addition to the economic benefits for the City, guest would be able to stay in an historic B&B which provides its own intangible benefits that cannot be quantified. Just as visiting an historic downtown creates that nostalgic feeling that cannot be measured.

Staff Recommendation:
Staff recommends approval of the specific use permit. The B&B is like other home occupations in that many times the home occupation creates minimal impact. The B&B as proposed would fit into the neighborhood as the house and property are large enough to accommodate guests and off-street parking. The B&B is being proposed in the core of Taylor where infrastructure is already in place. The B&B would provide a service to visitors and tourists who need accommodations in Taylor. Additionally, there's intrinsic value in staying in the core of Taylor, in an historic home that is around 120 years old, within walking distance of the downtown, Old Taylor High, restaurants, AMTRAK for day trips to Austin, etc.

Planning and Zoning Commission Recommendation:
The Planning and Zoning Commission are charged with reviewing all requests for specific use permits and recommending to City Council either in favor of or opposition to each request.

In determining a recommendation on a specific use permit request, the Planning and Zoning Commission consider the following factors:

- **Is the specific use permit request consistent with the Comprehensive Plan?**

The specific use permit request is consistent with the Comprehensive Plan. The Zoning Ordinance is used to implement the Comprehensive Plan. As noted in the Purpose, the Zoning Ordinance requires a specific use permit to operate a B&B in the R-1 Zoning Districts so the applicants are taking the appropriate step to move forward with their proposal.

- **Is the specific use permit request compatible with the surrounding area?**

The specific use permit request is compatible with the surrounding area as the B&B and the surrounding area is made up of a variety of single-family detached homes, duplexes, some of the homes even have granny flats and Old Taylor High is mixed use (residential and commercial).

- **Does the specific use permit request promote the public health, safety, or general welfare?**

The specific use permit request would promote the public health, safety and general welfare. The property owners will meet all existing ordinances which promote health, safety, and general welfare. The proposal will be one more project in an area that is generating reinvestment in Taylor. The new owners want to invest in the maintenance and upkeep of their historic home, so it remains a viable property.

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

The subject property is in an area with existing infrastructure to meet the needs of the proposed land use.

- **Do current conditions indicate that the specific use permit request is necessary?**

Interest and investment in the core of the City has increased over the last few years e.g., Old Taylor High, Lone Star Circle of Care and most recently, Talbot Commons, which was re-zoned a couple of months ago. To further the Comprehensive Plan, Land Use Goal of preserving the historical structures and small-town atmosphere of the City, investment in the core of Taylor is vital. Encouraging investment would promote revitalization and help to maintain the small-town character as needs would be met in downtown and the surrounding area rather than on the fringe of the City. The proposed B&B would accommodate visitors and tourists. If approved the B&B would contribute to the local economy and City hotel/motel taxes.

<u>Attachments:</u>

a. Location Map
b. 200 ft. Buffer Notice Area Map
c. Draft Ordinance
    i. Exhibit “A”, Survey

Taylor Texas
CITY OF TAYLOR TX

N

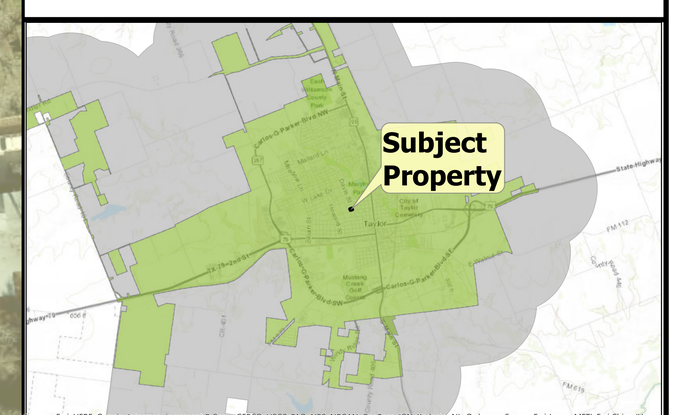
PZ-2021-1341

905 Davis St.
Specific Use Permit
Current Zoning & Location Map
Approximately 0.652 Acres

Legend
- Subject Property
- Streets

ZONING
- R-1 Single Family

EXHIBIT "A"



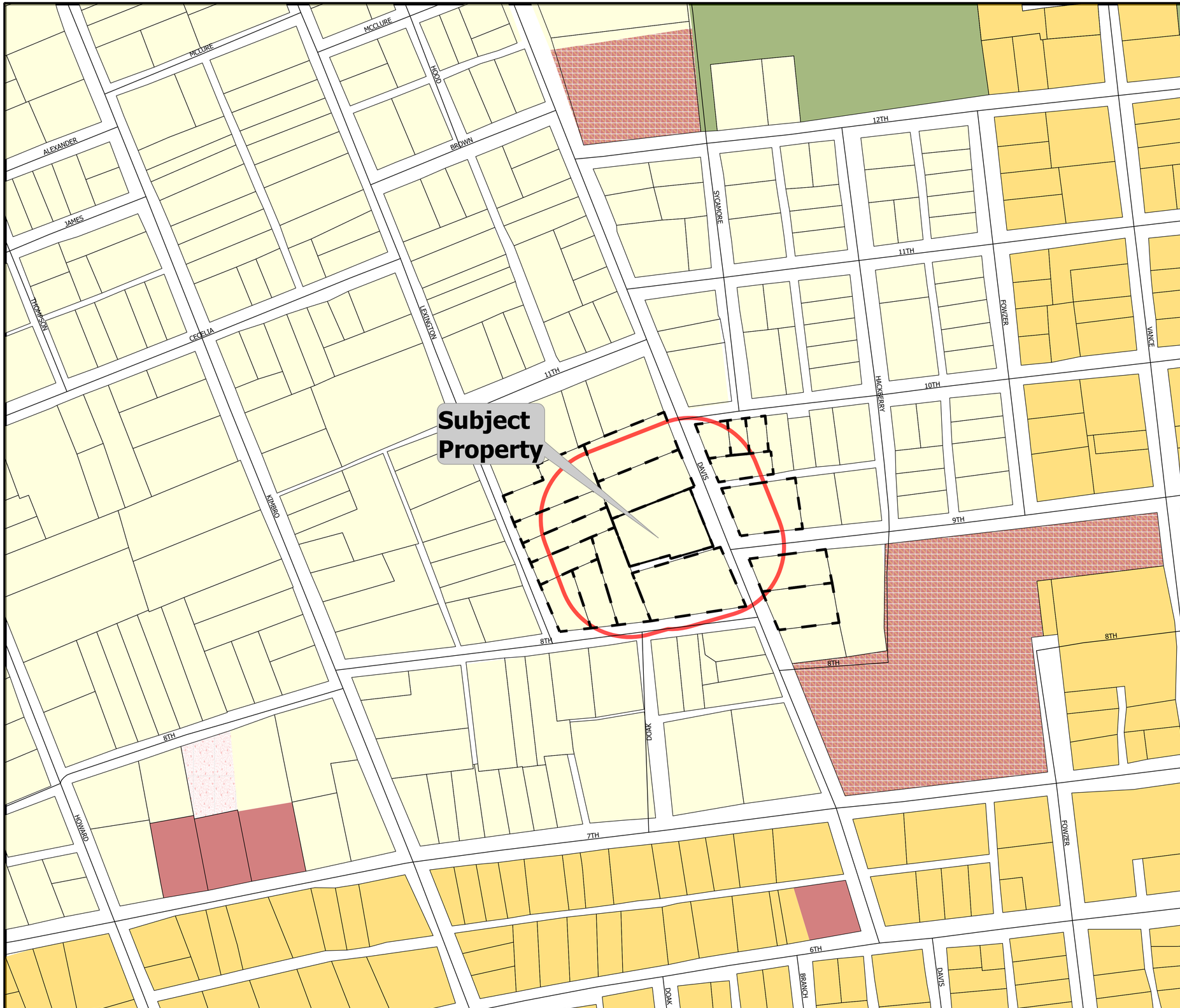
0 1 2 4 6 8 Miles

PZ-2021-1341

905 Davis St.
Specific Use Permit
200 ft. Buffer Notice Area Map

EXHIBIT "B"

N



Legend

- Subject Property
- 200 ft. Buffer
- Parcels
- Notification Area
- Streets

ZONING

- B-1
- B-1/CPD
- D Duplex Residential
- MF-2 Multi-Family
- P Parks
- R-1 Single Family

0 1 2 4 6 8 Miles

ORDINANCE NO. 2021-26

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A BED AND BREAKFAST INN FACILITY AT 905 DAVIS STREET, LEGALLY DESCRIBED AS LOTS 6B AND 7B AND A SOUTH PART OF LOT 3, BLOCK 1, BROWN ADDITION TO THE CITY OF TAYLOR, APPROXIMATELY 0.65 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R014745; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on September 23, 2021, to consider the request made by Tira and Richard Ishikawa, Applicants and Owners of the property, respectively, which property is shown in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to request a Specific Use Permit for a Bed and Breakfast Inn Facility use, which is a use permitted by Specific Use Permit approval within the Single-Family Residential Zoning District (R-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on September 14, 2021, to consider the request for a Specific Use Permit, and recommended approval of the request to the City Council; and

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

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

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

SECTION 2. The Property is approved for a Specific Use Permit for a Bed and Breakfast Inn Facility use.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit.

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

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

DRAFT

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2021-26 was introduced before the Taylor City Council on the 23rd day of September, 2021.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2021.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

APPROVED AS TO FORM:

_____
Ted W. Hejl,
City Attorney

EXHIBIT "A"

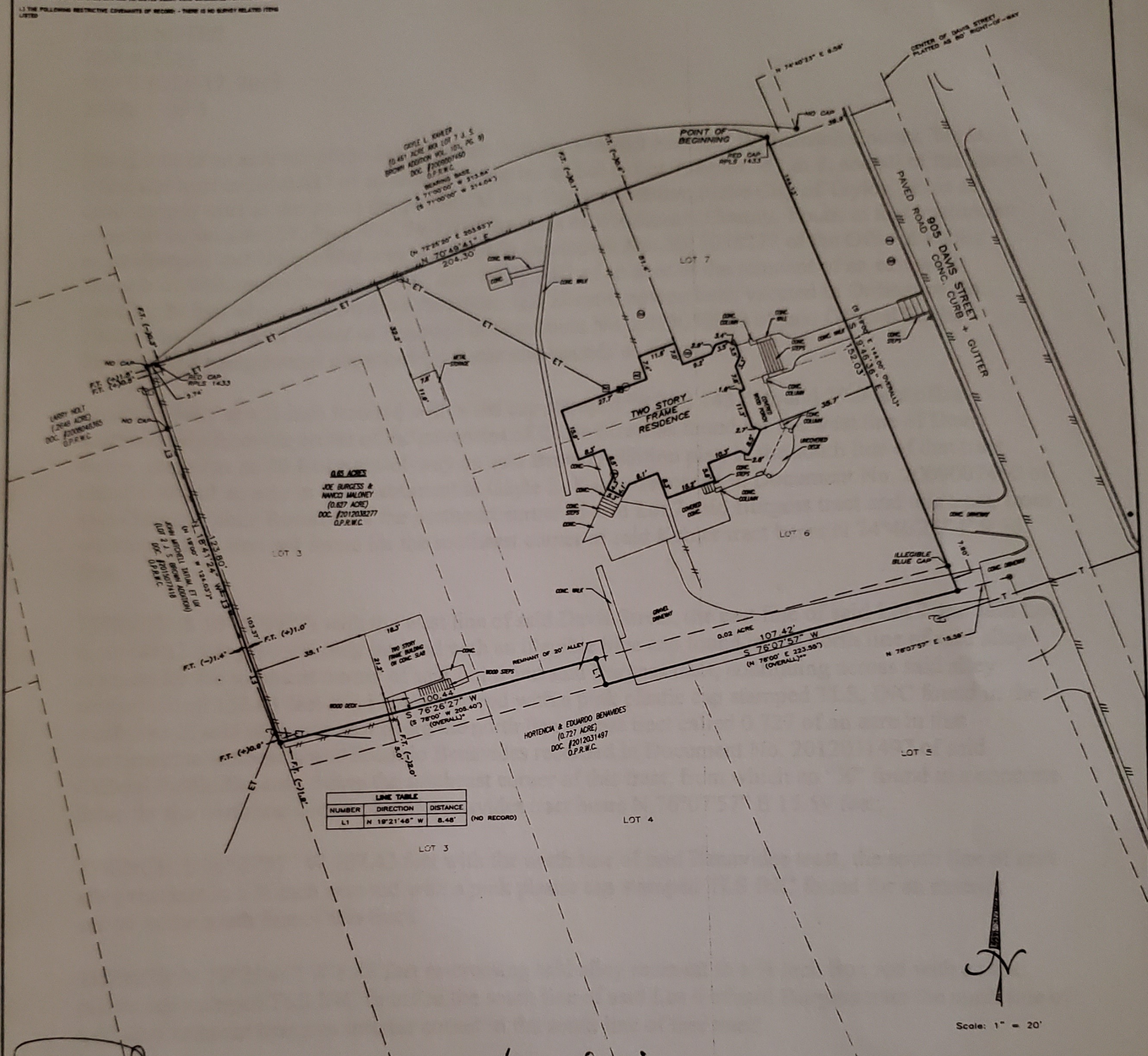
JOB NO: 13315
DRAWN: DG
F.C.: CC/JG

0.65 OF AN ACRE OUT OF THE JOHN WINSETT SURVEY, ABSTRACT NO. 661 WILLIAMSON COUNTY, TEXAS. ALSO KNOWN AS LOT 6, LOT 7, A PART OF LOT 3, AND ALL OF THE ALLEYS CROSSING SAID TRACT ACCORDING TO THE PLAT OF THE Dr. J. S. BROWN ADDITION TO THE CITY OF TAYLOR RECORDED IN VOLUME 101, PAGE 9 DEED RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING 0.02 OF AN ACRE OF THE REMNANT OF AN EAST WEST TRENDING 20 FOOT ALLEY OF SAID BROWN ADDITION.

PAGE 3 OF 3
EXHIBIT TO ACCOMPANY FIELD NOTES

RESTRICTIVE COVENANTS
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT GF NO. 1806476, EFFECTIVE DATE OF JUNE 22, 2018 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:

(.) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD - THERE IS NO SURVEY RELATED ITEM(S) LISTED



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 19°21'46" W	8.48'

(NO RECORD)

BEARINGS BASED ON: THE SOUTH LINE OF GAYLE L. KAHLER TRACT IN DOCUMENT #2009007460 HAVING A RECORD CALL OF S 71°00'00" W, 214.04' AND A FOUND DISTANCE OF 213.84'.

NOTE: RECORD INFORMATION ( )* PER DOC. #2012038277.

NOTE: RECORD INFORMATION ( )** PER DOC. #2012031497.

x

x Tira Ishikawa

LEGEND	
●	1/2" IRON ROD FOUND WITH PINK CAP STAMPED "TLS INC." (UNLESS OTHERWISE NOTED)
⊗	X FOUND IN CONCRETE
	PAVEMENT
●	FENCE POST
	WOOD FENCE
	CHAIN LINK FENCE
	UTILITY POLE
	ELECTRIC/TELEPHONE LINES
	TELEPHONE LINES
	AIR CONDITIONER
	CLEANOUT
	ELECTRIC
	GAS METER
	TELEPHONE
	WATER METER
	TANKLESS WATER HEATER
	FIRE HYDRANT
( )	RECORD INFORMATION
CONC.	CONCRETE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

FENCE TIES (FT) WITH A PLUS (+) SIGN INDICATE FENCE INSIDE THE PROPERTY LINE. FENCE TIES (FT) WITH A MINUS (-) SIGN INDICATE FENCE OUTSIDE THE PROPERTY LINE.

CERTIFY TO: LONGHORN TITLE COMPANY, INC. / RICHARD ISHIKAWA AND TIRA ISHIKAWA / WESTCOR LAND TITLE INSURANCE COMPANY / GF# 1806476

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

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THIS AREA DOES NOT APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0535G, DATED SEPT. 26, 2008. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.

Texas Land Surveying, Inc.
—A Land Surveying and Geoscience Firm—
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TSPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

STATE OF TEXAS REGISTERED KENNETH LOUIS CRIDER 5624 PROFESSIONAL LAND SURVEYOR

WITNESS MY HAND AND SEAL this the 13th Day of July, 2018 A.D.

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

© Copyright 2018 BY Texas Land Surveying, Inc. This survey prepared solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as necessary in connection with the original transaction, which shall take place within 90 days of the completion of the survey.

City of Taylor
City Council

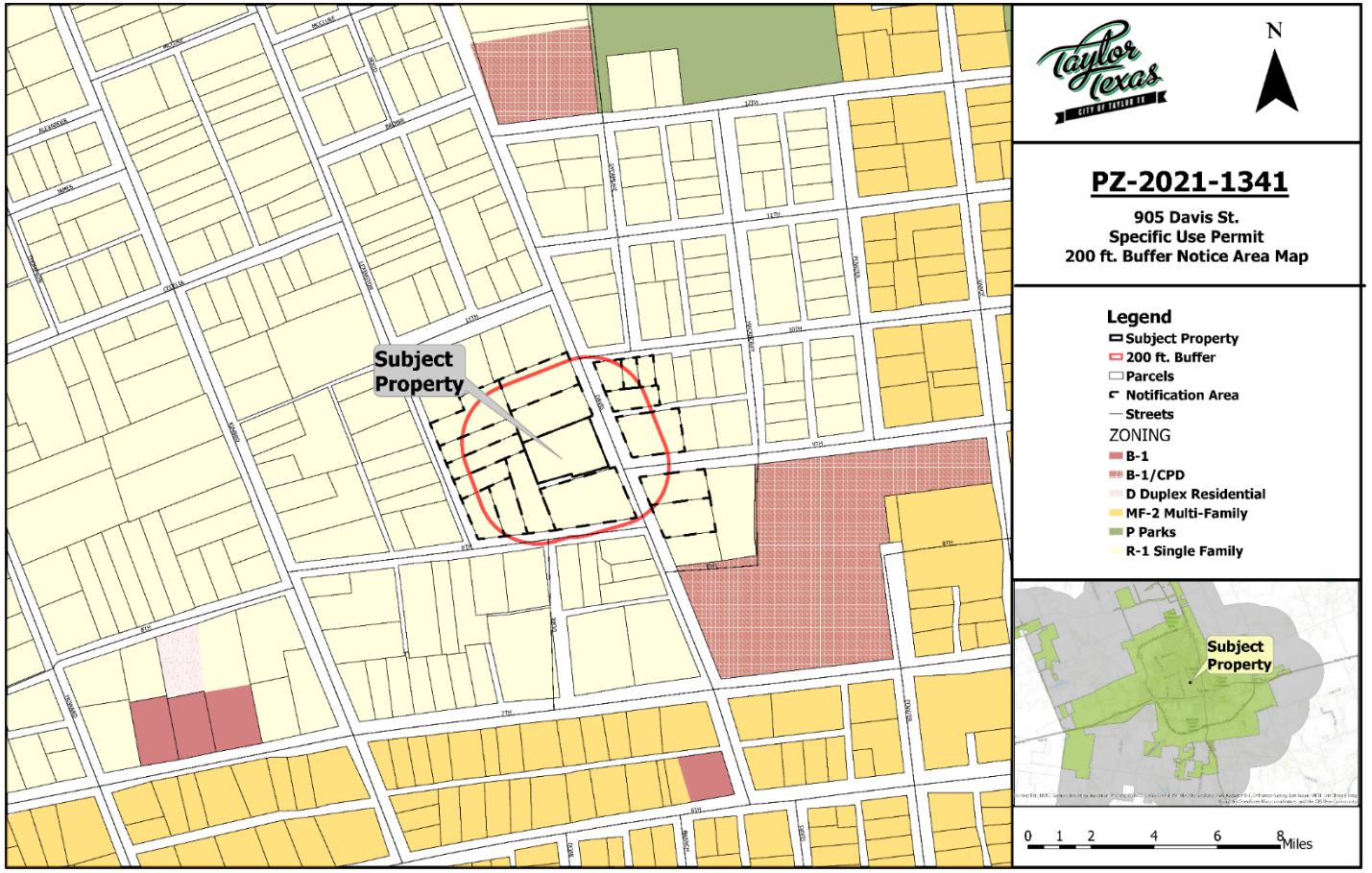
September 23, 2021

PZ-2021-1341

Specific Use Permit for Bed & Breakfast Inn Facility at 905 Davis St.

Location Map

200 ft. Buffer Notice Area Map



- 27 property owners were noticed.
- No responses were received in favor or in opposition of the request.

P&Z Recommendation

The Planning & Zoning Commission voted on September 14th and recommended unanimous approval of the specific use permit.

City Council Meeting
October 14, 2021
Transmittal Letter

STRATEGIC PILLAR
☐ Streets/Infrastructure
☒ Quality of Life
☒ Economic Vitality

Agenda Item #: 4

Agenda Title: **Consider Ordinance 2021-22 amending the Sign Ordinance to include off-premise special event signs, banner signs, and illuminated signs**

Council Action to be taken: Consider ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager/ Director Development Services

1. PURPOSE/DESCRIPTION

This agenda item is to consider an ordinance amending the Sign Ordinance based on discussion item presented to the City Council on July 8, 2021 and the Main Street Advisory Board on May 19, 2021.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The sign ordinance (Section 24.3 (o)) prohibits off premise signs unless there has been a determination and minute order of the City Council. This includes temporary off premise signs for special events such as, the Rodeo and Business Expo. The City Council have considered special event signage at the June 10, June 24 and July 8, 2021 meetings.

At the July 8 meeting, City Council requested that amendments to the sign ordinance also included residential signs. Residential sign ordinance has been included within the proposed amended sign ordinance.

The current ordinance also prohibits banner signs. It is proposed to change the sign ordinance to allow banner signs in non- residential zoned locations.

The current sign ordinance does not allow any illuminated signs in the Downtown area. The Main Street Advisory Board recommend changing the current sign ordinance to permit only neon or faux neon illuminated signs in the Downtown area.

3. PROS and CONS

PROS	CONS
• Attracts business or tourism • Provides more signage options for businesses and special event organizers	• Temporary banners can be unsightly • If temporary banners are placed in the wrong locations can become a hazard to traffic safety.

4. RECOMMENDATION

Introduce ordinance

5. FUNDING SOURCE

N/A

6. TIMELINE

Ordinance introduced – September 23, 2021
Ordinance considered for approval – October 14, 2021

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

4a. Summary of changes
4b. Draft Sign Ordinance 2021-22
4c. Staff report

Revised signage ordinance

1. Add to Definitions, Section 24.2:

ETJ Extraterritorial Jurisdiction of the City as created and authorized under Chapter 42 of the Texas Local Government Code.

Non residential property means any land or buildings which are NOT located within the zoning districts R1, R2, R3, MH, D, MF1 and MF2

Public Entity means a federal, state or local government entity and includes the City of Taylor, Williamson County and Taylor Independent School District.

Right of Way shall mean the land located between the property line and the edge of the pavement of a public thoroughfare or a utility easement in which a governmental entity has an interest.

Calendar year shall mean between January 1 to December 31 each year

Residential property shall mean a single family residential dwelling, a town house or a duplex with no more than two residential units per structure located within zoning district R1, R2, R3, MH and MF1. This definition does not include more than three residential units per structure or apartments.

Neon signage means electric signs illuminated by small gas charged glass tubes containing neon or some other form of rarified gas

Faux neon signage is created by using light emitting diodes (LEDs) which are strung closely together so that the light they emit overlaps and creates a steady source of light encased in plastic tubes.

2. Add to sign ordinance

2.1 **Section 24.3 (u) Temporary Special Event signage** to read:

Temporary sign(s) or banner(s) to advertise special events within the City Limits and the Extraterritorial Jurisdiction (ETJ) are permitted providing:

(1) a sign permit is submitted prior to the display of any temporary sign(s) or banner(s) for the special event being advertised and

(2) all the following conditions are met:

i) Only one temporary sign, at any one time, per non - residential property
ii) Maximum of 10 different locations within the City limits and ETJ for each special event
iii) No external or internal illumination permitted

iv) The temporary sign shall not be located in, on or over a right of way or utility easement or on public property unless the event is sponsored by the public entity whose property the temporary sign is located
v) Maximum surface area of each temporary sign shall not exceed 32 sq ft
vi) Maximum height of each temporary sign above grade shall not exceed 5 ft
vii) Maximum duration for each temporary sign would be 21 days prior to the special event and shall be removed within 48 hours of the end of the special event
viii) Each temporary sign or banner shall be securely attached and fastened to a building, wall, fence or freestanding frame.
ix) The event organizer is required to obtain prior authorization from each landowner and identify the position and size of each sign at each location before submitting the one sign permit for up to 10 different locations

2.2 Add to **Section 24.3 (o) prohibited signs** – "any signs or banners attached to utility poles, street lights, trees, shrubs, traffic signs and mail boxes or similar structures".

2.3 Add to **Section 24.3 (p) Exempt signs**. Create new heading 24.3 (p) (15) Signs at a Residential Property - to read:
(i) A property owner may place one sign on the residential property at any one time
(ii) Maximum surface area of the sign shall not exceed 3 square feet
(iii) No external or internal illumination permitted
(iv) The sign shall not be located in, on or over a right of way or a utility easement
(v) If ground mounted, the maximum height of the sign shall not exceed 3 feet above grade
(vi) If attached to a building or structure, the maximum height of the sign shall not exceed 6 feet above grade
(vii) The sign must be securely attached to a freestanding frame or securely fastened to a building, wall or fence and well maintained.

<u>2. Delete</u>

2.1 **Section 24.3 (o) (9)** banners are prohibited…….service clubs

2.2 **Section 24.3 (o) (3)** off premise signs…….rights of way….. from time to time

<u>3. Amend</u>

3.1 **Section 24.3 (h**) – **delete all current wording in section 24.3 (h) 'noncommercial signs: political signs'** and <u>replace with 'Banners'</u> (so it complies with section 24.3 (a) h).

3.2 New wording for **banners** at **Section 24.3 (a) h** should read "Banners are allowed only in non- residentially zoned locations. Applicants must apply for a banner sign permit prior to

displaying the sign. Approved banner signs shall be displayed for a maximum of 90 days per calendar year. The following organizations shall be exempt from paying the banner permit fee:

a. Government/public agencies
b. Faith based organizations
c. Non profit organizations
d. Service Clubs"

3.3 **Section 24.3 (t) (4)** b Banner sign to read "Shall not exceed 16 square feet in area. Banner signs are for a temporary period only and shall be displayed for more than 90 days per calendar year."

3.4 **Amend the numbering of Section 24.3** (o) with the deletion of 24.3 (o) (3) and (9) and **addition 2.2 above**

3.5 **Section 24.3 (t) 5 c** amend to read: "Internally illuminated signs. Not permitted except for neon or faux neon signage"

ORDINANCE NO. 2021-22

AN AMENDMENT TO THE TAYLOR CITY CODE, CHAPTER 24 SIGNS, AMENDING SECTIONS 24-2, DEFINITIONS, AND SECTION 24-3, GENERAL PROVISIONS; PROVIDING A PENALTY FOR VIOLATION OF THE SIGN ORDINANCE AS AMENDED; PROVIDING AN EFFECTIVE DATE; PROVIDING A REPEALER CLAUSE; AND PROVIDING A SAVINGS CLAUSE.

WHEREAS, the City adopted Chapter 24 Signs, of the Taylor City Code; and

WHEREAS, the City Council desires to amend the Taylor City Code, Chapter 24 Signs, by amending Section 24-2, Definitions, and Section 24-3, General Provisions, as set forth in this Ordinance.

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

Section 1. All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

Section 2. Chapter 24, Section 24-2, Definitions is amended as follows:

The following definition is added to Section 24-2: *ETJ* means the Extraterritorial Jurisdiction of the City as created and authorized under Chapter 42 of the Texas Local Government Code.

The following definition is added to Section 24-2: *Non-residential Property* means any land or buildings which are NOT located within the rezoning districts R1, R2, R3, MH, D, MF1 and MF2.

The following definition is added to Section 24-2: *Public Entity* means a federal, state, or local government entity and includes the City of Taylor, Williamson County, and Taylor Independent School District.

The following definition is added to Section 24-2: *Right of Way* means the land located between the property line and the edge of the pavement of a public thoroughfare or a utility easement in which a governmental entity has an interest.

The following definition is added to Section 24-2: *Calendar Year* means between January 1 and December 31 of each year.

The following definition is added to Section 24-2: *Residential Property* means a single-family residential dwelling, a town house, or a duplex with no more than two residential units per structure located within zoning districts R1, R2, R3, MH, and MF1. This definition does not include more than three residential units per structure or apartments.

The following definition is added to Section 24-2: *Neon Signage* means electric signs illuminated by small gas charged glass tubes containing neon or some other form of rarified gas.

The following definition is added to Section 24-2: *Faux Neon Signage* means signage created by using light emitting diodes (LEDs) which are strung closely together so that the light they emit overlaps and creates a steady source of light encased in plastic tubes.

Section 3. Chapter 24, Section 24-3 is amended as follows:

Section 24-3(o) is amended to add a section (10) to read:

(10) Any signs or banners attached to utility poles, streetlights, trees, shrubs, traffic signs or mailboxes or similar structures.

Section 24-3(o)(3) is amended to read:

(3) Off-premise signs, both commercial and non-commercial, except as provided by subsection 24-3(p).

Section 24-3(o)(9) is amended to read:

Banners are prohibited in residential zones.

Section 24-3(p) "Exempt Signs" is amended to add a section (15) to read:

(15) Signs at a Residential Property.

a. A property owner may place no more than three (3) signs on the residential property at any one time.

b. The maximum surface area of the sign shall not exceed three square feet.

c. No external or internal illumination is

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permitted on the sign.

d. The sign shall not be located in, on or over a right of way or utility easement.

e. If ground mounted, the maximum height of the sign shall not exceed three feet above grade.

f. If attached to a building or structure, the maximum height of the sign shall not exceed six feet above grade.

g. The sign must be securely attached to a freestanding frame or securely fasted to a building, wall or fence and be well-maintained.

Section 24-3 (t)(4) b. is amended to delete the following:
See subsection (o)(9).

Section 24-3 (t) 5. c. is amended to read:
Internally illuminated signs. Not permitted, except for neon signage and faux neon signage.

Section 24-3 (u) **Temporary Special Event Signage** is added to read:

(u) Temporary sign(s) or banner(s) to advertise special events within the City Limits and the Extraterritorial Jurisdiction (ETJ) are permitted providing:

a. a sign permit is submitted prior to the display of any temporary sign(s) or banner(s) for the special event being advertised; and

b. all of the following conditions are met:

1. No more than three (3) temporary special event signs shall be displayed, at any one time, per non-residential property;
2. Maximum of ten (10) different non -residential locations within the City limits and ETJ for each special event;
3. No external or internal illuminations are permitted;
4. The temporary sign shall not be located in, on, or over a right of way or utility easement or on public property, unless the event is sponsored by the public entity whose property the temporary sign is located;
5. The maximum surface area of each temporary sign shall not exceed 32 square feet;

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6. The maximum height of each temporary sign above grade shall not exceed five (5) feet;
7. The maximum duration for each temporary sign would be 21 days prior to the special event and shall be removed within 48 hours of the end of the special event;
8. Each temporary sign or banner shall be securely attached and fastened to a building, wall, fence, or freestanding frame; and
9. The event organizer has obtained prior authorization from each landowner and identified the position and size of each sign at each location before submitting the one sign permit for up to ten (10) different locations.

Section 24-3 is amended to add section 24-3(v) to read:

Banners – Banners are allowed only in non-residentially zoned locations. Applicants must apply for a banner sign permit prior to displaying the sign. Approved banner signs shall be displayed for a maximum of ninety (90) days per calendar year. The following organizations shall be exempt from paying the banner permit fee:

a. Government/public agencies
b. Faith-based organizations
c. Non-profit organizations
d. Service clubs

Section 4. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction shall be subjected to a fine not to exceed the sum of Five Hundred and No/100 Dollars ($500.00) for each offense, except where a different penalty has been established by State law for such offense in which event the penalty shall be fixed by State law and if deemed a violation of any provision which governs fire safety, zoning or public health or sanitation shall be punished by a penalty of fine not to exceed the sum of Two Thousand and No/100 Dollars ($2,000.00) for each offense; and each and every day such violation is continued shall be deemed to constitute a separate offense.

Section 5. The Taylor City Code, Chapter 24 Signs, is amended to add this Ordinance.

Section 6. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

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Section 7. If any article, paragraph, or part of a paragraph of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the same shall not invalidate or impair the validity, force or effect of any other article, paragraph, or part of a paragraph of this Ordinance which shall remain in full force and effect.

Section 8. All provisions of any Ordinance of the City of Taylor, Texas, in conflict with the provisions of this Ordinance shall be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

In accordance with Article VIII, Section 1 of the City Charter, Ordinance No. 2021-22 was introduced before the Taylor City Council on the _____ day of September, 2021.

PASSED, APPROVED, and ADOPTED on this _____ day of October, 2021.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

APPROVED AS TO FORM:

_____
Ted W. Hejl, City Attorney

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CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2021-22, passed and approved by the City Council of the City of Taylor, Texas, on the ____ day of _____, 2021, 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 on this ____ day of _____, 2021.

_____
Dianna Barker
City Clerk

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Report for revising the sign ordinance for temporary special events signage at non - residential properties.

1.Ordinance

1.1 Section 24.3 (o) (3) of the City of Taylor Code of Ordinances explicitly prohibits:

”Off-premise signs, both commercial and noncommercial, except on city property where there has been a determination and minute order of the city council which finds that the display of the sign does as follows:

a. Promotes a positive image of the city for the attraction of business or business or tourism;

b. Depicts an accomplishment of an individual or group; and

c. Creates a positive community spirit.

Upon such order, the city can authorize, upon approved construction plans, the following:

a. A sign on a city water tower; or

b. An entrance sign to be located on city property such that it is visible from State Highway 79 or State Highway 95; or

c. A sign to be located on city rights-of-way.

Said sign shall be displayed for a period ordered by the city council or as may be decided by it from time to time.”

2. Recent History

2.1 In the past, some organizations have submitted sign permits for temporary special event signage and other organizations have not submitted permits. Taylor Rodeo has been issued temporary sign permits in the past, albeit incorrectly. Taylor Rodeo was denied sign permits for the recent Bullnanza event. The reason for the recent denial was that these signs are contrary to section 24.3 (o) (3) of the sign ordinance without a determination by the City Council. At the June 10th signs were approved for the Taylor Rodeo and Chamber of Commerce. At the June 24th meeting, the three Pride signs were approved on the consent agenda.

3. Previous approvals

a) Taylor Rodeo Association

4.1 Taylor Rodeo Association was seeking temporary signs for this year’s Rodeo event at 10 locations with two different types of temporary sign. Type A would be an angled and measure 4 feet high by 16 feet in length. Type B would measure 4 feet high by 8 feet in length.

4.2 The signs would be placed in the right-of-way but the applicant states that the signs would not obstruct drivers view.

b) **Taylor Chamber of Commerce**

4.3 Taylor Chamber of Commerce was seeking a temporary banner across Main Street to advertise the Business Expo 2021. This banner will also require permission from TXDOT.

4.4 The proposed banner would be positioned between Taylor Sporting Goods and the Howard Theatre across Main Street. It would be 4 feet high by 36 feet long and be at least 20 feet above the pavement.

5. Considerations

5.1 The sign ordinance seeks to balance:

(i) the right to advertise a special event,

(ii) to promote community spirit, economic development and/or tourism, with

(iii) the protection of the visual appearance of the City, especially along the main thoroughfares

(iv) to control the proliferation of temporary signage in prominent locations from several special events in the same time period

(v) ensure the temporary signs are securely fastened to a building or ground to withstand high winds and to not create a safety hazard and,

(vi) ensure the signs do not obstruct visibility when entering a street or becoming a traffic hazard.

5.2 The current sign ordinance does not permit temporary signs or banners to advertise special events unless (i) it is at the location where the special event is actually taking place or (ii) approval is granted by the City Council. Staff are proposing changing the sign ordinance to permit temporary sign or banners to advertise special events within the City Limits and the Extraterritorial Jurisdiction (ETJ) providing all the following conditions are met:

i) Only one temporary sign, at any one time, per non - residential property
ii) Maximum of 10 different locations within the City limits and ETJ for each special event
iii) No external or internal illumination
iv) The temporary sign shall not be located in, on or over a right of way or on public property unless the event is sponsored by the public entity whose property the temporary sign is located
v) Maximum surface area of each temporary sign shall not exceed 32 sq ft

vi) Maximum height of each temporary sign above grade shall not exceed 5 ft
vii) Maximum duration for each temporary sign would be 21 days prior to the special event and shall be removed within 48 hours of the end of the special event
viii) Each temporary sign or banner shall be securely attached and fastened to a building, wall, fence or freestanding frame.

5.3 The above conditions are proposed to find a reasonable balance between all the competing considerations listed in paragraph 5.1 above. It is further proposed that signs attached to utility poles, street lights, trees, traffic signs and mail boxes be explicitly defined and prohibited.

5.4 For clarification purposes, the Zoning Board of Adjustment is the determining authority for considering any variance requests to this revised sign ordinance for temporary special event signage.

5.5 The organizer of the special event would have to submit a sign permit. There would be one sign permit for multiple locations (up to 10 locations). The event organizer would required to obtain prior authorization from each landowner and identify the position and size of each sign at each location. The current sign ordinance states that the following organizations are exempt from a sign permit fee for temporary banners:

Governmental/public agencies; faith- based organizations; non- profit organizations and service clubs.

This exemption from the permit fees would continue.

The fee for a special event permit (street closure) is $75. The fee for a banner sign permit is $25.

5.6 Special event signs or banners placed in non- residential locations without a sign permit could easily be enforced. Any temporary signs which did not comply with a sign permit, for example, being placed in the right of way or attached to a tree could also be easily enforced.

6.0 Direction

6.1 Staff would welcome the City Council views and direction on the proposed revisions to the sign ordinance. This would assist staff in drafting the sign ordinance for temporary special event signage in considering any unintended consequences and how the proposed revisions integrate with the remainder of the current sign ordinance.

City Council Meeting
October 14, 2021
Transmittal Letter

STRATEGIC PILLAR
☒ Streets/Infrastructure
☐ Quality of Life
☐ Economic Vitality

Agenda Item #: 5

Agenda Title: **Consider Ordinance 2021-32 amending Ordinance 9-2-1937, Ordinance 2016-09, Ordinance 2017-06, and Chapter 29, Article III, Sewers and Sewage Disposal**

Council Action to be taken: Consider Ordinance

Department Submitted: Public Works

Staff Contact: Jim Gray, Director of Public Works
Chris Malinowski, HDR

1. PURPOSE/DESCRIPTION

Updating Chapter 29 Article III of the City Ordinance has the following purposes:

1- To be compliant with State and Federal regulations of the TCEQ and EPA.
2- Obtain pretreatment program approval from the TCEQ.
3- Provide the means necessary for the City to implement a pretreatment program.
4- Protection of the sewers, the treatment plant, public health, and the environment in and around Taylor.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

It is a requirement from TCEQ, as part of the TPDES discharge permit, to develop and implement a pretreatment program. Included in this requirement is the need to have an ordinance that allows for the implementation of a pretreatment program. A completed pretreatment program was submitted to the TCEQ in late 2019. Since that time, gaps have been identified in the submitted program. Although the current ordinance addresses part of the requirements, it is important to fill the gaps. The primary concern at this point is the ordinance.

Attachment A is the updated ordinance that provides for full implementation of the pretreatment program (The existing ordinance is in Attachment B for reference). Updates and revisions cover the breadth needs. A few key aspects include the following:

a. It provides legal authority to take enforcement action on non-compliant sewer users.
b. It includes verbiage to implement a grease trap program.
c. It provides surcharges and fees to help fund the program and recuperate costs.

It is important to note that, at this time, the TCEQ has not yet performed a technical review of the program and it is therefore not yet approved. In the interim, prior to approval, the city is able to submit changes to TCEQ. After TCEQ finishes program review, it will be a more difficult process to implement necessary changes. With this in mind, it is beneficial for the city to move swiftly and implement necessary changes while the program is still in review.

3. PROS and CONS

PROS	CONS
• City compliance with regulatory requirements • Reinforcing the Cities authority and ability to implement the pretreatment program • Protection of the POTW • Protection of the public health • Protection of the environment in and around the City of Taylor • City revenue from fees and surcharges	• Businesses subject to regulations may not be happy

4. RECOMMENDATION

Recommend amending Chapter 29, Article III of the ordinance, as submitted.

5. FUNDING SOURCE

This action does not require additional funds.

6. TIMELINE

Immediately.
The program submittal to TCEQ contains a different ordinance than what is currently being implemented. The ordinance needs to be amended and submitted to TCEQ, as soon as possible.

7. OTHER OPTIONS (In order of preference)

There is not an alternative to updating the ordinance. Not updating will result in the inability to implement a pretreatment program.

8. ATTACHMENTS

5a. Exhibit A, Code of Ordinances, Ch29-Article III Amendment for Consideration
5b. Current Code of Ordinances, Ch29-Article III
5c. Ordinance 2021-32

ARTICLE III. SEWERS AND SEWAGE DISPOSAL[1]

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[1]Cross reference(s)—Sewers in mobile home parks, § 16-51.

State law reference(s)—Power of city to provide for sewage disposal systems, Vernon's Ann. Civ. St. art. 1175(13), (15).

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DIVISION 1. GENERALLY

Sec. 29-35 Purpose and Policy

(a) *Purpose and policy.* This division sets forth uniform requirements for indirect dischargers of domestic, commercial, and industrial wastes to the publicly owned treatment works (POTW) of the City of Taylor (hereinafter "City") and enables the City to comply with all applicable state and federal laws, including the Clean Water Act (33 United States Code § 1251 et seq.), and the General Pretreatment Regulations (40 Code of Federal Regulations Part 403). Nothing in this division is intended to conflict with, or otherwise invalidate any requirement or procedure or standard specified in the law or by ordinance governing all sources of indirect discharge. Users covered by this Article shall comply with and have the rights granted in the law or by ordinance.

(b) Objectives. The Objectives of this Article are:

(1) to prevent introduction of pollutants into the POTW that will interfere with operations;

(2) to prevent introduction of pollutants into the POTW that will be inadequately treated and pass through the POTW into receiving waters;

(3) the protection of POTW personnel and the public;

(4) to promote the reduction, reclamation, and reuse of municipal non-domestic wastewaters and sludges;

(5) to allow the POTW to comply with the TPDES permit and other applicable federal and state regulations.

(c) Adoption of Standards. All categorical pretreatment standards, sewage pretreatment rules, lists of toxic pollutants, industrial categories, and other applicable regulations promulgated by the EPA or TCEQ, including all future amendments of those standards, rules, and regulations, are incorporated into this article.

(d) Applicability. This Article shall apply to all users of the POTW.

(e) Administration. Except as otherwise provided herein, the Control Authority shall administer, implement, and enforce the provisions of this Article. Any powers granted to or duties imposed upon the city may be delegated by the Control Authority to other city personnel.

Sec. 29-35A. Connection to City Sewer System

(a) Connection Required. It shall be unlawful for any person to use or maintain or to cause or permit the use or maintenance of any privy, cesspool, water closet, commode or urinal basin within the city on any premises owned, rented, leased or controlled by such person, firm or corporation if such premises are

located within 70 feet of a sewer line which constitutes a part of the public sanitary sewer system of the city, unless such privy, cesspool, water closet, commode or urinal basin is connected with a sewer line which constitutes a part of the public sanitary sewer system of the city.

(b) Permission to Connect. A person must be granted permission by the city to make a connection to the POTW.

(c) Stormwater Connection. It is unlawful to connect a private gutter, rainwater conductor, privy, or cistern to the POTW; or any other type of connection that allows uncontrolled discharge of stormwater.

(Ord. of 9-2-1937, § 1)

Sec. 29-35B Powers and Authority

(a) The Control Authority, and other duly authorized employees of the City acting as its duly authorized agent, shall have the power and authority to enforce the provisions of this Article, including the right to make inspections and take enforcement action against violators. Power and authority are granted as necessary to carry out the purpose of this ordinance and to take enforcement action up to and including disconnection of service.

Sec. 29-35C Definition of Terms

(a) Definitions. Unless a provision explicitly states otherwise, the following terms and phrases, as used in this Article shall have the meanings throughout. Where a definition does not appear below, additional definitions applicable to the pretreatment program may be found in law or by ordinance. For the purpose of interpreting this Article, certain words used herein are defined as follows:

(1) *Act or "the Act".* The Federal Water Pollution Control Act, also known as the Clean Water Act, as amended, 33 U.S.C. section 1251 et seq.

(2) *Administrative officers.* Any officer referred to in this division by title, i.e., city manager, city attorney, city secretary, city engineer, and any other officer shall be the person so retained in this position by the city, or duly authorized representative.

(3) *Authorized Representative or Duly Authorized Representative of the User.*

a. If the User is a corporation: (a) The president, secretary, treasurer, or a vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation: or (b) The manager of one or more manufacturing, production, or operating facilities, provided the manager is authorized to make management decisions that govern the operation of the regulated facility.

b. If the User is a Federal, State, or local government facility: a director or highest official appointed or designated to oversee the operation and performance of the activities of the facility, or their designee.

c. The individuals described in paragraphs 1 through 3, above, may designate a Duly Authorized Representative if the authorization is in writing, specifies the individual or position responsible for the discharge from the facility and submits the written authorization to the Control Authority.

(4) B.*O.D.* The letters "B.O.D." (denoting biochemical oxygen demand) shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five days at 20 deg. Centigrade © expressed in parts per million. The laboratory determination shall be made in accordance with the procedure set forth in "standard methods".

(5) *Board of commissioners.* The words "board of commissioners" shall be the duly elected governing body of the city.

(6) *Categorical Industrial User (CIU).* A source of indirect discharge that is required to comply with categorical pretreatment standards.

(7) *CFR.* Code of Federal Regulations.

(8) *City or city.* The word "city" shall be the City of Taylor together with all its governing and operating bodies.

(9) *Control Authority.* The legal entity (NPDES Permittee, now TCEQ Permittee), the City, including duly authorized agents or representatives.

(10) *Daily Maximum Limit.* For concentration-based limits, the maximum allowable discharge concentration of a specified pollutant during a calendar day. For mass-based limits, the total mass discharged over the course of the day.

(11) *Discharge permit or wastewater discharge permit.* Refers to either, or both, industrial discharge permits or hauled waste discharge permits.

(12) *Domestic sewage.* The words "domestic sewage" shall mean water-borne wastes normally discharging from the sanitary conveniences of dwellings (including apartment houses and hotels, if the hotels do not prepare food for customers), office buildings, factories and institutions that is free from storm surface water and industrial wastes.

(13) *Domestic Only Source.* A generator of domestic-only waste.

(14) *Engineer.* The word "engineer" shall be the city manager of the city, the city's consulting engineer, or their duly authorized representative.

(15) *Garbage.* The word "garbage" shall mean solid wastes and residue from the preparation, cooking and dispensing of food, and from the handling, storage and sale of food products and produce.

(16) *Generator.* A user who is the source of the waste that is delivered for disposal at the POTW by a transporter.

(17) *Grab Sample.* A sample that is taken from a wastestream without regard to the flow in the wastestream and over a period of time not to exceed fifteen (15) minutes.

(18) Grease Trap. A Grease Interceptor defined in the Uniform Plumbing Codes (UPC) to mean something designed to retain grease from one to a maximum of four fixtures. A grease trap is not appropriate for use on heated water (from a dishwasher) or in line to a waste disposal unit (garbage disposal, grinder, etc.).

(19) Grease Interceptor. Described by the Uniform Plumbing Codes to mean a tank (minimum of 750 gallons and water tight) to serve one or more fixtures and remotely located. Grease interceptors may capture wastewater from dishwashers, floor drains, pot and pan sinks, etc. Grease interceptors are commonly required to be installed for restaurants, food service operations, grocery stores (deli and produce wastes), etc.

(20) Grease Interceptor Waste. Waste produced from a grease interceptor.

(21) Grease Interceptor Source. A generator of grease interceptor waste.

(22) Hazardous Waste. Any liquid, semi-liquid, or solid waste (or combination of wastes) which because of its quantity, concentration, physical, chemical, or infectious characteristics may:

a. Have any of the following characteristics: toxic, corrosive, an irritant, a strong sensitizer, flammable or combustible, explosive, or otherwise capable of causing substantial personal injury or illness; and/or

b. Pose a substantial hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise improperly managed, or is identified or listed as a hazardous waste as defined by the U.S. Environmental Protection Agency (EPA) pursuant to the Federal Solid Waste Disposal Act as amended by the Resource Conservation and Recovery Act of 1976 and as may be amended in the future.

(23) *Indirect Discharge or Discharge.* The introduction of pollutants into a POTW from any non-domestic source regulated under section 307(b), (c) or (d) of the Clean Water Act. This includes any hauled or trucked wastes disposed of at a POTW. The source(s) of indirect discharge shall be the transporter and generator of the waste.

(24) *Industrial User or User.* A non-residential source of indirect discharge.

(25) *Industrial wastes.* The words "industrial wastes" shall mean all water borne solids, liquids or gaseous wastes resulting from any industrial, manufacturing or food processing operation or process, or from the development of any natural resource, or any mixture of these with water or domestic sewage as distinct from normal domestic sewage.

(26) *Industrial Waste Source.* A generator of industrial waste.

(27) *Interference.* A discharge which, alone or in conjunction with a discharge or discharges from other sources, both:

a. Inhibits or disrupts the POTW, its treatment processes or operations, or its sludge processes, use or disposal; and

b. Therefore is a cause of a violation of any requirement of the POTW's NPDES permit (including an increase in the magnitude or duration of a violation) or of the prevention of sewage sludge use or disposal in compliance with the following statutory provisions and regulations or permits issued thereunder (or more stringent state or local regulations): Section 405 of the Clean Water Act, the Solid Waste Disposal Act (SWDA) (including Title II, more commonly referred to as the Resource Conservation and Recovery Act (RCRA), and including state regulations contained in any state sludge management plan prepared pursuant to Subtitle D of the SWDA) the Clean Air Act, the Toxic Substances Control Act, and the Marine Protection, Research and Sanctuaries Act.

(28) *Individual Wastewater Disposal System.* A septic tank, cesspool or similar self-contained receptacle or facility which collects and/or treats or otherwise disposes of domestic, residential wastewater and which is not connected to the wastewater treatment system of the POTW.

(29) *Instantaneous maximum allowable discharge limit.* The maximum concentration of a pollutant allowed to be discharged at any time, determined from the analysis of any discrete or composited sample collected, independent of the industrial flow rate and the duration of the sampling event.

(30) *Liquid Waste Hauler or Hauler.* Any person that transports and disposes of domestic-only, grease interceptor wastes, and/or industrial wastes. Also see transporter.

(31) *mg/L.* Concentration expressed as milligrams per liter.

(32) *Manifest.* A written document required by the control authority that specifies, among other things, the source and nature of wastes to be discharged to the designated disposal station.

(33) *Manifest System.* A system consisting of a document that records information and data on the generation, transportation, and disposal of waste.

(34) *Maximum Allowable Headworks Loading (MAHL).* The estimated maximum loading of a pollutant that can be received at a POTW's headworks without causing pass through or interference.

(35) *Normal domestic sewage.* The words "normal domestic sewage" shall mean sewage for the city in which concentration of suspended materials and five-day 20 deg. C. B. 0. D. is established at 250 parts per million each by weight, on the basis of the normal daily contribution of twenty hundredths pounds per capita, per 100 gallons.

(36) *Pass Through.* A discharge which exits the POTW into a waters of the United States in quantities or concentrations which, alone or in conjunction with a discharge or discharges from other sources, is a cause

of a violation of any requirement of the POTW's NPDES permit (including an increase in the magnitude or duration of a violation).

(37) *Permit.* A formal written document issued by the control authority authorizing a person to discharge waste to the POTW at one or more specified points of entry.

(38) *Permittee.* A person granted a permit includes officers, employees, agents, representatives and others acting on behalf or for the benefit of the permittee under the permit.

(39) *Person.* The word "person" shall mean any and all persons, natural or artificial, including any individual, firm, company, industry, municipal or private corporation, association, society, governmental agency or other entity, and agents, servants or employees.

(40) *pH.* The letters "pH" shall mean the logarithm (base 10) of the reciprocal of the hydrogen-ion concentration of a solution. It shall be determined by one of the procedures outlined in "standard methods".

(41) *Properly shredded garbage.* The words "properly shredded garbage" shall mean the wastes from the preparation, cooking and dispensing of food that have been shredded to such a degree that all particles will be carried under the flow conditions normally prevailing in public sewers, with no particle greater than one-half inch in any dimension.

(42) *Public sewer.* The words "public sewer" shall mean a sewer in which all owners of abutting properties shall have actual rights and is controlled by public authority.

(43) *Publicly Owned Treatment Works or POTW.* A treatment works as defined by section 212 of the Act, which is owned by a state or municipality (as defined by section 502(4) of the Act). This definition includes any devices and systems used in the storage, treatment, recycling and reclamation of municipal sewage or industrial wastes of a liquid nature. It also includes sewers, pipes, and other conveyances only if they convey wastewater to a POTW treatment plant. The term also means the municipality as defined in section 502(4) of the Act, which has jurisdiction over the indirect discharges to and the discharges from such a treatment works.

(44) *Sanitary sewer.* The words "sanitary sewer" shall mean a public sewer which carries sewage and to which storm, surface and ground waters are not intentionally admitted.

(45) *Sewage.* The word "sewage" shall mean a combination of water-carried waste from residences, business buildings, institutions and industrial establishments.

(46) *Sewage treatment plant.* The words "sewage treatment plant" shall mean any arrangement of devices and structures used for treating sewage from the city sanitary sewage system.

(47) *Sewage works.* The words "sewage works" shall mean all facilities for collecting, pumping, treating and disposing of sewage.

(48) *Sewer.* The word "sewer" shall mean a pipe or conduit for carrying sanitary sewage.

(49) *Sewer service charge.* The words "sewer service charge" shall mean the charge made on all users of the public sewage system whose wastes do not exceed in strength the concentration values established as representative of normal sewage.

(50) *Shall.* The word "shall" wherever used in this division will be interpreted in its mandatory sense: "may" is permissive.

(51) *Slug Discharge or Slug Load.* Any discharge at a flow rate or concentration, which could cause a violation of the prohibited discharge standards of this ordinance. A Slug Discharge is any Discharge of a non-routine, episodic nature, including but not limited to an accidental spill or a non-customary batch Discharge, which has a reasonable potential to cause Interference or Pass Through, or in any other way violate the POTW's regulations, Local Limits or Permit conditions

(52) *Standard methods.* The words "standard methods" shall mean the examination and analytical procedures set forth in the latest edition, at the time of analysis of "Standard Methods for the Examination of Water and Wastewater" as prepared, approved and published jointly by the American Public Health Association, the American Water Works Association and the Water Pollution Control Federation.

(53) *Surcharge.* The word "surcharge" shall mean the charge in addition to the published sewer service charge rates.

(54) *Suspended solids.* The words "suspended solids" shall mean solids that either float on the surface of, or are in suspension in, water, sewage, or other liquids, and which are removable by laboratory filtering. Quantitative determination of suspended solids shall be made in accordance with procedures set forth in "standard methods".

(55) *Transporter.* The user authorized by the control authority to pick-up, transport, and dispose of wastes at the POTWs designated disposal station. A source of indirect discharge.

(56) *Treatment Plant.* That portion of the POTW which is designed to provide treatment (including recycling and reclamation) of municipal sewage.

(57) *TSS.* Total Suspended Solids.

(58) *Unpolluted water or waste.* The words "unpolluted water or waste" shall mean any water or waste containing none of the following: free or emulsified grease or oil; acid or alkali; phenols, or other substances imparting taste or odor in receiving water; toxic poisonous substances in suspension, colloidal state or solution; and noxious or odorous gasses. It shall contain not more than ten mg/L each of suspended solids and B.O.D. The color shall not exceed 50 mg/L.

(59) *Vehicle.* A mobile device in which or by which liquid waste may be transported upon a public street or highway.

Secs. 29-36—29-46. Reserved.

DIVISION 2. General Sewer Use

Sec. 29-48. Wastes prohibited.

(a) General Prohibitions. No user shall introduce or cause to be introduced into the POTW any pollutant or wastewater which causes Pass Through or Interference. These general prohibitions apply to all Users of the POTW whether or not they are subject to categorical Pretreatment Standards or any other National, State, or local Pretreatment Standards or Requirements.

(b) Specific Prohibitions. No person shall discharge or cause to be discharged either directly or indirectly any of the following described substances, materials, waters or waste:

(1) Any liquid having a temperature higher than 150 degrees Fahrenheit (65 degrees Centigrade), or which will inhibit biological activity in the treatment plant resulting in interference, but in no case any discharge which causes the temperature of the total treatment plant influent to increase at a rate of ten degrees Fahrenheit or more per hour or a combined total increase to a plant influent temperature of 104 degrees Fahrenheit (40 degrees Centigrade);

(2) Any waters or wastes having a pH lower than 5.5 or higher than 10.0 or having any corrosive property capable of causing damage or hazards to structures, equipment, or personnel of the sewage works.

(3) Wastewater exceeding 200 mg/L of oils, fats, and grease (measured as total oil and grease), except where the control authority has determined that different limits under an industrial waste discharge permit are appropriate.

(4) Any pollutant, including oxygen-demanding pollutants (BOD, etc.), released in a discharge at a flow rate and/or pollutant concentration which, either singly or by interaction with other pollutants, will cause Interference with the POTW;

(5) Any water or wastes which contain wax, grease, or oil, plastic or other substance that will solidify or become discernibly viscous at temperatures between 32 degrees and 150 degrees Fahrenheit;

(6) Any substances which by themselves or by interaction with other substances may create fire or explosion hazards, including, but not limited to, waste streams with a closed-cup flashpoint of less than 140 degrees Fahrenheit (60 degrees C) using the test methods specified in 40 CFR 261.21 (Code of Federal Regulations Title 40 Protection of the Environment, Chapter I Environmental Protection Agency, Part 261 identification and Listing of Hazardous waste) or in any other way be injurious to persons, property, or the operator of the sewage works;

(7) Petroleum oil, nonbiodegradable cutting oil, or products of mineral oil origin, in amounts that will cause Interference or Pass Through;

(8) Any solids, slurries or viscous substances of such character as to be capable of causing obstruction to the flow in sewers, or other interference with the proper operation of the sewage works but in no case solids greater than one-half inch in any dimension;

(9) Any pollutant which results in the presence of toxic gases, vapors, or fumes within the POTW in a quantity that may cause acute worker health and safety problems;

(10) Any noxious or malodorous substance, which either singly or by interaction with other substances is capable of causing objectionable odors, public nuisance, or hazard to life; or forms solids or creates any other condition deleterious to structures or treatment processes; or prevent entry into the sewers for maintenance or repair; or requires unusual provisions, alteration, or expense to handle such materials;

(11) Wastewater which imparts color which cannot be removed by the treatment process, thereby violating the City's TPDES permit;

(12) Trucked or hauled pollutants, except at discharge points designated by the control authority in accordance with Division 3 of this Article;

(13) Any radioactivity as radium -226 and strontium -90 greater than 3 4 y.c per liter and 10 ip t ic per liter respectively. In the known absence of strontium -90 and alpha emitters the known concentration shall not be greater than 1,000 v.v.c per liter;

(14) Any radioactive wastes greater than the allowable stipulated in (12) above.

(c) Storage of Prohibited Discharge. Pollutants, substances, or wastewater prohibited by this section shall not be processed or stored in such a manner that they could be discharged to the POTW.

(d) National Categorical Standards. Users must comply with the categorical Pretreatment Standards found at 40 DFR Chapter I, Subchapter N, Parts 405-471.

(e) State Pretreatment Standards. Users must comply with Texas Pretreatment Standards codified in Title 30 of Texas Administrative Code, Chapter 315 of Part 1.

(f) Local Limits.

(1) The control authority is authorized to establish Local Limits pursuant to 40 CFR 403.5(c).

(2) The following pollutant limits are established to protect against Pass Through and Interference. No person shall discharge wastewater containing in excess of the following Daily Maximum Limits.

Constituent	Maximum Allowable Limit, mg/L
Arsenic	2.103
Cadmium	0.2894
Chromium	156.041
Copper	3.9774
Cyanide	1.58
Lead	0.8473
Mercury	0.0002
Nickel	14.193
Nitrate-N	738.62
Selenium	0.561
Silver	2.278
Zinc	17.0444

(g) City's Right of Revision. The City reserves the right to establish, by ordinance or in individual wastewater discharge. permits, more stringent Standards or Requirements on discharges to the POTW consistent with the purpose of this ordinance.

(h) Dilution. No User shall ever increase the use of process water, or in any way attempt to dilute a discharge, as a partial or complete substitute for adequate treatment to achieve compliance with a discharge limitation unless expressly authorized by an applicable Pretreatment Standard or Requirement. [The Superintendent] may impose mass limitations on Users who are using dilution to meet applicable Pretreatment Standards or Requirements, or in other cases when the imposition of mass limitations is appropriate

Sec. 29-48A Significant Industrial User Determination

(a) Industrial User Survey. All industrial users must submit an industrial user survey for the purpose of determining user status as to the applicability of this division.

(b) IU Survey Form. The Industrial User Survey shall be made on a standard form provided by the control authority.

(c) Wastewater Analysis. When requested by the control authority, a User must submit information on the nature and characteristics of its wastewater. The control authority may periodically require Users to update this information.

Sec. 29-48B Discharge Permit Application

(a) Any person desiring to discharge any industrial waste into the POTW or any sewer connected therewith, or who is now so doing shall make application to the Control Authority for a permit therefore upon application forms to be obtained from the city.

(b) Applications for new permits, permit renewals, and permit modifications shall be made on a standard form provided by the control authority. Applications shall be submitted to the control authority.

(c) Incomplete or inaccurate applications will not be processed and will be returned to the user for revision.

Sec. 29-48C Discharge Permit

(a) Permit Required. No Significant Industrial User shall discharge wastewater into the POTW without first obtaining an individual wastewater discharge permit. The control authority may require other users to obtain a discharge permit, as necessary to carry out the purpose of this ordinance.

(b) Permit Application. Significant Industrial Users shall submit a permit application prior to discharging to the POTW. The control authority may require other users to apply for a discharge permit as well, as necessary to carry out the purpose of this ordinance.

(c) Permit Application Form. Applications for new permits, permit renewals, and permit modifications shall be made on a standard form provided by the control authority. Applications shall be submitted to the control authority.

(d) Permit Application Review. Incomplete or inaccurate applications will not be processed and will be returned to the user for revision.

(e) Application Signatories and Certificates. All wastewater discharge permit applications, User reports and certification statements must be signed by an Authorized Representative of the User and contain the certification statement in Section 29-48(l) of this Division. If the designation of an Authorized Representative is no longer accurate because a different individual or position has responsibility for the overall operation of the facility or overall responsibility for environmental matters for the company, a new written authorization satisfying the requirements of this Section must be submitted to control authority prior to or together with any reports to be signed by an Authorized Representative.

(f) Permit Decision. The control authority will evaluate the data furnished by the User and may require additional information. Within 60 days of receipt of a complete permit application, the control authority will determine whether to issue an individual wastewater discharge permit. The control authority may deny any application for an individual wastewater discharge permit.

(g) Existing Connections. Any User required to obtain an individual wastewater discharge permit who was discharging wastewater into the POTW prior to the effective date of this ordinance and who wishes to continue such discharges in the future, shall, within 90 days after said date, apply to the control authority for a discharge permit.

(h) Permit Duration. An discharge permit shall be issued for a specified time period, not to exceed five (5) years from the effective date of the permit. A discharge permit may be issued for a period less than five (5) years, at the discretion of the control authority. Each individual wastewater discharge permit will indicate a specific date upon which it will expire.

(i) Permit Contents. At a minimum, permits will contain the following:

(1) A statement that indicates the wastewater discharge permit issuance date, expiration date and effective date;

(2) A statement that the wastewater discharge permit is nontransferable.

(3) Effluent limits, including Best Management Practices, based on applicable Pretreatment Standards.

(4) Self-monitoring, sampling, reporting, notification, and record-keeping requirements.

(5) A statement of applicable civil and criminal penalties for violation of Pretreatment Standards and Requirements, and any applicable compliance schedule.

(6) Requirements to control Slug Discharge, if determined to be necessary.

(j) Permit Amendment. The control authority may modify an individual discharge permit, as necessary to carry out the purpose of this ordinance.

(k) Permit Revocation. The control authority may revoke an individual wastewater discharge permit, as necessary to carry out the purpose of this ordinance.

(l) Accidental Discharge/Slug Discharge Control Plans. The control authority shall evaluate each SIU for the possibility of slug discharges. The permittee shall submit required information on a standard form provided by the control authority. The control authority may require the permittee to develop, submit for approval, and implement a Slug Discharge Control Plan. At a minimum, provided information shall include:

(1) Description of discharge practices, including nonroutine batch discharges;

(2) Description of stored chemicals;

(3) Procedures for immediately notifying the control authority of any accidental or Slug Discharge, as required by Section 6.6 of this ordinance; and

(4) Procedures to prevent adverse impact from any accidental or Slug Discharge.

Sec. 29-48D Pretreatment Required

(c) Pretreatment. Users shall provide wastewater treatment as necessary to comply with this ordinance within the time limitations specified by EPA, the State, or the control authority, whichever is more stringent. Any facilities necessary for compliance shall be provided, operated, and maintained at the User's expense.

(d) Submission of information. Design calculations, detailed plans, specifications and other pertinent information relating to proposed pretreatment or processing facilities shall be submitted for review by the control authority prior to start of their construction, if the effluent from such facilities is to be discharged into the public sewers. Failure to maintain the permit as an accurate representation of the permittee's waste discharges to public sewers shall be cause for penalty. The review of such plans and operating procedures shall in no way relieve the User from the responsibility of modifying such facilities as necessary to produce a discharge that is in compliance with this ordinance.

Sec. 29-48E Grease, Oil, and Sand Interceptors

(a) Applicability and prohibitions.

(1) This section shall apply to traps and interceptors.

(2) This section shall apply to all non-domestic users of the POTW.

(3) Grease traps or grease interceptors shall not be required for residential users.

(4) This section shall apply to facilities generating fats, oils, or greases as a result of food manufacturing, processing, preparation, or food service. These facilities include but are not limited to restaurants, food manufacturers, food processors, hospitals, hotels and motels, prisons, nursing homes, churches, and any other facility preparing, serving, or otherwise making any foodstuff available for consumption.

(b) Installation and maintenance requirements.

(1) Installation Required.

a. Food processing or food service facilities which are newly proposed or constructed, or existing facilities which will be expanded or renovated to include a food service facility, where such facility did not previously exist, shall be required to design, install, operate and maintain a grease trap/interceptor in accordance with locally adopted plumbing codes or other applicable ordinances. Grease traps/interceptors shall be installed and inspected prior to issuance of a certificate of occupancy.

b. Existing grease traps/interceptors must be operated and maintained in accordance with the manufacturer's recommendations and in accordance with these standards, unless specified in writing and approved by the POTW.

c. Any existing Industrial User required to have a trap or interceptor that currently does not have one shall install such device in compliance with this ordinance. The timeline for installation shall be on a reasonable schedule not to exceed one hundred eighty (180) calendar days. The Control Authority may allow a longer timeline, in the case that the User has completed the following:

1. The User submits a written request to the Control Authority, including a request for an extension, reasoning for the extension, and an expected timeline for completion; and

2. The User implements BMPs for reducing fats, oils, and grease in the User's discharge to the POTW; and

3. The User submits Oil and Grease analytical results from sampling of the discharge. The sampling and analysis of the discharge shall be completed by a third party and shall compliant with requirements in Section 29-48F Reporting Requirements subsections h and I;

4. The User completes items 1 through 3, above, within 60 calendar days of becoming aware of the requirement to install a tap/interceptor.

d. All grease trap/interceptor waste shall be properly disposed of at a facility in accordance with federal, state, or local regulations.

(2) Cleaning and maintenance.

a. Grease traps and grease interceptors shall be maintained in an efficient operating condition at all times.

b. Each grease trap pumped shall be fully evacuated unless the trap volume is greater than the tank capacity on the vacuum truck in which case the transporter shall arrange for additional transportation capacity so that the trap is fully evacuated within a 24-hour period in accordance with 30 Texas Administrative Code §312.143.

c. Self-cleaning.

1. Grease trap self-cleaning operators must receive approval from the POTW annually prior to removing grease from their own grease trap(s) located inside a building, provided:

i. The grease trap is no more than 50 gallons in liquid/operating capacity;

ii. Proper on-site material disposal methods are implemented (e.g. absorb liquids into solid form and dispose into trash);

iii. The local solid waste authority allows such practices;

iv. Grease trap waste is placed in a leak proof, sealable container(s) located on the premises and in an area for the transporter to pump-out; and

v. Detailed records on these activities are maintained.

2. Grease trap self-cleaning operators must submit a completed self-cleaning request to the POTW for approval. The written request shall include the following information:

i. Business name and street address;

ii. Grease trap/interceptor operator name, title, and phone number;

iii. Description of maintenance frequency, method of disposal, method of cleaning and size (in gallons) of the grease trap/interceptor; and

iv. Signed statement that the operator will maintain records of waste disposal and produce them for compliance inspections.

3. Self-cleaners must adhere to all the requirements; procedures and detailed record keeping outlined in their approved application, to ensure compliance with this division. A maintenance log shall be kept by self-cleaning operators that indicates, at a minimum, the following information:

   i. Date the grease trap/interceptor was serviced;

   ii. Name of the person or company servicing the grease trap/interceptor;

   iii. Waste disposal method used;

   iv. Gallons of grease removed and disposed of;

   v. Waste oil added to grease trap/interceptor waste; and

   vi. Signature of the operator after each cleaning that certifies that all grease was removed, disposed of properly, grease trap/interceptor was thoroughly cleaned, and that all parts were replaced and in operable condition.

4. Violations incurred by grease trap self-cleaners will be subject to enforcement action including fines and/or removal from the self-cleaner program.

d. Cleaning schedules.

1. Grease traps and grease interceptors shall be cleaned as often as necessary to ensure that sediment and floating materials do not accumulate to impair the efficiency of the grease trap/interceptor; to ensure the discharge is in compliance with local discharge limits; and to ensure no visible grease is observed in discharge.

2. Grease traps and grease interceptors subject to these standards shall be completely evacuated a minimum of every 90 days, or more frequently when:

   i. Twenty-five percent or more of the wetted height of the grease trap or grease interceptor, as measured from the bottom of the device to the invert of the outlet pipe, contains floating materials, sediment, oils or greases; or

   ii. The discharge exceeds BOD, COD, TSS, FOG, pH, or other pollutant levels established by the POTW; or

   iii. If there is a history of non-compliance.

3. Any person who owns or operates a grease trap/interceptor may submit to the POTW a request in writing for an exception to the 90-day pumping frequency of their grease trap/interceptor. The POTW may grant an extension for required cleaning frequency on a case-by-case basis when:

   i. The grease trap/interceptor owner/operator has demonstrated the specific trap/interceptor will produce an effluent, based on defensible analytical results, in consisted compliance with established local discharge limits such as BOD, TSS, FOG, or other parameters as determined by the POTW; or

   ii. Less than 25 percent of the wetted height of the grease trap or grease interceptor, as measured from the bottom of the device to the invert of the outlet pipe, contains floating materials, sediment, oils or greases.

4. In any event, a grease trap and grease interceptor shall be fully evacuated, cleaned, and inspected at least once every 180 days.

e. Manifest requirements.

1. Each pump-out of a grease trap or interceptor must be accompanied by a manifest to be used for record keeping purposes.
2. Persons who generate, collect and transport grease waste shall maintain a record of each individual collection and deposit. Such records shall be in the form of a manifest. The manifest shall include:
    i. Name, address, telephone, and commission registration number of transporter;
    ii. Name, signature, address, and phone number of the person who generated the waste and the date collected;
    iii. Type and amount(s) of waste collected or transported;
    iv. Name and signature(s) of responsible person(s) collecting, transporting, and depositing the waste;
    v. Date and place where the waste was deposited;
    vi. Identification (permit or site registration number, location, and operator) of the facility where the waste was deposited;
    vii. Name and signature of facility on-site representative acknowledging receipt of the waste and the amount of waste received;
    viii. The volume of the grease waste received; and
    ix. A consecutive numerical tracking number to assist transporters, waste generators, and regulating authorities in tracking the volume of grease transported.
3. Manifests shall be divided into five parts and records shall be maintained as follows:
    i. One part of the manifest shall have the generator and transporter information completed and be given to the generator at the time of the waste pickup.
    ii. The remaining four parts of the manifest shall have all required information completely filled out and signed by the appropriate party before distribution of the manifest.
    iii. One part of the manifest shall go to the receiving facility.
    iv. One part shall go to the transporter, who shall retain a copy of all manifests showing the collection and disposition of waste.
    v. One part of the manifest shall go to the local authority.
    vi. One part of the manifest shall be returned by the transporter to the person who generated the wastes within 15 days after the waste is received at the disposal or processing facility.
4. Copies of manifests returned to the waste generator shall be retained for five years and be readily available for review by the POTW.

f. Alternative treatment.
    1. A person commits an offense if the person introduces, or causes, permits, or suffers the introduction of any surfactant, solvent or emulsifier into a grease trap. Surfactants, solvents, and emulsifiers are materials which allow the grease to pass from the trap into the collection system, and include but are not limited to enzymes, soap, diesel, kerosene, terpene, and other solvents.
    2. It is an affirmative defense to an enforcement of paragraph (f)(1) that the use of surfactants or soaps is incidental to normal kitchen hygiene operations.

3. Bioremediation media may be used with the POTW's approval if the person has proved to the satisfaction of the POTW that laboratory testing which is appropriate for the type of grease trap to be used has verified that:

   i. The media is a pure live bacterial product which is not inactivated by the use of domestic or commercial disinfectants and detergents, strong alkalis, acids, and/or water temperatures of 160 F (71 C).

   ii. The use of the media does not reduce the buoyancy of the grease layer in the grease trap and does not increase the potential for oil and grease to be discharged to the sanitary sewer.

   iii. The use of the bioremediation media does not cause foaming in the sanitary sewer.

   iv. The BOD, COD, and TSS discharged to the sanitary sewer after use of the media does not exceed the BOD, COD, and TSS which would be discharged if the product were not being used and the grease trap was being properly maintained. pH levels must be between five and 11.

4. All testing designed to satisfy the criteria set forth in paragraph (f)(3) shall be scientifically sound and statistically valid. All tests to determine oil and grease, TSS, BOD, COD, pH, and other pollutant levels shall use appropriate tests which have been approved by the Environmental Protection Agency and the Texas Commission on Environmental Quality and which are defined in Title 40, Code of Federal Regulations, Part 136 or Title 30, Texas Administrative Code §319.11. Testing shall be open to inspection by the POTW, and shall meet the POTW's approval.

Sec. 29-48F Reporting Requirements

(a) Federally Required Reports. Reports shall be required of the applicable Users, according to the timelines and applicability set forth in 40 CFR 403. Required reports include the following: Baseline Monitoring Reports, Compliance Schedule Progress Reports, Reports on Compliance, and Periodic Compliance Reports. Required reports will be submitted on standard forms supplied by the Control Authority.

(b) Incomplete Reports. Incomplete or inaccurate applications will not be processed and will be returned to the user for revision.

(c) Changed Conditions. Each User must notify the control authority, in writing, of any significant changes to the User's operations or system which might alter the nature, quality, or volume of its wastewater at least 30 days before the change. The control authority may require the User to delay changes, as necessary to carry out the purpose of this ordinance.

(d) Potential Problems.

   (1) In the case of any discharge that might cause problems for the POTW, the user shall immediately telephone and notify the control authority of the incident. Notification shall include the location of the discharge, type of waste, concentration and volume, if known, and corrective action taken by user.

   (2) Within five (5) days following such discharge, the User shall, unless waived by the control authority, submit a detailed written report describing the cause(s) of the discharge and the measures to be taken by the User to prevent similar future occurrences. Such notification shall not relieve the User of any expense, loss, damage, or other liability which might be incurred as a result of damage to the POTW, natural resources, or any other damage to person or property; nor shall such notification relieve the User of any fines, penalties, or other liability which may be imposed pursuant to this ordinance.

   (3) A notice shall be permanently posted at the Users facility in a prominent place advising employees who to call in the event of a discharge described in parts (1) and (2) above. Employers shall ensure that all employees, who could cause such a discharge to occur, are advised of the emergency notification procedure.

(4) Significant Industrial Users are required to notify the control authority immediately of any changes at its facility affecting the potential for a Slug Discharge.

(e) Unpermitted Users. All Users not required to obtain an individual wastewater discharge permit shall provide appropriate reports to the control authority as the control authority may require, as necessary to carry out the purpose of this ordinance.

(f) Notice of Violation and Repeat Sampling. If sampling performed by a User indicates a violation, the User must notify the control authority within twenty-four (24) hours of becoming aware of the violation. The User shall also repeat the sampling and analysis and submit the results of the repeat analysis to control authority within thirty (30) days after becoming aware of the violation. Resampling by the Industrial User is not required if the control authority performs sampling at the User's facility at least once a month, or if the control authority performs sampling at the User between the time when the initial sampling was conducted and the time when the User or the control authority receives the results of this sampling, or if the control authority has performed the sampling and analysis in lieu of the Industrial User.

(g) Hazardous Waste Discharge.

(1) Any User who commences the discharge of hazardous waste shall notify the POTW. The user shall submit detailed information on a standard form supplied by the control authority.

(2) In the case of any notification made under this Section, the User shall certify that it has a program in place to reduce the volume and toxicity of hazardous wastes generated to the degree it has determined to be economically practical.

(3) This provision does not create a right to discharge any substance not otherwise permitted to be discharged by this ordinance, a permit issued thereunder, or any applicable Federal or State law.

(h) Analytical Requirements. All pollutant analyses, including sampling techniques, to be submitted as part of a wastewater discharge permit application or report shall be performed in accordance with the techniques prescribed in 40 CFR Part 136 and amendments thereto, unless otherwise specified in an applicable categorical Pretreatment Standard. If 40 CFR Part 136 does not contain sampling or analytical techniques for the pollutant in question, or where the EPA determines that the Part 136 sampling and analytical techniques are inappropriate for the pollutant in question, sampling and analyses shall be performed by using validated analytical methods or any other applicable sampling and analytical procedures, including procedures suggested by the control authority or other parties approved by EPA.

(i) Sample Collection. Samples collected to satisfy reporting requirements must be based on data obtained through appropriate sampling and analysis performed during the period covered by the report, based on data that is representative of conditions occurring during the reporting period.

(1) Except as indicated in items (2) and (s) below, the User must collect wastewater samples using 24-hour flow-proportional composite sampling techniques, unless time-proportional composite sampling or grab sampling is authorized by [the Superintendent]. Where time-proportional composite sampling or grab sampling is authorized by the control authority, the samples must be representative of the discharge. Using protocols (including appropriate preservation) specified in 40 CFR Part 136 and appropriate EPA guidance, multiple grab samples collected during a 24-hour period may be composited prior to the analysis as follows: for cyanide, total phenols, and sulfides the samples may be composited in the laboratory or in the field; for volatile organics and oil and grease, the samples may be composited in the laboratory. Composite samples for other parameters unaffected by the compositing procedures as documented in approved EPA methodologies may be authorized by the Control Authority, as appropriate. In addition, grab samples may be required to show compliance with Instantaneous Limits.

(2) Samples for oil and grease, temperature, pH, cyanide, total phenols, sulfides, and volatile organic compounds must be obtained using grab collection techniques.

(3) For sampling required in support of baseline monitoring and 90-day compliance reports required in 40 CFR 403.12(b) and (d), a minimum of four (4) grab samples must be used for pH, cyanide, total phenols, oil and grease, sulfide and volatile organic compounds for facilities for which historical sampling data do not exist; for facilities for which historical sampling data are available, the control authority may authorize a lower minimum. For the reports required by 40 CFR 403.12(e) and 403.12(h), the Industrial User is required to collect the number of grab samples necessary to assess and assure compliance by with applicable Pretreatment Standards and Requirements.

(j) Report Received Date. Written reports will be deemed to have been submitted on the date postmarked. For reports, which are not mailed, postage prepaid, into a mail facility serviced by the United States Postal Service, the date of receipt of the report shall govern.

(k) Record Keeping. Users subject to the reporting requirements of this ordinance shall retain, and make available for inspection and copying, all records of information obtained pursuant to any monitoring activities required by this ordinance, any additional records of information obtained pursuant to monitoring activities undertaken by the User independent of such requirements, and documentation associated with Best Management Practices. Records shall include the date, exact place, method, and time of sampling, and the name of the person(s) taking the samples; the dates analyses were performed; who performed the analyses; the analytical techniques or methods used; and the results of such analyses. These records shall remain available for a period of at least three (3) years. This period shall be automatically extended for the duration of any litigation concerning the User or the City, or where the User has been specifically notified of a longer retention period by control authority.

(l) Certification Statements. All applications and reports submitted to the control authority in accordance with this Article must be signed and certified with the following:

(1) I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Sec. 29-48G Inspection and Right of Entry

(a) The Control Authority, and other duly authorized employees of the City acting as its duly authorized agent, shall be permitted to gain access to such properties as may be necessary for the purpose of inspection, observation, measurement, sampling and testing, in accordance with provisions of this division. The Control Authority shall have the right to enter the facilities of any user to ascertain whether the purpose of this Article, and any wastewater discharge permit or order issued under this division, is being met and whether the user is complying with all requirements thereof.

(1) Users shall allow the Control Authority ready access to all parts of the premises for the purposes of inspection, sampling, records examination and copying, and the performance of any additional related duties.

(2) Where a user has security measures in force which require proper identification and clearance before entry into its premises, the user shall make necessary arrangements with its security guards so that, upon presentation of suitable identification, the director, his or her agents or assigns, and representatives of state and federal authority will be allowed to enter without delay for the purposes of performing their respective duties.

(3) The control authority shall have the right to set up on the user's property, or require installation of, such devices as are necessary to conduct sampling and/or metering of user's operations.
(4) The control authority may require the User to install monitoring equipment as necessary. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the User at its own expense. All devices used to measure wastewater flow and quality shall be calibrated to ensure their accuracy within plus or minus ten percent.
(5) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the User at the written or verbal request of [the Superintendent] and shall not be replaced. The costs of clearing such access shall be born by the User.
(6) Unreasonable delays in allowing [the Superintendent] access to the User's premises shall be a violation of this ordinance.

(b) Search Warrants. If the control authority has been refused access to a building, structure, or property, or any part thereof, and is able to demonstrate probable cause to believe that there may be a violation of this ordinance, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program of the control authority designed to verify compliance with this ordinance or any permit or order issued hereunder, or to protect the overall public health, safety and welfare of the community, the control authority may seek issuance of a search warrant from the Taylor Municipal Court in the city of Taylor, Texas or Williamson County District Court of the State of Texas.

(c) Confidential Information. Information and data on a User obtained from reports, surveys, wastewater discharge permit applications, individual wastewater discharge permits, and monitoring programs, and from control authority's inspection and sampling activities, shall be available to the public without restriction, unless the User specifically requests, and is able to demonstrate to the satisfaction of control authority, that the release of such information would divulge information, processes, or methods of production entitled to protection as trade secrets under applicable State law. Any such request must be asserted at the time of submission of the information or data. When requested and demonstrated by the User furnishing a report that such information should be held confidential, the portions of a report which might disclose trade secrets or secret processes shall not be made available for inspection by the public, but shall be made available immediately upon request to governmental agencies for uses related to the NPDES program or pretreatment program, and in enforcement proceedings involving the person furnishing the report. Wastewater constituents and characteristics and other effluent data, as defined at 40 CFR 2.302 shall not be recognized as confidential information and shall be available to the public without restriction

Sec. 29-48H Publication of Users in Significant Non-Compliance

(a) The control authority shall publish annually, in a newspaper of general circulation that provides meaningful public notice within the jurisdictions served by the POTW, a list of the Users which, at any time during the previous twelve (12) months, were in Significant Noncompliance with applicable Pretreatment Standards and Requirements. The term Significant Noncompliance shall be applicable to all Significant Industrial Users according to 40 CFR 403.8(f)(2)(viii), or any other Industrial User that violates paragraphs (C), (D) or (H) of 40 CFR 403.8(f)(2)(viii).

Sec. 29-48I Sampling Chamber

(a) General Requirements. Any person discharging an industrial waste mixture into the POTW or any sewer connected therewith, shall provide and maintain in a suitable accessible position on the permittee's premises,

or such premises occupied by permittee, an inspection chamber or a manhole near the outlet of each sewer, drain, pipe, channel or connection to the POTW. Each such manhole or inspection chamber shall be of such design and construction which will prevent infiltration and surface waters and be filtered by screens with a maximum opening of one inch but sufficient fineness to prevent the entrance of objectionable slugs of solids to the sanitary sewer system, and shall be so maintained by the person discharging wastes so that any authorized representative or employee of the city may readily and safely measure the volume and obtain samples of the flow at all times. Sampling of the effluent of waste discharges may be accomplished manually or by use of mechanical equipment to obtain a composite sample which would be representative of the total effluent.

(b) Quality Assurance. Significant Industrial User shall provide a sampling chamber capable of locking and securing automatic samplers during composite sampling.

(c) Regulated Waste Streams. Categorical Users shall provide sample chambers at representative a sample point for each regulated waste stream.

(d) Construction Plans Required. Before beginning construction of an inspection manhole or chamber, a person must submit plans to the Control Authority for review and approval.

(Ord. No. 2017-06 , § 4, 3-9-2017)

Sec. 29-50. Charges and Fees.

(a) Sewer Service. Sewer service charges for industrial wastes which meet standards prescribed within this Article under the definition of normal domestic sewage shall be set by separate rate ordinance as may be established and amended from time to time by the city.

(b) Surcharge. There shall in addition to the sewer charge be a surcharge which shall be applied when the B.O.D. in discharge is found to exceed 250 mg/L at the point entering the POTW or when T.S.S. in discharge is found to exceed 200 mg/L at the point entering the POTW or when Ammonia-nitrogen is found to exceed 35 mg/L at the point of entering the POTW, or the sum of the charges of any exceedance of the three. For each parameter, the surcharge added will be calculated by obtaining the product of volume discharged, the conversion factor of 8.34, the difference of the measured concentration and the limit, and the surcharge rate. The surcharge shall be calculated and applied for each parameter of concentration that exceeds the concentration limit.

Parameter	Surcharge Rate ($ per pound)	Concentration Limit (mg/L)
B.O.D.	0.50	250.0
T.S.S.	0.30	200.0
NH3-N	1.64	35.0

(c) Flow Control. The Control Authority may require a discharge rate limit to reduce the loading on the POTW.

(d) Surcharge Determination. Shall be determined annually for Significant Industrial Users, at a minimum. The determination of B.O.D. and suspended materials shall be by an independent laboratory approved by the Control Authority. The time of selection of the sample shall be at the sole discretion of the Control Authority. The applicable surcharge determined by such tests shall be retroactive for one billing period and shall continue until tests and calculations indicate that the discharge is below the Concentration Limit, unless subsequent tests determine that the surcharge should be further increased.

(e) Sampling Fees. Sampling fees shall be applied to recover costs of surcharge sampling, compliance sampling, or any other sampling as necessary to carry out the purpose of this ordinance. Recovered costs shall include

sampling materials, sampling equipment, sampler base hourly rate for travel time and sample time, analysis costs, and any other costs that are incurred as a direct consequence of stated sampling.

(f) Permit Fees.

Document/Activity	Fee ($)	Frequency
Discharge Permit	250.00	Annual
Discharge Permit Application	200.00	Per Complete Submittal - New and Renewal
Discharge Permit Modification	200.00	As Necessary
Waste Hauler Permit	150.00	Annual
Waste Hauler Permit Application	100.00	Per Complete Submittal – New and Renewal
Waste Hauler Permit Modification	100.00	As Necessary

(Ord. No. 2017-06 , § 5, 3-9-2017)

Sec. 29-52. Administrative Enforcement

(a) Notice of Violation. When Control Authority finds that a User has violated, or continues to violate, any provision of this ordinance, an individual wastewater discharge permit, or order issued hereunder, or any other Pretreatment Standard or Requirement, Control Authority may serve upon that User a written Notice of Violation. Within 14 days of the receipt of such notice, an explanation of the violation and a plan for the satisfactory correction and prevention thereof, to include specific required actions, shall be submitted by the User to Control Authority. Submission of such a plan in no way relieves the User of liability for any violations occurring before or after receipt of the Notice of Violation. Nothing in this Section shall limit the authority of Control Authority to take any action, including emergency actions or any other enforcement action, without first issuing a Notice of Violation.

(b) Consent Orders. Control Authority may enter into Consent Orders, assurances of compliance, or other similar documents establishing an agreement with any User responsible for noncompliance. Such documents shall include specific action to be taken by the User to correct the noncompliance within a time period specified by the document. Such documents shall have the same force and effect as the administrative orders and shall be judicially enforceable.

(c) Show Cause Hearing. Control Authority may order a User which has violated, or continues to violate, any provision of this ordinance, an individual wastewater discharge permit, or order issued hereunder, or any other Pretreatment Standard or Requirement, to appear before Control Authority and show cause why the proposed enforcement action should not be taken. Notice shall be served on the User specifying the time and place for the meeting, the proposed enforcement action, the reasons for such action, and a request that the User show cause why the proposed enforcement action should not be taken. The notice of the meeting shall be served personally or by registered or certified mail (return receipt requested) at least 7 days prior to the hearing. Such notice may be served on any Authorized Representative of the User. A show cause hearing shall not be a bar against, or prerequisite for, taking any other action against the User.

(d) Compliance Orders. When Control Authority finds that a User has violated, or continues to violate, any provision of this ordinance, an individual wastewater discharge permit, or order issued hereunder, or any other Pretreatment Standard or Requirement, Control Authority may issue an order to the User responsible for the discharge directing that the User come into compliance within a specified time. If the User does not come into compliance within the time provided, sewer service may be discontinued unless adequate treatment facilities,

devices, or other related appurtenances are installed and properly operated. Compliance orders also may contain other requirements to address the noncompliance, including additional self-monitoring and management practices designed to minimize the amount of pollutants discharged to the sewer. A compliance order may not extend the deadline for compliance established for a Pretreatment Standard or Requirement, nor does a compliance order relieve the User of liability for any violation, including any continuing violation. Issuance of a compliance order shall not be a bar against, or a prerequisite for, taking any other action against the User.

(e) Cease and Desist Orders. When Control Authority finds that a User has violated, or continues to violate, any provision of this ordinance, an individual wastewater discharge permit, or order issued hereunder, or any other Pretreatment Standard or Requirement, or that the User's past violations are likely to recur, Control Authority may issue an order to the User directing it to cease and desist all such violations and directing the User to:

(1) Immediately comply with all requirements; and

(2) Take such appropriate remedial or preventive action as may be needed to properly address a continuing or threatened violation, including halting operations and/or terminating the discharge. Issuance of a Cease and Desist order shall not be a bar against, or a prerequisite for, taking any other action against the User.

(f) Administrative Fines.

(1) When Control Authority finds that a User has violated, or continues to violate, any provision of this ordinance, an individual wastewater discharge permit, a hauled waste permit, or order issued hereunder, or any other Pretreatment Standard or Requirement, Control Authority may fine such User in an amount not to exceed $2,000.00. Such fines shall be assessed on a per-violation, per-day basis. In the case of monthly or other long-term average discharge limits, fines shall be assessed for each day during the period of violation.

(2) Unpaid charges, fines, and penalties shall, after 90 calendar days, be assessed an additional penalty of 10 percent (10%) of the unpaid balance. A lien against the User's property shall be sought for unpaid charges, fines, and penalties.

(3) Users desiring to dispute such fines must file a written request for Control Authority to reconsider the fine along with full payment of the fine amount within 30 days of being notified of the fine. Where a request has merit, Control Authority may convene a hearing on the matter. In the event the User's appeal is successful, the payment, together with any interest accruing thereto, shall be returned to the User. The Control Authority may add the costs of preparing administrative enforcement actions, such as notices and orders, to the fine.

(4) Issuance of an administrative fine shall not be a bar against, or a prerequisite for, taking any other action against the User.

(g) Emergency Suspension. The Control Authority may immediately suspend a User's discharge, after informal notice to the User, whenever such suspension is necessary to stop an actual or threatened discharge, which reasonably appears to present, or cause an imminent or substantial endangerment to the health or welfare of persons. The Control Authority may also immediately suspend a User's discharge, after notice and opportunity to respond, that threatens to interfere with the operation of the POTW, or which presents, or may present, an endangerment to the environment.

(1) Any User notified of a suspension of its discharge shall immediately stop or eliminate its contribution. In the event of a User's failure to immediately comply voluntarily with the suspension order, the Control Authority may take such steps as deemed necessary, including immediate severance of the sewer connection, to prevent or minimize damage to the POTW, its receiving stream, or endangerment to any

individuals. The Control Authority may allow the User to recommence its discharge when the User has demonstrated to the satisfaction of the Control Authority that the period of endangerment has passed, unless the termination proceedings of this ordinance are initiated against the User.

(2) A User that is responsible, in whole or in part, for any discharge presenting imminent endangerment shall submit a detailed written statement, describing the causes of the harmful contribution and the measures taken to prevent any future occurrence, to the Control Authority prior to the date of any show cause or termination hearing under this ordinance.

(h) Nothing in this Section shall be interpreted as requiring a hearing prior to any Emergency Suspension under this Section.

(i) Termination of Discharge. Any User who violates the following conditions is subject to discharge termination:

(1) Violation of individual wastewater discharge permit conditions;

(2) Failure to accurately report the wastewater constituents and characteristics of its discharge;

(3) Failure to report significant changes in operations or wastewater volume, constituents, and characteristics prior to discharge;

(4) Refusal of reasonable access to the User's premises for the purpose of inspection, monitoring, or sampling; or

(5) Violation of the Pretreatment Standards of this ordinance.

(j) Such User will be notified of the proposed termination of its discharge and be offered an opportunity to show cause under Section 29-52(c) of this ordinance why the proposed action should not be taken. Exercise of this option by the Control Authority shall not be a bar to, or a prerequisite for, taking any other action against the User.

Sec. 29-52A Judicial Enforcement

(a) Injunctive Relief. When the Control Authority finds that a User has violated, or continues to violate, any provision of this ordinance, an individual wastewater discharge permit, or order issued hereunder, or any other Pretreatment Standard or Requirement, the Control Authority may petition the Taylor Municipal Court or Williamson County District Court through the City's Attorney for the issuance of a temporary or permanent injunction, as appropriate, which restrains or compels the specific performance of the individual wastewater discharge permit, order, or other requirement imposed by this ordinance on activities of the User. The Control Authority may also seek such other action as is appropriate for legal and/or equitable relief, including a requirement for the User to conduct environmental remediation. A petition for injunctive relief shall not be a bar against, or a prerequisite for, taking any other action against a User.

(b) Civil Penalties.

(1) A User who has violated, or continues to violate, any provision of this ordinance, an individual wastewater discharge permit, a hauled waste permit, or order issued hereunder, or any other Pretreatment Standard or Requirement shall be liable to the City for a maximum civil penalty of $2,000 per violation, per day. In the case of a monthly or other long-term average discharge limit, penalties shall accrue for each day during the period of the violation.

(2) The Control Authority may recover reasonable attorneys' fees, court costs, and other expenses associated with enforcement activities, including sampling and monitoring expenses, and the cost of any actual damages incurred by the City.

(3) In determining the amount of civil liability, the Court shall take into account all relevant circumstances, including, but not limited to, the extent of harm caused by the violation, the magnitude and duration of the violation, any economic benefit gained through the User's violation, corrective actions by the User, the compliance history of the User, and any other factor as justice requires.

(4) Filing a suit for civil penalties shall not be a bar against, or a prerequisite for, taking any other action against a User.

(c) Criminal Prosecution.

(1) A User who willfully or negligently violates any provision of this ordinance, an individual wastewater discharge permit, or order issued hereunder, or any other Pretreatment Standard or Requirement shall, upon conviction, be guilty of a misdemeanor, punishable by a fine of not more than $2,000.00 per violation, per day.

(2) A User who willfully or negligently introduces any substance into the POTW which causes personal injury or property damage shall, upon conviction, be guilty of a misdemeanor and be subject to a penalty of not more than $2,000.00, per violation, per day. This penalty shall be in addition to any other cause of action for personal injury or property damage available under State law.

(3) A User who knowingly makes any false statements, representations, or certifications in any application, record, report, plan, or other documentation filed, or required to be maintained, pursuant to this ordinance, individual wastewater discharge permit, or order issued hereunder, or who falsifies, tampers with, or knowingly renders inaccurate any monitoring device or method required under this ordinance shall, upon conviction, be punished by a fine of not more than $2,000.00 per violation, per day.

(4) In the event of a second conviction, a User shall be punished by a fine of not more than $2,000.00 per violation, per day.

(d) Remedies Nonexclusive. The remedies provided for in this ordinance are not exclusive. The Control Authority may take any, all, or any combination of these actions against a noncompliant User. Enforcement of pretreatment violations will generally be in accordance with [the City's] enforcement response plan. However, the Control Authority may take other action against any User when the circumstances warrant. Further, the Control Authority is empowered to take more than one enforcement action against any noncompliant User.

(e) Any person violating any of the provisions of this division shall become liable to the city for any expense, loss or damage occasioned by the city by reason of such violation.

(Ord. No. 2017-06 , § 7, 3-9-2017)

Cross reference(s)—Penalty for violation of code, § 1-8.

Secs. 29-53—29-60. Reserved.

DIVISION 3. HAULED WASTES

Sec. 29-61. General

(a) Purpose. This division sets forth uniform requirements for indirect dischargers of hauled domestic, wastes to the POTW.

(b) Applicability. This division shall apply to all users that generate, pick up, transport, and dispose of any hauled waste at the POTWs designated disposal station. Discharge of any trucked or hauled waste at a location other than a designated disposal station shall be a violation of this division. This division authorizes the issuance of hauled wastewater discharge permits with applicable controls, requires the use of a manifest system, provides for monitoring, compliance, and enforcement activities, requires user reporting, and provides for the setting of fees for the equitable distribution of costs resulting from the program established herein.

Sec. 29-62. Hauled waste permit application.

(a) *Application Required.* A person who desires a permit to discharge hauled waste must make application on a form provided by the control authority. If a person fails to submit an application as required or the person submits an incomplete application to the control authority, the person shall be prohibited from transporting and disposing of hauled or trucked waste to the POTW until such time as the control authority determines that the applicant has fulfilled all application requirements and a valid, current permit is issued.

An application shall contain the following information:

(1) A statement of the company/individual's name, address, telephone number and date of application. If the applicant is a other than an individual, the control authority may require additional information regarding officers, general partners, etc.

(2) Individual providing the information and his/her title and telephone number.

(3) Identification of all vehicles owned and/or operated by the applicant and the holding capacity thereof, to be used in connection with the trucking or hauling of waste. Such identification to include vehicle make, model, model year, vehicle identification number (VIN number), motor vehicle registration license plate number and liquid waste hauling capacity.

(4) A certificate of inspection by the control authority, county health department or applicable regulatory agency for all vehicles identified above. The inspection shall verify that at the time of inspection that: *The vehicle had a tank or body for the holding of wastes so constructed and maintained as to be completely spill and leak proof.*

(5) The address where the vehicles used in connection with the business or in transporting any wastes will be stored or parked when not in use.

(6) A listing of all disposal sites used for transport and disposal of trucked or hauled wastes by the applicant at the time this application is completed.

(7) A listing of the waste types (domestic-only, grease interceptor, industrial, etc.) and monthly discharge amounts that are expected to be transported and disposed of at the POTW. If industrial waste, describe waste type(s) and source(s).

(8) Proof of all required insurance coverages.

(9) Any other information deemed necessary by the control authority.

(b) *Re-application required.* A user with an expiring hauled waste discharge permit shall apply for hauled waste discharge permit re-issuance by submitting a complete permit application, within 60 days prior to expiration of the existing permit. Reapplication shall be in a form and manner prescribed by the control authority. At a minimum the permittee shall update all information from the previous application that has not been previously provided to the control authority.

Failure to submit a new application as required or an incomplete application shall cause the control authority to prohibit the transport of hauled or trucked waste to the POTW by the permittee upon expiration of the current, valid permit.

(Ord. No. 2016-09 , § 2(Exh. A), 6-9-2016)

Sec. 29-63. Hauled waste permit.

(a) *Permit required.* It shall be unlawful for any person to operate or cause to be operated a vehicle for the purpose of transporting and disposing hauled or trucked waste to the POTW without a current, valid permit issued by the control authority.

The permit issued by the control authority shall authorize the permittee to transport and dispose of trucked and hauled wastes to the designated disposal station of the POTW. The permit shall specifically control:

(1) The wastes authorized for transport and disposal at the POTW;

(2) The vehicles owned and/or operated by the permittee that are authorized to transport and dispose of waste at the POTW;

(3) The pretreatment standards and requirements with which the permittee must comply;

(4) Any other requirements or conditions imposed on the permittee by the control authority for the transport and disposal of trucked and hauled waste to the POTW.

(b) *Permit contents.* No transporter shall discharge wastewater to the P0TWs designated disposal station without first obtaining a hauled waste discharge permit from the control authority.

Obtaining a hauled waste discharge permit does not relieve a permittee of its obligation to comply with all federal and state pretreatment standards or requirements or with any other requirements of federal, state, and local law.

The permits required shall, at a minimum, contain the following provisions:

(1) Permittee's name and address;

(2) Applicable legal authority;

(3) Identification of the POTW designated disposal station;

(4) Statement of non-transferability;

(5) Re-application requirements;

(6) Effective and expiration date of the permit;

(7) Definitions;

(8) Listing of authorized vehicles owned and/or operated by permittee that are allowed to transport and dispose of waste at the POTW;

(9) Specific prohibitions and applicable pretreatment standards and requirements;

(10) Listing of authorized waste types that the permittee may discharge;

(11) Sampling, analysis and reporting requirement;

(12) Special requirements for transporters of trucked or hauled waste;

(13) General permit requirements;

(14) A statement of applicable civil and criminal penalties for violation of any conditions, requirements, or standards;

(15) Any other requirements, limitations, or conditions deemed necessary by the control authority.

(c) *Hauled waste discharge permit decisions.* The control authority will evaluate the data furnished by the user and may require additional information. Within 30 days of receipt of a complete hauled waste discharge permit application, control authority will determine whether to issue a hauled waste discharge permit. The control authority may deny any application for a hauled waste discharge permit.

(e) *Hauled waste discharge permit modification.* The control authority may modify a hauled waste discharge permit issued under this rule, for good cause, including, but not limited to, the following reasons:

(1) To incorporate any new or revised federal, state, or local pretreatment standards or requirements;

(2) Material or substantial alterations or additions to the discharger's operation processes, or discharge volume or character which were not considered in drafting the effective permit;

(3) A change in any condition in either the discharge or the POTW that requires either a temporary or permanent reduction or elimination or the authorized discharge;

(4) Violation of any terms or conditions of this permit;

(5) Misrepresentation or failure to disclose fully all relevant facts in the permit application or in any required reporting;

(6) Information indicating that the authorized discharge poses a threat to the POTW, POTW personnel or the receiving waters to which the POTW discharges;

(7) To correct typographical or other errors in the permit; or

(8) To respond to requests of the permittee for modifications.

(f) Hauled *Wastewater discharge permit revocation.* The control authority may revoke a hauled waste discharge permit for good cause, including, but not limited to, the following reasons:

(1) Violation of any term or condition of this division, or applicable state or federal laws or regulations;

(2) Obtaining a permit by misrepresentation or failure to disclose fully all relevant facts in either the permit application or any required report;

(3) Promulgation of a more stringent pretreatment standard by state or federal agencies having jurisdiction over receiving waters;

(4) Changes in the processes used by the permittee or changes in the discharge volume or character; changes in design or capability of the POTW;

(5) Failure to pay charges or fines;

(6) Failure of the permittee to report an accidental discharge;

(7) Permittees increasing the use of wash down water or otherwise diluting the permitted waste for the purpose of meeting discharge limitations or requirements;

(8) Falsification by the permittee of any permit, report, manifest information or records required by this permit or the implementing ordinance;

(9) Failure of the permittee to report significant changes in operations or hauled waste characteristics; tampering by the permittee with POTW monitoring or sampling equipment;

(10) Refusing to allow the control authority timely access to the permittee's facility premises, vehicles or records;

(11) Failure to complete a wastewater discharge permit application or manifest as required; or

(12) Any other grounds for revocation or suspension as may be allowed by law or ordinance.

(Ord. No. 2016-09 , § 2(Exh. A), 6-9-2016)

Sec. 29-64. Hauled Wastewater and Transporter Requirements

(a) Allowable Discharge of Hauled Waste. Domestic-only or any other waste that has first been approved by the control authority and is compatible with the treatment processes at the POTW.

(b) *Prohibited discharge standards.* In addition to the prohibited discharge standards that apply to all users, outlined in Division 2 of this Article, the permittee covered by these rules shall not discharge any wastes to the POTW that:

(1) Are a mixture of domestic waste and other waste that is or may be contaminated by prohibited waste;

(2) Are Hazardous;

(2) Grease trap or interceptor waste that is or may be mixed with industrial wastes;

(3) Portable toilet waste in volumes greater than 400-gallons per day per permit, or limited by mass of pollutant discharged to not exceed a flow weighted proportion of the MAHL for a given pollutant, based on the volume being discharged.

(2) Are generated from any user that performs operations or is otherwise covered by pretreatment standards specified at 40 CFR chapter I, subchapter N (Categorical Industrial Users), unless the permittee is specifically authorized to pick up and dispose of such wastes from the generator. The categorical industrial user must be authorized by the control authority to dispose of process wastewater at the POTW.

(3) Are discharged to the POTW in a manner or location that is other than that authorized by the permit.

(b) *Limitations for authorized disposal of specific wastes.* The control authority shall establish all conditions, requirements, and standards as deemed necessary for the disposal of domestic-only, user generated wastes at the POTW by a permittee.

(c) *POTW contact information.* Discharging of hauled or trucked waste to the designated disposal station shall be allowed only under the supervision of the control authority and during the hours specified by the control authority. Transporters shall obey all POTW safety and traffic regulations while on the treatment plant site. All notifications required under this rule or the permit and shall be made as follows:

On-site notifications:

Hauled Waste Program

Jim Gray, Public Works Director
1424 N. Main St.
Taylor, Texas 76574
512-352-5818

Mailing of required reports, applications, etc.:

Hauled Waste Program

Jim Gray, Public Works Director
1424 N. Main St.
Taylor, Texas 76574
512-352-5818

(d) *Liquid waste vehicle maintenance/operations.*

(1) A liquid waste transporter shall:

a. Maintain tanks, pumps, valves, hoses, racks, cylinders, diaphragms, pipes, connections, and other appurtenances on a vehicle in good repair and free from leaks;

b. Provide a safety plug or cap for each tank; and

c. Ensure that the vehicle exterior is clean at the beginning of each work day (prior to entry to the POTW);

d. Clean the inside of tanks to ensure that non-permitted residual wastes are not left in the tank and allowed to mix with permitted wastes.

(2) A liquid waste transporter's vehicle shall be inspected by the control authority or applicable regulatory agency, prior to the issuance of a permit. To qualify for a permit, the permittee shall ensure that all vehicles covered by the permit comply with the following requirements:

a. The sample tank shall be an integral part of a vehicle to transport liquid waste. Portable tanks or other containers temporarily installed in vehicles are prohibited (unless prior approval is obtained from the control authority, e.g. portable toilets);

b. Piping, valves, and connectors (excluding the discharge hose) shall be permanently attached to tank and/or vehicle;

c. Tanks must be liquid tight and tanks constructed so that every interior and exterior portion can be easily cleaned;

d. Opening of tank to be constructed so that collected waste will not spill during filling, transfer, transport or disposal;

e. Outlet connections to be constructed so that no liquid waste will leak, run, or spill out from the vehicle;

f. Outlets to be of a design and type suitable for the liquid waste handled and capable of controlling flow or discharge without spillage and undue spray on or flooding of immediate surroundings while in use; and

g. Pumps, valves, cylinders, diaphragms, and other appurtenances to be of a design and type suitable for the type of waste handled, capable of operation without spillage, spray, or leakage, and capable of being easily disassembled for cleaning.

(3) Vehicles for which permits have been issued are subject to subsequent inspection by control authority personnel when they are discharging wastes to the POTW or on POTW facility grounds. Any items of nonconformance regarding the condition of the vehicle, which have developed since the permit was issued, may be noted by the control authority and a written notice shall be sent to the permittee notifying him of the need to correct the deficiency within a specific time limit.

(4) Vehicles for which a permit has been issued must display the current, valid permit during the discharge of wastes to the POTW such that it can be seen from the outside of the vehicle by the control authority.

(Ord. No. 2016-09 , § 2(Exh. A), 6-9-2016)

Sec. 29-65. Reporting requirements.

These Reporting requirements are in addition to requirements set forth in Division 2 of this Article.

(a) *Manifests Required.*

(1) *Completing a manifest.* It is unlawful for any permittee to discharge hauled or trucked waste at the POTW without first completing a manifest. The permittee must provide a copy of the manifest to the control authority for each generator from which waste is obtained. The manifest form used shall be approved for use by the control authority. This manifest shall include, at a minimum:

a. The name of the transporter/permittee and vehicle identification information;

b. Permit number of the permit issued by the control authority;

c. Signature of the transporter, date of discharge, and certification;

d. The name, addresses, phone number, date and time each waste was pick-up for each generator;

e. The volume and characteristics of each waste picked-up, as appropriate. The form shall identify the type of waste.

(2) *Manifest system.* The permittee shall complete one manifest or appropriate section of the manifest for each location serviced.

a. A copy of the manifest may be provided to the generator at the time of waste collection;

b. A copy of the completed manifest shall be signed and dated by the permittee at the time of disposal. A copy shall be maintained by the permittee; and

c. A copy of the completed manifest shall be provided to the control authority by the permittee prior to disposal.

(c) *Reports of changed conditions.* The permittee must notify the control authority, in writing, of any planned significant changes to the permittee's operations or system which might alter the nature or quality of its wastewater prior to discharge to the POTWs designated disposal system.

(1) The control authority may require the user to submit such information as may be deemed necessary to evaluate the changed condition, including the submission of a new permit application.

(2) The control authority may issue a permit or modify an existing wastewater discharge permit in response to changed conditions or anticipated changed conditions.

(d) Rejected Loads. The permittee will be required to provide the control authority with additional documentation attesting to the proper disposal of any rejected load that is transported by the permittee.

(f) *Analytical requirements.* All pollutant analyses, including sampling techniques, to be submitted as part of a wastewater discharge permit application or report shall be performed in accordance with the techniques prescribed in 40 CFR Part 136.

(g) *Sample collection.* The control authority may require the permittee to collect samples of the waste discharged into the designated disposal system and to periodically test and analyze such samples for the purpose of determining whether the provisions of the permit, this division are being complied with. When required by the control authority, transporters shall obtain a sample of waste at the time of discharge.

Sample collection must use procedures and techniques as approved by the control authority. Except as indicated below, the user must collect wastewater samples using a composite sample. For sampling of hauled or trucked waste, a time composite sample shall generally be employed. The sample collection requirements shall be specified by the control authority. A time composite sample shall consist of a minimum of three grab samples,

composited into a single sample. The first sample shall be collected at the beginning of discharge, a second grab when the discharge is approximately 50 percent complete and a third sample when the discharge is approximately 90 percent complete. The POTW shall require the hauler to increase the number of grab samples if the POTW believes that the resultant sample is not representative.

Grab samples may be authorized to show compliance with instantaneous discharge limits or where the control authority determines that the vehicle tanks are well mixed and grab samples are representative of the discharge.

Samples for oil and grease, temperature, pH, cyanide, phenols, sulfides, and volatile organic compounds must be obtained using grab collection techniques.

(h) *Timing.* Written reports will be deemed to have been submitted on the date received by the control authority or date of postmark.

(i) *Record keeping.* Users subject to the reporting requirements of this division shall retain, and make available for inspection and copying, all records of information obtained pursuant to any monitoring activities required by this rule or the permit, and any additional records of information obtained pursuant to monitoring activities undertaken by the user independent of such requirements. Records shall include the date, exact place, method, and time of sampling, and the name of the person(s) taking the samples; the dates analyses were performed; who performed the analyses; the analytical techniques or methods used; and the results of such analyses. These records shall remain available for a period of at least three years. This period shall be automatically extended for the duration of any litigation concerning the user or where the user has been specifically notified of a longer retention period by the control authority.

(Ord. No. 2016-09 , § 2(Exh. A), 6-9-2016)

Sec. 29-67. Supplemental requirements.

(a) *Performance bonds.* The control authority may decline to issue or reissue a wastewater discharge permit to any user who has failed to comply with any provision of this division, a previous wastewater discharge permit, unless such user first files a satisfactory bond, payable to the city, in a sum not to exceed a value determined by the control authority to be necessary to achieve consistent compliance. All liquid waste haulers shall be bonded in an amount of at least $25,000.00, indemnifying the public against damages sustained by any reason; any spill, dumping or discharge of any liquid waste, hazardous waste, or incompatible waste within the jurisdictional limits of the city. Proof of bonding shall be provided to the control authority at time of permit application.

(b) *Liability insurance.* The control authority may decline to issue or reissue a wastewater discharge permit to any user who has failed to comply with any provision of this division, a previous wastewater discharge permit, unless the user first submits proof that it has obtained financial assurances sufficient to restore or repair damage to the POTW caused by its discharge. The permittee shall furnish proof of liability insurance for public liability and property damage and for bodily injury or death growing out of any one accident or any other cause in a minimum sum of $250,000.00 for one person with an annual aggregate limit of $500,000.00 for two or more persons; and in addition, shall provide damage liability insurance in a minimum of $100,000.00 for property damage growing out of any one accident or other cause or an alternative to the above, provide combined limit for bodily injury/death or property damage in the sum of $500,000.00.

Such public liability and property damage insurance shall protect against loss from liability imposed by law for damages on account of bodily injury, including death resulting therefrom, suffered or alleged to have been suffered by any person or persons whatsoever resulting directly or indirectly from any acts or activity of licensee, or any person acting for licensee, or under licensees control or direction and also to protect against loss from

liability imposed by law for damages to any property of any person caused directly or indirectly by acts or activities of licensee or any person acting for licensee or under licensees control or direction.

(c) *Surety bond.* The control authority may decline to issue or reissue a wastewater discharge permit to any user unless the user first executes and deposits with the control authority a surety bond in the sum of $1,000.00 executed by user and a corporate surety authorized to issue bonds in the State of Texas. The bond shall be conditioned that the permittee will conduct the hauled waste business in accordance with all local state, and federal, and that the permittee will fully comply with the provisions of the permit, and that the permittee will pay for all costs of cleanup or of any spill resulting from his operations, will promptly pay all sewer use and high strength surcharge owed to the control authority as they come due, and will pay for the repair of facilities of the city damaged by the permittee.

(d) *Public nuisances.* A violation of any provision of this division or a previous wastewater discharge permit is hereby declared a public nuisance and shall be corrected or abated as directed by the control authority. Any person(s) creating a public nuisance shall be subject to the provisions of state law and city ordinance governing nuisances, including reimbursing the city for any costs incurred by removing, abating, or remedying said nuisance.

(Ord. No. 2016-09 , § 2(Exh. A), 6-9-2016)

Secs. 29-68—29-70. Reserved.

ARTICLE III. SEWERS AND SEWAGE DISPOSAL[1]

DIVISION 1. GENERALLY

Sec. 29-35. Connection to city sewer system required.

It shall be unlawful for any person to use or maintain or to cause or permit the use or maintenance of any privy, cesspool, water closet, commode or urinal basin within the city on any premises owned, rented, leased or controlled by such person, firm or corporation if such premises are located within 70 feet of a sewer line which constitutes a part of the public sanitary sewer system of the city, unless such privy, cesspool, water closet, commode or urinal basin is connected with a sewer line which constitutes a part of the public sanitary sewer system of the city.

(Ord. of 9-2-1937, § 1)

Secs. 29-36—29-46. Reserved.

DIVISION 2. INDUSTRIAL WASTES[2]

Sec. 29-47. Definition of terms.

For the purpose of interpreting this division, certain words used herein are defined as follows:

(1) *Administrative officers.* Any officer referred to in this division by title, i.e., city manager, city attorney, city secretary, city engineer, and any other officer shall be the person so retained in this position by the city, or duly authorized representative.

(2) *Approving authority.* The words "approving authority" shall mean the city engineer (or other official designated by the city manager) of the city or his duly authorized deputy, agent or representative.

(3) *B.O.D.* The letters "B.O.D." (denoting biochemical oxygen demand) shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five

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[1]Cross reference(s)—Sewers in mobile home parks, § 16-51.

State law reference(s)—Power of city to provide for sewage disposal systems, Vernon's Ann. Civ. St. art. 1175(13), (15).

[2]Editor's note(s)—Ord. No. 2017-06 , §§ 2—7, adopted March 9, 2017, repealed the former Div. 2, §§ 29-47—29-55, and enacted a new Div. 2 as set out herein. The former Div. 2 pertained to similar subject matter and derived from Ord. No. 71-20, §§ 1—6, 9, adopted Aug. 31, 1971 and Ord. No. 73-1, § 1, adopted Jan. 23, 1973.

days at 20 deg. centigrade (C) expressed in parts per million. The laboratory determination shall be made in accordance with the procedure set forth in "standard methods".

(4) *Board of commissioners.* The words "board of commissioners" shall be the duly elected governing body of the city.

(5) *City.* The word "city" shall be the City of Taylor together with all its governing and operating bodies.

(6) *Domestic sewage.* The words "domestic sewage" shall mean water-borne wastes normally discharging from the sanitary conveniences of dwellings (including apartment houses and hotels), office buildings, factories and institutions that is free from storm surface water and industrial wastes.

(7) *Engineer.* The word "engineer" shall be the city manager of the city, the city's consulting engineer, or their duly authorized representative.

(8) *Garbage.* The word "garbage" shall mean solid wastes and residue from the preparation, cooking and dispensing of food, and from the handling, storage and sale of food products and produce.

(9) *Industrial wastes.* The words "industrial wastes" shall mean all water borne solids, liquids or gaseous wastes resulting from any industrial, manufacturing or food processing operation or process, or from the development of any natural resource, or any mixture of these with water or domestic sewage as distinct from normal domestic sewage.

(10) *Normal domestic sewage.* The words "normal domestic sewage" shall mean sewage for the city in which concentration of suspended materials and five day 20 deg. C. B. 0. D. is established at 250 parts per million each by weight, on the basis of the normal daily contribution of twenty hundredths pounds per capita, per 100 gallons.

(11) *Parts per million.* The words "parts per million" shall mean a weight to weight ratio; the parts per million value multiplied by the factor 8.345 shall be equivalent to pounds per million gallons of water.

(12) *Permittee.* The word "permittee" shall mean that person applying for a permit to construct a sanitary sewer main or to connect to an existing sanitary sewer.

(13) *Person.* The word "person" shall mean any and all persons, natural or artificial, including any individual, firm, company, industry, municipal or private corporation, association, society, governmental agency or other entity, and agents, servants or employees.

(14) *pH.* The letters "pH" shall mean the logarithm (base 10) of the reciprocal of the hydrogen-ion concentration of a solution. It shall be determined by one of the procedures outlined in "standard methods".

(15) *Properly shredded garbage.* The words "properly shredded garbage" shall mean the wastes from the preparation, cooking and dispensing of food that have been shredded to such a degree that all particles will be carried under the flow conditions normally prevailing in public sewers, with no particle greater than one-half inch in any dimension.

(16) *Public sewer.* The words "public sewer" shall mean a sewer in which all owners of abutting properties shall have actual rights and is controlled by public authority.

(17) *Sanitary sewer.* The words "sanitary sewer" shall mean a public sewer which carries sewage and to which storm, surface and ground waters are not intentionally admitted.

(18) *Sewage.* The word "sewage" shall mean a combination of water-carried waste from residences, business buildings, institutions and industrial establishments.

(19) *Sewage treatment plant.* The words "sewage treatment plant" shall mean any arrangement of devices and structures used for treating sewage from the city sanitary sewage system.

(20) *Sewage works.* The words "sewage works" shall mean all facilities for collecting, pumping, treating and disposing of sewage.

(21) *Sewer.* The word "sewer" shall mean a pipe or conduit for carrying sanitary sewage.

(22) *Sewer service charge.* The words "sewer service charge" shall mean the charge made on all users of the public sewage system whose wastes do not exceed in strength the concentration values established as representative of normal sewage.

(23) *Shall.* The word "shall" wherever used in this division will be interpreted in its mandatory sense: "may" is permissive.

(24) *Slug.* The word "slug" shall mean any discharge of water, sewage, or industrial waste which in concentration of any given constituent or in quantity of flow exceeds for any period of duration longer than 15 minutes more than five times the average 24-hour concentration or flows during the normal operation.

(25) *Standard methods.* The words "standard methods" shall mean the examination and analytical procedures set forth in the latest edition, at the time of analysis of "Standard Methods for the Examination of Water and Wastewater" as prepared, approved and published jointly by the American Public Health Association, the American Water Works Association and the Water Pollution Control Federation.

(26) *Surcharge.* The word "surcharge" shall mean the charge in addition to the published sewer service charge rates.

(27) *Suspended solids.* The words "suspended solids" shall mean solids that either float on the surface of, or are in suspension in, water, sewage, or other liquids, and which are removable by laboratory filtering. Quantitative determination of suspended solids shall be made in accordance with procedures set forth in "standard methods".

(28) *Unpolluted water or waste.* The words "unpolluted water or waste" shall mean any water or waste containing none of the following: free or emulsified grease or oil; acid or alkali; phenols, or other substances imparting taste or odor in receiving water; toxic poisonous substances in suspension, colloidal state or solution; and noxious or odorous gasses. It shall contain not more than ten parts per million each of suspended solids and B.O.D. The color shall not exceed 50 parts per million.

(Ord. No. 2017-06 , § 2, 3-9-2017)

Sec. 29-48. Wastes prohibited.

(a) No person shall discharge or cause to be discharged either directly or indirectly any of the following described substances, materials, waters or waste:

(1) Any liquid having a temperature higher than 150 degrees Fahrenheit (65 degrees Centigrade), or which will inhibit biological activity in the treatment plant resulting in interference, but in no case any discharge which causes the temperature of the total treatment plant influent to increase at a rate of ten degrees Fahrenheit or more per hour or a combined total increase to a plant influent temperature of 104 degrees Fahrenheit.

(2) Any water or wastes which contain wax, grease, or oil, plastic or other substance that will solidify or become discernibly viscous at temperatures between 32 degrees and 150 degrees Fahrenheit.

(3) Any substances which by themselves or by interaction with other substances may create fire or explosion hazards, including, but not limited to, waste streams with a closed-cup flashpoint of less than 140 degrees Fahrenheit (60 degrees C) using the test methods specified in 40 CFR 261.21 (Code of

Federal Regulations Title 40 Protection of the Environment, Chapter I Environmental Protection Agency, Part 261 identification and Listing of Hazardous waste) or in any other way be injurious to persons, property, or the operator of the sewage works.

(4) Any solids, slurries or viscous substances of such character as to be capable of causing obstruction to the flow in sewers, or other interference with the proper operation of the sewage works but in no case solids greater than one-half inch in any dimension, such as ashes, cinders, sand, mud, straw, shavings, metal, glass, rages, feathers, tar, plastics, wood, whole blood, paunch manure, hair and fleshlings, entrails, lime slurry, lime residues, slops, chemical residues, paint residues, or bulk solids.

(5) Any noxious or malodorous substance, which either singly or by interaction with other substances is capable of causing objectionable odors, public nuisance, or hazard to life; or forms solids or creates any other condition deleterious to structures or treatment processes; or prevent entry into the sewers for maintenance or repair; or requires unusual provisions, alteration, or expense to handle such materials.

(6) Any waters or wastes having a pH lower than 5.5 or higher than 10.0 or having any corrosive property capable of causing damage or hazards to structures, equipment, or personnel of the sewage works.

(7) Any wastes or waters containing suspended or dissolved solids of such character and quantity that unusual attention or expense is required to handle such materials at the sewage treatment plant or in the sewage works.

(8) Any waters or wastes containing a toxic or poisonous substance such as plating or heat treating wastes in sufficient quantity to injure or interfere with any sewage treatment process, to constitute a hazard to humans or animals, or to create any hazard in the receiving waters or the sewage treatment plant.

(9) Any cyanide greater than 1.0 part per million, as CN.

(10) Any hexavalent chromium greater than 2.0 parts per million.

(11) Any trivalent chromium greater than 5.0 parts per million.

(12) Any copper greater than 1.0 parts per million.

(13) Any nickel greater than 1.0 parts per million.

(14) Any cadmium greater than 1.0 parts per million.

(15) Any zinc greater than 1.0 part per million.

(16) Any phenols greater than 0.005 parts per million.

(17) Any iron greater than 2.0 parts per million.

(18) Any tin greater than 1.0 part per million.

(19) Any barium greater than 1.0 part per million.

(20) Any lead greater than 1.0 part per million.

(21) Any silver greater than 1.0 part per million.

(22) Any chlorides greater than 250.0 parts per million.

(23) Any radioactivity as radium -226 and strontium -90 greater than 3 4 y.c per liter and 10 ip $_t$ ic per liter respectively. In the known absence of strontium -90 and alpha emitters the known concentration shall not be greater than 1,000 v.v.c per liter.

(b) Except in those quantities, concentrations, or with provisions as stipulated herein, it shall be unlawful for any person, corporation, or individual, to discharge waters or wastes to the sanitary sewer containing the following:

(1) Free or emulsified oil and grease exceeding on analysis an average of 100 parts per million (833 pounds per million gallons) of either or both or combinations of free or emulsified oil and grease, if, in the opinion of the approving authority, it appears probable that such wastes:

a. Can deposit grease or oil in the sewer lines in such manner to clog the sewers;

b. Can overload skimming and grease handling equipment;

c. Are not amenable to bacterial action and will therefore pass to the receiving waters without being affected by normal sewage treatment processes; or,

d. Can have deleterious effects on the treatment process due to the excessive quantities.

(2) Any radioactive wastes greater than the allowable stipulated in (23) above.

(3) Cyanides or cyanogen compounds capable of liberating hydrocyanic gas on acidification in excess of two parts per million by weight as CN in the wastes from any outlet into the public sewers.

(4) Material which exert or cause the following:

a. Unusual concentrations of solids or composition; as for example, in total suspended solids of greater than 250 parts per million of inert nature (such as Fuller's Earth).

b. Excessive discoloration;

c. Unusual biochemical oxygen demand or an immediate oxygen demand;

d. High hydrogen sulfide content; or

e. Unusual flow and concentration shall be pretreated to a concentration acceptable to the city, if such wastes can (1) cause damage to collection facilities, (2) impair the processes, (3) incur treatment cost exceeding those of normal sewage, or (4) render the water unfit for stream disposal. Where discharge of such wastes to the sanitary sewer are not properly pretreated or otherwise corrected, the approving authority shall reject the wastes or terminate the service of water and/or sanitary sewer.

(Ord. No. 2017-06 , § 3, 3-9-2017)

Sec. 29-49. Control of admissible wastes.

(a) Approval required. Review and acceptance of the approving authority shall be obtained prior to the discharge into the public sewers of any wastes and waters having the following:

(1) A 5 day 20 deg. Centigrade biochemical oxygen demand B.O.D. greater than 250 ppm (parts per million).

(2) Suspended solids content greater than 250 ppm.

(3) Chlorine demand greater than 5 ppm.

(b) Any person desiring to discharge any industrial waste into the public sewers of the city or any sewer connected therewith, or who is now so doing shall make application to the approving authority for a permit therefore upon application forms to be obtained by the city.

(c) Pretreatment. Where required, in the opinion of the approving authority, to modify or eliminate wastes that are harmful to the structures, process or operation of the sewage disposal works, the person shall provide, at his expense, such preliminary treatment or processing facilities as may be determined necessary by the standards located in Chapter 315 of the Texas Administrative Code to render his wastes acceptable for admission to the public sewer including, but not limited to, control of quantities and rates of discharge.

(d) Submission of information. Design calculations, plans, specifications and other pertinent information relating to proposed industrial waste pretreatment or processing facilities shall be submitted for approval or disapproval by the approving authority prior to start of their construction, if the effluent from such facilities is to be discharged into the public sewers. Failure to maintain the permit as an accurate representation of the permittee's waste discharges to public sewers shall be cause for penalty.

Grease, oil and sand interceptors.

(1) Applicability and prohibitions.

a. This division shall apply to all non-domestic users of publicly owned treatment works (POTW).

b. Grease traps or grease interceptors shall not be required for residential users.

c. Facilities generating fats, oils, or greases as a result of food manufacturing, processing, preparation, or food service shall install, use, and maintain appropriate grease traps or interceptors as required in this chapter. These facilities include but are not limited to restaurants, food manufacturers, food processors, hospitals, hotels and motels, prisons, nursing homes, churches, and any other facility preparing, serving, or otherwise making any foodstuff available for consumption.

d. No user may intentionally or unintentionally allow the direct or indirect discharge of any petroleum oil, nonbiodegradeable cutting oil, mineral oil, or any fats, oils, or greases of animal or vegetable origin into the POTW system in such amounts as to cause interference with the collection and treatment system, or as to cause pollutants to pass through the treatment works into the environment.

(2) Installation and maintenance requirements.

a. Installations.

1. Food processing or food service facilities which are newly proposed or constructed, or existing facilities which will be expanded or renovated to include a food service facility, where such facility did not previously exist, shall be required to design, install, operate and maintain a grease trap/interceptor in accordance with locally adopted plumbing codes or other applicable ordinances. Grease traps/interceptors shall be installed and inspected prior to issuance of a certificate of occupancy.

2. Existing grease traps/interceptors must be operated and maintained in accordance with the manufacturer's recommendations and in accordance with these standards, unless specified in writing and approved by the POTW.

3. All grease trap/interceptor waste shall be properly disposed of at a facility in accordance with federal, state, or local regulations.

b. Cleaning and maintenance.

1. Grease traps and grease interceptors shall be maintained in an efficient operating condition at all times.

2. Each grease trap pumped shall be fully evacuated unless the trap volume is greater than the tank capacity on the vacuum truck in which case the transporter shall arrange for additional transportation capacity so that the trap is fully evacuated within a 24-hour period in accordance with 30 Texas Administrative Code §312.143.

c. Self-cleaning.

1. Grease trap self-cleaning operators must receive approval from the POTW annually prior to removing grease from their own grease trap(s) located inside a building, provided:

i. The grease trap is no more than 50 gallons in liquid/operating capacity;

ii. Proper on-site material disposal methods are implemented (e.g. absorb liquids into solid form and dispose into trash);

iii. The local solid waste authority allows such practices;

iv. Grease trap waste is placed in a leak proof, sealable container(s) located on the premises and in an area for the transporter to pump-out; and

v. Detailed records on these activities are maintained.

2. Grease trap self-cleaning operators must submit a completed self-cleaning request to the POTW for approval. The written request shall include the following information:

i. Business name and street address;

ii. Grease trap/interceptor operator name, title, and phone number;

iii. Description of maintenance frequency, method of disposal, method of cleaning and size (in gallons) of the grease trap/interceptor; and

iv. Signed statement that the operator will maintain records of waste disposal and produce them for compliance inspections.

3. Self-cleaners must adhere to all the requirements; procedures and detailed record keeping outlined in their approved application, to ensure compliance with this division. A maintenance log shall be kept by self-cleaning operators that indicates, at a minimum, the following information:

i. Date the grease trap/interceptor was serviced;

ii. Name of the person or company servicing the grease trap/interceptor;

iii. Waste disposal method used;

iv. Gallons of grease removed and disposed of;

v. Waste oil added to grease trap/interceptor waste; and

vi. Signature of the operator after each cleaning that certifies that all grease was removed, disposed of properly, grease trap/interceptor was thoroughly cleaned, and that all parts were replaced and in operable condition.

4. Violations incurred by grease trap self-cleaners will be subject to enforcement action including fines and/or removal from the self-cleaner program.

d. Cleaning schedules.

1. Grease traps and grease interceptors shall be cleaned as often as necessary to ensure that sediment and floating materials do not accumulate to impair the efficiency of the grease trap/interceptor; to ensure the discharge is in compliance with local discharge limits; and to ensure no visible grease is observed in discharge.

2. Grease traps and grease interceptors subject to these standards shall be completely evacuated a minimum of every 90 days, or more frequently when:

i. Twenty-five percent or more of the wetted height of the grease trap or grease interceptor, as measured from the bottom of the device to the invert of the outlet pipe, contains floating materials, sediment, oils or greases; or

ii. The discharge exceeds BOD, COD, TSS, FOG, pH, or other pollutant levels established by the POTW; or

iii. If there is a history of non-compliance.

3. Any person who owns or operates a grease trap/interceptor may submit to the POTW a request in writing for an exception to the 90-day pumping frequency of their grease trap/interceptor. The POTW may grant an extension for required cleaning frequency on a case-by-case basis when:

i. The grease trap/interceptor owner/operator has demonstrated the specific trap/interceptor will produce an effluent, based on defensible analytical results, in consisted compliance with established local discharge limits such as BOD, TSS, FOG, or other parameters as determined by the POTW; or

ii. Less than 25 percent of the wetted height of the grease trap or grease interceptor, as measured from the bottom of the device to the invert of the outlet pipe, contains floating materials, sediment, oils or greases.

4. In any event, a grease trap and grease interceptor shall be fully evacuated, cleaned, and inspected at least once every 180 days.

e. Manifest requirements.

1. Each pump-out of a grease trap or interceptor must be accompanied by a manifest to be used for record keeping purposes.

2. Persons who generate, collect and transport grease waste shall maintain a record of each individual collection and deposit. Such records shall be in the form of a manifest. The manifest shall include:

i. Name, address, telephone, and commission registration number of transporter;

ii. Name, signature, address, and phone number of the person who generated the waste and the date collected;

iii. Type and amount(s) of waste collected or transported;

iv. Name and signature(s) of responsible person(s) collecting, transporting, and depositing the waste;

v. Date and place where the waste was deposited;

vi. Identification (permit or site registration number, location, and operator) of the facility where the waste was deposited;

vii. Name and signature of facility on-site representative acknowledging receipt of the waste and the amount of waste received;

viii. The volume of the grease waste received; and

ix. A consecutive numerical tracking number to assist transporters, waste generators, and regulating authorities in tracking the volume of grease transported.

3. Manifests shall be divided into five parts and records shall be maintained as follows:

i. One part of the manifest shall have the generator and transporter information completed and be given to the generator at the time of the waste pickup.

ii. The remaining four parts of the manifest shall have all required information completely filled out and signed by the appropriate party before distribution of the manifest.

iii. One part of the manifest shall go to the receiving facility.

iv. One part shall go to the transporter, who shall retain a copy of all manifests showing the collection and disposition of waste.

v. One part of the manifest shall go to the local authority.

vi. One part of the manifest shall be returned by the transporter to the person who generated the wastes within 15 days after the waste is received at the disposal or processing facility.

4. Copies of manifests returned to the waste generator shall be retained for five years and be readily available for review by the POTW.

f. Alternative treatment.

1. A person commits an offense if the person introduces, or causes, permits, or suffers the introduction of any surfactant, solvent or emulsifier into a grease trap. Surfactants, solvents, and emulsifiers are materials which allow the grease to pass from the trap into the collection system, and include but are not limited to enzymes, soap, diesel, kerosene, terpene, and other solvents.

2. It is an affirmative defense to an enforcement of paragraph (f)(1) that the use of surfactants or soaps is incidental to normal kitchen hygiene operations.

3. Bioremediation media may be used with the POTW's approval if the person has proved to the satisfaction of the POTW that laboratory testing which is appropriate for the type of grease trap to be used has verified that:

i. The media is a pure live bacterial product which is not inactivated by the use of domestic or commercial disinfectants and detergents, strong alkalis, acids, and/or water temperatures of 160 F (71 C).

ii. The use of the media does not reduce the buoyancy of the grease layer in the grease trap and does not increase the potential for oil and grease to be discharged to the sanitary sewer.

iii. The use of the bioremediation media does not cause foaming in the sanitary sewer.

iv. The BOD, COD, and TSS discharged to the sanitary sewer after use of the media does not exceed the BOD, COD, and TSS which would be discharged if the product were not being used and the grease trap was being properly maintained. pH levels must be between five and 11.

4. All testing designed to satisfy the criteria set forth in paragraph (f)(3) shall be scientifically sound and statistically valid. All tests to determine oil and grease, TSS, BOD, COD, pH, and other pollutant levels shall use appropriate tests which have been approved by the Environmental Protection Agency and the Texas Commission on Environmental Quality and which are defined in Title 40, Code of Federal Regulations, Part 136 or Title 30, Texas Administrative Code §319.11. Testing shall be open to inspection by the POTW, and shall meet the POTW's approval.

g. Schedule of penalties.

1. If the POTW determines that a generator is responsible for a blockage of a collection system line the generator shall owe a civil penalty of $1,000.00 for the first violation, $1,500.00 for a second violation, and $2,000.00 for the third violation within a two-year period. Continuous violations shall result in an increase in penalty by $500.00 and may also result in termination of services.

2. Any person violating any of the provisions of this division shall be subject to a written warning for the first violation, a $1,000.00 civil penalty for the second violation, a $1,500.00 civil penalty for the third violation, and a $2,000.00 civil penalty for the fourth violation within a two-year period. Consistent violations will result in a $500.00 increase in civil penalty and may result in termination of service.

(e) Any person discharging an industrial waste mixture into the public sewers of Taylor or any sewer connected therewith, shall provide and maintain in a suitable accessible position on the permittee's premises, or such premises occupied by him, an inspection chamber or a manhole near the outlet of each sewer, drain, pipe, channel or connection which communicates with the sewer or sewer works of the city or any sewer connected therewith.

(f) Each such manhole or inspection chamber shall be of such design and construction which will prevent infiltration and surface waters and be filtered by screens with a maximum opening of one inch but sufficient fineness to prevent the entrance of objectionable slugs of solids to the sanitary sewer system, and shall be so maintained by the person discharging wastes so that any authorized representative or employee of the city may readily and safely measure the volume and obtain samples of the flow at all times.

(g) Sampling of the effluent of waste discharges may be accomplished manually or by use of mechanical equipment to obtain a composite sample which would be representative of the total effluent. Samples shall be taken at least at six-month intervals to establish the B.O.D., suspended solids and chlorine demand of the industrial waste for billing purposes, or at such intervals as determined by the approving authority as necessary to maintain a control over the discharges from the permittees. The method used in the examination of all industrial wastes to determine B.O.D., suspended solids, chlorine demand and prohibited wastes shall be as set forth in "standard methods". Costs for tests which fail to meet standards shall be paid for by the discharging permittee; tests which pass shall be made at the expense of the city.

(Ord. No. 2017-06 , § 4, 3-9-2017)

Sec. 29-50. Charges.

(a) Sewer service charges for industrial wastes which meet standards prescribed within this division under the definition of normal domestic sewage shall be set by separate rate ordinance as may be established and amended from time to time by the city.

(b) There shall in addition to the sewer charge be a surcharge which shall be applied when either the B.O.D. or the suspended solids or both are found to exceed the stated 250 ppm at the point entering the city's system. The surcharge shall be applied to the normal sewage service charge by multiplying the normal base rate by the factor obtained from dividing the actual measured B.O.D. by 250 and also by the factor obtained from dividing the actual measured suspended solids by 250, each such factor to be applied individually and only when greater than one. The surcharge will be made for each factor that exceeds one and shall be additive.

(c) The determination of B.O.D. and suspended materials shall be by an independent laboratory selected by the city. The time of selection of the sample shall be at the sole discretion of the city. The applicable surcharge determined by such tests shall be retroactive for one billing period and shall continue until tests indicate a return to normal unless subsequent tests determine that the surcharge should be further increased.

(d) When any such tests made at the discretion of the city shows that a surcharge shall be applied, continued or increased over the base rates, whichever is applicable, then the owner shall be billed at the rate of $15.00 for each test to cover the costs of sampling, mailing and handling plus the laboratory fees. When a surcharge is in effect, the test will be made at least each 15 days. When such tests made at the discretion of the city reveal that the surcharge is no longer applicable, then no costs will be made to the owner for such test or tests.

(Ord. No. 2017-06 , § 5, 3-9-2017)

Sec. 29-51. Powers and authority.

(a) The approving authority, and other duly authorized employees of the city acting as its duly authorized agent, shall be permitted to gain access to such properties as may be necessary for the purpose of inspection, observation, measurement, sampling and testing, in accordance with provisions of this division. The approving authority or his representative shall have no authority to inquire into any process beyond that point having dim bearing on the kind and source of discharge to the sewer.

(b) Any person found to be violating any provision of this division shall be served by the city with written notice stating the nature of the violation and providing a time limit for satisfactory correction thereof. Any person who shall continue any violation of his industrial sewer connection application shall be disconnected from the sanitary sewer and/or water service. Such disconnection and reconnection shall be at the total expense of the industry or sewer user. Among those circumstances which shall be cause for immediate disconnect without the above stated time limit are the following:

(1) Where acids or chemicals damaging to sewer lines or treatment processes are released to the sewer causing rapid deterioration of these structures or interfering with proper treatment of sewage, the city is authorized immediately to terminate service by such measures as are necessary to protect the facilities;

(2) Where any governmental agency informs the city that the effluent from the treatment plant is no longer of a standard permitted for surface runoff and it is found that the owner is delivering waste water to the city's system that cannot be sufficiently diluted by mixing with the city's waste or requires treatment that is not provided by the city as normal domestic treatment. In this instance, the city shall immediately supply the owner with the governmental agencies report and provide the owner with all pertinent information. The owner's waste line will then be disconnected when the city is informed that it can no longer continue to relet their effluent for surface runoff. The owner's waste treatment service shall remain disconnected until such time that the owner has provided additional pretreatment facilities designed to remove the objectionable cause from owner's industrial wastes;

(3) Where the owner delivers his waste water at an uncontrolled, variable rate in sufficient quantity that it causes an imbalance in the sewage treating system.

(Ord. No. 2017-06 , § 6, 3-9-2017)

Sec. 29-52. Penalties.

Any person, firm or corporation violating any of the provisions or terms of this division shall be guilty of a misdemeanor and upon conviction shall be subjected to a fine not to exceed the sum of $500.00 for each offense, except where a different penalty has been established by state law for such offense in which event the penalty shall be fixed by state law and if deemed a violation of any provision which governs fire safety, zoning or public health or sanitation shall be punished by a penalty of fine not to exceed the sum of $2,000.00 for each offense; and each and every day such violation is continued shall be deemed to constitute a separate offense.

Any person violating any of the provisions of this division shall become liable to the city for any expense, loss or damage occasioned by the city by reason of such violation.

(Ord. No. 2017-06 , § 7, 3-9-2017)

Cross reference(s)—Penalty for violation of code, § 1-8.

Secs. 29-53—29-60. Reserved.

DIVISION 3. DISCHARGES TO THE PUBLICLY OWNED TREATMENT WORKS (POTW)

Sec. 29-61. General provisions.

(a) *Purpose and policy.* This division sets forth uniform requirements for indirect dischargers of hauled domestic, commercial and industrial wastes to the publicly owned treatment works (POTW) of the City of Taylor (hereinafter "city") and enables the city to comply with all applicable state and federal laws, including the Clean Water Act (33 United States Code § 1251 et seq.) and the General Pretreatment Regulations (40 Code of Federal Regulations Part 403). Nothing in this division is intended to conflict with, or otherwise invalidate any requirement or procedure or standard specified in the law or by ordinance governing all sources of indirect discharge. Users covered by this division shall comply with and have the rights granted in the law or by ordinance applicable to sources of indirect discharge.

This division shall apply to all users that generate, pick up, transport, and dispose of any hauled waste at the POTWs designated disposal station. Discharge of any trucked or hauled waste at a location other than a designated disposal station shall be a violation of this division. This division authorizes the issuance of wastewater discharge permits with applicable controls, establishes prohibited discharge standards, requires the use of a manifest system, provides for monitoring, compliance, and enforcement activities, requires user reporting, and provides for the setting of fees for the equitable distribution of costs resulting from the program established herein.

(b) *Administration.* Except as otherwise provided herein, the control authority shall administer, implement, and enforce the provisions of this division. Any powers granted to or duties imposed upon the city may be delegated by the control authority to other city personnel.

(c) *Definitions.* Unless a provision explicitly states otherwise, the following terms and phrases, as used in this division shall have the meanings hereinafter designated for the purposes of controlling the discharges of hauled waste to the POTW. Where a definition does not appear below, additional definitions applicable to the pretreatment program may be found in law or by ordinance.

(1) *Biochemical oxygen demand* or *BOD.* The quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedures for five days at 20° centigrade, usually expressed as a concentration (e.g., mg/l).

(2) *Categorical industrial user.* A source of indirect discharge that is required to comply with categorical pretreatment standards.

(3) *CFR.* Code of Federal Regulations.

(4) *City.* The City of Taylor, Texas or the city council of Taylor, Texas.

(5) *Composite sample.* For sampling of hauled or trucked waste, a time composite sample shall generally be employed. The sample collection requirements shall be specified by the control authority. A time composite sample shall consist of a minimum of three grab samples, composited into a single sample. The first sample shall be collected at the beginning of discharge, a second grab when the discharge is

approximately 50 percent complete and a third sample when the discharge is approximately 90 percent complete. The POTW shall require the hauler to increase the number of grab samples if the POTW believes that the resultant sample is not representative.

(6) *Control authority.* The legal entity (NPDES Permittee, now TCEQ Permittee), the City of Taylor, Texas.

(7) *Designated disposal station.* An authorized site at which the user is allowed to discharge hauled or trucked waste.

(8) *Domestic-only wastes.*

a. Wastewater from normal residential activities, include, but are not limited to, wastewater from kitchen, bath, and laundry facilities; or

b. Wastewater from the personal sanitary conveniences (toilets, showers, bathtubs, fountains, non-commercial sinks, and similar structures) of commercial, industrial or institutional buildings, provided that the wastewater exhibits characteristics which are similar to those of wastewater from normal residential activities. Specifically excluded from this definition is wastewater from commercial, industrial, or institutional laundries or food veneration facilities.

(9) *Domestic-only source.* A generator of domestic-only waste.

(10) *Generator.* The user who is the source of the waste that is delivered for disposal at the POTW by the transporter.

(11) *Grab sample.* A single dip and take a sample, not to exceed 15 minutes, collected at a predetermined sampling point(s) as indicted in the users permit.

(12) *Grease trap.* Defined in the Uniform Plumbing Codes (UPC) to mean something designed to retain grease from one to a maximum of four fixtures. A grease trap is not appropriate for use on heated water (from a dishwasher) or in line to a waste disposal unit (garbage disposal, grinder, etc.).

(13) *Grease interceptor.* Described by the Uniform Plumbing Codes to mean a tank (minimum of 750 gallons and water tight) to serve one or more fixtures and remotely located. Grease interceptors may capture wastewater from dishwashers, floor drains, pot and pan sinks, etc. Grease interceptors are commonly required to be installed for restaurants, food service operations, grocery stores (deli and produce wastes), etc.

(14) *Grease interceptor waste.* Waste produced from a grease interceptor.

(15) *Grease interceptor source.* A generator of grease interceptor waste.

(16) *Hazardous waste.* Any liquid, semi-liquid, or solid waste (or combination of wastes) which because of its quantity, concentration, physical, chemical, or infectious characteristics may:

a. Have any of the following characteristics: toxic, corrosive, an irritant, a strong sensitizer, flammable or combustible, explosive, or otherwise capable of causing substantial personal injury or illness; and/or

b. Pose a substantial hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise improperly managed, or is identified or listed as a hazardous waste as defined by the U.S. Environmental Protection Agency (EPA) pursuant to the Federal Solid Waste Disposal Act as amended by the Resource Conservation and Recovery Act of 1976 and as may be amended in the future.

(17) *Indirect discharge* or *discharge.* The introduction of pollutants into a POTW from any non-domestic source regulated under section 307(b), (c) or (d) of the Clean Water Act. This includes any hauled or trucked wastes disposed of at a POTW. The source(s) of indirect discharge shall be the transporter and generator of the waste.

(18) *Industrial user* or *user.* A source of indirect discharge.

(19) *Industrial waste.* Waste generated from commercial or industrial sources that is not defined herein as domestic-only waste or grease interceptor waste. May include, but not be limited to grit trap waste, sand trap waste, chemical and portable toilet waste, wash water, cooling water, process wastewater, etc.

(20) *Industrial waste source.* A generator of industrial waste.

(21) *Interference.* A discharge which, alone or in conjunction with a discharge or discharges from other sources, both:

a. Inhibits or disrupts the POTW, its treatment processes or operations, or its sludge processes, use or disposal; and

b. Therefore is a cause of a violation of any requirement of the POTW's NPDES permit (including an increase in the magnitude or duration of a violation) or of the prevention of sewage sludge use or disposal in compliance with the following statutory provisions and regulations or permits issued thereunder (or more stringent state or local regulations): Section 405 of the Clean Water Act, the Solid Waste Disposal Act (SWDA) (including Title II, more commonly referred to as the Resource Conservation and Recovery Act (RCRA), and including state regulations contained in any state sludge management plan prepared pursuant to Subtitle D of the SWDA) the Clean Air Act, the Toxic Substances Control Act, and the Marine Protection, Research and Sanctuaries Act.

(22) *Individual wastewater disposal system.* A septic tank, cesspool or similar self-contained receptacle or facility which collects and/or treats or otherwise disposes of domestic, residential wastewater and which is not connected to the wastewater treatment system of the POTW.

(23) *Instantaneous maximum allowable discharge limit.* The maximum concentration of a pollutant allowed to be discharged at any time, determined from the analysis of any discrete or composited sample collected, independent of the industrial flow rate and the duration of the sampling event.

(24) *Liquid waste hauler.* Any person that transports and disposes of domestic-only, grease interceptor wastes, and/or industrial wastes. Also see transporter.

(25) *mg/l.* Milligrams per liter.

(26) *Manifest.* A written document required by the control authority that specifies, among other things, the source and nature of wastes to be discharged to the designated disposal station.

(27) *Manifest system.* A system consisting of a document that records information and data on the generation, transportation, and disposal of waste.

(28) *Pass through.* A discharge which exits the POTW into a waters of the United States in quantities or concentrations which, alone or in conjunction with a discharge or discharges from other sources, is a cause of a violation of any requirement of the POTW's NPDES permit (including an increase in the magnitude or duration of a violation).

(29) *Permit.* The formal written document issued by the control authority authorizing a person to discharge hauled waste at a POTW designated disposal station.

(30) *Permittee.* A person granted a permit includes officers, employees, agents, representatives and others acting on behalf or for the benefit of the permittee under the permit.

(31) *Person.* An individual, partnership, copartnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity, or any other legal entity; or their legal representatives, agents, or assigns. The definition includes all federal, state, and local governmental entities.

(32) *Publicly-owned treatment works* or *POTW.* A treatment works as defined by section 212 of the Act, which is owned by a state or municipality (as defined by section 502(4) of the Act). This definition includes any devices and systems used in the storage, treatment, recycling and reclamation of municipal sewage or industrial wastes of a liquid nature. It also includes sewers, pipes, and other conveyances only if they convey wastewater to a POTW treatment plant. The term also means the municipality as defined in section 502(4) of the Act, which has jurisdiction over the indirect discharges to and the discharges from such a treatment works.

(33) *POTW treatment plant.* That portion of the POTW which is designed to provide treatment (including recycling and reclamation) of municipal sewage and industrial waste.

(34) *Transporter.* The user authorized by the control authority to pick-up, transport, and dispose of wastes at the POTWs designated disposal station. A source of indirect discharge.

(35) *TSS.* Total suspended solids.

(36) *Vehicle.* A mobile device in which or by which liquid waste may be transported upon a public street or highway.

(Ord. No. 2016-09 , § 2(Exh. A), 6-9-2016)

Sec. 29-62. Hauled waste permit application.

(a) *Application repaired.* A person who desires a permit must make application on a form provided by the control authority. If a person fails to submit an application as required or the person submits an incomplete application to the control authority, the person shall be prohibited from transporting and disposing of hauled or trucked waste to the POTW until such time as the control authority determines that the applicant has fulfilled all application requirements and a valid, current permit is issued.

An application shall contain the following information:

(1) A statement of the company/individual's name, address, telephone number and date of application. If the applicant is a other than an individual, the control authority may require additional information regarding officers, general partners, etc.

(2) Individual providing the information and his/her title and telephone number.

(3) Identification of all vehicles owned and/or operated by the applicant and the holding capacity thereof, to be used in connection with the trucking or hauling of waste. Such identification to include vehicle make, model, model year, vehicle identification number (VIN number), motor vehicle registration license plate number and liquid waste hauling capacity.

(4) A certificate of inspection by the control authority, county health department or applicable regulatory agency for all vehicles identified above. The inspection shall verify that at the time of inspection that: *The vehicle had a tank or body for the holding of wastes so constructed and maintained as to be completely spill and leak proof.*

(5) The address where the vehicles used in connection with the business or in transporting any wastes will be stored or parked when not in use.

(6) A listing of all disposal sites used for transport and disposal of trucked or hauled wastes by the applicant at the time this application is completed.

(7) A listing of the waste types (domestic-only, grease interceptor, industrial, etc.) and monthly discharge amounts that are expected to be transported and disposed of at the POTW. If industrial waste, describe waste type(s) and source(s).

(8) Proof of all required insurance coverages.

(9) Any other information deemed necessary by the control authority.

(b) *Re-application required.* A user with an expiring hauled waste discharge permit shall apply for hauled waste discharge permit re-issuance by submitting a complete permit application, within 60 days prior to expiration of the existing permit. Reapplication shall be in a form and manner prescribed by the control authority. At a minimum the permittee shall update all information from the previous application that has not been previously provided to the control authority.

Failure to submit a new application as required or an incomplete application shall cause the control authority to prohibit the transport of hauled or trucked waste to the POTW by the permittee upon expiration of the current, valid permit.

(c) *Application signatories and certification.* All wastewater discharge permit applications and reports must be signed by the transporter and contain the following certification statement (excluding manifests):

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

(Ord. No. 2016-09 , § 2(Exh. A), 6-9-2016)

Sec. 29-63. Hauled waste permit.

(a) *Permit required.* It shall be unlawful for any person to operate or cause to be operated a vehicle for the purpose of transporting and disposing hauled or trucked waste to the POTW without a current, valid permit issued by the control authority.

The permit issued by the control authority shall authorize the permittee to transport and dispose of trucked and hauled wastes to the designated disposal station of the POTW. The permit shall specifically control:

(1) The wastes authorized for transport and disposal at the POTW;

(2) The vehicles owned and/or operated by the permittee that are authorized to transport and dispose of waste at the POTW;

(3) The pretreatment standards and requirements with which the permittee must comply;

(4) Any other requirements or conditions imposed on the permittee by the control authority for the transport and disposal of trucked and hauled waste to the POTW.

(b) *Permit contents.* No transporter shall discharge wastewater to the P0TWs designated disposal station without first obtaining a hauled waste discharge permit from the control authority.

Obtaining a hauled waste discharge permit does not relieve a permittee of its obligation to comply with all federal and state pretreatment standards or requirements or with any other requirements of federal, state, and local law.

The permits required shall, at a minimum, contain the following provisions:

(1) Permittee's name and address;

(2) Applicable legal authority;

(3) Identification of the POTW designated disposal station;

(4) Statement of non-transferability;

(5) Re-application requirements;

(6) Effective and expiration date of the permit;

(7) Definitions;

(8) Listing of authorized vehicles owned and/or operated by permittee that are allowed to transport and dispose of waste at the POTW;

(9) Specific prohibitions and applicable pretreatment standards and requirements;

(10) Listing of authorized waste types that the permittee may discharge;

(11) Sampling, analysis and reporting requirement;

(12) Special requirements for transporters of trucked or hauled waste;

(13) General permit requirements;

(14) A statement of applicable civil and criminal penalties for violation of any conditions, requirements, or standards;

(15) Any other requirements, limitations, or conditions deemed necessary by the control authority.

(c) *Hauled waste discharge permit decisions.* The control authority will evaluate the data furnished by the user and may require additional information. Within 30 days of receipt of a complete hauled waste discharge permit application, control authority will determine whether to issue a hauled waste discharge permit. The control authority may deny any application for a hauled waste discharge permit.

(d) *Wastewater discharge permit transfer.*

(1) *Option 1.* Hauled waste discharge permits, issued under this rule, may not be transferred, sold, traded, assigned, or sublet by the permittee. Hauled waste discharge permits shall be voidable upon cessation of operations or transfer of business ownership. The hauled waste discharge permit issued to a particular user is void upon the issuance of a new hauled waste discharge permit to that user.

(2) *Option 2.* Hauled waste discharge permits, issued under this rule, may not be transferred, sold, traded, assigned, or sublet by the permittee unless the permittee notifies the city in writing, at least 30 days prior to the requested change and the city provides written approval of the change.

(e) *Hauled waste discharge permit modification.* The control authority may modify a hauled waste discharge permit issued under this rule, for good cause, including, but not limited to, the following reasons:

(1) To incorporate any new or revised federal, state, or local pretreatment standards or requirements;

(2) Material or substantial alterations or additions to the discharger's operation processes, or discharge volume or character which were not considered in drafting the effective permit;

(3) A change in any condition in either the discharge or the POTW that requires either a temporary or permanent reduction or elimination or the authorized discharge;

(4) Violation of any terms or conditions of this permit;

(5) Misrepresentation or failure to disclose fully all relevant facts in the permit application or in any required reporting;

(6) Information indicating that the authorized discharge poses a threat to the POTW, POTW personnel or the receiving waters to which the POTW discharges;

(7) To correct typographical or other errors in the permit; or

(8) To respond to requests of the permittee for modifications.

(f) *Wastewater discharge permit revocation.* The control authority may revoke a hauled waste discharge permit for good cause, including, but not limited to, the following reasons:

(1) Violation of any term or condition of this division, or applicable state or federal laws or regulations;

(2) Obtaining a permit by misrepresentation or failure to disclose fully all relevant facts in either the permit application or any required report;

(3) Promulgation of a more stringent pretreatment standard by state or federal agencies having jurisdiction over receiving waters;

(4) Changes in the processes used by the permittee or changes in the discharge volume or character; changes in design or capability of the POTW;

(5) Failure to pay charges or fines;

(6) Failure of the permittee to report an accidental discharge;

(7) Permittees increasing the use of wash down water or otherwise diluting the permitted waste for the purpose of meeting discharge limitations or requirements;

(8) Falsification by the permittee of any permit, report, manifest information or records required by this permit or the implementing ordinance;

(9) Failure of the permittee to report significant changes in operations or hauled waste characteristics; tampering by the permittee with POTW monitoring or sampling equipment;

(10) Refusing to allow the control authority timely access to the permittee's facility premises, vehicles or records;

(11) Failure to complete a wastewater discharge permit application or manifest as required; or

(12) Any other grounds for revocation or suspension as may be allowed by law or ordinance.

(Ord. No. 2016-09 , § 2(Exh. A), 6-9-2016)

Sec. 29-64. General hauled wastewater/transporter requirements.

(a) *Prohibited discharge standards.* In addition to the prohibited discharge standards that apply to all users, the permittee covered by these rules shall not discharge any wastes to the POTW that:

(1) Are liquid, semi-liquid, or solid waste (or combination of wastes) which because of its quantity, concentration, physical, chemical, or infectious characteristics may:

a. Have any of the following characteristics: Toxic, corrosive, an irritant, a strong sensitizer, flammable or combustible, explosive, or otherwise capable of causing substantial personnel injury or illness; and/or

b. Pose a substantial hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise improperly managed, or is identified or listed as a hazardous waste as defined by the U.S. Environmental Protection Agency (EPA) pursuant to the Federal Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976e and as may be amended in the future.

(2) Are generated from any user that performs operations or is otherwise covered by pretreatment standards specified at 40 CFR chapter I, subchapter N (Categorical Industrial Users), unless the permittee is specifically authorized to pick up and dispose of such wastes from the generator. The

categorical industrial user must be authorized by the control authority to dispose of process wastewater at the POTW.

(3) Are discharged to the POTW in a manner or location that is other than that authorized by the permit.

(b) *Limitations for authorized disposal of specific wastes.* The control authority shall establish all conditions, requirements, and standards as deemed necessary for the disposal of domestic-only, grease interceptor, industrial, and categorical industrial user generated wastes at the POTW by a permittee.

(c) *POTW contact information.* Discharging of hauled or trucked waste to the designated disposal station shall be allowed only under the supervision of the control authority and during the hours specified by the control authority. Transporters shall obey all POTW safety and traffic regulations while on the treatment plant site. All notifications required under this rule or the permit and shall be made as follows:

On-site notifications:

Noel Bernal, Assistant City Manager
400 Porter Street
Taylor, Texas 76574
512-352-3675

Mailing of required reports, applications, etc.:

Taylor City Hall
400 Porter Street
Taylor, Texas 76574
512-352-3675

(d) *Liquid waste vehicle maintenance/operations.*

(1) A liquid waste transporter shall:

a. Maintain tanks, pumps, valves, hoses, racks, cylinders, diaphragms, pipes, connections, and other appurtenances on a vehicle in good repair and free from leaks;

b. Provide a safety plug or cap for each tank; and

c. Ensure that the vehicle exterior is clean at the beginning of each work day (prior to entry to the POTW);

d. Clean the inside of tanks to ensure that non-permitted residual wastes are not left in the tank and allowed to mix with permitted wastes.

(2) A liquid waste transporter's vehicle shall be inspected by the control authority or applicable regulatory agency, prior to the issuance of a permit. To qualify for a permit, the permittee shall ensure that all vehicles covered by the permit comply with the following requirements:

a. The sample tank shall be an integral part of a vehicle to transport liquid waste. Portable tanks or other containers temporarily installed in vehicles are prohibited (unless prior approval is obtained from the control authority, e.g. portable toilets);

b. Piping, valves, and connectors (excluding the discharge hose) shall be permanently attached to tank and/or vehicle;

c. Tanks must be liquid tight and tanks constructed so that every interior and exterior portion can be easily cleaned;

d. Opening of tank to be constructed so that collected waste will not spill during filling, transfer, transport or disposal;

e. Outlet connections to be constructed so that no liquid waste will leak, run, or spill out from the vehicle;

f. Outlets to be of a design and type suitable for the liquid waste handled and capable of controlling flow or discharge without spillage and undue spray on or flooding of immediate surroundings while in use; and

g. Pumps, valves, cylinders, diaphragms, and other appurtenances to be of a design and type suitable for the type of waste handled, capable of operation without spillage, spray, or leakage, and capable of being easily disassembled for cleaning.

(3) Vehicles for which permits have been issued are subject to subsequent inspection by control authority personnel when they are discharging wastes to the POTW or on POTW facility grounds. Any items of nonconformance regarding the condition of the vehicle, which have developed since the permit was issued, may be noted by the control authority and a written notice shall be sent to the permittee notifying him of the need to correct the deficiency within a specific time limit.

(4) Vehicles for which a permit has been issued must display the current, valid permit during the discharge of wastes to the POTW such that it can be seen from the outside of the vehicle by the control authority.

(Ord. No. 2016-09 , § 2(Exh. A), 6-9-2016)

Sec. 29-65. Reporting requirements.

(a) *Manifests Required.*

(1) *[Completing a manifest.]* It is unlawful for any permittee to discharge hauled or trucked waste at the POTW without first completing a manifest. The permittee must provide a copy of the manifest to the control authority for each generator from which waste is obtained. The manifest form used shall be approved for use by the control authority. This manifest shall include, at a minimum:

a. The name of the transporter/permittee and vehicle identification information;

b. Permit number of the permit issued by the control authority;

c. Signature of the transporter, date of discharge, and certification;

d. The name, addresses, phone number, date and time each waste was pick-up for each generator;

e. The volume and characteristics of each waste picked-up, as appropriate. The form shall identify the type of waste.

(2) *Manifest system.* The permittee shall complete one manifest or appropriate section of the manifest for each location serviced.

a. A copy of the manifest may be provided to the generator at the time of waste collection;

b. A copy of the completed manifest shall be signed and dated by the permittee at the time of disposal. A copy shall be maintained by the permittee; and

c. A copy of the completed manifest shall be provided to the control authority by the permittee prior to disposal.

(b) *Self-monitoring reports.* The control authority shall establish all sampling and monitoring requirements as deemed necessary for the disposal of domestic-only, grease interceptor, industrial, and categorical industrial user generated wastes at the POTWs designated disposal station by a permittee. All self-monitoring reports shall include the certification specified in section 29-62(b).

(c) *Reports of changed conditions.* The permittee must notify the control authority, in writing, of any planned significant changes to the permitee's operations or system which might alter the nature or quality of its wastewater prior to discharge to the POTWs designated disposal system.

(1) The control authority may require the user to submit such information as may be deemed necessary to evaluate the changed condition, including the submission of a new discharge permit application.

(2) The control authority may issue a wastewater discharge permit or modify an existing wastewater discharge permit in response to changed conditions or anticipated changed conditions.

(d) *Reports of potential problems.*

(1) In the case of any discharge, including, but not limited to, accidental discharges, spills, discharges that are suspected to be of a waste type, characteristic and/or nature not specifically authorized under the permit, that may cause potential problems for the POTW, the transporter shall immediately cease discharge and immediately notify the control authority of the incident. This notification shall include a description of the type of waste, characteristic, or other information that alerted the transporter to the potential problem, volume discharged, and corrective actions taken by the transporter.

(2) Within five calendar days following such discharge, the permittee shall, submit a detailed written report describing the cause(s) of the discharge and the measures to be taken by the user to prevent similar future occurrences. Such notification shall not relieve the user of any expense, loss, damage, or other liability which may be incurred as a result of damage to the POTW, natural resources, or any other damage to person or property; nor shall such notification relieve the user of any fines, penalties, or other liability which may be imposed. The control authority may waive this requirement if the permittee fully complies with paragraph (d)(1) of this section and the control authority determines that the incident is minor.

(3) A notice shall be permanently posted on the user's bulletin board or other prominent place advising employees whom to call in the event of a discharge described in paragraph (d)(1), above. Employers shall ensure that all employees, who may cause such a discharge to occur, are advised of the emergency notification procedure.

(e) *Notice of violation/repeat sampling and reporting.* When sampling is performed by the permittee, and analysis of the sample indicates a violation known to the permittee prior to discharge, the permittee shall prevent the discharge to the POTW. Where sample results are received by the permittee subsequent to discharge, the permittee shall notify the POTW within 24 hours of becoming aware of the violation. The permittee shall not discharge any wastewater from the generator(s) of the wastewater in which a violation was shown, without future prior notice to the POTW until such time that this reporting requirement is discontinued by the control authority.

The permittee shall submit to the POTW a written explanation of the violation and what steps shall be taken to prevent such violations in the future. The submittal shall be made within 30 calendar days of becoming aware of the violation.

The permittee will be required to provide the control authority with additional documentation attesting to the proper disposal of any rejected load that is transported by the permittee.

(f) *Analytical requirements.* All pollutant analyses, including sampling techniques, to be submitted as part of a wastewater discharge permit application or report shall be performed in accordance with the techniques prescribed in 40 CFR Part 136.

(g) *Sample collection.* The control authority may require the permittee to collect samples of the waste discharged into the designated disposal system and to periodically test and analyze such samples for the purpose of determining whether the provisions of the permit, this division are being complied with. When required by the control authority, transporters shall obtain a sample of waste at the time of discharge.

Sample collection must use procedures and techniques as approved by the control authority. Except as indicated below, the user must collect wastewater samples using a composite sample. For sampling of hauled or trucked waste, a time composite sample shall generally be employed. The sample collection requirements shall be specified by the control authority. A time composite sample shall consist of a minimum of three grab samples, composited into a single sample. The first sample shall be collected at the beginning of discharge, a second grab when the discharge is approximately 50 percent complete and a third sample when the discharge is approximately 90 percent complete. The POTW shall require the hauler to increase the number of grab samples if the POTW believes that the resultant sample is not representative.

Grab samples may be authorized to show compliance with instantaneous discharge limits or where the control authority determines that the vehicle tanks are well mixed and grab samples are representative of the discharge.

Samples for oil and grease, temperature, pH, cyanide, phenols, sulfides, and volatile organic compounds must be obtained using grab collection techniques.

(h) *Timing.* Written reports will be deemed to have been submitted on the date received by the control authority or date of postmark.

(i) *Record keeping.* Users subject to the reporting requirements of this division shall retain, and make available for inspection and copying, all records of information obtained pursuant to any monitoring activities required by this rule or the permit, and any additional records of information obtained pursuant to monitoring activities undertaken by the user independent of such requirements. Records shall include the date, exact place, method, and time of sampling, and the name of the person(s) taking the samples; the dates analyses were performed; who performed the analyses; the analytical techniques or methods used; and the results of such analyses. These records shall remain available for a period of at least three years. This period shall be automatically extended for the duration of any litigation concerning the user or where the user has been specifically notified of a longer retention period by the control authority.

(Ord. No. 2016-09 , § 2(Exh. A), 6-9-2016)

Sec. 29-66. Compliance monitoring.

(a) *Right of entry: inspection and sampling.* The control authority shall have the right to enter the premises of any user or inspect any vehicle or equipment used by the permittee to determine whether the user is complying with all requirements of this division. User shall allow the control authority ready access to all pans of the premises and vehicles for the purposes of inspection, sampling, records examination and copying, and the performance of any additional duties.

Where a user has security measures in force which require proper identification and clearance before entry into its premises or vehicle, the user shall make necessary arrangements with its security guards so that, upon presentation of suitable identification, the control authority will be permitted to enter without delay for the purposes of performing specific responsibilities.

The control authority shall have the right to set up on the user's property or vehicles, or require installation of, such devices as are necessary to conduct sampling and/or metering of the user's operations.

The control authority may require the user to install monitoring equipment as necessary. The user's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the user at its own expense. All devices used to measure wastewater flow and quality shall be calibrated to ensure their accuracy.

Any temporary or permanent obstruction to safe and easy access to the users equipment to be inspected and/or sampled shall be promptly removed by the user at the written or verbal request of the control authority and shall not be replaced. The costs of clearing such access shall be borne by the user.

Delays in allowing the control authority access to the user's premises or vehicles shall be a violation of this rule.

(b) *Search warrants.* If the control authority has been refused access to a building, structure, property, vehicle, or any part thereof, and is able to demonstrate probable cause to believe that there may be a violation of this rule, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program of the control authority designed to verify compliance with this division, permit issued hereunder, or to protect the overall public health, safety and welfare of the community, then the control authority may seek issuance of a search warrant.

(Ord. No. 2016-09 , § 2(Exh. A), 6-9-2016)

Sec. 29-67. Supplemental requirements.

(a) *Performance bonds.* The control authority may decline to issue or reissue a wastewater discharge permit to any user who has failed to comply with any provision of this division, a previous wastewater discharge permit, unless such user first files a satisfactory bond, payable to the city, in a sum not to exceed a value determined by the control authority to be necessary to achieve consistent compliance. All liquid waste haulers shall be bonded in an amount of at least $25,000.00, indemnifying the public against damages sustained by any reason; any spill, dumping or discharge of any liquid waste, hazardous waste, or incompatible waste within the jurisdictional limits of the city. Proof of bonding shall be provided to the control authority at time of permit application.

(b) *Liability insurance.* The control authority may decline to issue or reissue a wastewater discharge permit to any user who has failed to comply with any provision of this division, a previous wastewater discharge permit, unless the user first submits proof that it has obtained financial assurances sufficient to restore or repair damage to the POTW caused by its discharge. The permittee shall furnish proof of liability insurance for public liability and property damage and for bodily injury or death growing out of any one accident or any other cause in a minimum sum of $250,000.00 for one person with an annual aggregate limit of $500,000.00 for two or more persons; and in addition, shall provide damage liability insurance in a minimum of $100,000.00 for property damage growing out of any one accident or other cause or an alternative to the above, provide combined limit for bodily injury/death or property damage in the sum of $500,000.00.

Such public liability and property damage insurance shall protect against loss from liability imposed by law for damages on account of bodily injury, including death resulting therefrom, suffered or alleged to have been suffered by any person or persons whatsoever resulting directly or indirectly from any acts or activity of licensee, or any person acting for licensee, or under licensees control or direction and also to protect against loss from liability imposed by law for damages to any property of any person caused directly or indirectly by acts or activities of licensee or any person acting for licensee or under licensees control or direction.

(c) *Surety bond.* The control authority may decline to issue or reissue a wastewater discharge permit to any user unless the user first executes and deposits with the control authority a surety bond in the sum of $1,000.00 executed by user and a corporate surety authorized to issue bonds in the State of Texas. The bond shall be conditioned that the permittee will conduct the hauled waste business in accordance with all local state, and federal, and that the permittee will fully comply with the provisions of the permit, and that the permittee will pay for all costs of cleanup or of any spill resulting from his operations, will promptly pay all sewer use and high strength surcharge owed to the control authority as they come due, and will pay for the repair of facilities of the city damaged by the permittee.

(d) *Public nuisances.* A violation of any provision of this division or a previous wastewater discharge permit is hereby declared a public nuisance and shall be corrected or abated as directed by the control authority. Any person(s) creating a public nuisance shall be subject to the provisions of state law and city ordinance governing nuisances, including reimbursing the city for any costs incurred by removing, abating, or remedying said nuisance.

(Ord. No. 2016-09 , § 2(Exh. A), 6-9-2016)

Secs. 29-68—29-70. Reserved.

ORDINANCE NO. 2021-32

THIS ORDINANCE AMENDS ORDINANCE NO. 9-2-1937, SECTION 1, ORDINANCE NO. 2017-06, ORDINANCE NO. 2016-09 AND CHAPTER 29, ARTICLE III OF THE TAYLOR CITY CODE TO PROVIDE UNIFORM REQUIREMENTS FOR SEWER AND SEWAGE WITH REGARD TO THE INDIRECT DISCHARGE OF DOMESTIC, COMMERCIAL, AND INDUSTRIAL WASTES TO THE PUBLICLY OWNED TREATMENT WORKS OF THE CITY OF TAYLOR; PROVIDING AN EFFECTIVE DATE; PROVIDING A PENALITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING A SAVINGS CLAUSE.

WHEREAS, the City Council of the City of Taylor desires to amend requirements for indirect discharge of domestic, commercial and industrial wastes to the publicly owned treatment works of the City of Taylor; and

WHEREAS, the City of Taylor deems the following regulations recommended to the City Council to be reasonable and necessary; and

WHEREAS, it is in the best interest of the residents of the City of Taylor, Texas, that it shall uniform requirements for indirect dischargers of domestic, commercial and industrial wastes to the publicly owned treatment works of the City of Taylor.

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

SECTION 1. All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

SECTION 2. The City Council hereby repeals the previously adopted Ordinance 9-2-1937 Section 1, Ordinance No. 2017-06, Ordinance No. 2016-09, and the entirety of Chapter 29, Article III of the Taylor City Code and replaces it with the provisions now set forth in Exhibit "A" attached hereto and incorporated in this Ordinance as though fully transcribed herein for all purposes.

SECTION 3. Prior ordinances of the City or the Taylor City Code dealing with or applicable to the requirements for indirect

discharge of domestic, commercial, and industrial waste to the publicly owned treatment works of the city are hereby amended to the extent of any conflict herewith, and all ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any code or ordinance of the City, the terms and provisions of this Ordinance shall govern.

SECTION 4. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction shall be subjected to a fine not to exceed the sum of Five Hundred and No/100 Dollars ($500.00) for each offense, except where a different penalty has been established by State law for such offense in which event the penalty shall be fixed by state law and if deemed a violation of any provision which governs fire safety, zoning or public health or sanitation shall be punished by a penalty of fine not to exceed the sum of Two Thousand and No/100 Dollars ($2,000.00) for each offense; and each and every day such violation is continued shall be deemed to constitute a separate offense.

SECTION 6. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases , clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

In accordance with Article VIII, Section 1 of the City Charter, Ordinance No. 2021-32 was introduced before the Taylor City Council on the 23rd day of September, 2021.

PASSED, APPROVED, and ADOPTED on this _____ day of _____, 2021.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

APPROVED AS TO FORM:

_____
Ted W. Hejl, City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2021-32, passed and approved by the City Council of the City of Taylor, Texas, on the ____ day of _____, 2021, 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 on this ____ day of _____, 2021.

_____
Dianna Barker
City Clerk

City Council Meeting
October 14, 2021
Transmittal Letter

STRATEGIC PILLAR

☒ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Agenda Item #: 6

Agenda Title: **Consider Resolution R21-38 Expressing Official Intent to Reimburse for Certain Costs Related to the City's Water and Sewer System, City Streets, City Park and Recreation Facilities, City Drainage Facilities, and Other Related Items**

Council Action to be taken: Approve by Consent

Department Submitted: Finance

Staff Contact: Jeffrey Wood, Director of Finance

1. PURPOSE/DESCRIPTION

Staff is asking for approval of Resolution R21-38 to allow for the reimbursement of any costs incurred prior to the actual bond issuances for the Water and Sewer System, City Streets, City Park and Recreation Facilities, City Drainage Facilities, and Other Related Items including equipment.

This resolution will allow the City to reimburse itself with debt proceeds in the amount not to exceed $6,000,000. The City will use available fund balances to provide the short-term cash flow needed to allow these debt-funded activities to begin prior to actual receipt of the bond proceeds.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City of Taylor has taken similar action to express its official intent to reimburse itself from future debt proceeds for costs incurred prior to such debt issuance, most recently in July 2016. The City intends to issue debt that is supported by utility user fees, property tax collections, and other revenues between January 1 and May 1, 2022. Such debt issues take 90-120 days to complete, and this resolution allows the City to expend money for purposes of these debt issuances prior to receiving the debt proceeds and to subsequently reimburse the City from the debt proceeds for such expended money.

The resolution sets a maximum amount of $6,000,000 that may be spent prior to the debt issuance. Staff anticipates that the timing of the various debt issuances will result in less than this amount being spent at any one time prior to issuance.

3. PROS and CONS

PROS	CONS
• Allows certain projects to begin prior to the actual sale of the debt instruments to meet time constraints related to the specific projects • Allows equipment to be purchases and/or ordered prior to the actual sale of the debt instruments • The resolution sets a maximum amount of fund balance that staff can spend prior to the issuance of debt	• Reduces the amount of fund balance available for emergency situations until the debt proceeds are received

4. RECOMMENDATION

Staff recommends that Council approve Resolution 21-38 as part of the Consent Agenda

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

Council can choose to not approval the resolution and require staff to wait until the debt proceeds are received prior to expending any funds for the projects related to the debt

8. ATTACHMENTS

6a. Resolution R21-38

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS '
COUNTY OF WILLIAMSON '
CITY OF TAYLOR '

I, the undersigned City Secretary of the City of Taylor, Texas, hereby certify as follows:

1. The City Council of said City convened in Regular Session on _____, 2021, at the regular meeting place thereof, and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Brandt Rydell, Mayor
Gerald Anderson, Mayor Pro Tem
Mitchell Drummond, Councilmember
Robert Garcia, Councilmember
Dwayne Ariola, Councilmember

and all of said persons were present, except for the following: _____; thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written Resolution entitled

RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE FOR CERTAIN COSTS RELATED TO THE CITY'S WATER AND SEWER SYSTEM, CITY STREETS, CITY PARK AND RECREATION FACILITIES, CITY DRAINAGE FACILITIES, AND OTHER RELATED ITEMS

was duly introduced for consideration and passage on first reading. It was then duly moved and seconded that said Resolution be passed on first reading; and, after due discussion, said motion, carrying with it the passage of said Resolution, prevailed and carried by the following vote:

AYES: _____

NOES: _____

2. A true, full and correct copy of the aforesaid Resolution passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Resolution has been duly recorded in the official minutes of said City Council; the above and foregoing paragraph is a true, full and correct excerpt from said minutes of said meeting pertaining to the passage of said Resolution; the persons named in the above and foregoing paragraph, at the time of said meeting and the passage of said Resolution, were the duly chosen, qualified and acting officers and members of said City Council as indicated therein; each of said officers and members was duly and sufficiently notified officially and personally in advance, of the time, place and purpose of the aforesaid meeting and that said Resolution would be introduced and considered for passage at said meeting, and each of said officers and members consented in advance to the holding of said meeting for such purpose; and said meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Tex. Gov't Code Ann., ch. 551.

SIGNED AND SEALED this _____.

_____
City Secretary, City of Taylor, Texas

[CITY SEAL]

RESOLUTION NO. 21-38

RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE FOR CERTAIN COSTS RELATED TO THE CITY'S WATER AND SEWER SYSTEM, CITY STREETS, CITY PARK AND RECREATION FACILITIES, CITY DRAINAGE FACILITIES, AND OTHER RELATED ITEMS

WHEREAS, the City Council of the City of Taylor, Texas (the "City") expects to pay expenditures in connection with the projects described on Exhibit A attached hereto (collectively, the "Project") prior to the issuance of obligations to finance the Project; and

WHEREAS, the City finds, considers and declares that the reimbursement of the City for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Project.

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

Section 1. The City reasonably expects to incur debt, as one or more separate series of various types of obligations, with an aggregate maximum principal amount not to exceed $6,000,000 for the purpose of paying the costs of the Project prior to issuance of such obligations.

Section 2. All costs to be reimbursed pursuant hereto will be capital expenditures. No tax-exempt obligations will be issued by the City in furtherance of this Resolution after a date which is later than 18 months after the later of (1) the date the expenditures are paid or (2) the date on which the property, with respect to which such expenditures were made, is placed in service.

Section 3. The foregoing notwithstanding, no tax-exempt obligation will be issued pursuant to this Resolution more than three years after the date any expenditure which is to be reimbursed is paid.

PASSED, APPROVED AND EFFECTIVE THIS _____.

_____
Mayor
City of Taylor, Texas

ATTEST:

_____
City Secretary
City of Taylor, Texas

EXHIBIT A

Costs associated with the design, construction, expansion, renovation and improvements to the City's water and sewer system

Costs associated with the design, construction, expansion, renovation and improvements to City streets

Costs associated with the design, construction, expansion, renovation and improvements to City park and recreation facilities

Costs associated with the design, construction, expansion, renovation and improvements to City drainage facilities

Other costs related to any of the above projects, including acquisition of equipment

City Council Meeting
October 14, 2021
Transmittal Letter

STRATEGIC PILLAR

☒ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: 7

Agenda Title: **Consider change order with Smith Contracting to perform vegetation clean up in Bull Branch Creek**

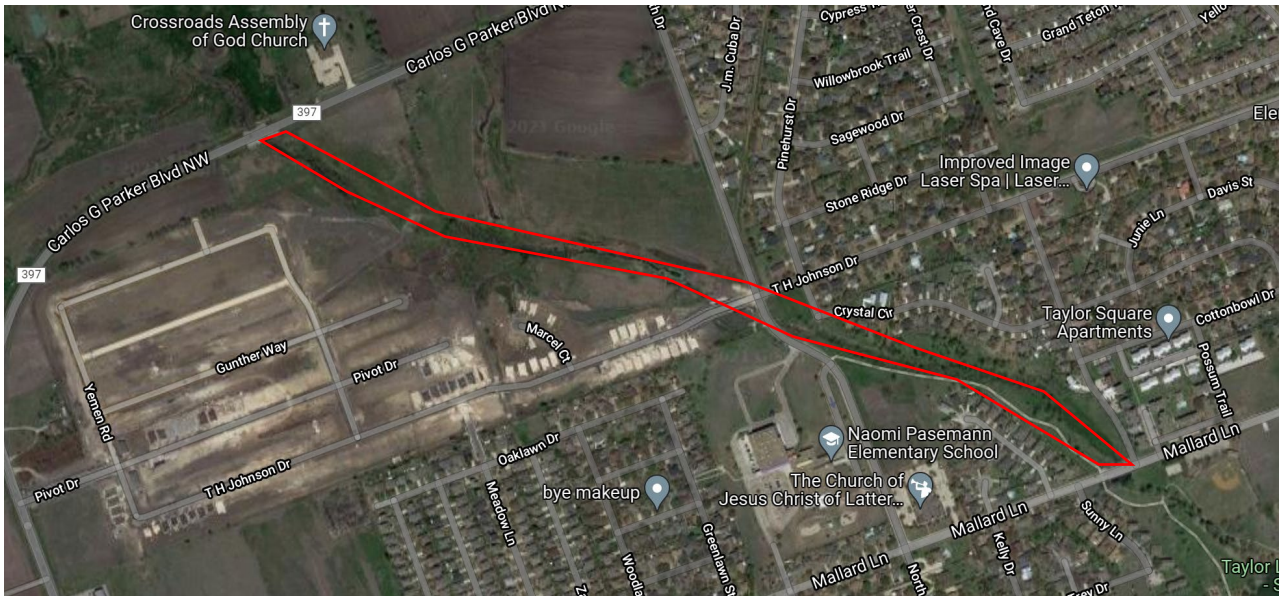
Council Action to be taken: Consider change order

Department Submitted: City Engineering and Public Works

Staff Contact: Jacob Walker, PE, HDR; Jim Gray, Director of Public Works

1. PURPOSE/DESCRIPTION

The purpose of the change order is to clear vegetation along section of Bull Branch Creek from starting at Carlos Parker to Mallard Ln. The work order will take advantage of Smith Contracting that is already mobilized in the City performing current city capital projects such as the First & Royal drainage improvement project. The scope of the project will only involve clearing vegetation in the creek. It will not involve any dredging or grading. This will need for engineering design and possible permitting with the Army Corp of Engineers. This project will mainly concentrate on clearing years of vegetation growth impeding drainage along the creek.



2. BACKGROUND / PRIOR COUNCIL ACTIONS TAKEN

Such section of Bull Branch Creek has had extended vegetation growth needing specialized equipment to remove such robust foliage impeding stormwater runoff.

3. STAFF ANALYSIS (How and Why)

Attached is a change order work authorization from Smith Contracting for the work as described herein. The change order will fall under the State mandated threshold of not to exceed 25% above the current awarded contract for any additional work. Nevertheless, the estimated amount does exceed $50,000 which will need Council approval prior to proceeding. Existing Bond money will pay for such work.

4. RECOMMENDATION

Staff recommends approval of the change order. If approved, work is expected to start end of the month.

5. FUNDING SOURCE

N/A

6. TIMELINE

Please see attachments

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

7a. Change order

Change Order No. 16

Project Name: Taylor 2019 Street Reconstruction	Date of Issuance: 10/05/2021
Project Owner: City of Taylor	Date of Notice to Proceed: 07/13/2020
Project Contractor: Smith Contracting Co., Inc.	Contract Period: 431 days from NTP to substantial completion and 30 more days to Final Completion

Change Order Summary: This change order will add work for Bull Ranch Creek Vegetation Maintenance according to the requirements set forth by the attached memorandum date 10-4-2021 from HDR Engineering to the City of Taylor Public Works department including scope adjustments provided by email on September 29, 2021.

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

Item No.	Item and Description of Changes	Unit	Unit Price	Quantity	Costs
CO 16	North of TH Johnson	LS	$33,913.28	1	$33,913.28
CO 16	South of TH Johnson	LS	$25,469.68	1	$25,469.68
	Total				$59,382.96

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Change Order No. 16

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

Contract Price prior to this Change Order

$5,880,565.23

Contract Time prior to this Change Order

Contract Days - 447 to substantial completion and 477 days to final completion

Net Increase (decrease) of this Change Order

$59,382.96

Net Increase (decrease) of this Change Order

0 days

Revised Contract Price with all approved Change Orders

$5,939,948.19

Revised Contract Time with all approved Change Orders

Contract Days - 447 days to substantial completion and 477 days to final completion

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

Hamlin Cyr II VP

Accepted for Contractor by: — Date: 10-6-21

Clint Bet

Recommended for Approval by (HDR Engineering, Inc.) Construction Inspection: — Date: 10-7-21

Jack E Walker

Recommended for Approval by (HDR Engineering, Inc.) City Engineer: — Date: 10/7/21

Approved for Owner by: — Attest: — Date:

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

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HDR

Memorandum

Date: October 4, 2021

Project: City of Taylor-Vegetation Maintenance

To: Jim Gray, Public Works Director, City of Taylor

From: Bryan Martin, P.E., HDR Engineering, Inc.
Samantha Paul, EIT, HDR Engineering, Inc.

cc: Jacob Walker, P.E., HDR Engineering. Inc.

10-04-2021

STATE OF TEXAS
BRYAN S. MARTIN
94699
LICENSED
PROFESSIONAL ENGINEER

Subject: **Bull Branch Creek Vegetation Maintenance Requirements**

1.0 Introduction

This memorandum summarizes the need for vegetation maintenance along a portion of Bull Branch Creek and provides requirements for selective clearing processes. Approximately 4,750 linear feet of creek channel or roughly 13 acres is substantially overgrown with woody debris and vegetation in between Carlos G Parker Blvd NW and Mallard Lane as shown in **Figure 1**. The height of vegetation varies along the reach, with adjacent grass maintained, as shown in **Figure 4** and **5**. The primary focus of this task is to ensure that the natural channel functions at peak capacity to convey stormwater from the surrounding neighborhoods.

2.0 Selective Maintenance of Vegetation

Selective vegetation maintenance should be employed to maintain channel conveyance capacities while not reducing streambed integrity. This section of stream generally has wide berms and subtle slopes and has easy access from several locations on Carlos G Parker Bld. NW, North Dr., and Mallard Ln. The following requirements shall me met when maintaining vegetation along this reach:

- Vegetation – Cut grass down to roughly 4-6 inches in height.
- Trees - Large trees to remain, trim low canopy limbs back to provide adequate clearance, up to 10 feet, to facilitate mowing equipment. Remove small sapling trees with a diameter 4 inches or less. Tree stumps to remain approximately 4 inches or less in height to not hinder future maintenance efforts
- Soil Disturbance - Existing grass and tree root systems shall not be disturbed; soil and existing sub surface shall remain intact.
- Site Conditions – Maintenance work shall occur in low areas under dry conditions to avoid excessive soil damage and rutting. Contractor to not operate equipment or cause excessive disturbance within areas comprised of standing water or saturated soils.
- Machinery - Machinery shall exclude blading tools used for excavation such as bulldozers or other scraping tools
- Limits of Work - Limits of disturbance shall remain within the City ROW and drainage easements, and shall not exceed area extents as shown in **Figure 1**
- No grading is to take place within the FEMA 100-year floodplain
- Although invasive species are undesirable, invasive species to remain for this maintenance effort

- After completion, hand remove trash and dispose of woody debris and grass cuttings off-site
- USACE Section 404 Permitting – Work if performed per the requirements above can be conducted without the need for a Clean Water Act Section 404 Permit. However, inadvertent displacement of soil is considered by the Corp of Engineers to be a fill activity and thus soil disturbance and rutting must be avoided in USACE jurisdiction, which have not been delineated but are generally assumed to encompass low lying areas along the creek.
- Migratory Bird Treaty Act – The TPWD recommends any vegetation clearing be scheduled outside of the general bird nesting season of March 15th to September 15th; however, if clearing must occur during nesting season, nest surveys should be conducted prior to clearing.
- Texas Antiquities Code or National Historic Preservation Act, Section 106 Requirements – Do not apply if there are no ground disturbing activities.

A site visit was conducted by HDR on September 17th, 2021 to inspect the area. Overgrown vegetation and woody debris dominate the area as shown in **Figures 2-5**.

Figure 1-Vegetation Maintenance Extents

BULL BRANCH CREEK
VEGETATION MAINTENANCE EXTENTS
FIGURE 1
SEPTEMBER 2021

Figure 2: Looking Southeast from North Dr. Bridge Intersection

Figure 3: Overgrown vegetation and woody debris

Figure 4: Large weeds and invasive shrubs present

Figure 5: Several trees present along this reach

Change Order Proposals UPDATED

SMITH CONTRACTING CO., INC.

EXCAVATING • PAVING • CONCRETE • UTILITIES

PROJECT: City of Taylor
DATE: 9/29/2021
DESCRIPTION: Perform work per the Bull Branch Creek Memorandum issued 9-21-21. Updated per revised memorandum dated 9-29-21 to include higher limbing of trees and hand work within any wet areas.

LABOR:

	Quantity	Hours	Rate	Total
Project Management			$50.00	$0.00
Superintendent			$40.00	$0.00
Foreman/Layout/Coordinator			$35.00	$0.00
Operator 1			$22.00	$0.00
Operator 2			$22.00	$0.00
Pipe Layer/Concrete Finisher			$20.00	$0.00
Pipe Layer/Concrete Finisher			$20.00	$0.00
Flaggers, laborer			$18.00	$0.00
Driver 1			$22.00	$0.00
Driver 2			$19.00	$0.00
Foreman/Layout/Coordinator			$52.50	$0.00
Operator 1 ot			$33.00	$0.00
Operator 2 ot			$33.00	$0.00
Pipe Layer/Concrete Finisher ot			$30.00	$0.00
Laborer ot			$30.00	$0.00
Flaggers ot			$27.00	$0.00
Driver 1 OT			$33.00	$0.00
Driver 2 OT			$28.50	$0.00
TOTAL			**LABOR SUBTOTAL**	$0.00

MATERIALS:

	Quantity	Unit	Price	
				$0.00
				$0.00
			MATERIALS SUBTOTAL	$0.00

SUBCONTRACTORS:

	Quantity	Unit	Price	
North of TH Johnson	1	LS	$30,525.00	$30,525.00
South of TH Johnson	1	LS	$22,925.00	$22,925.00
				$0.00
			SUBCONTRACTORS SUBTOTAL	$53,450.00

BID PRICING:

	Quantity	Unit	Price	
				$0.00
			UNIT PRICING SUBTOTAL	$0.00

EQUIPMENT:

	Quantity	Unit	Price	
				$0.00
				$0.00
			EQUIPMENT SUBTOTAL	$0.00

LABOR SUBTOTAL		$0.00
LABOR BURDEN	**55%**	$0.00
LABOR PROFIT & OVERHEAD	**25%**	$0.00
MATERIALS SUBTOTAL		$0.00
MATERIALS PROFIT AND OVERHEAD	**5%**	$0.00
SUBCONTRACTORS SUBTOTAL		$53,450.00
SUBCONTRACTORS PROFIT AND OVERHEAD	**10%**	$5,345.00
UNIT PRICING SUBTOTAL		$0.00
EQUIPMENT		$0.00
EQUIPMENT MARKUP	**10%**	$0.00
SUBTOTAL		**$58,795.00**
BONDING COST	**1%**	**$587.95**
TOTAL		**$59,382.95**

Request additional time of 60 calendar days to current contract expiration.

15308 GINGER STREET ★ AUSTIN, TX 78728 ★ (512) 990-7640 ★ Fax (512) 990-7855

AUSTIN WOOD RECYCLING
3875 E. Whitestone Blvd.
Cedar Park, TX 78613

Ph: (512) 259-7430 Fx: (512) 259-6482
info@austinwoodrecycling.com
www.austinwoodrecycling.com

September 29, 2021

Mr. Hardin Camp
Smith Contracting Co, Inc.
15308 Ginger St.
Austin, TX. 78728
Ph: 512-789-5441
Fx: 512-990-7640
Email: hardincamp@gmail.com

****REVISED****

RE: CITY OF TAYLOR BULL BRANCH CREEK VEGETATIVE CLEARING

Austin Wood Recycling proposes to

Complete the following work along Bull Branch Creek per City of Taylor specifications:

- **Mow all grass/vegetation to height of 4-6 inches.**
- **Remove all trees 4 inches and less.**
- **Trim remaining trees to a height of 10 feet.**
- **Box and haul off all brush.**
- **Work to be completed in +/- 16 days.**

The cost for this service will be: $53,450.00 plus tax if applicable

Note: Any trees in conflict with underground utilities will need to be cut-off at ground level and the root ball(s) will be left in the ground.

*****NOTE: THESE SERVICES DO NOT INCLUDE ANY TYPE OF PERMITS OR SOIL EROSION FENCES, TREE PROTECTION FENCES, DIRT WORK OR GRADING, TRASH HAULING, OR ANY OTHER SERVICE NOT MENTIONED ABOVE.***

PLEASE NOTE: QUOTED PRICES ARE GOOD FOR *ONLY* 60 DAYS.
ALL INVOICES ARE DUE 10 DAYS UPON RECEIPT.
Invoices Past 30 Days Will Be Assessed Finance Charges Equal To 18% Annual Interest (1.5% Monthly)
VENUE FOR ANY AND ALL DISPUTES ARISING OUT OF THIS AGREEMENT WILL BE TRAVIS COUNTY, TEXAS.

Approved & Accepted (PLEASE COMPLETE INFO BELOW & RETURN FOR OUR FILES):

Signed:_____
Name (printed):_____

Title:_____ Date:_____

Physical jobsite address: _____

Name of Project Owner: _____

Owner Address: _____
_____

Ph/Fax/Email: _____

Sincerely,
Clint Welch
Division 1 Manager
AUSTIN WOOD RECYCLING

Best, Clinton

From: Walker, Jacob
Sent: Wednesday, September 29, 2021 10:33 AM
To: Hardin Camp <hardincamp@gmail.com> (hardincamp@gmail.com)
Cc: Hunter Smith; Byron Hendrix; Best, Clinton; Jim Gray
Subject: RE: COT_Vegetation_Memorandum_09-29-2021

Hardin,

Also, since we can't get "in" the water, will y'all be utilizing a boom mower to cut the tall vegetation that's actually inside the water (to the best reach you can with the boom)?

Jacob E. Walker, P.E.
D 512.685.2938 **M** 409.720.8335

hdrinc.com/follow-us

From: Walker, Jacob
Sent: Wednesday, September 29, 2021 8:59 AM
To: Hardin Camp <hardincamp@gmail.com> (hardincamp@gmail.com) <hardincamp@gmail.com>
Cc: Hunter Smith <huntersmith@sccitx.com>; Byron Hendrix <byronh@hcengineer.com>; Best, Clinton <Clinton.Best@hdrinc.com>; Jim Gray (jim.gray@taylortx.gov) <jim.gray@taylortx.gov>
Subject: COT_Vegetation_Memorandum_09-29-2021

Hardin,

Please see updated memo from our engineer after reviewing with environmental compliance and Jim Gray. Changes to the memo are highlighted. Please let me know if you're good with the changes at the price given. Generally, the updates include:

1. Tree trimming up from 3' to 10' clearance per Jim to drive a tractor under
2. Added permitting bullets to make sure we fall under environmental compliance (not rutting up saturated soil & staying on dry land)
3. Timing and specifics of operations to avoid having to get environmental permits.

Also, can you add a # days that would be required on to the total contract for this change order?

Clint – can you send over the actual change order template?

Thank you,

Jacob E. Walker, P.E.
Associate | Project Manager
City of Taylor – City Engineer

HDR
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
D 512.685.2938 **M** 409.720.8335
jacob.walker@hdrinc.com

hdrinc.com/follow-us

City Council Meeting
October 14, 2021
Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☒ Economic Vitality

Agenda Item #: 8

Agenda Title: **Consider Resolution R21-39 regarding tax abatement agreement by and between City of Taylor Texas and Samsung Austin Semiconductor LLC.**

Board Action to be taken: Consider Resolution approving tax abatement agreement

Department Submitted: City Management

Staff Contact: Brian LaBorde, City Manager

1. PURPOSE/DESCRIPTION

In accordance with CHs 311 and 312 of the Tex. Tax Code, for a tax abatement agreement to be entered into a TIRZ zone must be created prior to any consideration. Furthermore, if such agreement shall be within the same zone as a CH 311, the TIRZ Board overseeing such zone shall provide for recommendation for such abatement prior to Council consideration. On Sept 30, TIRZ Board approved resolution to enter into tax abatement agreement with Samsung Austin Semiconductor LLC.

2. BACKGROUND / PRIOR COUNCIL ACTIONS TAKEN

August 26 – Held public hearing and Council adopted resolution updating property tax guidelines. Public hearing notices sent to Taylor Press for tax abatement and TIF zones for Sept 9th Council meeting
Sept 9th – Council held public hearings and first reading of ordinances. Special called meeting was held for second and final reading of CH 312 tax abatement zone.
Sept 10th – 30-day notice for tax abatement agreement was published
Sept 23- 2nd and final reading of CH 311 zone and resolution to establish TIRZ Board # 2
Oct 14- Council consider TIRZ #2 final project and finance plan and tax abatement agreement

3. STAFF ANALYSIS (How and Why)

The tax abatement agreement will be for personal property of the company at the abatement schedule set forth in the abatement agreement.

4. RECOMMENDATION

For Council consideration and approval, a resolution is attached herein reflecting the actions of the Board's recommendation, if accepted.

5. FUNDING SOURCE

N/A

6. TIMELINE

Please see attachments

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

8a. Resolution R21-39 approving tax abatement agreement
8b. Exhibit A: Final project plan for TIRZ #2
8c. Exhibit B: Tax Abatement Agreement

RESOLUTION NO. R21-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A TAX ABATEMENT AGREEMENT BY AND BETWEEN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS AND SAMSUNG AUSTIN SEMICONDUCTOR LLC AUTHORIZING ITS EXECUTION BY THE MAYOR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has been presented a proposed Tax Abatement Agreement by and between the City of Taylor, Williamson County, Texas and Samsung Austin Semiconductor LLC, (the "Agreement") a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, upon full review and consideration of the Agreement, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the Mayor should be authorized to execute the Agreement on behalf of the City of Taylor, Texas;

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

SECTION 1. The Agreement attached hereto having been reviewed by the City Council of the City of Taylor, Texas, and found to be acceptable and in the best interest of the City and its citizens, be, and the same is hereby, in all things approved, and the Mayor is hereby authorized to execute the Agreement on behalf of the City of Taylor, Texas.

SECTION 2. The City Council finds that the use of the Premises described in the Agreement will enhance the economic vitality of the community through a combination of new capital investment, increased sales tax revenues, and the creation of additional job opportunities.

SECTION 3. The use of the Premises is consistent with and will accomplish the tax abatement guidelines of the City of Taylor, Texas

SECTION 4. The City Manager delivered to the presiding officer of the governing body of each taxing unit in which the property subject to the Agreement is located, a written notice that the City of Taylor, Texas, intends to enter into the Agreement. The notice given by the City Manager included a copy of the Agreement approved by this Resolution.

SECTION 5. The City of Taylor as required by Tax Code Section 312.207 caused notice to be posted of the meeting at which the Agreement is to be approved by the City Council.

SECTION 6. This Resolution and the Tax Agreement are hereby approved by the affirmative vote of the majority of the members of the City Council of the City of Taylor, Texas, at a regularly scheduled meeting of the City Council.

SECTION 7. This resolution shall take effect from and after its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Taylor, Texas, on the 14th day of October, 2021.

CITY OF TAYLOR, TEXAS

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

REINVESTMENT ZONE NO. TWO

CITY OF TAYLOR (the "TECHNOLOGY ZONE")

PROJECT AND FINANCING PLAN

September 24, 2021
EXHIBIT "A"

1. INTRODUCTION

1.1 Authority and Purpose

The City of Taylor, a Texas Home Rule City (the "City"), has the authority under Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the "Act") to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction ("ETJ") of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the "City Council") determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the zone is feasible, and that creation of the zone is in the best interest of the City and the property in the zone. The purpose of the zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, the administration of one or more programs for the public purposes of developing and diversifying the economy of the zone, eliminating unemployment and underemployment in the zone, and developing or expanding transportation, business, and commercial activity in the zone, including programs to make grants and loans from the tax increment fund of the zone in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone, and other projects benefiting the zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

1.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if it is predominantly open or undeveloped and, because of obsolete platting, deterioration of structure or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is "used for residential purposes" (defined by the Act as follows: "…property is used for residential purposes if it is occupied by a house having fewer than five living units …") or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

1.3 Proposed Zone

The City Council intends to create a tax increment reinvestment zone to be known as "Reinvestment Zone No. Two, City of Taylor (the "Technology Zone") (the "Zone") that includes approximately 1,074.1 acres of land (the "Property") as described by metes and bounds on **Appendix A**. The City Ordinance designating this Zone provides that the City will participate in the Zone by contributing annually up to Ninety-Three- and One-Half percent (93.5%) of the City's Tax Increment from real property ad valorem taxes in the Zone assessed and collected for Tax Years beginning January 1, 2021 and continuing until termination of the Zone.

Samsung Austin Semiconductor LLC (the "Developer") intends to purchase the Property and construct in phases in the Zone a new manufacturing facility for semiconductor wafer fabrication consisting of one or more buildings containing a 300-millimeter semiconductor wafer (or successor technology) manufacturing plant containing not less than 6,000,000 square feet of space other ancillary plant facilities, required parking and landscaping and other improvements (sometimes referred to as the "Project"). The Project includes the purchase and installation of machinery and equipment used in connection with the manufacturing, processing and fabricating semiconductors in cleanroom facilities, utility additions and support structures. The estimated cost of the Project is more than $17,000,000,000.

The Property is undeveloped, and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it is predominately open and undeveloped due to factors such as the lack of public infrastructure and the need for economic incentive to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. The Property is not currently zoned since the Property is in the extra territorial jurisdiction of the City. The Developer intends to petition for voluntarily annexation into the City following the acquisition of the Property.

The Developer and the City intend to enter that certain Development Agreement for the Property pursuant to Chapter 212 Subchapter G Texas Local Government Code to provide for development standards, uses and other development regulations pertaining to the development of the Property.

For purposes of the Zone the "Improvements" or "Project" means one or more improvements constructed on the Property consisting of (i) buildings housing one or more 300-millimeter semiconductor wafer (or successor technology) manufacturing plants (each a "Plant"); (ii) other buildings and ancillary facilities constructed on the property supporting the operation of the Plants that are developed and used for purposes authorized by the Development Standards (as that term is defined in the Development Agreement), and (iii) such additional related improvements constructed on the Property including, but not limited to, required parking, landscaping and all other improvements constructed on the Property.

For purposes of the Zone "Initial Improvements" or "Initial Project" means one or more improvements constructed on the Property for which certificates of occupancy have been issued by the City which, in the aggregate, shall consist of not less than 6,000,000 square feet of floor space consisting of (i) the first Plant; (ii) other buildings and ancillary facilities constructed on the Property supporting the operation of the first Plant that are developed and used for purposes authorized by the Development Standards (as that term is defined in the Development Agreement), and (iii) such additional related improvements including, but not limited to, required parking, landscaping, and all other improvements constructed on the Property in accordance with the Development Standards.

There will be significant resources and services in addition to the current City level of services to (i) achieve the planned schedule for the development of the Property and the construction of the Initial Project and (ii) to provide the expedited and prioritized review procedures described in Articles IV and V of the Development Agreement. Developer will advance the funds to the City for services related to the receipt and review of applications for permits and/or inspections relating to compliance with applicable laws, ordinances, and regulations, to the extent related to and reasonably necessary for the development of the Initial Project, including, but not limited to, review and amendment of City's Comprehensive Plan as reasonable and necessary to make the Comprehensive Plan consistent with the concept plan, thoroughfare alignments, impacts on surrounding land uses and the zoning regulations enacted to govern the development and use of the Property for the Initial Project, building plan review, building inspections, construction plan review, construction inspection, site development plan review, site development inspection, subdivision plat reviews, subdivision improvement plans review, subdivision improvement inspections and similar related services related to and reasonably necessary for the development of the Initial Project ("Development Review Services"). The costs to be incurred by City by third party contractor(s) and/or temporary full-time and part-time City employees for Development Review Services is referred to as the Development Review Costs.

The Developer and City intend to enter that certain Development Review Reimbursement Agreement ("DRRA") pursuant to which Developer will deposit with City the sum of Five Hundred Thousand and No/100 Dollars ($500,000.00), which is the amount estimated by City in Development Review Costs to be incurred by City during the first six (6) months following the effective date of the DRRA (the "Initial Deposit") not later than (i) ten (10) business days after the date of Developer's voluntary petition for annexation, or (ii) if Developer provides written notice to City that Developer desires City to provide Development Review Services prior to said date, then not later than ten (10) business after City's receipt of such written notice from Developer, which notice shall specify the date for the commencement of such Development Review Services. Each and every time during the term of the DRRA the balance of the Review Cost Escrow falls below One Hundred Thousand and No/ 100 Dollars ($100,000.00), not later than ten (10) business days after receipt of a written request from City, the Developer will deposit via electronic funds transfer into the Review Cost Escrow such additional sums as necessary to return the balance of the Review Cost Escrow to One Hundred Thousand and No/100 Dollars ($100,000.00) (each an "Additional Deposit"); provided, however, the Developer's obligation to make payments to the Review Cost Escrow shall not exceed an aggregate amount (including the Initial Deposit and all Additional Deposits) of Five Million and No/100 Dollars ($5,000,000.00), unless the Developer agrees otherwise.

City intends to repay to Developer the funds expended by City for Development Review Services pursuant to the DRRA for the Initial Improvements without the accrual of any interest, from the tax increment from the Zone beginning on the sixth (6th) anniversary of the Commencement Date (hereinafter defined) and continue such repayment on an annual basis until the sixteenth (16th) anniversary of the Commencement Date (the "DRRA Payments"). The amount of each DRRA Payment shall be equal to one percent (1%) of the City tax increment contributed to the tax increment fund for the Zone and paid June 1 of each calendar year (or the immediately following business day if June 1 is not a business day) beginning June 1 of the calendar year immediately following the sixth (6th) anniversary date of the Commencement Date, and continuing thereafter

until June 1 after the sixteenth (16th) anniversary of the Commencement Date (or the immediately following business day if June 1 is not a business day); provided, however, that if the DRRA Payments do not completely reimburse Developer for all funds expended by City for Development Review Services under the DRRA before June 1 of the calendar year that occurs after the sixteenth (16th) anniversary of the Commencement Date, then City will pay the outstanding amount from the City general revenue and not from the tax increment from the Zone.

The Developer and City intend to enter that certain Tax Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Incentive Agreement pursuant to which the City will provide thirty (30) annual grants equal to certain percentages of the City real property taxes assessed by the City against the Property and the improvements and collected by the City to be funded by the tax increment from the Zone (the "Annual Grants").

For purposes of the Annual Grants a "Grant Year" means a given Tax Year except that the "First Grant Year" shall mean the Tax Year following the calendar year in which the Commencement Date occurs. Commencement Date means the earlier of (i) December 31, 2022, and (ii) the date a certificate of occupancy is issued by the City for occupancy of not less than six (6) million square feet of Improvements by the Developer following the completion of the annexation; provided, however, that the Developer may, at its sole discretion and sole option, elect to delay the Commencement Date by up to one (1) year by delivering a notice to the City stating such desire (a "Notice of Commencement Change"), and in such case, the Commencement Date shall be the date identified in the Notice of Commencement Change.

The amount of each Annual Grant shall be the lesser of: (i) an amount equal to the percentage set forth in the grant schedule below for the respective Grant Year, of the ad valorem taxes assessed against the Improvements and the Property and collected by the City for the applicable Grant Year; and (ii) the available tax increment from the Zone, after consideration and deduction of the tax increment fund priorities set forth below.

Section 3.1 Schedule

Grant Year (Tax Year following Commencement Date)	**Percentage**
1-10	92.5%
11-20	90%
21-30	85%

Tax Increment Fund Priorities.

(a) The funds deposited in the Tax Increment Fund from the Reinvestment Zone shall only be used for the following and shall be applied in the following order of priority:

(i) the allocation of the reasonable administrative costs of the Reinvestment Zone, not to exceed $50,000.00 per year;

(ii) the allocation of the maintenance of a minimum balance of $50,000.00 in the Tax Increment Fund; and
(iii) Annual Grant payments to Developer; and
(iv) DRRA Payments to Developer.

Developer is required to submit a payment request for the Annual Grant with respect to a particular Grant Year on or after March 1 of the calendar year that follows such Grant Year, but no later than 180-days after March 1 of the calendar year that follows such Grant Year, beginning March 1 of the calendar year following the First Grant Year. Such Annual Grants shall be paid by the City to Developer by the Annual Payment Date (June 1 of the calendar year) beginning with the Annual Payment Date that occurs in the first full calendar year following the First Grant Year, provided the City has timely received prior to the delinquency date the City ad valorem taxes assessed against the Improvements and the Property in full for the respective Grant Year (i.e., the Tax Year immediately preceding the year in which an Annual Grant is to be made. The last Annual Grant will be paid with respect to the thirtieth (30th) Grant Year, on the Annual Payment Date that occurs after the thirtieth (30th) Grant Year. If the Developer fails to timely submit a payment request for an Annual Grant, such failure shall not constitute a breach or default of this Agreement but operates as a forfeiture of such Annual Grant for such Grant Year. If a forfeiture occurs for any Grant Year as provided in the previous sentence, the Developer will remain eligible to receive the Annual Grants for the remaining Grant Years provided the Developer is not otherwise in breach or default of this Agreement or an agreement related to the project.

If the Improvements, and other projects are financed as contemplated by this Preliminary Plan, the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City and Williamson County an economically beneficial manufacturing facility.

1.4 Preliminary Plan and Hearing

Before the City adopted the ordinance designating the Zone, the City Council prepared this preliminary reinvestment zone financing plan in accordance with the Act and held a public hearing on the creation of the proposed Zone and its benefits to the City and to the Property, at which public hearing interested persons were given the opportunity to speak for and against the creation of the proposed Zone, the boundaries of the proposed Zone and the concept of tax increment financing, and at which hearing the owners of the Property were given a reasonable opportunity to protest the inclusion of the Property in the proposed Zone. The requirement of the Act for a preliminary reinvestment zone financing plan is satisfied by this Preliminary Plan dated September 9, 2021 (the "Preliminary Plan"), the purpose of which is to describe, in general terms, the public and private improvements and projects that will be undertaken and financed by the Zone. A description of how such improvements and projects will be undertaken and financed will be determined by the Final Plan, which requires approval by the Board (hereinafter defined) and by the City Council.

1.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council may adopt an ordinance in accordance with the Act creating the Zone if (1) the City Council finds that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, (2) that the Zone is feasible, and (3) that improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City. Among other provisions required by the Act, the ordinance creating the Zone will appoint a Board of Directors for the Zone (the "Board").

1.6 Board Recommendations

After the creation of the Zone, the Board will review the Preliminary Plan and approve and recommend to the City Council a Final Project and Financing Plan for Reinvestment Zone No. Two (the "Final Plan"). The City Council will approve the Final Plan by ordinance following the Board's recommendation.

1.7 Council Action

The City Council will adopt an ordinance designating the Zone, appoint the Board and after taking into consideration the recommendations of the Board will approve the Final Plan.

2. DESCRIPTION AND MAPS

2.1 Existing Uses and Conditions

The Property is currently located in Williamson County in the extra-territorial jurisdiction of the City and is not zoned. The Property is undeveloped, so current uses of the Property include agricultural, ranching, and related uses. The Property is undeveloped, and there is limited public infrastructure to support the proposed development. Development will require public infrastructure and water and wastewater facilities which are not to be funded by the Zone Tax Increment hereinafter defined. A map of the Property and the proposed Zone is shown on **Appendix B**.

2.2 Proposed Uses

The proposed use of the Property is a manufacturing facility to fabricate semiconductors and other related technology as further described in Section 1.3 above and will be developed pursuant to that certain Development Agreement, to be incorporated herein by reference following the execution thereof.

2.3 Property Description

The property to be included in the proposed Reinvestment Zone No. Two will be an area of approximately 1,074.1 acres, generally located Southwest of downtown Taylor, Texas, in an area South of State Highway 79, North of County Road 1660, East of County Road 3349, and West of Farm to Market Road 973 in the extraterritorial jurisdiction of the City of Taylor, and would include the properties listed by Williamson Central Appraisal District Property Identification Numbers as set forth in **Appendix A.**

3. PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES AND REGULATIONS

The Property is wholly located in the extra territorial jurisdiction of the City and will be subject to the Development Agreement. After annexation the City anticipates changes in zoning from the temporary zoning classification for the Property to planned development for proposed uses for the Project, including amendments to the City Master Comprehensive Plan. In addition, Exhibit B to the Development Agreement contains the following development standards.

Development Standards

The following minimum development standards shall apply to the Land (as defined in the Development Agreement).

I. Land Uses

A. The Land may be developed and used for the Project and the following purposes:

1. All land uses permitted within a Heavy Industrial Districts (M-2) as set forth in the Zoning Ordinance as of the Effective Date;

2. All land uses for which a specific use permit may be obtained within a Heavy Industrial Districts (M-2) as set forth in the Zoning Ordinance as of the Effective Date but not including sexually oriented businesses; provided, however, approval of a specific use permit prior to the commencement of such use shall not be required; and

3. A commissary or restaurant providing food service use to employees and guests of the owner of the Land that is not open and accessible to the public shall be considered a permitted accessory use.

4. A residential use providing lodging for employees and guests of the owner of the Land that is not open and accessible to the public shall be considered a permitted accessory use, provided however, that the number of such units be limited to twenty-five (25) units, each of which may accommodate a maximum of two (2) guests. The Company shall be responsible for collecting and paying state and local hotel occupancy taxes on any lodging units for which the Company charges a fee to use in accordance with applicable state law and the City's ordinances.

5. For purposes of the Zoning Ordinance, provided the Land is developed in accordance with these Development Standards, the Project shall not be a use which could potentially create a problem to the environment due to emissions, visual quality, odor, noise, hazard or similar factors such that the Project.

B. For purposes of the application of Section 3.3.3 of the Zoning Ordinance to the development and use of the Land, the Company shall be deemed to be in compliance with said Section 3.3.3 so long as the Company is in substantial compliance with applicable provisions of state and federal laws and regulations relating to air quality and emissions and the provisions of all air quality permits issued by to the Company by the TCEQ in association with operation of the Project.

II. Maximum Height

The maximum height of buildings and other structures constructed on the Land shall not exceed fifty (50) feet subject to the following:

1. The height of a building or structure may exceed 50 feet at the rate of two (2) feet for every one (1) foot that the building or structure is setback from the Perimeter Buffer (described below); and

2. In no case shall the height of any building or structure exceed two hundred and fifty (250) feet.

For the avoidance of doubt, no restriction in the Taylor Municipal Airport Height Hazard Zoning Regulations (i.e., Appendix A, Code of Ordinances) applies to the Project notwithstanding Section 14 to Appendix A, Code of Ordinances; provided, however, such exemption from the application of the Taylor Municipal Airport Height Hazard Zoning Regulations to the Project or the Land does not otherwise exempt the development and use of the Land from applicable federal or state laws and regulations.

III. Signs

One freestanding monument sign may be located at each entrance driveway into the Project, the sign area of which shall not exceed an area of sixty (60) square feet on each sign face; the height of which shall not exceed six (6) feet, and the length of which shall not exceed ten (10) feet).

IV. Site Development Regulations

There shall be a fifty (50) foot building setback from the property line (the "Perimeter Buffer"). For the avoidances of doubt, the setback may overlap with any easement property. Fences and any security or utility facilities or structures may be located within the Perimeter Buffer but shall in any case be set back a sufficient distance from the edge of any roadway to prevent creating a visual obstruction to operators of vehicles or pedestrians entering or exiting the Land. This exemption includes, but is not limited to, (i) electrical substations, (ii) guard houses, (iii) security towers, (iv) hike, bike, or any nature trail or natural features.

V. Parking

A. The only parking requirement is that the Land shall be developed with sufficient parking so that workers and visitors to the Land shall not be required to park on any street adjacent to the Land.

B. No parking study shall be required.

C. Truck bays and parking shall be of sufficient distance from the property lines such that no stacking or parking of commercial trucks entering the Land on the Perimeter Roadway Easements occurs.

VI. Landscaping

A perimeter landscaped buffer shall be required to be developed on the Land as depicted below and in accordance with the following:

Scenario 1

For the portions of the Land abutting the Perimeter Roadway Easements, County Road ("CR") 401, and CR 404 as of the effective date of this Agreement, landscaping standards described in Scenario 1 shall apply.

Scenario 2

For the portions of the Land abutting Farm-to-Market Road 973 and other public roadways not described in Scenario 1, above, or the portions of the Land abutting tracts that are not located within (i) an M-1 or M-2 Zoning District or (ii) within a Planned Development Zoning District that authorizes the property to be developed and uses for purposes only authorized by right or following approval of a specific use permit with an M-1 or M-2 Zoning District, landscaping standards described in Scenario 2 shall apply. Scenario 2 landscaping standards shall not be applicable to portions of the Land located adjacent residentially or commercially zoned tracts with an existing, primary land use of agriculture or residential with a density of less than 1 unit per 10 acres.

Scenario 3

For the portions of the Land abutting undeveloped land, or land with an existing primary land use of agriculture or residential with a density of less than 1 unit per 10 acres as of the date of this Agreement, landscaping standards described in Scenario 3 shall apply.

When abutting undeveloped property, or property with an existing primary land use of agriculture or residential with a density of less than one (1) unit per ten (10) acres, is developed and/or redeveloped and zoned to a zoning district other than (i) and M-1 or M-2 Zoning District, or (ii) a Planned Development zoning district that authorizes the property to be developed and used for

purposes only authorized by right or following approval of a specific use permit with an M-1 or M-2 Zoning District, Company shall have six (6) months from the earlier of the time the first Certificate of Occupancy (CO) is issued for the abutting property's development or the date that the first phase of Subdivision Improvements are accepted by the City Council to comply with the Scenario 2 landscaping standards described herein. City shall have the right, not earlier than ten (10) days after delivery of written notice to the Company, to suspend issuance of any site development permits and/or performance of any inspections associated with development of the Land until compliance with this paragraph is obtained

Notwithstanding anything in this Section VI to the contrary, (a) the Company shall have no landscaping obligation until a site development permit is approved for a portion of the Land that abuts the triggering properties described in Scenarios 1, 2, or 3; and (b) once a landscaping obligation is triggered by such a site development permit, the obligation to landscape shall only be applicable to the area abutting the triggering property.

VII. Tree Survey and Preservation

The City shall not prohibit the removal of trees on the site outside of the Perimeter Buffer. Tree survey, preservation and mitigation requirements shall apply only to trees that are nineteen inches (19") in diameter or greater measured at a height of 24-inches from the ground.

VIII. Block Length

Notwithstanding anything to the contrary in the Subdivision Ordinance, there shall be no maximum block length within the Land.

IX. Noise

The maximum allowable sound pressure level measured along each property line shall be based on the hourly Ldn measurement methodology, adjusted as follows for the zoning designation for the adjoining property:

1.) Commercial Zoning Sound Pressure Level – 65 DBA
2.) Industrial Zoning Sound Pressure Level – 70 DBA

These measurements should be made at the property line using the DNL (Ldn) measurement technology.

X. Helicopter Landing Sites

A maximum of two (2) helicopter landing sites will be allowed at the site.

XI. Impervious Cover

There shall be no impervious cover requirements on the Land.

XII. Construction Codes

As defined in Section 2.01 of the Development Agreement.

4. RELOCATION OF DISPLACED PERSONS

4.1 No Relocation Necessary

No persons will be displaced and in need of relocation due to the creation of the Zone or implementation of the Final Plan.

5. ESTIMATED NON-PROJECT COSTS

5.1 List of Non-Project Costs

Non-project costs are private funds that will be spent to develop in the Zone but will not be financed by the Zone. The total non-project costs are estimated to be approximately $17,000,000,000.

6. PROPOSED IMPROVEMENTS

6.1 Categories of Improvements

The proposed improvements not to be financed by the Zone include offsite water improvements, offsite wastewater treatment plant, roadways, building structures and related real personal property, and machinery and equipment, which shall be designed and constructed in accordance with the Development Agreement and all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. The Developer's proposed Project Improvements are to be financed in part through the Annual Grants are described above.

6.2 Locations of the Improvements

The proposed Project Improvements will be in the Zone subject to the Development Agreement, which may be revised, with the approval of the Mayor or designee, from time to time without amending the Final Plan.

7. ESTIMATED PROJECT COSTS

7.1 Project Costs

The total costs of the Developer's Project in the Zone to be financed in part by the Zone Tax Increment are the estimated amount of the thirty (30) Annual Grants in the amount of $467,802,315, the repayment of the Development Review Costs through one percent of the Zone Tax Increment during the period beginning with the sixth (6th) anniversary of the Commencement Date and ending on the sixteenth (16th) anniversary of the Commencement Date in the amount of $2,223,829, and the costs of administering the Zone in the amount of $405,681 (the "Project Costs") and are estimated to be $470,431,825**.**

7.2 Estimated Administrative Costs

The estimated costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the city to administer the Zone (the "Administrative Costs"). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, the costs of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City that are directly related to the administration of the Zone. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid. The Administrative Costs are set forth in the Zone Priority set forth above.

7.3 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually beginning at the time the Zone creates a new increment of real property tax revenue and through the duration of the Zone. It is estimated the Project Costs will be incurred during calendar years 2022 through 2052, as shown on **Appendix D**.

8. ECONOMIC FEASIBILITY

8.1 Feasibility Study

For purposes of this Preliminary Plan, economic feasibility has been evaluated over the term of the Zone, as shown in the analyses included as **Appendix D**. This evaluation focuses on only direct financial benefits (i.e., ad valorem tax revenues from the expenditure of the Project Costs in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately $522,624,915 in total new City real property tax revenue. The City, as a participant, will benefit from the new development within the Zone and will retain approximately $52,193,090 in net additional real property tax revenue. The remaining additional revenue will be deposited in the TIRZ Fund to pay Project Costs.

The analyses show a portion of the new real property tax revenue generated by the Zone will be retained by the City. The remainder of the new real property tax revenue generated within the Zone will be available to pay other Project Costs, until the Zone expires or is otherwise terminated. Upon expiration or termination of the Zone, one hundred percent (100%) of all tax revenue generated within the Zone will be retained by the City. Based on the foregoing, the feasibility of the Zone has been demonstrated. The plan for the development for the Improvements is economically feasible.

9. ESTIMATED BONDED INDEBTEDNESS

9.1 No Estimated Bonded Indebtedness

No bonded indebtedness issued by the City pursuant to the Act is contemplated.

10. APPRAISED VALUE

10.1 Current Appraised Value

The current total appraised value of taxable real property in the Zone is $11,788,782, as shown in **Appendix A**, which represents the Tax Increment Base, (the "Tax Increment Base") of the Property and is determined by the Williamson Central Appraisal District in accordance with Section 311.012(c) of the Act.

10.2 Estimated Captured Appraised Value

The amount of the City's tax increment for a year during the term of the Zone is the amount of property taxes assessed and collected by the City for that year on the captured appraised value of the Property and the Improvements less the Tax Increment Base of the Property, (the "Captured Appraised Value"). The Tax Increment Base of the Property is the total taxable value of the Property for the year in which the Zone was designated, as stated in **Section 10.1**. It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be $2,144,411,218, as shown on **Appendix D**. At the estimated time (year 2026) that the Initial Improvements are completed, the Captured Appraised Value will be $3,281,411,218 as shown on **Appendix D**. The actual Captured Appraised Value, as certified by the Williamson Central Appraisal District will, for each year, be used to calculate annual payment by the City into the TIRZ Fund pursuant to the Final Plan.

11. METHOD OF FINANCING

.

The Developer and City intend to enter that certain Tax Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Incentive Agreement pursuant to which the City will provide thirty (30) annual grants equal to certain percentages of the City real property taxes assessed by the City against the Property and the improvements and collected by the City to be funded by the tax increment from the Zone (the "Annual Grants").

For purposes of the Annual Grants a "Grant Year" means a given Tax Year except that the "First Grant Year" shall mean the Tax Year following the calendar year in which the Commencement Date occurs. Commencement Date means the earlier of (i) December 31, 2022, and (ii) the date a certificate of occupancy is issued by the City for occupancy of not less than six (6) million square feet of Improvements by the Developer following the completion of the annexation; provided, however, that the Developer may, at its sole discretion and sole option, elect to delay the Commencement Date by up to one (1) year by delivering a notice to the City stating such desire

(a "Notice of Commencement Change"), and in such case, the Commencement Date shall be the date identified in the Notice of Commencement Change.

The amount of each Annual Grant shall be the lesser of: (i) an amount equal to the percentage set forth in the grant schedule below for the respective Grant Year, of the ad valorem taxes assessed against the Improvements and the Property and collected by the City for the applicable Grant Year; and (ii) the available tax increment from the Zone, after consideration and deduction of the tax increment fund priorities set forth below.

Section 3.1 Schedule

Grant Year (Tax Year following Commencement Date)	**Percentage**
1-10	92.5%
11-20	90%
21-30	85%

Tax Increment Fund Priorities.
(a) The funds deposited in the Tax Increment Fund from the Reinvestment Zone shall only be used for the following and shall be applied in the following order of priority:
(i) the allocation of the reasonable administrative costs of the Reinvestment Zone, not to exceed $50,000.00 per year;
(ii) the allocation of the maintenance of a minimum balance of $50,000.00 in the Tax Increment Fund; and
(iii) Annual Grant payments to Developer; and
(iv) DRRA Payments to Developer.

Developer is required to submit a payment request for the Annual Grant with respect to a particular Grant Year on or after March 1 of the calendar year that follows such Grant Year, but no later than 180-days after March 1 of the calendar year that follows such Grant Year, beginning March 1 of the calendar year following the First Grant Year. Such Annual Grants shall be paid by the City to Developer by the Annual Payment Date (June 1 of the calendar year) beginning with the Annual Payment Date that occurs in the first full calendar year following the First Grant Year, provided the City has timely received prior to the delinquency date the City ad valorem taxes assessed against the Improvements and the Property in full for the respective Grant Year (i.e., the Tax Year immediately preceding the year in which an Annual Grant is to be made. The last Annual Grant will be paid with respect to the thirtieth (30th) Grant Year, on the Annual Payment Date that occurs after the thirtieth (30th) Grant Year. If the Developer fails to timely submit a payment request for an Annual Grant, such failure shall not constitute a breach or default of this Agreement but operates as a forfeiture of such Annual Grant for such Grant Year. If a forfeiture occurs for any Grant Year as provided in the previous sentence, the Developer will remain eligible to receive the Annual Grants for the remaining Grant Years provided the Developer is not otherwise in breach or default of this Agreement or an agreement related to the project.

The City may amend the Final Plan in compliance with the Act, including but not limited to what is considered a Project Cost.

12. DURATION OF THE ZONE, TERMINATION

12.1 Duration

The stated term of the Zone shall commence on the creation of the Zone, and shall continue until December 31, 2054, unless otherwise terminated in accordance with the Act.

12.2 Termination

The Zone will terminate December 31, 2054. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

APPENDIX A

The Property

Property ID	Legal Description	Acres	2021 Taxable Value
R019409	AW0800 LEE, T.B. SUR., ACRES 12.400	12.4000	$ 132,758
R019700	AW0631 TYLER, B.J. SUR., ACRES 17.000	17.0000	$ 226,823
R020073	AW0631 TYLER, B.J. SUR., ACRES 2.000	2.0000	$ 32,686
R019412	AW0800 LEE, T.B. SUR., ACRES 8.000	8.0000	$ 85,392
R019701	AW0631 TYLER, B.J. SUR., ACRES 10.000	10.0000	$ 133,425
R020074	AW0631 TYLER, B.J. SUR., ACRES 2.000	2.0000	$ 166,836
R019411	AW0800 - LEE, T.B. SUR., ACRES 158.185	158.1850	$ 1,433,789
R430327	AW0800 - LEE, T.B. SUR., ACRES 1.5	1.5000	$ 13,596
R430327	AW0484 - NOBLES, W. SUR., ACRES 5	5.0000	$ 45,320
R019702	AW0632 - TYLER, L.A. SUR., ACRES 94.76	94.7600	$ 1,163,671
R020075	AW0632 TYLER, L.A. SUR., ACRES .50	0.5000	$ 4,899
R019408	AW0800 LEE, T.B. SUR., ACRES 62.0	62.0000	$ 643,002
R019261	AW0318 H.T. & B.R.R. CO. SUR., ACRES 83.33	83.3300	$ 826,633
R019977	AW0318 H.T. & B.R.R. CO. SUR., ACRES 1.0	1.0000	$ 67,215
R019262	AW0318 H.T. & B.R.R. CO. SUR., ACRES 70.3855	70.3855	$ 711,405
R092013	AW0318 H.T. & B.R.R. CO. SUR., ACRES 1.0	1.0000	$ 48,902
R019706	AW0636 TYLER, G.W. SUR., ACRES 95.750	95.7500	$ 1,095,021
R020076	AW0636 TYLER, G.W. SUR., ACRES 1.000	1.0000	$ 64,762
R019209	AW0923 EBBERLY, J. SUR., ACRES 59.0	59.0000	$ 539,791
R019237	AW0315 H.T. & B.R.R. CO. SUR., ACRES 79.49	79.4900	$ 989,154
R594305	AW0315 - H.T. & B.R.R. CO. SUR., 5.30 ACRES	5.3000	$ 149,190
R019965	AW0315 - H.T. & B.R.R. CO. SUR., 2 ACRES	2.0000	$ 385,150
R019230	AW0315 - H.T. & B.R.R. CO. SUR., ACRES 142.7, [MH R574023]	142.7000	$ 1,654,153
R019705	AW0634 TYLER, G.N. SUR., ACRES .879	0.8790	$ 114,420
R577898	AW0315 AWO315 - H.T. & B.R.R. CO. SUR., ACRES 0.86	86.0000	$ 7,338
R019264	AW0318 H.T. & B.R.R. CO. SUR., ACRES 35.85	35.8500	$ 445,186
R019263	AW0318 H.T. & B.R.R. CO. SUR., ACRES 7.470	7.4700	$ 159,208
R107030	AW0318 H.T. & B.R.R. CO. SUR., ACRES 21.63	21.6300	$ 363,665
R019412	AW0800 LEE, T.B. SUR., ACRES 8.001	8.0010	$ 85,392
Total		**1,074.1305**	**$ 11,788,782**

Source: Williamson County Appraisal District

PARCEL 1
(Northwestern Area)

VICINITY MAP

VICINITY MAP

N.T.S US 79

1

PARCEL 1
(Northwestern Area)

SURVEY

PARCEL 1
(Northwestern Area)

LEGAL DESCRIPTION

A 372.76 acres (16,237,212 square feet), tract of land, lying within the Lucius A. Tyler Survey, Abstract 632, the Thomas B. Lee Survey, Abstract 800, the Watkins Nobles Survey, Abstract 484 and the Benjamin J. Tyler Survey, Abstract 631, Williamson County, Texas, and being all of a called 95.260 acre tract, conveyed to Brandon Roznovak and wife, Abby Roznovak in Document No. 2014074516, Official Public Records of Williamson County, Texas, all of the remainder of a called 62 acre tract, conveyed to Larry Gene Hamann in Document No. 2006104445, Official Public Records of Williamson County, Texas, all of a called 164.685 acre tract, conveyed to The Eugene R. and Judy A. Kanak Living Trust in Document No. 2015101314, Official Public Records of Williamson County, Texas and all of a called 51.4 acre tract, conveyed to Harvey Bill Hehman and described in Volume 366, Page 282, Deed Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod with "BRYAN TECH" cap found for the southeastern corner of said 95.260 acre tract also being the point of intersection of the northern right of way line of County Road 404 with the western right of way line of County Road 401, for the **POINT OF BEGINNING** and the southeastern corner of the herein described tract;

THENCE, with the southern line of said 95.260 acre tract and also being the northern right-of-way line of County Road 404, N 82° 10' 39" W, a distance of 1359.65 feet to a 1/2" iron rod found for the southwestern corner of said 95.260 acre tract and also being the southeastern corner of said remainder of 62 acre tract;

THENCE, with the southern line of said remainder of 62 acre tract and also being the northern right-of-way line of County Road 404, N 82° 09' 52" W, a distance of 871.92 feet to a 1/2" iron rod found for the southwestern corner of said remainder of 62 acre tract and also being the southeastern corner of said 164.685 acre tract;

THENCE, with the southern line of said 164.685 acre tract and also being the northern right-of-way line of County Road 404, N 82° 01' 09" W, a distance of 2546.24 feet to a 1/2" iron rod with plastic cap found for the southwestern corner of said 164.685 acre tract and also being an ell corner of a called 194.559 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058746, Official Public Records of Williamson County, Texas, for the southwestern corner of the herein described tract;

THENCE, with the western line of said 164.685 acre tract, being the eastern line of said 194.559 acre tract, the eastern line of a called 183.84 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058736, Official Public Records of Williamson County, Texas and also being the eastern line of a called 183.94 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058735, Official Public Records of Williamson County, the following three (3) courses and distances;

1. N 07° 20' 22" E, a distance of 963.95 feet to a found post for an ell corner of said 164.685 acre tract and also being an ell corner of said 183.84 acre tract;
2. S 82° 39' 33" E, a distance of 232.48 feet to a 1/2" iron rod with Sam Surveying cap found for an ell corner of said 164.685 acre tract and also being an ell corner of said 183.84 acre tract;
3. N 07° 36' 06" E, a distance of 2035.60 feet to a 1/2" iron rod found for the northwestern corner of said 164.685 acre tract and also being the southwestern corner of a called 305.22 acre tract, conveyed to C. Ernest Lawrence Family Limited Partneship in Document No. 2005011334, Official Public Records of Williamson County, Texas, for the most western northwestern corner of the herein described tract;

THENCE, with the northern line of said 164.685 acre tract and also being the southern line of said 305.22 acre tract, S 82° 27' 21" E, a distance of 2297.84 feet to a 1/2" iron rod found for the northeastern corner of said 164.685 acre tract, the northwestern corner of said remainder of 62 acre tract and also being the southwestern corner of said 51.4 acre tract;

THENCE, with the western line of said 51.4 acre tract and also being the eastern line of said 305.22 acre tract, N 07° 13' 32" E, a distance of 978.27 feet to a Post found for the northwestern corner of said 51.4 acre tract and also being the southwestern corner of a called 79.74 acre tract, conveyed to C. Ernest Lawrence Family Limited Partnership in Document No. 200501133, Official Public Records of Williamson County, Texas;

THENCE, with the northern line of said 51.4 acre tract and also being the southern line of said 79.74 acre tract, S 82° 46' 28" E, a distance of 2283.33 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northeastern corner of said 51.4 acre tract, the southeastern corner of said 79.74 acre tract and also being on the western right of way line of County Road 401, for the northeastern corner of the herein described tract;

THENCE, with the eastern line of said 51.4 acre tract and also being the western right of way line of County Road 401, S 07° 34' 17" W, a distance of 990.46 feet to a 6" Wood Post found for the southeastern corner of said 51.4 acre tract and also being the northeastern corner of said 95.260 acre tract;
THENCE, with the eastern line of said 95.260 acre tract and also being the western right of way line of County Road 401, S 08° 05' 03" W, a distance of 3031.44 feet to the **POINT OF BEGINNING**.

Containing 372.76 acres or 16,237,212 square feet, more or less.

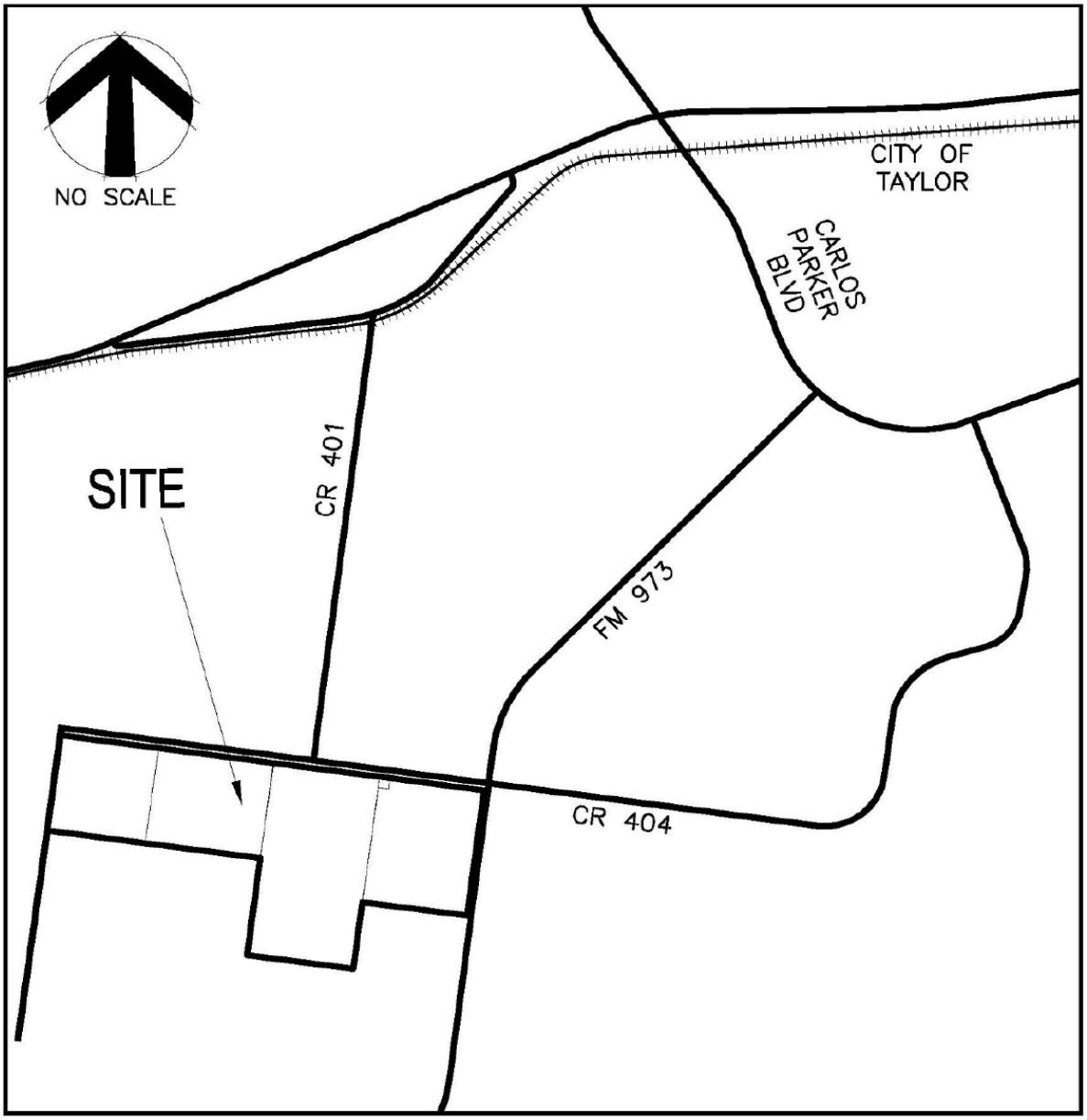
BEARING BASIS NOTE
This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

Robert J. Gertson, RPLS
Texas Registration No. 6367
Atwell, LLC
805 Las Cimas Parkway, Suite 310
Austin, Texas 78746
Ph. 512-904-0505
TBPE LS Firm No. 10193726

08/24/2021

PARCEL 2
(South Central Area)

VICINITY MAP



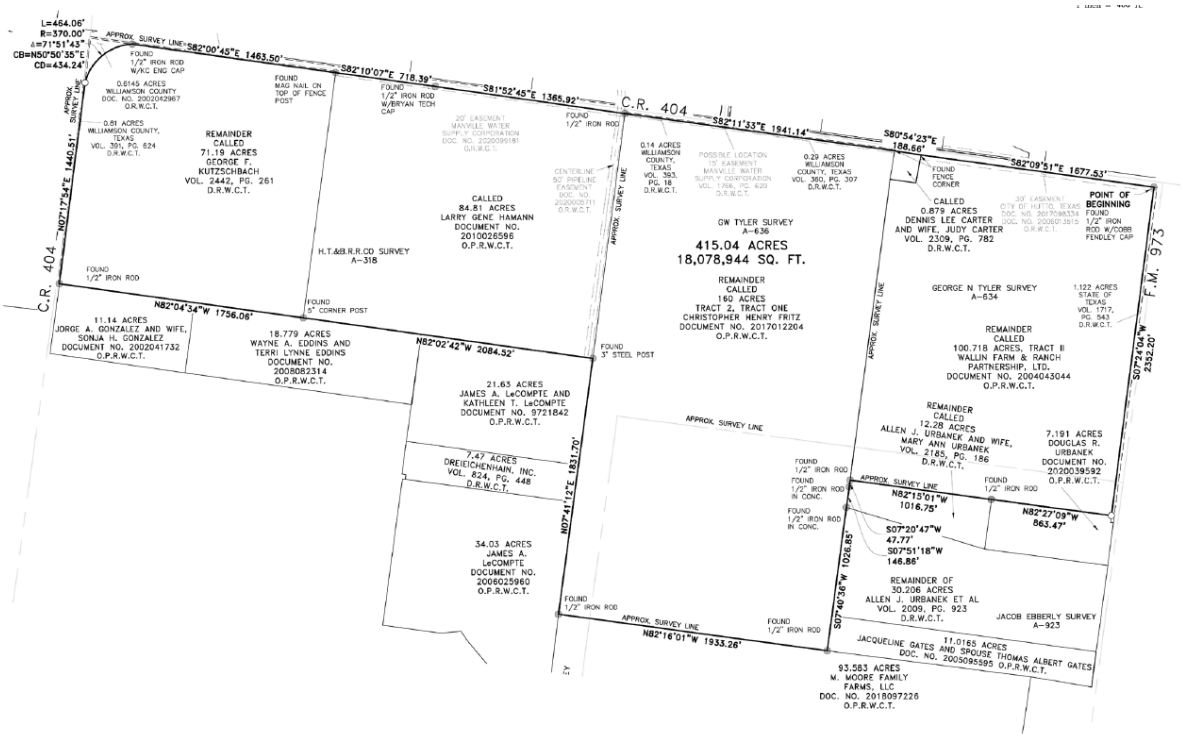
VICINITY MAP

N.T.S. US 79

1

PARCEL 2
(South Central Area)

SURVEY



PARCEL 2
(South Central Area)

LEGAL DESCRIPTION

A 415.04 acre (18,078,944 square feet), tract of land, lying within the H.T.&B.R.R.CO. Survey, Abstract 318, the GW Tyler Survey, Abstract 636, the George N. Tyler Survey, Abstract 634 and the Jacob Ebberly Survey, Abstract 923, Williamson County, Texas, and being all of the remainder of a called 100.718 acre tract, (Tract II) conveyed to Wallin Farm & Ranch Partnership, Ltd. in Document No. 2004043044, Official Public Records of Williamson County, Texas, all of the remainder of a called 160 acre tract, (Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas, all of a called 84.81 acre tract, conveyed to Larry Gene Hamann in Document No. 2010026596, Official Public Records of Williamson County, Texas, all of a called 0.879 acre tract, conveyed to Dennis Lee Carter and wife, Judy Carter in Volume 2309, Page 782, Deed Records of Williamson County, Texas and all of the remainder of a called 71.19 acre tract, conveyed to George F. Kutzschback in Volume 2442, Page 261, Deed Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "COBB FENDLEY" found, for the northeastern corner of said remainder of 100.718 acre tract and also being the intersection point of the western right of way line of Farm to Market Road 973 (R.O.W. varies) with the southern right of way line of County Road 404 (R.O.W. varies) for the **POINT OF BEGINNING** and the northeastern corner of the herein described tract;

THENCE, with the eastern line of said remainder of 100.718 acre tract and also being the western right of way line of Farm to Market Road 973, S 07° 24' 04" W, a distance of 2352.20 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set, for the southeastern corner of said remainder of 100.718 acre tract and also being on the most northern northeastern corner of a called 7.191 acre tract, conveyed to Douglas R. Urbanek in Document No. 2020039592, Official Public Records of Williamson County, Texas, for the southeastern corner of the herein described tract;

THENCE, with the southern line of said remainder of 100.718 acre tract and also being the northern line of said 7.191 acre tract, N 82° 27' 09" W, a distance of 863.47 feet to a 1/2" iron rod found, for the northwestern corner of said 7.191 acre tract and also being the northeastern corner of the remainder of a called 12.28 acre tract, conveyed to Allen J. Urbanek and wife, Mary Ann Urbanek in Volume 2185, Page 186, Deed Records of Williamson County, Texas;

THENCE, with the southern line of said remainder of 100.718 acre tract and also being the northern line of said remainder of 12.28 acre tract, N 82° 15' 01" W, a distance of 1016.75 feet to a 1/2" iron rod found for the southwestern corner of said remainder of 100.718 acre tract, the northwestern corner of said remainder of 12.28 acre tract and also being on the eastern line of the remainder of a called 160 acre tract, (Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas;

THENCE, with a eastern line of said remainder of 160 acre tract and also being the western line of said remainder of 12.28 acre tract, the following two (2) courses and distances:

1. S 07° 20' 47" W, a distance of 47.77 feet to a 1/2" iron rod in concrete found;
2. S 07° 51' 18" W, a distance of 146.86 feet to a 1/2" iron rod in concrete found for the southwestern corner of said remainder of 12.28 acre tract and also being the northwestern corner of the remainder of a called 30.206 acre tract, conveyed to Allen J. Urbanek Et Al in Volume 2009, Page 923, Deed Records of Williamson County, Texas;

THENCE, with the eastern line of said remainder of 160 acre tract, being the western line of said remainder of 30.206 acre tract and also being the western line of a called 11.0165 acre tract, conveyed to Jacqueline Gates and Spouse Thomas Albert Gates in Document No. 2005095595, Official Public Records of Williamson County, Texas, S 07° 40' 36" W, a distance of 1026.85 feet to a 1/2" iron rod found for the southeastern corner of a said remainder of 160 acre tract, the southwestern corner of said 11.0165 acre tract and also being on the northern line of a called 93.583 acre tract, conveyed to M. Moore Family Farms, LLC in Document No. 2018097226, Official Public Records of Williamson County, Texas;

THENCE, with the southern line of said remainder of 160 acre tract and also being the northern line of said 93.583 acre tract, N 82° 16' 01" W, a distance of 1933.26 feet to a 1/2" iron rod found for the southwestern corner of a said remainder of 160 acre tract, the northwestern corner of said 93.583 acre tract and also being on the eastern line of a called 34.03 acre tract, conveyed to James A. LeCompte in Document No. 2006025960, Official Public Records of Williamson County, Texas;

THENCE, with the western line of said remainder of 160 acre tract, the eastern line of said 34.03 acre tract,
the eastern line of a called 7.47 acre tract, conveyed to Dreieichenhain, Inc. in Volume 824, Page 448, Deed Records of Williamson County, Texas and the eastern line of a called 21.63 acre tract, conveyed to James A. LeCompte and Kathleen T.

LeCompte in Document No. 9721842, Official Records of Williamson County, Texas, N 07° 41' 12" E, a distance of 1831.70 feet to a 3" Steel Post found for the northeastern corner of a said 21.63 acre tract and also being the southeastern corner of said 84.81 acre tract;

THENCE, with the southern line of said 84.81 acre tract, being the northern line of said 21.63 acre tract and also being the northern line of a called 18.779 acre tract, conveyed to Wayne A. Eddins and Terri Lynne Eddins in Document No. 2008082314, Official Public Records of Williamson County, Texas, N 82° 02' 42" W, a distance of 2084.52 feet to a 5" Corner Post found for the southwestern corner of said 84.81 acre tract and also being the southeastern corner of said 71.19 acre tract;

THENCE, with the southern line of said 71.19 acre tract, being the northern line of said 18.779 acre tract and also being the northern line of a called 11.14 acre tract, conveyed to Jorge A. Gonzalez and wife, Sonja H. Gonzalez in Document No. 2002041732, Official Public Records of Williamson County, Texas, N 82° 04' 34" W, a distance of 1756.06 feet to a 1/2" iron rod found for the southwestern corner of said 71.19 acre tract, the northwestern corner of said 11.14 acre tract and also being on the eastern right of way line of County Road 404, for the southwestern corner of the herein described tract;

THENCE, with the western line of said 71.19 acre tract and also being the eastern right of way line of County Road 404, the following two (2) courses and distances:

1. N 07° 17' 54" E, a distance of 1440.51 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the most southern northwestern corner of said 71.19 acre tract and of the herein described tract and also being the point of curvature of a curve to the right;
2. With said curve to the right, an arc distance of 464.06 feet, having a radius of 370.00 feet, an angle of 71° 51' 43", and a chord bearing N 50° 50' 35" E, a distance of 434.24 feet to a 1/2" iron rod with cap stamped "KC ENG" found for the most northern northwestern corner of said 71.19 acre tract and of the herein described tract and also being on the southern right of way line of County Road 404;

THENCE, with the northern line of said 71.19 acre tract and also being the southern right of way line of County Road 404, S 82° 00' 45" E, a distance of 1463.50 feet to a Mag Nail on Top of Fence Post found for the northeastern corner of said 71.19 acre tract and also being the northwestern corner of said 84.81 acre tract;

THENCE, with the northern line of said 84.81 acre tract and also being the southern right of way line of County Road 404, the following two (2) courses and distances:

1. S 82° 10' 07" E, a distance of 718.39 feet to a 1/2" iron rod with "BRYAN TECH" cap found;
2. S 81° 52' 45" E, a distance of 1365.92 feet to a 1/2" iron rod found for the northeastern corner of said 84.81 acre tract and also being the northwestern corner of said remainder of called 160 acre tract;

THENCE, with the northern line of said remainder of 160 acre tract and also being the southern right of way line of County Road 404, S 82° 11' 33" E, a distance of 1941.14 feet to a fence corner found for the northeastern corner of said remainder of 160 acre tract and also being the northwestern corner of said 0.879 acre tract;

THENCE, with the northern line of said 0.879 acre tract and also being the southern right of way line of County Road 404, S 80° 54' 23" E, a distance of 188.66 feet to a fence corner found for the northeastern corner of said 0.879 acre tract also being an ell corner of the remainder of said 100.718 acre tract

THENCE, with the northern line of said remainder of 100.718 acre tract and also being the southern right of way line of County Road 404, S 82° 09' 51" E, a distance of 1677.53 feet to the **POINT OF BEGINNING**.

Containing 415.04 acres or 18,078,944 square feet, more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

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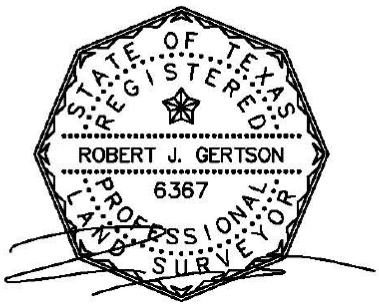
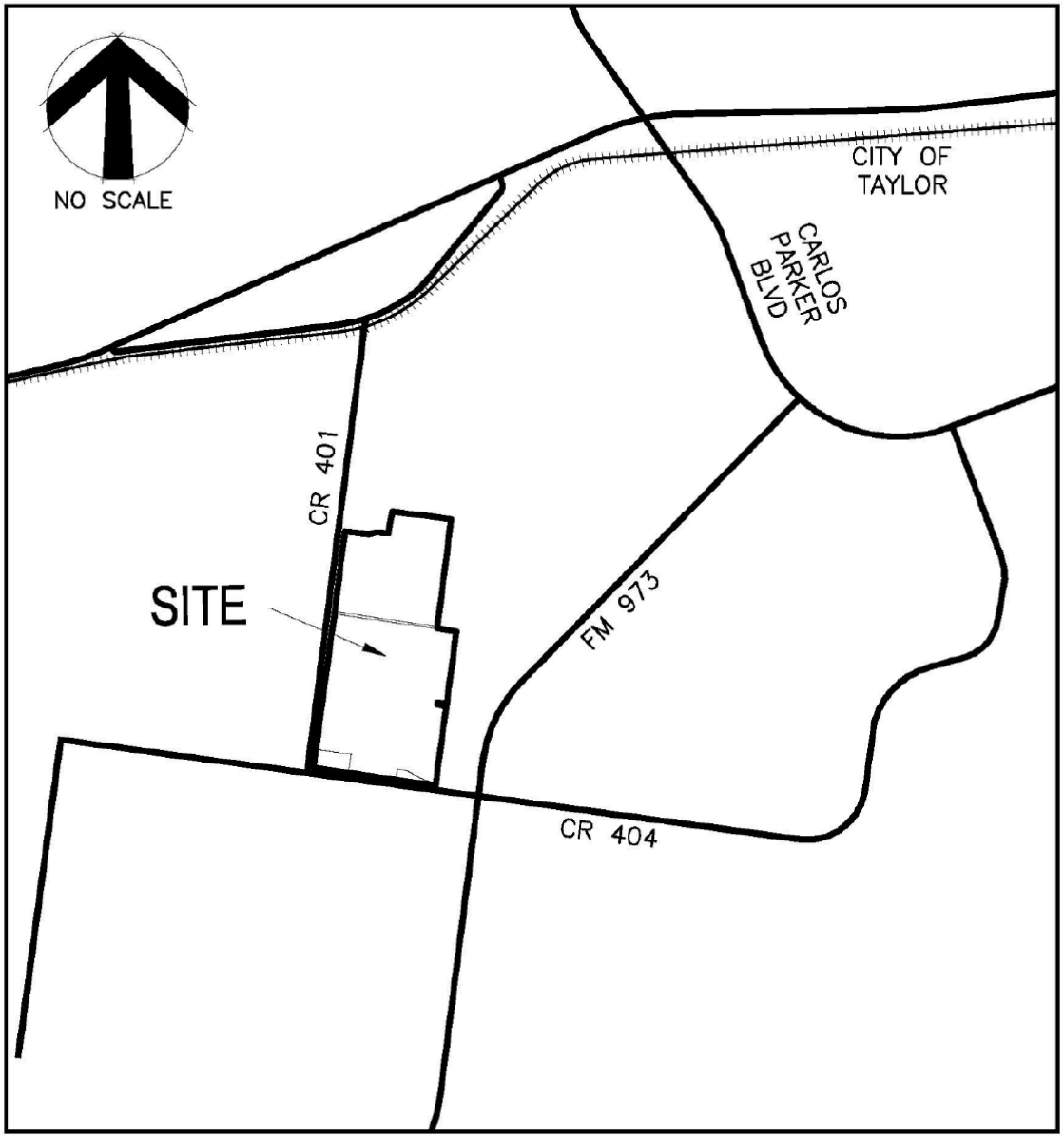
08/19/2021



PARCEL 3
(Northeastern Area)

VICINITY MAP



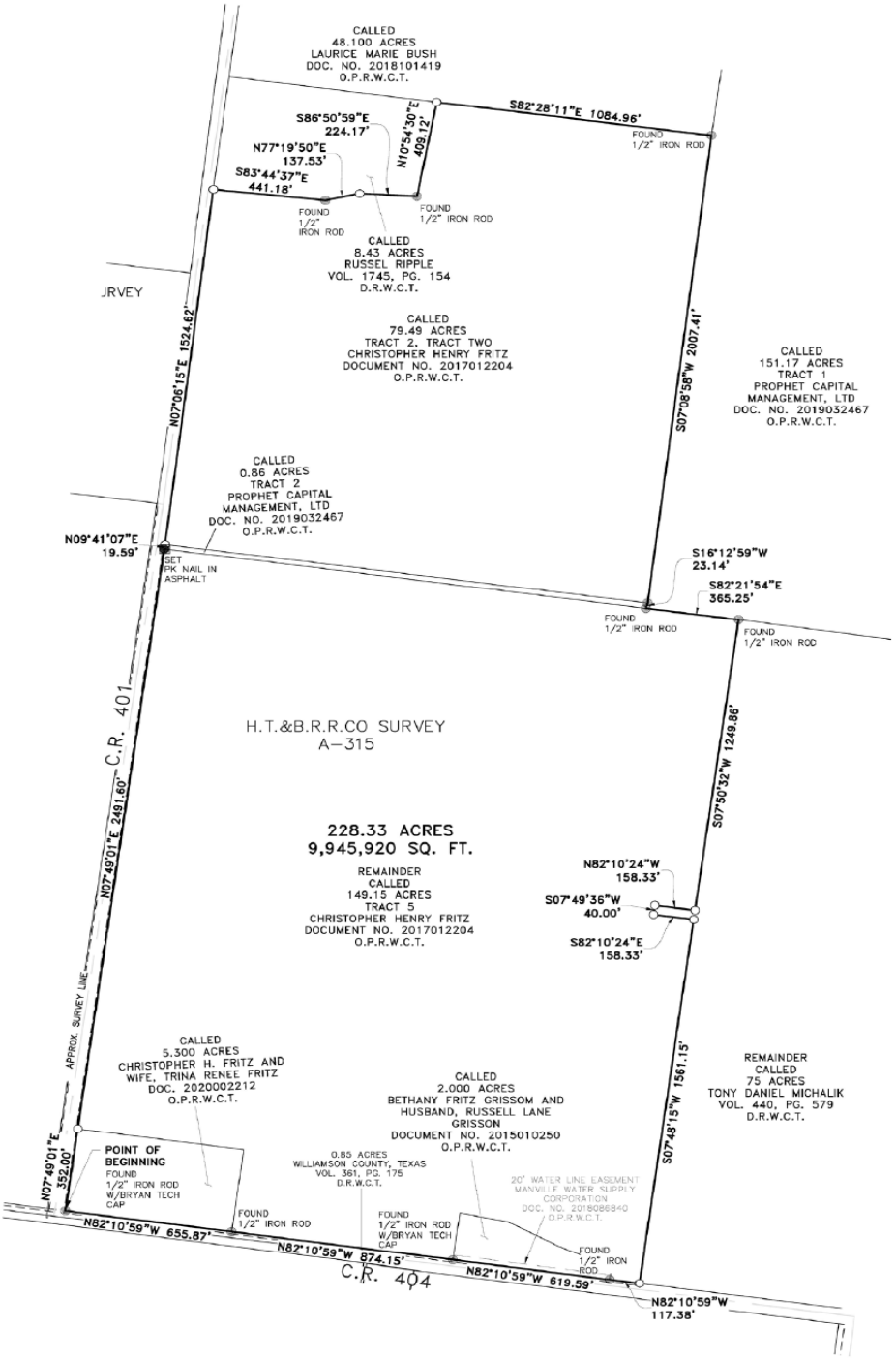
VICINITY MAP

N.T.S. US 79

1

PARCEL 3
(Northeastern Area)

SURVEY



PARCEL 3
(Northeastern Area)

LEGAL DESCRIPTION

A 228.33 acre (9,945,920 square feet), tract of land, lying within the H.T.&B.R.R.CO. Survey, Abstract 315, Williamson County, Texas, and being all of a called 5.300 acre tract, conveyed to Christopher H. Fritz and wife, Trina Renee Fritz in Document No. 2020002212, Official Public Records of Williamson County, Texas, all of a called 2.000 acre tract, conveyed to Bethany Fritz Grissom and husband, Russell Lane Grissom in Document No. 2015010250, Official Public Records of Williamson County, Texas, all of a called 0.86 acre tract, (Tract 2) conveyed to Prophet Capital Management, LTD in Document No. 2019032467, Official Public Records of Williamson County, Texas, all of the remainder of a called 149.15 acre tract, (Tract 5), conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas and all of a called 79.49 acre tract, (Tract 2 – Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod with "BRYAN TECH" cap found for the southwestern corner of said 5.300 acre tract and also being the point of intersection of the northern right of way line of County Road 404 with the eastern right of way line of County Road 401, for the **POINT OF BEGINNING** and the southwestern corner of the herein described tract;

THENCE, with the western line of said 5.300 acre tract and also being the eastern right-of-way line of County Road 401, N 07° 49' 01" E, a distance of 352.00 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northwestern corner of said 5.300 acre tract and also being an ell corner of said remainder of 149.15 acre tract;

THENCE, with the western line of said remainder of 149.15 acre tract and also being the eastern right of way line of County Road 401, N 07° 49' 01" E, a distance of 2491.60 feet to a PK nail in asphalt set for the northwestern corner of said remainder of 149.15 acre tract and also being the southwestern corner of said 0.86 acre tract;

THENCE, with the western line of said 0.86 acre tract and also being the eastern right of way line of County Road 401, N 09° 41' 07" E, a distance of 19.59 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northwestern corner of said 0.86 acre tract and also being southwestern corner of said 79.49 acre tract;

THENCE, with the western line of said 79.49 acre tract and also being the eastern right of way line of said County Road 401, N 07° 06' 15" E, a distance of 1524.62 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the most western northwestern corner of said 79.49 acre tract and also being the southwestern corner of a called 8.43 acre tract, conveyed to Russel Ripple in Volume 1745, Page 154, Deed Records of Williamson County, Texas, for the most western northwestern corner of the herein described tract;

THENCE, with a northern line of said 79.49 acre tract and also being the southern line of said 8.43 acre tract, the following three (3) course and distances:

1. S 83° 44' 37" E, a distance of 441.18 feet to a 1/2" iron rod found;
2. N 77° 19' 50" E, a distance of 137.53 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
3. S 86° 50' 59" E, a distance of 224.17 feet to a 1/2" iron rod found for an ell corner of said 79.49 acre tract and also being the southeastern corner of said 8.43 acre tract;

THENCE, with a western line of said 79.49 acre tract and also being the eastern line of said 8.43 acre tract, N 10° 54' 30" E, a distance of 409.12 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for an ell corner of said 79.49 acre tract, the northeastern corner of said 8.43 acre tract and also being the northern line of a called 48.100 acre tract, conveyed to Laurice Marie Bush in Document No. 2018101419, Official Public Records of Williamson County, Texas;

THENCE, with a northern line of said 79.49 acre tract and also being the southern line of said 48.100 acre tract, S 82° 28' 10" E, a distance of 1084.96 feet to 1/2" iron rod found for the northeastern corner of said 79.49 acre tract, being the southeastern corner of said 48.100 acre tract and also being on the western line of a called 151.17 acre tract, (Tract 1) conveyed to Prophet Capital Management, LTD in Document No. 2019032467, Official Public Records of Williamson County, Texas, for the northeastern corner of the herein described tract

THENCE, with the eastern line of said 79.49 acre tract and also being the western line of said 151.17 acre tract, S 07° 08' 58" W, a distance of 2007.41 feet to a 1/2" iron rod found for the southeastern corner of said 79.49 acre tract and also being the northeastern corner of said 0.86 acre tract;

THENCE, with the eastern line of said 0.86 acre tract and also being the western line of said 151.17 acre tract,

S 16° 12' 59" W, a distance of 23.14 feet to a 1/2" iron rod found for an angle point of said remainder of 149.15 acre tract, the southeastern corner of said 0.86 acre tract and also being the southwestern corner of said 151.17 acre tract;

THENCE, with the northern line of said remainder of 149.15 acre tract and also being the southern line of said 151.17 acre tract, S 82° 21' 54" E, a distance of 365.25 feet to a 1/2" iron rod found for the northeastern corner of said remainder of 149.15 acre tract and also being the northwestern corner of a called 75 acre tract, conveyed to Tony Daniel Michalik in Volume 440, Page 579, Deed Records of Williamson County, Texas;

THENCE, with the eastern line of said remainder of 149.15 acre tract and also being the western line of said 75 acre tract, the following five (5) courses and distances:

1. S 07° 50' 32" W, a distance of 1249.86 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
2. N 82° 10' 24" W, a distance of 158.33 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
3. S 07° 49' 36" W, a distance of 40.00 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
4. S 82° 10' 24" E, a distance of 158.33 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
5. S 07° 48' 15" W, a distance of 1561.15 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the southeastern corner of said remainder of 149.15 acre tract, the southwestern corner of said 75 acre tract and also being on the northern right of way line of County Road 404, for the southeastern corner of the herein described tract

THENCE, with the southern line of said remainder of 149.15 acre tract and also being the northern right of way line of County Road 404, N 82° 10' 59" W, a distance of 117.38 feet to a 1/2" iron rod found for an ell corner of said remainder of 149.15 acre tract and also being the southeastern corner of said 2.000 acre tract;

THENCE, with the southern line of said 2.000 acre tract and also being the northern right-of-way line of County Road 404, N 82° 10' 59" W, a distance of 619.59 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found for the southwestern corner of said 2.00 acre tract and also being an ell corner of said 149.15 acre tract;

THENCE, with the southern line of said remainder of 149.15 acre tract and also being the northern right of way line of County Road 404, N 82° 10' 59" W, a distance of 874.15 feet to a 1/2" iron rod found for an ell corner of said remainder of 149.15 acre tract and also being the southeastern corner of said 5.300 acre tract;

THENCE, with the southern line of said 5.300 acre tract and also being the northern right of way line of County Road 404, N 82° 10' 59" W, a distance of 655.87 feet to the **POINT OF BEGINNING**.

Containing 228.33 acres or 9,945,920 square feet, more or less.

BEARING BASIS NOTE
This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

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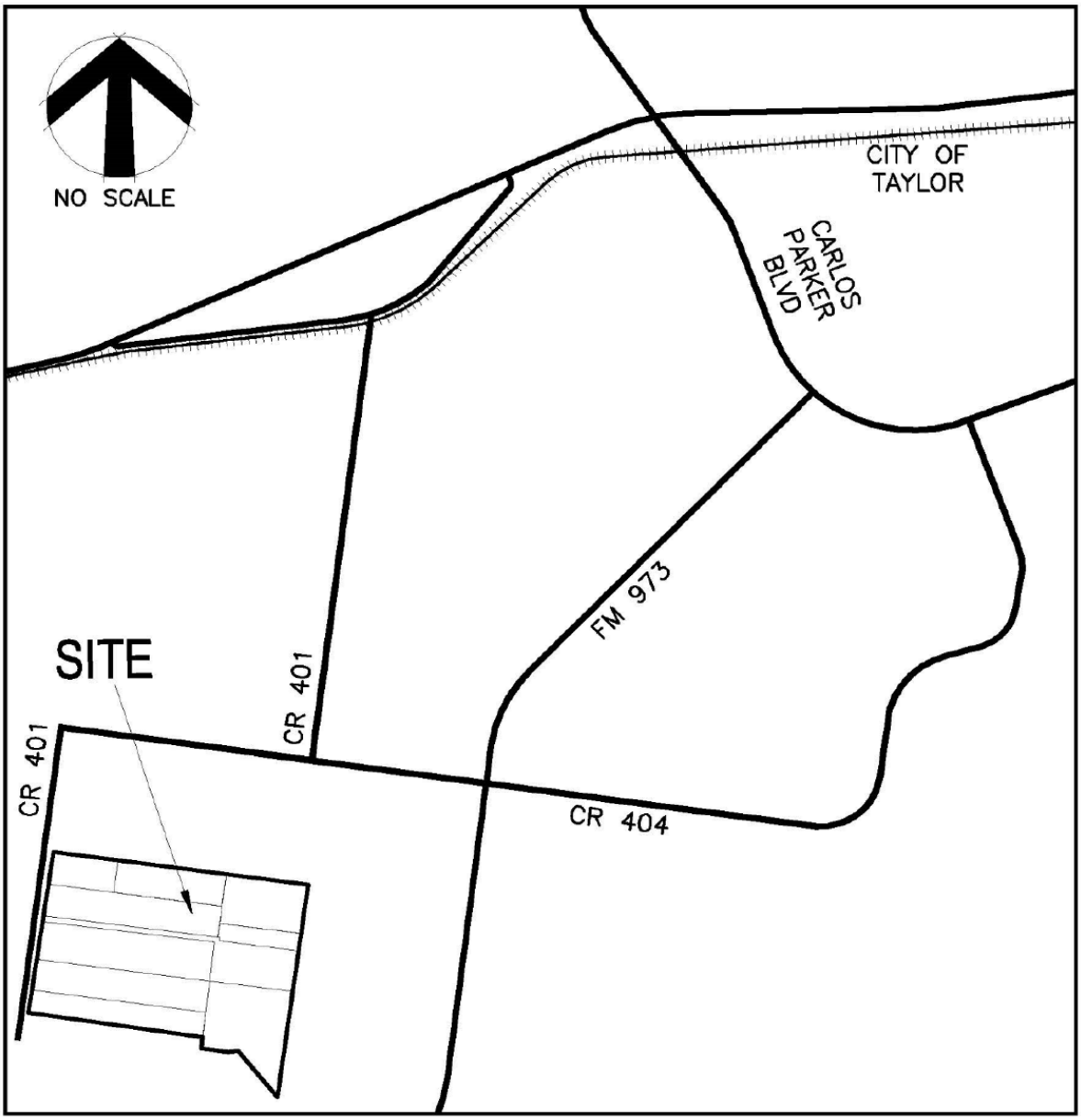
08/19/2021

PARCEL 4
(Southwestern Area)

VICINITY MAP



VICINITY MAP

N.T.S.

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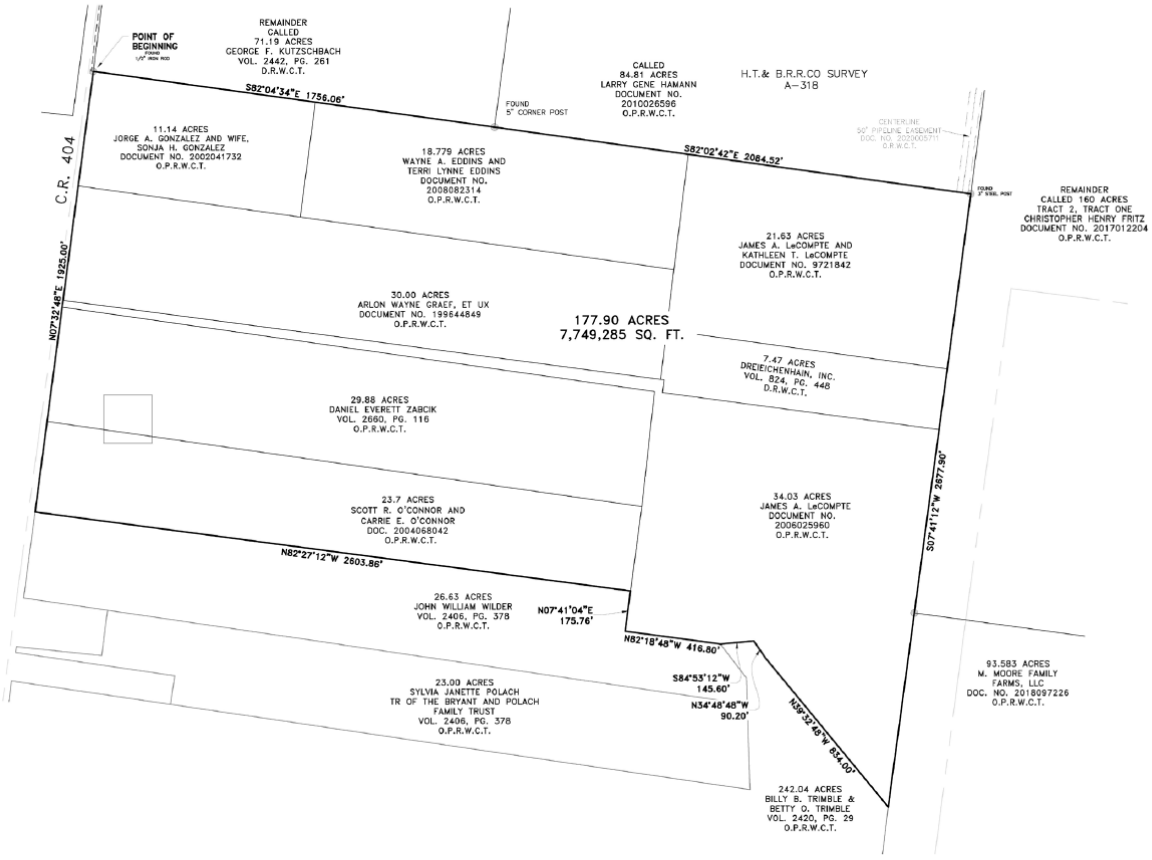
PARCEL 4
(Southwestern Area)

SURVEY



PARCEL 4
(Southwestern Area)

LEGAL DESCRIPTION

A 177.90 acre (7,749,285 square feet), tract of land, lying withing the H.T. & B.R.R.CO. Survey, Abstract 318, Williamson County, Texas, and being all of a called 11.14 acre tract, conveyed to Jorge A. Gonzalez and Wife, Donja H. Gonzales in Document No. 2002041732, Official Public Records of Williamson County, Texas, all of a called a 18.779 acres conveyed to Wayne A Eddins and Terri Lynne Eddins in Document No. 2008082314, Official Public Records of Williamson County, Texas, all of a called 21.63 acres conveyed to James A. LeCompte and Kathleen T. LeCompte in Document No. 9721842, Official Public Records of Williamson County, Texas, all of a called 7.47 acres conveyed to Dreieichenhain, Inc. in Volume 824, Page 448 Deed Records of Williamson County, Texas, all of a called 34.03 acres conveyed to James A. LeCompte in Document No. 2006025960, Official Public Records of Williamson County, Texas, all of a called 23.7 acres conveyed to Scott R. O'Connor and Carrie E. O'Connor in Document No. 2004068042, Official Public Records of Williamson County, Texas, all of a called 29.88 acres conveyed to Daniel Everett Zabcik in Volume 2660, Page 116, Official Public Records of Williamson County, Texas, and all of a called 30.00 acre tract conveyed to Arlon Wayne Graef, Et Ux, in Document No. 199644849 Official Public Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod found for the northernmost corner of said 11.14 acre tract, also being the southwestern corner of the remainder of a called 71.19 acre tract conveyed to George F. Kutzschbach in Volume 2442, Page 261, Deed Records of Williamson County, Texas, also being the eastern right of way line of County Road 404 (R.O.W. varies) for the **POINT OF BEGINNING** and the northernmost corner of the herein described tract;

THENCE, with the northern line of said 11.14 acre tract and said 18.779 acre tract, also being the southern line of said 71.19 acre tract, S 82° 04' 34" E, a distance of 1756.06 feet to a 5" fence corner post found for the southeastern corner of said 71.19 acre tract, also being the southwestern corner of a called 84.81 acre tract conveyed to Larry Gene Hamann in Document No. 2010026596 for a northern corner of the herein described tract;

THENCE, with the northern line of said 18.779 acre tract, also being the southern line of said 84.81 acre tract and also being the northern line of said 21.63 acre tract, S 82° 02' 42" E, a distance of 2084.52 feet to a 3" steel corner post found for the southernmost corner of said 84.81 acre tract, also being on the western line of the remainder of a called 160 acre tract, (Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas; for the easternmost corner of the herein described tract;

THENCE, with the western line of said remainder of 160 acre tract also being the eastern line of said 21.63 acre tract, the eastern line of said 7.47 acre tract and the eastern line of said 34.03 acre tract, S 07° 41' 12" W, passing a point at a distance of 1831.70 feet for the southwestern corner of said remainder of 160 acre tract, also being a northwestern corner of a called 93.583 continuing for a total distance of 2677.90 feet to the southernmost point of the herein described tract, also being a northeastern corner of a called 242.04 acre tract conveyed to Billy B. Trimble and Betty O. Trimble in Volume 2420, Page 29, Official Public Records of Williamson County, Texas, and also being in the western line of said 93.583 acre tract;

THENCE, with the southern line of said 34.03 acre tract and also being the northern line of said 242.04 acre tract, the following three (3) courses and distances:

1. N 39° 32' 48" W, a distance of 834.00 feet to point on the southern line of the herein described tract;
2. N 34° 48' 48" W, a distance of 90.20 feet to point on the southern line of the herein described tract;
3. S 84° 53' 12" W, a distance of 145.60 feet to point on the southern line of the herein described tract; also being a northern corner of said 242.04 acre tract and a northeastern corner of a called 26.63 acre tract conveyed to John William Wilder in Volume 2406, Page 378 Official Public Records of Williamson County, Texas;

THENCE, with the southern line of said 34.03 acre tract also being the northern line of said 26.63 acre tract, the following two (2) courses and distances:

1. N 82° 18' 48" W, a distance of 416.80 feet to point on the southern line of the herein described tract;
2. N 07° 41' 04" E, a distance of 175.76 feet to point on the southern line of the herein described tract, also being the southernmost corner of said 23.7 acre tract;

THENCE, with the southern line of said 23.7 acre tract also being the northern line of said 26.63 acre tract, N 82° 27' 12" W, a distance of 2603.86 feet to point for the southwestern corner of said 23.7 acre tract and the herein described tract, also being the

northernmost corner of said 26.63 acre tract also being on the eastern line of said right of way line of County Road 404 (R.O.W. varies);

THENCE, with the eastern right of way line of County Road 404 (R.O.W. Varies) also being the western property line of said 23.7 acre tract, western line of said 29.88 acre tract, western line of said 30.00 acre tract and western line said 11.14 acre tract, N 07° 32' 48" E, a distance of 1925.00 feet to the **POINT OF BEGINNING**.

Containing 177.90 acres or 7,749,285 square feet, more or less.

BEARING BASIS NOTE
This boundary exhibit was prepared from record information and central appraisal Distict Linework. No on the ground survey was performed.

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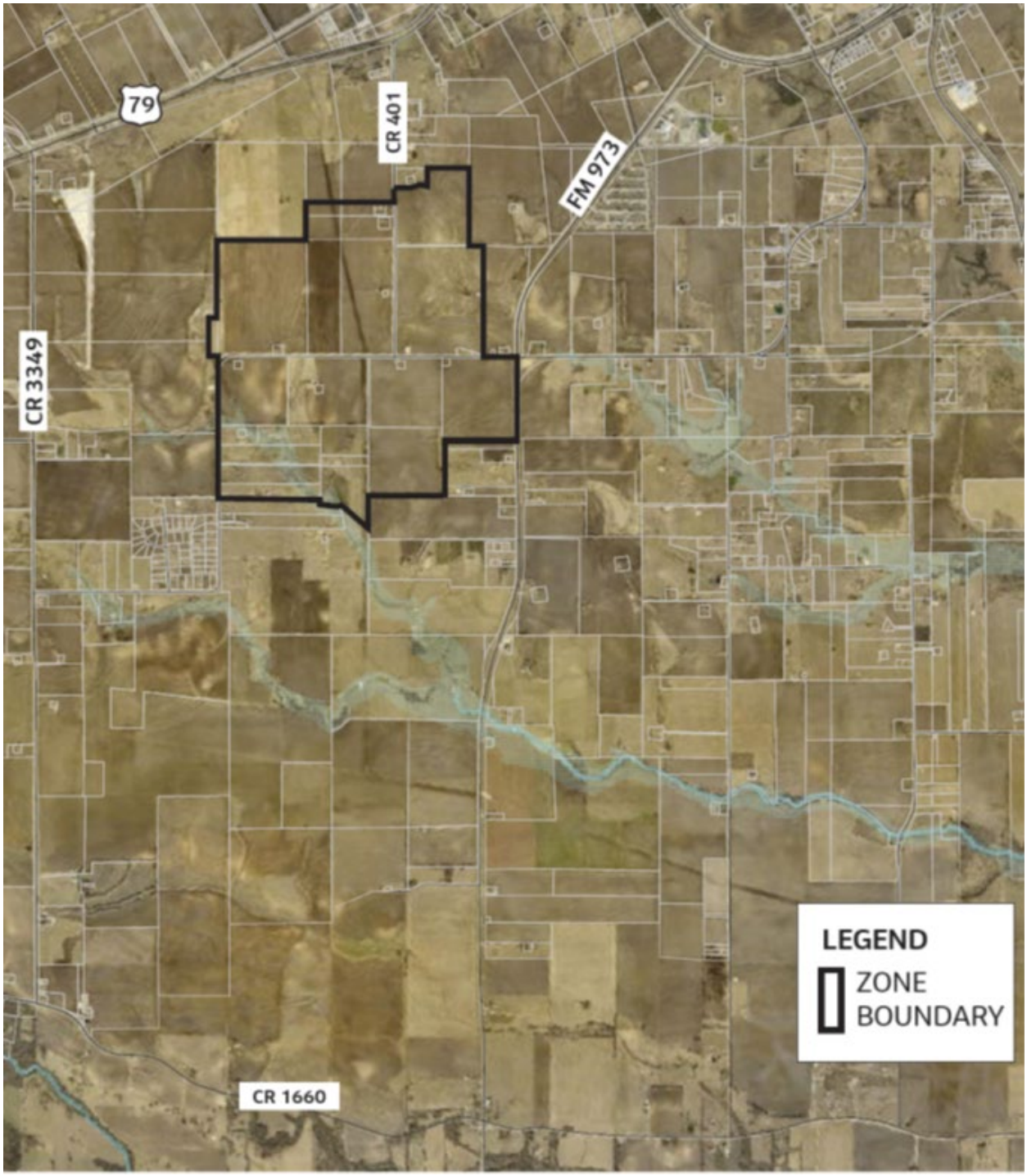
08/26/2021

APPENDIX B

Map of the Property



APPENDIX C

Estimated Timeline of Incurred Costs

- Completion of Construction of the Initial Improvements. Company shall, subject to delays resulting from one or more events of Force Majeure and/or an uncured breach of a Related Agreement by City, cause Completion of Construction of the Initial Improvements on or before January 31, 2026, in phases as set forth below:

- By December 31, 2023, Company will cause Completion of Construction of a minimum of 2,500,000 square feet of Improvements;

- By December 31, 2024, Company will cause Completion of Construction of a minimum of an additional 800,000 square feet of Improvements, totaling 3,300,000 square feet of Improvements;

- By December 31, 2025, Company will cause Completion of Construction of a minimum of an additional 2,000,000 square feet of Improvements, totaling 5,300,000 square feet of Improvements; and

- By January 31, 2026, Company will cause Completion of Construction of a minimum of an additional 700,000 square feet of Improvements, totaling 6 million square feet of Improvements.

APPENDIX D

Captured Appraised Value and Feasibility Study

Year	Real Property (Land) (a)	Real Property (Buildings)	Personal Property (a)	Projected Real and Personal Property AV Before Base	Tax Increment Base	Projected Real and Personal Property AV	City of Taylor Tax Rate (b)	Projected City of Taylor Gross Ad Valorem Taxes	SAS Tax Rebate %	SAS Tax Rebate	Cumulative SAS Rebate	Permit Fee Rebate %	Permit Fee Rebate	Beginning Permit Fee Reimbursement Balance	Rebate to SAS	Ending Permit Fee Reimbursement Balance(c)	TIRZ Administrative Costs	Net to City of Taylor	Cumulative to City of Taylor
2023	$ 5,000,000	$ -	$ -	$ 5,000,000	$ 11,788,782	$ -	0.809215	$ -	92.5%	$ -	$ -	0.0%	$ -	$ 5,000,000	$ -	$ 5,000,000	$ 10,000	**$ (10,000)**	**$ (10,000)**
2024	$ 10,000,000	$ 695,000,000	$ -	$ 705,000,000	$ 11,788,782	$ 693,211,218	0.809215	$ 5,609,569	92.5%	$ 5,188,851	$ 5,188,851	0.0%	$ -	$ 5,000,000	$ -	$ 5,000,000	$ 10,200	**$ 410,518**	**$ 400,518**
2025	$ 15,000,000	$ 695,000,000	$ 1,426,810,000	$ 2,136,810,000	$ 11,788,782	$ 2,125,021,218	0.809215	$ 17,195,990	92.5%	$ 15,906,291	$ 21,095,143	0.0%	$ -	$ 5,000,000	$ -	$ 5,000,000	$ 10,404	**$ 1,279,295**	**$ 1,679,813**
2026	$ 20,000,000	$ 695,000,000	$ 2,578,200,000	$ 3,293,200,000	$ 11,788,782	$ 3,281,411,218	0.809215	$ 26,553,672	92.5%	$ 24,562,146	$ 45,657,289	0.0%	$ -	$ 5,000,000	$ -	$ 5,000,000	$ 10,612	**$ 1,980,913**	**$ 3,660,726**
2027	$ 25,000,000	$ 695,000,000	$ 3,270,260,000	$ 3,990,260,000	$ 11,788,782	$ 3,978,471,218	0.809215	$ 32,194,386	92.5%	$ 29,779,807	$ 75,437,096	0.0%	$ -	$ 5,000,000	$ -	$ 5,000,000	$ 10,824	**$ 2,403,755**	**$ 6,064,481**
2028	$ 25,000,000	$ 695,000,000	$ 3,118,750,000	$ 3,838,750,000	$ 11,788,782	$ 3,826,961,218	0.809215	$ 30,968,344	92.5%	$ 28,645,718	$ 104,082,814	1.0%	$ 309,683	$ 5,000,000	$ 309,683	$ 4,690,317	$ 11,041	**$ 2,001,902**	**$ 8,066,382**
2029	$ 25,000,000	$ 750,000,000	$ 3,375,140,000	$ 4,150,140,000	$ 11,788,782	$ 4,138,351,218	0.809215	$ 33,488,159	92.5%	$ 30,976,547	$ 135,059,361	1.0%	$ 334,882	$ 4,690,317	$ 334,882	$ 4,355,435	$ 11,262	**$ 2,165,469**	**$ 10,231,851**
2030	$ 25,000,000	$ 805,000,000	$ 3,493,840,000	$ 4,323,840,000	$ 11,788,782	$ 4,312,051,218	0.809215	$ 34,893,765	92.5%	$ 32,276,733	$ 167,336,094	1.0%	$ 348,938	$ 4,355,435	$ 348,938	$ 4,006,497	$ 11,487	**$ 2,256,608**	**$ 12,488,459**
2031	$ 25,000,000	$ 860,000,000	$ 2,298,124,600	$ 3,183,124,600	$ 11,788,782	$ 3,171,335,818	0.809215	$ 25,662,925	92.5%	$ 23,738,206	$ 191,074,300	1.0%	$ 256,629	$ 4,006,497	$ 256,629	$ 3,749,868	$ 11,717	**$ 1,656,374**	**$ 14,144,833**
2032	$ 25,000,000	$ 914,000,000	$ 1,509,422,200	$ 2,448,422,200	$ 11,788,782	$ 2,436,633,418	0.809215	$ 19,717,603	92.5%	$ 18,238,783	$ 209,313,083	1.0%	$ 197,176	$ 3,749,868	$ 197,176	$ 3,552,692	$ 11,951	**$ 1,269,693**	**$ 15,414,526**
2033	$ 25,000,000	$ 969,000,000	$ 957,250,000	$ 1,951,250,000	$ 11,788,782	$ 1,939,461,218	0.809215	$ 15,694,411	90.0%	$ 14,124,970	$ 223,438,053	1.0%	$ 156,944	$ 3,552,692	$ 156,944	$ 3,395,748	$ 12,190	**$ 1,400,307**	**$ 16,814,833**
2034	$ 25,000,000	$ 1,025,000,000	$ 592,088,800	$ 1,642,088,800	$ 11,788,782	$ 1,630,300,018	0.809215	$ 13,192,632	90.0%	$ 11,873,369	$ 235,311,422	1.0%	$ 131,926	$ 3,395,748	$ 131,926	$ 3,263,822	$ 12,434	**$ 1,174,903**	**$ 17,989,736**
2035	$ 25,000,000	$ 1,135,000,000	$ 402,244,400	$ 1,562,244,400	$ 11,788,782	$ 1,550,455,618	0.809215	$ 12,546,519	90.0%	$ 11,291,867	$ 246,603,289	1.0%	$ 125,465	$ 3,263,822	$ 125,465	$ 3,138,356	$ 12,682	**$ 1,116,504**	**$ 19,106,240**
2036	$ 25,000,000	$ 1,144,605,400	$ 290,124,600	$ 1,459,730,000	$ 11,788,782	$ 1,447,941,218	0.809215	$ 11,716,958	90.0%	$ 10,545,262	$ 257,148,551	1.0%	$ 117,170	$ 3,138,356	$ 117,170	$ 3,021,187	$ 12,936	**$ 1,041,590**	**$ 20,147,831**
2037	$ 25,000,000	$ 1,245,000,000	$ 228,200,000	$ 1,498,200,000	$ 11,788,782	$ 1,486,411,218	0.809215	$ 12,028,263	90.0%	$ 10,825,436	$ 267,973,987	1.0%	$ 120,283	$ 3,021,187	$ 120,283	$ 2,900,904	$ 13,195	**$ 1,069,349**	**$ 21,217,179**
2038	$ 25,000,000	$ 1,300,000,000	$ 228,200,000	$ 1,553,200,000	$ 11,788,782	$ 1,541,411,218	0.809215	$ 12,473,331	90.0%	$ 11,225,998	$ 279,199,985	1.0%	$ 124,733	$ 2,900,904	$ 124,733	$ 2,776,171	$ 13,459	**$ 1,109,141**	**$ 22,326,320**
2039	$ 25,000,000	$ 1,355,000,000	$ 228,200,000	$ 1,608,200,000	$ 11,788,782	$ 1,596,411,218	0.809215	$ 12,918,399	90.0%	$ 11,626,559	$ 290,826,544	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 13,728	**$ 1,278,112**	**$ 23,604,432**
2040	$ 25,000,000	$ 1,410,000,000	$ 228,200,000	$ 1,663,200,000	$ 11,788,782	$ 1,651,411,218	0.809215	$ 13,363,467	90.0%	$ 12,027,121	$ 302,853,665	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 14,002	**$ 1,322,344**	**$ 24,926,777**
2041	$ 25,000,000	$ 1,465,000,000	$ 228,200,000	$ 1,718,200,000	$ 11,788,782	$ 1,706,411,218	0.809215	$ 13,808,536	90.0%	$ 12,427,682	$ 315,281,347	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 14,282	**$ 1,366,571**	**$ 26,293,348**
2042	$ 25,000,000	$ 1,520,000,000	$ 228,200,000	$ 1,773,200,000	$ 11,788,782	$ 1,761,411,218	0.809215	$ 14,253,604	90.0%	$ 12,828,243	$ 328,109,590	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 14,568	**$ 1,410,792**	**$ 27,704,140**
2043	$ 25,000,000	$ 1,575,000,000	$ 228,200,000	$ 1,828,200,000	$ 11,788,782	$ 1,816,411,218	0.809215	$ 14,698,672	85.0%	$ 12,493,871	$ 340,603,461	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 14,859	**$ 2,189,941**	**$ 29,894,081**
2044	$ 25,000,000	$ 1,630,000,000	$ 228,200,000	$ 1,883,200,000	$ 11,788,782	$ 1,871,411,218	0.809215	$ 15,143,740	85.0%	$ 12,872,179	$ 353,475,641	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 15,157	**$ 2,256,404**	**$ 32,150,486**
2045	$ 25,000,000	$ 1,685,000,000	$ 228,200,000	$ 1,938,200,000	$ 11,788,782	$ 1,926,411,218	0.809215	$ 15,588,809	85.0%	$ 13,250,487	$ 366,726,128	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 15,460	**$ 2,322,861**	**$ 34,473,347**
2046	$ 25,000,000	$ 1,740,000,000	$ 228,200,000	$ 1,993,200,000	$ 11,788,782	$ 1,981,411,218	0.809215	$ 16,033,877	85.0%	$ 13,628,795	$ 380,354,923	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 15,769	**$ 2,389,313**	**$ 36,862,660**
2047	$ 25,000,000	$ 1,795,000,000	$ 228,200,000	$ 2,048,200,000	$ 11,788,782	$ 2,036,411,218	0.809215	$ 16,478,945	85.0%	$ 14,007,103	$ 394,362,026	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 16,084	**$ 2,455,757**	**$ 39,318,417**
2048	$ 25,000,000	$ 1,850,000,000	$ 228,200,000	$ 2,103,200,000	$ 11,788,782	$ 2,091,411,218	0.809215	$ 16,924,013	85.0%	$ 14,385,411	$ 408,747,438	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 16,406	**$ 2,522,196**	**$ 41,840,613**
2049	$ 25,000,000	$ 1,905,000,000	$ 228,200,000	$ 2,158,200,000	$ 11,788,782	$ 2,146,411,218	0.809215	$ 17,369,082	85.0%	$ 14,763,719	$ 423,511,157	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 16,734	**$ 2,588,628**	**$ 44,429,241**
2050	$ 25,000,000	$ 1,905,000,000	$ 228,200,000	$ 2,158,200,000	$ 11,788,782	$ 2,146,411,218	0.809215	$ 17,369,082	85.0%	$ 14,763,719	$ 438,274,876	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 17,069	**$ 2,588,293**	**$ 47,017,535**
2051	$ 25,000,000	$ 1,905,000,000	$ 228,200,000	$ 2,158,200,000	$ 11,788,782	$ 2,146,411,218	0.809215	$ 17,369,082	85.0%	$ 14,763,719	$ 453,038,596	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 17,410	**$ 2,587,952**	**$ 49,605,487**
2052	$ 25,000,000	$ 1,905,000,000	$ 228,200,000	$ 2,158,200,000	$ 11,788,782	$ 2,146,411,218	0.809215	$ 17,369,082	85.0%	$ 14,763,719	$ 467,802,315	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 17,758	**$ 2,587,604**	**$ 52,193,090**

STATE OF TEXAS	**§**	
	§	**TAX ABATEMENT AGREEMENT**
COUNTY OF WILLIAMSON	**§**	

This Tax Abatement Agreement (the "Agreement") is entered into by and between the City of Taylor, a Texas home rule municipality ("the City"), and Samsung Austin Semiconductor, LLC, a Delaware limited liability company (the "Owner") (each a "Party" and collectively the "Parties"), acting by and through their authorized representatives.

W I T N E S S E T H:

WHEREAS, the Owner owns or is under contract to purchase a portion of the real property in Williamson County, Texas, being further described in **Exhibit "A"** attached hereto (the "Land")**;** and

WHEREAS, the Owner intends to voluntarily seek annexation of the Land into the City and to develop the Land for the Project (hereinafter defined); and

WHEREAS, the City Council has adopted an ordinance designating an area that includes the Land as a tax abatement reinvestment zone (the "Reinvestment Zone") as authorized by the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code; and

WHEREAS, in compliance with the Act, the City Council has held a public hearing to receive public comments on the creation of the proposed Reinvestment Zone and its benefits to the City and the property in the proposed Reinvestment Zone; and has notified the governing body of each taxing unit that levies real property taxes within the proposed Reinvestment Zone of its intent to establish the Reinvestment Zone; and

WHEREAS, the City has adopted guidelines for tax abatement that are current under Tax Code Section 312.002(b) (the "Tax Abatement Guidelines"); and

WHEREAS, the Tax Abatement Guidelines contain appropriate guidelines and criteria governing tax abatement agreements to be entered by the City as contemplated by the Tax Code; and

WHEREAS, the City has adopted a resolution stating that it elects to be eligible to participate in tax abatement; and

WHEREAS, in order to maintain and enhance the commercial and industrial economic and employment base of the Taylor area, it is in the best interests of the taxpayers for the City to enter into this Agreement in accordance with said Zone Ordinance, the Tax Abatement Guidelines and the Tax Code; and

WHEREAS, Owner's development efforts described herein will create permanent new jobs in the City; and

WHEREAS, the City Council after a public hearing has found that the contemplated use of the Premises (hereinafter defined), and the contemplated Improvements are consistent with encouraging development of the proposed Reinvestment Zone and that the proposed tax abatement will be in compliance with the Tax Abatement Guidelines, the Tax Code, and all other applicable laws; and

WHEREAS, the City Council has found that the Improvements sought are feasible and practicable and would be of benefit to the Premises to be included in the proposed Reinvestment Zone and to the City after expiration of this Agreement; and

WHEREAS, a copy of this Agreement has been furnished, in the manner prescribed by the Tax Code, to the presiding officers of the governing bodies of each of the taxing units in which the Premises is located; and

WHEREAS, this Agreement was approved at a regularly scheduled meeting of the City Council of the City;

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, including the expansion of primary employment, the attraction of major investment in the Reinvestment Zone, which contributes to the economic development of Taylor and the enhancement of the tax base in the City, the Parties agree as follows:

Article I
Definitions

Wherever used in this Agreement, the following terms shall have the meanings ascribed to them:

"Act" shall mean the Property Redevelopment and Tax Abatement Act, Chapter 312, Texas Tax Code, as amended.

"Annexation" shall mean the voluntary annexation of the Land into the City in accordance with applicable provisions of Chapter 43 of the Texas Local Government Code, as amended.

"Bankruptcy or Insolvency" shall mean the dissolution or termination of a Party's existence as a going business, insolvency, appointment of a receiver for any part of a Party's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party, and such proceeding is not dismissed within ninety (90) days after the filing thereof.

"City" is defined in the introductory paragraph.

"Completion of Construction" shall mean that: (i) the construction of the Improvements has been substantially completed; and (ii) a certificate of occupancy has been issued by the City for the occupancy of the Improvements by the Owner.

"County" shall mean Williamson County, Texas.

"County Agreement" shall mean that certain economic development agreement pursuant to Chapter 381 of the Texas Local Government Code by and between County and the Owner dated of approximate date herewith.

"Development Agreement" shall mean that certain City of Taylor, Texas Development Agreement pursuant to Chapter 212, Subchapter G, Texas Local Government Code, between the Parties, dated of approximate date herewith.

"Development Review Reimbursement Agreement" shall mean that certain Development Review Reimbursement Agreement by and between Owner and City dated before or approximately the same date as this Agreement.

"Effective Date" shall mean the day after the later of (i) the full execution hereof by all of the Parties; and (ii) the day that all conditions precedent listed at Section 9.12 have been satisfied.

"Expiration Date" shall mean March 1 of the calendar year following the expiration of the last of the tax abatements provided herein.

"First Year of Abatement" shall mean the earlier of (a) the year commencing on January 1, 2024 or (b) first full tax year following the Owner's obtaining a Certificate of Occupancy from the City of Taylor, Texas for a minimum of 6,000,000 square feet of facilities on the Land; provided, however, that the Owner may, at its sole discretion and sole option, elect to delay the First Year of Abatement by up to one (1) year by delivering a notice to the City and the Williamson Central Appraisal District (or its successor) stating such desire (a "Notice of First Year of Abatement Change"), and in such case, the First Year of Abatement shall be the date identified in the Notice of First Year of Abatement Change.

"Force Majeure" shall mean any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy, war, terrorist act, or threat thereof, riot, civil commotion, insurrection, government action or inaction (unless caused by the intentionally wrongful acts or omissions of the Party), fires, earthquake, tornado, hurricane, explosions, floods, strikes, slowdowns, work stoppages, or incidence of disease or other illness that reaches outbreak, epidemic, or pandemic proportions or other causes affecting the area in which the Project is located, or the Owner's labor or supply chain, or the availability of services ("**Epidemiological Event**") that result in a reduction of labor force or work stoppage in order to comply with local, state, or

national disaster orders, construction delays, shortages or unavailability of supplies, materials or labor, necessary condemnation proceedings, or any other circumstances which are reasonably beyond the control of the Party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstances are similar to any of those enumerated or not. If a Party is unable to perform its obligations under this Agreement due to a Force Majeure, the Party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or performance shall be extended for a period of time equal to the period such Party was delayed, provided the Party whose performance is delayed provides written notice to the other Party not later than fifteen (15) business days after occurrence of the event(s) or condition(s) causing the delay describing such event(s) and/or condition(s) and the date on which such event(s) and/or condition(s) occurred. The Parties acknowledge that as of the Effective Date, the outbreak of COVID-19 ("COVID-19 Outbreak") is an Epidemiological Event, that, notwithstanding the COVID-19 Outbreak, the existing effects of the COVID-19 Outbreak could not have been reasonably anticipated, and that the potential continuing effects of the COVID-19 Outbreak cannot reasonably be anticipated by City or Company nor be prevented nor overcome, wholly or in part, by the exercise of commercially reasonable diligence by such Party provided, however, the COVID-19 Outbreak is not an excuse from performance of any obligation under this Agreement unless it actually renders a party unable to perform such obligation in the specific instance.

"Improvements" or "Project" shall mean one or more improvements constructed on the Land consisting of (i) buildings housing one or more 300-millimeter semiconductor wafer (or successor technology) manufacturing plants (each a "Plant"); (ii) other buildings and ancillary facilities constructed on the Land supporting the operation of the Plants that are developed and used for purposes authorized by the Development Standards (as that term is defined in the Development Agreement), and (iii) such additional related improvements constructed on the Land including, but not limited to, required parking, landscaping and all other improvements constructed on the Land and which may be more fully described in the submittals filed by Owner with the City from time to time, in order to obtain building permit(s).

"Land" is defined in the Recitals.

"New Tangible Personal Property" shall mean each installation or delivery of Tangible Personal Property installed or located at the Improvements for which Owner provides the City and the Williamson Central Appraisal District, not more than once each year during the Term, a separate written rendition for such new Tangible Personal Property, including the date of delivery, location, or installation at the Improvements, and a description and historic cost or opinion of value for such property and for which Owner and City have requested the Williamson Central Appraisal District to assign an account number separate and apart from any other Tangible Personal Property tax account for appraisal purposes.

"Owner" is defined in the introductory paragraph.

"Premises" shall mean collectively, the Land and the Improvements following construction thereof.

"Reinvestment Zone" is defined in the Recitals.

"Related Agreement" shall mean any agreement, other than this Agreement, related to the Project by and between (i) the City and the Owner, or (ii) if the operation of the Project is transferred to any entity that controls Owner or that is controlled by or under common control with Owner, then such other entity.

"School Incentive Agreement" shall mean that certain agreement between the Taylor Independent School District and the Owner pursuant to Chapter 313 of Texas Tax Code dated of approximate date herewith.

"Tangible Personal Property" shall have the same meaning assigned by Texas Tax Code, Section 1.04 and shall mean all tangible personal property, equipment, and machinery, inventory and supplies owned or leased by the Company, and located in the Improvements on January 1 of a given Tax Year. Tangible Personal Property shall not include Freeport Goods or Goods in Transit pursuant to Section 11.251 or 11.253 of the Texas Tax Code if such items qualify for and are allowed exemption from City property taxes in a given year during the Term, and nothing in this Agreement prevents application for such exemptions, if applicable and available.

"Tax Code" shall mean the Texas Tax Code.

"Taxable Value" shall mean the appraised value of Tangible Personal Property as certified by the Williamson Central Appraisal District, or its successor, as of January 1 of a given year.

"Tax Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Incentive Agreement" shall mean that certain Taxable Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Incentive Agreement between City and Owner dated of approximate date herewith.

"Zone Ordinance" shall mean the ordinance of the City of Taylor, Texas designating the Reinvestment Zone pursuant to Chapter 312 of the Texas Tax Code.

Article II
General Provisions

2.1 Owner is the owner of a portion of the Land or is under contract to purchase a portion of the Land and will own a portion of the Land as of the Effective Date, which Land is located within the city limits of the City following annexation thereof and within the Reinvestment

Zone following annexation. Owner intends to construct, or cause to be constructed, the Improvements on the Land.

2.2 The Premises are not in an improvement project financed by tax increment bonds.

2.3 This Agreement is entered into subject to the rights of the holders of outstanding bonds of the City.

2.4 The Premises are not owned or leased by any member of the Taylor City Council or any member of the Taylor Planning and Zoning Commission.

2.5 Owner shall, on or before May 1, of each calendar year that this Agreement is in effect, certify in writing to the City that it is in compliance with each term of the Agreement.

2.6 The Land and the Improvements constructed thereon shall be used in the manner (i) that at the time of construction is consistent with the City's Comprehensive Zoning Ordinance, as amended, and (ii) that, during the period taxes are abated hereunder, is consistent with the general purposes of encouraging development or redevelopment within the Reinvestment Zone.

2.7 The "Term" of this Agreement shall begin on the Effective Date and shall continue until the Expiration Date, unless sooner terminated as provided herein.

Article III
Phase I Tax Abatement Authorized

3.1 This Agreement is authorized by the Tax Code and in accordance with the City Tax Abatement Guidelines that were approved by resolution of the City Council no more than two (2) years before the Effective Date of this Agreement.

3.2 Subject to the terms and conditions of this Agreement the City hereby grants Owner an abatement of ninety-two- and one-half percent (92.5%) of the Taxable Value of New Tangible Personal Property in each annual rendition of New Tangible Personal Property occurring after the Effective Date of this Agreement and within the nine (9) calendar years after the First Year of Abatement ("Phase I"). The City will work with Williamson Central Appraisal District to ensure the Williamson Central Appraisal District will assign each new installation, delivery, or location of New Tangible Personal Property an account number separate and apart from any other Tangible Personal Property for appraisal purposes, and establish, if necessary, a mutually acceptable administrative method to allow compliance with this Agreement.

3.3 The period of tax abatement for New Tangible Personal Property in each annual rendition shall be for a period of ten (10) consecutive years beginning with the first calendar year after each rendition of New Tangible Personal Property during Phase I.

3.4 During the period of tax abatement herein authorized, Owner shall be subject to all taxation not abated, including but not limited to ad valorem taxation on the Land; however, for clarity, this provision is not intended to limit or restrict the rights and obligations under the Tax

Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Incentive Agreement.

Article IV
Phase II and Phase III Tax Abatement Authorized

4.1 Subject to the terms and conditions of this Agreement, the City grants Owner a tax abatement for New Tangible Personal Property for: (i) calendar years ten (10) through nineteen (19) *after* the First Year of Abatement (herein "Phase II"); and (ii) calendar years twenty (20) through twenty-nine (29) *after* the First Year of Abatement (herein "Phase III").

4.2 Subject to the terms and conditions of this Agreement, the City hereby grants Owner an abatement of ninety percent (90%) of the Taxable Value of New Tangible Personal Property in each annual rendition of New Tangible Personal Property occurring within Phase II.

4.3 The period of tax abatement for each installation, delivery or location of New Tangible Personal Property during Phase II shall be for a period of ten (10) consecutive years beginning with the first calendar year after each rendition of New Tangible Personal Property during Phase II.

4.4 Subject to the terms and conditions of this Agreement, the City hereby grants Owner an abatement of eighty-five percent (85%) of the Taxable Value of New Tangible Personal Property in each annual rendition of New Tangible Personal Property occurring within Phase III.

4.5 The period of tax abatement for each installation, delivery or location of New Tangible Personal Property during Phase III shall be for a period of ten (10) consecutive years beginning with the first calendar year after each rendition of New Tangible Personal Property during Phase III.

4.6 Notwithstanding any provision of this Agreement to the contrary: (i) in no case shall any tax abatement be granted for New Tangible Personal Property rendered in Phase III for the thirtieth (30th) year *after* the First Year of Abatement or thereafter; and (ii) in no case shall any New Tangible Personal Property receive abatement for more than ten (10) years.

Article V
Improvements

5.1 Owner owns a portion of the Land and intends to construct or cause to be constructed the Improvements on the Land and to locate Tangible Personal Property at such Improvements. Nothing in this Agreement shall obligate Owner to construct the Improvements on the Land or to locate Tangible Personal Property thereat, but said actions are conditions precedent to tax abatement pursuant to this Agreement.

5.2 As a condition precedent to the initiation of the Owner's tax abatement pursuant to this Agreement, Owner agrees, subject to delays resulting from one or more events of Force

Majeure and/or an uncured breach of a Related Agreement by City, to cause Completion of Construction of the Improvements on or before January 31, 2026, in phases as set forth below:

(a) By December 31, 2023 - Owner will cause Completion of Construction of a minimum of 2,500,000 square feet of Improvements;

(b) By December 31, 2024 - Owner will cause Completion of Construction of a minimum of an additional 800,000 square feet of Improvements, totaling 3,300,000 square feet of Improvements;

(c) By December 31, 2025 - Owner will cause Completion of Construction of an additional 2,000,000 square feet of Improvements, totaling 5,300,000 square feet of Improvements; and

(d) By January 31, 2026 - Owner will cause Completion of Construction of a minimum of an additional 700,000 square feet of Improvements, totaling 6 million square feet of Improvements.

5.3 Construction plans for the Improvements constructed on the Land will be filed with the City, which shall be deemed to be incorporated by reference herein and made a part hereof for all purposes.

5.4 Owner agrees to maintain the Improvements during the Term of this Agreement in accordance with all applicable state and local laws, codes, and regulations in all material respects, or shall diligently pursue the cure of any material non-compliance.

5.5 The City, its agents and employees shall have the right of access to the Premises during and following construction to inspect the Improvements at reasonable times and with reasonable notice to Owner, and in accordance with visitor access and security policies of the Owner, in order to ensure that the construction of the Improvements are in accordance with this Agreement and all applicable state and local laws and regulations (or valid waiver thereof).

Article VI
Default: Recapture of Tax Revenue

6.1 In the event Owner fails to comply with its obligations in Section 5.2(d), and does not cure such failure within the notice and cure periods described in Section 6.2, then Owner shall be in default of this Agreement, and as liquidated damages in the event of such default, the Owner shall, within thirty (30) days after demand, pay to the City the amount equal to all taxes with respect to the time period preceding such termination which otherwise would have been paid by the Owner to the City without the benefit of the tax abatement under this Agreement, for the property subject to this Agreement, plus interest at the statutory rate for delinquent taxes as determined by Section 33.01 of the Tax Code, as amended, but without penalties.

In the event Owner (i) has delinquent ad valorem taxes owed to the City, and does not cure such delinquency within sixty (60) days after written notice from the City (provided Owner retains

its right to timely and properly protest such taxes or assessment); (ii) has an event of Bankruptcy or Insolvency; or (iii) breaches any of the other terms and conditions of this Agreement (i.e., other than Section 5.2(d)), or a Related Agreement , and does not cure such breach within the notice and cure periods described in Section 6.2 of this Agreement, or those described in the applicable Related Agreement, as the case may be, then Owner shall be in default of this Agreement. As liquidated damages in the event of such default, the Owner shall, within thirty (30) days after demand, pay to the City all taxes with respect to the three (3) years directly preceding the date of the notice of default which otherwise would have been paid by the Owner to the City without the benefit of the tax abatement under this Agreement, for the property subject to this Agreement, plus interest at the statutory rate for delinquent taxes as determined by Section 33.01 of the Tax Code, as amended, but without penalties.

For clarity, it is understood and agreed by the Parties that if a particular action is to be performed by a certain date, and such action is not performed by the required date in the first instance but is then performed before the end of the applicable cure period, then the action shall be deemed to have been performed on time in the first instance, with no effect given to the initial delay.

The Parties acknowledge that actual damages in the event of default and termination by the City would be speculative and difficult to determine. The Parties further agree that the amount of abated tax, including interest, as a result of this Agreement, shall, in accordance with the above provisions of this Section 6.1, be recoverable against the Owner, its successors and assigns and shall constitute a tax lien against the Premises, and shall become due, owing, and shall be paid to the City within thirty (30) days after notice of termination.

6.2 Upon breach by Owner of any of the obligations under this Agreement, the City shall notify Owner in writing, and Owner shall have ninety (90) days from receipt of the notice in which to cure any such default. If the default cannot reasonably be cured within such 90-day period, and the Owner has diligently pursued such remedies as shall be reasonably necessary to cure such default, then the City shall extend the period in which the default must be cured for an additional sixty (60) days.

6.3 If the Owner fails to cure the default within the time provided as specified above or, as such time period may be extended, the City, at its sole option, shall have the right to terminate this Agreement by providing written notice to the Owner.

6.4 Upon termination of this Agreement by City, the amount of liquidated damages set forth in Section 6.1, shall become a debt to the City as liquidated damages, and shall become due and payable not later than thirty (30) days after a notice of termination is provided. The City shall have all remedies for the collection of the abated tax provided generally in the Tax Code for the collection of delinquent property tax, but without penalties. The computation of the abated tax for the purposes of the Agreement shall be based upon the full Taxable Value of the New Tangible Personal Property without tax abatement for the applicable years for which recapture is required as set forth above and in which tax abatement hereunder was received by the Owner, as determined by the Williamson Central Appraisal District, multiplied by the tax rate of the years in question, as calculated by the City Tax Assessor-Collector. The liquidated damages shall incur interest as

provided for delinquent taxes and shall commence to accrue after expiration of the thirty (30) day payment period.

Article VII
Annual Application for Tax Exemption

It shall be the responsibility of the Owner, pursuant to Section 11.43 of the Tax Code, as amended, to file, **on or before April 30**, an annual exemption application form for the New Tangible Personal Property with the Williamson County Chief Appraiser. A copy of the respective exemption application shall be submitted to the City upon request.

Article VIII
Annual Rendition

The Owner shall annually render the value of the New Tangible Personal Property to the Williamson Central Appraisal District and shall provide a copy of the same to the City upon written request.

Article IX
Miscellaneous

9.1 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received upon the earlier of (a) actual receipt or (b) three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below, or such other address as is designated by the applicable Party from time to time, or on the day actually received as sent by courier or otherwise hand delivered.

If intended for City, to:	With a copy to:
Attn: Brian LaBorde City Manager City of Taylor, Texas 400 Porter Street Taylor, Texas 76574	Ted W. Hejl City Attorney Hejl & Schroder, P.C. 311 Talbot P.O. Box 192 Taylor, Texas 76574
If intended for Owner, to:	With a copy to:
Attn: Chief Financial Officer Samsung Austin Semiconductor, LLC 12100 Samsung Boulevard Austin, Texas 78754	Attn: General Counsel Samsung Austin Semiconductor LLC 12100 Samsung Boulevard Austin, Texas 78754

9.2 Authorization. This Agreement was authorized by resolution of the City Council approved by its Council at a meeting authorizing the Mayor to execute this Agreement on behalf of the City.

9.3 Severability. In the event any section, subsection, paragraph, sentence, phrase or word herein is held invalid, illegal, unconstitutional or unenforceable, such invalidity, illegality, unconstitutionality or unenforceability shall not affect other provisions, and it is the intention of the Parties that in lieu of each provision that is held to be invalid, illegal, unconstitutional or unenforceable, a provision will be added to this Agreement which is valid, legal, constitutional and enforceable and is as similar in terms as possible to the provision held to be invalid, illegal, unconstitutional or unenforceable.

9.4 Governing Law. This Agreement shall be governed by the laws of the State of Texas without regard to any conflict of law rules. Exclusive venue for any action under this Agreement shall be the State District Court of Williamson County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

9.5 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument. This Agreement may be executed in facsimile or electronically transmitted portable document format ("PDF") or by electronic means, and such signatures shall have the same force of law as one executed and witnessed by the parties in person.

9.6 Entire Agreement. This Agreement, together with the Tax Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Incentive Agreement, is the entire agreement of the Parties with respect to the tax abatements provided for hereunder. There is no other collateral oral or written agreement between the Parties that in any manner relates to the subject matter of this Agreement, except as provided in any Exhibits attached hereto or as that are otherwise expressly identified and described in this Agreement as being an agreement to be entered concurrently with or subsequent to this Effective Date of this Agreement. This Agreement cannot be modified without written agreement of the Parties.

9.7 Recitals. The determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

9.8 Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

9.9 Assignment. This Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors, and permitted assigns. This Agreement may not be assigned by the Owner without the prior written consent of the City Manager not to be unreasonably withheld, delayed, or conditioned; and provided that Owner may assign this agreement to an affiliate that is directly or indirectly controlled by or is under common control with the Owner upon providing thirty (30) days written

notice to City. In the event of an assignment to which City has consented the assignee shall agree in writing to assume the obligations and liabilities of Owner in a form reasonably approved by City.

9.10 Employment of Undocumented Workers. Owner has executed the certification attached hereto as **Exhibit "B."** During the Term of this Agreement, the Owner agrees not to knowingly employ any undocumented workers and, if convicted of a violation under 8 U.S.C. Section 1324a (f), the Owner shall repay the taxes abated herein, and any other funds received by the Owner from the City as of the date of such violation within 120 days after the date the Owner is notified by the City of such violation, plus interest at the rate of four percent (4%) compounded annually from the date of violation until paid. Owner is not liable for a violation of this section by a subsidiary, affiliate, or franchisee of Owner or by a person with whom Owner contracts.

9.11 Right of Offset. The City may at its option, offset any amounts due and payable under this Agreement against any debt (including taxes) lawfully due to the City from the Owner, regardless of whether the amount due arises pursuant to the terms of this Agreement or a Related Agreement or otherwise and regardless of whether or not the debt due the City has been reduced to judgment by a court.

9.12 Conditions Precedent. This Agreement shall not be effective until such time as:

(i) the Owner has closed its purchase of a portion of the Land;

(ii) the County Agreement, the School Incentive Agreement, the Development Review Reimbursement Agreement, and the Tax Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Incentive Agreement have each been fully executed.

(iii) the Company has submitted an application for voluntary annexation of the Land into the City;

(iv) Annexation of the Land has occurred; and

(v) the Development Agreement has been fully executed.

[Signature page to follow]

EXECUTED this ___ day of _____ 2021.

CITY OF TAYLOR, TEXAS

By: _____
Brandt Rydell, Mayor

APPROVED AS TO FORM:

By:_____
Ted Hejl, City Attorney

EXECUTED this ___ day of _____ 2021.

SAMSUNG AUSTIN SEMICONDUCTOR, LLC

By: _____
Name:_____
Title:_____

EXHIBIT "A"
Description of Land

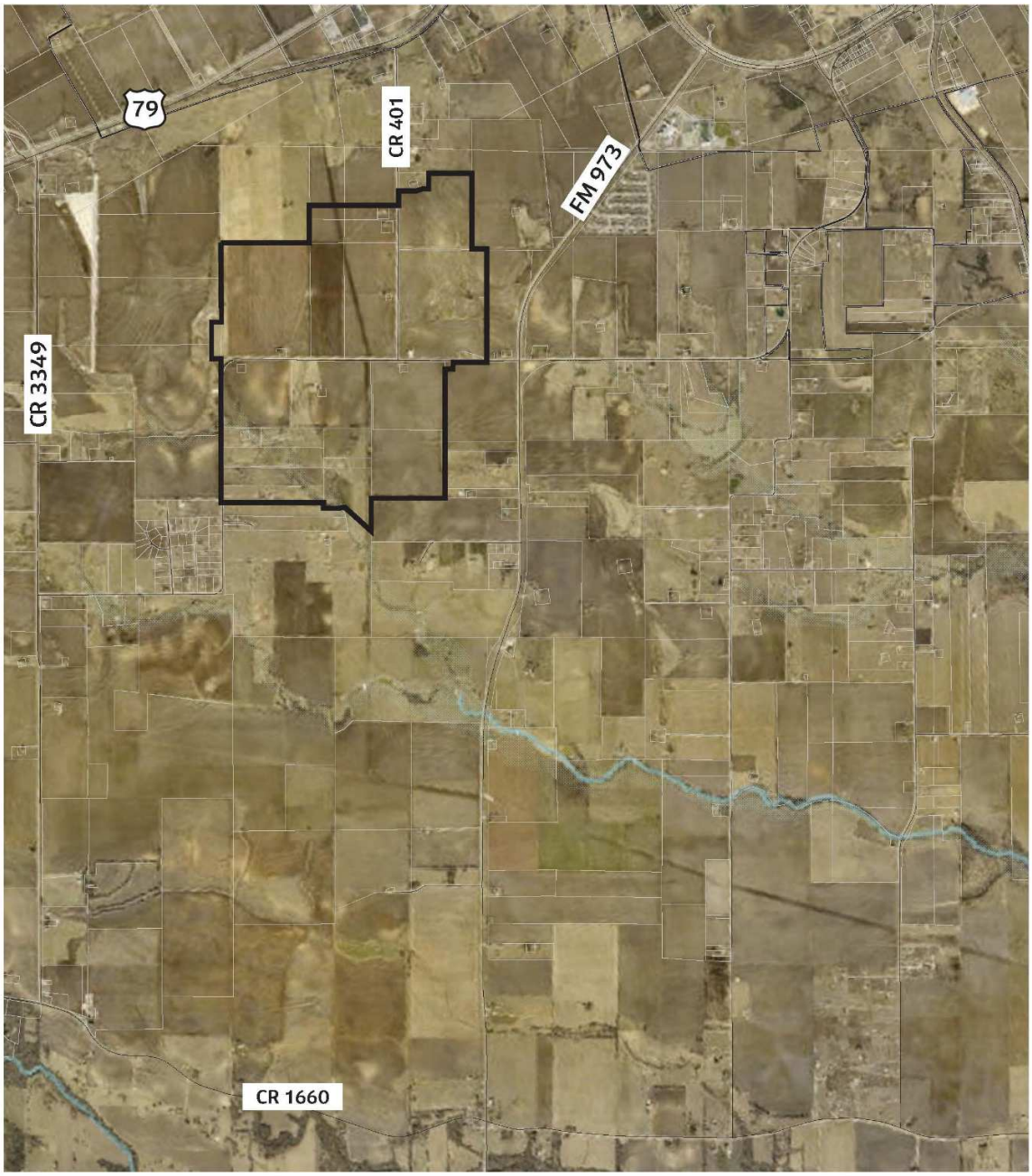
Approximately 1,187.5 acres, generally located Southwest of downtown Taylor, Texas, in an area South of State Highway 79, North of County Road 1660, East of County Road 3349, and West of Farm to Market Road 973 in the extraterritorial jurisdiction of the City of Taylor, including the properties listed below by Williamson Central Appraisal District Property Identification Number:

Property ID	WCAD Legal Description
R019409	AW0800 LEE, T.B. SUR., ACRES 12.400
R019700	AW0631 TYLER, B.J. SUR., ACRES 17.000
R020073	AW0631 TYLER, B.J. SUR., ACRES 2.000
R019412	AW0800 LEE, T.B. SUR., ACRES 8.000
R019701	AW0631 TYLER, B.J. SUR., ACRES 10.000
R020074	AW0631 TYLER, B.J. SUR., ACRES 2.000
R019411	AW0800 - LEE, T.B. SUR., ACRES 158.185
R020004	AW0800 - LEE, T.B. SUR., ACRES 1.5
R430327	AW0484 - NOBLES, W. SUR., ACRES 5
R019702	AW0632 - TYLER, L.A. SUR., ACRES 94.76
R020075	AW0632 TYLER, L.A. SUR., ACRES .50
R019408	AW0800 LEE, T.B. SUR., ACRES 62.0
R019261	AW0318 H.T. & B.R.R. CO. SUR., ACRES 83.33
R019977	AW0318 H.T. & B.R.R. CO. SUR., ACRES 1.0
R019262	AW0318 H.T. & B.R.R. CO. SUR., ACRES 70.3855
R092013	AW0318 H.T. & B.R.R. CO. SUR., ACRES 1.0
R019706	AW0636 TYLER, G.W. SUR., ACRES 95.750
R020076	AW0636 TYLER, G.W. SUR., ACRES 1.000
R019209	AW0923 EBBERLY, J. SUR., ACRES 59.0
R019237	AW0315 H.T. & B.R.R. CO. SUR., ACRES 79.49
R594305	AW0315 - H.T. & B.R.R. CO. SUR., 5.30 ACRES
R019965	AW0315 - H.T. & B.R.R. CO. SUR., 2 ACRES
R019230	AW0315 - H.T. & B.R.R. CO. SUR., ACRES 142.7, [MH R574023]
R019705	AW0634 TYLER, G.N. SUR., ACRES .879
R577898	AW0315 AWO315 - H.T. & B.R.R. CO. SUR., ACRES 0.86
R019264	AW0318 H.T. & B.R.R. CO. SUR., ACRES 35.85
R019263	AW0318 H.T. & B.R.R. CO. SUR., ACRES 7.470
R107030	AW0318 H.T. & B.R.R. CO. SUR., ACRES 21.63
R019259	AW0318 H.T. & B.R.R. CO. SUR., ACRES 18.779
R333621	AW0318 H.T. & B.R.R. CO. SUR., ACRES 10.155
R337975	AW0318 - H.T. & B.R.R. CO. SUR., ACRES 1
R019267	AW0318 - H.T. & B.R.R. CO. SUR.

EXHIBIT "A"
Description of Land

Property ID	WCAD Legal Description
R019260	AW0318 H.T. & B.R.R. CO. SUR., ACRES 29.88
R019269	AW0318 H.T. & B.R.R. CO. SUR., ACRES 23.7

EXHIBIT "A"
Description of Land

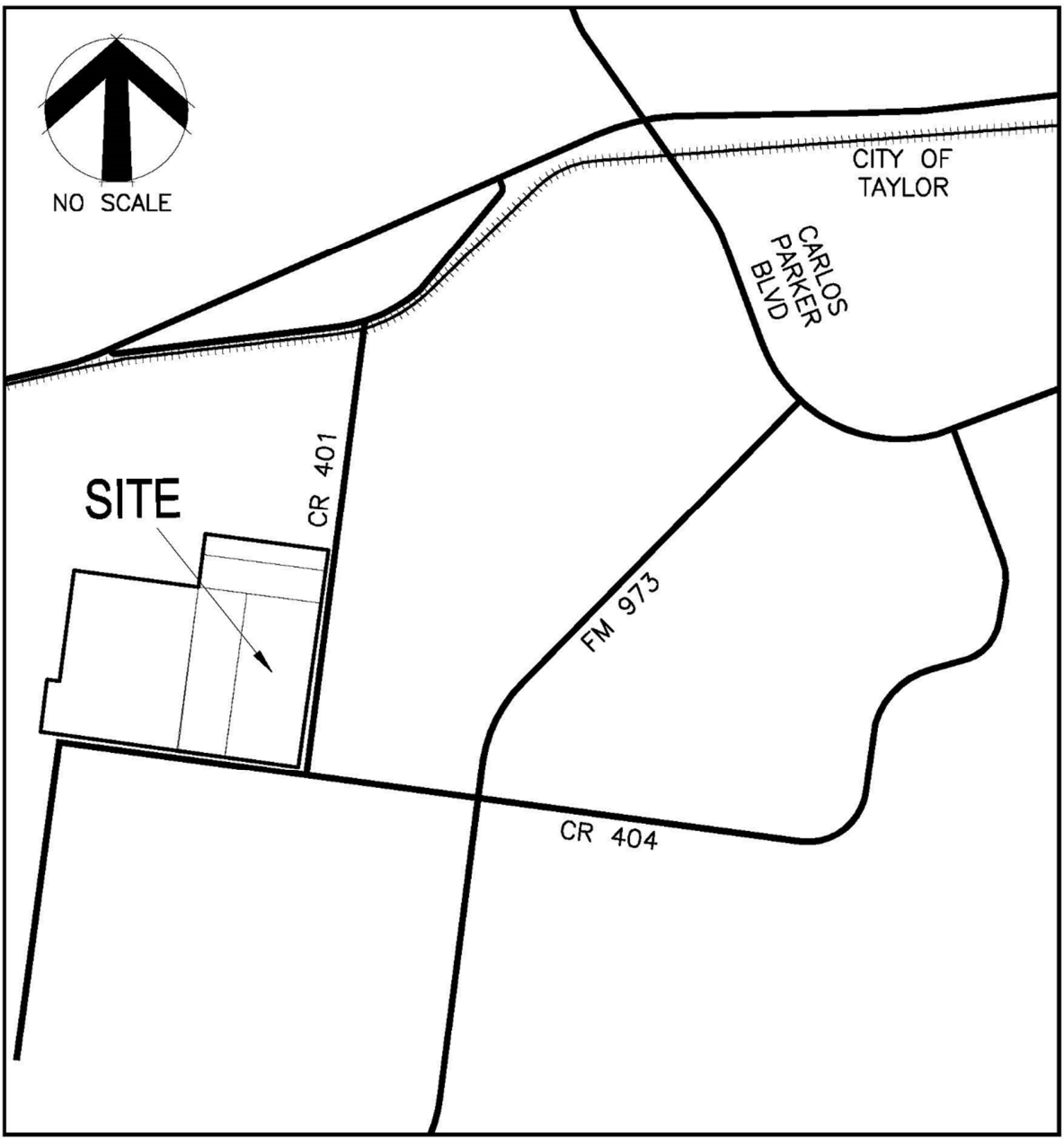


LEGEND
ZONE BOUNDARY (The Black Line)

EXHIBIT "A"
Description of Land

PARCEL 1
(Northwestern Area)

VICINITY MAP



VICINITY MAP

N.T.S US 79

EXHIBIT "A"
Description of Land

PARCEL 1
(Northwestern Area)

SURVEY

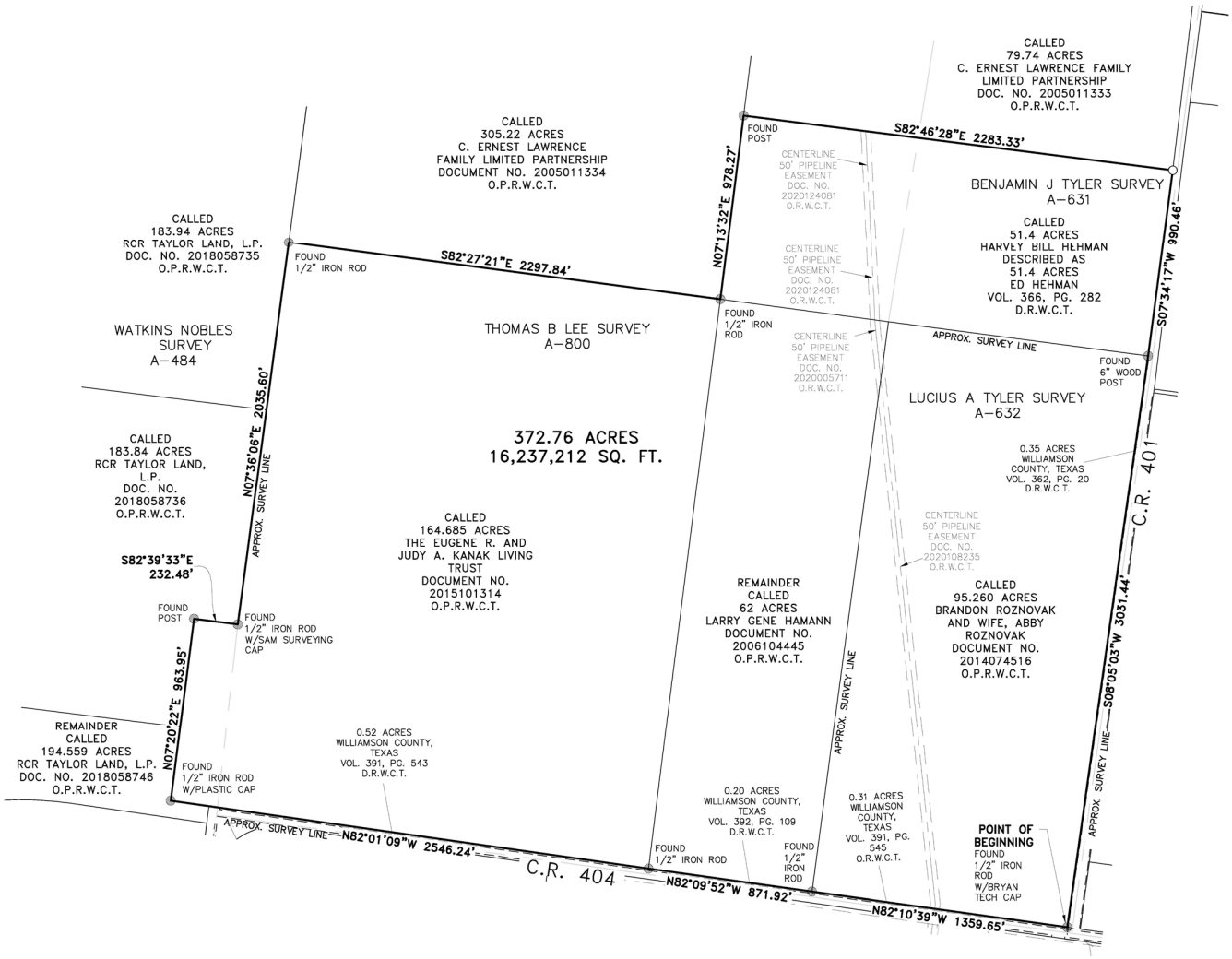


EXHIBIT "A"
Description of Land

PARCEL 1
(Northwestern Area)

LEGAL DESCRIPTION

A 372.76 acres (16,237,212 square feet), tract of land, lying within the Lucius A. Tyler Survey, Abstract 632, the Thomas B. Lee Survey, Abstract 800, the Watkins Nobles Survey, Abstract 484 and the Benjamin J. Tyler Survey, Abstract 631, Williamson County, Texas, and being all of a called 95.260 acre tract, conveyed to Brandon Roznovak and wife, Abby Roznovak in Document No. 2014074516, Official Public Records of Williamson County, Texas, all of the remainder of a called 62 acre tract, conveyed to Larry Gene Hamann in Document No. 2006104445, Official Public Records of Williamson County, Texas, all of a called 164.685 acre tract, conveyed to The Eugene R. and Judy A. Kanak Living Trust in Document No. 2015101314, Official Public Records of Williamson County, Texas and all of a called 51.4 acre tract, conveyed to Harvey Bill Hehman and described in Volume 366, Page 282, Deed Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod with "BRYAN TECH" cap found for the southeastern corner of said 95.260 acre tract also being the point of intersection of the northern right of way line of County Road 404 with the western right of way line of County Road 401, for the **POINT OF BEGINNING** and the southeastern corner of the herein described tract;

THENCE, with the southern line of said 95.260 acre tract and also being the northern right-of-way line of County Road 404, N 82° 10' 39" W, a distance of 1359.65 feet to a 1/2" iron rod found for the southwestern corner of said 95.260 acre tract and also being the southeastern corner of said remainder of 62 acre tract;

THENCE, with the southern line of said remainder of 62 acre tract and also being the northern right-of-way line of County Road 404, N 82° 09' 52" W, a distance of 871.92 feet to a 1/2" iron rod found for the southwestern corner of said remainder of 62 acre tract and also being the southeastern corner of said 164.685 acre tract;

THENCE, with the southern line of said 164.685 acre tract and also being the northern right-of-way line of County Road 404, N 82° 01' 09" W, a distance of 2546.24 feet to a 1/2" iron rod with plastic cap found for the southwestern corner of said 164.685 acre tract and also being an ell corner of a called 194.559 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058746, Official Public Records of Williamson County, Texas, for the southwestern corner of the herein described tract;

THENCE, with the western line of said 164.685 acre tract, being the eastern line of said 194.559 acre tract, the eastern line of a called 183.84 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058736, Official Public Records of Williamson County, Texas and also being the eastern line of a called 183.94 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058735, Official Public Records of Williamson County, the following three (3) courses and distances;

1. N 07° 20' 22" E, a distance of 963.95 feet to a found post for an ell corner of said 164.685 acre tract and also being an ell corner of said 183.84 acre tract;
2. S 82° 39' 33" E, a distance of 232.48 feet to a 1/2" iron rod with Sam Surveying cap found for an ell corner of said 164.685 acre tract and also being an ell corner of said 183.84 acre tract;
3. N 07° 36' 06" E, a distance of 2035.60 feet to a 1/2" iron rod found for the northwestern corner of said 164.685 acre tract and also being the southwestern corner of a called 305.22 acre tract, conveyed to C. Ernest Lawrence Family Limited Partneship in Document No. 2005011334, Official Public Records of Williamson County, Texas, for the most western northwestern corner of the herein described tract;

THENCE, with the northern line of said 164.685 acre tract and also being the southern line of said 305.22 acre tract, S 82° 27' 21" E, a distance of 2297.84 feet to a 1/2" iron rod found for the northeastern corner of said 164.685 acre tract, the northwestern corner of said remainder of 62 acre tract and also being the southwestern corner of said 51.4 acre tract;

EXHIBIT "A"
Description of Land

THENCE, with the western line of said 51.4 acre tract and also being the eastern line of said 305.22 acre tract, N 07° 13' 32" E, a distance of 978.27 feet to a Post found for the northwestern corner of said 51.4 acre tract and also being the southwestern corner of a called 79.74 acre tract, conveyed to C. Ernest Lawrence Family Limited Partnership in Document No. 200501133, Official Public Records of Williamson County, Texas;

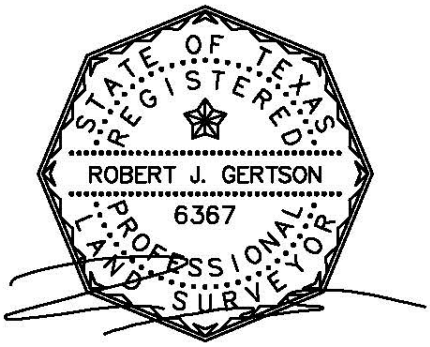
THENCE, with the northern line of said 51.4 acre tract and also being the southern line of said 79.74 acre tract, S 82° 46' 28" E, a distance of 2283.33 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northeastern corner of said 51.4 acre tract, the southeastern corner of said 79.74 acre tract and also being on the western right of way line of County Road 401, for the northeastern corner of the herein described tract;

THENCE, with the eastern line of said 51.4 acre tract and also being the western right of way line of County Road 401,
S 07° 34' 17" W, a distance of 990.46 feet to a 6" Wood Post found for the southeastern corner of said 51.4 acre tract and also being the northeastern corner of said 95.260 acre tract;
THENCE, with the eastern line of said 95.260 acre tract and also being the western right of way line of County Road 401,
S 08° 05' 03" W, a distance of 3031.44 feet to the **POINT OF BEGINNING**.

Containing 372.76 acres or 16,237,212 square feet, more or less.

BEARING BASIS NOTE
This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

Robert J. Gertson, RPLS
Texas Registration No. 6367
Atwell, LLC
805 Las Cimas Parkway, Suite 310
Austin, Texas 78746
Ph. 512-904-0505
TBPE LS Firm No. 10193726

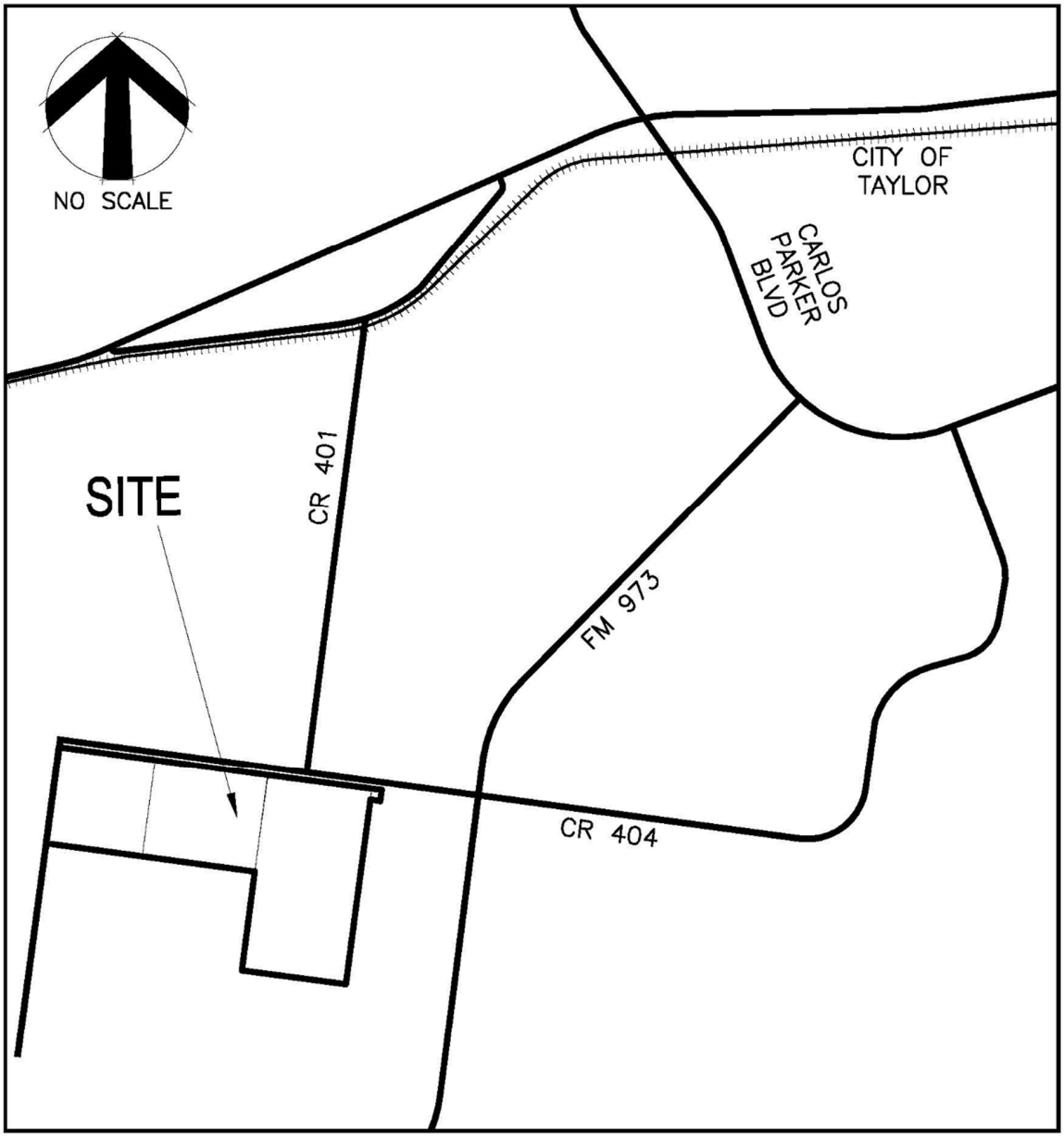


08/24/2021

EXHIBIT "A"
Description of Land

PARCEL 2
(South Central Area)

VICINITY MAP



VICINITY MAP

N.T.S. US 79

EXHIBIT "A"
Description of Land

PARCEL 2
(South Central Area)

SURVEY

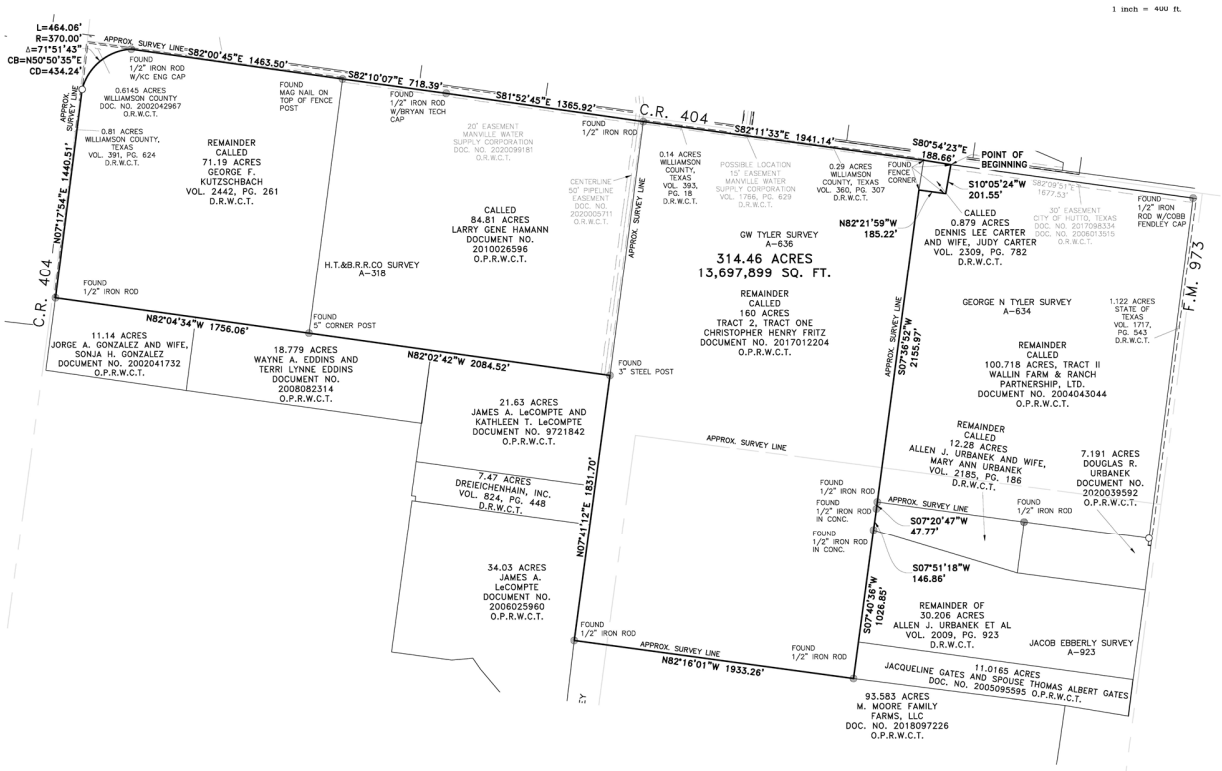


EXHIBIT "A"
Description of Land

PARCEL 2
(South Central Area)

LEGAL DESCRIPTION

A 314.46 acre (13,697,899 square feet), tract of land, lying within the H.T.&B.R.R.CO. Survey, Abstract 318, the GW Tyler Survey, Abstract 636, the George N. Tyler Survey, Abstract 634 and the Jacob Ebberly Survey, Abstract 923, Williamson County, Texas, and being all of the remainder of a called 160 acre tract, (Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas, all of a called 84.81 acre tract, conveyed to Larry Gene Hamann in Document No. 2010026596, Official Public Records of Williamson County, Texas, all of a called 0.879 acre tract, conveyed to Dennis Lee Carter and wife, Judy Carter in Volume 2309, Page 782, Deed Records of Williamson County, Texas and all of the remainder of a called 71.19 acre tract, conveyed to George F. Kutzschback in Volume 2442, Page 261, Deed Records of Williamson County, Texas, described as follows:

BEGINNING at a fence corner found for the northeastern corner of said 0.879 acre tract, an ell corner of the remainder of a called 100.718 acre tract (Tract II), conveyed to Wallin Farm & Ranch Partnership, Ltd. in Document No. 2004043044, Official Public Records of Williamson County, Texas and also being on the southern right of way line of County Road 404 (R.O.W. varies), for the northeastern corner of the herein described tract, from which a 1/2" iron rod with cap stamped "COBB FENDLEY" found, for the northeastern corner of said remainder of 100.718 acre tract and also being on the western right of way line of Farm to Market Road 973, bears S 82° 09' 51" E, a distance of 1677.53 feet;

THENCE, with the eastern line of said 0.879 acre tract and also being a western line of said remainder of 100.718 acre tract, S 10° 05' 24" W, a distance of 201.55 feet to a fence corner found for the southeastern corner of said 0.879 acre tract and also being an ell corner of said remainder of 100.718 acre tract;

THENCE, with the southern line of said 0.879 acre tract and also being a northern line of said remainder of 100.718 acre tract, N 82° 21' 59" W, a distance of 185.22 feet to a fence corner found for the southwestern corner of said 0.879 acre tract, an ell corner of said remainder of 100.718 acre tract and also being on the eastern line of said remainder of 160 acre tract,;

THENCE, with the eastern line of said remainder of 160 acre tract and also being the western line of said remainder of 100.718 acre tract, S 07° 36' 52" W, a distance of 2155.97 feet to a 1/2" iron rod found for the southwestern corner of said remainder of 100.718 acre tract and the northwestern corner of the remainder of a called 12.28 acre tract, conveyed to Allen J. Urbanek and wife, Mary Ann Urbanek in Volume 2185, Page 186, Deed Records of Williamson County, Texas;

THENCE, with a eastern line of said remainder of 160 acre tract and also being the western line of said remainder of 12.28 acre tract, the following two (2) courses and distances:

1. S 07° 20' 47" W, a distance of 47.77 feet to a 1/2" iron rod in concrete found;
2. S 07° 51' 18" W, a distance of 146.86 feet to a 1/2" iron rod in concrete found for the southwestern corner of said remainder of 12.28 acre tract and also being the northwestern corner of the remainder of a called 30.206 acre tract, conveyed to Allen J. Urbanek Et Al in Volume 2009, Page 923, Deed Records of Williamson County, Texas;

THENCE, with the eastern line of said remainder of 160 acre tract, being the western line of said remainder of 30.206 acre tract and also being the western line of a called 11.0165 acre tract, conveyed to Jacqueline Gates and Spouse Thomas Albert Gates in Document No. 2005095595, Official Public Records of Williamson County, Texas, S 07° 40' 36" W, a distance of 1026.85 feet to a 1/2" iron rod found for the southeastern corner of a said remainder of 160 acre tract, the southwestern corner of said 11.0165 acre tract and also being on the northern line of a called 93.583 acre tract, conveyed to M. Moore Family Farms, LLC in Document No. 2018097226, Official Public Records of Williamson County, Texas;

EXHIBIT "A"
Description of Land

THENCE, with the southern line of said remainder of 160 acre tract and also being the northern line of said 93.583 acre tract, N 82° 16' 01" W, a distance of 1933.26 feet to a 1/2" iron rod found for the southwestern corner of a said remainder of 160 acre tract, the northwestern corner of said 93.583 acre tract and also being on the eastern line of a called 34.03 acre tract, conveyed to James A. LeCompte in Document No. 2006025960, Official Public Records of Williamson County, Texas;

THENCE, with the western line of said remainder of 160 acre tract, the eastern line of said 34.03 acre tract, the eastern line of a called 7.47 acre tract, conveyed to Dreieichenhain, Inc. in Volume 824, Page 448, Deed Records of Williamson County, Texas and the eastern line of a called 21.63 acre tract, conveyed to James A. LeCompte and Kathleen T. LeCompte in Document No. 9721842, Official Records of Williamson County, Texas, N 07° 41' 12" E, a distance of 1831.70 feet to a 3" Steel Post found for the northeastern corner of a said 21.63 acre tract and also being the southeastern corner of said 84.81 acre tract;

THENCE, with the southern line of said 84.81 acre tract, being the northern line of said 21.63 acre tract and also being the northern line of a called 18.779 acre tract, conveyed to Wayne A. Eddins and Terri Lynne Eddins in Document No. 2008082314, Official Public Records of Williamson County, Texas, N 82° 02' 42" W, a distance of 2084.52 feet to a 5" Corner Post found for the southwestern corner of said 84.81 acre tract and also being the southeastern corner of said 71.19 acre tract;

THENCE, with the southern line of said 71.19 acre tract, being the northern line of said 18.779 acre tract and also being the northern line of a called 11.14 acre tract, conveyed to Jorge A. Gonzalez and wife, Sonja H. Gonzalez in Document No. 2002041732, Official Public Records of Williamson County, Texas, N 82° 04' 34" W, a distance of 1756.06 feet to a 1/2" iron rod found for the southwestern corner of said 71.19 acre tract, the northwestern corner of said 11.14 acre tract and also being on the eastern right of way line of County Road 404, for the southwestern corner of the herein described tract;

THENCE, with the western line of said 71.19 acre tract and also being the eastern right of way line of County Road 404, the following two (2) courses and distances:

1. N 07° 17' 54" E, a distance of 1440.51 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the most southern northwestern corner of said 71.19 acre tract and of the herein described tract and also being the point of curvature of a curve to the right;
2. With said curve to the right, an arc distance of 464.06 feet, having a radius of 370.00 feet, an angle of 71° 51' 43", and a chord bearing N 50° 50' 35" E, a distance of 434.24 feet to a 1/2" iron rod with cap stamped "KC ENG" found for the most northern northwestern corner of said 71.19 acre tract and of the herein described tract and also being on the southern right of way line of County Road 404;

THENCE, with the northern line of said 71.19 acre tract and also being the southern right of way line of County Road 404, S 82° 00' 45" E, a distance of 1463.50 feet to a Mag Nail on Top of Fence Post found for the northeastern corner of said 71.19 acre tract and also being the northwestern corner of said 84.81 acre tract;

THENCE, with the northern line of said 84.81 acre tract and also being the southern right of way line of County Road 404, the following two (2) courses and distances:

1. S 82° 10' 07" E, a distance of 718.39 feet to a 1/2" iron rod with "BRYAN TECH" cap found;
2. S 81° 52' 45" E, a distance of 1365.92 feet to a 1/2" iron rod found for the northeastern corner of said 84.81 acre tract and also being the northwestern corner of said remainder of called 160 acre tract;

THENCE, with the northern line of said remainder of 160 acre tract and also being the southern right of way line of County Road 404, S 82° 11' 33" E, a distance of 1941.14 feet to a fence corner found for the northeastern corner of said remainder of 160 acre tract and also being the northwestern corner of said 0.879 acre tract;

EXHIBIT "A"
Description of Land

THENCE, with the northern line of said 0.879 acre tract and also being the southern right of way line of County Road 404, S 80° 54' 23" E, a distance of 188.66 feet to the **POINT OF BEGINNING**.

Containing 314.46 acres or 13,697,899 square feet, more or less.

BEARING BASIS NOTE
This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

Robert J. Gertson, RPLS
Texas Registration No. 6367
Atwell, LLC
805 Las Cimas Parkway, Suite 310
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Ph. 512-904-0505
TBPE LS Firm No. 10193726

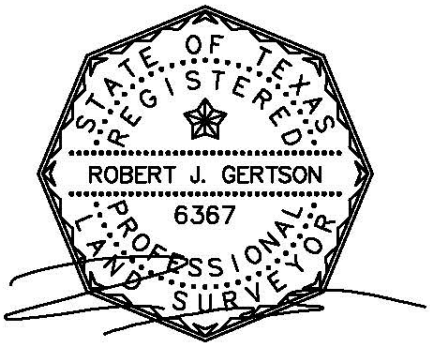
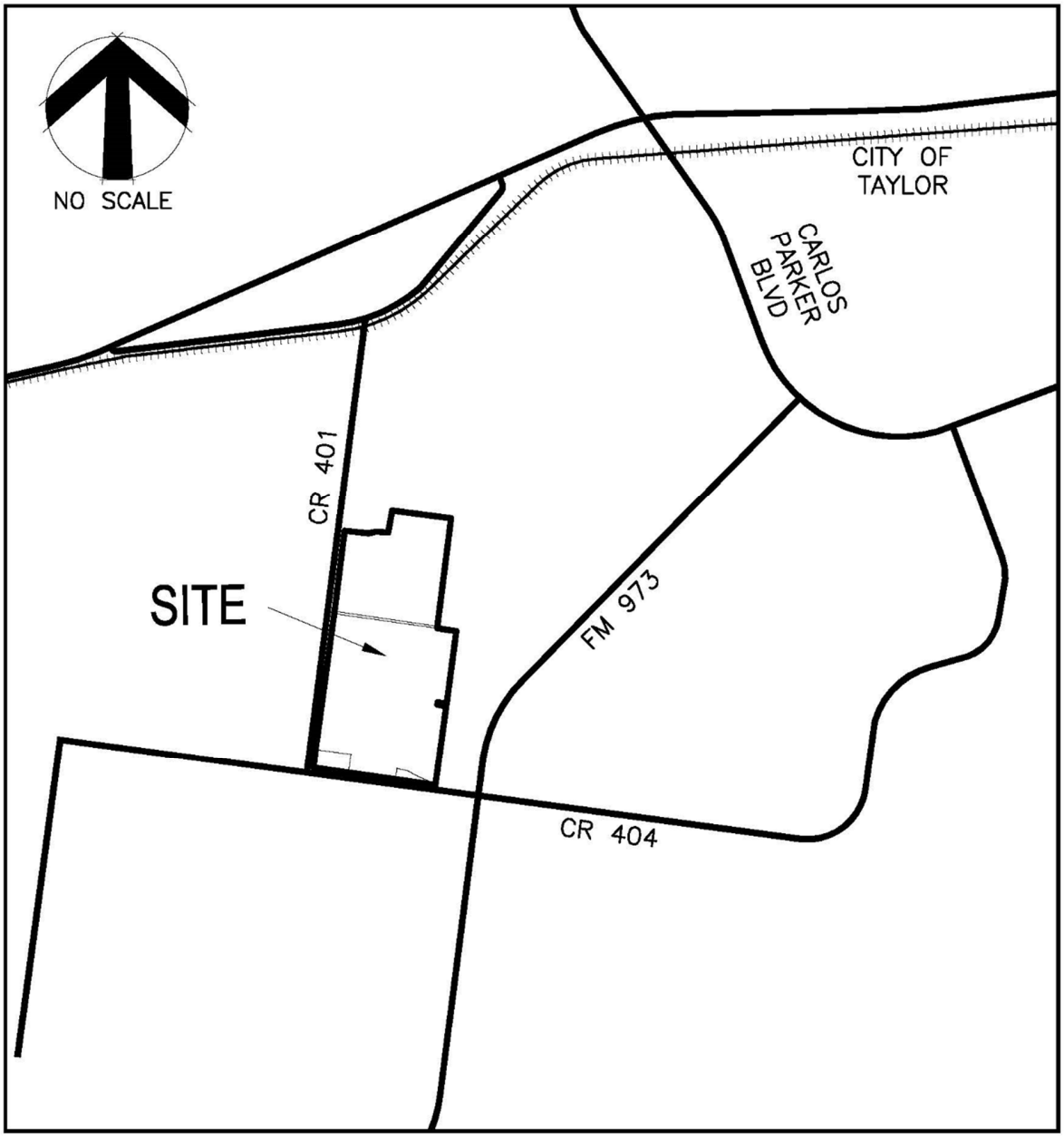


EXHIBIT "A"
Description of Land

PARCEL 3
(Northeastern Area)

VICINITY MAP



VICINITY MAP

N.T.S US 79

EXHIBIT "A"
Description of Land

PARCEL 3
(Northeastern Area)

SURVEY

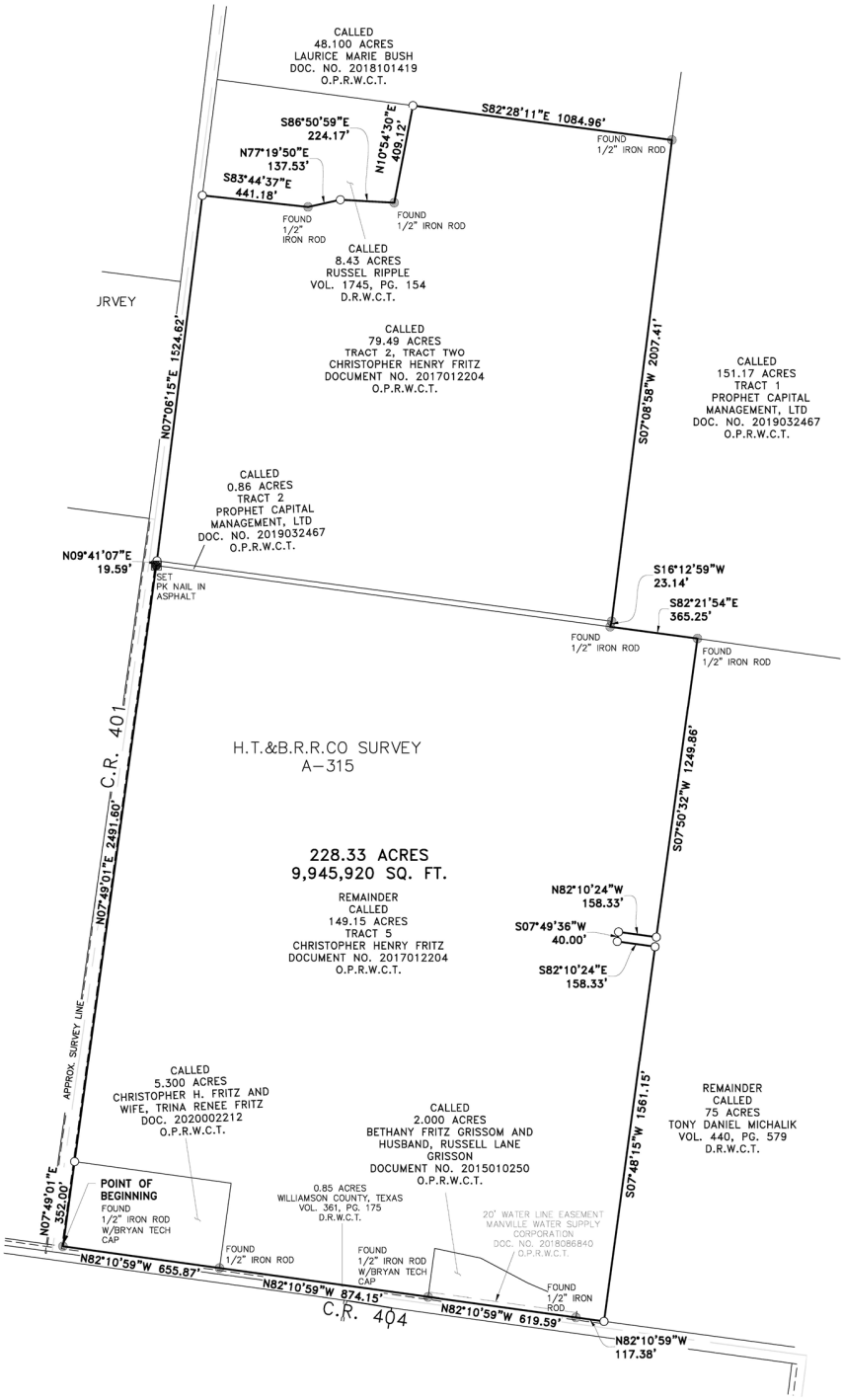


EXHIBIT "A"
Description of Land

PARCEL 3
(Northeastern Area)

LEGAL DESCRIPTION

A 228.33 acre (9,945,920 square feet), tract of land, lying within the H.T.&B.R.R.CO. Survey, Abstract 315, Williamson County, Texas, and being all of a called 5.300 acre tract, conveyed to Christopher H. Fritz and wife, Trina Renee Fritz in Document No. 2020002212, Official Public Records of Williamson County, Texas, all of a called 2.000 acre tract, conveyed to Bethany Fritz Grissom and husband, Russell Lane Grissom in Document No. 2015010250, Official Public Records of Williamson County, Texas, all of a called 0.86 acre tract, (Tract 2) conveyed to Prophet Capital Management, LTD in Document No. 2019032467, Official Public Records of Williamson County, Texas, all of the remainder of a called 149.15 acre tract, (Tract 5), conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas and all of a called 79.49 acre tract, (Tract 2 – Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod with "BRYAN TECH" cap found for the southwestern corner of said 5.300 acre tract and also being the point of intersection of the northern right of way line of County Road 404 with the eastern right of way line of County Road 401, for the **POINT OF BEGINNING** and the southwestern corner of the herein described tract;

THENCE, with the western line of said 5.300 acre tract and also being the eastern right-of-way line of County Road 401,
N 07° 49' 01" E, a distance of 352.00 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northwestern corner of said 5.300 acre tract and also being an ell corner of said remainder of 149.15 acre tract;

THENCE, with the western line of said remainder of 149.15 acre tract and also being the eastern right of way line of County Road 401, N 07° 49' 01" E, a distance of 2491.60 feet to a PK nail in asphalt set for the northwestern corner of said remainder of 149.15 acre tract and also being the southwestern corner of said 0.86 acre tract;

THENCE, with the western line of said 0.86 acre tract and also being the eastern right of way line of County Road 401, N 09° 41' 07" E, a distance of 19.59 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northwestern corner of said 0.86 acre tract and also being southwestern corner of said 79.49 acre tract;

THENCE, with the western line of said 79.49 acre tract and also being the eastern right of way line of said County Road 401,
N 07° 06' 15" E, a distance of 1524.62 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the most western northwestern corner of said 79.49 acre tract and also being the southwestern corner of a called 8.43 acre tract, conveyed to Russel Ripple in Volume 1745, Page 154, Deed Records of Williamson County, Texas, for the most western northwestern corner of the herein described tract;

THENCE, with a northern line of said 79.49 acre tract and also being the southern line of said 8.43 acre tract, the following three (3) course and distances:

1. S 83° 44' 37" E, a distance of 441.18 feet to a 1/2" iron rod found;
2. N 77° 19' 50" E, a distance of 137.53 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
3. S 86° 50' 59" E, a distance of 224.17 feet to a 1/2" iron rod found for an ell corner of said 79.49 acre tract and also being the southeastern corner of said 8.43 acre tract;

THENCE, with a western line of said 79.49 acre tract and also being the eastern line of said 8.43 acre tract, N 10° 54' 30" E, a distance of 409.12 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for an ell corner of said 79.49 acre tract, the northeastern corner of said 8.43 acre tract and also being the northern line of a called 48.100 acre tract, conveyed to Laurice Marie Bush in Document No. 2018101419, Official Public Records of Williamson County, Texas;

EXHIBIT "A"
Description of Land

THENCE, with a northern line of said 79.49 acre tract and also being the southern line of said 48.100 acre tract, S 82° 28' 10" E, a distance of 1084.96 feet to 1/2" iron rod found for the northeastern corner of said 79.49 acre tract, being the southeastern corner of said 48.100 acre tract and also being on the western line of a called 151.17 acre tract, (Tract 1) conveyed to Prophet Capital Management, LTD in Document No. 2019032467, Official Public Records of Williamson County, Texas, for the northeastern corner of the herein described tract

THENCE, with the eastern line of said 79.49 acre tract and also being the western line of said 151.17 acre tract, S 07° 08' 58" W, a distance of 2007.41 feet to a 1/2" iron rod found for the southeastern corner of said 79.49 acre tract and also being the northeastern corner of said 0.86 acre tract;

THENCE, with the eastern line of said 0.86 acre tract and also being the western line of said 151.17 acre tract, S 16° 12' 59" W, a distance of 23.14 feet to a 1/2" iron rod found for an angle point of said remainder of 149.15 acre tract, the southeastern corner of said 0.86 acre tract and also being the southwestern corner of said 151.17 acre tract;

THENCE, with the northern line of said remainder of 149.15 acre tract and also being the southern line of said 151.17 acre tract, S 82° 21' 54" E, a distance of 365.25 feet to a 1/2" iron rod found for the northeastern corner of said remainder of 149.15 acre tract and also being the northwestern corner of a called 75 acre tract, conveyed to Tony Daniel Michalik in Volume 440, Page 579, Deed Records of Williamson County, Texas;

THENCE, with the eastern line of said remainder of 149.15 acre tract and also being the western line of said 75 acre tract, the following five (5) courses and distances:

1. S 07° 50' 32" W, a distance of 1249.86 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
2. N 82° 10' 24" W, a distance of 158.33 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
3. S 07° 49' 36" W, a distance of 40.00 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
4. S 82° 10' 24" E, a distance of 158.33 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
5. S 07° 48' 15" W, a distance of 1561.15 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the southeastern corner of said remainder of 149.15 acre tract, the southwestern corner of said 75 acre tract and also being on the northern right of way line of County Road 404, for the southeastern corner of the herein described tract

THENCE, with the southern line of said remainder of 149.15 acre tract and also being the northern right of way line of County Road 404, N 82° 10' 59" W, a distance of 117.38 feet to a 1/2" iron rod found for an ell corner of said remainder of 149.15 acre tract and also being the southeastern corner of said 2.000 acre tract;

THENCE, with the southern line of said 2.000 acre tract and also being the northern right-of-way line of County Road 404,
N 82° 10' 59" W, a distance of 619.59 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found for the southwestern corner of said 2.00 acre tract and also being an ell corner of said 149.15 acre tract;

THENCE, with the southern line of said remainder of 149.15 acre tract and also being the northern right of way line of County Road 404, N 82° 10' 59" W, a distance of 874.15 feet to a 1/2" iron rod found for an ell corner of said remainder of 149.15 acre tract and also being the southeastern corner of said 5.300 acre tract;

THENCE, with the southern line of said 5.300 acre tract and also being the northern right of way line of County Road 404, N 82° 10' 59" W, a distance of 655.87 feet to the **POINT OF BEGINNING**.

Containing 228.33 acres or 9,945,920 square feet, more or less.

BEARING BASIS NOTE
This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83

EXHIBIT "A"
Description of Land

(2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

Robert J. Gertson, RPLS
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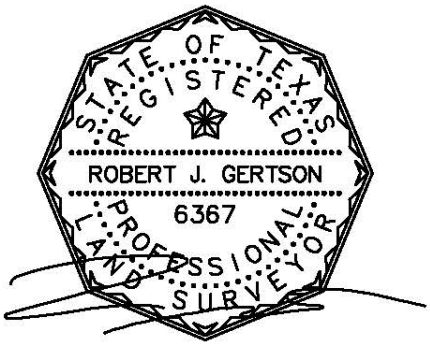
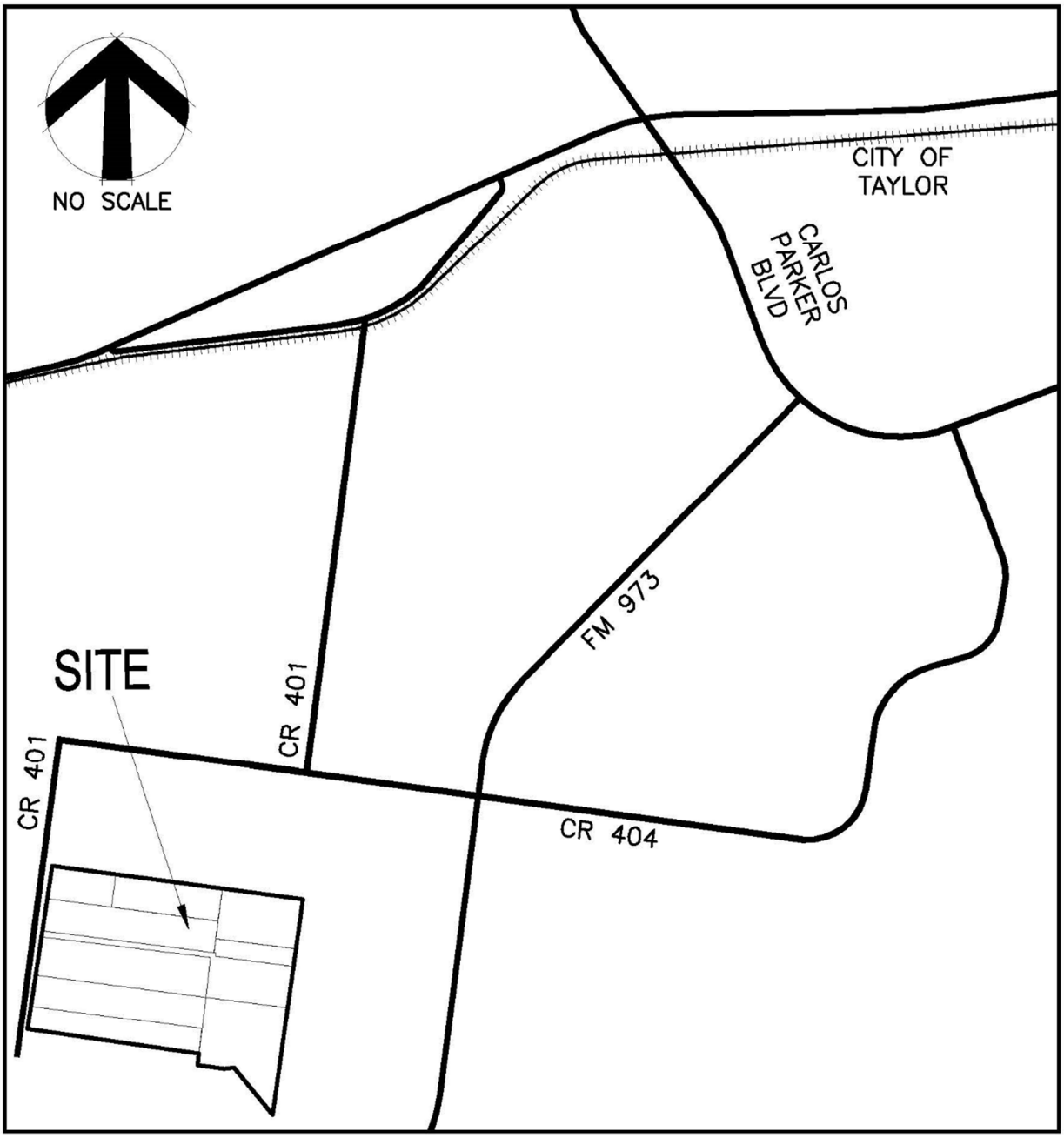


08/19/2021

EXHIBIT "A"
Description of Land

PARCEL 4
(Southwestern Area)

VICINITY MAP



VICINITY MAP

N.T.S.

EXHIBIT "A"
Description of Land

PARCEL 4
(Southwestern Area)

SURVEY

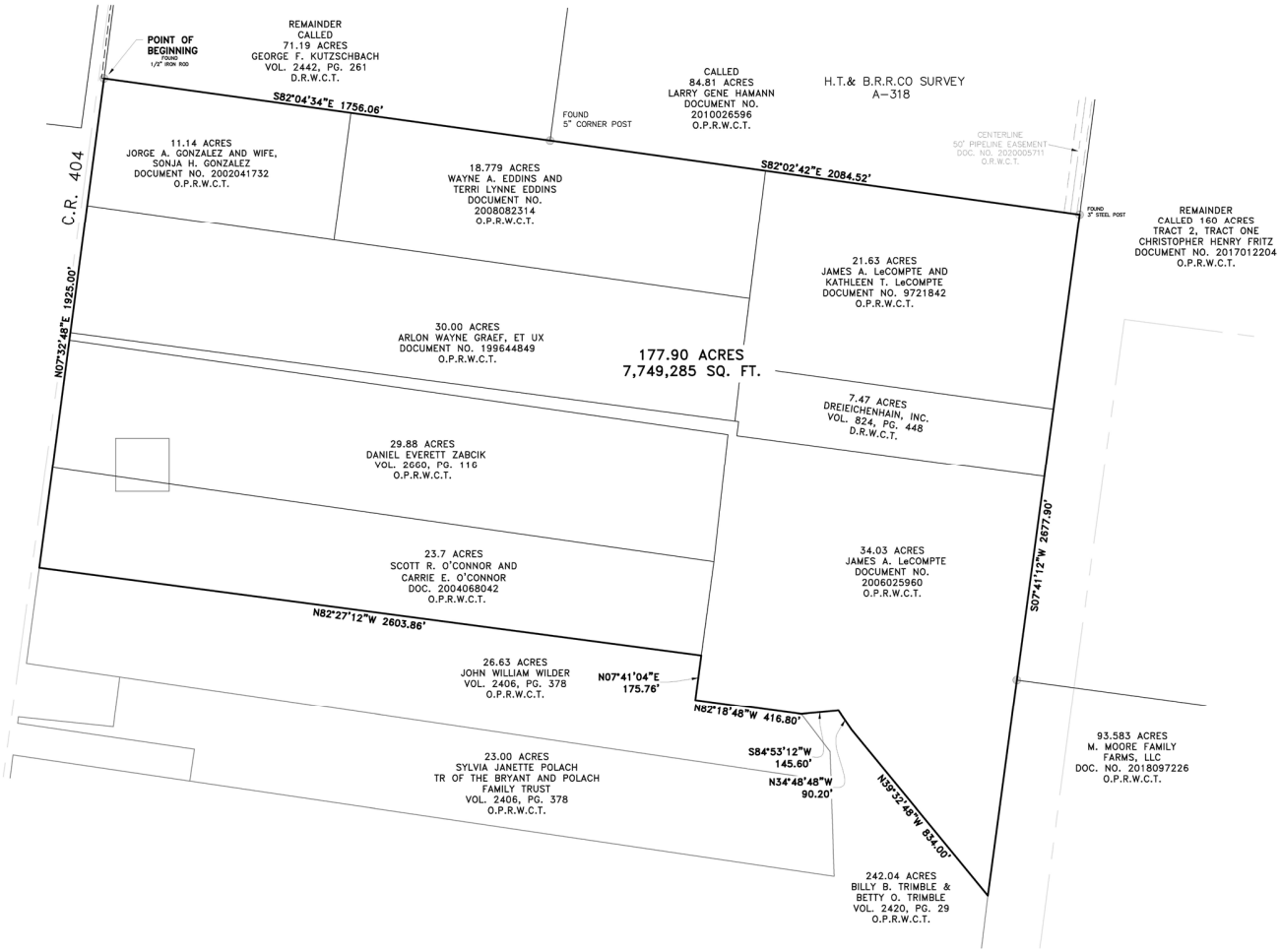


EXHIBIT "A"
Description of the Land

PARCEL 4
(Southwestern Area)

LEGAL DESCRIPTION

A 177.90 acre (7,749,285 square feet), tract of land, lying withing the H.T. & B.R.R.CO. Survey, Abstract 318, Williamson County, Texas, and being all of a called 11.14 acre tract, conveyed to Jorge A. Gonzalez and Wife, Donja H. Gonzales in Document No. 2002041732, Official Public Records of Williamson County, Texas, all of a called a 18.779 acres conveyed to Wayne A Eddins and Terri Lynne Eddins in Document No. 2008082314, Official Public Records of Williamson County, Texas, all of a called 21.63 acres conveyed to James A. LeCompte and Kathleen T. LeCompte in Document No. 9721842, Official Public Records of Williamson County, Texas, all of a called 7.47 acres conveyed to Dreieichenhain, Inc. in Volume 824, Page 448 Deed Records of Williamson County, Texas, all of a called 34.03 acres conveyed to James A. LeCompte in Document No. 2006025960, Official Public Records of Williamson County, Texas, all of a called 23.7 acres conveyed to Scott R. O'Connor and Carrie E. O'Connor in Document No. 2004068042, Official Public Records of Williamson County, Texas, all of a called 29.88 acres conveyed to Daniel Everett Zabcik in Volume 2660, Page 116, Official Public Records of Williamson County, Texas, and all of a called 30.00 acre tract conveyed to Arlon Wayne Graef, Et Ux, in Document No. 199644849 Official Public Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod found for the northernmost corner of said 11.14 acre tract, also being the southwestern corner of the remainder of a called 71.19 acre tract conveyed to George F. Kutzschbach in Volume 2442, Page 261, Deed Records of Williamson County, Texas, also being the eastern right of way line of County Road 404 (R.O.W. varies) for the **POINT OF BEGINNING** and the northernmost corner of the herein described tract;

THENCE, with the northern line of said 11.14 acre tract and said 18.779 acre tract, also being the southern line of said 71.19 acre tract, S 82° 04' 34" E, a distance of 1756.06 feet to a 5" fence corner post found for the southeastern corner of said 71.19 acre tract, also being the southwestern corner of a called 84.81 acre tract conveyed to Larry Gene Hamann in Document No. 2010026596 for a northern corner of the herein described tract;

THENCE, with the northern line of said 18.779 acre tract, also being the southern line of said 84.81 acre tract and also being the northern line of said 21.63 acre tract, S 82° 02' 42" E, a distance of 2084.52 feet to a 3" steel corner post found for the southernmost corner of said 84.81 acre tract, also being on the western line of the remainder of a called 160 acre tract, (Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas; for the easternmost corner of the herein described tract;

THENCE, with the western line of said remainder of 160 acre tract also being the eastern line of said 21.63 acre tract, the eastern line of said 7.47 acre tract and the eastern line of said 34.03 acre tract, S 07° 41' 12" W, passing a point at a distance of 1831.70 feet for the southwestern corner of said remainder of 160 acre tract, also being a northwestern corner of a called 93.583 continuing for a total distance of 2677.90 feet to the southernmost point of the herein described tract, also being a northeastern corner of a called 242.04 acre tract conveyed to Billy B. Trimble and Betty O. Trimble in Volume 2420, Page 29, Official Public Records of Williamson County, Texas, and also being in the western line of said 93.583 acre tract;

THENCE, with the southern line of said 34.03 acre tract and also being the northern line of said 242.04 acre tract, the following three (3) courses and distances:

3. N 39° 32' 48" W, a distance of 834.00 feet to point on the southern line of the herein described tract;
4. N 34° 48' 48" W, a distance of 90.20 feet to point on the southern line of the herein described tract;
5. S 84° 53' 12" W, a distance of 145.60 feet to point on the southern line of the herein described tract; also being a northern corner of said 242.04 acre tract and a northeastern corner of a called 26.63 acre tract conveyed to John William Wilder in Volume 2406, Page 378 Official Public Records of Williamson County, Texas;

EXHIBIT "A"
Description of the Land

THENCE, with the southern line of said 34.03 acre tract also being the northern line of said 26.63 acre tract, the following two (2) courses and distances:

1. N 82° 18' 48" W, a distance of 416.80 feet to point on the southern line of the herein described tract;
2. N 07° 41' 04" E, a distance of 175.76 feet to point on the southern line of the herein described tract, also being the southernmost corner of said 23.7 acre tract;

THENCE, with the southern line of said 23.7 acre tract also being the northern line of said 26.63 acre tract, N 82° 27' 12" W, a distance of 2603.86 feet to point for the southwestern corner of said 23.7 acre tract and the herein described tract, also being the northernmost corner of said 26.63 acre tract also being on the eastern line of said right of way line of County Road 404 (R.O.W. varies);

THENCE, with the eastern right of way line of County Road 404 (R.O.W. Varies) also being the western property line of said 23.7 acre tract, western line of said 29.88 acre tract, western line of said 30.00 acre tract and western line said 11.14 acre tract, N 07° 32' 48" E, a distance of 1925.00 feet to the **POINT OF BEGINNING**.

Containing 177.90 acres or 7,749,285 square feet, more or less.

BEARING BASIS NOTE
This boundary exhibit was prepared from record information and central appraisal Distict Linework. No on the ground survey was performed.

Robert J. Gertson, RPLS
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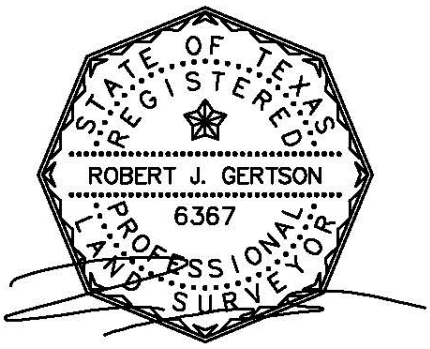

08/26/2021

EXHIBIT "B"
Certification

Certification Regarding Employment of Undocumented Aliens

Samsung Austin Semiconductor, LLC, a Delaware limited liability company (the "**Company**") hereby certifies to the City of Taylor that Company and any branches, divisions, or departments of Company do not and will not knowingly employ an undocumented worker, as that term is defined by Section 2264.001(4) of the Texas Government Code.

Samsung Austin Semiconductor, LLC

By: _____
Name:_____
Title:_____

City Council Meeting
October 14, 2021
Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: 9

Agenda Title: **Introduce Ordinance 2021-33 temporarily amending Police Department staffing levels**

Council Action to be taken: Introduce Ordinance

Department Submitted: Human Resources

Staff Contact: LaShon Gros, Human Resources Director

1. PURPOSE/DESCRIPTION

This agenda item is to introduce Ordinance 2021-33 to temporarily amend Police Department staffing levels.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Taylor Police Department currently has an authorized staffing level of 30 (1 Police Chief, 2 Commanders, 5 Sergeants, 4 Corporals, and 18 Officers). One officer has military orders that covers a period of 444 days. This will leave the police department short one officer for over a year. A vacant position for more than a year can put a strain on the resources of a small department.

Staff recommends an overhire to cover to period the officer will not be available to the police department. This does not create an additional permanent authorization. The new officer will be hired provisionally.

3. PROS and CONS

PROS	CONS
• Allows PD to hire provisionally for the extent of the deployment.	• Incurred costs for training, but hire is temporary

4. RECOMMENDATION

Introduce ordinance.

5. FUNDING SOURCE

General Fund

6. TIMELINE

Effective immediately.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

9a. Draft Ordinance 2021-33
9b. PowerPoint presentation

ORDINANCE NO. 2021-33

AN ORDINANCE OF THE CITY OF TAYLOR, RELATING TO THE CLASSIFICATION AND NUMBER OF POSITIONS FOR THE POLICE DEPARTMENT PURSUANT TO CHAPTER 143 OF THE TEXAS LOCAL GOVERNMENT CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the citizens of the City of Taylor, TX have adopted the civil service system for its fire and police departments; and

WHEREAS, civil service is governed under Chapter 143 of the Texas Local Government Code; and

WHEREAS, § 143.021 of said Chapter 143 of the Local Government Code states that the Civil Service Commission shall provide for the classification of all fire fighters and police officers; and

WHEREAS, §143.021 of said Chapter 143 of the Local Government Code states that the municipal governing body shall establish by ordinance the classification of fire fighters and police officers; and

WHEREAS, § 143.021 of said Chapter 143 of the Local Government Code also states that the municipal governing body shall prescribe by ordinance the number of positions in each classification of fire fighters and police officers, which is referred to as the "Strength of Force" ordinance; and

WHEREAS, to promote public safety by efficiently staffing police and fire personnel, and

WHEREAS, from time-to-time, members of the police and fire departments are deployed and/or called to military service; and

WHEREAS, in order to provide for adequate staffing during times of military deployment, it is necessary, from time to time, to 'overhire' positions, and if or when the military servicemembers return, if there are a surplus of officers or fire fighters, civil service law will be followed, to-wit §143.085; and

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

SECTION 1.0: That the statements made in the preamble are found to be true and correct.

SECTION 2.0: That the City of Taylor is currently authorized for thirty (30) positions, eighteen (18) of whom are officers. This Ordinance seeks to authorize the "overhire" of one (1) Police Officer position from October 10, 2021 for the duration of a police officer's military service, to bring the total of authorized police officers to 19, and the total authorized force to be 31.

SECTION 3.0: This Ordinance shall operate to repeal all ordinances which are inconsistent or in conflict with the provisions of this Ordinance.

SECTION 4.0: This Ordinance amends Ordinance No. 2019-01 which previously established the total authorized force for the police department.

SECTION 5.0: In accordance with Article 8 of the City Charter, this ordinance was introduced before the City Council of the City of Taylor, Texas on the 14th day of October 2021.

PASSED, APPROVED, and ADOPTED on this _____ day of _____, 2021.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

APPROVED AS TO FORM:

_____
Ted W. Hejl, City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2020-33, passed and approved by the City Council of the City of Taylor, Texas, on the ____ day of _____, 2021, 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 on this ____ day of _____, 2021.

_____
Dianna Barker
City Clerk

Police Overhire

Police Overhire

- Police Officer with Active-Duty orders for 444 days
- Police Department short one officer for the duration
  - Places strain on resources of small department
- Ordinance creates a temporary position during the military deployment
  - Provisional hire
- Staff recommends approval of ordinance

Questions?

City Council Meeting
October 14, 2021
Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☒ Economic Vitality

Agenda Item #: 10

Agenda Title: **Introduce Ordinance 2021-34 regarding final project and financing plan for Tax Increment Reinvestment Zone No. Two.**

Council Action to be taken: Introduce Ordinance

Department Submitted: City Management

Staff Contact: Brian LaBorde, City Manager

1. PURPOSE/DESCRIPTION

In accordance with CH 311 of the Tex. Tax Code, the City Council needs to consider the final recommendation from the TIRZ Board wherein on Sept 30th, the TIRZ Board recommended approval on the final project and financial plan.
In accordance with Tex. Tax Code CH 311, a plan must include the following:

- Description and map of existing uses and conditions
- Any proposed changes to zoning ordinances, plans, codes and such
- List of non-project costs
- Method of relocating persons, if applicable
- Estimated project costs including administration expenses
- List of any public works or public improvements to be financed
- Finding the plan is economically feasible
- Any bond indebtedness
- Estimated time on any monetary obligations
- Description of methods of financing all project costs and sources of revenue
- Current total appraised value of real property
- Estimated capture appraised value of zone
- Duration of zone

2. BACKGROUND / PRIOR COUNCIL ACTIONS TAKEN

With the passage of the ordinance establishing TIRZ Zone No. Two, a preliminary project and financing plan must be attached to such zone setting forth the aforementioned contents in Section 1 herein. A final project and financing plan for the TIRZ Zone must be adopted by the Board and City Council prior to enacting the Zone and any incentives to be considered.

3. STAFF ANALYSIS (How and Why)

Attached herein is the final document from staff and with the assistance of outside consulting meeting the requirements as set forth in Tex. Tax Code CH 311.

In summary, the Plan reflects the abatement schedule to the proposed development in Section 3.1 Schedule in addition to a 1% of revenue generated to reimburse the development from any plan review, third party costs, and inspections incurred by City during initial construction phase.

4. RECOMMENDATION

For Council consideration and approval, an ordinance is enclosed along with the final project and finance plan. The TIRZ Board approved by resolution at the Sept 30th Board meeting.

5. FUNDING SOURCE

N/A

6. TIMELINE

Please see attachments

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

10a. Ordinance 2021-34 approving TIRZ Final Project and Finance Plan for TIRZ No. Two
10b. Exhibit A, Final Project and Finance Plan for TIRZ No. Two

ORDINANCE NO. 2021-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, APPROVING THE FINAL PROJECT AND FINANCING PLAN FOR REINVESTMENT ZONE NO. TWO, CITY OF TAYLOR, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the City Council adopted Ordinance No. 2021-30 designating Reinvestment Zone No. Two ("Reinvestment Zone No. Two"), to promote the development or redevelopment of the area, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the "Act"); and

WHEREAS in compliance with the Act, the City previously approved a Preliminary Project and Financing Plan for Reinvestment Zone No. Two; and

WHEREAS, in compliance with the Act, the Board of Directors of Reinvestment Zone No. Two has reviewed, approved, and recommends that the City Council approve the Final Project and Financing Plan for Reinvestment Zone No. Two attached hereto as Exhibit "A" (the "Project and Financing Plan"); and

WHEREAS the City Council after having reviewed the Project and Financing Plan desires to approve the same.

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

SECTION 1. That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. That the Final Project and Financing Plan for Reinvestment Zone Number Two is hereby approved.

SECTION 3. That all ordinances of the City of Taylor, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That if any section, paragraph, clause, or provision of this Ordinance shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5. This Ordinance shall take effect upon its passage as the law and charter in such cases provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ON THIS THE _____ DAY OF _____ 2021.

CITY OF TAYLOR, TEXAS

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

APPROVED AS TO FORM:

_____
Ted W. Hejl, City Attorney
(PGS:9-10-21:TM 124698)

EXHIBIT "A"

REINVESTMENT ZONE NO. TWO CITY OF TAYLOR (the "TECHNOLOGY ZONE")

PROJECT AND FINANCING PLAN

REINVESTMENT ZONE NO. TWO

CITY OF TAYLOR (the "TECHNOLOGY ZONE")

PROJECT AND FINANCING PLAN

September 24, 2021
EXHIBIT "A"

1. INTRODUCTION

1.1 Authority and Purpose

The City of Taylor, a Texas Home Rule City (the "City"), has the authority under Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the "Act") to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction ("ETJ") of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the "City Council") determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the zone is feasible, and that creation of the zone is in the best interest of the City and the property in the zone. The purpose of the zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, the administration of one or more programs for the public purposes of developing and diversifying the economy of the zone, eliminating unemployment and underemployment in the zone, and developing or expanding transportation, business, and commercial activity in the zone, including programs to make grants and loans from the tax increment fund of the zone in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone, and other projects benefiting the zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

1.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if it is predominantly open or undeveloped and, because of obsolete platting, deterioration of structure or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is "used for residential purposes" (defined by the Act as follows: "…property is used for residential purposes if it is occupied by a house having fewer than five living units …") or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

1.3 Proposed Zone

The City Council intends to create a tax increment reinvestment zone to be known as "Reinvestment Zone No. Two, City of Taylor (the "Technology Zone") (the "Zone") that includes approximately 1,074.1 acres of land (the "Property") as described by metes and bounds on **Appendix A**. The City Ordinance designating this Zone provides that the City will participate in the Zone by contributing annually up to Ninety-Three- and One-Half percent (93.5%) of the City's Tax Increment from real property ad valorem taxes in the Zone assessed and collected for Tax Years beginning January 1, 2021 and continuing until termination of the Zone.

Samsung Austin Semiconductor LLC (the "Developer") intends to purchase the Property and construct in phases in the Zone a new manufacturing facility for semiconductor wafer fabrication consisting of one or more buildings containing a 300-millimeter semiconductor wafer (or successor technology) manufacturing plant containing not less than 6,000,000 square feet of space other ancillary plant facilities, required parking and landscaping and other improvements (sometimes referred to as the "Project"). The Project includes the purchase and installation of machinery and equipment used in connection with the manufacturing, processing and fabricating semiconductors in cleanroom facilities, utility additions and support structures. The estimated cost of the Project is more than $17,000,000,000.

The Property is undeveloped, and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it is predominately open and undeveloped due to factors such as the lack of public infrastructure and the need for economic incentive to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. The Property is not currently zoned since the Property is in the extra territorial jurisdiction of the City. The Developer intends to petition for voluntarily annexation into the City following the acquisition of the Property.

The Developer and the City intend to enter that certain Development Agreement for the Property pursuant to Chapter 212 Subchapter G Texas Local Government Code to provide for development standards, uses and other development regulations pertaining to the development of the Property.

For purposes of the Zone the "Improvements" or "Project" means one or more improvements constructed on the Property consisting of (i) buildings housing one or more 300-millimeter semiconductor wafer (or successor technology) manufacturing plants (each a "Plant"); (ii) other buildings and ancillary facilities constructed on the property supporting the operation of the Plants that are developed and used for purposes authorized by the Development Standards (as that term is defined in the Development Agreement), and (iii) such additional related improvements constructed on the Property including, but not limited to, required parking, landscaping and all other improvements constructed on the Property.

For purposes of the Zone "Initial Improvements" or "Initial Project" means one or more improvements constructed on the Property for which certificates of occupancy have been issued by the City which, in the aggregate, shall consist of not less than 6,000,000 square feet of floor space consisting of (i) the first Plant; (ii) other buildings and ancillary facilities constructed on the Property supporting the operation of the first Plant that are developed and used for purposes authorized by the Development Standards (as that term is defined in the Development Agreement), and (iii) such additional related improvements including, but not limited to, required parking, landscaping, and all other improvements constructed on the Property in accordance with the Development Standards.

There will be significant resources and services in addition to the current City level of services to (i) achieve the planned schedule for the development of the Property and the construction of the Initial Project and (ii) to provide the expedited and prioritized review procedures described in Articles IV and V of the Development Agreement. Developer will advance the funds to the City for services related to the receipt and review of applications for permits and/or inspections relating to compliance with applicable laws, ordinances, and regulations, to the extent related to and reasonably necessary for the development of the Initial Project, including, but not limited to, review and amendment of City's Comprehensive Plan as reasonable and necessary to make the Comprehensive Plan consistent with the concept plan, thoroughfare alignments, impacts on surrounding land uses and the zoning regulations enacted to govern the development and use of the Property for the Initial Project, building plan review, building inspections, construction plan review, construction inspection, site development plan review, site development inspection, subdivision plat reviews, subdivision improvement plans review, subdivision improvement inspections and similar related services related to and reasonably necessary for the development of the Initial Project ("Development Review Services"). The costs to be incurred by City by third party contractor(s) and/or temporary full-time and part-time City employees for Development Review Services is referred to as the Development Review Costs.

The Developer and City intend to enter that certain Development Review Reimbursement Agreement ("DRRA") pursuant to which Developer will deposit with City the sum of Five Hundred Thousand and No/100 Dollars ($500,000.00), which is the amount estimated by City in Development Review Costs to be incurred by City during the first six (6) months following the effective date of the DRRA (the "Initial Deposit") not later than (i) ten (10) business days after the date of Developer's voluntary petition for annexation, or (ii) if Developer provides written notice to City that Developer desires City to provide Development Review Services prior to said date, then not later than ten (10) business after City's receipt of such written notice from Developer, which notice shall specify the date for the commencement of such Development Review Services. Each and every time during the term of the DRRA the balance of the Review Cost Escrow falls below One Hundred Thousand and No/ 100 Dollars ($100,000.00), not later than ten (10) business days after receipt of a written request from City, the Developer will deposit via electronic funds transfer into the Review Cost Escrow such additional sums as necessary to return the balance of the Review Cost Escrow to One Hundred Thousand and No/100 Dollars ($100,000.00) (each an "Additional Deposit"); provided, however, the Developer's obligation to make payments to the Review Cost Escrow shall not exceed an aggregate amount (including the Initial Deposit and all Additional Deposits) of Five Million and No/100 Dollars ($5,000,000.00), unless the Developer agrees otherwise.

City intends to repay to Developer the funds expended by City for Development Review Services pursuant to the DRRA for the Initial Improvements without the accrual of any interest, from the tax increment from the Zone beginning on the sixth (6th) anniversary of the Commencement Date (hereinafter defined) and continue such repayment on an annual basis until the sixteenth (16th) anniversary of the Commencement Date (the "DRRA Payments"). The amount of each DRRA Payment shall be equal to one percent (1%) of the City tax increment contributed to the tax increment fund for the Zone and paid June 1 of each calendar year (or the immediately following business day if June 1 is not a business day) beginning June 1 of the calendar year immediately following the sixth (6th) anniversary date of the Commencement Date, and continuing thereafter

until June 1 after the sixteenth (16th) anniversary of the Commencement Date (or the immediately following business day if June 1 is not a business day); provided, however, that if the DRRA Payments do not completely reimburse Developer for all funds expended by City for Development Review Services under the DRRA before June 1 of the calendar year that occurs after the sixteenth (16th) anniversary of the Commencement Date, then City will pay the outstanding amount from the City general revenue and not from the tax increment from the Zone.

The Developer and City intend to enter that certain Tax Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Incentive Agreement pursuant to which the City will provide thirty (30) annual grants equal to certain percentages of the City real property taxes assessed by the City against the Property and the improvements and collected by the City to be funded by the tax increment from the Zone (the "Annual Grants").

For purposes of the Annual Grants a "Grant Year" means a given Tax Year except that the "First Grant Year" shall mean the Tax Year following the calendar year in which the Commencement Date occurs. Commencement Date means the earlier of (i) December 31, 2022, and (ii) the date a certificate of occupancy is issued by the City for occupancy of not less than six (6) million square feet of Improvements by the Developer following the completion of the annexation; provided, however, that the Developer may, at its sole discretion and sole option, elect to delay the Commencement Date by up to one (1) year by delivering a notice to the City stating such desire (a "Notice of Commencement Change"), and in such case, the Commencement Date shall be the date identified in the Notice of Commencement Change.

The amount of each Annual Grant shall be the lesser of: (i) an amount equal to the percentage set forth in the grant schedule below for the respective Grant Year, of the ad valorem taxes assessed against the Improvements and the Property and collected by the City for the applicable Grant Year; and (ii) the available tax increment from the Zone, after consideration and deduction of the tax increment fund priorities set forth below.

Section 3.1 Schedule

Grant Year (Tax Year following Commencement Date)	**Percentage**
1-10	92.5%
11-20	90%
21-30	85%

Tax Increment Fund Priorities.

(a) The funds deposited in the Tax Increment Fund from the Reinvestment Zone shall only be used for the following and shall be applied in the following order of priority:

(i) the allocation of the reasonable administrative costs of the Reinvestment Zone, not to exceed $50,000.00 per year;

(ii) the allocation of the maintenance of a minimum balance of $50,000.00 in the Tax Increment Fund; and
(iii) Annual Grant payments to Developer; and
(iv) DRRA Payments to Developer.

Developer is required to submit a payment request for the Annual Grant with respect to a particular Grant Year on or after March 1 of the calendar year that follows such Grant Year, but no later than 180-days after March 1 of the calendar year that follows such Grant Year, beginning March 1 of the calendar year following the First Grant Year. Such Annual Grants shall be paid by the City to Developer by the Annual Payment Date (June 1 of the calendar year) beginning with the Annual Payment Date that occurs in the first full calendar year following the First Grant Year, provided the City has timely received prior to the delinquency date the City ad valorem taxes assessed against the Improvements and the Property in full for the respective Grant Year (i.e., the Tax Year immediately preceding the year in which an Annual Grant is to be made. The last Annual Grant will be paid with respect to the thirtieth (30th) Grant Year, on the Annual Payment Date that occurs after the thirtieth (30th) Grant Year. If the Developer fails to timely submit a payment request for an Annual Grant, such failure shall not constitute a breach or default of this Agreement but operates as a forfeiture of such Annual Grant for such Grant Year. If a forfeiture occurs for any Grant Year as provided in the previous sentence, the Developer will remain eligible to receive the Annual Grants for the remaining Grant Years provided the Developer is not otherwise in breach or default of this Agreement or an agreement related to the project.

If the Improvements, and other projects are financed as contemplated by this Preliminary Plan, the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City and Williamson County an economically beneficial manufacturing facility.

1.4 Preliminary Plan and Hearing

Before the City adopted the ordinance designating the Zone, the City Council prepared this preliminary reinvestment zone financing plan in accordance with the Act and held a public hearing on the creation of the proposed Zone and its benefits to the City and to the Property, at which public hearing interested persons were given the opportunity to speak for and against the creation of the proposed Zone, the boundaries of the proposed Zone and the concept of tax increment financing, and at which hearing the owners of the Property were given a reasonable opportunity to protest the inclusion of the Property in the proposed Zone. The requirement of the Act for a preliminary reinvestment zone financing plan is satisfied by this Preliminary Plan dated September 9, 2021 (the "Preliminary Plan"), the purpose of which is to describe, in general terms, the public and private improvements and projects that will be undertaken and financed by the Zone. A description of how such improvements and projects will be undertaken and financed will be determined by the Final Plan, which requires approval by the Board (hereinafter defined) and by the City Council.

1.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council may adopt an ordinance in accordance with the Act creating the Zone if (1) the City Council finds that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, (2) that the Zone is feasible, and (3) that improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City. Among other provisions required by the Act, the ordinance creating the Zone will appoint a Board of Directors for the Zone (the "Board").

1.6 Board Recommendations

After the creation of the Zone, the Board will review the Preliminary Plan and approve and recommend to the City Council a Final Project and Financing Plan for Reinvestment Zone No. Two (the "Final Plan"). The City Council will approve the Final Plan by ordinance following the Board's recommendation.

1.7 Council Action

The City Council will adopt an ordinance designating the Zone, appoint the Board and after taking into consideration the recommendations of the Board will approve the Final Plan.

2. DESCRIPTION AND MAPS

2.1 Existing Uses and Conditions

The Property is currently located in Williamson County in the extra-territorial jurisdiction of the City and is not zoned. The Property is undeveloped, so current uses of the Property include agricultural, ranching, and related uses. The Property is undeveloped, and there is limited public infrastructure to support the proposed development. Development will require public infrastructure and water and wastewater facilities which are not to be funded by the Zone Tax Increment hereinafter defined. A map of the Property and the proposed Zone is shown on **Appendix B**.

2.2 Proposed Uses

The proposed use of the Property is a manufacturing facility to fabricate semiconductors and other related technology as further described in Section 1.3 above and will be developed pursuant to that certain Development Agreement, to be incorporated herein by reference following the execution thereof.

2.3 Property Description

The property to be included in the proposed Reinvestment Zone No. Two will be an area of approximately 1,074.1 acres, generally located Southwest of downtown Taylor, Texas, in an area South of State Highway 79, North of County Road 1660, East of County Road 3349, and West of Farm to Market Road 973 in the extraterritorial jurisdiction of the City of Taylor, and would include the properties listed by Williamson Central Appraisal District Property Identification Numbers as set forth in **Appendix A.**

3. PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES AND REGULATIONS

The Property is wholly located in the extra territorial jurisdiction of the City and will be subject to the Development Agreement. After annexation the City anticipates changes in zoning from the temporary zoning classification for the Property to planned development for proposed uses for the Project, including amendments to the City Master Comprehensive Plan. In addition, Exhibit B to the Development Agreement contains the following development standards.

Development Standards

The following minimum development standards shall apply to the Land (as defined in the Development Agreement).

I. Land Uses

A. The Land may be developed and used for the Project and the following purposes:

1. All land uses permitted within a Heavy Industrial Districts (M-2) as set forth in the Zoning Ordinance as of the Effective Date;

2. All land uses for which a specific use permit may be obtained within a Heavy Industrial Districts (M-2) as set forth in the Zoning Ordinance as of the Effective Date but not including sexually oriented businesses; provided, however, approval of a specific use permit prior to the commencement of such use shall not be required; and

3. A commissary or restaurant providing food service use to employees and guests of the owner of the Land that is not open and accessible to the public shall be considered a permitted accessory use.

4. A residential use providing lodging for employees and guests of the owner of the Land that is not open and accessible to the public shall be considered a permitted accessory use, provided however, that the number of such units be limited to twenty-five (25) units, each of which may accommodate a maximum of two (2) guests. The Company shall be responsible for collecting and paying state and local hotel occupancy taxes on any lodging units for which the Company charges a fee to use in accordance with applicable state law and the City's ordinances.

5. For purposes of the Zoning Ordinance, provided the Land is developed in accordance with these Development Standards, the Project shall not be a use which could potentially create a problem to the environment due to emissions, visual quality, odor, noise, hazard or similar factors such that the Project.

B. For purposes of the application of Section 3.3.3 of the Zoning Ordinance to the development and use of the Land, the Company shall be deemed to be in compliance with said Section 3.3.3 so long as the Company is in substantial compliance with applicable provisions of state and federal laws and regulations relating to air quality and emissions and the provisions of all air quality permits issued by to the Company by the TCEQ in association with operation of the Project.

II. Maximum Height

The maximum height of buildings and other structures constructed on the Land shall not exceed fifty (50) feet subject to the following:

1. The height of a building or structure may exceed 50 feet at the rate of two (2) feet for every one (1) foot that the building or structure is setback from the Perimeter Buffer (described below); and

2. In no case shall the height of any building or structure exceed two hundred and fifty (250) feet.

For the avoidance of doubt, no restriction in the Taylor Municipal Airport Height Hazard Zoning Regulations (i.e., Appendix A, Code of Ordinances) applies to the Project notwithstanding Section 14 to Appendix A, Code of Ordinances; provided, however, such exemption from the application of the Taylor Municipal Airport Height Hazard Zoning Regulations to the Project or the Land does not otherwise exempt the development and use of the Land from applicable federal or state laws and regulations.

III. Signs

One freestanding monument sign may be located at each entrance driveway into the Project, the sign area of which shall not exceed an area of sixty (60) square feet on each sign face; the height of which shall not exceed six (6) feet, and the length of which shall not exceed ten (10) feet).

IV. Site Development Regulations

There shall be a fifty (50) foot building setback from the property line (the "Perimeter Buffer"). For the avoidances of doubt, the setback may overlap with any easement property. Fences and any security or utility facilities or structures may be located within the Perimeter Buffer but shall in any case be set back a sufficient distance from the edge of any roadway to prevent creating a visual obstruction to operators of vehicles or pedestrians entering or exiting the Land. This exemption includes, but is not limited to, (i) electrical substations, (ii) guard houses, (iii) security towers, (iv) hike, bike, or any nature trail or natural features.

V. Parking

A. The only parking requirement is that the Land shall be developed with sufficient parking so that workers and visitors to the Land shall not be required to park on any street adjacent to the Land.

B. No parking study shall be required.

C. Truck bays and parking shall be of sufficient distance from the property lines such that no stacking or parking of commercial trucks entering the Land on the Perimeter Roadway Easements occurs.

VI. Landscaping

A perimeter landscaped buffer shall be required to be developed on the Land as depicted below and in accordance with the following:

Scenario 1

For the portions of the Land abutting the Perimeter Roadway Easements, County Road ("CR") 401, and CR 404 as of the effective date of this Agreement, landscaping standards described in Scenario 1 shall apply.

Scenario 2

For the portions of the Land abutting Farm-to-Market Road 973 and other public roadways not described in Scenario 1, above, or the portions of the Land abutting tracts that are not located within (i) an M-1 or M-2 Zoning District or (ii) within a Planned Development Zoning District that authorizes the property to be developed and uses for purposes only authorized by right or following approval of a specific use permit with an M-1 or M-2 Zoning District, landscaping standards described in Scenario 2 shall apply. Scenario 2 landscaping standards shall not be applicable to portions of the Land located adjacent residentially or commercially zoned tracts with an existing, primary land use of agriculture or residential with a density of less than 1 unit per 10 acres.

Scenario 3

For the portions of the Land abutting undeveloped land, or land with an existing primary land use of agriculture or residential with a density of less than 1 unit per 10 acres as of the date of this Agreement, landscaping standards described in Scenario 3 shall apply.

When abutting undeveloped property, or property with an existing primary land use of agriculture or residential with a density of less than one (1) unit per ten (10) acres, is developed and/or redeveloped and zoned to a zoning district other than (i) and M-1 or M-2 Zoning District, or (ii) a Planned Development zoning district that authorizes the property to be developed and used for

purposes only authorized by right or following approval of a specific use permit with an M-1 or M-2 Zoning District, Company shall have six (6) months from the earlier of the time the first Certificate of Occupancy (CO) is issued for the abutting property's development or the date that the first phase of Subdivision Improvements are accepted by the City Council to comply with the Scenario 2 landscaping standards described herein. City shall have the right, not earlier than ten (10) days after delivery of written notice to the Company, to suspend issuance of any site development permits and/or performance of any inspections associated with development of the Land until compliance with this paragraph is obtained

Notwithstanding anything in this Section VI to the contrary, (a) the Company shall have no landscaping obligation until a site development permit is approved for a portion of the Land that abuts the triggering properties described in Scenarios 1, 2, or 3; and (b) once a landscaping obligation is triggered by such a site development permit, the obligation to landscape shall only be applicable to the area abutting the triggering property.

VII. Tree Survey and Preservation

The City shall not prohibit the removal of trees on the site outside of the Perimeter Buffer. Tree survey, preservation and mitigation requirements shall apply only to trees that are nineteen inches (19") in diameter or greater measured at a height of 24-inches from the ground.

VIII. Block Length

Notwithstanding anything to the contrary in the Subdivision Ordinance, there shall be no maximum block length within the Land.

IX. Noise

The maximum allowable sound pressure level measured along each property line shall be based on the hourly Ldn measurement methodology, adjusted as follows for the zoning designation for the adjoining property:

1.) Commercial Zoning Sound Pressure Level – 65 DBA
2.) Industrial Zoning Sound Pressure Level – 70 DBA

These measurements should be made at the property line using the DNL (Ldn) measurement technology.

X. Helicopter Landing Sites

A maximum of two (2) helicopter landing sites will be allowed at the site.

XI. Impervious Cover

There shall be no impervious cover requirements on the Land.

XII. Construction Codes

As defined in Section 2.01 of the Development Agreement.

4. RELOCATION OF DISPLACED PERSONS

4.1 No Relocation Necessary

No persons will be displaced and in need of relocation due to the creation of the Zone or implementation of the Final Plan.

5. ESTIMATED NON-PROJECT COSTS

5.1 List of Non-Project Costs

Non-project costs are private funds that will be spent to develop in the Zone but will not be financed by the Zone. The total non-project costs are estimated to be approximately $17,000,000,000.

6. PROPOSED IMPROVEMENTS

6.1 Categories of Improvements

The proposed improvements not to be financed by the Zone include offsite water improvements, offsite wastewater treatment plant, roadways, building structures and related real personal property, and machinery and equipment, which shall be designed and constructed in accordance with the Development Agreement and all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. The Developer's proposed Project Improvements are to be financed in part through the Annual Grants are described above.

6.2 Locations of the Improvements

The proposed Project Improvements will be in the Zone subject to the Development Agreement, which may be revised, with the approval of the Mayor or designee, from time to time without amending the Final Plan.

7. ESTIMATED PROJECT COSTS

7.1 Project Costs

The total costs of the Developer's Project in the Zone to be financed in part by the Zone Tax Increment are the estimated amount of the thirty (30) Annual Grants in the amount of $467,802,315, the repayment of the Development Review Costs through one percent of the Zone Tax Increment during the period beginning with the sixth (6th) anniversary of the Commencement Date and ending on the sixteenth (16th) anniversary of the Commencement Date in the amount of $2,223,829, and the costs of administering the Zone in the amount of $405,681 (the "Project Costs") and are estimated to be $470,431,825**.**

7.2 Estimated Administrative Costs

The estimated costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the city to administer the Zone (the "Administrative Costs"). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, the costs of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City that are directly related to the administration of the Zone. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid. The Administrative Costs are set forth in the Zone Priority set forth above.

7.3 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually beginning at the time the Zone creates a new increment of real property tax revenue and through the duration of the Zone. It is estimated the Project Costs will be incurred during calendar years 2022 through 2052, as shown on **Appendix D**.

8. ECONOMIC FEASIBILITY

8.1 Feasibility Study

For purposes of this Preliminary Plan, economic feasibility has been evaluated over the term of the Zone, as shown in the analyses included as **Appendix D**. This evaluation focuses on only direct financial benefits (i.e., ad valorem tax revenues from the expenditure of the Project Costs in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately $522,624,915 in total new City real property tax revenue. The City, as a participant, will benefit from the new development within the Zone and will retain approximately $52,193,090 in net additional real property tax revenue. The remaining additional revenue will be deposited in the TIRZ Fund to pay Project Costs.

The analyses show a portion of the new real property tax revenue generated by the Zone will be retained by the City. The remainder of the new real property tax revenue generated within the Zone will be available to pay other Project Costs, until the Zone expires or is otherwise terminated. Upon expiration or termination of the Zone, one hundred percent (100%) of all tax revenue generated within the Zone will be retained by the City. Based on the foregoing, the feasibility of the Zone has been demonstrated. The plan for the development for the Improvements is economically feasible.

9. ESTIMATED BONDED INDEBTEDNESS

9.1 No Estimated Bonded Indebtedness

No bonded indebtedness issued by the City pursuant to the Act is contemplated.

10. APPRAISED VALUE

10.1 Current Appraised Value

The current total appraised value of taxable real property in the Zone is $11,788,782, as shown in **Appendix A**, which represents the Tax Increment Base, (the "Tax Increment Base") of the Property and is determined by the Williamson Central Appraisal District in accordance with Section 311.012(c) of the Act.

10.2 Estimated Captured Appraised Value

The amount of the City's tax increment for a year during the term of the Zone is the amount of property taxes assessed and collected by the City for that year on the captured appraised value of the Property and the Improvements less the Tax Increment Base of the Property, (the "Captured Appraised Value"). The Tax Increment Base of the Property is the total taxable value of the Property for the year in which the Zone was designated, as stated in **Section 10.1**. It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be $2,144,411,218, as shown on **Appendix D**. At the estimated time (year 2026) that the Initial Improvements are completed, the Captured Appraised Value will be $3,281,411,218 as shown on **Appendix D**. The actual Captured Appraised Value, as certified by the Williamson Central Appraisal District will, for each year, be used to calculate annual payment by the City into the TIRZ Fund pursuant to the Final Plan.

11. METHOD OF FINANCING

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The Developer and City intend to enter that certain Tax Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Incentive Agreement pursuant to which the City will provide thirty (30) annual grants equal to certain percentages of the City real property taxes assessed by the City against the Property and the improvements and collected by the City to be funded by the tax increment from the Zone (the "Annual Grants").

For purposes of the Annual Grants a "Grant Year" means a given Tax Year except that the "First Grant Year" shall mean the Tax Year following the calendar year in which the Commencement Date occurs. Commencement Date means the earlier of (i) December 31, 2022, and (ii) the date a certificate of occupancy is issued by the City for occupancy of not less than six (6) million square feet of Improvements by the Developer following the completion of the annexation; provided, however, that the Developer may, at its sole discretion and sole option, elect to delay the Commencement Date by up to one (1) year by delivering a notice to the City stating such desire

(a "Notice of Commencement Change"), and in such case, the Commencement Date shall be the date identified in the Notice of Commencement Change.

The amount of each Annual Grant shall be the lesser of: (i) an amount equal to the percentage set forth in the grant schedule below for the respective Grant Year, of the ad valorem taxes assessed against the Improvements and the Property and collected by the City for the applicable Grant Year; and (ii) the available tax increment from the Zone, after consideration and deduction of the tax increment fund priorities set forth below.

Section 3.1 Schedule

Grant Year (Tax Year following Commencement Date)	**Percentage**
1-10	92.5%
11-20	90%
21-30	85%

Tax Increment Fund Priorities.
(a) The funds deposited in the Tax Increment Fund from the Reinvestment Zone shall only be used for the following and shall be applied in the following order of priority:
(i) the allocation of the reasonable administrative costs of the Reinvestment Zone, not to exceed $50,000.00 per year;
(ii) the allocation of the maintenance of a minimum balance of $50,000.00 in the Tax Increment Fund; and
(iii) Annual Grant payments to Developer; and
(iv) DRRA Payments to Developer.

Developer is required to submit a payment request for the Annual Grant with respect to a particular Grant Year on or after March 1 of the calendar year that follows such Grant Year, but no later than 180-days after March 1 of the calendar year that follows such Grant Year, beginning March 1 of the calendar year following the First Grant Year. Such Annual Grants shall be paid by the City to Developer by the Annual Payment Date (June 1 of the calendar year) beginning with the Annual Payment Date that occurs in the first full calendar year following the First Grant Year, provided the City has timely received prior to the delinquency date the City ad valorem taxes assessed against the Improvements and the Property in full for the respective Grant Year (i.e., the Tax Year immediately preceding the year in which an Annual Grant is to be made. The last Annual Grant will be paid with respect to the thirtieth (30th) Grant Year, on the Annual Payment Date that occurs after the thirtieth (30th) Grant Year. If the Developer fails to timely submit a payment request for an Annual Grant, such failure shall not constitute a breach or default of this Agreement but operates as a forfeiture of such Annual Grant for such Grant Year. If a forfeiture occurs for any Grant Year as provided in the previous sentence, the Developer will remain eligible to receive the Annual Grants for the remaining Grant Years provided the Developer is not otherwise in breach or default of this Agreement or an agreement related to the project.

The City may amend the Final Plan in compliance with the Act, including but not limited to what is considered a Project Cost.

12. DURATION OF THE ZONE, TERMINATION

12.1 Duration

The stated term of the Zone shall commence on the creation of the Zone, and shall continue until December 31, 2054, unless otherwise terminated in accordance with the Act.

12.2 Termination

The Zone will terminate December 31, 2054. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

APPENDIX A

The Property

Property ID	Legal Description	Acres	2021 Taxable Value
R019409	AW0800 LEE, T.B. SUR., ACRES 12.400	12.4000	$ 132,758
R019700	AW0631 TYLER, B.J. SUR., ACRES 17.000	17.0000	$ 226,823
R020073	AW0631 TYLER, B.J. SUR., ACRES 2.000	2.0000	$ 32,686
R019412	AW0800 LEE, T.B. SUR., ACRES 8.000	8.0000	$ 85,392
R019701	AW0631 TYLER, B.J. SUR., ACRES 10.000	10.0000	$ 133,425
R020074	AW0631 TYLER, B.J. SUR., ACRES 2.000	2.0000	$ 166,836
R019411	AW0800 - LEE, T.B. SUR., ACRES 158.185	158.1850	$ 1,433,789
R430327	AW0800 - LEE, T.B. SUR., ACRES 1.5	1.5000	$ 13,596
R430327	AW0484 - NOBLES, W. SUR., ACRES 5	5.0000	$ 45,320
R019702	AW0632 - TYLER, L.A. SUR., ACRES 94.76	94.7600	$ 1,163,671
R020075	AW0632 TYLER, L.A. SUR., ACRES .50	0.5000	$ 4,899
R019408	AW0800 LEE, T.B. SUR., ACRES 62.0	62.0000	$ 643,002
R019261	AW0318 H.T. & B.R.R. CO. SUR., ACRES 83.33	83.3300	$ 826,633
R019977	AW0318 H.T. & B.R.R. CO. SUR., ACRES 1.0	1.0000	$ 67,215
R019262	AW0318 H.T. & B.R.R. CO. SUR., ACRES 70.3855	70.3855	$ 711,405
R092013	AW0318 H.T. & B.R.R. CO. SUR., ACRES 1.0	1.0000	$ 48,902
R019706	AW0636 TYLER, G.W. SUR., ACRES 95.750	95.7500	$ 1,095,021
R020076	AW0636 TYLER, G.W. SUR., ACRES 1.000	1.0000	$ 64,762
R019209	AW0923 EBBERLY, J. SUR., ACRES 59.0	59.0000	$ 539,791
R019237	AW0315 H.T. & B.R.R. CO. SUR., ACRES 79.49	79.4900	$ 989,154
R594305	AW0315 - H.T. & B.R.R. CO. SUR., 5.30 ACRES	5.3000	$ 149,190
R019965	AW0315 - H.T. & B.R.R. CO. SUR., 2 ACRES	2.0000	$ 385,150
R019230	AW0315 - H.T. & B.R.R. CO. SUR., ACRES 142.7, [MH R574023]	142.7000	$ 1,654,153
R019705	AW0634 TYLER, G.N. SUR., ACRES .879	0.8790	$ 114,420
R577898	AW0315 AWO315 - H.T. & B.R.R. CO. SUR., ACRES 0.86	86.0000	$ 7,338
R019264	AW0318 H.T. & B.R.R. CO. SUR., ACRES 35.85	35.8500	$ 445,186
R019263	AW0318 H.T. & B.R.R. CO. SUR., ACRES 7.470	7.4700	$ 159,208
R107030	AW0318 H.T. & B.R.R. CO. SUR., ACRES 21.63	21.6300	$ 363,665
R019412	AW0800 LEE, T.B. SUR., ACRES 8.001	8.0010	$ 85,392
Total		**1,074.1305**	**$ 11,788,782**

Source: Williamson County Appraisal District

PARCEL 1
(Northwestern Area)

VICINITY MAP

VICINITY MAP

N.T.S US 79

1

PARCEL 1
(Northwestern Area)

SURVEY

PARCEL 1
(Northwestern Area)

LEGAL DESCRIPTION

A 372.76 acres (16,237,212 square feet), tract of land, lying within the Lucius A. Tyler Survey, Abstract 632, the Thomas B. Lee Survey, Abstract 800, the Watkins Nobles Survey, Abstract 484 and the Benjamin J. Tyler Survey, Abstract 631, Williamson County, Texas, and being all of a called 95.260 acre tract, conveyed to Brandon Roznovak and wife, Abby Roznovak in Document No. 2014074516, Official Public Records of Williamson County, Texas, all of the remainder of a called 62 acre tract, conveyed to Larry Gene Hamann in Document No. 2006104445, Official Public Records of Williamson County, Texas, all of a called 164.685 acre tract, conveyed to The Eugene R. and Judy A. Kanak Living Trust in Document No. 2015101314, Official Public Records of Williamson County, Texas and all of a called 51.4 acre tract, conveyed to Harvey Bill Hehman and described in Volume 366, Page 282, Deed Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod with "BRYAN TECH" cap found for the southeastern corner of said 95.260 acre tract also being the point of intersection of the northern right of way line of County Road 404 with the western right of way line of County Road 401, for the **POINT OF BEGINNING** and the southeastern corner of the herein described tract;

THENCE, with the southern line of said 95.260 acre tract and also being the northern right-of-way line of County Road 404, N 82° 10' 39" W, a distance of 1359.65 feet to a 1/2" iron rod found for the southwestern corner of said 95.260 acre tract and also being the southeastern corner of said remainder of 62 acre tract;

THENCE, with the southern line of said remainder of 62 acre tract and also being the northern right-of-way line of County Road 404, N 82° 09' 52" W, a distance of 871.92 feet to a 1/2" iron rod found for the southwestern corner of said remainder of 62 acre tract and also being the southeastern corner of said 164.685 acre tract;

THENCE, with the southern line of said 164.685 acre tract and also being the northern right-of-way line of County Road 404, N 82° 01' 09" W, a distance of 2546.24 feet to a 1/2" iron rod with plastic cap found for the southwestern corner of said 164.685 acre tract and also being an ell corner of a called 194.559 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058746, Official Public Records of Williamson County, Texas, for the southwestern corner of the herein described tract;

THENCE, with the western line of said 164.685 acre tract, being the eastern line of said 194.559 acre tract, the eastern line of a called 183.84 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058736, Official Public Records of Williamson County, Texas and also being the eastern line of a called 183.94 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058735, Official Public Records of Williamson County, the following three (3) courses and distances;

1. N 07° 20' 22" E, a distance of 963.95 feet to a found post for an ell corner of said 164.685 acre tract and also being an ell corner of said 183.84 acre tract;
2. S 82° 39' 33" E, a distance of 232.48 feet to a 1/2" iron rod with Sam Surveying cap found for an ell corner of said 164.685 acre tract and also being an ell corner of said 183.84 acre tract;
3. N 07° 36' 06" E, a distance of 2035.60 feet to a 1/2" iron rod found for the northwestern corner of said 164.685 acre tract and also being the southwestern corner of a called 305.22 acre tract, conveyed to C. Ernest Lawrence Family Limited Partneship in Document No. 2005011334, Official Public Records of Williamson County, Texas, for the most western northwestern corner of the herein described tract;

THENCE, with the northern line of said 164.685 acre tract and also being the southern line of said 305.22 acre tract, S 82° 27' 21" E, a distance of 2297.84 feet to a 1/2" iron rod found for the northeastern corner of said 164.685 acre tract, the northwestern corner of said remainder of 62 acre tract and also being the southwestern corner of said 51.4 acre tract;

THENCE, with the western line of said 51.4 acre tract and also being the eastern line of said 305.22 acre tract, N 07° 13' 32" E, a distance of 978.27 feet to a Post found for the northwestern corner of said 51.4 acre tract and also being the southwestern corner of a called 79.74 acre tract, conveyed to C. Ernest Lawrence Family Limited Partnership in Document No. 200501133, Official Public Records of Williamson County, Texas;

THENCE, with the northern line of said 51.4 acre tract and also being the southern line of said 79.74 acre tract, S 82° 46' 28" E, a distance of 2283.33 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northeastern corner of said 51.4 acre tract, the southeastern corner of said 79.74 acre tract and also being on the western right of way line of County Road 401, for the northeastern corner of the herein described tract;

THENCE, with the eastern line of said 51.4 acre tract and also being the western right of way line of County Road 401, S 07° 34' 17" W, a distance of 990.46 feet to a 6" Wood Post found for the southeastern corner of said 51.4 acre tract and also being the northeastern corner of said 95.260 acre tract;
THENCE, with the eastern line of said 95.260 acre tract and also being the western right of way line of County Road 401, S 08° 05' 03" W, a distance of 3031.44 feet to the **POINT OF BEGINNING**.

Containing 372.76 acres or 16,237,212 square feet, more or less.

BEARING BASIS NOTE
This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

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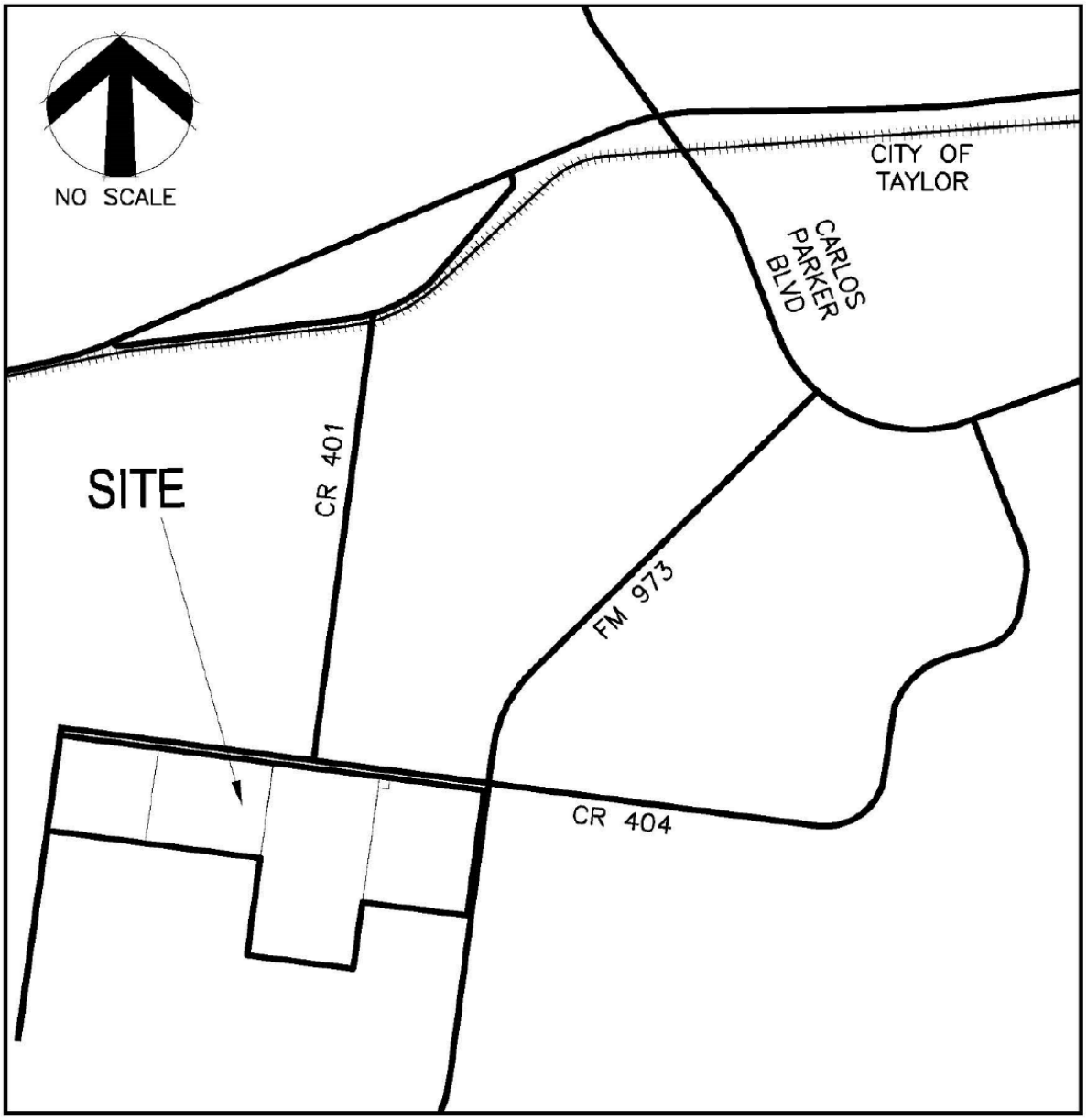
TBPE LS Firm No. 10193726

08/24/2021

PARCEL 2
(South Central Area)

VICINITY MAP



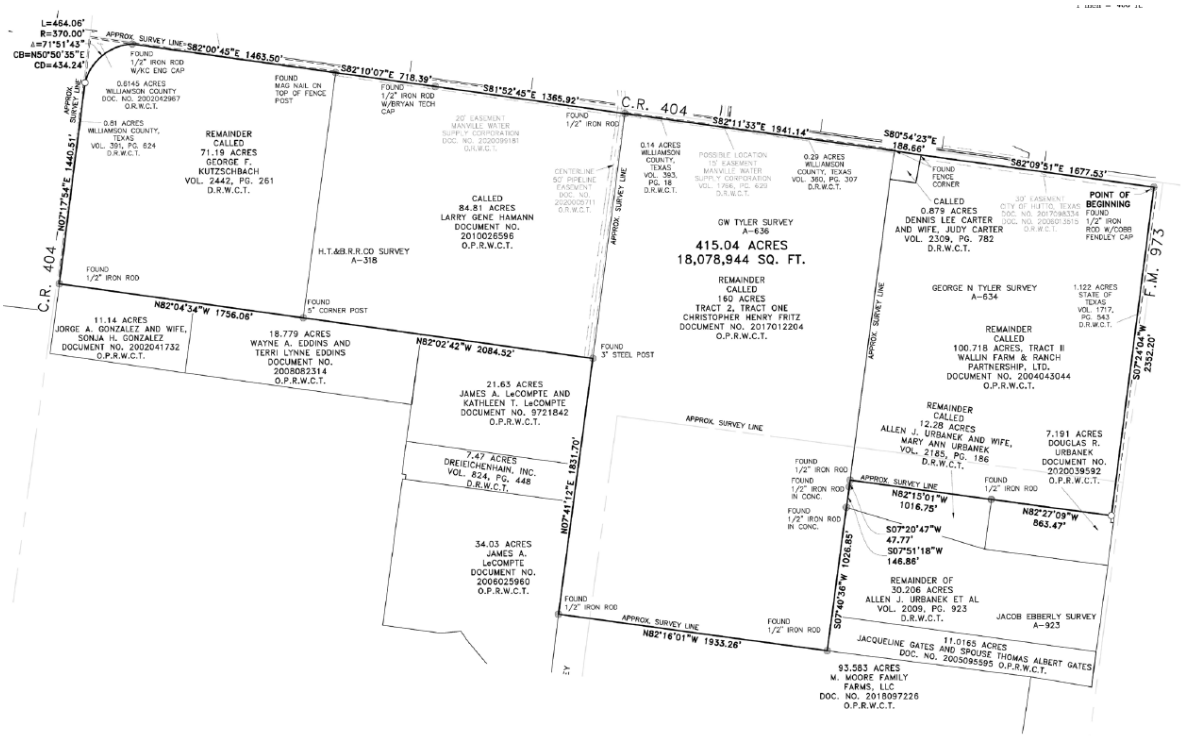
VICINITY MAP

N.T.S. US 79

1

PARCEL 2
(South Central Area)

SURVEY



PARCEL 2
(South Central Area)

LEGAL DESCRIPTION

A 415.04 acre (18,078,944 square feet), tract of land, lying within the H.T.&B.R.R.CO. Survey, Abstract 318, the GW Tyler Survey, Abstract 636, the George N. Tyler Survey, Abstract 634 and the Jacob Ebberly Survey, Abstract 923, Williamson County, Texas, and being all of the remainder of a called 100.718 acre tract, (Tract II) conveyed to Wallin Farm & Ranch Partnership, Ltd. in Document No. 2004043044, Official Public Records of Williamson County, Texas, all of the remainder of a called 160 acre tract, (Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas, all of a called 84.81 acre tract, conveyed to Larry Gene Hamann in Document No. 2010026596, Official Public Records of Williamson County, Texas, all of a called 0.879 acre tract, conveyed to Dennis Lee Carter and wife, Judy Carter in Volume 2309, Page 782, Deed Records of Williamson County, Texas and all of the remainder of a called 71.19 acre tract, conveyed to George F. Kutzschback in Volume 2442, Page 261, Deed Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "COBB FENDLEY" found, for the northeastern corner of said remainder of 100.718 acre tract and also being the intersection point of the western right of way line of Farm to Market Road 973 (R.O.W. varies) with the southern right of way line of County Road 404 (R.O.W. varies) for the **POINT OF BEGINNING** and the northeastern corner of the herein described tract;

THENCE, with the eastern line of said remainder of 100.718 acre tract and also being the western right of way line of Farm to Market Road 973, S 07° 24' 04" W, a distance of 2352.20 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set, for the southeastern corner of said remainder of 100.718 acre tract and also being on the most northern northeastern corner of a called 7.191 acre tract, conveyed to Douglas R. Urbanek in Document No. 2020039592, Official Public Records of Williamson County, Texas, for the southeastern corner of the herein described tract;

THENCE, with the southern line of said remainder of 100.718 acre tract and also being the northern line of said 7.191 acre tract, N 82° 27' 09" W, a distance of 863.47 feet to a 1/2" iron rod found, for the northwestern corner of said 7.191 acre tract and also being the northeastern corner of the remainder of a called 12.28 acre tract, conveyed to Allen J. Urbanek and wife, Mary Ann Urbanek in Volume 2185, Page 186, Deed Records of Williamson County, Texas;

THENCE, with the southern line of said remainder of 100.718 acre tract and also being the northern line of said remainder of 12.28 acre tract, N 82° 15' 01" W, a distance of 1016.75 feet to a 1/2" iron rod found for the southwestern corner of said remainder of 100.718 acre tract, the northwestern corner of said remainder of 12.28 acre tract and also being on the eastern line of the remainder of a called 160 acre tract, (Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas;

THENCE, with a eastern line of said remainder of 160 acre tract and also being the western line of said remainder of 12.28 acre tract, the following two (2) courses and distances:

1. S 07° 20' 47" W, a distance of 47.77 feet to a 1/2" iron rod in concrete found;
2. S 07° 51' 18" W, a distance of 146.86 feet to a 1/2" iron rod in concrete found for the southwestern corner of said remainder of 12.28 acre tract and also being the northwestern corner of the remainder of a called 30.206 acre tract, conveyed to Allen J. Urbanek Et Al in Volume 2009, Page 923, Deed Records of Williamson County, Texas;

THENCE, with the eastern line of said remainder of 160 acre tract, being the western line of said remainder of 30.206 acre tract and also being the western line of a called 11.0165 acre tract, conveyed to Jacqueline Gates and Spouse Thomas Albert Gates in Document No. 2005095595, Official Public Records of Williamson County, Texas, S 07° 40' 36" W, a distance of 1026.85 feet to a 1/2" iron rod found for the southeastern corner of a said remainder of 160 acre tract, the southwestern corner of said 11.0165 acre tract and also being on the northern line of a called 93.583 acre tract, conveyed to M. Moore Family Farms, LLC in Document No. 2018097226, Official Public Records of Williamson County, Texas;

THENCE, with the southern line of said remainder of 160 acre tract and also being the northern line of said 93.583 acre tract, N 82° 16' 01" W, a distance of 1933.26 feet to a 1/2" iron rod found for the southwestern corner of a said remainder of 160 acre tract, the northwestern corner of said 93.583 acre tract and also being on the eastern line of a called 34.03 acre tract, conveyed to James A. LeCompte in Document No. 2006025960, Official Public Records of Williamson County, Texas;

THENCE, with the western line of said remainder of 160 acre tract, the eastern line of said 34.03 acre tract,
the eastern line of a called 7.47 acre tract, conveyed to Dreieichenhain, Inc. in Volume 824, Page 448, Deed Records of Williamson County, Texas and the eastern line of a called 21.63 acre tract, conveyed to James A. LeCompte and Kathleen T.

LeCompte in Document No. 9721842, Official Records of Williamson County, Texas, N 07° 41' 12" E, a distance of 1831.70 feet to a 3" Steel Post found for the northeastern corner of a said 21.63 acre tract and also being the southeastern corner of said 84.81 acre tract;

THENCE, with the southern line of said 84.81 acre tract, being the northern line of said 21.63 acre tract and also being the northern line of a called 18.779 acre tract, conveyed to Wayne A. Eddins and Terri Lynne Eddins in Document No. 2008082314, Official Public Records of Williamson County, Texas, N 82° 02' 42" W, a distance of 2084.52 feet to a 5" Corner Post found for the southwestern corner of said 84.81 acre tract and also being the southeastern corner of said 71.19 acre tract;

THENCE, with the southern line of said 71.19 acre tract, being the northern line of said 18.779 acre tract and also being the northern line of a called 11.14 acre tract, conveyed to Jorge A. Gonzalez and wife, Sonja H. Gonzalez in Document No. 2002041732, Official Public Records of Williamson County, Texas, N 82° 04' 34" W, a distance of 1756.06 feet to a 1/2" iron rod found for the southwestern corner of said 71.19 acre tract, the northwestern corner of said 11.14 acre tract and also being on the eastern right of way line of County Road 404, for the southwestern corner of the herein described tract;

THENCE, with the western line of said 71.19 acre tract and also being the eastern right of way line of County Road 404, the following two (2) courses and distances:

1. N 07° 17' 54" E, a distance of 1440.51 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the most southern northwestern corner of said 71.19 acre tract and of the herein described tract and also being the point of curvature of a curve to the right;
2. With said curve to the right, an arc distance of 464.06 feet, having a radius of 370.00 feet, an angle of 71° 51' 43", and a chord bearing N 50° 50' 35" E, a distance of 434.24 feet to a 1/2" iron rod with cap stamped "KC ENG" found for the most northern northwestern corner of said 71.19 acre tract and of the herein described tract and also being on the southern right of way line of County Road 404;

THENCE, with the northern line of said 71.19 acre tract and also being the southern right of way line of County Road 404, S 82° 00' 45" E, a distance of 1463.50 feet to a Mag Nail on Top of Fence Post found for the northeastern corner of said 71.19 acre tract and also being the northwestern corner of said 84.81 acre tract;

THENCE, with the northern line of said 84.81 acre tract and also being the southern right of way line of County Road 404, the following two (2) courses and distances:

1. S 82° 10' 07" E, a distance of 718.39 feet to a 1/2" iron rod with "BRYAN TECH" cap found;
2. S 81° 52' 45" E, a distance of 1365.92 feet to a 1/2" iron rod found for the northeastern corner of said 84.81 acre tract and also being the northwestern corner of said remainder of called 160 acre tract;

THENCE, with the northern line of said remainder of 160 acre tract and also being the southern right of way line of County Road 404, S 82° 11' 33" E, a distance of 1941.14 feet to a fence corner found for the northeastern corner of said remainder of 160 acre tract and also being the northwestern corner of said 0.879 acre tract;

THENCE, with the northern line of said 0.879 acre tract and also being the southern right of way line of County Road 404, S 80° 54' 23" E, a distance of 188.66 feet to a fence corner found for the northeastern corner of said 0.879 acre tract also being an ell corner of the remainder of said 100.718 acre tract

THENCE, with the northern line of said remainder of 100.718 acre tract and also being the southern right of way line of County Road 404, S 82° 09' 51" E, a distance of 1677.53 feet to the **POINT OF BEGINNING**.

Containing 415.04 acres or 18,078,944 square feet, more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

Robert J. Gertson, RPLS
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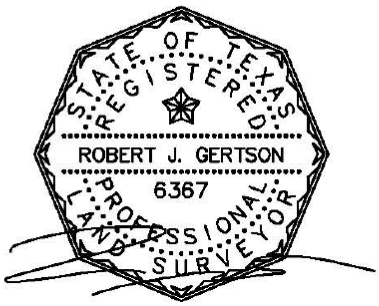
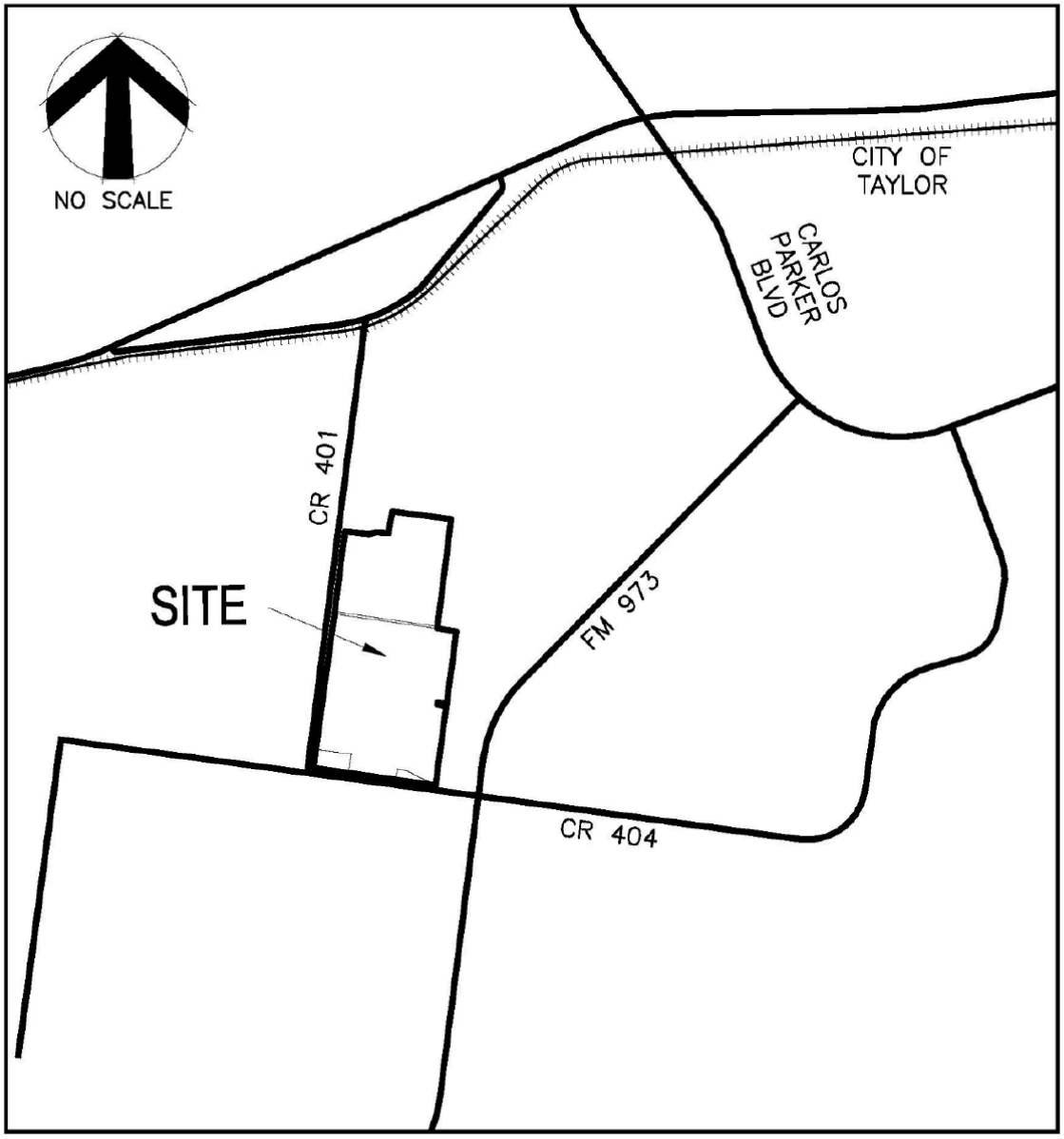
08/19/2021



PARCEL 3
(Northeastern Area)

VICINITY MAP



VICINITY MAP

N.T.S. US 79

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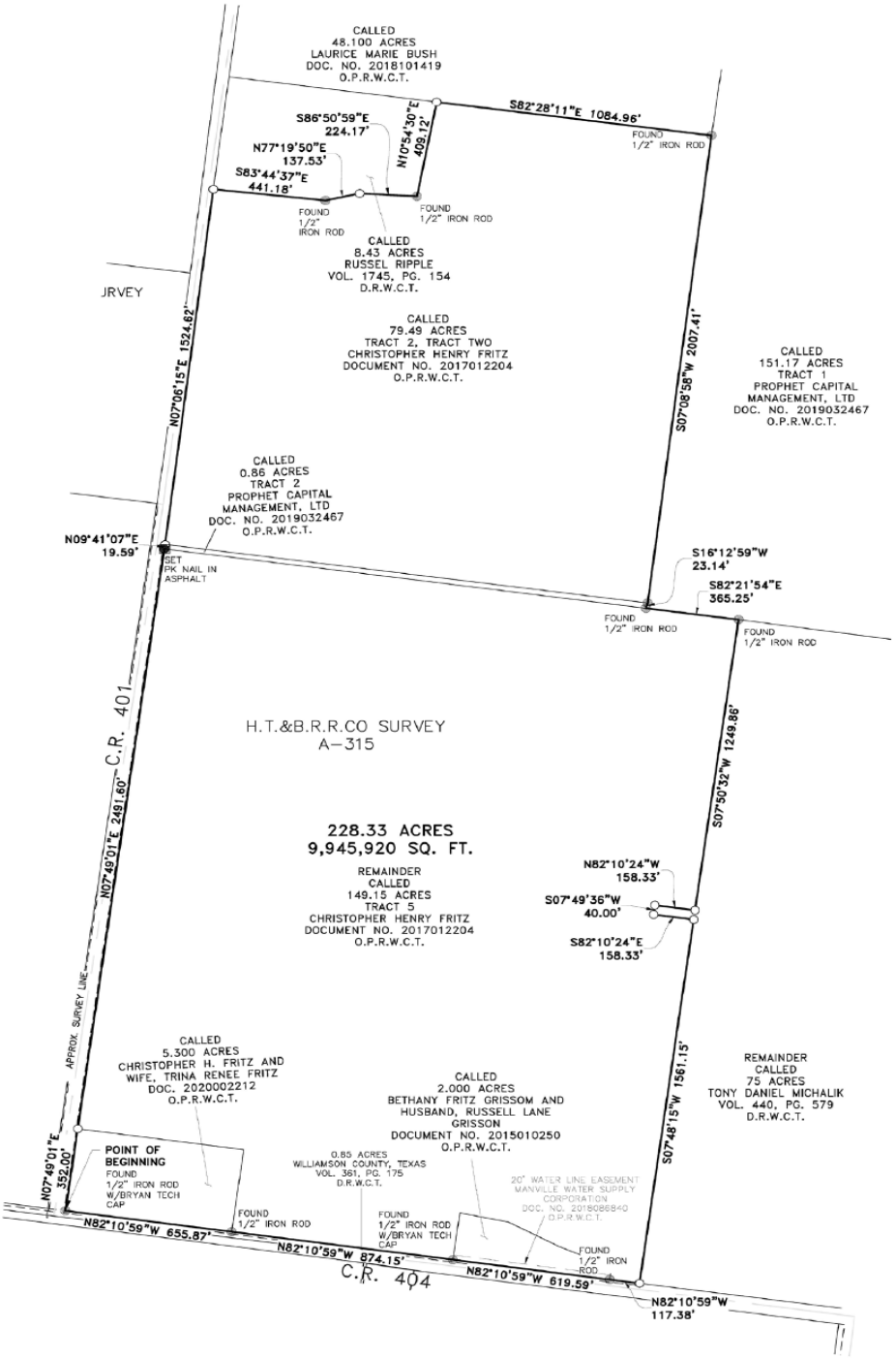
PARCEL 3
(Northeastern Area)

SURVEY



PARCEL 3
(Northeastern Area)

LEGAL DESCRIPTION

A 228.33 acre (9,945,920 square feet), tract of land, lying within the H.T.&B.R.R.CO. Survey, Abstract 315, Williamson County, Texas, and being all of a called 5.300 acre tract, conveyed to Christopher H. Fritz and wife, Trina Renee Fritz in Document No. 2020002212, Official Public Records of Williamson County, Texas, all of a called 2.000 acre tract, conveyed to Bethany Fritz Grissom and husband, Russell Lane Grissom in Document No. 2015010250, Official Public Records of Williamson County, Texas, all of a called 0.86 acre tract, (Tract 2) conveyed to Prophet Capital Management, LTD in Document No. 2019032467, Official Public Records of Williamson County, Texas, all of the remainder of a called 149.15 acre tract, (Tract 5), conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas and all of a called 79.49 acre tract, (Tract 2 – Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod with "BRYAN TECH" cap found for the southwestern corner of said 5.300 acre tract and also being the point of intersection of the northern right of way line of County Road 404 with the eastern right of way line of County Road 401, for the **POINT OF BEGINNING** and the southwestern corner of the herein described tract;

THENCE, with the western line of said 5.300 acre tract and also being the eastern right-of-way line of County Road 401, N 07° 49' 01" E, a distance of 352.00 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northwestern corner of said 5.300 acre tract and also being an ell corner of said remainder of 149.15 acre tract;

THENCE, with the western line of said remainder of 149.15 acre tract and also being the eastern right of way line of County Road 401, N 07° 49' 01" E, a distance of 2491.60 feet to a PK nail in asphalt set for the northwestern corner of said remainder of 149.15 acre tract and also being the southwestern corner of said 0.86 acre tract;

THENCE, with the western line of said 0.86 acre tract and also being the eastern right of way line of County Road 401, N 09° 41' 07" E, a distance of 19.59 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northwestern corner of said 0.86 acre tract and also being southwestern corner of said 79.49 acre tract;

THENCE, with the western line of said 79.49 acre tract and also being the eastern right of way line of said County Road 401, N 07° 06' 15" E, a distance of 1524.62 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the most western northwestern corner of said 79.49 acre tract and also being the southwestern corner of a called 8.43 acre tract, conveyed to Russel Ripple in Volume 1745, Page 154, Deed Records of Williamson County, Texas, for the most western northwestern corner of the herein described tract;

THENCE, with a northern line of said 79.49 acre tract and also being the southern line of said 8.43 acre tract, the following three (3) course and distances:

1. S 83° 44' 37" E, a distance of 441.18 feet to a 1/2" iron rod found;
2. N 77° 19' 50" E, a distance of 137.53 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
3. S 86° 50' 59" E, a distance of 224.17 feet to a 1/2" iron rod found for an ell corner of said 79.49 acre tract and also being the southeastern corner of said 8.43 acre tract;

THENCE, with a western line of said 79.49 acre tract and also being the eastern line of said 8.43 acre tract, N 10° 54' 30" E, a distance of 409.12 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for an ell corner of said 79.49 acre tract, the northeastern corner of said 8.43 acre tract and also being the northern line of a called 48.100 acre tract, conveyed to Laurice Marie Bush in Document No. 2018101419, Official Public Records of Williamson County, Texas;

THENCE, with a northern line of said 79.49 acre tract and also being the southern line of said 48.100 acre tract, S 82° 28' 10" E, a distance of 1084.96 feet to 1/2" iron rod found for the northeastern corner of said 79.49 acre tract, being the southeastern corner of said 48.100 acre tract and also being on the western line of a called 151.17 acre tract, (Tract 1) conveyed to Prophet Capital Management, LTD in Document No. 2019032467, Official Public Records of Williamson County, Texas, for the northeastern corner of the herein described tract

THENCE, with the eastern line of said 79.49 acre tract and also being the western line of said 151.17 acre tract, S 07° 08' 58" W, a distance of 2007.41 feet to a 1/2" iron rod found for the southeastern corner of said 79.49 acre tract and also being the northeastern corner of said 0.86 acre tract;

THENCE, with the eastern line of said 0.86 acre tract and also being the western line of said 151.17 acre tract,

S 16° 12' 59" W, a distance of 23.14 feet to a 1/2" iron rod found for an angle point of said remainder of 149.15 acre tract, the southeastern corner of said 0.86 acre tract and also being the southwestern corner of said 151.17 acre tract;

THENCE, with the northern line of said remainder of 149.15 acre tract and also being the southern line of said 151.17 acre tract, S 82° 21' 54" E, a distance of 365.25 feet to a 1/2" iron rod found for the northeastern corner of said remainder of 149.15 acre tract and also being the northwestern corner of a called 75 acre tract, conveyed to Tony Daniel Michalik in Volume 440, Page 579, Deed Records of Williamson County, Texas;

THENCE, with the eastern line of said remainder of 149.15 acre tract and also being the western line of said 75 acre tract, the following five (5) courses and distances:

1. S 07° 50' 32" W, a distance of 1249.86 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
2. N 82° 10' 24" W, a distance of 158.33 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
3. S 07° 49' 36" W, a distance of 40.00 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
4. S 82° 10' 24" E, a distance of 158.33 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
5. S 07° 48' 15" W, a distance of 1561.15 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the southeastern corner of said remainder of 149.15 acre tract, the southwestern corner of said 75 acre tract and also being on the northern right of way line of County Road 404, for the southeastern corner of the herein described tract

THENCE, with the southern line of said remainder of 149.15 acre tract and also being the northern right of way line of County Road 404, N 82° 10' 59" W, a distance of 117.38 feet to a 1/2" iron rod found for an ell corner of said remainder of 149.15 acre tract and also being the southeastern corner of said 2.000 acre tract;

THENCE, with the southern line of said 2.000 acre tract and also being the northern right-of-way line of County Road 404, N 82° 10' 59" W, a distance of 619.59 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found for the southwestern corner of said 2.00 acre tract and also being an ell corner of said 149.15 acre tract;

THENCE, with the southern line of said remainder of 149.15 acre tract and also being the northern right of way line of County Road 404, N 82° 10' 59" W, a distance of 874.15 feet to a 1/2" iron rod found for an ell corner of said remainder of 149.15 acre tract and also being the southeastern corner of said 5.300 acre tract;

THENCE, with the southern line of said 5.300 acre tract and also being the northern right of way line of County Road 404, N 82° 10' 59" W, a distance of 655.87 feet to the **POINT OF BEGINNING**.

Containing 228.33 acres or 9,945,920 square feet, more or less.

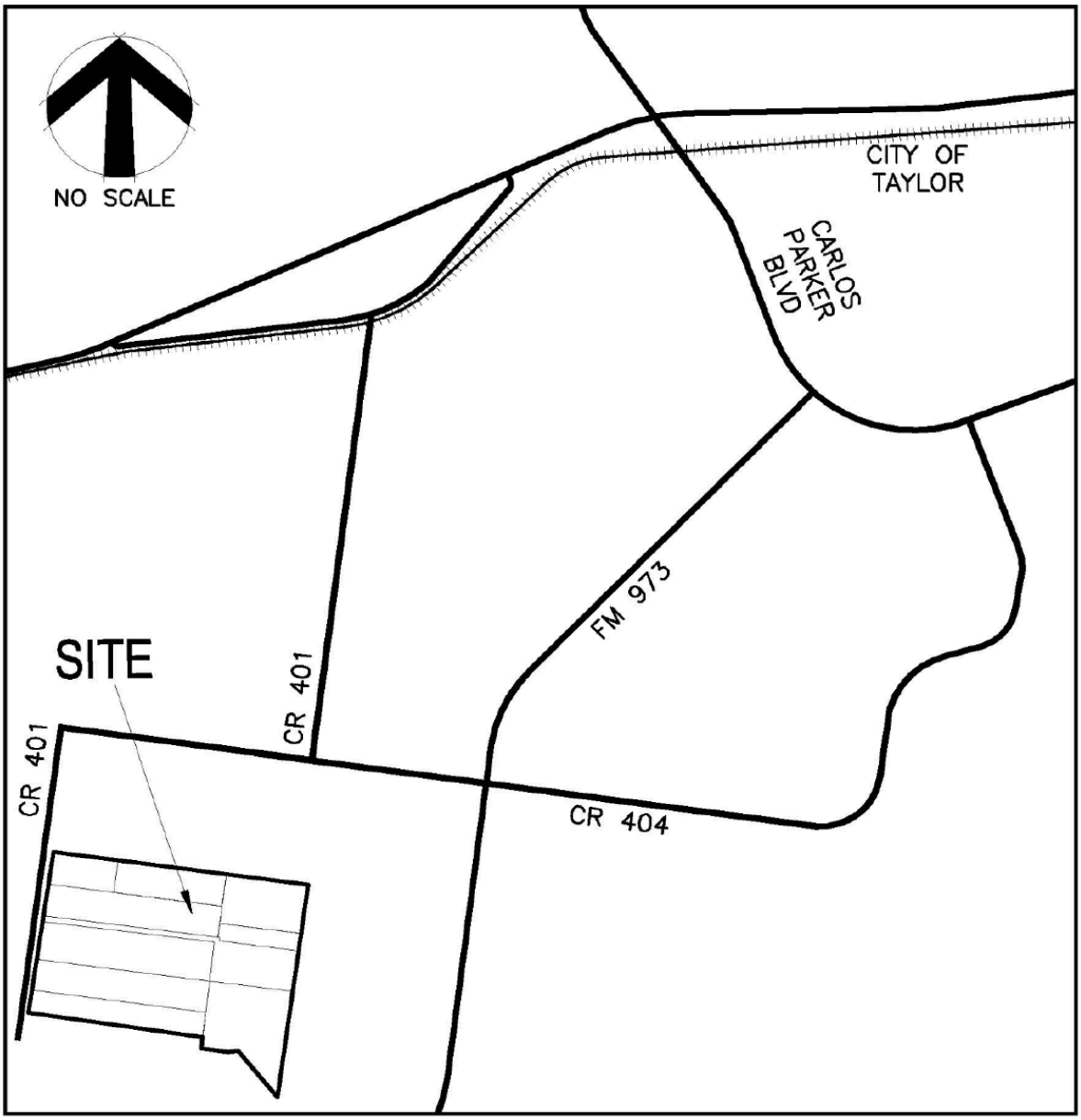
BEARING BASIS NOTE
This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

Robert J. Gertson, RPLS
Texas Registration No. 6367
Atwell, LLC
805 Las Cimas Parkway, Suite 310
Austin, Texas 78746
Ph. 512-904-0505
TBPE LS Firm No. 10193726

08/19/2021

PARCEL 4
(Southwestern Area)

VICINITY MAP



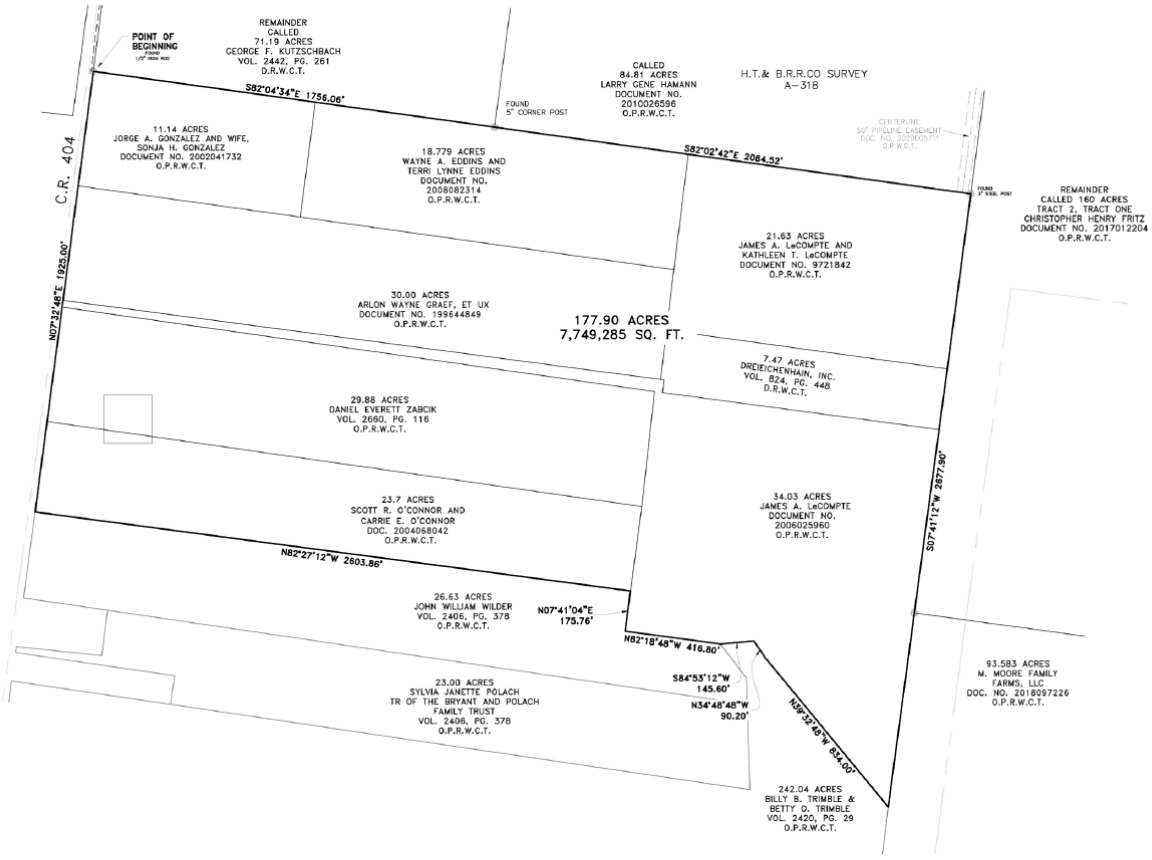
VICINITY MAP

N.T.S.

1

PARCEL 4
(Southwestern Area)

SURVEY



PARCEL 4
(Southwestern Area)

LEGAL DESCRIPTION

A 177.90 acre (7,749,285 square feet), tract of land, lying withing the H.T. & B.R.R.CO. Survey, Abstract 318, Williamson County, Texas, and being all of a called 11.14 acre tract, conveyed to Jorge A. Gonzalez and Wife, Donja H. Gonzales in Document No. 2002041732, Official Public Records of Williamson County, Texas, all of a called a 18.779 acres conveyed to Wayne A Eddins and Terri Lynne Eddins in Document No. 2008082314, Official Public Records of Williamson County, Texas, all of a called 21.63 acres conveyed to James A. LeCompte and Kathleen T. LeCompte in Document No. 9721842, Official Public Records of Williamson County, Texas, all of a called 7.47 acres conveyed to Dreieichenhain, Inc. in Volume 824, Page 448 Deed Records of Williamson County, Texas, all of a called 34.03 acres conveyed to James A. LeCompte in Document No. 2006025960, Official Public Records of Williamson County, Texas, all of a called 23.7 acres conveyed to Scott R. O'Connor and Carrie E. O'Connor in Document No. 2004068042, Official Public Records of Williamson County, Texas, all of a called 29.88 acres conveyed to Daniel Everett Zabcik in Volume 2660, Page 116, Official Public Records of Williamson County, Texas, and all of a called 30.00 acre tract conveyed to Arlon Wayne Graef, Et Ux, in Document No. 199644849 Official Public Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod found for the northernmost corner of said 11.14 acre tract, also being the southwestern corner of the remainder of a called 71.19 acre tract conveyed to George F. Kutzschbach in Volume 2442, Page 261, Deed Records of Williamson County, Texas, also being the eastern right of way line of County Road 404 (R.O.W. varies) for the **POINT OF BEGINNING** and the northernmost corner of the herein described tract;

THENCE, with the northern line of said 11.14 acre tract and said 18.779 acre tract, also being the southern line of said 71.19 acre tract, S 82° 04' 34" E, a distance of 1756.06 feet to a 5" fence corner post found for the southeastern corner of said 71.19 acre tract, also being the southwestern corner of a called 84.81 acre tract conveyed to Larry Gene Hamann in Document No. 2010026596 for a northern corner of the herein described tract;

THENCE, with the northern line of said 18.779 acre tract, also being the southern line of said 84.81 acre tract and also being the northern line of said 21.63 acre tract, S 82° 02' 42" E, a distance of 2084.52 feet to a 3" steel corner post found for the southernmost corner of said 84.81 acre tract, also being on the western line of the remainder of a called 160 acre tract, (Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas; for the easternmost corner of the herein described tract;

THENCE, with the western line of said remainder of 160 acre tract also being the eastern line of said 21.63 acre tract, the eastern line of said 7.47 acre tract and the eastern line of said 34.03 acre tract, S 07° 41' 12" W, passing a point at a distance of 1831.70 feet for the southwestern corner of said remainder of 160 acre tract, also being a northwestern corner of a called 93.583 continuing for a total distance of 2677.90 feet to the southernmost point of the herein described tract, also being a northeastern corner of a called 242.04 acre tract conveyed to Billy B. Trimble and Betty O. Trimble in Volume 2420, Page 29, Official Public Records of Williamson County, Texas, and also being in the western line of said 93.583 acre tract;

THENCE, with the southern line of said 34.03 acre tract and also being the northern line of said 242.04 acre tract, the following three (3) courses and distances:

1. N 39° 32' 48" W, a distance of 834.00 feet to point on the southern line of the herein described tract;
2. N 34° 48' 48" W, a distance of 90.20 feet to point on the southern line of the herein described tract;
3. S 84° 53' 12" W, a distance of 145.60 feet to point on the southern line of the herein described tract; also being a northern corner of said 242.04 acre tract and a northeastern corner of a called 26.63 acre tract conveyed to John William Wilder in Volume 2406, Page 378 Official Public Records of Williamson County, Texas;

THENCE, with the southern line of said 34.03 acre tract also being the northern line of said 26.63 acre tract, the following two (2) courses and distances:

1. N 82° 18' 48" W, a distance of 416.80 feet to point on the southern line of the herein described tract;
2. N 07° 41' 04" E, a distance of 175.76 feet to point on the southern line of the herein described tract, also being the southernmost corner of said 23.7 acre tract;

THENCE, with the southern line of said 23.7 acre tract also being the northern line of said 26.63 acre tract, N 82° 27' 12" W, a distance of 2603.86 feet to point for the southwestern corner of said 23.7 acre tract and the herein described tract, also being the

northernmost corner of said 26.63 acre tract also being on the eastern line of said right of way line of County Road 404 (R.O.W. varies);

THENCE, with the eastern right of way line of County Road 404 (R.O.W. Varies) also being the western property line of said 23.7 acre tract, western line of said 29.88 acre tract, western line of said 30.00 acre tract and western line said 11.14 acre tract, N 07° 32' 48" E, a distance of 1925.00 feet to the **POINT OF BEGINNING**.

Containing 177.90 acres or 7,749,285 square feet, more or less.

BEARING BASIS NOTE
This boundary exhibit was prepared from record information and central appraisal Distict Linework. No on the ground survey was performed.

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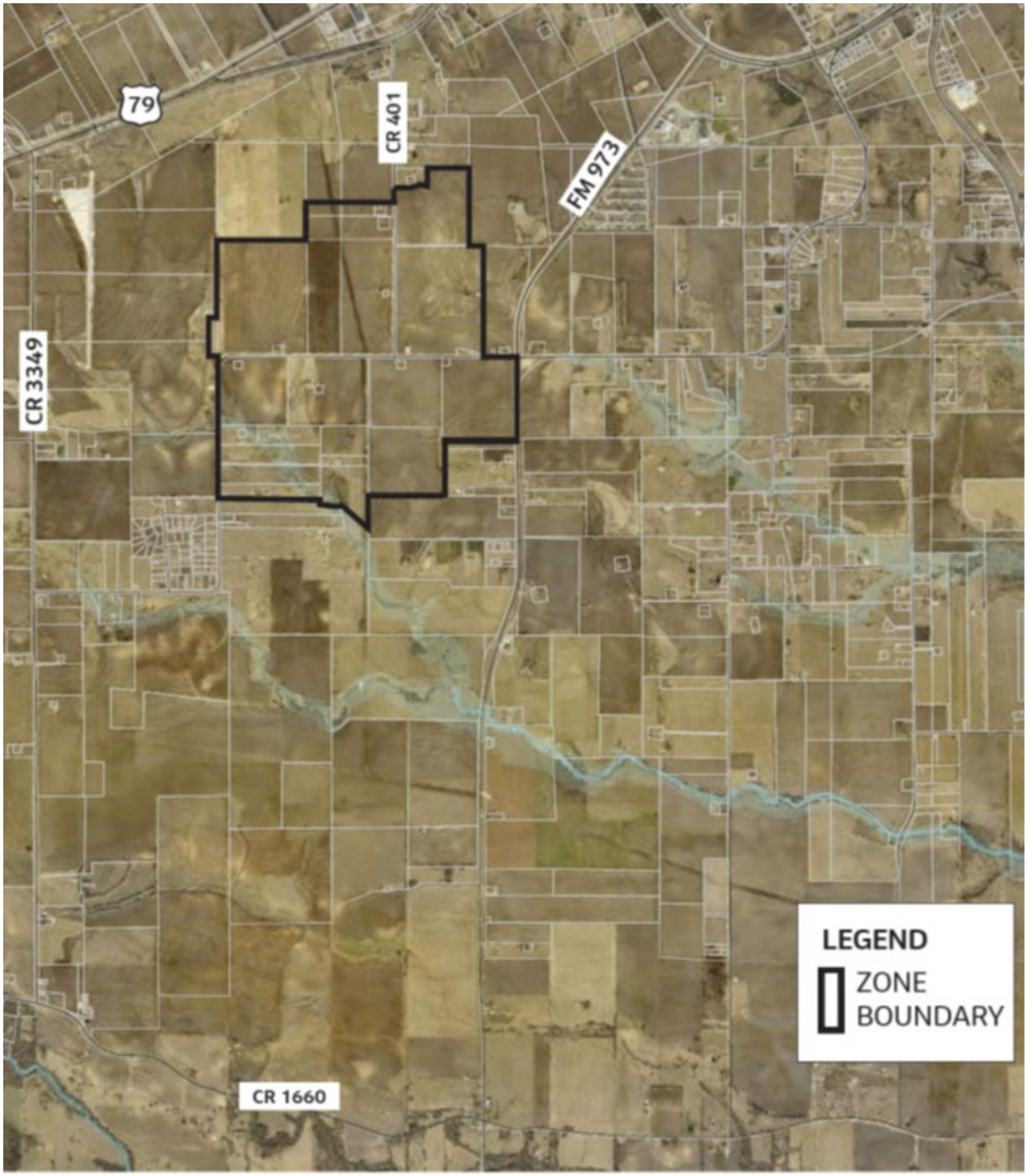
805 Las Cimas Parkway, Suite 310
Austin, Texas 78746
Ph. 512-904-0505
TBPE LS Firm No. 10193726

08/26/2021

APPENDIX B

Map of the Property



APPENDIX C

Estimated Timeline of Incurred Costs

- Completion of Construction of the Initial Improvements. Company shall, subject to delays resulting from one or more events of Force Majeure and/or an uncured breach of a Related Agreement by City, cause Completion of Construction of the Initial Improvements on or before January 31, 2026, in phases as set forth below:

- By December 31, 2023, Company will cause Completion of Construction of a minimum of 2,500,000 square feet of Improvements;

- By December 31, 2024, Company will cause Completion of Construction of a minimum of an additional 800,000 square feet of Improvements, totaling 3,300,000 square feet of Improvements;

- By December 31, 2025, Company will cause Completion of Construction of a minimum of an additional 2,000,000 square feet of Improvements, totaling 5,300,000 square feet of Improvements; and

- By January 31, 2026, Company will cause Completion of Construction of a minimum of an additional 700,000 square feet of Improvements, totaling 6 million square feet of Improvements.

APPENDIX D

Captured Appraised Value and Feasibility Study

Year	Real Property (Land) (a)	Real Property (Buildings)	Personal Property (a)	Projected Real and Personal Property AV Before Base	Tax Increment Base	Projected Real and Personal Property AV	City of Taylor Tax Rate (b)	Projected City of Taylor Gross Ad Valorem Taxes	SAS Tax Rebate %	SAS Tax Rebate	Cumulative SAS Rebate	Permit Fee Rebate %	Permit Fee Rebate	Beginning Permit Fee Reimbursement Balance	Rebate to SAS	Ending Permit Fee Reimbursement Balance(c)	TIRZ Administrative Costs	Net to City of Taylor	Cumulative to City of Taylor
2023	$ 5,000,000	$ -	$ -	$ 5,000,000	$ 11,788,782	$ -	0.809215	$ -	92.5%	$ -	$ -	0.0%	$ -	$ 5,000,000	$ -	$ 5,000,000	$ 10,000	**$ (10,000)**	**$ (10,000)**
2024	$ 10,000,000	$ 695,000,000	$ -	$ 705,000,000	$ 11,788,782	$ 693,211,218	0.809215	$ 5,609,569	92.5%	$ 5,188,851	$ 5,188,851	0.0%	$ -	$ 5,000,000	$ -	$ 5,000,000	$ 10,200	**$ 410,518**	**$ 400,518**
2025	$ 15,000,000	$ 695,000,000	$ 1,426,810,000	$ 2,136,810,000	$ 11,788,782	$ 2,125,021,218	0.809215	$ 17,195,990	92.5%	$ 15,906,291	$ 21,095,143	0.0%	$ -	$ 5,000,000	$ -	$ 5,000,000	$ 10,404	**$ 1,279,295**	**$ 1,679,813**
2026	$ 20,000,000	$ 695,000,000	$ 2,578,200,000	$ 3,293,200,000	$ 11,788,782	$ 3,281,411,218	0.809215	$ 26,553,672	92.5%	$ 24,562,146	$ 45,657,289	0.0%	$ -	$ 5,000,000	$ -	$ 5,000,000	$ 10,612	**$ 1,980,913**	**$ 3,660,726**
2027	$ 25,000,000	$ 695,000,000	$ 3,270,260,000	$ 3,990,260,000	$ 11,788,782	$ 3,978,471,218	0.809215	$ 32,194,386	92.5%	$ 29,779,807	$ 75,437,096	0.0%	$ -	$ 5,000,000	$ -	$ 5,000,000	$ 10,824	**$ 2,403,755**	**$ 6,064,481**
2028	$ 25,000,000	$ 695,000,000	$ 3,118,750,000	$ 3,838,750,000	$ 11,788,782	$ 3,826,961,218	0.809215	$ 30,968,344	92.5%	$ 28,645,718	$ 104,082,814	1.0%	$ 309,683	$ 5,000,000	$ 309,683	$ 4,690,317	$ 11,041	**$ 2,001,902**	**$ 8,066,382**
2029	$ 25,000,000	$ 750,000,000	$ 3,375,140,000	$ 4,150,140,000	$ 11,788,782	$ 4,138,351,218	0.809215	$ 33,488,159	92.5%	$ 30,976,547	$ 135,059,361	1.0%	$ 334,882	$ 4,690,317	$ 334,882	$ 4,355,435	$ 11,262	**$ 2,165,469**	**$ 10,231,851**
2030	$ 25,000,000	$ 805,000,000	$ 3,493,840,000	$ 4,323,840,000	$ 11,788,782	$ 4,312,051,218	0.809215	$ 34,893,765	92.5%	$ 32,276,733	$ 167,336,094	1.0%	$ 348,938	$ 4,355,435	$ 348,938	$ 4,006,497	$ 11,487	**$ 2,256,608**	**$ 12,488,459**
2031	$ 25,000,000	$ 860,000,000	$ 2,298,124,600	$ 3,183,124,600	$ 11,788,782	$ 3,171,335,818	0.809215	$ 25,662,925	92.5%	$ 23,738,206	$ 191,074,300	1.0%	$ 256,629	$ 4,006,497	$ 256,629	$ 3,749,868	$ 11,717	**$ 1,656,374**	**$ 14,144,833**
2032	$ 25,000,000	$ 914,000,000	$ 1,509,422,200	$ 2,448,422,200	$ 11,788,782	$ 2,436,633,418	0.809215	$ 19,717,603	92.5%	$ 18,238,783	$ 209,313,083	1.0%	$ 197,176	$ 3,749,868	$ 197,176	$ 3,552,692	$ 11,951	**$ 1,269,693**	**$ 15,414,526**
2033	$ 25,000,000	$ 969,000,000	$ 957,250,000	$ 1,951,250,000	$ 11,788,782	$ 1,939,461,218	0.809215	$ 15,694,411	90.0%	$ 14,124,970	$ 223,438,053	1.0%	$ 156,944	$ 3,552,692	$ 156,944	$ 3,395,748	$ 12,190	**$ 1,400,307**	**$ 16,814,833**
2034	$ 25,000,000	$ 1,025,000,000	$ 592,088,800	$ 1,642,088,800	$ 11,788,782	$ 1,630,300,018	0.809215	$ 13,192,632	90.0%	$ 11,873,369	$ 235,311,422	1.0%	$ 131,926	$ 3,395,748	$ 131,926	$ 3,263,822	$ 12,434	**$ 1,174,903**	**$ 17,989,736**
2035	$ 25,000,000	$ 1,135,000,000	$ 402,244,400	$ 1,562,244,400	$ 11,788,782	$ 1,550,455,618	0.809215	$ 12,546,519	90.0%	$ 11,291,867	$ 246,603,289	1.0%	$ 125,465	$ 3,263,822	$ 125,465	$ 3,138,356	$ 12,682	**$ 1,116,504**	**$ 19,106,240**
2036	$ 25,000,000	$ 1,144,605,400	$ 290,124,600	$ 1,459,730,000	$ 11,788,782	$ 1,447,941,218	0.809215	$ 11,716,958	90.0%	$ 10,545,262	$ 257,148,551	1.0%	$ 117,170	$ 3,138,356	$ 117,170	$ 3,021,187	$ 12,936	**$ 1,041,590**	**$ 20,147,831**
2037	$ 25,000,000	$ 1,245,000,000	$ 228,200,000	$ 1,498,200,000	$ 11,788,782	$ 1,486,411,218	0.809215	$ 12,028,263	90.0%	$ 10,825,436	$ 267,973,987	1.0%	$ 120,283	$ 3,021,187	$ 120,283	$ 2,900,904	$ 13,195	**$ 1,069,349**	**$ 21,217,179**
2038	$ 25,000,000	$ 1,300,000,000	$ 228,200,000	$ 1,553,200,000	$ 11,788,782	$ 1,541,411,218	0.809215	$ 12,473,331	90.0%	$ 11,225,998	$ 279,199,985	1.0%	$ 124,733	$ 2,900,904	$ 124,733	$ 2,776,171	$ 13,459	**$ 1,109,141**	**$ 22,326,320**
2039	$ 25,000,000	$ 1,355,000,000	$ 228,200,000	$ 1,608,200,000	$ 11,788,782	$ 1,596,411,218	0.809215	$ 12,918,399	90.0%	$ 11,626,559	$ 290,826,544	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 13,728	**$ 1,278,112**	**$ 23,604,432**
2040	$ 25,000,000	$ 1,410,000,000	$ 228,200,000	$ 1,663,200,000	$ 11,788,782	$ 1,651,411,218	0.809215	$ 13,363,467	90.0%	$ 12,027,121	$ 302,853,665	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 14,002	**$ 1,322,344**	**$ 24,926,777**
2041	$ 25,000,000	$ 1,465,000,000	$ 228,200,000	$ 1,718,200,000	$ 11,788,782	$ 1,706,411,218	0.809215	$ 13,808,536	90.0%	$ 12,427,682	$ 315,281,347	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 14,282	**$ 1,366,571**	**$ 26,293,348**
2042	$ 25,000,000	$ 1,520,000,000	$ 228,200,000	$ 1,773,200,000	$ 11,788,782	$ 1,761,411,218	0.809215	$ 14,253,604	90.0%	$ 12,828,243	$ 328,109,590	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 14,568	**$ 1,410,792**	**$ 27,704,140**
2043	$ 25,000,000	$ 1,575,000,000	$ 228,200,000	$ 1,828,200,000	$ 11,788,782	$ 1,816,411,218	0.809215	$ 14,698,672	85.0%	$ 12,493,871	$ 340,603,461	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 14,859	**$ 2,189,941**	**$ 29,894,081**
2044	$ 25,000,000	$ 1,630,000,000	$ 228,200,000	$ 1,883,200,000	$ 11,788,782	$ 1,871,411,218	0.809215	$ 15,143,740	85.0%	$ 12,872,179	$ 353,475,641	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 15,157	**$ 2,256,404**	**$ 32,150,486**
2045	$ 25,000,000	$ 1,685,000,000	$ 228,200,000	$ 1,938,200,000	$ 11,788,782	$ 1,926,411,218	0.809215	$ 15,588,809	85.0%	$ 13,250,487	$ 366,726,128	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 15,460	**$ 2,322,861**	**$ 34,473,347**
2046	$ 25,000,000	$ 1,740,000,000	$ 228,200,000	$ 1,993,200,000	$ 11,788,782	$ 1,981,411,218	0.809215	$ 16,033,877	85.0%	$ 13,628,795	$ 380,354,923	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 15,769	**$ 2,389,313**	**$ 36,862,660**
2047	$ 25,000,000	$ 1,795,000,000	$ 228,200,000	$ 2,048,200,000	$ 11,788,782	$ 2,036,411,218	0.809215	$ 16,478,945	85.0%	$ 14,007,103	$ 394,362,026	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 16,084	**$ 2,455,757**	**$ 39,318,417**
2048	$ 25,000,000	$ 1,850,000,000	$ 228,200,000	$ 2,103,200,000	$ 11,788,782	$ 2,091,411,218	0.809215	$ 16,924,013	85.0%	$ 14,385,411	$ 408,747,438	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 16,406	**$ 2,522,196**	**$ 41,840,613**
2049	$ 25,000,000	$ 1,905,000,000	$ 228,200,000	$ 2,158,200,000	$ 11,788,782	$ 2,146,411,218	0.809215	$ 17,369,082	85.0%	$ 14,763,719	$ 423,511,157	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 16,734	**$ 2,588,628**	**$ 44,429,241**
2050	$ 25,000,000	$ 1,905,000,000	$ 228,200,000	$ 2,158,200,000	$ 11,788,782	$ 2,146,411,218	0.809215	$ 17,369,082	85.0%	$ 14,763,719	$ 438,274,876	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 17,069	**$ 2,588,293**	**$ 47,017,535**
2051	$ 25,000,000	$ 1,905,000,000	$ 228,200,000	$ 2,158,200,000	$ 11,788,782	$ 2,146,411,218	0.809215	$ 17,369,082	85.0%	$ 14,763,719	$ 453,038,596	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 17,410	**$ 2,587,952**	**$ 49,605,487**
2052	$ 25,000,000	$ 1,905,000,000	$ 228,200,000	$ 2,158,200,000	$ 11,788,782	$ 2,146,411,218	0.809215	$ 17,369,082	85.0%	$ 14,763,719	$ 467,802,315	0.0%	$ -	$ 2,776,171	$ -	$ 2,776,171	$ 17,758	**$ 2,587,604**	**$ 52,193,090**

City Council Meeting
October 14, 2021
Transmittal Letter

STRATEGIC PILLAR
☐ Streets/Infrastructure
☒ Quality of Life
☒ Economic Vitality

Agenda Item #: 11

Agenda Title: **Consider Ordinance 2021-31 updating the City's building codes.**

Council Action to be taken: Consider Ordinance

Department Submitted: Fire

Staff Contact: Daniel Baum, Fire Chief

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to a hold a public hearing and introduce Ordinance 2021-31 updating the City's building codes. This ordinance adopts the 2018 family of codes from the International Code Council, the 2020 National Electric Code, as well as proposed amendments. The newly adopted building codes will supersede all previously adopted building codes and amendments. The following codes are proposed to be adopted: 2018 International Residential Code, the 2018 International Building Code, the 2018 International Fire Code, the 2018 International Mechanical Code, the 2018 International Plumbing Code, the 2018 International Fuel Gas Code, the 2018 International Energy Conservation Code, the 2018 International Existing Property Code, the 2018 International Property Maintenance Code, the 2018 International Swimming Pool and Spa Code, and the 2020 National Electric Code.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The current building code of the City of Taylor includes codes from the 2009 family of codes from the International Code Council as well as the 2008 National Electric Code. These were adopted by ordinance 2011-22 on September 22nd, 2011.

As a result of the 87th session of the Texas legislature, HB 738 adopted the 2012 versions of the International Building Code and the International Residential Code as the State's minimum building codes, so we must adopt at least that version to be able enforce building codes. For ISO purposes, it recommended that we adopt at least the 2018 versions of the building codes.

Codes recommended by staff to adopt, but not currently adopted include the International Existing Property Code, the International Property Maintenance Code, and the International Pool and Spa Code.

Letter of Representation

A letter of representation requesting amendments to the International Residential Code and International Building Code has been received which relate exclusively to foundation work. A copy of the letter of representation is attached.

The letter of representation suggests amendments to the definitions of foundation releveling or leveling and foundation repair. Many of the suggested amendments to the definitions are accepted by staff and have been included within Exhibit A. The suggested amendment relating to acceptable replacements for cedar post piers is also accepted and has been incorporated within Exhibit A.

The main premise of the letter of representation is that foundation re-leveling or leveling work and foundation repair work should be exempt from a permit in both the International Residential Code and the International Building Code.

Staff response to this proposed amendment is as follows:

- The International Residential Code and International Building Code require a permit for all foundation work.
- With the highly expansive soils in the City all foundation work should be inspected by the building inspector to check the quality of workmanship and to protect the property owner from the possibility of substandard foundation work.
- Since October 1, 2021, all foundation permits within the Neighborhood Empowerment Zones are eligible for 50% reduction in permit fees.

For these reasons, staff recommends that foundation leveling/re-leveling and foundation repair should require a permit.

Animal Care Facilities

Council has expressed an interest in adding fire protection requirements to animal care facilities in response to a recent fire in Georgetown. The International Codes do not require automatic sprinkler systems in such facilities; however they are addressed in NFPA 150. By adopting portions of NFPA 150 in our code amendments, we can require automatic sprinkler systems and alarm systems in such facilities. Staff recommends considering this amendment as a separate item at a later date to allow for additional research and stakeholder input.

2. PROS and CONS

PROS	CONS
• Puts us in compliance with new State law • Developers are accustomed working with more recent codes • Improved safety and energy efficiency	• Will be a period of time where we have projects using different code sets

4. RECOMMENDATION

Staff recommends adoption of Ordinance 2021-31. Consideration for additional fire protection at animal care facilities should be considered as a separate item at a later date.

If the City Council decide that a permit is not required for foundation leveling/re-leveling and foundation repair the following additional amendments to the ordinance in Exhibit A are required:

1) Amend the definitions of foundation leveling or releveling and foundation repair in Section 202 in the International Residential Code and International Building Code by deleting 'work falling under this definition requires a permit'

2) Amend Section A 105.2 of the International Building Code by adding foundation leveling/releveling as being exempt from a permit

3) Amend Section R 105.2 of the International Residential Code by adding foundation leveling/releveling as being exempt from a permit

If City Council chooses to add additional fire protection requirements at animal care facilities at this time, a version of the fire code amendments is included for consideration.

5. FUNDING SOURCE

N/A

6. TIMELINE

Public workshop – September 20, 2021
City Council public hearing and ordinance introduction – September 23, 2021
City Council consideration of ordinance approval – October 14, 2021

7. OTHER OPTIONS (In order of preference)

Adopt older versions of codes.

8. ATTACHMENTS

11a. PowerPoint
11b. Draft ordinance 2021-31
11c. Letter of representation from Craig Eulenfeld
11d. Amendments to building codes
11e. Amendments to fire code
11f. Amendments to fire code including fire protection for animal care facilities

Building Code Update

October 14, 2021

Background

- City last updated building codes ten years ago.
- Current adopted building codes are from the 2009 family of codes from the International Code Council.
- These include 2009 versions of the International Building Code, International Residential Code, International Fire Code, as well as others.
- A series of amendments from the North Central Texas Council of Governments was adopted at that time.
- HB 738 as approved from the 87th session of the Texas legislature adopted the 2012 family of codes as the minimum.

Proposed Code Adoption

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Fire Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2018 International Fuel Gas Code
- 2018 International Energy Conservation Code
- 2018 International Existing Building Code
- 2018 International Property Maintenance Code
- 2018 International Pool and Spa Code
- 2020 National Electric Code

Proposed Code Adoption

- We propose adopting the codes with minimal amendments, which are primarily administrative in nature. Will not be adopting the North Central Texas Council of Government amendments.
- Per State law a public hearing is required due to adopting amendments.
- The ICC Existing Building Code, Property Maintenance Code, and Pool and Spa Code have not been previously adopted by the City.

Why adopt new codes now?

- Change in State law.
- Improved safety and energy efficiency.
- Developers, architects, and contractors more accustomed to modern codes.
- Credit towards ISO rating.

Steps toward implementation

- September 20, 2021 – Code update workshop held.
- September 23, 2021 – Introduce ordinance and hold public hearing.
- October 14, 2021 – Council considers adoption of ordinance.

ORDINANCE NO. 2021-31

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE, THE 2018 INTERNATIONAL BUILDING CODE, THE 2018 INTERNATIONAL EXISTING BUILDING CODE, THE 2020 NATIONAL ELECTRIC CODE; 2018 INTERNATIONAL FIRE CODE; 2018 INTERNATIONAL MECHANICAL CODE; 2018 INTERNATIONAL PLUMBING CODE; 2018 INTERNATIONAL FUEL GAS CODE; 2018 INTERNATIONAL ENERGY CONSERVATION CODE; 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE; 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE; SUPPLEMENTING AND AMENDING THE CODES ADOPTED BY THIS ORDINANCE WITH OTHER ORDINANCES AND PROVISIONS STATED HEREIN; ADOPTING A REPEALER CLAUSE; ADOPTIONG A SAVINGS CLAUSE; ADOPTING A PENALITY CLAUSE PROVIDING THAT ANY PERSON VIOLATING THE PROVISIONS OF THIS ORDINANCE SHALL BE DEEMED GUILTY OF A MISDEMEANOR AND, UPON CONVICTION IN THE MUNICIPAL COURT OF THE CITY OF TAYLOR, TEXAS, OR ANY OTHER COURT OF PROPER JURISDICTION, SHALL BE SUBJECT TO A FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS ($500.00) FOR EACH OFFENSE, EXCEPT HOWEVER, WHERE A DIFFERENT PENALTY HAS BEEN ESTABLISHED BY STATE LAW FOR SUCH OFFENSE THE PENALTY SHALL BE THAT FIXED BY STATE LAW, AND FOR ANY OFFENSE THAT GOVERNS FIRE SAFETY, ZONING, OR PUBLIC HEALTH AND SANITATION, INCLUDING DUMPING OF REFUSE, THE PENALITY SHALL BE A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND ($2000.00) FOR EACH OFFENSE; HAVING AN EFFECTIVE DATE AND REQUIRING PUBLICATION.

WHEREAS, it is in the best interest of the City that current building codes be adopted by the City; and

WHEREAS, the codes adopted herein will facilitate construction standards deemed best for the public health and welfare of the City.

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

SECTION 1. All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

SECTION 2. The City of Taylor, Texas, hereby adopts the 2018 International Residential Code, the 2018 International Building Code, the 2020 National Electric Code, the 2018 International Fire Code, the 2018 International Mechanical Code, the 2018 International Plumbing Code, the 2018 International Fuel

Gas Code, the 2018 International Energy Conservation Code, the 2018 International Existing Building Code, the 2018 International Property Maintenance Code, and the 2018 International Swimming Pool and Spa Code.

SECTION 3. For all codes adopted under this ordinance, the City of Taylor's Zoning Board of Adjustment shall act as the referenced Board of Appeals.

SECTION 4. The 2018 International Residential Code, the 2018 International Building Code, the 2020 National Electric Code, the 2018 International Mechanical Code, the 2018 International Plumbing Code, the 2018 International Fuel Gas Code, the 2018 International Energy Conservation Code, the 2018 International Existing Building Code, the 2018 International Property Maintenance Code, and the 2018 International Swimming Pool and Spa Code are amended as provided by the provisions set forth in *Exhibit* "A" attached hereto and incorporated by reference herein.

SECTION 5. The 2018 International Fire Code is amended as provided by the provisions set forth in *Exhibit* "B" attached hereto and incorporated by reference herein.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction shall be subjected to a fine not to exceed the sum of Five Hundred and No/100 Dollars ($500.00) for each offense, except where a different penalty has been established by State law for such offense in which event the penalty shall be fixed by State law and if deemed a violation of any provision which governs fire safety, zoning or public health or sanitation shall be punished by a penalty of fine not to exceed the sum of Two Thousand and No/100 Dollars ($2,000.00) for each offense; and each and every day such violation is continued shall be deemed to constitute a separate offense.

Section 7. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

Section 8. If any article, paragraph, or part of a paragraph of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the same shall not invalidate or impair the validity, force or effect of any other article, paragraph or part of a paragraph of this

Ordinance which shall remain in full force and effect.

Section 9. All provisions of any Ordinance of the City of Taylor, Texas, in conflict with the provisions of this Ordinance shall be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

In accordance with Article VIII, Section 1 of the City Charter, Ordinance No. 2021-31 was introduced before the Taylor City Council on the 23rd day of September, 2021.

PASSED, APPROVED, and ADOPTED on this 14th day of October, 2021.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

APPROVED AS TO FORM:

_____
Ted W. Hejl, City Attorney

Tom,
I will do my best here to get things started with a few amendments. This is not simple, but rather complicated, mostly, I think, because of the 2 definitions you are trying to add to the code. So let's start there. FOUNDATION REPAIR – The words construction and retrofit need to be removed from the definition as they do not describe any part of the word REPAIR. The words "that requires a permit" need to be removed as well. They do not make sense when used in this context.
FOUNDATION RELEVEL-Now this gets more complicated. The words themselves describes redoing or doing again or doing over again something which has already been done (leveling). The whole 1st sentence "any alteration, construction, retrofit or renovation to an existing structure, other than repair or addition, that requires a permit" makes no sense at all. It is an incomplete sentence. The second or last sentence is more clear and could stand alone as the definition, itself, for a new term FOUNDATION LEVELING- The temporary or permanent shoring or shimming of piers(s), beam(s), girder(s) or other horizontal elements of a structures foundation system, in whole or in part, including adding or replacing piers, to bring the foundation into or closer to a state of level.

With this said, I would like to see the code amended in 2 places. In section [A]105.2, I would like to add a line number 14. Foundation leveling, or foundation repair as redefined above. In section R105.2, I would like to add a line number 11. Foundation leveling, or foundation repair as redefined above.

I would also like to add another line at the end of the 1st paragraph of section R105.2.2. "The use of 16"x16"x4"solid concrete pads, 16''x8''x4''solid concrete pads, and 16''x8''x8''solid concrete blocks, laid horizontal, is an acceptable replacement for cedar posts piers or concrete piers that rise no taller than 3ft from grade, provided that the same quantity or more and location of new piers remains the same.'' In this same section and same paragraph, I would like to add "(not including piers under a slab or pier and beam structure)" in parenthesis just after the words "load-bearing support".

I have spent a lot of time in the last week studying the existing 2018 code and producing these changes in writing. All of this could go so much deeper with verbal conversation, but, because of time, I have to send this in without much explanation and reasoning. I will over the next few days, write out some explanation and reasoning for the changes I am requesting. I would be very open to any verbal conversation or dialog about anything I have listed or any ideas that someone else may have on this subject. Of course, if you have any questions, please do not hesitate to contact me.

Thank You!
Craig J. Eulenfeld
www.eulenfeldinc.net
craig@eulenfeldinc.net
512-365-7174 office
512-801-2262 cell (no voice mail)

Exhibit A

Adopted Amendments to the 2018 International Codes and 2020 National Electric Code

Delete Ordinance No. 2002 – 36 pertaining to residential building foundations and replace with Chapter 4 of the International Residential Code (as amended)

I. RESIDENTIAL CODE ADOPTED AMENDMENTS

(A) The International Residential Code, 2018 edition, and Appendices A, C, D, E G, H, I, J, M, N, P, Q and T as published by the International Code Council, Inc. are hereby adopted and made a part of this chapter, except as amended below.

(B) Subsection R101.1 is hereby deleted and replaced with the following:

R101.1 Title. These regulations shall be known as the 2018 International Residential Code of the City of Taylor, Texas, hereinafter referred to as "this code."

(C) Subsection R105.1 is hereby deleted and replaced with the following:

R105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy classification of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. If the owner is to do the work him, they/ them or herself, then the owner shall provide proof to the building official stating that he they/them or she owns and presently occupies the residential building as his homestead.

(D) Subsection R105.2.2 is hereby deleted and replaced with the following:

Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. The use of 16”x16”x4” solid concrete pads, 16’’x8’’x4’’solid concrete pads, and 16’’x8’’x8’’solid concrete blocks, laid horizontal, is an acceptable replacement for cedar posts piers or concrete piers that rise no taller than 3ft from grade, provided that the same quantity or more and location of new piers remains the same. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support (not including piers under a slab or pier and beam structure), or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

(E) Subsection 105.3 is hereby amended as follows;

R105.3 Application for permit; is amended by the addition of the following paragraphs:
Registration: To obtain a permit the applicant shall be registered as a contractor.
(a). Registration Requirements: Contractors may register by making application on forms provided by the Building Official.
(b). Electrical, irrigation, mechanical, and plumbing contractors shall provide proof of required State of Texas licenses and insurance.
(c). Revocation/Suspension: A contractor's registration may be suspended for the following causes:

1. The contractor fails to finalize permits by obtaining the required, approved inspections.
2. The contractor allows use or occupancy of a structure for which a permit was obtained without first obtaining the required authorization.
3. Expiration, suspension or revocation of required license, bond or insurance.

Exception: Homeowners may obtain permits to do work, with the exception of HVACR work, at their residence without being registered.

(F) New Subsection R106.1.5 is hereby added:

R106.1.5. Any documents prepared by or required to be prepared by a licensed or registered design professional shall bear the professional's seal. The seal shall bear the professional's name and the legend "Licensed Professional Engineer," "Registered Professional Engineer" or "Registered Architect". The design professional shall be an architect or engineer legally licensed or registered under the Texas statutes that regulate the practice of architecture or engineering.

(G) New Subsection R106.6 is hereby added:

R106.6. The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The building official may without any examination or inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the building official copies of inspection reports as inspections are performed, and upon completion of the structure, electrical, gas, mechanical, and plumbing systems, a certification that the structure, electrical, gas, mechanical, and plumbing system has been erected in accordance with the requirements of the city's adopted codes. Where the building official relies upon such affidavit, the architect or engineer assures and assumes full responsibility for the compliance with all provisions of the technical codes and other pertinent laws or ordinances.

(H) Subsection R108.5 is hereby deleted and replaced with the following:

R108.5 Fee refunds. The code official shall authorize the refunding of fees as follows:
1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Fifty percent (50%) of the plan review fee paid where an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.
3. The full amount of any impact fees when no work has commenced on a permit issued in accordance with this code.

(I) Section R112 is hereby deleted and replaced with the following:

R112.1 The zoning board of adjustment shall hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code. The zoning board of adjustment shall render decisions and findings in writing to the appellant with a duplicate copy to the building official.

R112.2 An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The zoning board of adjustment shall not have authority to waive requirements of this code.

(J) Section 202 Definitions. Add the following definitions:

FOUNDATION LEVELING OR RELEVELING. Work under this definition includes the temporary or permanent shoring or shimming of pier(s), beam(s), girder(s) or other horizontal elements of a structures foundation system, in whole or in part, including adding or replacing piers, to bring the foundation into or closer to a state of level. Work falling under this definition requires a permit.

FOUNDATION REPAIR. The alteration, retrofit, reconstruction, renovation, replacement, or renewal of any part of an existing foundation, other than an addition, for the purpose of its maintenance or to correct damage to an existing structure, in whole or in part, to bring the foundation into a state of level. Work falling under this definition requires a permit.

(K) Delete Table 301-2-1 Climatic and Geographic Design Criteria and replace with the following:

2018 IRC Table R301.2 (1); fill in as follows:

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM			WINTER DESIGN	ICE BARRIER	FLOOD HAZARDS[g]	AIR FREEZING INDEX[i]	MEAN ANNUAL
		Topograph	Special	Windb									

	SPEED[d] (MPH)				A	Weathering a	Frost Line Depth[b]	Termite[c]					
5 lb/ft	115 (3 sec-gust)/ 76 fastest mile	No	No	No		Negligible	12"	Very Heavy	28^0 F	No	Local Code	30	69.4^0 F

Delete remainder of table Manual J Design Criteria and footnote N

(L) Delete subsection R403.1.8 Foundations on expansive soils and replace with the following:

Foundation and floor slabs for new buildings or additions to existing buildings located on expansive soils shall be designed in accordance with section 1808.6 of the International Building Code.

Existing residential structures requiring part or entire foundation releveling, foundation repair or replacement shall:

1. If the structure has a wood foundation system be repaired or replaced with foundation system as illustrated at figure R403.1 (2)
2. If the structure has a slab on ground foundation be repaired or replaced with the foundation system as illustrated at figure R403. 1 or R403.1.1

Exceptions:
For an addition of less than 400 sq ft (measured externally) to an existing building an Engineer can provide a letter to state that the existing slab on ground and other foundation systems have performed adequately in similar soil conditions. The Engineer's letter will be considered by the building official in lieu of a foundation plan. The Engineer's letter should be stamped, signed, dated, include the site address and state that the foundation system for the addition will be constructed identically to the existing foundation system for the existing building.

(M) Subsection N1103.3.4 is hereby deleted and replaced with the following:
N1103.3.4 (R403.3.4) Duct leakage (Mandatory).
The total leakage of the ducts, where measured in accordance with Section R403.3.3, shall be as follows:
1. Rough-in test: The total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m2) of conditioned floor area where the air handler is installed at the time of the test. Where the air handler is not installed at the time of the test, the total leakage shall be less than or equal to 3 cubic feet per minute (85 L/min) per 100 square feet (9.29 m2) of conditioned floor area.

2. Postconstruction test: Total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m2) of conditioned floor area.

3. The ERI or Performance Path will not be utilized as a basis to reduce the stringency of duct testing provisions.

(N) Subsection N1105.4.2 hereby deleted and replaced with the following:

N1105.4.2 (R405.4.2) Compliance report. Compliance software tools shall generate a report that documents that the proposed design complies with Section N1105.3. A compliance report on the proposed design shall be submitted with the application for the building permit. Upon completion of the building, a compliance report based on the as-built condition of the building shall be submitted to the code official before a certificate of occupancy is issued. Batch sampling of buildings to determine energy code compliance for all buildings in the batch shall be prohibited.

Compliance reports shall include information in accordance with Sections N1105.4.2.1 and N1105.4.2.2. Where the proposed design of a building could be built on different sites where the cardinal orientation of the building on each site is different, compliance of the proposed design for the purposes of the application for the building permit shall be based on the worst-case orientation, worst-case configuration, worst-case building air leakage and worst-case duct leakage. Such worst-case parameters shall be used as inputs to the compliance software for energy analysis. Such reports shall be prepared by the following qualified individuals:

1. ICC Certified Individual with certificate designation 78 (Commercial Energy Plans Examiner), 77 (Commercial Energy Inspector), or 79 (Residential Energy Inspector / Plans Examiner)

2. Registered Design Professional bearing a seal applicable to the State where the project will be constructed.

a. Reports will be required to bear a digital seal and signature or wet seal and signature.

3. RESNET or BPI certified individual.

4. Any other representative approved by the AHJ or Code Official.

N1105.4.2.1 (R405.4.2.1) Compliance report for permit application. A compliance report submitted with the application for building permit shall include the following:

1. Building street address, or other building site identification.
2. A statement indicating that the proposed design complies with Section N1105.3.
3. An inspection checklist documenting the building component characteristics of the proposed design as indicated in Table N1105.5.2(1). The inspection checklist shall show results for both the standard reference design and the proposed design with user inputs to the compliance software to generate the results.
4. A site-specific energy analysis report that is in compliance with Section N1105.3.

5. The name of the individual performing the analysis and generating the report.
6. The name and version of the compliance software tool.

N1105.4.2.2 (R405.4.2.2) Compliance report for certificate of occupancy. A compliance report submitted for obtaining the certificate of occupancy shall include the following:

1. Building street address, or other building site identification.
2. A statement indicating that the as-built building complies with Section N1105.3.
3. A certificate indicating that the building passes the performance matrix for code compliance and listing the energy saving features of the buildings.
4. A site-specific energy analysis report that is in compliance with Section N1105.3.
5. The name of the individual performing the analysis and generating the report.
6. The name and version of the compliance software tool.

(O) Subsection P2503.5.1 hereby deleted and replaced with the following:
P2503.5.1 Rough plumbing. DWV systems shall be tested on completion of the rough piping installation by water or hydrostatic with no evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough piping has been installed, as follows:

1. Water test. Each section shall be filled with water to a point not less than 10 feet above the highest fitting connection in that section, or to the highest point in the completed system. Water shall be held in the section under test for a period of 15 minutes. The system shall prove leak free by visual inspection.

(P) Subsection P2603.5.1 is hereby deleted and replaced with the following:
P2603.5.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be installed not less than 12 inches below finished grade at the point of septic tank connection. Building sewers shall be not less than 12 inches below grade.

(Q) Subsection P2904.1.1 is hereby deleted and replaced with the following:
P2904.1.1 Sprinklers not required. Fire sprinklers are not required in Group R-3, One and Two-Family Dwellings. When sprinklers are installed in Group R-3 dwellings, they shall be installed in accordance with IRC Section P2904 and all applicable referenced standards.

(R) Subsection P3008.1 is hereby deleted and replaced with the following.:
P3008.1 General. Fixtures on the first floor of a foundation where the foundation is located at or below the flood level rim of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing an approved backwater valve. Fixtures located on elevated floors of a building above the flood level rim of the next upstream manhole shall not discharge through the backwater valve. Backwater valves shall be provided with access.

(S) Subsection P3104.1 is hereby deleted and replaced with the following:

P3104.1 Connection. All individual branch and circuit vents shall connect to a vent stack, stack vent or extend to the open air.

Exception: Individual, branch and circuit vents shall be permitted to terminate to an air admittance valve upon approval by the building official.

(T) Subsection P3201.6 hereby deleted and replaced with the following:

P3201.6 Number of fixtures per trap. Each plumbing fixture shall be separately trapped by a water seal trap placed as close as possible to the fixture outlet. The vertical distance from the fixture outlet to the trap weir shall not exceed 24 inches. The height of a clothes washer standpipe above a trap shall conform to section P2706.1.2. Fixtures shall not be double trapped.

(U) Table E3702.14 is hereby deleted and replaced with the following:

TABLE E3702.14

	CIRCUIT RATING		
	15 amp	**20 amp**	**30 amp**
Conductors: Minimum size (AWG) circuit conductors	12	12	10
Maximum overcurrent-protection device rating Ampere rating	15	20	30
Outlet devices: Lampholders permitted Receptacle rating (amperes)	Any type 15 maximum	Any type 15 or 20	N/A 30
Maximum load (amperes)	15	20	30

a. Wire gauge for copper conductors only
b. N/A – Not Allowed

II. BUILDING CODE ADOPTED AMENDMENTS.

(A) The 2018 edition of the *International Building Code, and Appendices A, C, D, F, G, H, I, J, K, and N* as published by the International Code Council, is hereby adopted as the Building Code of the City. A true and correct copy will be maintained as public record in the office of the City Secretary and/or Building Official and will be available for public inspection and copying during regular business hours.

(B) Subsection 101.1 is hereby deleted and replaced with the following: 101.1 Title. These regulations shall be known as the Building Code of the City of Taylor, Texas, hereinafter referred to as "this code."

(C) Subsection 101.4.3 is hereby deleted and replaced with the following: 101.4.3 Plumbing. The provisions of the Plumbing Code of the City of Taylor, Texas, shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

(D) Section 103 is hereby deleted.

(E) New Subsection 107.2.1.1 is hereby added to read as follows: 107.2.1.1 Any documents prepared by or required to be prepared by a licensed or registered design professional shall bear the professional's seal. The seal shall bear the professional's name and the legend "Licensed Professional Engineer," "Registered Professional Engineer." "Registered Architect" or "Certified Professional Building Designer."

(F) New Subsection 107.2.9 is hereby added to read as follows: Building Accessibility. Building accessibility standards and requirements are governed by the Americans with Disabilities Act (ADA), the Texas Accessibility Standards (TAS), and any provisions set forth in the codes as adopted herein. Unless otherwise noted herein, the minimum building accessibility standards shall be as provided in the ADA and/or TAS. Before a contractor applies for a permit for a building or structure subject to section 469.101 of the state Architectural Barriers Act, the contractor shall provide proof that he has registered the construction documents with the state Department of Licensing and Regulation. Proof of registration consists of the project registration number from the state Department of Licensing and Regulation.

(G) New Subsections 107.3.4.2, 107.3.4.3, and 107.3.4.4 are hereby added to read as follows: 107.3.4.2 The design professional shall be an architect or engineer legally licensed or registered under the Texas statutes that regulate the practice of architecture or engineering, as applicable.

107.3.4.3 In addition to the state law that requires certain types of buildings to be designed by a registered design professional, privately owned buildings with classifications A, B, F, S, E, H, M, R-1, R-2, R-4, I and U occupancies shall be designed by registered design professionals. Where special conditions exist, the

building official is authorized to require additional construction documents to be prepared by a registered design professional or waive requirements.

Exceptions. The following shall not require design by a registered design professional:

1. A new application for a certificate of occupancy, provided the new occupancy is remaining in the same risk category of the previous use or changing to lower risk category from the previous use.

2. A finish-out occupancy with an occupant load under 50 persons for any classification except S-1, F-1, H-1, H-2, H-3, H-4 and H-5.

3. Any occupancy under 750 square feet except S-1, F-1, H-1, H-2, H-3, H-4 and H-5.

4. A low hazard building classification of S-2 or F-2 under 2,000 square feet.

The above exceptions to the requirements for professionally prepared and sealed plans do not apply to projects which have been rejected by the building official three times. The fourth and all subsequent submittals for such projects shall be designed by registered design professionals and shall bear such registered professional's seal.

107.3.4.4 The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The building official may without any examination or inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the building official copies of inspection reports as inspections are performed, and upon completion of the structure, electrical, gas, mechanical, and plumbing systems, a certification that the structure, electrical, gas, mechanical, and plumbing system has been erected in accordance with the requirements of the city's adopted codes. Where the building official relies upon such affidavit, the architect or engineer assures and assumes full responsibility for the compliance with all provisions of the technical codes and other pertinent laws or ordinances.

(H) Subsection 108.2 is hereby deleted and replaced with the following: 108.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code and any and all applicable ordinances, regulations and technical codes adopted by the city, as necessary to ensure the public health, safety and general welfare.

(I) Subsection 109.6 is hereby deleted and replaced with the following: 109.6 Fee refunds. The code official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.

2. Fifty percent (50%) of the plan review fee paid where an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

3. The full amount of any impact fees when no work has been commenced on a permit issued in accordance with this code.

(J) Section 202 Definitions add:
FOUNDATION LEVELING OR RELEVELING. Work under this definition includes the temporary or permanent shoring or shimming of pier(s), beam(s), girder(s) or other horizontal elements of a structures foundation system, in whole or in part, including adding or replacing piers, to bring the foundation into or closer to a state of level. Work falling under this definition requires a permit.

FOUNDATION REPAIR. The alteration, retrofit, reconstruction, renovation, replacement, or renewal of any part of an existing foundation, other than an addition, for the purpose of its maintenance or to correct damage to an existing structure, in whole or in part, to bring the foundation into a state of level. Work falling under this definition requires a permit.

(K) Subsection 905.8 is hereby deleted and replaced with the following: 905.8 Dry standpipes. Dry standpipes are prohibited unless approved by the fire code official. The fire code official is authorized to approve dry standpipes where access to a portion of a single-story building at grade level is limited by the location on property, topography, waterways, nonnegotiable grades or other similar conditions and the dry standpipe hose connections are to be installed on the exterior only and at grade level adjacent to an access door.

(L) New Subsection 907.5.3 is hereby added to provide as follows: 907.5.3 Evacuation. Upon activation of a fire alarm notification system, all occupants of the structure for which such activation occurred shall evacuate and shall remain outside the structure until the appropriate fire official has determined that no fire or danger exists.

(M) Section 1612.3 is hereby deleted and replaced with the following:

- 1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority shall adopt the most recent flood hazard map and supporting data. The most recent flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for City of Taylor, Texas," as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along

with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by refence and declared to be part of this section.

1612.3.1 Design flood elevations. Where design flood elevations are not included in the flood hazard areas established in Section 1612.3, or where floodways are not designated, the building official is authorized to require the applicant to:

1. Obtain and reasonably utilize any design flood elevation and floodway data available from a federal, state or other source; or
2. Determine the design flood elevation and/or floodway in accordance with accepted hydrologic and hydraulic engineering practices used to define special flood hazard areas. Determinations shall be undertaken by a registered design professional who shall document that the technical methods used reflect currently accepted engineering practice.

1612.3.2 Determination of impacts. In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the applicant shall provide a floodway analysis that demonstrates that the proposed work will not increase the design flood elevation more than 1 foot (305 mm) at any point within the jurisdiction of the applicable governing authority.

(N) New subsection 3001.2 is hereby added to provide as follows: All elevators should have an annunciator above the elevator door stating what floor the car is located on. This annunciator should be on all floors serviced by the elevator.

(O) Sections G104 and G105 of Appendix G are hereby deleted.

III. ENERGY CONSERVATION CODE ADOPTED AMENDMENTS

(A) Subsection C101.1 is hereby deleted and replaced with the following:
C101.1 Title. The commercial provisions of the International Energy Conservation Code shall be known as the Commercial Energy Conservation Code of the City of Taylor, Texas, hereinafter referred to as "this code."

(B) Subsection C101.5 is hereby deleted and replaced with the following:
C101.5 Compliance. Residential buildings, except single-family residential construction, shall meet the provisions of the Residential Energy Conservation Code of the City of Taylor, Texas. The energy efficiency chapter of the Residential Code for One- and Two-family Dwellings of the City of Taylor, Texas applies to single-family residential construction. Commercial buildings shall meet the provisions of the Commercial Energy Conservation Code of the City of Taylor, Texas.

C101.5.1 Compliance materials.

The code official shall be permitted to approve specific computer software, worksheets, compliance manuals and other similar materials that meet the intent of this code.

(C) Section C109 is hereby deleted.

(D) New Subsection C407.4.1.1 is hereby added:
C407.4.1.1. Such reports shall be prepared by the following qualified individuals:
1. ICC Certified Individual with certificate designation 78 (Commercial Energy Plans Examiner) or 77 (Commercial Energy Inspector)

2. Registered Design Professional bearing a seal applicable to the State where the project will be constructed.

a. Reports will be required to bear a digital seal and signature or wet seal and signature.

3. RESNET or BPI certified individual.

4. Any other representative approved by the AHJ or Code Official.

(E) Subsection C501.6 is hereby deleted and replaced with the following:
C501.6 Historic buildings. No provisions of this code relating to the construction, repair, alteration, restoration and movement of structures, and change of occupancy shall be mandatory for historic buildings provided a report has been submitted to the code official and signed by a registered design professional, a representative of the State Historic Preservation Office or of the historic preservation authority having jurisdiction, or the City of Taylor Historic Preservation Officer, demonstrating that compliance with that provision would threaten, degrade or destroy the historic form, fabric or function of the building.

(F) Subsection R101.1 is hereby deleted and replaced with the following:
R101.1 Title. The residential provisions of the International Energy Conservation Code shall be known as the Residential Energy Conservation Code of the City of Taylor, Texas, hereinafter referred to as "this code."

(G) Subsection R101.2 is hereby deleted and replaced with the following:
R101.2 Scope. This code applies to residential buildings, except for single-family residential construction, and their building sites and associated systems and equipment. The energy efficiency chapter of the Residential Code for One- and Two-family Dwellings of the City of Taylor, Texas applies to single-family residential construction.

(H) Subsection R101.5 is hereby deleted and replaced with the following:
R101.5 Compliance. Residential buildings, except single-family residential construction, shall meet the provisions of the Residential Energy Conservation Code of the City of Taylor, Texas. The energy efficiency chapter of the Residential

Code for One- and Two-family Dwellings of the City of Taylor, Texas applies to single-family residential construction. Commercial buildings shall meet the provisions of the Commercial Energy Conservation Code of the City of Taylor, Texas.

(I) Subsection R104.2 is hereby deleted and replaced with the following:
R104.2 Required approvals. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The holder of the permit shall obtain an inspection of such work by a person qualified to inspect such work. Such person qualified to inspect such work shall prepare a report that shall indicate the portion of the construction that is satisfactory as completed or shall indicate wherein the same fails to comply with this code. Such report shall be submitted to the code official. The code official shall notify the permit holder or his agent of such satisfactory construction or of such construction that fails to comply with this code. Any portions of the work that do not comply with this code shall be corrected and such portions shall not be covered or concealed until authorized by the code official.

(J) Section R109 is hereby deleted.

IV. EXISTING BUILDING CODE ADOPTED AMENDMENTS

(A) The International Existing Building Code, 2018 edition, and Appendices A and B as published by the International Code Council, Inc. are hereby adopted and made a part of this chapter, except as amended as follows.

(B) The International Existing Building Code, 2018 edition and appendices as adopted in section 6.02.501 are hereby amended as follows:

Subsection 101.1 is hereby deleted and replaced with the following:
101.1 Title. These regulations shall be known as the Existing Building Code of the City of Taylor, Texas, hereinafter referred to as "this code."

(C) Subsection 108.6 is hereby deleted and replaced with the following:

108.6 Fee refunds. The code official shall authorize the refunding of fees as follows:
1. The full amount of any fee paid hereunder that was erroneously paid or collected.
.

(D) Subsection 110.1 is hereby deleted and replaced with the following:

110.1 Altered use and occupancy classification change. Altered areas of a building and relocated buildings shall not be used or occupied, and a change in the existing

use or occupancy classification of a building or portion thereof shall not be made until the code official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

110.1.1. Before utility service to a non-residential building is initiated for a new owner, occupant or tenant, the owner, occupant or tenant shall apply for and obtain a new certificate of occupancy from the building inspection division.

(E) New Subsection 111.1.1 is hereby added:

111.1.1 It is unlawful for a building owner or occupant to institute utility service to any non-residential structure or transfer utility service from one account holder to another occupant or tenant until the utility service provider has received a utility release from the City based upon the issuance of a certificate of occupancy for the structure, occupancy or use.

(F) Section 112 is hereby deleted.

V. PROPERTY MAINTENANCE CODE ADOPTED AMENDMENTS

(A) Subsection 101.1 is hereby deleted and replaced with the following:
101.1 Title. These regulations shall be known as the 2018 International Property Maintenance Code of the City of Taylor, Texas, hereinafter referred to as "this code."

(B) Subsection 102.2 is hereby deleted and replaced with the following:
102.2 Maintenance. Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. No owner, owner's authorized agent, operator or occupant shall cause any service, facility, equipment, or utility that is required under this section to be removed from, shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

(C) Subsection 102.3 is hereby deleted and replaced with the following:
102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of all codes adopted by the City of Taylor, Texas.

(D) Subsection 301.2 is hereby deleted and replaced with the following:
301.2 Responsibility. The owner and occupant are each responsible for maintaining the structures and exterior property in compliance with these requirements except as otherwise provide for in this code. The owner and occupant are each responsible for keeping in a clean sanitary and safe condition the interior of any dwelling unit, rooming unit, housekeeping unit or premises.

(E) Subsection 302.4 is hereby deleted.

(F) Subsection 302.8 is hereby deleted and replaced with the following:
302.8 Motor vehicles. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

(G) Subsection 303.1 is hereby deleted and replaced with the following:
303.1 Swimming pools, spas and hot tubs. Swimming pools, spas and hot tubs shall be maintained in a clean and sanitary condition, and in good repair.

(H) Subsection 304.14 is hereby deleted and replaced with the following:
304.14 Insect screens. Outside openings, including, but not limited to, doors and windows, required for the ventilation of habitable rooms, food preparation areas, food service areas, or areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

(I) Section 308 is hereby deleted and replaced with the following:

SECTION 308
UNSANITARY OR UNSIGHTLY CONDITIONS

308.1 Declaration of nuisance. Each condition prohibited by this section 308 is specifically declared to be a public nuisance, and as such, may be abated.

308.2 Places where water may accumulate. It shall be unlawful for any person who shall own or occupy any lot or parcel of real property in the city to permit or allow holes or places on said lots or parcels of real property where water may accumulate and become stagnant, or to permit same to remain.

308.3 Accumulations of stagnant water. It shall be unlawful for any person who shall own or occupy any lot or parcel of real property in the city to permit or allow the accumulation of stagnant water thereon, or to permit same to remain.

308.4 Carrion, filth and other impure or unwholesome matter. It shall be unlawful for any person who shall own or occupy any house, building, establishment, lot, yard or parcel of real property in the city to permit or allow any carrion, filth, or other impure or unwholesome matter to accumulate or remain thereon.

308.5 Rubbish. It shall be unlawful for any person who shall own or occupy any lot or parcel of real property in the city to permit or allow the accumulation of rubbish unless such rubbish in completely enclosed in a building or not visible from a public street.

308.6 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeks shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs; provided, however, this term shall not include cultivated flowers and gardens.

308.7 Notice; removal or correction by city.

(a) Should any owner of a lot or parcel of real property that has places thereon where stagnant water may accumulate or which are not properly drained, or should any owner of any premises upon or building in which carrion, filth or other impure, or unwholesome matter may be, fail to drain or fill such hole or place in which water may accumulate or fail to remove such carrion, filth, or other impure or unwholesome matter, or fail to remove such rubbish, as the case may be, within ten (10) days after notice to said owner to do so, the city may do such draining, filling or removal, or cause the same to done and may pay therefor, and charge the expenses incurred in doing such work or having such work done to the owner of such lot or other parcel of real property or real estate, and if such work is done or improvements made at the expense of the city, such expense or expenses shall be assessed on such real property upon which such expense was incurred.

(b) Should any owner of any lot or parcel of real property within the city, who shall allow weeds to grow or accumulate thereon, fail to cut down and/or remove such weeds, within ten (10) days after notice to said owner to do so, the city may do such cutting down and/or removing of such weeds, or cause the same to be done and may pay therefor, and charge the expenses incurred in doing such work or having such work done to the owner of such lot or parcel of real property or real estate, and if such work is done or improvements made at the expense of the city then such expense shall be assessed on such real property upon which such expense was incurred.

(c) Such notice referenced above shall be given:

(1) Personally to the owner in writing;

(2) By letter addressed to the owner at the owner's address as recorded in the appraisal district's records; or

(3) If personal service cannot be obtained, notice may be given by:

(A) Publication at least once;
(B) Posting the notice on or near the front door of each building on the property to which the violation relates; or
(C) Posting the notice on a placard attached to a stake driven into the ground on the property to which the violation relates, if the property contains no buildings.

(4) If a municipality mails a notice to a property owner in accordance with this subsection (b) and the United States Postal Service returns the notice as "refused" or "unclaimed", the validity of the notice is not affected, and the notice is considered as delivered.

(d) Annual notice. After a property owner has been given one (1) notice of violation on a lot, tract, or parcel of land, annual notice may be given to the property owner. If the city opts to provide annual notice, such notice shall be mailed to the owner at the address recorded with the appraisal district and posted on the property. Once the city has given such annual notice, no further notice shall be required prior to abatement for that lot, tract, or parcel of land for a one-year period. If the city does not receive notice in a change of ownership, the city may abate any nuisance contained on the property covered by this article without further notice and assess expenses to the owner.

(e) Contents of notice. The notice of violation shall at a minimum contain the following:

(1) The name of the owner, if known, of the premises proposed to be entered upon by the city;
(2) The address or legal description of the premises proposed to be entered upon by the city;
(3) The offending conditions existing on the lot, tract or parcel of land;
(4) A statement that the recipient has ten (10) days from the date of notice to correct the violation, that if he/she fails to do so, the city will enter the premises and remedy the same, and that the city is entitled to attach a lien to the property to secure payment for services rendered; and
(5) A statement that the recipient is entitled to a hearing.

(f) If annual notice is given, it shall state, in addition to the foregoing, that the city may enter upon the premises to remedy any violation at thirty-day intervals during the year.

(g) Owner requested work. In the event the owner of any such property requests that the city do such work as is necessary in order to abate or prevent a violation of this article, then such request will negate the requirement for notification of violation by the city, and the city will have the same remedies as hereinafter set forth.

(h) Exception. Notwithstanding the foregoing provisions, the city may abate, without prior notice, any weeds that have grown to a height of forty-eight (48)

inches and are an immediate danger to health, life, or safety of any person. In the event that the city abates weeds pursuant to this subsection, the requirements set forth in the Texas Health and Safety Code for such abatement shall govern.

308.8 Filing of statement of city's expenses; lien. The mayor or building official of the city shall file a statement of such expenses incurred under this section, giving the amount of such expenses, and the date on which said work was done or improvements made, with the county clerk, and the city shall have a privileged lien on such lot or other parcel of real property or real estate upon which said work was done or improvements made to secure the expenditures so made, in accordance with the provisions of V.T.C.A., Health and Safety Code, chapter 342, which lien shall be second only to tax liens and liens for street improvements; and said amount shall bear ten percent (10%) interest from the date said statement was filed. It is further provided that for any such expenditures, and interest, as aforesaid, suit may be instituted and recovery and foreclosure of said lien may be had in the name of the city; and the statement of expenses so made, as aforesaid, or a certified copy thereof, shall be prima facie proof of the amount expended for such work or improvements.

(J) Section 309.2 is hereby deleted and replaced with the following:
309.2 Extermination Prior to Occupancy. Where an insect or rodent infestation exists in a structure or on a premises, the owner of such structure or premises shall be responsible for the extermination of the infestation prior to renting or leasing the structure.

(K) New Section 310 is hereby added to provide as follows:

SECTION 310
PROHIBITED LIVING AND RESIDENTIAL USES

Section 310.1 Prohibited use of recreational vehicles and utility equipment. No recreational vehicle or utility equipment shall be used for living, sleeping, or housekeeping purposes. For purposes of this section, a recreational vehicle is defined as a motorized dwelling, travel trailer, boat, or similar vehicle. For purposes of this section, utility equipment is defined as a horse trailer, portable storage unit, or similar equipment.

Section 310.2 Prohibited Conversion of structure into residence. It shall be unlawful for a person to convert a structure into a residence, or use a non-residential structure for residential purposes, without first meeting the requirements of the International Residential Code for One and Two-Family Dwellings.

(N) Subsection 602.3 is hereby deleted and replaced with the following:
602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a

temperature of not less than 68 degrees Fahrenheit (20 degrees Celsius) in all habitable rooms, bathrooms, and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix of the Plumbing Code of the City of Taylor, Texas.
2. In areas where the average monthly temperature is above 30 degrees Fahrenheit (-1 degree Celsius) a minimum temperature of 65 degrees Fahrenheit (18 degrees Celsius) shall be maintained.

(O) Subsection 602.4 is hereby deleted and replaced with the following:
602.4 Occupiable workspaces. Indoor occupiable workspaces shall be supplied with heat during to maintain a minimum temperature of 65 degrees Fahrenheit (18 degrees Celsius) during the period the spaces are occupied.

Exceptions:
1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

(P) Subsection 701.2 is hereby deleted and replaced with the following:
701.2 Responsibility. A person shall not occupy, or permit another person to occupy, any premises that does not comply with the requirements of this chapter.

VI. MECHANICAL CODE ADOPTED AMENDMENTS

(A) The International Mechanical Code, 2018 edition and appendices as adopted in section 6.02.201 are hereby amended as follows:
(1) Subsection 101.1 is hereby deleted and replaced with the following:
101.1 Title. These regulations shall be known as the Mechanical Code of the City of Taylor, Texas, hereinafter referred to as "this code."

(B) New Subsection 106.3.4 is hereby added:
106.3.4 Permits; licensing
(a) A person applying for a mechanical permit shall be:
(1) A State of Texas licensed air conditioning and refrigeration contractor; or
(2) Exempt under state law from the licensing requirement.
(b) A state licensed air conditioning and refrigeration contractor shall register with the City in accordance with the city's registration policy and shall show proof of the license before any work is performed within the City.

(C) Subsection 106.5.2 is hereby deleted and replaced with the following:

106.5.2 Fee schedule. The fees for work shall be as indicated the schedule of fees adopted by the city council.

(D) Subsection 106.5.3 is hereby deleted and replaced with the following:
106.5.3 Fee refunds. The code official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.

The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee no later than 180 days after the date of fee payment.

(E) Section 109 is hereby deleted.

(F) Subsection 507.2 is hereby deleted and replaced with the following:
507.2 Type I hoods. Type I hoods shall be installed where cooking appliances produce grease vapors. In addition, the following specified locations shall require a Type I hood:

1. Group E and I occupancies where commercial cooking appliances are used for any purpose; and
2. Group A occupancies, with an occupant load over 49 persons, where commercial cooking appliances are used for any purpose.

Exceptions:

1. A Type I hood shall not be required for an electric cooking appliance where an approved testing agency provides documentation that the appliance effluent contains five mg/m 3 or less of grease when tested at an exhaust flow rate of 500 cfm (0.236 m 3 /s) in accordance with UL 710B.
2. A Type I hood shall not be required where domestic or residential cooking appliances are installed and not used for commercial purposes.

(G) Subsections 507.2.1 through 507.2.9 are retained and included in the Mechanical Code of the City of Taylor, Texas.

VII. PLUMBING CODE ADOPTED AMENDMENTS

(A) The International Plumbing Code, 2018 edition, and Appendices B, C, D, and E thereto as published by the International Code Council, Inc. are hereby adopted and made a part of this chapter, except as amended below.

(B) Subsection 101.1 is hereby deleted and replaced with the following:
101.1 Title. These regulations shall be known as the Plumbing Code of the City of Taylor, Texas, hereinafter referred to as "this code."

(C) New Subsection 106.3.4 is hereby added:
106.3.4 Permits; licensing

(a) A person applying for a plumbing permit shall be:
(1) A State of Texas licensed master plumber; or
(2) Exempt under state law from the licensing requirement.

(b) If applicable, a state licensed master plumber shall register with the City in accordance with the city's registration policy and shall show proof of the license before any work is performed within the City.

(c) If a residential building owner is claiming an exemption under state law because he or she is proposing to do the work him or herself, then the owner shall provide proof to the building official stating he or she owns the residential building as his or her homestead.

(D) The provisions, attached hereto as EXHIBIT "__" of this Ordinance, is Section 1301.051 of the Plumbing Licensing Law; Plumbing by property owner in homestead. A property owner is not required to be licensed under this chapter to perform plumbing in the property owner's homestead.

(E) Subsection 106.6.2 is hereby deleted and replaced with the following:
106.6.2 Fee schedule. The fees for work shall be as indicated the schedule of fees adopted by the city council.

(F) Subsection 106.6.3 is hereby deleted and replaced with the following:
106.6.3 Fee refunds. The code official shall authorize the refunding of fees as follows:
1. The full amount of any fee paid hereunder which was erroneously paid or collected.

The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee no later than 180 days after the date of fee payment.

(G) Section 109 is hereby deleted.

(H) Subsection 305.4.1 is hereby deleted and replaced with the following:
305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be installed not less than 12 inches below finished grade at the point of septic tank connection. Building sewers shall be installed not less than 12 inches below grade.

(I) Subsection 903.1 is hereby deleted and replaced with the following:
903.1 Roof extension. Open vent pipes that extend through a roof shall be terminated at least six inches above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than seven feet above the roof.

VIII. FUEL GAS ADOPTED AMENDMENTS

(A) Adopted: The International Fuel Gas Code, 2018 edition, and Appendices A, B, C and D thereto as published by the International Code Council, Inc. are hereby adopted and made a part of this chapter, except as amended in Section 6.02.152.

(B) Subsection 101.1 is hereby deleted and replaced with the following:
101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of Taylor, Texas, hereinafter referred to as "this code."

(C) New Subsection 106.3.3 is hereby added:
106.3.3 Permits; licensing
(a) A person applying for a plumbing permit shall be:
(1) A State of Texas licensed master plumber; or
(2) Exempt under state law from the licensing requirement.

(b) If applicable, a state licensed master plumber shall register with the City in accordance with the city's registration policy and shall show proof of the license before any work is performed within the City.

If a residential building owner is claiming an exemption under state law because he or she is proposing to do the work him or herself, then the owner shall provide proof to the building official stating he or she owns the building as his or her homestead.

(D) Subsection 106.6.2 is hereby deleted and replaced with the following:
106.6.2 Fee schedule. The fees for work shall be as indicated the schedule of fees adopted by the city council.

(E) Subsection 106.6.3 is hereby deleted and replaced with the following:
106.6.3 Fee refunds. The code official shall authorize the refunding of fees as follows:
1. The full amount of any fee paid hereunder that was erroneously paid or collected.

The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

(F) Section 109 is hereby deleted.

IX. SWIMMING POOL AND SPA CODE ADOPTED AMENDMENTS

(A) The International Swimming Pool and Spa Code, 2018 edition, as published by the International Code Council, Inc. is hereby adopted a made a part of this chapter, except as amended as follows.

(B) The International Swimming Pool and Spa Code, 2018 edition as adopted by this section is hereby amended as follows:

Subsection 101.1 is hereby deleted and replaced with the following: 101.1 Title. These regulations shall be known as the Swimming Pool and Spa Code of the City of Taylor, Texas, hereinafter referred to as "this code."

(C) Subsection 105.6.2 is hereby deleted and replaced with the following:
105.6.2 Fee schedule. The fees for work shall be as indicated the schedule of fees adopted by the city council.

Subsection 105.6.3 is hereby deleted and replaced with the following:
105.6.3 Fee refunds. The code official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.

(D) Section 108 is hereby deleted.

X. ELECTRICAL CODE ADOPTED AMENDMENTS

(A) References to electrical code. Any reference in any of the International Family of Codes that refers to or mentions an electrical code other than the National Electrical Code that is adopted by the city is hereby amended to refer to the National Electrical Code adopted by the city.

(B) The National Electrical Code, 2020 edition, and all annexes thereto, as published by the National Fire Protection Association, Inc. is hereby adopted and made a part of this chapter, except as amended as follows.

(C) The National Electrical Code, 2020 edition as adopted in this section is hereby amended as follows:
(1) Sec 90.4 is amended to add the following:
Permits; licensing

(a) A person applying for an electrical permit shall be:

(1) A State of Texas licensed master electrician; or

(2) Exempt under state law from the licensing requirement.

(b) If applicable, a state licensed master electrician shall register with the City in accordance with the city's registration policy and shall show proof of the license before any work is performed within the City.

(c) If a building owner is claiming an exemption under state law because he or she is planning to do the work him or herself, then the owner shall provide proof to the building official stating he or she owns the residential building as his or her homestead.

Certificate of Occupancy;
Permanent power shall not be released until a certificate of occupancy or temporary certificate of occupancy has been issued.

Violations of State and Local Laws will be subject to the established fines of the State as outlined in section 1305 Texas Electrical Safety and Licensing Act.

a. Insert: Misdemeanor, $2,000 per offense maximum fine. 30 days

b. Insert: $500 to $2,000. Per offense.

(D) Section 230.41 of the National Electrical Code, 2020 edition adopted by the city, is hereby amended to read as follows:

230.41 Insulation of service-entrance conductors. Service-entrance conductors entering or on the exterior of buildings or other structures shall be insulated.

(E) The exceptions set forth in 230.41 the National Electrical Code, 2020 edition adopted by the city, are hereby deleted.

(F) Section 230.43 of the National Electrical Code, 2020 edition adopted by the city, is hereby amended to read as follows:

230.43 Wiring methods for 600 volts, nominal, or less.
Service-entrance conductors shall be installed in accordance with the applicable requirements of this code covering the type of wiring method used and shall be limited to the following methods:

a. Rigid Metallic Conduit (RMC)

b. Intermediate Metal Conduit (IMC)

c. Electrical Metallic Tubing (EMT), or

d. Rigid Nonmetallic Conduit (RNC) will be approved.

A service mast supporting the service drop must be a minimum of 2" diameter and shall be either rigid metallic conduit (RMC) or intermediate metal conduit (IMC). No couplings are to be installed above the roofline. The mast must penetrate a minimum of 18" above the high side of the roof deck. Any mast over

3' in length, measured from the high side of the roof deck, must be properly guyed so as to relieve the strain of the service drop.

(G) Section 230.70(A)(1) of the National Electrical Code, 2020 edition adopted by the city, is hereby amended to read as follows:

230.70(A)(1) Readily accessible location. The service disconnecting means shall be installed at a readily accessible location outside of a building or structure.

Exception: Services disconnecting means over 1200 amps shall be located a maximum of 25 ft. travel distance from the exterior entrance inside a commercial building. Disconnecting means shall be accessible to the exterior of the building at all times and shall not be located above the first floor of a multi-level building.

(H) Section 310.106 of the National Electrical Code, 2020 edition adopted by the city, is hereby amended to read as follows:

310.106 Minimum size of conductors.
Solid and stranded conductors may not be smaller than No. 12 copper or No. 6 aluminum or copper-clad aluminum.

Exception No. 1: Small conductor sizes 18 and 16 AWG as permitted by section 240.4(D)(1) and (2).

Exception No. 2: For flexible cords, as permitted by table 400.4.

Exception No. 3: For fixture wire as permitted by section 402.6.

Exception No. 4: For motors rated 1 hp or less, as permitted by section 430.22(F).

Exception No. 5: For cranes and hoists, as permitted by section 610.14.

Exception No. 6: For elevator control and signaling circuits, as permitted by section 620.12.

Exception No. 7: For class 1, class 2, and class 3 circuits, as permitted by article 725.49(A) and 725.127, exception.

Exception No. 8: For fire alarm circuits as permitted by section 760.49(A); 760.127, exception; and 760.179(B).

Exception No. 9: For motor-control circuits, as permitted by section 430.72.

Exception No. 10: For control and instrumentation circuits, as permitted by section 727.6.

Exception No. 11: For electrical signs and outline lighting as permitted in section 600.31(B) and 600.32(B).

(7) Section 320.108 of the National Electrical Code, 2020 edition adopted by the city, is hereby amended to read as follows:

320.108 Equipment grounding conductor. Type AC cable shall provide an adequate path for fault current as required by 250.4(A)(5) or (B)(4) to act as an equipment grounding conductor. In addition, only type AC cable containing an insulated grounding conductor is authorized.

(I) Section 408.36, exception 1, of the National Electrical Code, 2020 edition adopted by the city, is hereby amended to read as follows:

408.36 Overcurrent protection.
Exception No. 1: A main circuit breaker shall be required in all panelboards used as service equipment. This overcurrent protective device shall be located within or adjacent to the panelboard.

(J) Section 410.36(B) of the National Electrical Code, 2020 edition adopted by the city, is hereby amended to read as follows:

410.36(B) Suspended ceilings. Framing members of suspended ceilings shall not be used to support luminaries (fixtures). A fixture shall have a minimum of two support wires on opposite corners from each other. Support wires shall be the same gage as the ceiling support wire. Support wire shall be secured at both ends and shall be identified from any other support wires in ceilings. All electrical equipment installed to the suspended ceiling shall require additional support wires. Luminaries in fire rated ceilings shall be supported on all four corners.

(K) Section 422.16(B) of the National Electrical Code, 2020 edition adopted by the city, is hereby amended to read as follows:

422.16(B)(1) Electrically operated in-sink waste disposers. Electrically operated in-sink waste disposers shall be cord-and-plug connected with a flexible cord identified as suitable for the purpose in the installation instructions of the appliance manufacturer, where all of the following conditions are met:
i. The flexible cord shall be terminated with a grounding-type attachment plug.

Exception: A listed kitchen waste disposer distinctly marked to identify it as protected by a system of double insulation, or its equivalent, shall not be required to be terminated with a grounding-type attachment plug.

ii. The length of the cord shall not be less than 18" and not over 36".

iii. Receptacles shall be located to avoid physical damage to the flexible cord.

iv. The receptacle shall be accessible.

422.16(B)(2) Built-in dishwashers and trash compactors. Built-in dishwashers and trash compactors shall be cord-and-plug connected with a flexible cord identified as suitable for the purpose in the installation instructions of the appliance manufacturer, where all of the following conditions are met:

1. The flexible cord shall be terminated with a grounding-type attachment plug. Exception: A listed kitchen dishwasher or trash compactor distinctly marked to identify it as protected by a system of double insulation, or its equivalent, shall not be required to be terminated with a grounding-type attachment plug.

2. The length of the cord shall be 36" minimum and 48" maximum measured from the face of the attachment plug to the plane of the rear of the appliance.

3. Receptacles shall be located to avoid physical damage to the flexible cord.

4. The receptacle shall be accessible without having to remove the appliance served.

422.16(B)(3) Wall-Mounted Ovens and Counter-Mounted Cooking Units. Wall-mounted ovens and counter-mounted cooking units complete with provisions for mounting and for making electrical connections shall be permitted to be permanently connected or, only for ease in servicing or for installation, cord-and-plug-connected. A separable connector or a plug and receptacle combination in the supply line to an oven or cooking unit shall be approved for the temperature of the space in which it is located.

422.16(B)(4) Range hoods. Range hoods shall be cord-and-plug connected with a flexible cord identified as suitable for use on range hoods in the installation instructions of the appliance manufacturer, where all of the following conditions are met:

1. The flexible cord shall be terminated with a grounding-type attachment plug.

Exception: A listed kitchen waste disposer distinctly marked to identify it as protected by a system of double insulation, or its equivalent, shall not be required to be terminated with a grounding-type attachment plug.

2. The length of the cord shall not be less than 18" nor over 36".

3. Receptacles shall be located to avoid physical damage to the flexible cord.

4. The receptacle shall be accessible without removal of the range hood.

5. The receptacle is supplied by an individual branch circuit.

DRAFT

Exhibit "B"

City of Taylor

2018 International Fire Code Amendments

Section 101.1; change to read as follows:

101.1 Title. These regulations shall be known as the *Fire Code* of **the City of Taylor** hereinafter referred to as "this code."

Section 101.2.1; change to read as follows:

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted; therefore, appendices B, C, D, E, F, G, H, I, L, and N are adopted as part of the City of Taylor Fire Code.

Section 104.7.3; add to read as follows:

104.7.3 Plan Review. The *fire code official* is authorized to require the *owner* or owner's authorized agent to provide, without charge to the jurisdiction, a third-party review for permits, approvals, inspections, or plans submitted to the jurisdiction for approval. Any third-party review required by the jurisdiction shall be conducted by an individual or entity approved by the *fire code official*.

Section 105.3.3; change to read as follows:

105.3.3 Occupancy prohibited before approval. The building or structure shall not be occupied prior to the fire code official issuing a permit and conducting associated inspections indicating the applicable provisions of this code have been met. No combustible furnishings or equipment shall be placed or installed in any building or structure prior to any appliable fire suppression system and/or fire alarm system being tested and accepted by the *fire code official.*

Section 110.4; change to read as follows:

110.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than 500 dollars ~~or by imprisonment not exceeding [NUMBEROF DAYS], or both such fine and imprisonment~~. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 112.4; change to read as follows:

112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than 500 dollars or more than 2000 dollars.

Section 202; change to read as follows:

[BG] LODGING HOUSE. An owner-occupied ~~A~~ one-family dwelling where ~~one or more occupants are primarily permanent in nature and~~ rent is paid for guestrooms. A lodging house shall be limited to five or fewer guestrooms and 10 or fewer guests. May also be referred to as a bed and breakfast.

MOBILE FOOD PREPARATION VEHICLES. Vehicles, trailers, or any vessels that travel on public roadways that contain cooking equipment that produce smoke or grease-laden vapors for the purpose of preparing and serving food to the public. Vehicles intended for private recreation shall not be considered mobile food preparation vehicles.

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles, lube changes, inspections, windshield repair or replacement, tires, and other vehicle maintenance.

Section 308.1.4; change to read as follows:

308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings.
2. Where buildings, balconies and decks are protected by an automatic sprinkler system.
3. ~~LP-gas cooking devices having LP-gas container with a water capacity not greater than 21/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity].~~

Section 311.2.2; change to read as follows:

311.2.2 Fire protection. Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times. Any impairment or malfunction of the fire alarm, sprinkler, or standpipe system shall be reported immediately to the fire department.

Section 319.4.1; change to read as follows:

319.4.1 Fire protection for cooking equipment. Cooking equipment shall be protected by automatic fire extinguishing systems in accordance with Section 904.12.

Exception:
If vehicle was not constructed with an automatic fire extinguishing system, a Class K wet-chemical portable fire extinguisher must be present.

Section 405.4; change to read as follows:

405.4 Time. The *fire code official* may require an evacuation drill at any time. Drills shall be held at unexpected times and under varying conditions to simulate the unusual conditions that occur in case of fire.

Section 503.3.1; add to read as follows:

503.3.1 Striping. Fire apparatus access roads shall be continuously marked by painted lines of red traffic or striping paint six inches (6”) in width to show the boundaries of the lane. The words “NO PARKING FIRE LANE” or "FIRE LANE NO PARKING” shall appear in four inch (4”) white letters at 25 foot intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

Section 503.3.2; add to read as follows:

503.3.2 Signs. Signs shall read “NO PARKING FIRE LANE” or "FIRE LANE NO PARKING” and shall be 12” wide and 18” high. Signs shall have a white background with letters and borders in red, using not less than 2” lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6’6”) above finished grade. Signs shall be spaced not more than fifty feet (50’) apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the *fire code official.*

Section 503.6.1; add to read as follows:

503.6.1 Manual gates. Manual gates shall be secured by an *approved* means. Manual swing gates shall incorporate hold open devices.

Section 503.6.2; add to read as follows:

503.6.2 Additional gates. The *fire code official* may require additional access gates that allow for entry into portions of a property not accessible by a fire apparatus access road. These access gates are to be secured by an *approved* means and be labeled with a sign. Fire department access gates signs are to be red reflective background with minimum 2 inch white letters. The dimensions of the sign shall be 12 inches in height by 18 inches wide that read: “FIRE DEPARTMENT ACCESS” or “FIRE DEPARTMENT ACCESS” along with the address of the property.

Section 505.1; change to read as follows:

505.1 Address identification. New and existing buildings shall be provided with *approved* address identification. The address identification shall be legible and placed in an *approved* position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall ~~be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm)~~ follow table 505.1.1. Where required by the *fire code official*, address identification shall be provided in additional *approved* locations to facilitate emergency response. Additional locations could include utility meters, tanks or electric breaker boxes. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained. Where address numbers are posted on glass, the address numbers shall be on a white background with black numbers. Suite/apartment numbers shall be minimum of 4 inches in height of a color contrasting with the background of the building or other approved means shall be used to identify the structures.

Section 505.1.1; add table:

Table 505.1.1 Address Numbering Size Table

FROM STREET OR ROAD	MINIMUM SIZE
0 – 50 feet	6" H x 3/4" Stroke Width or approved bold number
51 – 150 feet	8" H x 1" Stroke Width or approved bold number
151 – 200 feet	10" H x 1 1/4" Stroke Width or approved bold number
201 feet and farther	12" H x 1 1/2" Stroke Width or approved bold number

Section 506.1; change to read as follows:

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the *fire code official* is authorized to require a key box to be installed in an *approved* location. The key box shall be of an *approved* type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the *fire code official*. The key box shall be keyed to the Taylor Fire Department standard. Where required by the *fire code official*, additional key boxes may be required for other access doors. This could include access doors to fire riser rooms, control rooms,

remote fire pump rooms etc. Access devices such as keys that are secured in key boxes shall be labeled with an *approved* key tag.

Section 507.5.1.1; change to read as follows:

507.5.1.1 Hydrant for fire suppression standpipe systems. Buildings equipped with a fire suppression system in accordance with section 903 and/or a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.

Section 507.5.2; change to read as follows:

507.5.2 Inspection, testing and maintenance. Fire hydrant systems shall be subject to periodic tests as required by the *fire code official*. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with *approved* standards. Records of tests and required maintenance shall be maintained. Fire hydrants shall be inspected, flushed, painted or flow tested by the fire department or the designee of the fire department. This shall include public and private fire hydrants. Any deficiency found or that occurs to a private property's fire hydrant system to include but not limited to fire hydrants, piping, or valves shall be repaired at the cost of the property owner. The City of Taylor nor any department thereof shall not be held responsible for the costs of any repairs or damage that occurs to private property or a private fire hydrant system. Private fire hydrant systems may be inspected, tested and maintained by a third-party company in addition to the fire department.

Section 606.9; add to read as follows:

606.9 Elevator annunciator. All elevators shall have an annunciator above the elevator door stating what floor the car is located on. This annunciator should be on all floors serviced by the elevator.

Section 901.4.7; add to read as follows:

901.4.7 Automatic sprinkler system riser location. The automatic sprinkler system riser shall be installed within a building. An exterior door leading directly into the room containing the fire sprinkler riser and shut off controls shall be provided as determined by the *fire code official.*

Section 901.4.7.1; add to read as follows:

901.4.7.1 Fire Sprinkler Riser Separation. Automatic fire sprinkler risers shall be located in a secured room or enclosure as determined by the *fire code official.*

Section 903.2.8; change to read as follows:

903.2.8 Group R. An *automatic sprinkler system* installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R *fire area*.

Exception:

Notwithstanding any other provision of state law, after January 1, 2009, a municipality may not enact an ordinance, bylaw, order, building code, or rule requiring the installation of a multipurpose residential fire protection sprinkler system or any other fire sprinkler protection system in a new or existing one- or two-family dwelling. A municipality may adopt an ordinance, bylaw, order, or rule allowing a multipurpose residential fire protection sprinkler specialist or other contractor to offer, for a fee, the installation of a fire sprinkler protection system in a new one- or two-family dwelling. A multipurpose residential fire protection sprinkler specialist may install a multipurpose residential fire protection sprinkler system in a new or existing one- or two-family dwelling.

Section 903.2.8.1; change to read as follows:

903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.

Exception:

An automatic sprinkler system is not required in a lodging house as defined in the adopted code amendments. Lodging houses shall require smoke alarms and carbon monoxide alarms in all sleeping rooms and fire extinguishers located in areas as determined by the *fire code official.*

Section 903.3; change to read as follows:

903.3 Installation requirements. *Automatic sprinkler systems* shall be designed and installed in accordance with Sections 903.3.1 through 903.3.8. Every water-based fire protection system shall be designed with a minimum 10 psi safety factor.

Section 903.4; change to read as follows:

903.4 Sprinkler system supervision and alarms. Valves controlling the water supply for *automatic sprinkler systems*, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a *listed* fire alarm control unit. Where approved by the *fire code official*, chains and approved locking devices may be used to secure control valves.

Section 905.2.1; add to read as follows:

905.2.1 Locking caps. *Approved* locking caps shall be provided on all hose valve connections for all standpipe systems.

Section 907.1.2.1; add to read as follows:

907.1.2.1 Shop drawing storage. New fire alarm system shop drawings shall be stored on site in an *approved* document box. The box shall be located at the fire alarm control panel.

Section 907.1.4; add to read as follows:

907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable.

Section 907.1.5; add to read as follows:

907.1.5 Alarm annunciation. Location of fire control panels shall be determined by the *fire code official.* Additional remote panels may be required as deemed necessary.

Section 912.2; change to read as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be *approved* by the *fire code official*. An *approved* fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

Section 912.4.1; change to read as follows:

912.4.1 Locking fire department connection caps. The *fire code official* is authorized to require locking caps on fire department connections for water-based *fire protection systems* and standpipes where the responding fire department carries appropriate key wrenches for removal.

Section 912.5; change to read as follows:

912.5 Signs. A metal sign ~~with raised letters not less than 1 inch (25 mm) in size~~ shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.

Section 912.5.1; add to read as follows:

912.5.1 Sign specifications. Signs shall be 12 inches tall by 18 inches wide with red reflective background and white letters not less than 1 inch. Sign shall note the type of connection and the address of the building. Where required by the fire code official additional signs may be mounted

on a fire department connection so as the fire department connection sign can be seen from more than one direction. Fire department connection signs where mounted on round piping shall be installed using round pipe sign bracket specifically manufactured for such use.

Section 1009.1; change to read as follows:

[BE] 1009.1 Accessible means of egress required. *Accessible means of egress* shall comply with both this section and the Architectural Barrier Act of the Texas Civil Statutes (Texas Accessibility Standards or TAS). The Fire Code Official may require the owner, applicant, or agent to provide a technical report from a qualified person certifying TAS compliance. Accessible spaces shall be provided with not less than one *accessible means of egress.* Where more than one means of egress is required by Section 1006.2 or 1006.3 from any accessible space, each accessible portion of the space shall be served by not less than two *accessible means of egress.*

Section 1013.1.1; add to read as follows:

1013.1.1 Exit signs. *Approved* exit signs shall have the wording "EXIT" in the color red.

Section 1103.5.3; change to read as follows:

1103.5.3 Group I-2, Condition 2. In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1. The *automatic sprinkler system* shall be installed before the issuance of the certificate of occupancy.

Section 3201.5; add to read as follows:

3201.5 Required Specialized Engineered Plans. Where required by the *fire code official*, high piled storage facilities shall be designed with the assistance of an engineer specializing in fire protection, licensed in the State of Texas.

Section 5001.7; add to read as follows:

5001.7 Required Specialized Engineered Plans. Where required by the *fire code official*, Group H occupancies shall be designed with the assistance of an engineer specializing in fire protection, licensed in the State of Texas.

Section 5704.2.9.6.1; change to read as follows:

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the within the city limits of the City of Taylor, with the exception of areas that are zoned for industrial use or otherwise approved by the *fire code official.*

Section 5706.2.4.4; change to read as follows:

5706.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks is prohibited within the city limits of the City of Taylor, except for areas that are zoned for industrial use or otherwise approved by the *fire code official.*

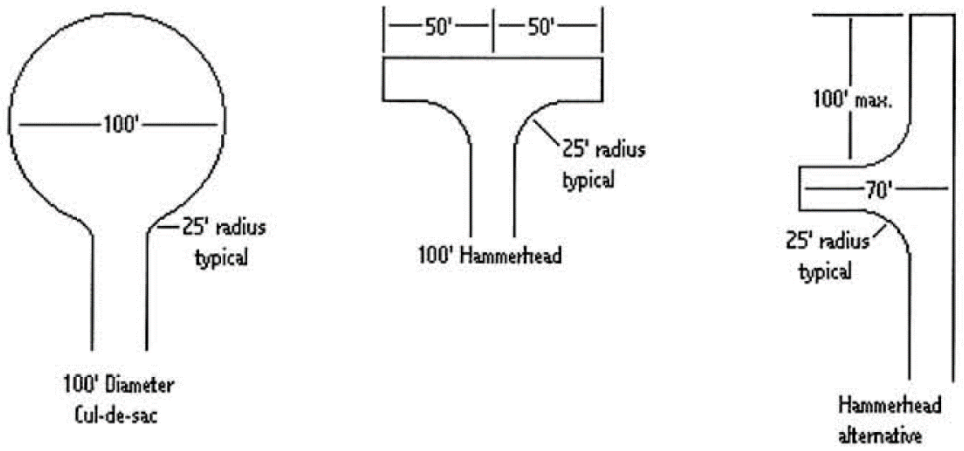
Section 5806.2; change to read as follows:

5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the city limits of the City of Taylor, with the exception of areas that are zoned for industrial use or otherwise approved by the *fire code official.*

Section 6104.2; change to read as follows:

6104.2 Maximum capacity within established limits. Storage of LP-gas in the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L) within the City limits of the City of Taylor, with the exception of areas that are zoned for industrial use or otherwise approved by the *fire code official.*

Figure D103.1; change to read as follows:



Section D103.3; change to read as follows:

D103.3 Turning radius. Fire apparatus access roadways shall be designed with a 25 foot inside turning and a 50 foot outside turning radius at turns to accommodate any operational fire department apparatus. A radius of less than 25 feet inside or 50 feet outside may be approved by the *fire code official* in special circumstances.

Section D103.6; remove in entirety.

Section L101.1; change to read as follows:

L101.1 Scope. Fire fighter air replenishment systems (FARS) shall be provided in accordance with this appendix in new buildings when any of the following conditions occur:

1. A building with an occupied floor located more than 75 feet above the lowest level of fire department vehicle access.

2. Any new building with 2 or more floors below grade.

3. Any new building 500,000 square feet or more in size.

Each stairwell shall have a supply riser. SCBA fill panels shall be located on odd numbered floors commencing at the first level in the primary stairwell and on even numbered floors commencing at level 2 in the remaining stairwells. Fill panels in buildings over 500,000 square feet shall be located adjacent to each standpipe connection.

~~Fire fighter air replenishment systems (FARS) shall be provided in accordance with this appendix. The adopting ordinance shall specify building characteristics or special hazards that establish thresholds triggering a requirement for the installation of a FARS. The requirement shall be based on the fire department's capability of replenishing fire fighter breathing air during sustained emergency operations. Considerations shall include:~~

~~1. Building characteristics, such as number of stories above or below grade plane, floor area, type of construction and fire-resistance of the primary structural frame to allow sustained fire-fighting operations based on a rating of not less than 2 hours.~~
~~2. Special hazards, other than buildings, that require unique accommodations to allow the fire department to replenish fire fighter breathing air.~~
~~3. Fire department staffing level.~~
~~4. Availability of a fire department breathing air replenishment vehicle.~~

Section L104.13.1; remove in entirety.

Section N101.1.1; remove in entirety.

Section N101.1.2; remove in entirety.

Section N101.2; remove in entirety.

Section N101.3; remove in entirety.

Section N102; remove in entirety.

Section N105; remove in entirety.

Section N106; remove in entirety.

Exhibit "B"

City of Taylor

2018 International Fire Code Amendments

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If vehicle was not constructed with an automatic fire extinguishing system, a Class K wet-chemical portable fire extinguisher must be present.

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503.6.1 Manual gates. Manual gates shall be secured by an *approved* means. Manual swing gates shall incorporate hold open devices.

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503.6.2 Additional gates. The *fire code official* may require additional access gates that allow for entry into portions of a property not accessible by a fire apparatus access road. These access gates are to be secured by an *approved* means and be labeled with a sign. Fire department access gates signs are to be red reflective background with minimum 2 inch white letters. The dimensions of the sign shall be 12 inches in height by 18 inches wide that read: “FIRE DEPARTMENT ACCESS” or “FIRE DEPARTMENT ACCESS” along with the address of the property.

Section 505.1; change to read as follows:

505.1 Address identification. New and existing buildings shall be provided with *approved* address identification. The address identification shall be legible and placed in an *approved* position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall ~~be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm)~~ follow table 505.1.1. Where required by the *fire code official*, address identification shall be provided in additional *approved* locations to facilitate emergency response. Additional locations could include utility meters, tanks or electric breaker boxes. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained. Where address numbers are posted on glass, the address numbers shall be on a white background with black numbers. Suite/apartment numbers shall be minimum of 4 inches in height of a color contrasting with the background of the building or other approved means shall be used to identify the structures.

Section 505.1.1; add table:

Table 505.1.1 Address Numbering Size Table

FROM STREET OR ROAD	MINIMUM SIZE
0 – 50 feet	6" H x 3/4" Stroke Width or approved bold number
51 – 150 feet	8" H x 1" Stroke Width or approved bold number
151 – 200 feet	10" H x 1 1/4" Stroke Width or approved bold number
201 feet and farther	12" H x 1 1/2" Stroke Width or approved bold number

Section 506.1; change to read as follows:

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the *fire code official* is authorized to require a key box to be installed in an *approved* location. The key box shall be of an *approved* type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the *fire code official*. The key box shall be keyed to the Taylor Fire Department standard. Where required by the *fire code official*, additional key boxes may be required for other access doors. This could include access doors to fire riser rooms, control rooms,

remote fire pump rooms etc. Access devices such as keys that are secured in key boxes shall be labeled with an *approved* key tag.

Section 507.5.1.1; change to read as follows:

507.5.1.1 Hydrant for fire suppression standpipe systems. Buildings equipped with a fire suppression system in accordance with section 903 and/or a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.

Section 507.5.2; change to read as follows:

507.5.2 Inspection, testing and maintenance. Fire hydrant systems shall be subject to periodic tests as required by the *fire code official*. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with *approved* standards. Records of tests and required maintenance shall be maintained. Fire hydrants shall be inspected, flushed, painted or flow tested by the fire department or the designee of the fire department. This shall include public and private fire hydrants. Any deficiency found or that occurs to a private property's fire hydrant system to include but not limited to fire hydrants, piping, or valves shall be repaired at the cost of the property owner. The City of Taylor nor any department thereof shall not be held responsible for the costs of any repairs or damage that occurs to private property or a private fire hydrant system. Private fire hydrant systems may be inspected, tested and maintained by a third-party company in addition to the fire department.

Section 606.9; add to read as follows:

606.9 Elevator annunciator. All elevators shall have an annunciator above the elevator door stating what floor the car is located on. This annunciator should be on all floors serviced by the elevator.

Section 901.4.7; add to read as follows:

901.4.7 Automatic sprinkler system riser location. The automatic sprinkler system riser shall be installed within a building. An exterior door leading directly into the room containing the fire sprinkler riser and shut off controls shall be provided as determined by the *fire code official.*

Section 901.4.7.1; add to read as follows:

901.4.7.1 Fire Sprinkler Riser Separation. Automatic fire sprinkler risers shall be located in a secured room or enclosure as determined by the *fire code official.*

Section 903.2.8; change to read as follows:

903.2.8 Group R. An *automatic sprinkler system* installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R *fire area*.

Exception:

Notwithstanding any other provision of state law, after January 1, 2009, a municipality may not enact an ordinance, bylaw, order, building code, or rule requiring the installation of a multipurpose residential fire protection sprinkler system or any other fire sprinkler protection system in a new or existing one- or two-family dwelling. A municipality may adopt an ordinance, bylaw, order, or rule allowing a multipurpose residential fire protection sprinkler specialist or other contractor to offer, for a fee, the installation of a fire sprinkler protection system in a new one- or two-family dwelling. A multipurpose residential fire protection sprinkler specialist may install a multipurpose residential fire protection sprinkler system in a new or existing one- or two-family dwelling.

Section 903.2.8.1; change to read as follows:

903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.

Exception:

An automatic sprinkler system is not required in a lodging house as defined in the adopted code amendments. Lodging houses shall require smoke alarms and carbon monoxide alarms in all sleeping rooms and fire extinguishers located in areas as determined by the *fire code official.*

Section 903.3; change to read as follows:

903.3 Installation requirements. *Automatic sprinkler systems* shall be designed and installed in accordance with Sections 903.3.1 through 903.3.8. Every water-based fire protection system shall be designed with a minimum 10 psi safety factor.

Section 903.4; change to read as follows:

903.4 Sprinkler system supervision and alarms. Valves controlling the water supply for *automatic sprinkler systems*, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a *listed* fire alarm control unit. Where approved by the *fire code official*, chains and approved locking devices may be used to secure control valves.

Section 905.2.1; add to read as follows:

905.2.1 Locking caps. *Approved* locking caps shall be provided on all hose valve connections for all standpipe systems.

Section 907.1.2.1; add to read as follows:

907.1.2.1 Shop drawing storage. New fire alarm system shop drawings shall be stored on site in an *approved* document box. The box shall be located at the fire alarm control panel.

Section 907.1.4; add to read as follows:

907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable.

Section 907.1.5; add to read as follows:

907.1.5 Alarm annunciation. Location of fire control panels shall be determined by the *fire code official.* Additional remote panels may be required as deemed necessary.

Section 912.2; change to read as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be *approved* by the *fire code official*. An *approved* fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

Section 912.4.1; change to read as follows:

912.4.1 Locking fire department connection caps. The *fire code official* is authorized to require locking caps on fire department connections for water-based *fire protection systems* and standpipes where the responding fire department carries appropriate key wrenches for removal.

Section 912.5; change to read as follows:

912.5 Signs. A metal sign ~~with raised letters not less than 1 inch (25 mm) in size~~ shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.

Section 912.5.1; add to read as follows:

912.5.1 Sign specifications. Signs shall be 12 inches tall by 18 inches wide with red reflective background and white letters not less than 1 inch. Sign shall note the type of connection and the address of the building. Where required by the fire code official additional signs may be mounted

on a fire department connection so as the fire department connection sign can be seen from more than one direction. Fire department connection signs where mounted on round piping shall be installed using round pipe sign bracket specifically manufactured for such use.

Section 914.12; add to read as follows:

914.12 Animal healthcare and boarding facilities. Chapters 11 and 16 of NFPA 150 shall be adopted as they pertain to fire alarms and automatic fire sprinklers as determined by the *fire code official.*

Section 1009.1; change to read as follows:

[BE] 1009.1 Accessible means of egress required. *Accessible means of egress* shall comply with both this section and the Architectural Barrier Act of the Texas Civil Statutes (Texas Accessibility Standards or TAS). The Fire Code Official may require the owner, applicant, or agent to provide a technical report from a qualified person certifying TAS compliance. Accessible spaces shall be provided with not less than one *accessible means of egress.* Where more than one means of egress is required by Section 1006.2 or 1006.3 from any accessible space, each accessible portion of the space shall be served by not less than two *accessible means of egress.*

Section 1013.1.1; add to read as follows:

1013.1.1 Exit signs. *Approved* exit signs shall have the wording "EXIT" in the color red.

Section 1103.5.3; change to read as follows:

1103.5.3 Group I-2, Condition 2. In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1. The *automatic sprinkler system* shall be installed before the issuance of the certificate of occupancy.

Section 3201.5; add to read as follows:

3201.5 Required Specialized Engineered Plans. Where required by the *fire code official*, high piled storage facilities shall be designed with the assistance of an engineer specializing in fire protection, licensed in the State of Texas.

Section 5001.7; add to read as follows:

5001.7 Required Specialized Engineered Plans. Where required by the *fire code official*, Group H occupancies shall be designed with the assistance of an engineer specializing in fire protection, licensed in the State of Texas.

Section 5704.2.9.6.1; change to read as follows:

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the within the city limits of the City of Taylor, with the exception of areas that are zoned for industrial use or otherwise approved by the *fire code official.*

Section 5706.2.4.4; change to read as follows:

5706.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks is prohibited within the city limits of the City of Taylor, except for areas that are zoned for industrial use or otherwise approved by the *fire code official.*

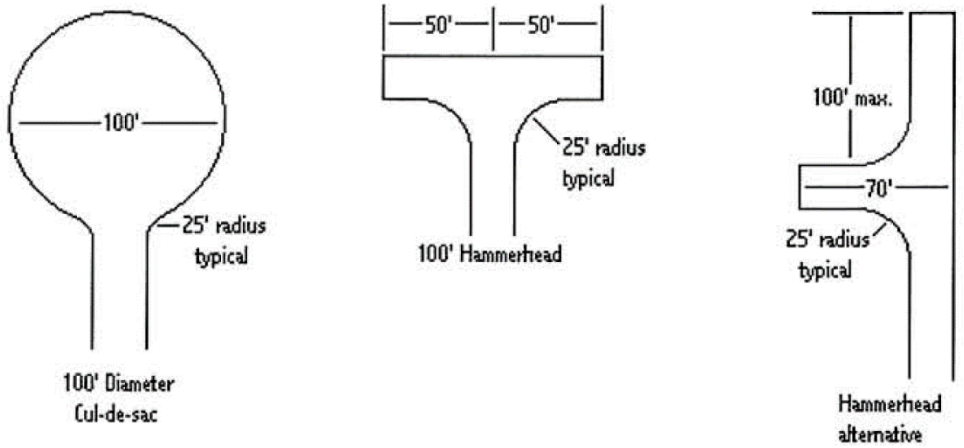
Section 5806.2; change to read as follows:

5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the city limits of the City of Taylor, with the exception of areas that are zoned for industrial use or otherwise approved by the *fire code official.*

Section 6104.2; change to read as follows:

6104.2 Maximum capacity within established limits. Storage of LP-gas in the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L) within the City limits of the City of Taylor, with the exception of areas that are zoned for industrial use or otherwise approved by the *fire code official.*

Figure D103.1; change to read as follows:



Section D103.3; change to read as follows:

D103.3 Turning radius. Fire apparatus access roadways shall be designed with a 25 foot inside turning and a 50 foot outside turning radius at turns to accommodate any operational fire department apparatus. A radius of less than 25 feet inside or 50 feet outside may be approved by the *fire code official* in special circumstances.

Section D103.6; remove in entirety.

Section L101.1; change to read as follows:

L101.1 Scope. Fire fighter air replenishment systems (FARS) shall be provided in accordance with this appendix in new buildings when any of the following conditions occur:

1. A building with an occupied floor located more than 75 feet above the lowest level of fire department vehicle access.

2. Any new building with 2 or more floors below grade.

3. Any new building 500,000 square feet or more in size.

Each stairwell shall have a supply riser. SCBA fill panels shall be located on odd numbered floors commencing at the first level in the primary stairwell and on even numbered floors commencing at level 2 in the remaining stairwells. Fill panels in buildings over 500,000 square feet shall be located adjacent to each standpipe connection.

~~Fire fighter air replenishment systems (FARS) shall be provided in accordance with this appendix. The adopting ordinance shall specify building characteristics or special hazards that establish thresholds triggering a requirement for the installation of a FARS. The requirement shall be based on the fire department's capability of replenishing fire fighter breathing air during sustained emergency operations. Considerations shall include:~~

~~1. Building characteristics, such as number of stories above or below grade plane, floor area, type of construction and fire-resistance of the primary structural frame to allow sustained fire-fighting operations based on a rating of not less than 2 hours.~~
~~2. Special hazards, other than buildings, that require unique accommodations to allow the fire department to replenish fire fighter breathing air.~~
~~3. Fire department staffing level.~~
~~4. Availability of a fire department breathing air replenishment vehicle.~~

Section L104.13.1; remove in entirety.

Section N101.1.1; remove in entirety.

Section N101.1.2; remove in entirety.

Section N101.2; remove in entirety.

Section N101.3; remove in entirety.

Section N102; remove in entirety.

Section N105; remove in entirety.

Section N106; remove in entirety.

City Council Meeting
October 14, 2021
Transmittal Letter

STRATEGIC PILLAR

☒ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: 12

Agenda Title: **Discuss, consider, and select grant administration services provider for the TWDB Flood Infrastructure Funding project**

Council Action to be taken: Receive recommendation and award grant administration services

Department Submitted: City Management

Staff Contact: Jeff Jenkins, Deputy City Manager

1. PURPOSE/DESCRIPTION

The City of Taylor solicited for grant administration services for the TWDB FIF program. Grant Administration Services must be awarded to help with the application and because TWDB moves quickly through the awarding process.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

As an ongoing effort to mitigate flood risk within Taylor, city staff has been proactively looking for grant opportunities to assist with addressing these issues. City staff identified the TWDB FIF Program as an opportunity we should look at applying towards.

The FIF programs is a $793 million from the State's Economic Stabilization Fund, otherwise known as the "Rainy Day fund." The fund assists in the financing of drainage, flood mitigation, and flood control projects. Under this new program, Taylor qualifies for up to 15% grant for an infrastructure project.

The City of Taylor approved resolution R20-16 back on May 14, 2020, authorizing an application to the Texas Water Development Board for Flood and Drainage Improvements. The City applied for the funding, which included a project for the Donna Channel, 1st/Royal and Travis/Franklin Improvements.

The IUP (Intended Use Plan) from the TWDB was released in September and altogether we ranked #241 out of 285, however we are still eligible for funding based on ranking. Taylor is eligible for $545,376 with loan amount at $3,090,464. The City has submitted a second round application response to the TWDB. In the coming month, TWDB with make a final approval of those funded and we anticipate Taylor to receive final approval.

The Grant Administration RFQ proposals were received by October 11th at 3pm. Due to the compressed timeline to submittals and advertising timeframe, the committee scoring and number of list of proposals will not be attached to this item. The committee consisting of two staff members and one Council member will score the proposals and staff will send the results to Council prior to the October 14th meeting.

3. PROS and CONS

PROS	CONS
• Opportunity to perform flood mitigation activity and gain additional generator with grant funds	• Some (minimal) staff and City Council time • Mostly Loan will have to pay back using portion I&S rate

4. RECOMMENDATION

Staff recommendation is to recommend awarding the bid, based on the scoring committee recommendation.

5. FUNDING SOURCE

0% Interest Loan will be paid out of the I&S rate for the tax rate. Will have to include this number factored into next years debt issuance.

6. TIMELINE

Expect to hear back from TWDB in next 60 days.

7. OTHER OPTIONS (In order of preference)

- Make decision to award another firm (other than scoring committee's recommendation)

8. ATTACHMENTS

12a. PowerPoint grant administration
12b. R20-16 Resolution (for reference only)
12c. TWDB FIF brief PowerPoint 6/20

Discuss, consider, and select for administration services for the TWDB Flood Infrastructure Funding Program

9/20/2021 City Council meeting

About TWDB Flood Infrastructure Fund and Taylor Application

- FIF program is $793 million from the State's Economic Stabilization Fund
- Fund Assist with drainage, flood mitigation, and flood control projects
- Taylor authorized R20-16 to apply for FIF
- Intended Use Plan ranked within funding levels
- Submitted second round application
- $545,376 grant
- $3,090,464 loan

Next Steps

- Awaiting final approval from TWDB
- Need to award Grant Admin and Engineering
- RFP/RFQ received till October 11th and scored on October 12th
- Recommend awarding both services based on committee

Questions

RESOLUTION R20-16

A RESOLUTION OF THE CITY OF TAYLOR CITY COUNCIL AUTHORIZING THE SUBMISSION OF AN APPLICATION(S) TO THE TEXAS WATER DEVELOPMENT BOARD FOR FLOOD AND DRAINAGE IMPROVEMENTS BASED ON THE 2021 TWDB INTENDED USE PLAN AND AUTHORIZING THE CITY MANAGER TO ACT AS THE CITY'S AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE PARTICIPATION IN THE TEXAS WATER DEVELOPMENT BOARD PROGRAMS.

WHEREAS, the City of Taylor has a history of flooding and erosion concerns due to inadequate drainage and increased urbanization; and

WHEREAS, the Taylor City Council desires to develop a safe, viable community including an improved drainage system; and

WHEREAS, it is necessary and in the best interests of the City of Taylor to apply for funding under the Texas Water Development Board Flood Infrastructure Fund (FIF); and

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

1. That a Texas Water Development Board application for flood and drainage improvements through the Texas Water Development Board Flood Infrastructure Fund (FIF) Program.

2. That the application(s) be to provide needed flood and drainage system improvements.

3. That the Taylor City Council designates the Mayor and/or City Manager as the Authorized Representative to act in all matters pertaining to this application(s) and the participation in the Texas Water Development Board programs.

4. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition and civil rights requirements.

PASSED AND APPROVED THIS THE 14th day of May, 2020.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

TWDB
Flood Infrastructure Fund (FIF)
Program Overview

LANGFORD
COMMUNITY MANAGEMENT SERVICES

Taylor Texas
CITY OF TAYLOR TX

HALFF
We improve lives and communities by turning ideas into reality.

June 11, 2020

LCMS, Inc.

CONTENTS

- Program Overview
- Eligible Projects
- Project Financing (Categories, Schemes)
- Drainage Projects
- Next Steps

FIF Program Overview

Flood Infrastructure Fund (FIF) $793 million from the state's Economic Stabilization Fund, otherwise known as the "Rainy Day Fund". Particularly for counties and communities that otherwise could not afford repairs or mitigation infrastructure. To assist in the financing of drainage, flood mitigation, and flood control projects, including:

- planning and design activities;
- work to obtain necessary regulatory approvals; and
- construction and/or implementation of flood projects.

Eligible Projects - Planning

- Preliminary engineering
- Project design
- Feasibility assessments
- Coordination and development of regional projects
- Obtaining regulatory approvals
- Hydraulic and hydrologic studies

Eligible Projects - Construction/Rehabilitation

- Drainage infrastructure (channels, ditches, ponds, pipes, etc.)
- Flood control infrastructure
- Flood mitigation infrastructure
- Retention basins
- Detention ponds
- Sustainable infrastructure
- Nonstructural flood mitigation
- Development of or amendments to flood related codes
- Permeable pavement
- Erosion control

Eligible Projects - Construction/Rehabilitation (contin.)

- Levees
- Pump stations
- Rehabilitation of existing infrastructure taking into consideration methods of improving resiliency
- Property acquisitions determined to be the best solution for highest-risk properties
- Restoration of riparian corridors, floodplains, coastal areas, wetlands, etc.
- Natural erosion and runoff control
- Reasonable amount of improvements to ancillary systems directly related to the project as determined by TWDB

Eligible Projects – Implementation/Other

- Warning systems
- Stream gages
- Educational campaigns
- Crossing barriers

Financing Categories

- Category 1 - Flood Protection Planning for Watersheds
- Category 2 – a) Planning, Acquisition, and Design
  b) Construction, Rehabilitation, and Implementation
- Category 3 – already recv'd award contingent on local match
- Category 4 – can be implemented quickly/effective immediately

Financing Schemes

- **Grant Funding** % with **Local Matching Funds** - based on AMHI
- **Grant** % with 0.0% Interest **Loan Combo** – AMHI, Unemployment Rate, Population Trend, Green Component

Financing Scenarios

Texas	$59,570	UR 5.41%	Pop 2014	Pop 2018		FINANCING													
					Project	Grant Funding % (bal w/local match)				Grant / 0% Loan Combo									Tot Grant %
					Category	≤ 50%	≤ 75%	≤ 125%	> 125%	Out MSA	**≤ 85%**	≤ 75%	≤ 65%	≤ 50%	UR	Pop Dec	Rural	30% Green	
Flood Protection Planning for Watersheds					Category 1	100%	90%	75%	50%										
Planning, Acquisition, and Design, Construc, Rehab, Impl					Category 2					10%	10%	25%	30%	40%	5%	5%	5%	5%	
Existing Award Requiring Local Match					Category 3					10%	40%	55%	60%	70%	5%	5%	5%	5%	
Quick Immediate					Category 4					10%	40%	55%	60%	70%	5%	5%	5%	5%	
Taylor	$49,717	4.64%	16,001	16,811	Category 1			75%											75%
					Category 2					0%	10%				0%	0%	0%	5%	**15%**

FIF
Drainage Projects Considerations

- Previously Studied locations
- Represents greater # affected properties
- Higher cost which exceed MDUS budgets
- Benefit Cost Ratio (BCR) of >1.0

Priority	Project	Number of Affected Properties	Approx Cost Per Residence Affected	Probable Total Cost	Level of Severity	Districts
1	Edmond and Mills Street - PH 2 & 3	36	$89,386.11	$3,217,900	3	2 & 4
2	Donna Channel*	18	$144,667	$2,604,000	3	4
3	2709 Kelly Drive	1	Completed		3	3
4	1609/1611 Castlewood Ct.	4	Completed		3	4
5	Paula Lane/Medical Parkway*	2	Completed		3	4
6	Laurel/Sams Street	10	Completed		3	1
7	800 Kirk Street	2	Completed		3	4
8	1st Ave/Royal St/Walnut*	7	$65,514	$458,600	3	1
9	1806 N Lynn Street	2	Completed		3	1
10	Booth/Oak (Walnut)*	2	Completed		3	1
11	2nd Street Alley	3	$50,967	$152,900	3	2
12	Oaklawn @ Bull Br Trib (Greenlawn)*	2	Completed		3	3
13	Brookwood Circle (706, 708, 710)	3	Option 1: Donna Option 2: $63,000	Option 1: Donna Channel Option 2: $189,000	3	1
14	Turkey Creek	3	$84,033.33	$252,100	3	4
15	1308 TH Johnson culvert	6	$20,200	$121,000	2	4
16	2000 Davis Street	1	$21,000	$21,000	2	4
17	915 Lexington Street	1	$21,500	$21,500	2	4
18	3310 Crystal Circle	1	$31,000	$31,000	2	4
19	Kimbro @ 7th	1	$38,500	$38,500	2	2
20	2104 Davis Street	1	$43,000	$43,000	2	4
21	107 Mustang Street	1	$45,000	$45,000	2	1
22	Taylor Dental Association (Cabaniss) on 920 Main St/SH95	1	$50,600	$50,600	2	2
23	407 Drake Lane	1	$66,000	$66,000	2	4
24	713 Bland Street	1	$72,000	$72,000	2	1
25	Travis Street (& Franklin Street)	29	$5,000	$145,000	1	2
26	304 Cherrywood Circle	1	$14,000	$14,000	1	4
27	Cecilia/Lizzie Street	0	$24,000	$24,000	1	2
28	Tammi Lane near 1617	2	$35,250	$70,500	1	3
29	Debus Drive*	2	$60,500	$121,000	1	3
30	Old Thorndale Rd	0	$69,000	$69,000	1	1
31	1409 TH Johnson at Pinehurst	1	$92,400	$92,400	1	4
32	721 Davis Street	1	$168,000	$168,000	1	4
33	Marisposa/Mockingbird	0	$180,500	$180,500	1	1
34	McLain Street	1	$245,000	$245,000	1	4
35	2200 Lee Street	1	na	Work by City	1	3
36	Davis Street Sidewalk at Bull Branch	0	n/a	$21,000	1	4

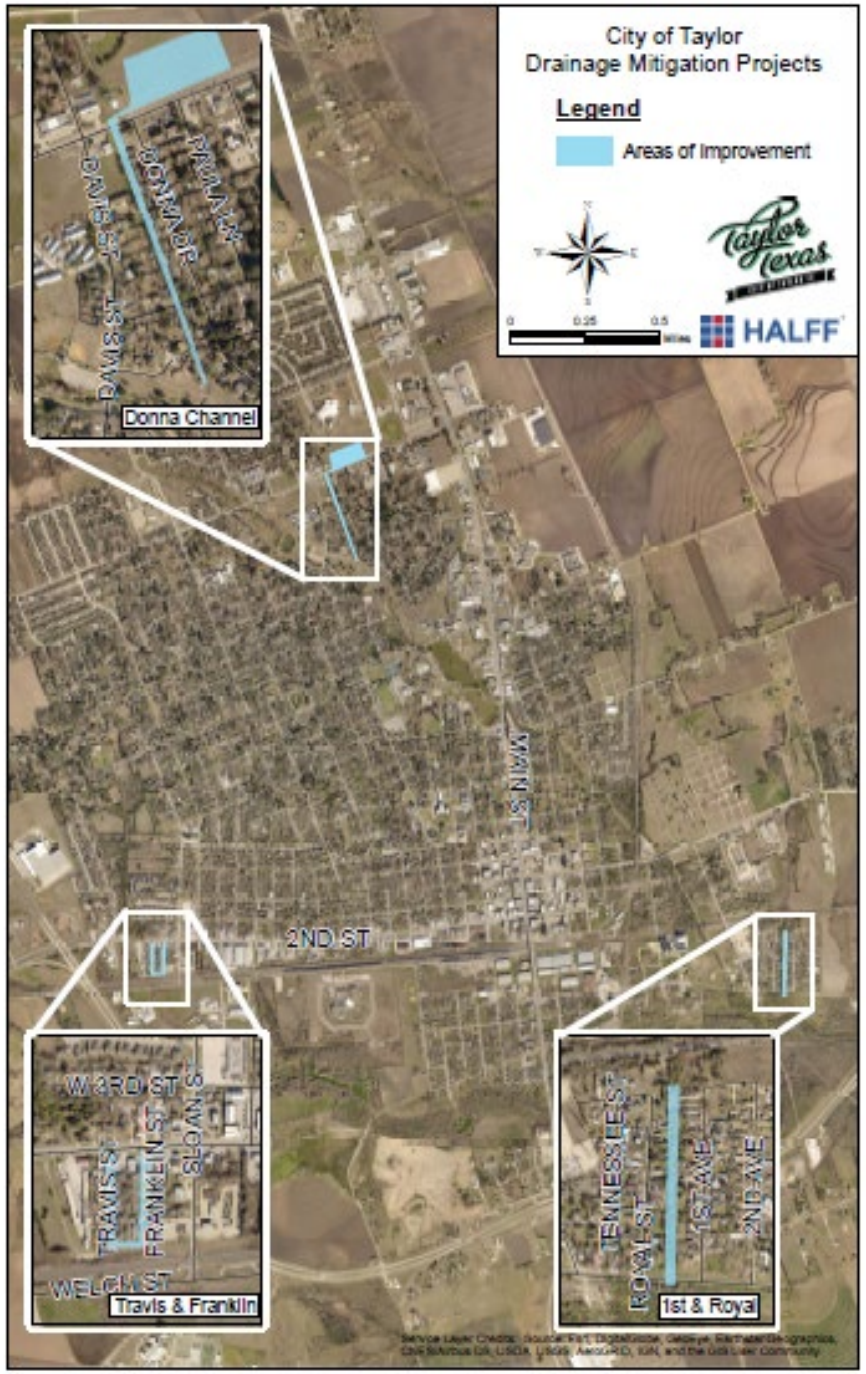
* Easement acquisition required

Drainage Projects

- Donna Channel
- Travis & Franklin
- 1st & Royal (under design)

Total = $3.5M

BCA = 2.11 > 1.0



Next Steps

- Abridged Application due 5:00PM **June 15**, 2020

City Council Meeting
October 14, 2021
Transmittal Letter

STRATEGIC PILLAR
☒ Streets/Infrastructure
☐ Quality of Life
☐ Economic Vitality

Agenda Item #: 13

Agenda Title: **Discuss, consider, and select engineering services provider for the TWDB Flood Infrastructure Funding project**

Council Action to be taken: Receive recommendation and award engineering services

Department Submitted: City Management

Staff Contact: Jeff Jenkins, Deputy City Manager

1. PURPOSE/DESCRIPTION

The City of Taylor solicited for engineering services for the TWDB FIF program. Engineering Services must be awarded to help with the application and because TWDB moves quickly through the awarding process.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

As an ongoing effort to mitigate flood risk within Taylor, city staff has been proactively looking for grant opportunities to assist with addressing these issues. City staff identified the TWDB FIF Program as an opportunity we should look at applying towards.

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The Engineering RFQ proposals were received by October 11th at 3pm. Due to the compressed timeline to submittals and advertising timeframe, the committee scoring and number of list of proposals will not be attached to this item. The committee consisting of two staff members and one Council member will score the proposals and staff will send the results to Council prior to the October 14th meeting.

3. PROS and CONS

PROS	CONS
• Opportunity to perform flood mitigation activity and gain additional generator with grant funds	• Some (minimal) staff and City Council time • Mostly Loan will have to pay back using portion I&S rate

4. RECOMMENDATION

Staff recommendation is to recommend awarding the bid, based on the scoring committee recommendation.

5. FUNDING SOURCE

0% Interest Loan will be paid out of the I&S rate for the tax rate. Will have to include this number factored into next years debt issuance.

6. TIMELINE

Expect to hear back from TWDB in next 60 days.

7. OTHER OPTIONS (In order of preference)

- Make decision to award another firm (other than scoring committee's recommendation)

8. ATTACHMENTS

13a. R20-16 Resolution (for reference only)

RESOLUTION R20-16

A RESOLUTION OF THE CITY OF TAYLOR CITY COUNCIL AUTHORIZING THE SUBMISSION OF AN APPLICATION(S) TO THE TEXAS WATER DEVELOPMENT BOARD FOR FLOOD AND DRAINAGE IMPROVEMENTS BASED ON THE 2021 TWDB INTENDED USE PLAN AND AUTHORIZING THE CITY MANAGER TO ACT AS THE CITY'S AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE PARTICIPATION IN THE TEXAS WATER DEVELOPMENT BOARD PROGRAMS.

WHEREAS, the City of Taylor has a history of flooding and erosion concerns due to inadequate drainage and increased urbanization; and

WHEREAS, the Taylor City Council desires to develop a safe, viable community including an improved drainage system; and

WHEREAS, it is necessary and in the best interests of the City of Taylor to apply for funding under the Texas Water Development Board Flood Infrastructure Fund (FIF); and

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

1. That a Texas Water Development Board application for flood and drainage improvements through the Texas Water Development Board Flood Infrastructure Fund (FIF) Program.

2. That the application(s) be to provide needed flood and drainage system improvements.

3. That the Taylor City Council designates the Mayor and/or City Manager as the Authorized Representative to act in all matters pertaining to this application(s) and the participation in the Texas Water Development Board programs.

4. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition and civil rights requirements.

PASSED AND APPROVED THIS THE 14th day of May, 2020.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

City Council Meeting
October 14, 2021
Transmittal Letter

STRATEGIC PILLAR
☐ Streets/Infrastructure
☒ Quality of Life
☒ Economic Vitality

Agenda Item #: 14

Agenda Title: **Consider Ordinance 2021-24 regarding a proposed change to the Comprehensive Plan, Future Land Use Plan Map designation on land consisting of approximately 39.34 acres from Single-Family, to approximately 7.63 acres of Commercial and 31.71 acres of Multi-Family designations at the southwest of the intersection of North Drive and NW Carlos G. Parker Boulevard.**

Council Action to be taken: Consider Ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, AICP / Assistant City Manager and Director of Development Services

1. PURPOSE/DESCRIPTION

The applicant proposes future commercial and multi-family development on the subject property, which is a approximately 39.34 acres. As those land uses are not permitted in the current zoning district designation of Rural/Agricultural (R/A), the applicant proposes a zoning change; however, the requested zoning change is not consistent with the current land use designation on the Comprehensive Plan, Future Land Use Plan Map (FLUP). The subject property is designated for future Single-Family Residential land uses. To move forward with the zoning change, the land use designation on the FLUP needs to be amended. On 7.63 acres, the applicant is proposing a change from Single-Family Residential designation to Commercial designation. The remainder of the subject property (31.71 acres) is proposed to be a mixture of townhouses and duplexes, and the applicant is requesting a change from Single-Family designation to Multi-Family designation.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Amendments to the Future Land Use Plan should be considered when conditions have changed since the adoption of the plan. The current FLUP was adopted in 2004 and significant changes have occurred in the community since then. The area along North Drive and Carlos G. Parker Blvd. has seen significant interest in residential and commercial development. Last year, the City Council approved a FLUP amendment at the northwest corner of Carlos G. Parker Blvd. and North Drive to facilitate a new

mixed-use neighborhood with residential and commercial uses. The applicant's proposal is similar in nature to the previously approved FLUP amendment.

The comprehensive plan establishes goals and policies for the location of land uses. Commercial land uses are specifically called for along the City's primary arterials. Carlos Parker Blvd. is a primary arterial and therefore an appropriate location for commercial development.

While the applicant is proposing the Multi-Family designation in the proposed FLUP amendment, the zoning request is for the development of lots to accommodate townhouses and duplexes. Townhouses and duplexes are a compatible housing type to the adjacent single-family neighborhoods and provide additional housing choices that are not currently being developed within the community.

The proposed change to the FLUP and the proposed zoning achieve a number of Objectives and Actions in the Comprehensive Plan including:

Objective L1:	**Provide suitable areas for a variety of residential types and densities.**
Action L1.5:	Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.
Action L1.6	Establish new criteria for street and lot layout to achieve desirable neighborhoods that are pedestrian and park oriented.
Action L1.7:	Extend existing trail systems to create linear park linkages through new developments. Require inclusion of trails in the platting process through design and park dedication

3. PROS and CONS

PROS	CONS
• Will provide a viable area for new commercial development • Will provide a buffer between residential development and an arterial road • Will provide a variety of housing product types other than single-family detached • Will extend the City's hike and bike trail system • Will add significant parkland	• Will generate additional vehicular trips on North Drive and Carlos Parker Blvd.

4. RECOMMENDATION

Due to an error in the mailed notices regarding the dates for the public hearings, this case had to be re-noticed and additional public hearings will be required in September.

The Planning and Zoning Commission held a public hearing on August 10, 2021, but did not make a recommendation due to the notification error. The P&Z held another public hearing on September 14, 2021 and by a vote of 4-3 recommended disapproval of the requested amendment.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing – August 10, 2021
City Council public hearing – August 26, 2021
Planning and Zoning Commission public hearing and recommendation – September 14, 2021
City Council public hearing and ordinance introduction – September 23, 2021
City Council consideration of ordinance approval – October 14, 2021

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

14a. Staff Report
14b. Existing FLUP Map
14c. Existing Zoning Map
14d. Proposed FLUP Map
14e. Draft Ordinance 2021-24
14f. Exhibit A
14g. Exhibit B
14h. PowerPoint presentation

City of Taylor
PZ-2021-1329
Comprehensive Plan
Future Land Use Plan Map Amendments
Staff Report

Requested Action:
The applicant is requesting a change from Single Family to Commercial and Multi-Family designations on the Future Land Use Plan Map (FLUP) on approximately 39.34, from Single-Family to approximately 7.63 acres of Commercial and approximately 31.71 acres of Multi-Family designations.

Applicants:
Gregg Andrulis, P.E./Civil Insite, LLC

Subject Property:
Approximately 39.34 acres, located at the southwest corner of NW Carlos G. Parker Boulevard and North Drive, part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018637, Taylor, Williamson County, Texas.

Parcel Information:
Current Zoning: Rural/Agriculture (R/A)
Current Use: Agricultural Use
Current FLUP Designation: Single-Family
Proposed FLUP Designation: Commercial and Multi-Family

Surrounding Land Uses and Zoning Districts:
North: Across Carlos G. Parker Boulevard ROW - Vacant, B-1 and R-1/RPD
South: Single-Family, R-1/RPD
East: Across North Drive - Single-Family, (R-1)
West: Agricultural land and Single-Family, (R/A) and (R-1/RPD), respectively

Purpose of the Future Land Use Plan:
The adopted FLUP is a component of the City of Taylor's 2004 Comprehensive Plan. It is the visual representation of *Taylor's desired future.* In other words, the FLUP can be seen as the City's roadmap for the future. It provides the City with a rational basis for current and future zoning decisions; however, the plan intends to allow changes to accommodate the needs of Taylor as it grows.

Purpose:
The applicant proposes future commercial and multi-family development on the subject property, which is a little over 39.00 acres. As those land uses are not permitted in the current zoning district designation of Rural/Agricultural, the applicant proposes two zoning changes; however, the requested changes are not consistent with the current designation on the FLUP. The subject

property is designated for future Single-Family land uses. To move forward with the zoning changes, the proposed FLUP Amendments would be necessary. On 7.63 acres, the applicant is proposing a change from Single-Family designation on the FLUP to Commercial. As the remainder of the subject property (31.71 acres) is proposed to be a mixture of single-family detached, townhouses and duplexes, the applicant requests a change from Single-Family designation to Multi-Family designation on the FLUP.

Staff Analysis:

As City Staff, we are charged with using the Comprehensive Plan as a guide to making recommendations to the Planning and Zoning Commission on proposed requests. In the Comprehensive Plan, Chapter 4 – Land Use, citizens identified some key issues. The key issues are a common thread throughout the Comprehensive Plan. Pertinent to this case and the concurrent re-zoning are the following issues:

Desire for a variety of quality new homes - As Central Texas continues to experience phenomenal growth, Taylor is in the position to provide a variety of new and restored housing opportunities. Envision Central Texas, the regional planning effort, recommends additional higher density multifamily and infill projects to curb sprawl. These types of residences must be balanced with the increasing desire for single-family residential developments.

Desire for the City to be more pedestrian friendly – "Walkability", "connectivity", and linkages are terms that denote the desire for all areas of a community to accessible without the use of a car. When residents and visitors can walk, jog or ride a bike in a safe, comfortable and secure environment they will feel that they can travel conveniently from residence to places; work, school, recreation, and shopping.

Goals, objectives, and actions to help address critical issues have been developed and incorporated into the Comprehensive Plan. Some of the relevant Comprehensive Plan goals, objectives, and actions to consider for this case include:

Land Use Goal: A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small town atmosphere of the City.

***Objective L3**: Provide viable retail, office and industrial areas that support opportunities for economic development.*

> ***Action L3.5:** Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397 FM 973.*
>
> ***Action L3.6:** Guide new commercial development to clusters (shown on the Future land Use Plan instead of scattered and/or "strip" development).*

***Objective L1:** Provide suitable areas for a variety of residential types and densities.*

Action L1.1: *Identify appropriate residential development areas on Future Land Use Plan (site suitability, access, utilities).*

Action L1.3: *Establish open space easements, linear parks, and trails in and around residential areas for accessibility and "walkability." Require dedication or provision of land in the Subdivision Regulations platting process.*

In addition to the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides. Some of the relevant statements include:

- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Neighborhoods should be buffered from arterials or major collector streets.*
- *Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.*
- *Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height limitations and adequate buffering and landscaping that encourage pedestrian access.*
- *Commercial development should be concentrated in nodes at intersections and along major arterials and collectors that are designed and constructed to accommodate heavy traffic.*
- *Landscaping should be included in all commercial development for screening as well as to provide visual continuity and compatibility with adjacent uses while encouraging pedestrian access or use.*

The FLUP Narratives describe the current and proposed land use categories as follows:

Existing FLUP Designation:

Single-Family Residential (Yellow): *Residential development, including conventional detached homes, as well as patio homes, zero lot-line homes and cluster units.*

Proposed FLUP Designations:

Commercial (Red): *Includes operations involving sales, repair and/or storage of goods, services and equipment. Examples of these include retail centers, supermarkets, restaurants and entertainment facilities automobile repair, contractor sales and storage, home furnishings, showrooms, truck rentals and self-storage facilities. These uses are best located along major arterials in conjunction with other more intense uses such as industry.*

Multi-Family Residential (Orange): *Multi-family residential dwellings, typically identified as duplexes, triplexes, fourplexes, and apartments. Unlike the other residential categories, this classification generates sufficient traffic and utility impacts to be treated as nonresidential uses and is best located at the intersections of major arterials.*

Staff Recommendation:
As stated previously, for this proposed project to move forward, the requested FLUP changes would be necessary for re-zoning to zoning districts that permit commercial, single- and multi-family land uses. Therefore, since the proposed commercial, single- and multi-family project is consistent with the intent of the Comprehensive Plan and fulfills *Objections L3 and L1*, staff recommends approval of the request to change the FLUP.

Planning and Zoning Commission Recommendation:
The Planning and Zoning Commission is charged with reviewing all requests for FLUP Amendments and recommending to City Council either in favor of or opposition to each request.

In determining a recommendation on a FLUP Amendment request, the Planning and Zoning Commission should consider the following factors:

- **Are the FLUP Amendments consistent with the Comprehensive Plan?**

As mentioned previously, the request to make changes to the FLUP is consistent with the intent of the Comprehensive Plan. ***Action L3.5:*** (Use) *the Loop, appropriate portions of Business 79, FM 397 to commercial to prevent negatively impacting adjacent residential land uses* is being met by the proposed development. ***Action L3.6:*** *Guide new commercial development to clusters* as shown in this proposal promotes the Land Use Objectives and overarching Goal. Additionally, the commercial land use designation sets the stage for buffering between NW Carlos G. Parker Boulevard and the proposed residential as recommended in the Principles and Policies.

- **Are the FLUP Amendments compatible with the surrounding area?**

The FLUP Amendments are consistent with the surrounding area. To the south of the subject property, The Grove at Bull Creek (The Grove) consisting of 371 single-family houses is under construction. Along NW Carlos G. Parker to Old Georgetown Road most of the parcels are zoned Commercial. At northwest intersection of NW Carlos G. Parker Boulevard and North Drive a mixed-use project of about 70.00 acres has started the development process. To the east and across North Drive, there is a single-family subdivision.

- **Do the FLUP Amendments promote the public health, safety, or general welfare?**

The changes to the FLUP would promote the health, safety, and welfare of the City of Taylor. The corner of NW Carlos G. Parker Boulevard and North Drive is appropriate for commercial, single- and multi-family development as the street classifications are Minor Arterial and Collector, respectively. As stated above commercial land uses along NW Carlos G. Parker is consistent with ***Action L3.5.*** The future development would be required to meet all adopted ordinances, which are adopted to ensure the health, safety, and general welfare of the residents. Additionally, development in appropriate areas with transportation, water, and wastewater infrastructure, the intent of the Comprehensive Plan is met while the welfare of the community is promoted through efficient use of our existing resources.

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

There is adequate infrastructure available to support the proposed development. The transportation network is the correct classification for the types of development that are being proposed. There are multiple water and wastewater lines. There are two water lines adjacent to the subject property: one 24-inch and one 16-inch. There is a 15-inch wastewater line along North Drive (coming from the 15-inch line that runs down the creek between The Grove and this proposed project) and two 10-inch lines on the subject property. If any improvements need to be made due to all the recent activity at this intersection, the developer will bear the appropriate cost to make those improvements. As stated in the Comprehensive Plan, "*We would like to be a community that is prepared for and amenable to new development while recognizing the fundamental importance of its established neighborhoods, corridors, and historic areas."* This development fulfills that vision by locating where the City established a development pattern for the efficient use of land and infrastructure.

- **Do current conditions indicate that the FLUP Amendments are necessary?**

Current conditions do necessitate FLUP Amendments for the subject property as recent development interest in Taylor has been along this portion of NW Carlos G. Parker Boulevard. This land is ripe for growth; however, the FLUP does not reflect the current activity. Changing the designation from Single-Family to Commercial and Multi-Family would allow the proposed project to move forward as the requested zoning changes would be consistent with the Comprehensive Plan. If the proposed project comes to fruition, it will increase the tax base in Taylor.

<u>Attachments:</u>

1. Existing Future Land Use Plan Map
2. Current Zoning Map
3. Proposed Future Land Use Plan Map
4. Proposed Ordinance 2021-24
    a. Exhibit "A", Metes and Bounds
    b. Exhibit "B", Proposed FLUP Map

Taylor Texas
CITY OF TAYLOR TX

N

PZ-2021-1329

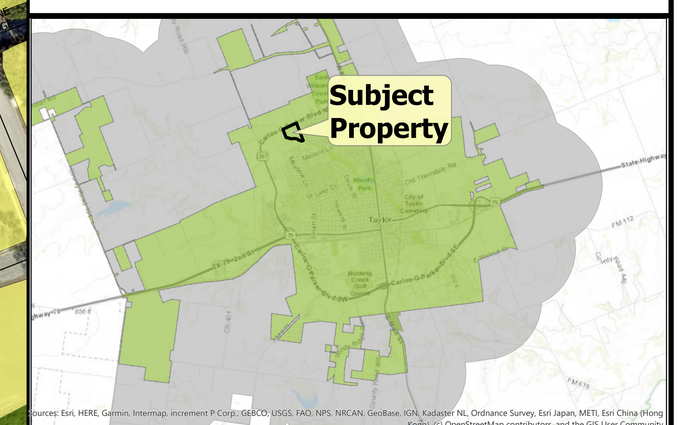
Trenton Village FLUP Amendments
Current FLUP Map
Approximately 39.34 Acres

Legend

- Streets
- Subject Property

2013 Future Land Use

- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL



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PZ-2021-1329

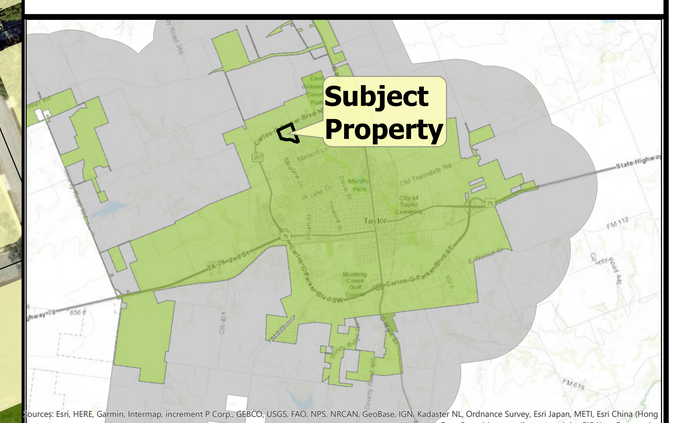
Trenton Village FLUP Amendment
Current Zoning Map
Approximately 39.34 Acres

Legend

- Streets
- Subject Property

ZONING

- B-1
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture



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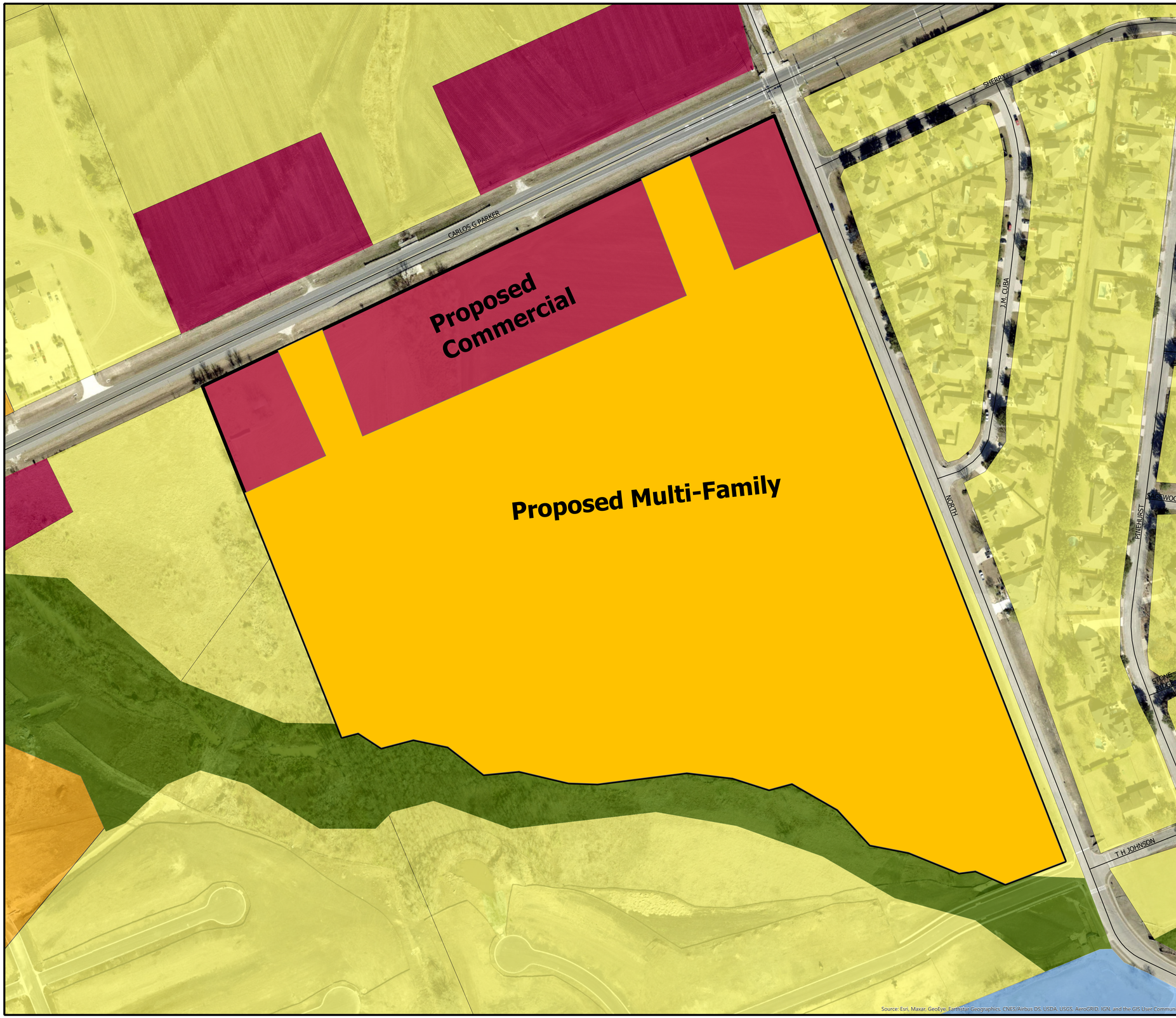

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PZ-2021-1329

Trenton Village FLUP Amendments
Proposed FLUP Map
Approximately 39.34 Acres

Legend

- Streets
- Subject Property

2013 Future Land Use

- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
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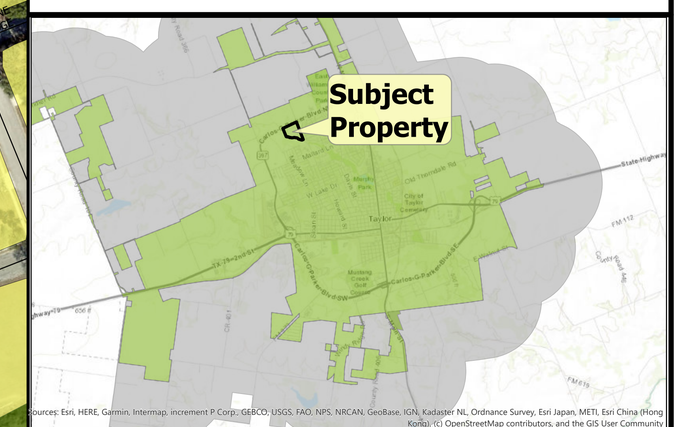

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ORDINANCE NO. 2021-24

AN ORDINANCE CHANGING THE COMPREHENSIVE PLAN FUTURE LAND USE PLAN MAP DESIGNATION ON PROPERTY DESCRIBED AS APPROXIMATELY 39.34 ACRES FROM SINGLE-FAMILY TO 7.63 ACRES OF COMMERCIAL AND 31.71 ACRES OF MULTI-FAMILY, LOCATED AT THE SOUTHWEST CORNER OF NW CARLOS G. PARKER BOULEVARD AND NORTH DRIVE; MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT AS PARCEL R018637; PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on September 23, 2021, to consider the request made by Gregg Andrulis, P.E./Civil Insite, LLC as agent for Creek Bend Land Holdings, LLC, for property which is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the Comprehensive Plan, Future Land Use Plan Map designation from Single-Family to approximately 7.63 acres of Commercial and approximately 31.71 acres of Multi-Family; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on September 14, 2021, to consider the Comprehensive Plan Future Land Use Plan Map Amendment, and recommended against the change; and

WHEREAS, the City Council, after the public hearing, approves the request for the amendment to the Comprehensive Plan Future Land Use Plan Map designation for the Property.

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

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

SECTION 2. The Property is changed from Single-Family designation to approximately 7.63 acres of Commercial and approximately 31.71. acres of Multi-Family designation as shown in the map attached hereto as Exhibit "B".

SECTION 3. All other terms and conditions contained in the official Future Land Use Plan Map, except as amended herein, shall continue, and remain in full force and effect.

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

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2021-24 was introduced before the Taylor City Council on the 23rd day of September 2021.

PASSED, APPROVED, and ADOPTED on the_____day of _____ 2021.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

APPROVED AS TO FORM:

_____
Ted W. Hejl,
City Attorney

Exhibit "A"

FIELD NOTES
39.34 ACRE TRACT
WILLIAMSON COUNTY, TEXAS

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

BEGINNING at a concrete TXDOT monument found at the southwest intersection of F.M. Road 397 and North Drive, for the northeast corner of the herein described tract;

THENCE S 20°50'40" E (*Rec. S 19°00'00" E*), 1713.63 feet, with the east line of said 104 acre tract and the west right-of-way line of said North Drive, to an iron rod with cap set for the southeast corner of the herein described tract;

THENCE S 69°03'06" W, 136.73 feet, to a point in the approximate centerline of a creek;

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

1. N 66°08'49" W, 70.28 feet, to a point;
2. S 82°31'09" W, 35.00 feet, to a point;
3. N 67°57'32" W, 117.00 feet, to a point;
4. N 78°53'51" W. 84.00 feet, to a point;
5. N 42°36'28" W, 103.00 feet, to a point;
6. N 60°09'45" W, 113.00 feet, to a point;
7. S 74°47'39" W, 51.00 feet, to a point;
8. N 72°18'30" W, 82.00 feet, to a point;
9. N 83°21'49" W, 99.00 feet, to a point;
10. S 82°51'24" W, 193.00 feet, to a point;
11. N 88°02'15" W, 62.00 feet, to a point;
12. N 76°45'11" W, 109.00 feet, to a point;
13. S 84°33'52" W, 76.00 feet, to a point;
14. N 52°17'11" W, 97.00 feet, to a point;
15. N 78°06'29" W, 76.00 feet, to a point;
16. S 75°26'24" W, 71.00 feet, to a point;
17. N 56°54'49" W, 59.00 feet, to a point;
18. S 75°10'20" W, 36.00 feet, to an iron rod with cap found in the west line of said 104 acre tract and the east line of a called 88.167 acre tract described in a deed to WEINRITTER REALTY, LP, recorded in Document No. 2009013705, of said records, for the southwest corner of the herein described tract;

Unofficial Document

THENCE N 22°00'08" W (*Rec. N 19°00'00" W*), with the west line of said 104 acre tract and the east line of said 88.167 acre tract, at 19.90 feet passing a concrete monument found, continuing the same course for a total distance of 806.66 feet to a point in the south right-of-way line of said F.M. Road 397, for the northeast corner of said 88.167 acre tract, the northwest corner of said remaining 104 acre tract and the northwest corner of this tract, from which a 3/8 inch iron rod found bears S 22°00'08" E, 0.51 feet;

THENCE N 64°41'57" E, 1374.55 feet, with the north line of said remaining 104 acre tract and the south right-of-way line of said F.M. Road 397 to the **POINT OF BEGINNING**, and containing 39.34 acres of land, more or less.

NOTES:

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

Luther E. Frobish 9/14/2018

Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200

STATE OF TEXAS
REGISTERED
LUTHER E. FROBISH
6200
PROFESSIONAL
LAND SURVEYOR

Return to
Longhorn Title Co., Inc.
309 N. Main
Taylor, TX 76574

Unofficial Document

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2020148577

Pages: 7 Fee: $41.00
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Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

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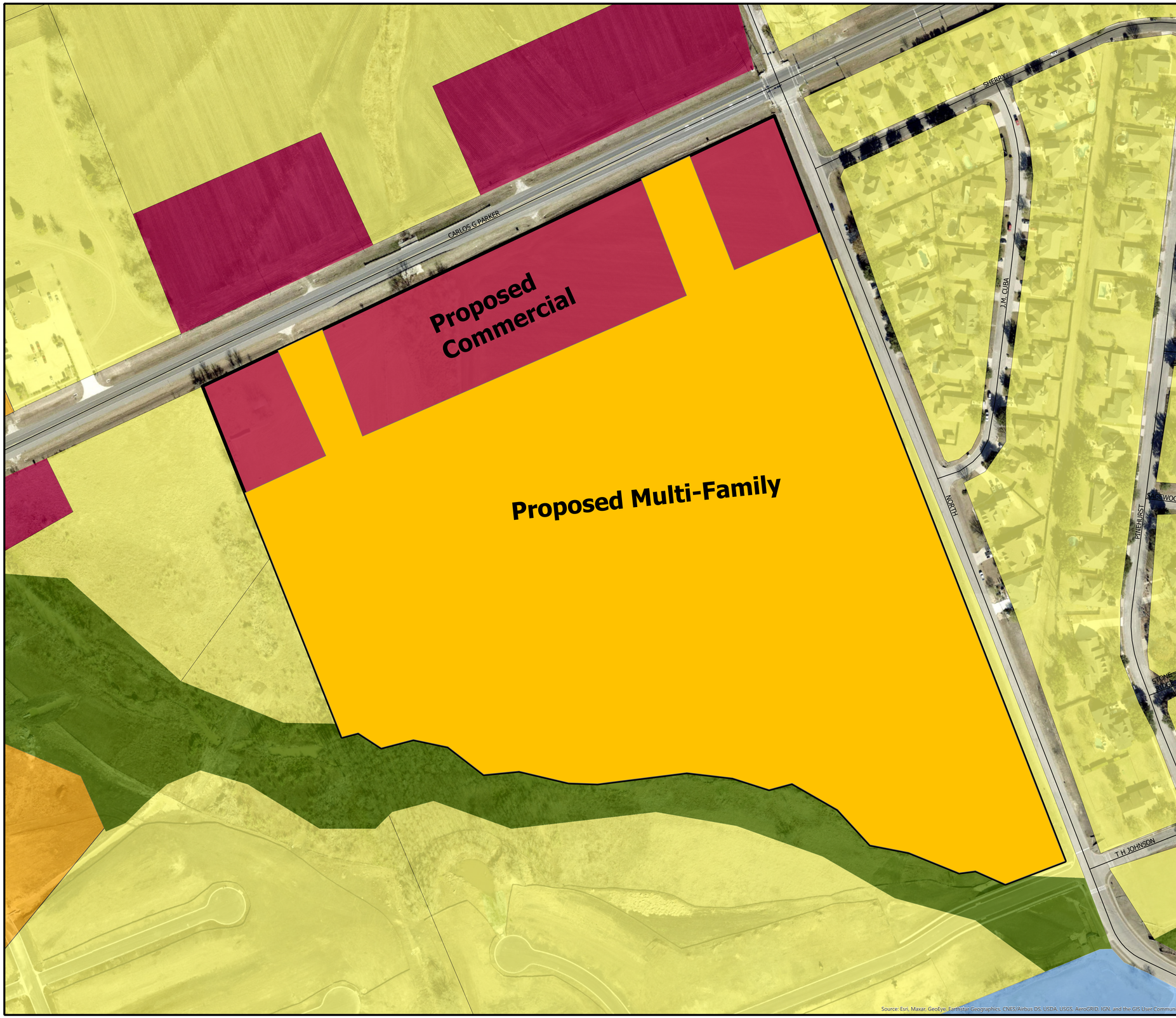


Taylor Texas
CITY OF TAYLOR TX

N

PZ-2021-1329

Trenton Village FLUP Amendments
Proposed FLUP Map
Approximately 39.34 Acres

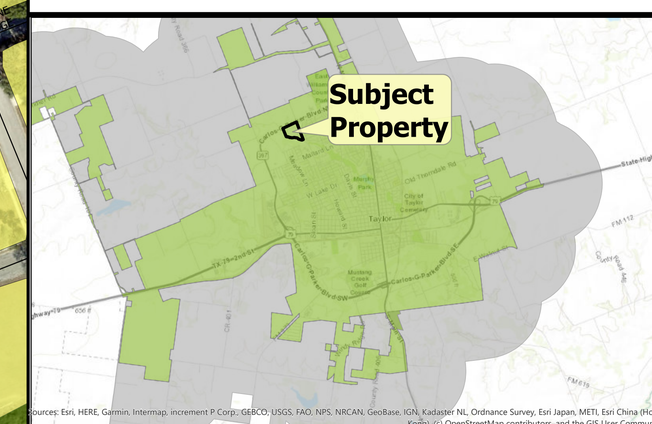
EXHIBIT "B"

Legend

- Streets
- Subject Property

2013 Future Land Use

- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL



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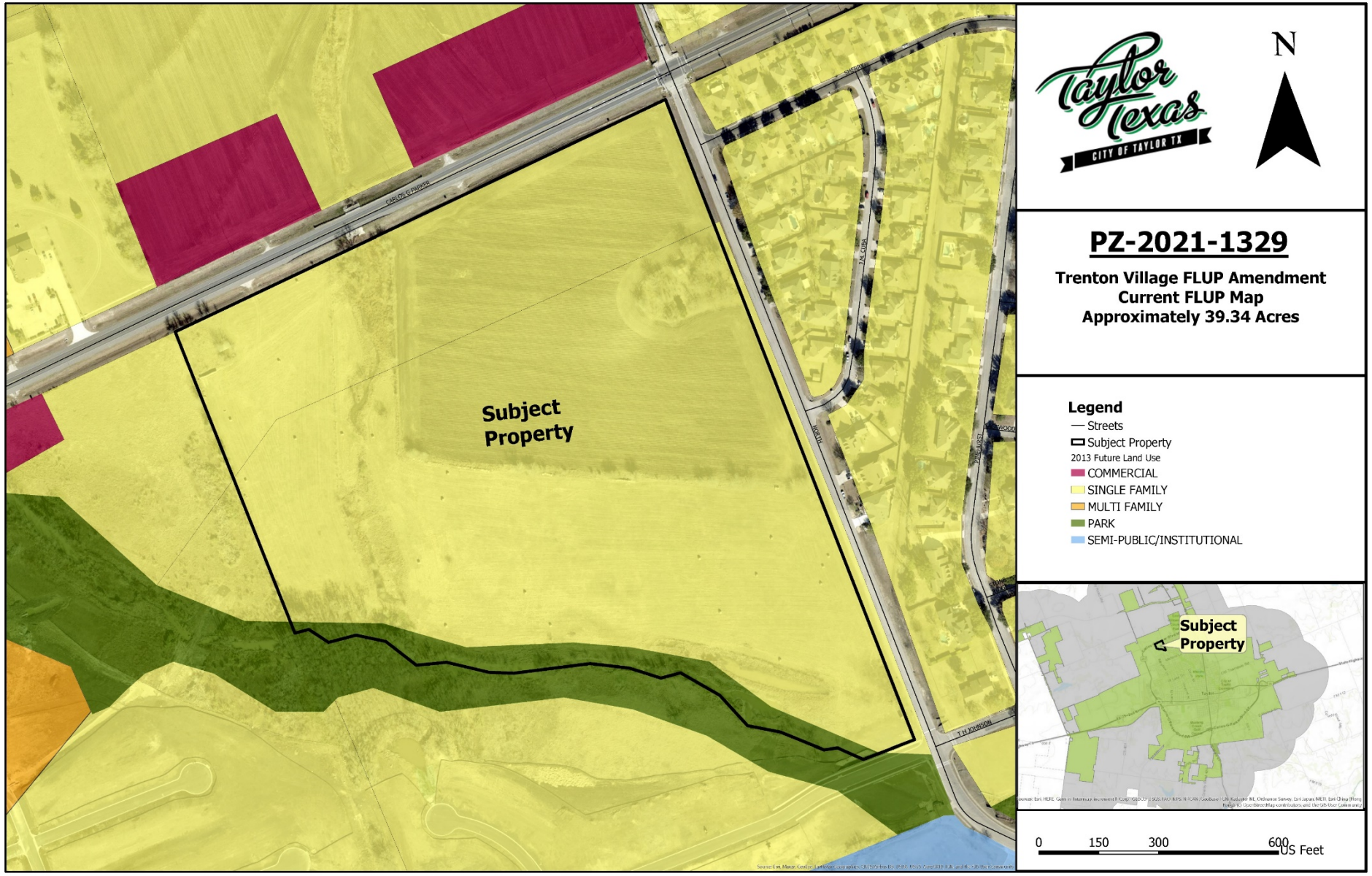
City of Taylor
City Council

September 23, 2021

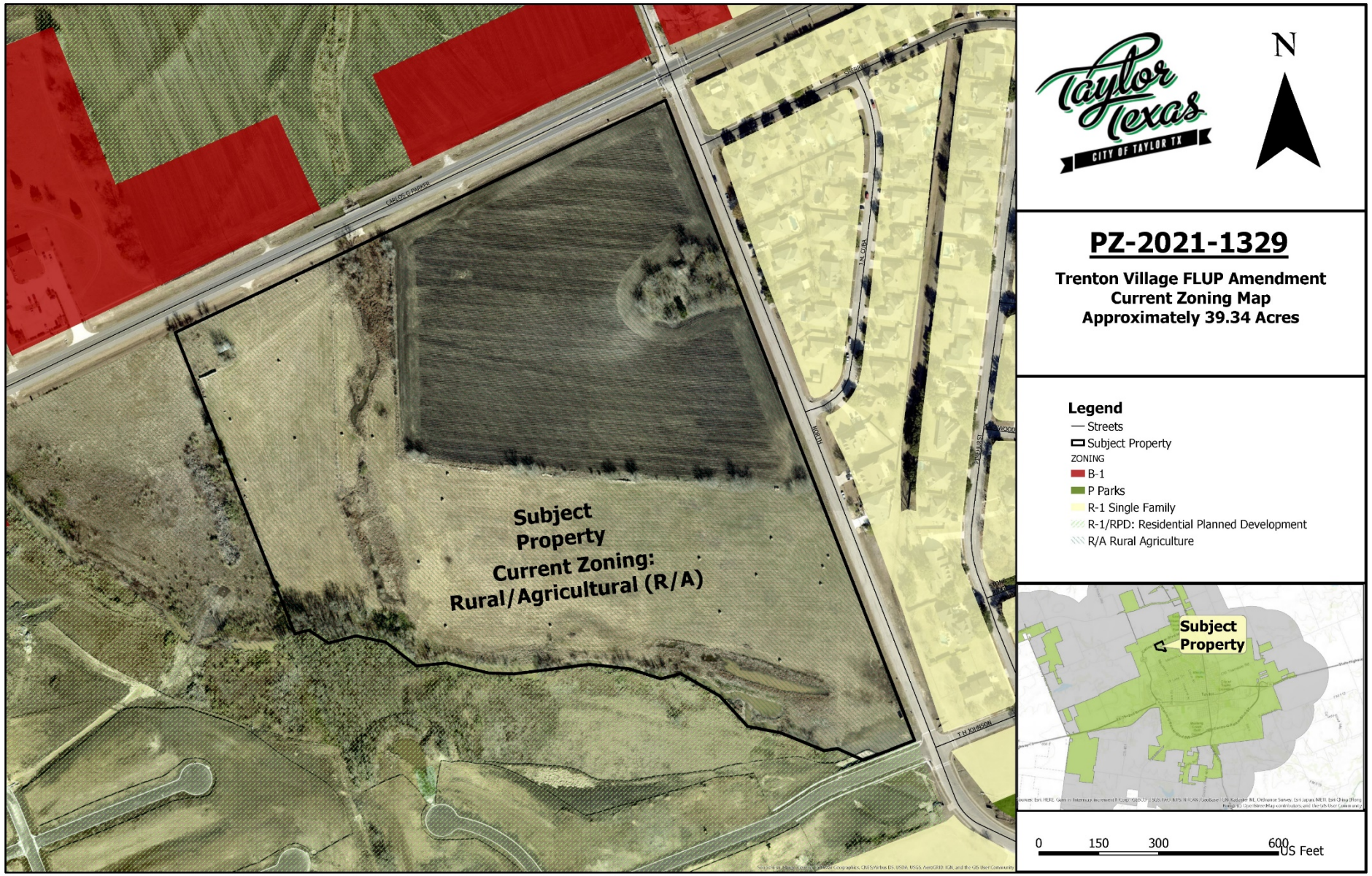
PZ-2021-1329

Trenton Village Comprehensive Plan (FLUP) Amendment

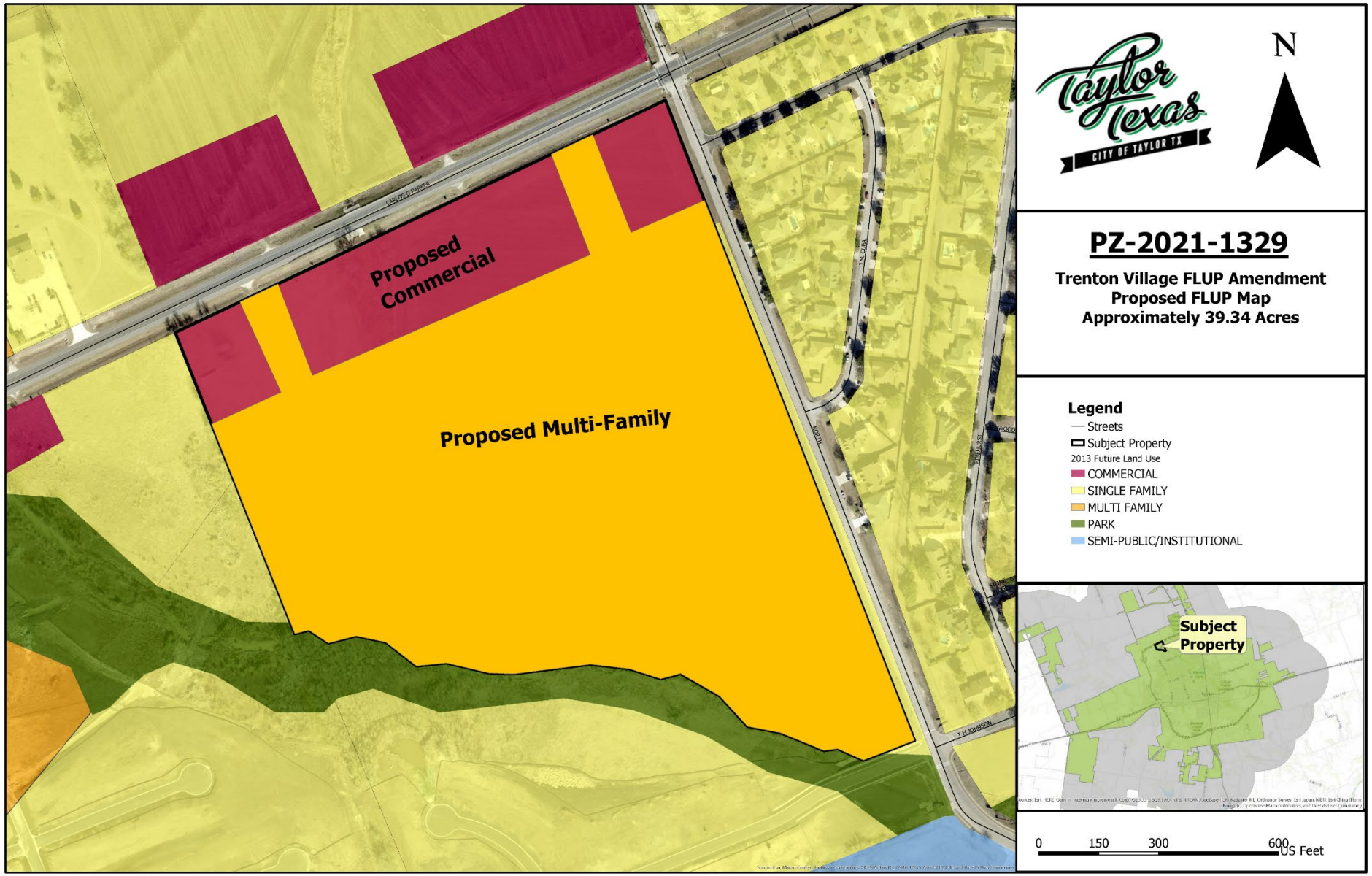
Current FLUP Map



Current Zoning Map



Proposed FLUP Map



City Council Meeting
October 14, 2021
Transmittal Letter

STRATEGIC PILLAR
☐ Streets/Infrastructure
☒ Quality of Life
☒ Economic Vitality

Agenda Item #: 15

Agenda Title: **Consider Ordinance 2021-25 regarding a change of zoning, on approximately 39.34 acres located southwest of the intersection of North Drive and Carlos G. Parker Blvd. from Rural/Agricultural Zoning District (R/A) to approximately of 7.63 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 31.71 acres of Multi-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).**

Council Action to be taken: Consider Ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, AICP/Director of Development Services and Assistant City Manager

1. PURPOSE/DESCRIPTION

The applicant is proposing planned development overlays on the subject property for future commercial and multi-family development (townhomes and duplexes). Along the frontage of Carlos G. Parker Boulevard, the developer is proposing commercial development on three (3) lots consisting of approximately 7.63 acres. In addition, on approximately 31.71 acres, the applicant is proposing development townhouses and duplexes.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

A re-zoning from Rural/Agricultural to Local Business Zoning District with a Commercial Planned Development Overlay would be necessary so commercial development along Carlos G. Parker Boulevard could buffer the residential development from the arterial while providing the surrounding neighborhoods with access to neighborhood-serving commercial uses. Re-zoning to Local Business (B-1) would permit the commercial portion of the proposed development to move forward. The base zoning of B-1 is appropriate as the commercial development is being proposed next to residential development. Additionally, the overlay allows Staff and the applicant to tailor the development to this specific piece of land with regard to uses, setbacks, and orientation to Carlos G. Parker and the residential development.

On the remaining 31.71 acres, the developer plans to create about 80 townhomes and 118 duplex lots. Moderate density residential development is not permitted in the R/A Zoning

District. For the developer to move forward with the proposed townhomes and duplexes, the subject property would have to be re-zoned to a base zoning district that permits multi-family land uses by-right. The applicant is requesting a change of zoning to Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD). The purpose of the Residential Planned Development Overlay (RPD) is to provide a variety of lot sizes, a unique neighborhood design including parks and trails, street trees and enhanced streetscapes due to parking being provided from rear alleys.

On August 10, 2021, the Planning and Zoning Commission held a public hearing regarding this request. The Planning and Zoning Commission did not make a recommendation.

2. PROS and CONS

PROS	CONS
• Provide neighborhood commercial development that is complementary to the existing and proposed development • Provides a neighborhood design that meets the goals in the comprehensive plan of human-scale development patterns • Provide various lot sizes and more than one type of housing • Promote the efficient use of existing infrastructure • Increase in tax base	• Will increase vehicular traffic on North Drive and Carlos Parker Blvd.

4. RECOMMENDATION

Due to an error in the mailed notices regarding the dates for the public hearings, this case had to be re-noticed and additional public hearings will be required in September.

The Planning and Zoning Commission held a public hearing on August 10, 2021, but did not make a recommendation due to the notification error. The P&Z held another public hearing on September 14, 2021 and by a vote of 4-3 recommended disapproval of the requested amendment.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing – August 10, 2021
City Council public hearing – August 26, 2021

Planning and Zoning Commission public hearing and recommendation – September 14, 2021
City Council public hearing and ordinance introduction – September 23, 2021
City Council consideration of ordinance approval – October 14, 2021

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

15a. Staff Report
15b. Current Zoning Map
15c. Current Future Land Use Plan Map
15d. Proposed Future Land Use Plan Map
15e. Proposed Zoning Map
15f. Objection Letters
15g. Draft Ordinance 2021-25
15h. Exhibit A
15i. Exhibit B
15j. Exhibit C
15k. PowerPoint Presentation

City of Taylor
PZ-2021-1328
Zoning Map Amendment
Staff Report

Requested Action:
Zoning Map Amendment to change the zoning of approximately 39.34 acres of land, currently zoned Rural/Agriculture Zoning District (R/A) to approximately 7.63 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 31.71 acres to Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD),

Applicant:
Gregg Andrulis, P.E./Civil Insite, LLC

Subject Property:
Approximately 39.34 acres, located at the southwest corner request of NW Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018637; part of and out of the William J. Baker Survey, Abstract No. 65, Texas, Williamson County, Texas.

Parcel Information:
Current Zoning: Rural/Agricultural Zoning District (R/A)
Current Use: Agricultural
Proposed Zoning: Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD)
Future Land Use Plan: Single-Family[1]

Adjacent Parcel Information:

Direction	Land Use	Zoning
North	NW Carlos G. Parker Blvd. and Vacant	ROW, B-1 and R-1/RPD
South	Residential	R-1/RPD
East	North Drive and Residential	ROW, R-1
West	Agricultural, Commercial and Residential	R/A, B-1 and R-1/RPD

Purpose:
The subject property is approximately 39.34 acres of agricultural land, located on the southwest corner of NW Carlos G. Parker Boulevard and North Drive. Currently, it is zoned Rural/Agricultural (R/A). The applicant is proposing planned development overlays

[1] The current FLUP designation is Agriculture, but there is a Comprehensive Plan Amendment being presented for consideration concurrently (PZ-2021-1329).

on the subject property for future commercial, single- and multi-family development. Along the frontage of Carlos G. Parker Boulevard, the developer is proposing commercial development on three (3) lots consisting of approximately 7.63 acres. In addition, on approximately 31.71 acres, the applicant is proposing single- and multi-family development.

The proposed land uses are not permitted in the R/A Zoning District. The applicant has FLUP Amendments running concurrently with this request for re-zonings to move forward with the proposed projects. The applicant has requested changes from the current designation of Single-Family to Commercial along the frontage of NW Carlos G. Parker Boulevard and Multi-Family on the remaining 31.71 acres. If the FLUP Amendments are approved, the request to change the zoning designations to zoning districts that would permit commercial, single- and multi-family land uses would be consistent with the Comprehensive Plan.

As proposed, a re-zoning to Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) would be necessary for the commercial portion of the proposed development to move forward. The base zoning of B-1 is appropriate as the commercial development is being proposed next to residential development. The re-zoning would permit commercial development along NW Carlos G. Parker Boulevard to buffer the residential development from the arterial while providing daily needs to the surrounding neighborhoods. Additionally, the overlay allows Staff and the applicant to tailor the development to this specific piece of land e.g., concerning uses, setbacks, and orientation to NW Carlos G. Parker and the residential development.

On the remaining 31.71 acres, the developer plans to create about 80 townhomes, 92 duplex lots and 21 single-family lots. Moderate density single-family detached and attached development is not permitted in the R/A Zoning District. For the developer to move forward with his proposal, this subject property would have to be re-zoned to a base zoning district that permits single-family detached and attached along with multi-family land uses by-right. The applicant is requesting a change of zoning to Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD). The purpose of the Residential Planned Development Overlay (RPD) is to provide various lot sizes, which is not permitted in the MF-1 Zoning District, by-right. In addition, the applicant wants to provide three housing types, parks, walkability and connectivity, for the residents of the community to create a complete neighborhood.

In summary, the applicant requests to change the zoning district designation R/A on approximately 7.63 acres at the southwest corner of NW Carlos G. Parker Boulevard and North Drive to B-1/CPD along NW Carlos G. Parker Boulevard and MF-1/RPD on approximately 31.71 acres. The B-1 Zoning District change would permit neighborhood commercial land uses compatible with existing and proposed residential. Additionally, it would create a buffer between NW Carlos G. Parker and the proposed residential project. At the same time, the MF-1/RPD Zoning District change would permit the developer to provide a variety of lot sizes and housing types within the context of a complete neighborhood.

Staff Analysis:

As City Staff, we are charged with using the Comprehensive Plan as a guide for making recommendations to the Planning and Zoning Commission on proposed re-zoning requests. As the Comprehensive Plan is meant to be fluid some changes are expected. The Executive Summary of the Comprehensive Plan states, "*The adopted Comprehensive Plan is a guide, and should be seen as a flexible document, an analytical tool to evaluate zoning and development submittals and direct policy decisions."* The Comprehensive Plan includes general Planning Principles and Policy Guides, which aid in making land use decisions and zoning regulations to ensure compatibility. Some of the relevant statements include:

In General

- *Neighboring land uses should not detract from the enjoyment or value of properties.*
- *Transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.*
- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Adequate public infrastructure and facilities should be provided to support development, thereby encouraging prudent growth management.*

Retail/Office

- *Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.*
- *Retail development should be clustered throughout the City and convenient to residential areas.*

Commercial

- *Commercial development should be concentrated in nodes at intersections and along major arterials and collectors that are designed and constructed to accommodate heavy traffic.*
- *Parcels should be large enough to accommodate commercial use.*
- *Buffers should separate commercial uses from residential areas, especially where the commercial use involves visible storage or display of merchandise or materials.*

Residential

- *Residential and commercial areas may be adjacent if separated by a buffer.*
- *Houses should have direct access to residential streets but not to arterials or major collector streets.*
- *Houses should not be adjacent to major highways.*
- *Neighborhoods should be buffered from arterials or major collector streets.*
- *Residential developments should include adequate area for parks and recreation facilities, schools and churches, and other public facilities.*
- *Housing should be available for all income levels.*

- *There should be a variety of housing types on a variety of lot sizes in create complementary neighborhoods.*

In Chapter 4 – Land Use of the Comprehensive Plan, Goals, Objectives, and Actions to help address critical issues were developed and incorporated into the Comprehensive Plan. Some of the relevant Comprehensive Plan Goals, Objectives, and Actions to consider for these re-zonings include:

Land Use Goal: *A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small-town atmosphere of the City.*

Objective L3*: Provide viable retail, office and industrial areas that support opportunities for economic development.*

> ***Action L3.5:*** *Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397 FM 973.*
> ***Action L3.6:*** *Guide new commercial development to clusters (shown on the Future land Use Plan instead of scattered and/or "strip" development).*
> ***Action L3.9:*** *Review and monitor zoning and other development ordinances to achieve appropriate regulations and district designations to keep commercial areas viable, encourage redevelopment, and ensure quality new development.*

Objective L1: *Provide suitable areas for a variety of residential types and densities.*

> ***Action L1.1:*** *Identify appropriate residential development areas on Future Land Use Plan (site suitability, access, utilities).*
> ***Action L1.3:*** *Establish open space easements, linear parks, and trails in and around residential areas for accessibility and "walkability." Require dedication or provision of land in the Subdivision Regulations platting process.*
> ***Action L1.5:*** *Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.*
> ***Action L1.6:*** *Establish new criteria for street and lot layout to achieve desirable neighborhoods that are pedestrian and park oriented.*
> ***Action L1.7:*** *Extend existing trail systems to create linear park linkages through new developments. Require inclusion of trails in the platting process through design and park dedication*
> ***Action L1.8:*** *Ensure that streets, sidewalks, neighborhood parks, street lighting, drainage, and traffic control through design standard requirements.*
> ***Action L1.9:*** *Require and/or install appropriate landscaping along major arterials and local streets. Develop requirements and list of approved plants and materials*

In addition to using the narrative for guidance, the Comprehensive Plan's FLUP is the graphic representation of the Land Use Goals; it is intended to help the Planning and Zoning Commission, City Council, and residents visualize the community's desired future land development pattern. It is not a rigid, parcel-specific mandate for how land shall be developed. The Future Land Use Plan Map identifies the subject property as an area for Single-Family Residential land uses. However, as mentioned previously, a request to change the FLUP designation from Single-Family is running concurrently with this application. If the Commercial and Multi-Family FLUP designations are approved, the request to re-zone to B-1/CPD and MF-1/RPD would be consistent with the Comprehensive Plan.

The land use narratives describing the requested FLUP designations are consistent with the development proposed by the applicant and support the request to re-zone. See excerpt below:

Commercial (Red): *Includes operations involving sales, repair and/or storage of goods, services and equipment. Examples of these include retail centers, supermarkets, restaurants and entertainment facilities automobile repair, contractor sales and storage, home furnishings, showrooms, truck rentals and self-storage facilities. These uses are best located along major arterials in conjunction with other more intense uses such as industry.*

Multi Family (Orange): *Duplex, triplex, quadruplex, and apartment homes.*

Staff Recommendation:

Staff recommends approval of the request based on findings during the analysis. The applicant's proposal is consistent with the Comprehensive Plan's Principles and Policies. A few examples of Principles and Policies that are incorporated in this project are as follows: commercial development should be in nodes at intersections, neighborhoods should be buffered from arterials and major streets, maintain compatibility with existing uses, encourage mixed uses, and there should be a variety of housing types and lot sizes to create complementary land uses. Additionally, many of the Actions which promote the Objectives and Goals in the Comprehensive Plan are met within this proposal. For example, the desire for various housing types. The applicant has worked with staff during the re-zoning and conceptual design process before the public hearings and will continue to work with staff during the platting and subdivision improvement processes, which is iterated in:

> ***Action L1.5:*** *Take advantage of the conceptual design phase of the platting process to encourage and require effective and creative development planning taking advantage of good urban design on a human scale.*

The applicant is integrating elements listed in the Actions into the project. Some of the elements are listed below:

> ***Action L1.3:*** *Establish open space easements, linear parks, and trails in and around residential areas for accessibility and "walkability." Require dedication or provision of land in the Subdivision Regulations platting process.*

Action L1.6: *Establish new criteria for street and lot layout to achieve desirable neighborhoods that are pedestrian and park oriented.*

Action L3.5: *Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397 FM 973.*

Action L3.6: *Guide new commercial development to clusters (shown on the Future land Use Plan instead of scattered and/or "strip" development).*

Action L3.9: *Review and monitor zoning and other development ordinances to achieve appropriate regulations and district designations to keep commercial areas viable, encourage redevelopment, and ensure quality new development.*

The above actions are consistent with and meet ***Objective L3****: Provide viable retail, office and industrial areas that support opportunities for economic development and* ***Objective L1:*** *Provide suitable areas for a variety of residential types and densities.* Meeting these Objectives are an integral part of the Land Use Goal (Goal). The Goal, "*A variety of safe, attractive, accessible, high quality residential, commercial..."* is integral to making Taylor the place we want to live. Therefore, this proposal is consistent with the Goals, Objectives, and Actions in the Comprehensive Plan.

Planning and Zoning Commission Recommendation:
The Planning and Zoning Commission is charged with reviewing all requests for re-zonings and recommends to City Council either in favor of or opposition to each request.

In determining a recommendation on a re-zoning request, the Planning and Zoning Commission members consider the following factors:

- **Is the re-zoning consistent with the Comprehensive Plan?**

The staff analysis indicates the applicant's request to re-zone a little over 39.00 acres from Rural/Agricultural Zoning District to 7.63 acres of land to Local Commercial Zoning District with a Commercial Planned Development Overlay and 31.71 acres of land to Multi-Family Zoning District with a Residential Planned Development is consistent with the Comprehensive Plan. In addition, as stated previously various Principles and Policies are incorporated into the proposed project, as are several Actions to meet Objectives that further the overarching Land Use Goal *"(to have a) variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small town atmosphere of the City objectives were developed,"* A good example is ***Objective L1 – "****Provide suitable areas for a variety of residential types and densities."*

To have a variety of housing types in a safe area that are attractive, accessible and high quality, the applicant has incorporated: a variety of lot sizes, landscaped medians, parkland, trails, and connectivity within the residential part of the proposed plan and to the adjacent commercial development that will serve the neighborhood.

- **Is the re-zoning compatible with the surrounding area?**

The staff analysis indicates this proposed re-zoning is compatible with the surrounding area. On both sides of NW Carlos G. Parker Boulevard, between North Drive and Old Georgetown Road, there are commercially zoned properties. Additionally, they are adjacent to a variety of differently zoned properties, e.g., R-1 zoned properties and one tract that is zoned Multi-Family Residential (MF-2). As mentioned in the FLUP Amendment Staff Report, the northwest corner of NW Carlos G. Parker Boulevard and North Drive, the Taylor 70 project, is in the development process. The project is similar to this proposal, as it is both commercial and residential with various lot sizes and housing types. To the south, The Grove at Bull Creek subdivision is a single-family residential subdivision (with commercial tracts located along the NW Carlos G. Parker Boulevard frontage). John M. Cuba Addition is across North Drive. To the west, the adjacent tract fronts on Carlos G. Parker, is agricultural and is zoned R/A.

- **Does the re-zoning promote the public health, safety, or general welfare?**

Staff analysis indicates the re-zoning of the subject property will promote public health, safety, and 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. Therefore, the developer has incorporated applicable principles and policies into the layout of the development.

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

The proposed development is next to Carlos G. Parker Boulevard, which is classified as an arterial road. For the commercial development aspect, fronting along an arterial is appropriate. Carlos G. Parker Boulevard has the capacity and connectivity needed by the commercial development for deliveries. For water and wastewater, there are multiple lines. There are two water lines adjacent to the subject property: one 24-inch and one 16-inch. There is a 15-inch wastewater line along North Drive and two 10-inch lines on the subject property. Additionally, there is a 15-inch wastewater line in Bull Creek. The details of tying into the existing infrastructure will be in the Subdivision Improvements Plans. The developer will bear the cost if any improvements need to be made this proposed development.

- **Do current conditions indicate that a re-zoning is necessary?**

Currently, Taylor is experiencing growth. This proposed development is in an area where there is a great deal of interest. However, the subject property's current zoning designation would not permit the proposed land uses. The proposed re-zonings B-1/CPD and MF-1/RPD are consistent with the intent of the Comprehensive Plan. Therefore, the re-zonings to zoning districts that permit the proposed land uses – commercial, single-family attached and detached and multi-family land uses - are necessary to move forward with the project. These re-zonings provide us with several opportunities; to fill a need for new types of housing in Taylor, fulfill the desire to direct growth to areas within the City limits that have

existing infrastructure; and the proposed project offers an opportunity to expand and diversify the City's tax base.

Attachments:

1. Current Zoning Map
2. Current FLUP
3. Proposed FLUP
4. Proposed Zoning Map
5. Draft Ordinance
    a. Exhibit "A", Metes and Bounds
    b. Exhibit "B", Proposed PD
    c. Exhibit "C", Proposed Zoning Map

Taylor Texas
CITY OF TAYLOR TX

N

PZ-2021-1328

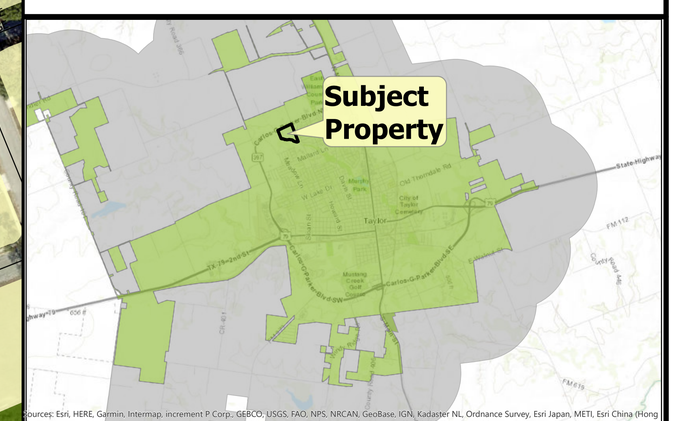
Trenton Village Planned Development
Current Zoning Map
Approximately 39.34 Acres

Legend

- Streets
- Subject Property

ZONING

- B-1
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture



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Taylor Texas
CITY OF TAYLOR TX

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PZ-2021-1328

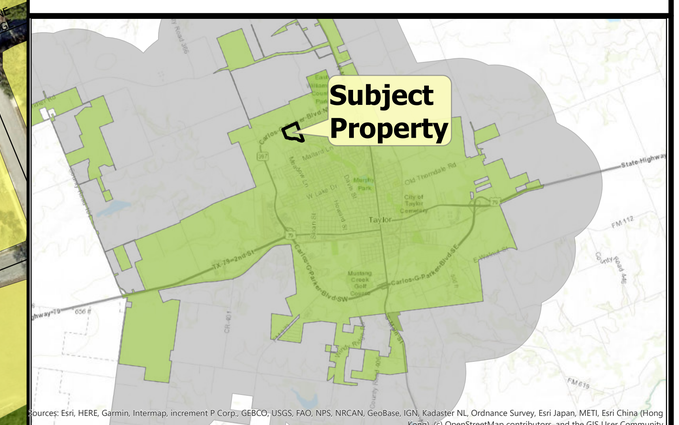
Trenton Village Planned Development
Current FLUP Map
Approximately 39.34 Acres

Legend

- Streets
- Subject Property

2013 Future Land Use

- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL



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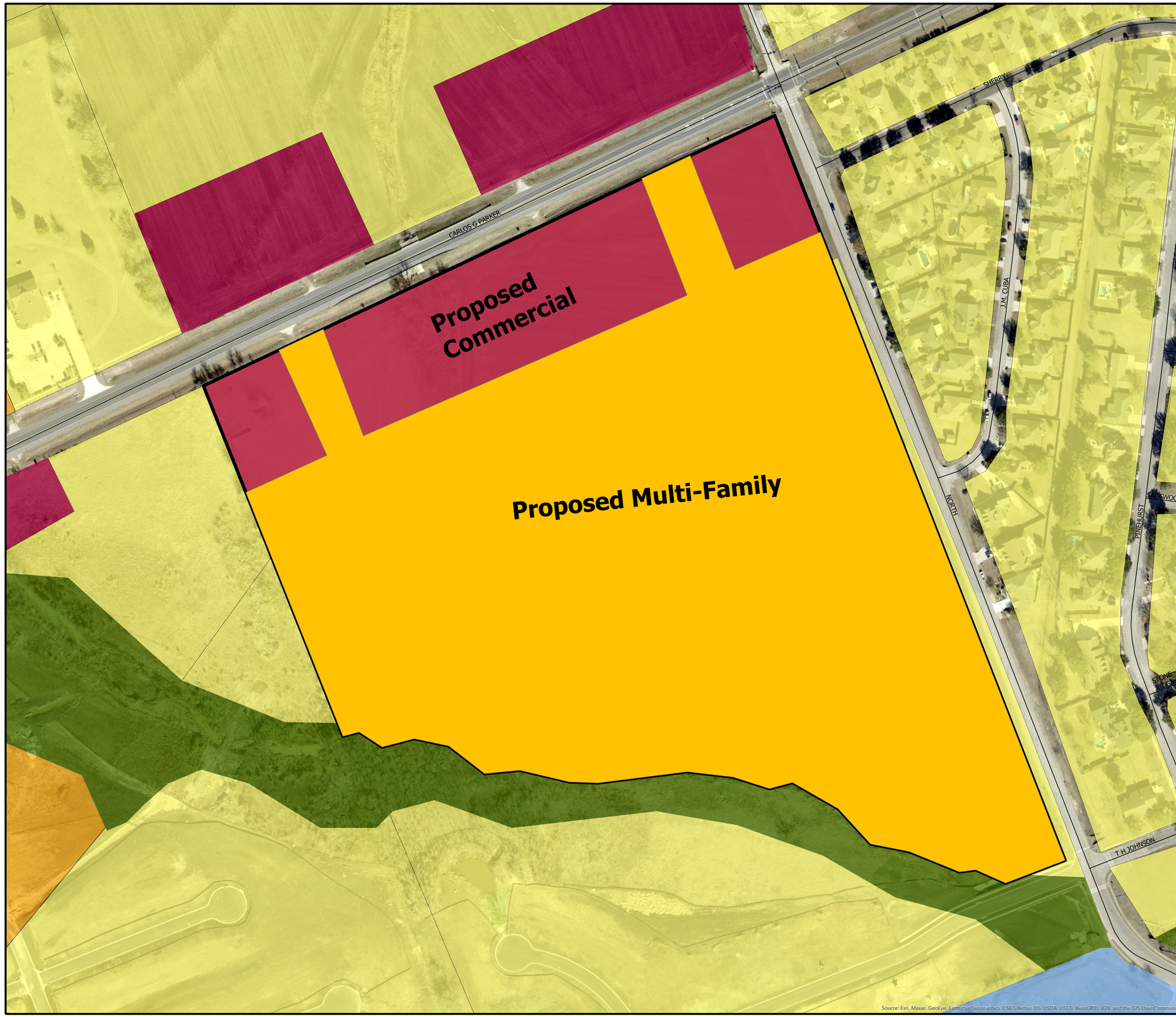

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PZ-2021-1328

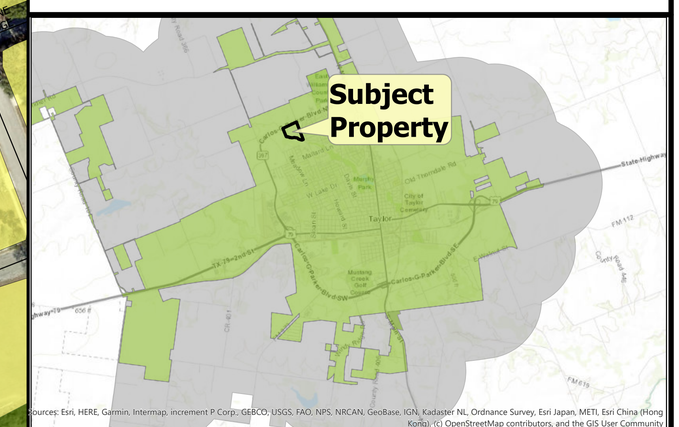
Trenton Village Planned Development
Proposed FLUP Map
Approximately 39.34 Acres

Legend

- Streets
- Subject Property

2013 Future Land Use

- COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- PARK
- SEMI-PUBLIC/INSTITUTIONAL



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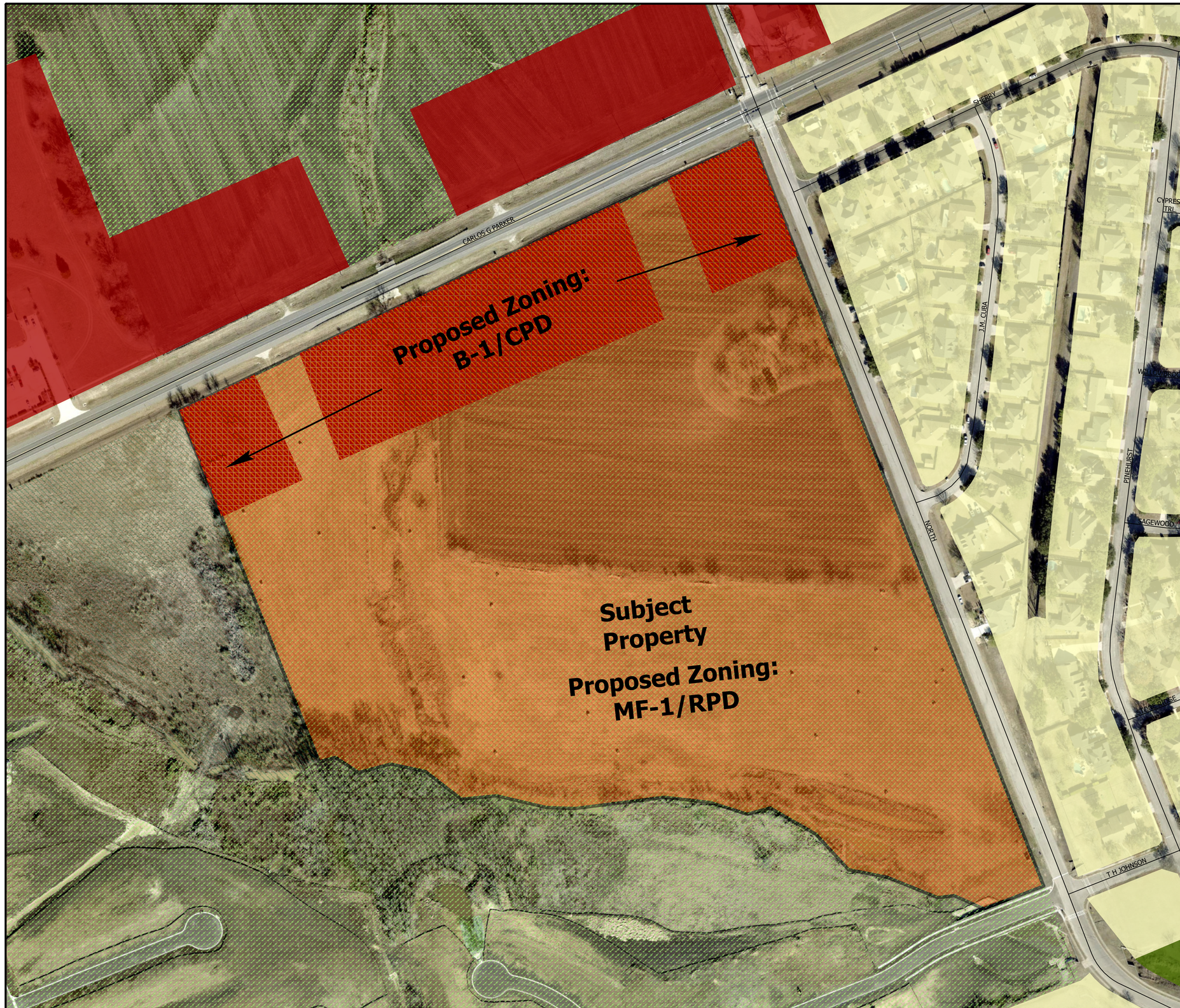

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PZ-2021-1328

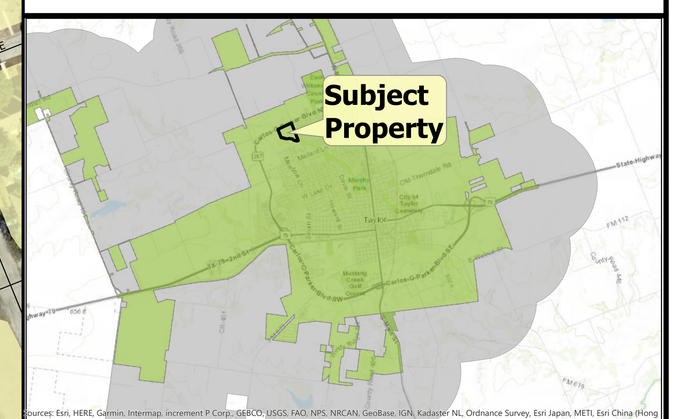
Trenton Village Planned Development
Proposed Zoning Map
Approximately 39.34 Acres

Legend

- Subject Property with MF-1 Base Zoning
- Subject Property with Proposed B-1/CPD
- Streets

ZONING

- B-1
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture



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OBJECTION LETTER

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. I also urge you to maintain the Future Land Use Plan as 'residential', preferably as R-2 or R-3 single family homes on large lots. As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

1. Flooding Concerns. With 7 acres of commercial and 33 acres of multifamily construction adding almost 200 dwellings in the watershed, this dense project sits in an area already contributing to frequent and high flood risks along T.H. Johnson Drive. I ask you to minimize impervious cover from buildings and pavement. Furthermore, I ask that the City of Taylor work with the Developer to utilize planned park areas to help resolve not only the run-off from this 39.24 acres, but the uncontrolled existing run-off from fields and pastures along Bull Branch.

2. Traffic & Pedestrian Safety. I appreciate the willingness of the Developer to change the planned homes facing North Drive from the initially proposed duplexes to single family homes with rear entry driveways. Yet, this does not resolve parking problems along North Drive when friends and delivery trucks park in the front street. I believe street parking from 198 residences in Trenton Village will add to traffic danger and congestion, especially once the 371 residences are occupied within the Grove at Bull Creek. I request that proposed Trenton Village project should include improvements to North Drive (such as widening the street, adding turn lanes, curbs, drainage systems and sidewalks) to reduce traffic risk and improve pedestrian safety.

Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles. Our current address is 1404 Sherry Dr. Taylor, TX 76574. We appreciate your consideration.

Best regards,
Steffan McCoy
smccoy@ssdhvac.com

OBJECTION LETTER

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as 'residential', preferably as R-2 or R-3 single family homes on large lots**. As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

1. **Flooding Concerns**. With 7 acres of commercial and 33 acres of multifamily construction adding almost 200 dwellings in the watershed, this dense project sits in an area already contributing to frequent and high flood risks along T.H. Johnson Drive. I ask you to minimize impervious cover from buildings and pavement. Furthermore, I ask that the City of Taylor work with the Developer to utilize planned park areas to help resolve not only the run-off from this 39.24 acres, but the uncontrolled existing run-off from fields and pastures along Bull Branch.

2. **Traffic & Pedestrian Safety**. I appreciate the willingness of the Developer to change the planned homes facing North Drive from the initially proposed duplexes to single family homes with rear entry driveways. Yet, this does not resolve parking problems along North Drive when friends and delivery trucks park in the front street. I believe street parking from 198 residences in Trenton Village will add to traffic danger and congestion, especially once the 371 residences are occupied within the Grove at Bull Creek. I request that proposed Trenton Village project should include improvements to North Drive (such as widening the street, adding turn lanes, curbs, drainage systems and sidewalks) to reduce traffic risk and improve pedestrian safety.

Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

Sincerely,

Jamie Reed

Jamie Reed
1303 Sherry Dr.

OBJECTION LETTER

To: Mayor Brandt Rydell (brandt.rydell@taylortx.gov)
Mayor *pro tem* Gerald Anderson (Gerald.anderson@taylortx.gov)
Councilmember Mitchell Drummond (Mitchell.drummond@taylortx.gov)
Councilmember Robert Garcia (robert.garcia@taylortx.gov)
Councilmember Dwayne Ariola (Dwayne.ariola@taylortx.gov)
City Manager Brian LaBorde (Brian.LaBorde@taylortx.gov)
Asst City Manager Tom Yantis (tom.yantis@taylortx.gov)
Developer Josh Becker of Dannen Development (josh@dannendev.com)
Copy: Hunters Run Neighborhood Association (Griffin.Teggeman@gmail.com)

Date: September 8, 2021

Subject: **Objection to Requested Trenton Village Zoning Changes to B-1 and MF-1**

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as 'residential', preferably as R-2 or R-3 single family homes on large lots**. As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

1. **Flooding Concerns**. With 7 acres of commercial and 33 acres of multifamily construction adding almost 200 dwellings in the watershed, this dense project sits in an area already contributing to frequent and high flood risks along T.H. Johnson Drive. I ask you to minimize impervious cover from buildings and pavement. Furthermore, I ask that the City of Taylor work with the Developer to utilize planned park areas to help resolve not only the run-off from this 39.24 acres, but the uncontrolled existing run-off from fields and pastures along Bull Branch.

2. **Traffic & Pedestrian Safety**. I appreciate the willingness of the Developer to change the planned homes facing North Drive from the initially proposed duplexes to single family homes with rear entry driveways. Yet, this does not resolve parking problems along North Drive when friends and delivery trucks park in the front street. I believe street parking from 198 residences in Trenton Village will add to traffic danger and congestion, especially once the 371 residences are occupied within the Grove at Bull Creek. I request that proposed Trenton Village project should include improvements to North Drive (such as widening the street, adding turn lanes, curbs, drainage systems and sidewalks) to reduce traffic risk and improve pedestrian safety.

Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

Sincerely,
John Carter
4000 Timbercrest Drive
Taylor, Texas 76574

OBJECTION LETTER

Date: September 9, 2021

Subject: **Objection to Requested Trenton Village Zoning Changes to B-1 and MF-**1

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as 'residential', preferably as R-2 or R-3 single family homes on large lots**. As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

1. **Flooding Concerns**. With 7 acres of commercial and 33 acres of multifamily construction adding almost 200 dwellings in the watershed, this dense project sits in an area already contributing to frequent and high flood risks along T.H. Johnson Drive. I ask you to minimize impervious cover from buildings and pavement. Furthermore, I ask that the City of Taylor work with the Developer to utilize planned park areas to help resolve not only the run-off from this 39.24 acres, but the uncontrolled existing run-off from fields and pastures along Bull Branch.

2. **Traffic & Pedestrian Safety**. I appreciate the willingness of the Developer to change the planned homes facing North Drive from the initially proposed duplexes to single family homes with rear entry driveways. Yet, this does not resolve parking problems along North Drive when friends and delivery trucks park in the front street. I believe street parking from 198 residences in Trenton Village will add to traffic danger and congestion, especially once the 371 residences are occupied within the Grove at Bull Creek. I request that proposed Trenton Village project should include improvements to North Drive (such as widening the street, adding turn lanes, curbs, drainage systems and sidewalks) to reduce traffic risk and improve pedestrian safety.

Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and

develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

Sincerely,

Deborah Parker
4403 Pinehurst Dr

OBJECTION LETTER

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as 'residential', preferably as R-2 or R-3 single family homes on large lots.** As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

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2. **Traffic & Pedestrian Safety.** I appreciate the willingness of the Developer to change the planned homes facing North Drive from the initially proposed duplexes to single family homes with rear entry driveways. Yet, this does not resolve parking problems along North Drive when friends and delivery trucks park in the front street. I believe street parking from 198 residences in Trenton Village will add to traffic danger and congestion, especially once the 371 residences are occupied within the Grove at Bull Creek. I request that proposed Trenton Village project should include improvements to North Drive (such as widening the street, adding turn lanes, curbs, drainage systems and sidewalks) to reduce traffic risk and improve pedestrian safety.

Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

Sincerely,
Mark Laurence
4308 North Dr.
Taylor, Texas 76574

OBJECTION LETTER

We, Kelly and Sue Marek, of 1409 T. H. Johnson Drive, after months/years of frustration voicing our concerns with the City of Taylors lack of solutions with drainage of our neighborhood, Hunters Run Subdivision, are speaking out once again and adding new concerns with the current development of The Grove and The proposed Trenton Village. We feel that this new growth in addition to our existing drainage problems which have yet to be addressed, much less, corrected, are just compounding the same old problems.

We have one of the nicest neighborhoods in Taylor, yet we have the least amount of underground storm sewers of any other subdivision in our town which constantly keeps water standing on our streets. It seems like we always have to call and beg the City to mow the ditches and right of ways that slow down the flow of water to Bull Branch with no response from the City. The Creek that runs in back of our addition is supposed to allow the flow of water to continue through until it hits the main Hike and Bike Trail on the South side of Mallard Lane. Instead, this creek is overgrown with trees, weeds that are way past the minimum height that the City wants us to keep our yards maintained at. This overgrowth restricts the flow of water and debris. We have seen logs and debris butted up against the bridge on Mallard and have stayed there for days before any City Worker has removed it. We have put in numerous requests, even in the form of promised Work Orders, to clean out/dredge the end of Pinehurst connecting it to Bull Branch, and then to continue dredging all the way to Mallard Drive Bridge, which we feel would allow water and debris to flow more freely and not flood our streets. Even when the street sweeper comes through our neighborhood, he cuts off at TH Johnson and Pinehurst, allowing the leaves and trash to accumulate at the end of the street until we and a backstreet neighbor have repeatedly shoveled it out of the street to allow the water to drain out.

In addition as development heads North and West of our neighborhood, drainage is just going to get worse. We have addressed the following situations with the City and the Planning Committee numerous times. They are as follows:

- The City keeps adding overlay to T.H Johnson which has now raised our street 4” to 5 “ above what is was when our homes were originally built.

- KB Homes Retainage Pond does not retain runoff from Wal-Mart, McCoys and KB Homes development and needs to be corrected.

- The Rock covered drainage way that runs through our neighborhood and under TH Johnson was compromised in 2005, causing runoff from KB Homes, Wal-Mart, HEB, McCoys, the Loop and all the businesses that have since been added. This runoff comes barreling over the bridge at TH Johnson and allows at least 40% of the water flow to come down the street instead of going thru all the way to Bull Branch Creek and downstream as it was originally built to handle.

- The subdivision, The Grove to our West, has no retainage ponds and we are just not sure what this will do to our homes down the line. Again the growth of trees, weeds and grasses mentioned above only adds to the problem.

- Now we have to worry about the addition of Trenton Village adding to the existing problems. The City needs to minimize the density of development, reduce both the existing and any potential increase in flooding and traffic control, not allow another development to worsen the problem.

- The creek at Bull Branch which runs under North Drive and connects into the City Lake is overgrown with grass, trees, weeds so tall that it now restricts the flow of water in the Creek causing water to back up onto the end of Pinehearst. Now grass has grown on the dirt build up and worsens the problem acting as a barrier between the creek and the street. After any rainfall, water covers the street up to our back curb. This takes days to drain down and is a mosquito breeding ground plus back up water is now causing pot holes to form in the street.

- The City is sending out notices to all Taylor Homeowners to keep our yards mowed and weeds/trees trimmed or they will be fined. Does this mandate not pertain to the City easements and right-aways, creeks, bar ditches etc?

- The excessive growth in this creek bed is also acting as a traffic hazard for anyone stopped at TH Johnson trying to turn left, turn right or headed straight thru the stop sign. Once The Grove is occupied, how many children going to Paseman Elementrary, TH Johnson Elementary and Middle School will be at risk for their safety?

- Our neighbors that live on both sides of the unpaved drainage ditch between the house on JM Cuba Dr and Pineheart Drive are now having water runoff that builds up and is now threatening with each rainfall to flood their homes.

We have been told and promised numerous times that all this is in the works, the City is working on it. We have been trying to get these issues addressed and taken care of since our home flooded in 2015 from the front side of our home and not from the Creekside. We believe that speaks for itself as to where most of the problem originates. Now however, we will have a new worry from the Creekside with The Grove and additional proposed building.

We have been patient and realize growth and development takes time, but it is not too much to ask as taxpayers, that all means (such as mowing, dredging, removing obstructions to water flow) be performed on a regular schedule of maintenance to prevent damage to homes, streets and property.

We sincerely hope that you as City Leaders will make these problems a priority and try to solve them as soon as possible.

Kelly and Sue Marek

PS: Attached are pictures of what we see from our front and backyard when Taylor experiences heavy rainfall.

OBJECTION LETTER

To: Mayor Brandt Rydell (brandt.rydell@taylortx.gov)
Mayor *pro tem* Gerald Anderson (Gerald.anderson@taylortx.gov)
Councilmember Mitchell Drummond (Mitchell.drummond@taylortx.gov)
Councilmember Robert Garcia (robert.garcia@taylortx.gov)
Councilmember Dwayne Ariola (Dwayne.ariola@taylortx.gov)
City Manager Brian LaBorde (Brian.LaBorde@taylortx.gov)
Asst City Manager Tom Yantis (tom.yantis@taylortx.gov)
Developer Josh Becker of Dannen Development (josh@dannendev.com)

Date: September 13, 2021

Subject: **Objection to Requested Trenton Village Zoning Changes to B-1 and MF-**1

Dear Taylor City Council:

As a citizen and homeowner in Taylor, I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as 'residential', preferably as R-2 or R-3 single family homes on large lots**. As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger both students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

1. **Flooding Concerns.** With 7 acres of commercial and 33 acres of multifamily construction adding almost 200 dwellings in the watershed, this dense project sits in an area already contributing to frequent and high flood risks along T.H. Johnson Drive. I ask you to minimize impervious cover from buildings and pavement. Furthermore, I ask that the City of Taylor work with the Developer to utilize planned park areas to help resolve not only the run-off from this 39.24 acres, but the existing uncontrolled run-off from fields and pastures along Bull Branch.
2. **Traffic & Pedestrian Safety.** I appreciate the willingness of the Developer to change the planned homes facing North Drive from the initially proposed duplexes to single family homes with rear entry driveways. Yet, this does not resolve parking problems along North Drive when friends and delivery trucks park in the front street. I believe street parking from 198 residences in Trenton Village will add to traffic danger and congestion, especially once the 371 residences are occupied within the Grove at Bull Creek. I request that the proposed Trenton Village project should include improvements to North Drive (such as widening the street, adding turn lanes, curbs, drainage systems and sidewalks) to reduce traffic risk and improve pedestrian safety.

Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

Sincerely,

Lorine David
4306 Pinehurst Dr.

cc: Hunters Run Neighborhood Association (Griffin.Teggeman@gmail.com)

OBJECTION LETTER

Date: September 9, 2021

Subject: **Objection to Requested Trenton Village Zoning Changes to B-1 and MF-**1

Dear Mr. Yantis:

As citizens and homeowners in Taylor – we urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **We also urge you to maintain the Future Land Use Plan as 'residential', preferably as R-2 or R-3 single family homes on large lots**. As proposed by the Developer, we believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. We also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

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Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

We appreciate your consideration.

Sincerely,
David & Diana Rucker
4107 Pinehurst Dr,
Taylor, TX 76574

OBJECTION LETTER

Date: September 9, 2021

Subject: **Objection to Requested Trenton Village Zoning Changes to B-1 and MF-1**

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. I also urge you to maintain the Future Land Use Plan as 'residential', preferably as R-2 or R-3 single family homes on large lots. As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

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Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

Sincerely,

Jeanette Cervenka

1306 Sagewood Drive

OBJECTION LETTER

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as 'residential', preferably as R-2 or R-3 single family homes on large lots**. As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

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Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

Sincerely,

Jeff Jansky

4202 J.M. Cuba Dr
Taylor, TX 76574

OBJECTION LETTER

Trenton Village Proposal and Impact on Surrounding Neighborhoods

Hunter's Run Neighborhood Association

August 25, 2021

Dannen Development
2525 Quick Fort Drive
Leander, Tx 78641
Josh Dannen Becker
Owner email - josh@dannendev.com
Cell: 512-909-4744 Office: 512-337-5954

http://www.taylortx.gov/archive.aspx

<Trenton Village.pdf>

https://taylor.konveio.com/

Old video of the comprehensive city plan origins.

Taylor City Council

Mayor Brandt Rydell (brandt.rydell@taylortx.gov)
Mayor Pro-Tem Gerald Anderson (Gerald.anderson@taylortx.gov)
Councilmember Mitchell Drummond (Mitchell.drummond@taylortx.gov)
Councilmember Robert Garcia (robert.garcia@taylortx.gov)
Councilmember Dwayne Ariola (Dwayne.ariola@taylortx.gov)
City Manager Brian LoBorde (Brian.LaBorde@taylortx.gov) 512-352-3774
Asst City Mgr Tom Yantis (tom.yantis@taylortx.gov) 512-352-5990

Taylor Planning & Zoning Board

Mike Aplin (lives in Hunters Run) maplin@austin.rr.com
___
___
___
___
Admin Asst, Carrie Orts (carrie.orts@taylortx.gov)

Zoning Letter #3

Revised Notice of Public Hearings
PZ-2021-1328 & PZ-2021-1329

Dear Property Owner,

The first letter dated July 28, 2021, unfortunately, contained some incorrect dates for the public hearings. Please accept our apologies for the confusion caused by the incorrect dates in the earlier letter. At the end of this letter are the revised and corrected dates for the public hearing for Planning and Zoning Cases, PZ-2021-1329 and PZ-2021-1328.

No action will be taken by the Planning and Zoning Commission and City Council at the meetings on August 12, 2021 and August 26, 2021, respectively, on these cases. You may still come to the public hearing to appear and speak about these cases: however, no action will be taken until the September meetings (see below).

Once again, please accept our apologies for this error.

LEGAL NOTICE

Notice is hereby given that the City of Taylor Planning and Zoning Commission and City Council will hold public hearings allowing all interested parties to appear and be heard regarding Planning & Zoning Cases PZ-2021-1329 & PZ-2021-1328. The applicant proposes a Comprehensive Plan Amendment to the Future Land Use Plan Map (FLUP), at the southwest corner of Carlos G. Parker Boulevard and North Drive, from Single-Family designation to approximately 6.73 acres of Commercial and approximately 31.71 acres of Multi-Family designations. Concurrently, the applicant is proposing to change the zoning from Rural/Agricultural Zoning District (R/A) to 6.73 acres to Local Commercial and approximately 31.71 acres to Multi-Family Zoning Districts with Commercial Planned Development and Residential Planned Development Overlays (B-1/CPD and MF-1/RPD, respectively) on land consisting of approximately 39.34 acres, addressed as 3701 CR 367, more particularly described by Williamson Central Appraisal District Parcel R018637; Taylor, Williamson County, Texas.

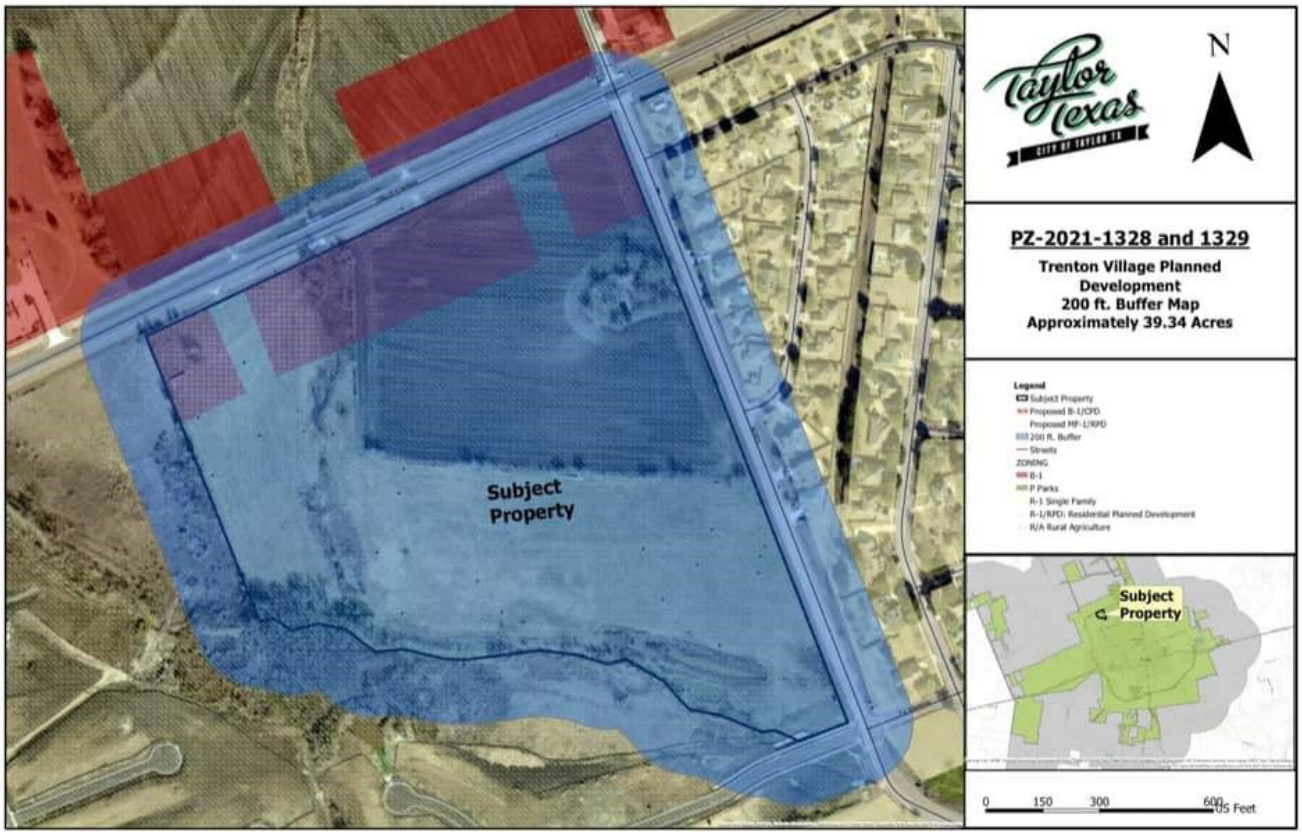
EXPLANATION OF NOTICE

Notice of this application is required to be sent to property owners within 200 feet of the site of the proposed Comprehensive Plan Amendment and Re-Zoning. The Williamson Central Appraisal District tax roll shows you as an owner of property that is within 200 feet of the site of the proposed changes. You may attend and provide comments at the public hearing described below.

Planning and Zoning Commission Public Hearing
Date: **September 14, 2021**
Time: 6:00 P.M.

City Council Public Hearing:
Date: **September 23, 2021**
Time: 6:00 P.M.

The application(s) is/are available for public review during normal business hours in the Development Services Department, Taylor City Hall, 400 Porter St., Taylor, Texas 76574. You may also call 512-352-3675 or e-mail planning@taylortx.gov for more information.


Taylor Texas
CITY OF TAYLOR TX
N
PZ-2021-1328 and 1329
Trenton Village Planned Development
200 ft. Buffer Map
Approximately 39.34 Acres
Legend
Subject Property
Proposed B-1/CPD
Proposed MF-1/RPD
200 ft. Buffer
Streets
ZONING
B-1
P Parks
R-1 Single Family
R-1/RPD: Residential Planned Development
R/A Rural Agriculture
Subject Property
Subject Property
0
150
300
600
US Feet

Trenton Village
Initial Developer's Proposal
8/10/2021

PZ-2021-1328
Rezoning from R/A to B-1/CPD and MF-1/PRD
Southwest Corner of North Drive and Carlos G. Parker Blvd.
Approximately 39.34 Acres.

Land Use Summary		
Commerical		7.63 ac
Multi-Family		19.53 ac
Townhouses		
No. of units	80	
A units (x27) Duplex 60x110		
No. of units	54	
B units (x33) Duplex 50x110		
No. of units	64	
Open Space		12.18 ac
Total space		39.34 ac
Total Units	198	

Trenton Village
Initial Developer's Proposal
8/10/2021
Overlay with Hunter's Run Neighborhood

WILCO Property Tax Roles

CREEK BEND LAND HOLDINGS LLC	
PIN	R018637
FullName	CREEK BEND LAND HOLDINGS LLC
ZONING	R/A: Rural Agriculture
Acres	39.24
Zoning_Lab	Rural Agriculture
Ordinance	2018-10

In 2015, the Delphine Slivensky Estate deeded property to Creek Bend Land Holdings LLC per Wilco volume 2020148577.

Grantee: Creek Bend Land Holdings, LLC

Address: 12715 Lone Mountain Pass
Leander, TX 78641
Travis County

Property Owner for home used as address for Creek Bend Land Holdings LLC:
Stuart Dow Caffey Life Estate

What is on similar zoned properties (B-1/CPD & MF-1/RPD?

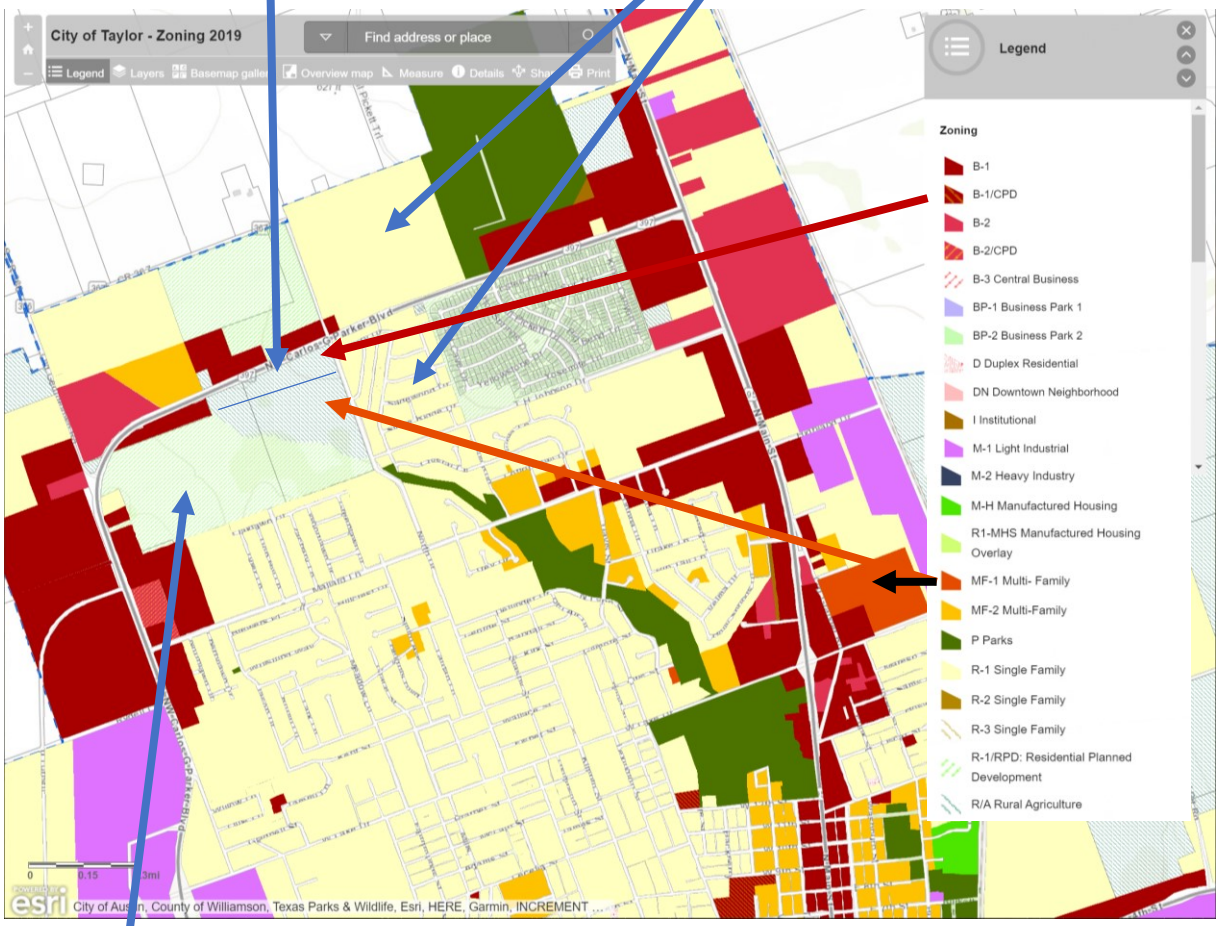
City of Taylor Zoning

https://mallard.maps.arcgis.com/apps/View/index.html?appid=cb7ea1c53d9549a4ac45ec25fc3ed199

CREEK BEND LAND HOLDINGS LLC

PIN	R018637
FullName	CREEK BEND LAND HOLDINGS LLC
ZONING	R/A: Rural Agriculture (currently)
Acres	39.24
Zoning_Lab	Rural Agriculture
Ordinance	2018-10

ZONING	R-1: Single Family 1
Zoning_Lab	Single Family 1



R-1/RPD = R-1 Single Family Residential Planned Development

B-1/CPD = B1? Commercial Planned Development

Examples of B-1/CPD include: OTH at 7th & Davis and the old TISD Admin bldg @ 12th & Davis.

MF-1/RPD = Multi-Family 1, Residential Planned Development

While very difficult to distinguish colors, the only property in city limits that appears to match MF-1 is SPJST **Nursing Home.**

DRAFT FUTURE LAND USE MAP (FLUM)

Legend:

- Parks
- Open space
- Market Center: Neighborhood
- Market Center: Community
- Market Center: Regional
- Employment Center: Neighborhood
- Employment Center: Community
- Employment Center: Regional
- Civic Center: Neighborhood
- Civic Center: Regional
- Neighborhood Infill
- Neighborhood Greenfield
- Area of Minimal Change
- City limits
- ETJ

COMMENTS:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

VERDUNITY HDR LIONHEART

Examples of Flooding in Hunters Run

5/27/2015 - Views From Pinehurst along TH Johnson to North Drive

1) From Larson home toward Moldenhour home
2) Car on Pinehurst @ TH Johnson and police on North Drive

Examples of Flooding through the Grove at Bull Creek

1) August 27, 2017 – Bull Branch west of North Drive
2) April 6, 2019 – Bull Branch and pastures west of North Drive

Examples of North Drive Traffic Congestion

8/31/2021 at 2:12pm. Two weeks after Police & School modified pick-up & parking rules

TAYLOR PRESS
Remember to thank a Veteran and Serviceman
E-EDITION TAYLOR PRESS
your community. your newspaper.
RVING EASTERN WILLIAMSON COUNTY SINCE 1913 WEDNESDAY • SEPTEMBER 1, 2021 $1.00 vol. 108 issue 35-E

Housing planned on North Drive at loop

FERNANDO CASTRO
fernando.castro@taylorpress.net

Plans for new housing units in north Taylor have spurned excitement and concerns.

On Aug. 26, the Taylor City Council held public hearings in regards to a new housing neighborhood planned for the southwest corner of North Drive and NW Carlos G. Parker Blvd. The new development would be near Naomi Pasemann Elementary School and called Trenton Village.

The public hearings were specifically for:

• a proposed change to the Comprehensive Plan Future Land Use Plan Map designation from single-family land of 39.34 acres to designations of 7.63 acres commercial and 31.71 acres multi-family at the southwest intersection of North Drive and NW Carlos G. Parker Boulevard; and

• a change of zoning of 39.34 acres of rural/agricultural zoning district land to 7.63 acres of local business zoning district with a commercial planned development overlay and multi-family residential zoning district with a residential planned development overlay;

To accommodate the zoning change, the city's Comprehensive Plan needs to be amended. The Comprehensive Plan guides the municipality with a vision, goals, objectives and actions deemed necessary to direct the city's long-range growth and development.

Tom Yantis, Taylor director of development services, said the Comprehensive Plan anticipated changes might be required.

"This plan was originally

See HOUSING • page 2

HOUSING • page 1

adopted in 2004, so a lot has changed over the course of that amount of time in Taylor," said Yantis. "Specifically in this corridor, we've seen a lot of change as well."

Trenton Village is set to include 80 townhouse units, 92 duplexes of two different varieties 21 single-family homes. A buffer of commercial land will be between the houses and the loop. Area along Bull Branch will be dedicated as parkland and allow an extension of the Bull Branch hike and bike trail.

"(The extension) is kind of cool because The Grove is also implementing a trail on the south side of Bull Branch," added Yantis, "so we'll have trail on both south side and north side of Bull Branch in that area, and then there's a couple of pocket parks that are also being proposed as part of the project."

Citizens Doug and Kathy Cotner, from the nearby Hunter's Run subdivision, spoke during the public hearing about apprehension they had about the new development. Doug Cotner said a group of homeowners from the subdivision are opposed in particular to rezoning to a multi-family designation.

"We think a dense project like the one's that planned is going to cause flooding concerns, safety concerns and traffic concerns," he said, "and we'll detail that in our response to you guys."

Kathy Cotner went into some of those concerns as well.

"I agree Taylor may need this type of multi-family community, but the roads, drainage and safety infrastructure are not in place to handle this type of development," she said. "The addition of 198 homes and possibly 400 cars would impact the neighborhood tremendously."

Similar feedback received earlier by the developer led to changes in Trenton Village's layout. Units that face North Drive are now planned to be of the single-family variety.

"A couple of the concerns we got at P&Z (Planning and Zoning Commission) were duplexes facing single-family, so we've adjusted the plan to kind of address that concern," said developer Josh Becker. "People always tend to react adversely when you talk about multi-family, and so there were a couple of different ways we could've zoned the property. One is to zone it single-family and then use a pud (planned unit development) to restrict things down. Another way is to use muti-family, which is a less restrictive zone, and then restrict things up essentially for lack of a better way to put it, and so we went with the multi-family route."

Among other concerns discussed was traffic associated with the elementary school. Yantis said staff, the Taylor Police Department and Taylor ISD would work together on the school's pickup and drop-off process.

"We're hopeful that we'll come up with some improvements to that situation," said Yantis.

The next step for Trenton Village will be a P&Z Commission public hearing and potential recommendation on Sept. 14. Another City Council public hearing and introduction of an ordinance would follow on Sept. 23. The ordinance could then be approved as early as the Oct. 14 council meeting.

To view the last Thursday's full discussion and agenda packet that expounds more on the proposed neighborhood, visit http://www.taylortx.gov.

What does Taylor allow on Proposed B-1/CPD & MF-1/RPD?
What is allowed on R-1, R-2 & R-3?

City of Taylor Zoning Codes & Ordinances
MUNICODE, 8/23/2021

As for the zoning codes, the best place to look is at the following link where all of the City Ordinances are listed, including Chapter 21 on Planning and Development.

https://library.municode.com/tx/taylor/codes/code_of_ordinances

Chapter 21 explains the makeup of the Planning Commission in Article II (an advisory board that makes recommendations to City Council). Specifically, the purpose of the Planning Commission is to, "...advise and assist the city council on various matters pertaining to the good and betterment of the city". Additional detail of their function can be found in Section 21-20 of Chapter 21. Article III explains the makeup and duties of the Planning and Zoning Commission.

Appendix B has the Zoning Ordinance and Appendix C has the Planned Development Ordinance, both of which are applicable. The current zoning ordinance dates to March 27, 2001 and includes the various zoning districts. There is a lot of information in Appendix B that is very informative. For specific things that are allowed under each zoning district, you can go to the Table in Chapter 3. There is a huge list of potentially permitted uses for the B-1 District on Carlos Parker. That will inform you of what could be allowed, not necessarily what is likely.

What is allows on Proposed MF-1/RPD?
Or on recently proposed R-1/RPD, R-2/RPD or R-3/RPD?

City of Taylor Zoning Codes & Ordinances

MUNICODE, 8/23/2021

ARTICLE IV: PLANNED DEVELOPMENT DISTRICTS

2.17 Residential Planned Development District (RPD)

2.17.1 Purpose: The RPD district is intended to allow and encourage greater design flexibility and variety in residential planned developments.

2.17.2 Applicability: The RPD district is an overlay district that modifies the standards of the underlying base district. The RPD district may only be applied in areas zoned R-1, R-2, R-3, D, MF 1, and MF 2 or any combination thereof and shall be indicated on the zoning map with the base district symbol followed by a slash and the RPD district symbol (i.e., R-2/RPD). All regulations of the underlying base district that are not in conflict with the regulations of the RPD district shall apply. In the event of conflict between the regulations of the RPD district and the underlying base district, the regulations of the RPD district shall control.

2.17.3 One Building Per Lot Requirement Waived: The regulation requiring a separate building site to be provided for each principal structure shall not apply within an RPD district; and such residential planned development may be considered as one building for the purpose of complying with the building site area, height, setback and other regulations of this Chapter.

2.17.4 Minimum Site Area: No minimum site area required

2.17.5 Minimum Lot Area

Zoning District	Minimum Lot Size (square feet)	Maximum Density (dwelling units per square feet)
R-1, R-2, R-3 (Single-Family Residential)	6,000	—
D (Duplex)	6,000	1 per 4,000 sf
MF-1 (Medium Density MF)	6,000	1 per 3,000 sf
MF-2 (High Density MF)	6,000	1 per 1,500 sf

2.17.6 Submittal Requirements: A site plan shall be submitted showing the following:

Layout: Site plan showing:

This is not yet available!

a. the land area included within the site plan;
b. the boundaries and dimensions;
c. present zoning classification of the area;
d. the adjoining properties and the present zoning classification thereof;
e. all public and private easements and rights-of-way, both existing and proposed, within or bounding the designated area and the adjoining properties;
f. proposed contours not to exceed one-foot intervals and necessary finished grades;
g. the location, number of stories, and gross floor area of proposed principal buildings and accessory buildings;
h. curb cuts, driveways, off-street parking areas, off-street loading areas, and walks;
i. open areas to be set aside for special purposes;
j. the location and height of proposed walls, fences, and screen planting;
k. the types of paving or other surfacing to be used in the various areas; and
l. other site information as may be necessary to describe completely the proposed residential planned development.

What is allows on Proposed B-1/CPD & MF-1/RPD?

City of Taylor Zoning Codes & Ordinances

MUNICODE, 8/23/2021

ARTICLE IV: PLANNED DEVELOPMENT DISTRICTS

2.18 Commercial Planned Development District (CPD)

2.18.1 Purpose: The CPD district is intended to allow and encourage greater design flexibility and variety in commercial planned developments.

2.18.2 Applicability: The CPD district is an overlay district that modifies the standards of the underlying base district. … All regulations of the underlying base district that are not in conflict with the regulations of the CPD district shall apply. In the event of conflict between the regulations of the CPD district and the underlying base district, the regulations of the CPD district shall control.

2.18.3 Minimum Site Area: Ten (10) acres under single ownership.

2.18.4 Permitted Uses: Regardless of the uses permitted in the underlying base district, **only hotels, motels and general offices shall be permitted**.

2.18.5 Unified Design Requirements: The CPD district shall be developed under unified control as an integrated development project, with common building design, signage and landscaping standards.

2.18.6 Submittal Requirements: A site plan for the commercial planned development shall be submitted showing the following:

This is not yet available!

1. Layout: Site plan showing:
   a. the land area included within the site plan;
   b. the boundaries and dimensions;
   c. present zoning classification of the area;
   d. the adjoining properties and the present zoning classification thereof;
   e. all public and private easements and rights-of-way, both existing and proposed, within or bounding the designated area and the adjoining properties;
   f. proposed contours not to exceed one-foot intervals and necessary finished grades;
   g. the location, number of stories, and gross floor area of proposed principal buildings and accessory buildings;
   h. curb cuts, driveways, off-street parking areas, off-street loading areas, and walks;
   i. open areas to be set aside for special purposes;
   j. the location and height of proposed walls, fences, and screen planting;
   k. the types of paving or other surfacing to be used in the various areas; and
   l. other site information as may be necessary to describe completely the proposed commercial planned development.
2. Design: The location and types of landscaping to be installed, the number, size and design of signs, architectural materials and colors to be used on exterior building facades.

What is allows on Underlying MF-1?

City of Taylor Zoning Codes & Ordinances

MUNICODE, 8/23/2021

2.10 MF-1, Multi-Family Residential District

2.10.1 Purpose

The purpose of the MF-1 district is to allow medium density development in sectors of the community that will benefit the community by preserving and consolidating neighborhoods for the promotion of general character, safety and welfare.

2.10.2 Use Regulations. (Section 3.2)

2.10.3 Property Development Standards

1. Minimum Lot Area: six thousand (6,000) square feet.
2. Maximum density: one (1) dwelling unit per three thousand (3,000) square feet of lot.
3. Minimum Yard Setbacks:
    a. Front Setback: twenty-five (25) feet.
    b. Rear Setback: ten (10) feet.
    c. Interior Side Setback: Residential, five (5) feet. Non-residential, twenty-five (25) feet.
    d. Street Side Setback: Residential, ten (10) feet. Non-residential, twenty-five (25) feet.
4. Maximum Building Height: thirty-five (35) feet.
5. One hundred percent (100) of all floors must be a masonry brick or stone veneer.

What is allows on Underlying B-1?

City of Taylor Zoning Codes & Ordinances

MUNICODE, 8/23/2021

2.12 B-1, Local Business District

2.12.1 Purpose

The B-1 district provides for adequate high-density commercial development within the City, while maintaining consistency and continuity within the community.

2.12.2 Use Regulations. (Section 3.2)

2.12.3 Property Development Standards

1. Minimum Lot Area: Non-residential: None. Residential: six thousand (6,000) square feet.
2. Maximum Density: One (1) dwelling unit per one thousand (1,500) square feet.
3. Minimum Yard Setbacks:
    a. Front Setback: Non-residential: ten (10) feet. Residential: twenty-five (25) feet.
    b. Rear Setback: Non-residential: None. Residential ten (10) feet.
    c. Interior Side Setback: Non-residential: None. Adjoining Residential District: ten (10) feet. Residential: five (5) feet.
    d. Street Side Setback: Non-residential: ten (10) feet. Residential: twenty-five (25) feet.
4. Maximum Building Height: forty-five (45) feet, except that a building may increase to a height of eighty (80) feet if set back from all required setbacks a distance of one foot for each two feet of additional height above forty-five (45) feet.

What is allowed on underlying R-1, R-2 & R-3?

City of Taylor Zoning Codes & Ordinances

MUNICODE, 8/23/2021

2.7 R-1, Single-Family Residential District

2.7.1 Purpose

The purpose of this R-1 district is to provide adequate areas of town for moderate density single family detached development, while maintaining the character and protecting the health, safety and general welfare of the community.

2.7.2 Use Regulations. (See Section 3.2)

2.7.3 Property Development Standards

1. Minimum Lot Depth: one hundred (100) feet. Radial lots are exempt from the minimum lot depth, providing that the average lot depth is one hundred (100) feet and the minimum lot size does not fall below the minimum square footage requirement.
2. Minimum Lot Area: seven thousand (7,000) square feet.
3. Minimum Front Lot Width: seventy (70) feet. Radial lots must have a minimum chord length of fifty (50) feet at street line.
4. Minimum Rear Lot Width: seventy (70) feet. Radial lots must have a minimum chord length of fifty (50) feet at the rear property line.
8. Minimum dwelling size: one thousand four hundred (1,400) square feet.
9. Maximum Building Height: thirty-five (35) feet.
10. A minimum of three (3) sides of the first floor of the dwelling must have a masonry veneer. The facade must be one (1) of the sides with the masonry veneer.

What is allowed on underlying R-1, R-2 & R-3?

City of Taylor Zoning Codes & Ordinances

MUNICODE, 8/23/2021

2.7A R-2, Single-Family Residential District

2.7A.1 Purpose

The purpose of this R-2 district is to provide adequate areas of town for medium density single family detached development, while maintaining the character and protecting the health, safety and general welfare of the community.

2.7A.2 Reserved

2.7A.3 Property Development Standards

1. Minimum Lot Depth: one hundred (100) feet. Radial lots are exempt from the minimum lot depth, providing that the average lot depth is a minimum of one hundred (100) feet and the minimum lot size does not fall below the minimum square footage requirement.
2. Minimum Lot Area: eighty-five hundred (8,500) square feet.
3. Minimum Front Lot Width: eighty-five (85) feet. Radial lots must have a minimum chord length of fifty (50) feet at street line.
4. Minimum Rear Lot Width: eighty five (85) feet. Radial lots must have a minimum chord length of 50 feet at the rear property line.

What is allowed on underlying R-1, R-2 & R-3?

City of Taylor Zoning Codes & Ordinances

MUNICODE, 8/23/2021

2.7B R-3, Single-Family Residential District

2.7B.1 Purpose

The purpose of this R-3 district is to provide adequate areas of town for low density single family detached development, while maintaining the character and protecting the health, safety and general welfare of the community.

2.7B.2 Reserved

2.7B.3 Property Development Standards

1. Minimum Lot Depth: one hundred (100) feet. Radial lots are exempt from the minimum lot depth, providing that the average lot depth is one hundred (100) feet and the minimum lot size does not fall below the minimum square footage requirement.
2. Minimum Lot Area: ten thousand (10,000) square feet.
3. Minimum Front Lot Width: one hundred (100) feet. Radial lots must have a minimum chord length of fifty (50) feet at street line.
4. Minimum Rear Lot Width: one hundred (100) feet. Radial lots must have a minimum chord length of fifty (50) feet at the rear property line.
5. Corner lots must be a minimum of five (5) feet wider than the average interior lots in the block.
6. Corner lots siding major thoroughfares must be a minimum of fifteen (15) feet wider than the average interior lots in the block.
7. Minimum Yard Setback:
    a. Front Setback: thirty (30) feet.
    b. Rear Setback: fifteen (15) feet.
    c. Interior Side Setback: Residential: ten (10) feet. Non-residential: twenty-five (25) feet.
    d. Street Side Setback: Residential: twenty (20) feet. Non-residential: twenty-five (25) feet.
8. Minimum dwelling size: two thousand (2,000) square feet.
9. Maximum Building Height: thirty-five (35) feet.
10. A minimum of three (3) sides the first floor of the dwelling must have a masonry veneer. The facade must be one (1) of the sides with the masonry veneer.

What is Specifically Allowed on These Zoning Codes?

City of Taylor Zoning Codes & Ordinances

MUNICODE, 8/23/2021

A synopsis of the least desirable uses allowed in the proposed and potential zoning codes, pulled from over 300 permitted uses in 11 Zoning Tables.

	Residential Districts						Nonresidential Districts			Hunters Run Comments
Permitted Uses **Taylor MUNICODE, Chapter 3, "Zoning District Use Regulations"** **as of 8/24/2021**	R-A	R-1	R-2	R-3	M F-1	MF-2	B-1	B-2	B-3	**Uses in question, from Tables 3-1 to 3-11** **Expected uses & possible uses contrary to the 'character' of the local / adjacent community**
Boarding or Rooming House						P	P	P	P	Traffic & flooding issues. Impervious cover?
Community Home (6 or less special needs are boarded w 2 caretakers)		P	P	P	P	P				Not OK for single family homes.
Industrialized Home (or Modular Home / Prefabricated Structure)	P	P	P	P	P	P				Does not fit the Community
Housing, public (publicly funded for low-income families)		P	P	P	P	P				Does not fit the Community
Multiple Family Dwelling						P	P	P	P	Traffic & flooding issues. Impervious cover?
Single Family Dwelling (Attached) / Duplex						P	P	P	P	Traffic & flooding issues. Impervious cover?
Single Family Dwelling (Detached)	P	P	P	P	P	P	P	P	P	No problem
Two Family Dwelling (Duplex)					P	P	P	P	P	Traffic & flooding issues. Impervious cover?
Multiple Family (up to and including four family)					P	P	P	P	P	Traffic & flooding issues. Impervious cover?
Primary Dwelling Units Per Lot (Maximum)		1	1	1	3	3				Traffic & flooding issues for high density units.
Hospital, Acute Care		S	S	S	S	P	P	P	P	Traffic issues
Kindergarten or Nursery School (Private)		P	P	P	P	P	P	P	P	Traffic issues. Size limit?
Rehabilitation Care Facility (Halfway House)		S	S	S	S	P	P	P	P	Traffic & safety issues. Size limit?
Bar or tavern							S	S	P	Youth safety; nearby schools & churches
Liquor store							S	P	P	Youth safety; nearby schools & churches
Food and Beverage Sales Without Gasoline Sales (Convenience Store)					S		S	P	S	Youth safety; nearby schools & churches
Food and Beverage Sales With Gasoline Sales (Convenience Store)							P	P		Youth safety; nearby schools & churches
Recycling Kiosk (recycling drop-off; max 120 sf)	S	S	S	S	S	S	S	S	S	Does not match R-1, R-2 or R-3
Motel or Hotel (Less than 75 Rooms)							P	P	P	Traffic & flooding issues. Impervious cover?
Motel or Hotel (Over 75 Rooms)							P	P	P	Traffic & flooding issues. Impervious cover?
Automotive Gasoline or Motor Fuel Service Station							P	P		Traffic & flooding issues. Not a community fit.
Auto Repair, Major							S	P		Traffic & flooding issues. Not a community fit.
Concrete or Asphalt Batching Plant (Temporary, Maximum 6 months)	S						S	S		Traffic, health & safety; dangerous runoff.
Miscellaneous Note										Once platted & re-zoned, the 200' notice may no longer include the JM Carlson Addition, aka Hunters Run. What protects existing homeowners against future re-zoning?

Chart Legend

P - designates use permitted in District Indicated

S - indicates use may be approved as Specific Use Permit

R-A	Current Zoning
MF-1 & B-1	Possible re-zone
R-1 - R-3	Neighbor proposal
MF-2, B-2 & 3	For comparison

Items under contention
Proposed MF-1; Neighbors ask for R-2 or R-3
Proposed B-1; Neighbors want to know the plans.

Once redistricting is approved, the developer can negotiate for Specific Use Permits that are not otherwise allowed within a zoning district.

For example, B-1 allows a private nursery school, but CPD does not. Developer may apply to P&Z for a permit to authorize nursery schools.

About the

Hunter's Run Neighborhood Association

(Legally: John M Cuba, Sections 1, 2 & 3)

Founded in 1992 by neighbors living in the
John M Cuba subdivision,
the charter for the Association
established two goals:
1) To maintain and improve property values – especially by keeping neighbors informed about deed restrictions –
and
2) To create a sense of community!

OBJECTION LETTER

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as 'residential', preferably as R-2 or R-3 single family homes on large lots**. As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

1. **Flooding Concerns**. With 7 acres of commercial and 33 acres of multifamily construction adding almost 200 dwellings in the watershed, this dense project sits in an area already contributing to frequent and high flood risks along T.H. Johnson Drive. I ask you to minimize impervious cover from buildings and pavement. Furthermore, I ask that the City of Taylor work with the Developer to utilize planned park areas to help resolve not only the run-off from this 39.24 acres, but the uncontrolled existing run-off from fields and pastures along Bull Branch.

2. **Traffic & Pedestrian Safety**. I appreciate the willingness of the Developer to change the planned homes facing North Drive from the initially proposed duplexes to single family homes with rear entry driveways. Yet, this does not resolve parking problems along North Drive when friends and delivery trucks park in the front street. I believe street parking from 198 residences in Trenton Village will add to traffic danger and congestion, especially once the 371 residences are occupied within the Grove at Bull Creek. I request that proposed Trenton Village project should include improvements to North Drive (such as widening the street, adding turn lanes, curbs, drainage systems and sidewalks) to reduce traffic risk and improve pedestrian safety.

Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

We appreciate your consideration.

Sincerely,

Carl Bechtold
Debra Bechtold
4100 Arbor Oak Dr.
Taylor, TX 76574

OBJECTION LETTER

Mayor Brandt Rydell
Mayor *pro tem* Gerald Anderson
Councilmember Mitchell Drummond
Councilmember Robert Garcia
Councilmember Dwayne Ariola
City Manager Brian LaBorde
Asst City Manager Tom Yantis
Developer Josh Becker of Dannen Development

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as 'residential', preferably as R-2 or R-3 single family homes on large lots**. As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

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2. **Traffic & Pedestrian Safety**. I appreciate the willingness of the Developer to change the planned homes facing North Drive from the initially proposed duplexes to single family homes with rear entry driveways. Yet, this does not resolve parking problems along North Drive when friends and delivery trucks park in the front street. I believe street parking from 198 residences in Trenton Village will add to traffic danger and congestion, especially once the 371 residences are occupied within the Grove at Bull Creek. I request that proposed Trenton Village project should include improvements to North Drive (such as widening the street, adding turn lanes, curbs, drainage systems and sidewalks) to reduce traffic risk and improve pedestrian safety.

Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

Olga and R. L. Gonzales
1405 Stoneridge Drive
Taylor, Tx

OBJECTION LETTER

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as 'residential', preferably as R-2 or R-3 single family homes on large lots**. As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

1. **Flooding Concerns**. With 7 acres of commercial and 33 acres of multifamily construction adding almost 200 dwellings in the watershed, this dense project sits in an area already contributing to frequent and high flood risks along T.H. Johnson Drive. I ask you to minimize impervious cover from buildings and pavement. Furthermore, I ask that the City of Taylor work with the Developer to utilize planned park areas to help resolve not only the run-off from this 39.24 acres, but the uncontrolled existing run-off from fields and pastures along Bull Branch.

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Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

Sincerely,
Taylor Stokes
1503 Sherry Dr, Taylor TX

OBJECTION LETTER

September 15, 2021

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as 'residential', preferably as R-2 or R-3 single family homes on larger lots**. As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers and add to an already congested North Dr., impacted with student drop off/pick up, 2 times a day 9 months a year. I believe it would increase flooding in the Hunters Run neighborhood and devalue current neighborhood property value.

1. **Flooding Concerns**. With 7 acres of commercial and 33 acres of multifamily construction adding almost 200 dwellings in the watershed, this dense project sits in an area already contributing to frequent and high flood risks along T.H. Johnson Drive. I ask you to minimize impervious cover from buildings and pavement. Furthermore, I ask that the City of Taylor work with the Developer to utilize planned park areas to help resolve not only the run-off from this 39.24 acres, but the uncontrolled existing run-off from fields and pastures along Bull Branch.

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Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

Sincerely,
Kathy Cotner
4101 Pinehurst Dr.

OBJECTION LETTER

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to **reject** the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as 'residential', preferably as R-2 or R-3 single family homes on large lots**. As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and **devalue neighborhood properties.**

Sincerely,
Melanie & Rudy Woolf
1302 Sherry Drive
Tax Payers for over 20 years

OBJECTION LETTER

Dear Taylor City Council Members:

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1. **Flooding Concerns**. With 7 acres of commercial and 33 acres of multifamily construction adding almost 200 dwellings in the watershed, this dense project sits in an area already contributing to frequent and high flood risks along T.H. Johnson Drive. I ask you to minimize impervious cover from buildings and pavement. Furthermore, I ask that the City of Taylor work with the Developer to utilize planned park areas to help resolve not only the run-off from this 39.24 acres, but the uncontrolled existing run-off from fields and pastures along Bull Branch.

2. **Traffic & Pedestrian Safety**. I appreciate the willingness of the Developer to change the planned homes facing North Drive from the initially proposed duplexes to single family homes with rear entry driveways. Yet, this does not resolve parking problems along North Drive when friends and delivery trucks park in the front street. I believe street parking from 198 residences in Trenton Village will add to traffic danger and congestion, especially once the 371 residences are occupied within the Grove at Bull Creek. I request that proposed Trenton Village project should include improvements to North Drive (such as widening the street, adding turn lanes, curbs, drainage systems and sidewalks) to reduce traffic risk and improve pedestrian safety.

Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

Sincerely,
Robin Ariola
1305 T H Johnson Dr.
Taylor, TX 76574

OBJECTION LETTER

Dear Taylor City Council Members:

As a citizen and homeowner in Taylor – I urge the Taylor City Council to reject the proposed B-1/CPD and MF-1/PRD zoning requests for the 39.24-acre tract of Rural/Agricultural land at the SW corner of North Drive and the Carlos Parker Loop. **I also urge you to maintain the Future Land Use Plan as 'residential', preferably as R-2 or R-3 single family homes on large lots**. As proposed by the Developer, I believe the B-1 and MF-1 zoning for Trenton Village would endanger students and drivers. I also believe it would increase flooding in the Hunters Run neighborhood and devalue neighborhood properties.

1. **Flooding Concerns**. With 7 acres of commercial and 33 acres of multifamily construction adding almost 200 dwellings in the watershed, this dense project sits in an area already contributing to frequent and high flood risks along T.H. Johnson Drive. I ask you to minimize impervious cover from buildings and pavement. Furthermore, I ask that the City of Taylor work with the Developer to utilize planned park areas to help resolve not only the run-off from this 39.24 acres, but the uncontrolled existing run-off from fields and pastures along Bull Branch.

2. **Traffic & Pedestrian Safety**. I appreciate the willingness of the Developer to change the planned homes facing North Drive from the initially proposed duplexes to single family homes with rear entry driveways. Yet, this does not resolve parking problems along North Drive when friends and delivery trucks park in the front street. I believe street parking from 198 residences in Trenton Village will add to traffic danger and congestion, especially once the 371 residences are occupied within the Grove at Bull Creek. I request that proposed Trenton Village project should include improvements to North Drive (such as widening the street, adding turn lanes, curbs, drainage systems and sidewalks) to reduce traffic risk and improve pedestrian safety.

Please help to minimize the density of development, reduce both the existing and any potential increase in flooding, and develop safe and high-volume sidewalks for students and streets for vehicles.

I appreciate your consideration.

V/r
Ernest Ariola Jr
1305 T H Johnson Drive
Concerned Home Owner

ORDINANCE NO. 2021-25

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 39.34 ACRES FROM RURAL/AGRICULTURAL ZONING DISTRICT (R/A) TO 7.63 ACRES OF LOCAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-1/CPD) AND 31.71 ACRES OF MULTI-FAMILY ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (MF-1/RPD), LOCATED AT THE SOUTHWEST CORNER OF CARLOS G. PARKER BOULEVARD AND NORTH DRIVE; MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT AS PARCEL R018637; PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on September 23, 2021, to consider the request made by Gregg Andrulis, P.E./Civil Insite, LLC as agent for Creek Bend Land Holdings, LLC, for property which is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Rural/Agricultural District (R/A) to approximately 7.63 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 31.71of Multi-Family Zoning District with a Residential Planned Development Overlay (MF-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on September 14, 2021, to consider the zoning request, and recommended against the change; and

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

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

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

SECTION 2. The Property described in Exhibit "A" is changed from Rural/Agricultural District (R/A) to 7.63 acres of Local Business Zoning District with a Commercial Planned Development overlay (B-1/CPD) and 31.41 acres of Multi-Family Zoning District with a Residentail Planned Development overlay (MF-1/RPD).

SECTION 3. The Commercial and Residential Planned Development overlays hereby referred to as the Trenton Village Planned Development that shall be applied to and be required for the Property are described in Exhibit "B" attached hereto and incorporated herein for all purposes. Notwithstanding Section 2.18.4 of the Zoning Ordinance, the permitted uses within the

DRAFT

Commercial Planned Development shall be all uses allowed within the B-1 zoning district as modified by the Planned Development standards described in Exhibit "B".

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from approximately 39.34 acres of Rural/Agricultural Zoning District (R/A) to approximately 6.73 acres of Local Business Zoning District with a Commercial Planned Development overlay and 31.71 acres of Multi-Family Zoning District with a Residential Planned Development overlay (MF-1/RPD) as shown in Exhibit "C" attached hereto and incorporated herein for all purposes.

SECTION 5. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 6. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2021-25 was introduced before the Taylor City Council on the 23rd day of September, 2021.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2021.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

APPROVED AS TO FORM:

_____
Ted W. Hejl,
City Attorney

Exhibit "A"

FIELD NOTES
39.34 ACRE TRACT
WILLIAMSON COUNTY, TEXAS

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

BEGINNING at a concrete TXDOT monument found at the southwest intersection of F.M. Road 397 and North Drive, for the northeast corner of the herein described tract;

THENCE S 20°50'40" E (*Rec. S 19°00'00" E*), 1713.63 feet, with the east line of said 104 acre tract and the west right-of-way line of said North Drive, to an iron rod with cap set for the southeast corner of the herein described tract;

THENCE S 69°03'06" W, 136.73 feet, to a point in the approximate centerline of a creek;

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

1. N 66°08'49" W, 70.28 feet, to a point;
2. S 82°31'09" W, 35.00 feet, to a point;
3. N 67°57'32" W, 117.00 feet, to a point;
4. N 78°53'51" W. 84.00 feet, to a point;
5. N 42°36'28" W, 103.00 feet, to a point;
6. N 60°09'45" W, 113.00 feet, to a point;
7. S 74°47'39" W, 51.00 feet, to a point;
8. N 72°18'30" W, 82.00 feet, to a point;
9. N 83°21'49" W, 99.00 feet, to a point;
10. S 82°51'24" W, 193.00 feet, to a point;
11. N 88°02'15" W, 62.00 feet, to a point;
12. N 76°45'11" W, 109.00 feet, to a point;
13. S 84°33'52" W, 76.00 feet, to a point;
14. N 52°17'11" W, 97.00 feet, to a point;
15. N 78°06'29" W, 76.00 feet, to a point;
16. S 75°26'24" W, 71.00 feet, to a point;
17. N 56°54'49" W, 59.00 feet, to a point;
18. S 75°10'20" W, 36.00 feet, to an iron rod with cap found in the west line of said 104 acre tract and the east line of a called 88.167 acre tract described in a deed to WEINRITTER REALTY, LP, recorded in Document No. 2009013705, of said records, for the southwest corner of the herein described tract;

Unofficial Document

THENCE N 22°00'08" W (*Rec. N 19°00'00" W*), with the west line of said 104 acre tract and the east line of said 88.167 acre tract, at 19.90 feet passing a concrete monument found, continuing the same course for a total distance of 806.66 feet to a point in the south right-of-way line of said F.M. Road 397, for the northeast corner of said 88.167 acre tract, the northwest corner of said remaining 104 acre tract and the northwest corner of this tract, from which a 3/8 inch iron rod found bears S 22°00'08" E, 0.51 feet;

THENCE N 64°41'57" E, 1374.55 feet, with the north line of said remaining 104 acre tract and the south right-of-way line of said F.M. Road 397 to the **POINT OF BEGINNING**, and containing 39.34 acres of land, more or less.

NOTES:

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

Luther E. Frobish 9/14/2018

Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200

STATE OF TEXAS
REGISTERED
LUTHER E. FROBISH
6200
PROFESSIONAL
LAND SURVEYOR

Return to
Longhorn Title Co., Inc.
309 N. Main
Taylor, TX 76574

Unofficial Document

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2020148577

Pages: 7 Fee: $41.00
11/24/2020 03:07 PM

Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

EXHIBIT B
TRENTON VILLAGE
RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY

The subject property is located on the south side of FM 397 (Carlos G Parker Blvd) and the west side of North Drive. The tract includes approximately 39.24 acres land, as more particularly described in Exhibit A.

PURPOSE

The purpose of this planned development zoning ordinance is to develop a project consisting of commercial, duplex, townhome and single family uses with varying lot widths and sizes to incorporate various styles and accommodate a variety of housing types. To move forward with our project, we are making application for a planned development with B-1/CPD (7.86 acres) and MF-1/RPD (31.71 acres) zoning.

CONCEPT SITE LAYOUT & LAND USE

A conceptual layout of the proposed site has been attached to this Development Plan as Exhibit B.1 to illustrate the proposed land use for the property. The primary use of the development shall be for commercial, duplex, townhome and single family development. Each duplex and single family lot will include a rear loaded garage accessed by a private alley. Townhome units are not required to face the street which they are addressed from.

PLANNED DEVELOPMENT STANDARDS

Deviations from Zoning Ordinance		
	MF-1/RPD	**B-1/CPD**
Minimum Lot Area (SF)	5000	5000
Minimum Lot Width (feet)	50	50
Setbacks		
Front (feet)	10	10
Interior Side or Alley Side (feet)	5	5
Street Side (feet)	5	5
Rear (feet)	5	5
Maximum Height (feet)	35	35
Maximum Setback (feet)	N/A	10*

*10 foot maximum commercial building setback on “A” Street and “B” Street.

FRONT PORCHES

Each residential unit will have a front porch with a minimum of 4' depth and 8' width.

ACCESSORY DWELLING UNITS

Accessory dwellings are allowed by right and may be above or attached to garages or standalone buildings. Accessory dwelling units may be up to 30% of the size of the primary structure on the same lot or 600 square feet whichever is greater.

STREET REQUIREMENTS

Alleys are to be private (owned and maintained by the respective Property Owner's Association) and have a 20-foot right-of-way with a 14-foot paved asphalt driving surface bordered with concrete curb. The public roads include proposed changes to minimum requirements. Specifically, the pavement width has been reduced to 28 feet and a 40' R.O.W. is proposed on "C" Street, "D" Street and a portion of "A" Street. The sidewalks for the 40' R.O.W. section are located outside of the R.O.W. in a sidewalk and public utility easement. All local street sections and utility assignments will be in accordance with the attached Exhibit B.4 of this ordinance.

SIDEWALKS

Sidewalks shall be constructed on both sides of all public streets, which shall be installed on a lot-by-lot basis by the homebuilders, except for the sidewalks constructed next to or adjacent to public areas, which will be part of the subdivision improvement plans and constructed by the developer.

LANDSCAPE REQUIREMENTS

All landscaping selections shall be from the City of Taylor's code of ordinances. Street trees will be planted between the sidewalk and back of curb along all public streets with a maximum spacing of 40 feet. All maintenance of street trees located along public streets must meet and comply with City of Taylor ordinances. Corner lots that have street side frontage will be required to plant two additional street trees spaced 30'- 40' apart on that street side frontage between the sidewalk and back of curb. Street tree species will be specified by the Property Owner's association at the time of construction. All street trees will include root barrier to a minimum depth of 3-feet adjacent to the curb and sidewalk to help maintain structure of curb and sidewalk. All street trees placed adjacent to residential lots will be maintained by the homeowner and enforcement of maintenance will be handled by the Property Owners' Association. All landscaping not fronting or siding a residential lot shall be maintained by the Property Owners' Association. All other landscaping requirements not mentioned here will follow the City of Taylor's ordinances. See Exhibit B.3

PARKLAND

This planned development includes a total of three parkland dedicated tracts. Pocket Park A (0.20 acres) and Pocket Park B (0.17 acres) will include playscapes, shade structures and dog park facilities. Additionally, the planned development includes an 11.80 acre parkland dedication area within the floodplain that provides trails, picnic tables and pedestrian connectivity between TH Johnson Drive and Carlos G. Parker Blvd. Less than 5% of the subdivision's total acreage will be dedicated outside of the floodplain. One percent of the land outside of the floodplain and 30% of land within the floodplain will be dedicated as parkland.

COMMON AREA AMENITIES

The following common area amenities are proposed on-site and located within the 0.20, 0.17 and 11.80 acre public parkland areas:

- A dog park
- A playscape with shade structure
- A concrete trail
- Picnic Tables / Open Play / Group Pavilion

The final design of each amenity shall be established during the subdivision construction plan review phase.

SIGNAGE REQUIREMENTS

Entry signage will be placed at the entrance to the development, outside of the right-of-way, and in accordance with Chapter 24 of the Code. No off-premise signage will be installed.

PROPERTY OWNER'S ASSOCIATION

A Property Owner's Association shall be created to own and maintain the common area amenities, detention ponds, signage, private paving and sidewalks. The Property Owner's Association must be registered with the Texas Secretary of State.

LIST OF EXHIBITS

Exhibit B.1 – Conceptual Site Plan

Exhibit B.2 – Architectural Elevations

Exhibit B.3– Conceptual Landscape Plan

Exhibit B.4 – Typical Road Sections

LAND USE SUMMARY		
Commercial		7.86 ac
Townhome		2.66 ac
No. of units	80	
"A" units DUPLEX - 60x110		5.10 ac
No. of units	30	
"B" units DUPLEX - 50x110		8.92 ac
No. of units	62	
"C" units SINGLE FAMILY - 40x110		2.62 ac
No. of units	21	
Open Space		12.18 ac
TOTAL SITE		**39.34 ac**
TOTAL UNITS		**193 units**

TRENTON VILLAGE

TAYLOR, TX

EXHIBIT B.1 - CONCEPTUAL SITE PLAN

CIVIL INSITE, LLC

CONSULTING ENGINEERS

10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19483

C:\USERS\GREGGIONEDRIVE - CIVILINSITE.COM\TRENTON VILLAGE\DRAWINGS\L1\P-LANDPLAN10.DWG, 8/24/2021, GREGG A

EXHIBIT B.2
60' DUPLEX

XXXXXX
PLAN XXXX RF

Due to variations in construction methods and diversityin construction materials, all dimensions and elevations are approximate and may vary per plan. It is the responsibility of the owner and/or his agent to assure compliance with local codes. Should any changes be made to these plans by Builder or his representatives, Builder assumes full liability for ammended plans and specifications.

KIPP★FLORES
ARCHITECTS
(512)-335-5477 fax (512) 335-5852
WWW.KIPPFLORES.COM
11776 Jollyville Rd. Suite 100 Austin, Tx 78759

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Dannen Plan 2

Date
XXXXXX

Sheet
of 8

EXHIBIT B.2
50' DUPLEX

XXXXXX
PLAN XXXX RF

Due to variations in construction methods and diversityn construction materials, all dimensions and elevations are approximate and may vary per plan. Buyer accepts responsibility for checking plans for compliance with local codes. Should any changes be made to these plans by Builder or his representatives, Builder assumes full liability for ammended plans and specifications.

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ARCHITECTS
© (512)-335-5477 fax (512) 335-5852
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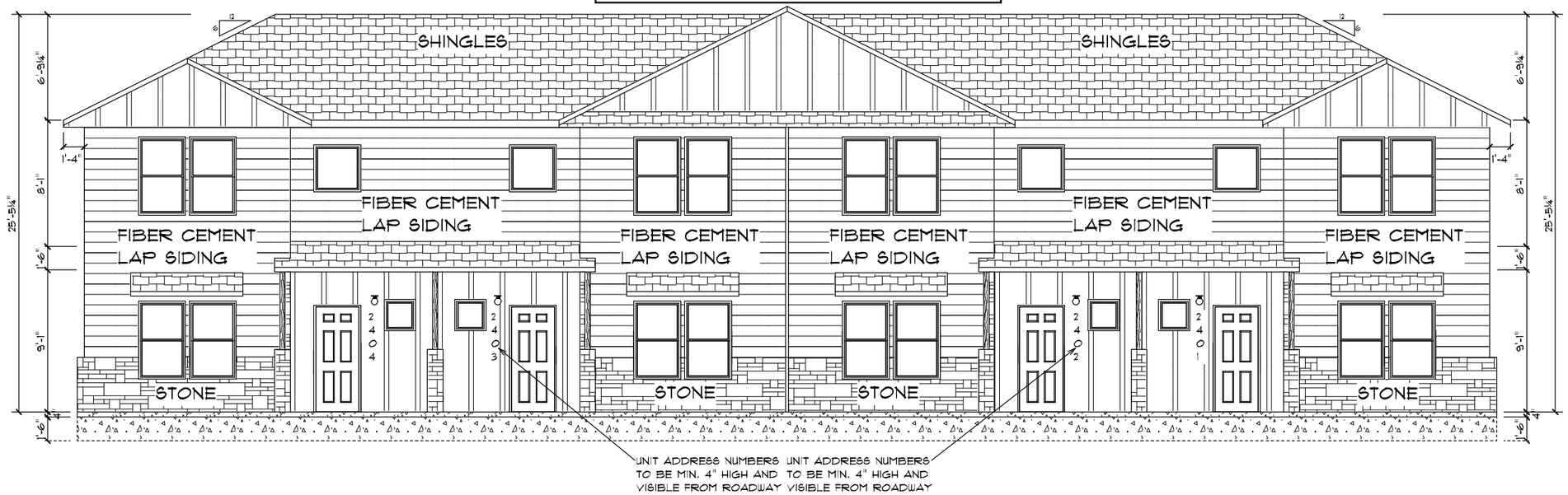
Dannen Plan 1 1368

Date
XXXXXX

Sheet
of 8

EXHIBIT B.2
TOWNHOUSE

EXHIBIT B.2 LINEAR TOWNHOUSE



FRONT ELEVATION

REAR ELEVATION

EXTERIOR FINISH CHART:
FRONT ELEVATION:
65% FIBER CEMENT
LAP SIDING 530 ft^2
11% STONE 92 ft^2
24% HARDI 194 ft^2

REAR ELEVATION:
65% FIBER CEMENT
LAP SIDING 530 ft^2
11% STONE 92 ft^2
24% HARDI 194 ft^2

TOTAL BILDING EXTERIOR:
74% FIBER CEMENT
LAP SIDING 2,600 ft^2
15% STONE 534 ft^2
11% HARDI 388 ft^2

WINDOWS/DOORS MAKE UP
22% OF STREET FACING WALL

FRONT & REAR ELEVATIONS

DATE	7/30/21
REVISED	
DRAWING#	6301

BLAKE'S BEND BLDG. #8
705 HORSESHOE DRIVE , LEANDER
TX 78641

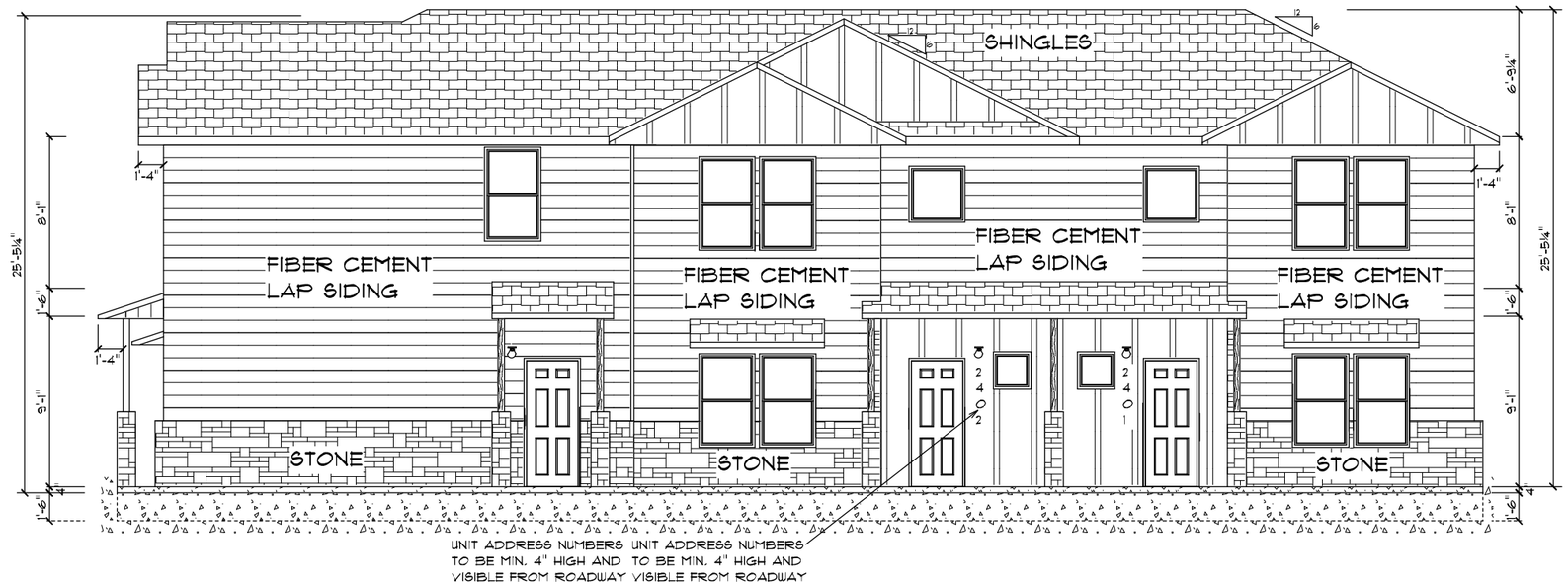
PHONE : 801-494-4093
EMAIL:WILTBANKKART@GMAIL.COM

SNOWFLAKE ENGINEERING

SCALE	1/4"=1'
DRAWN BY	SGW
APPROVED	SGW

A1.05

EXHIBIT B.2 L-SHAPED TOWNHOUSE



FRONT ELEVATION

FRONT ELEVATIONS

DATE	7/30/21
REVISED	
DRAWING#	6307

BLAKE'S BEND BLDG. #8
705 HORSESHOE DRIVE , LEANDER
TX 78641

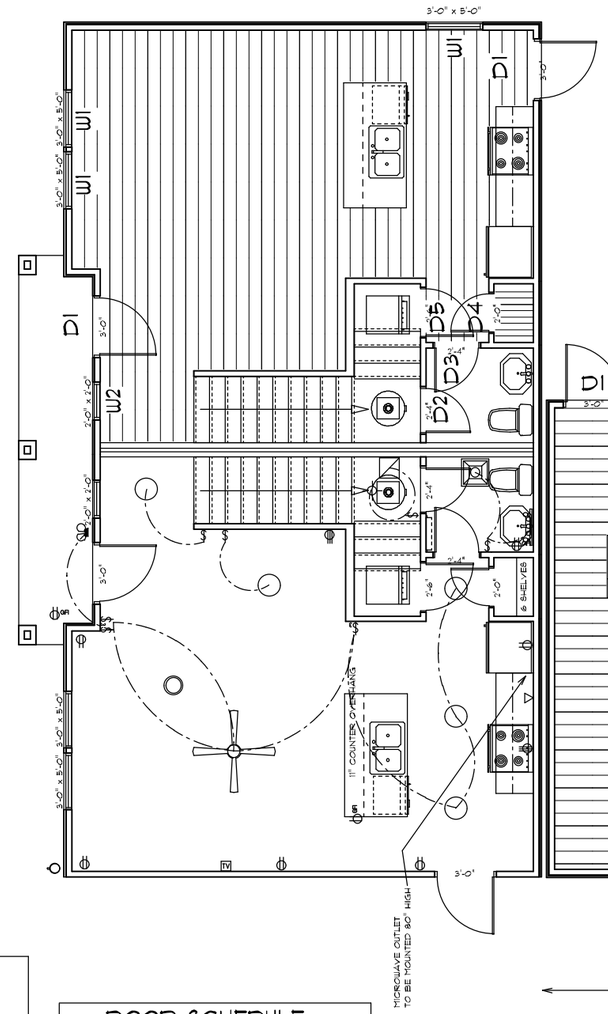
SNOWFLAKE ENGINEERING
PHONE : 801-494-4093
EMAIL:WILTBANKKART@GMAIL.COM

SCALE	1/4"=1'
DRAWN BY	SGW
APPROVED	SGW

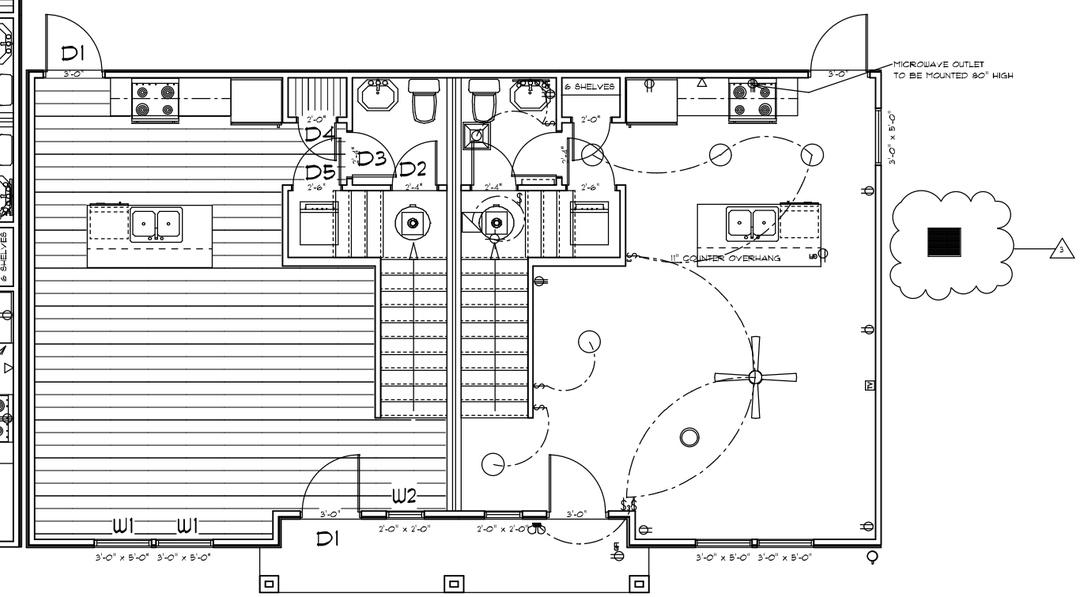
A1.05

EXHIBIT B.2 L-SHAPED TOWNHOUSE

- TV/PHONE JACK
- 2 LIGHT VANITY FIXTURE
- TELEPHONE JACK
- CEILING FAN/ LIGHT KIT
- ELECTRICAL PANEL
- LIGHT FIXTURE
- CAN LIGHT
- VANITY FIXTURE
- LIGHT SWITCH
- DOUBLE LIGHT SWITCH
- 3-WAY SWITCH
- GFI/GFCI OUTLET
- OUTLET
- 220V OUTLET
- SPOTLIGHT
- VENTILATION FAN
- SMOKE/CO DETECTOR
- HOSE BIB
- ELECTRICAL METER



TYPICAL 2-PLEX CONFIGURATION
MIRRORED FOR 4-PLEX



FLOORING DIAGRAM

ELECTRICAL DIAGRAM

MAIN FLOOR LEVEL AIR CONDITIONED
SQUARE FOOTAGE PER UNIT: 542 FT^2

FRONT PORCH PER UNIT: 40 FT^2

OVERALL BUILDING AIR CONDITIONED
SQAURE FOOTAGE MAIN AND 2ND FLOORS: 4,336 FT^2

TOTAL BUILDING PORCH SQUARE FOOTAGE: 160 FT^2

DOOR SCHEDULE	
D1	3'-0" X 6'-8" EXT.
D2	2'-6" X 6'-0" INT.
D3	2'-4" X 6'-8" INT.
D4	2'-0" X 6'-8" INT.
D5	2'-6" X 6'-8" INT.
WINDOW SCHEDULE	
W1	3'-0" X 5'-0" DB HUNG
W2	2'-0" X 2'-0" FIXED

CARPET

VINYL WOOD OR LAMINATE FLOORING

MAIN FLOOR PLAN
1/4" = 1"

BLAKE'S BEND BLDG. #8
705 HORSESHOE DRIVE , LEANDER
TX 78641

PHONE : 801-494-4093
EMAIL:BUILTBANKART@GMAIL.COM

SNOWFLAKE ENGINEERING

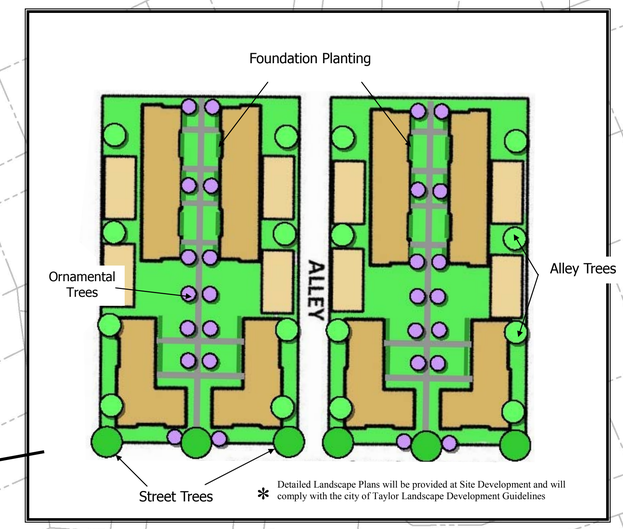
DATE	7/30/21
REVISED	
DRAWING#	6301
SCALE	1/4"=1'
DRAWN BY	SSW
APPROVED	SSW

A1.02

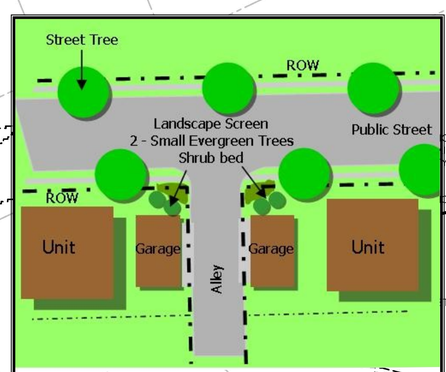
EXHIBIT B.2 - SINGLE-FAMILY DETACHED

EXHIBIT B.2 - SINGLE-FAMILY DETACHED

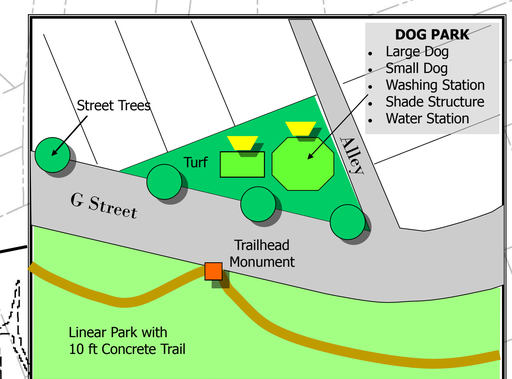
LAND USE SUMMARY		
Commercial		7.86 ac
Townhome		2.66 ac
No. of units	80	
"A" units DUPLEX - 60x110		5.10 ac
No. of units	30	
"B" units DUPLEX - 50x110		8.92 ac
No. of units	62	
"C" units SINGLE FAMILY - 40x110		2.62 ac
No. of units	21	
Open Space		12.18 ac
TOTAL SITE		**39.34 ac**
TOTAL UNITS		**193 units**



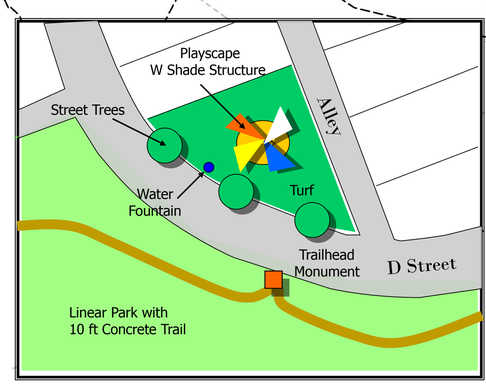
TOWNHOME –East/Landscape Concept



Alley /Street—Landscape Screen



Pocket Park –East



Pocket Park –West

Landscape and
Parks Development Plan

MASTER PLAN

TRENTON VILLAGE

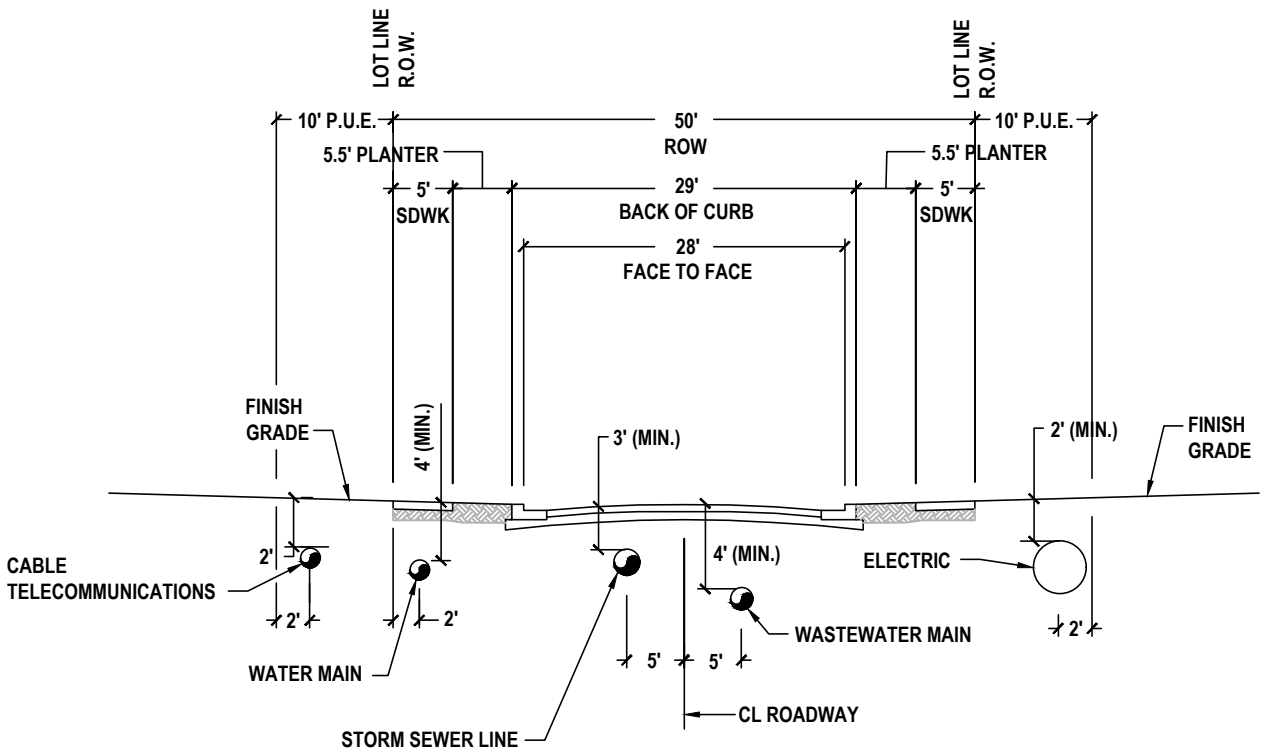
TAYLOR, TX

EXHIBIT B.1 - CONCEPTUAL SITE PLAN

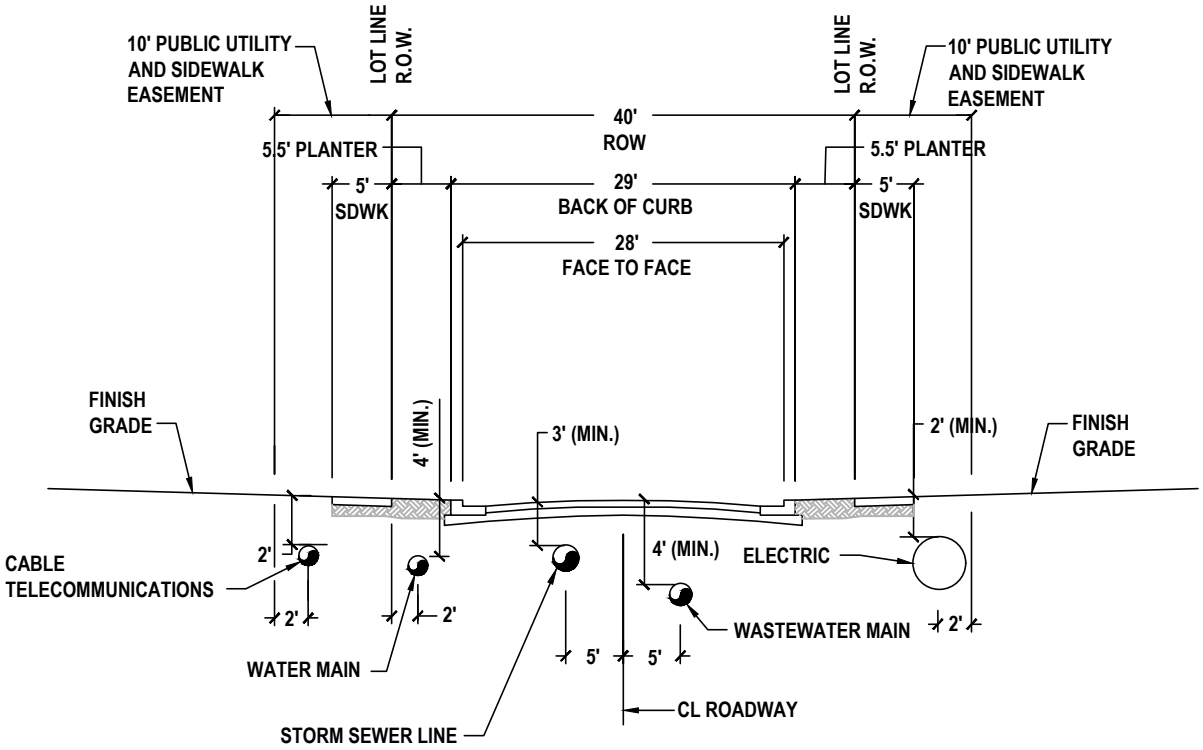
CIVIL INSITE, LLC
CONSULTING ENGINEERS
10200 HIGHWAY 290 W, SUITE 202
AUSTIN, TX 78737
512.366.5616
FIRM REGISTRATION NO. F-19483

C:\USERS\GREGGONEDRIVE - CIVILINSITE.COM\TRENTON VILLAGE\DRAWINGS\LIP\LANDPLAN10.DWG, 8/24/2021, GREGG A

TRENTON VILLAGE EXHIBIT B.4

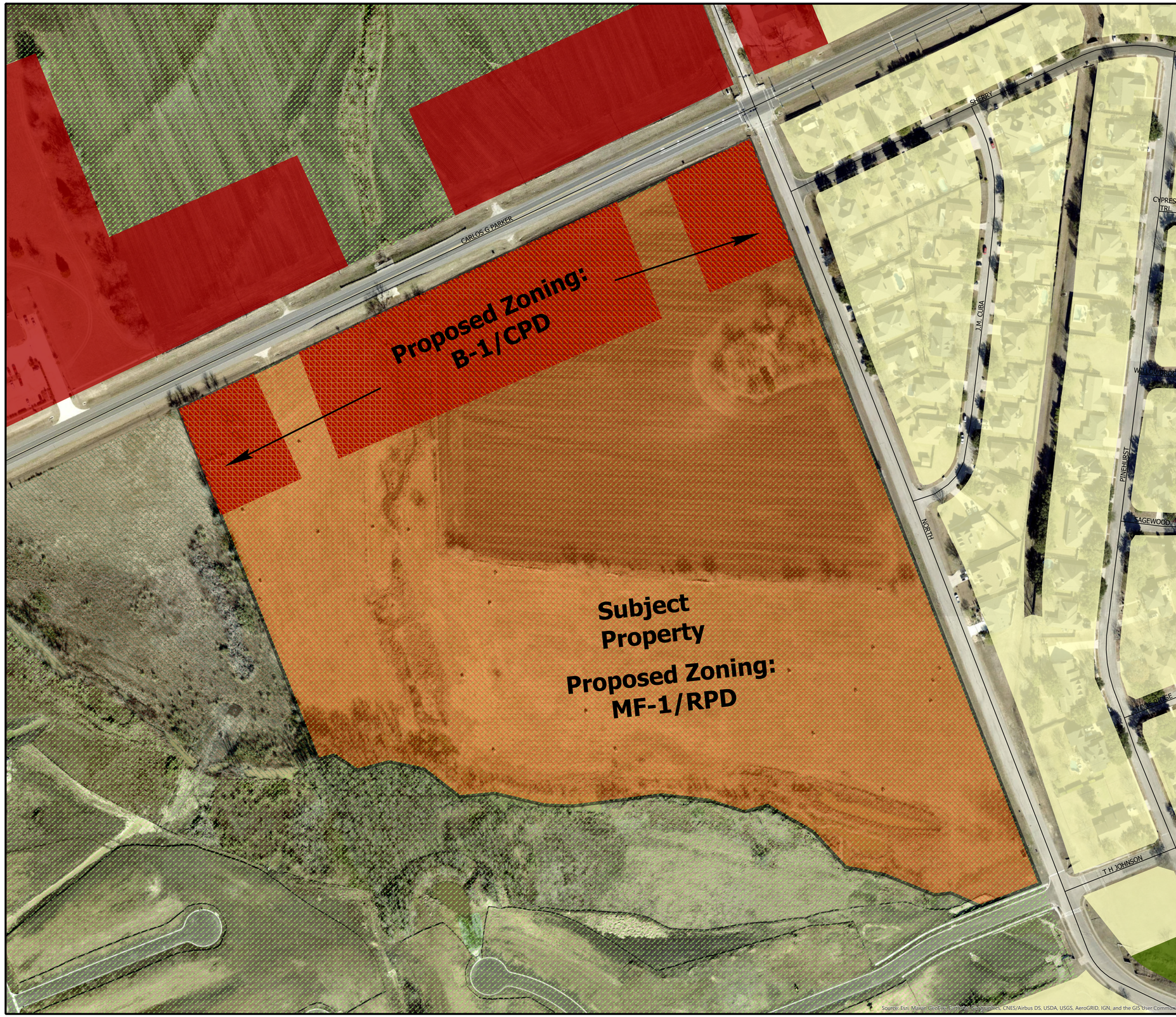


50' R.O.W. TYPICAL SECTION



40' R.O.W. TYPICAL SECTION

CITY OF TAYLOR	TYPICAL UTILITY AND STREET SECTION ASSIGNMENT LOCAL STREET



Taylor Texas
CITY OF TAYLOR TX

N

PZ-2021-1328

Trenton Village Planned Development
Proposed Zoning Map
Approximately 39.34 Acres

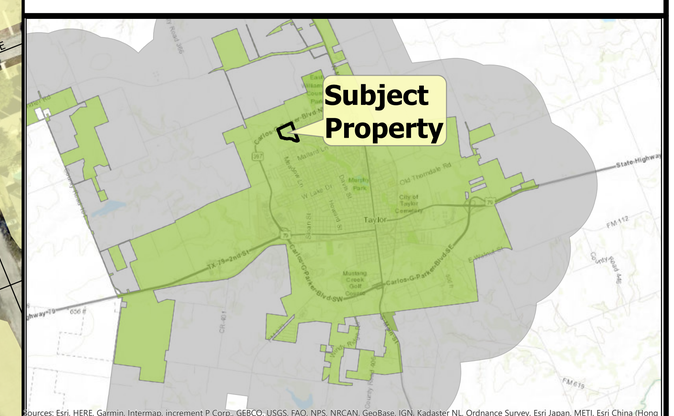
Exhibit "C"

Legend

- Subject Property with MF-1 Base Zoning
- Subject Property with Proposed B-1/CPD
- Streets

ZONING

- B-1
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture



0 150 300 600 US Feet

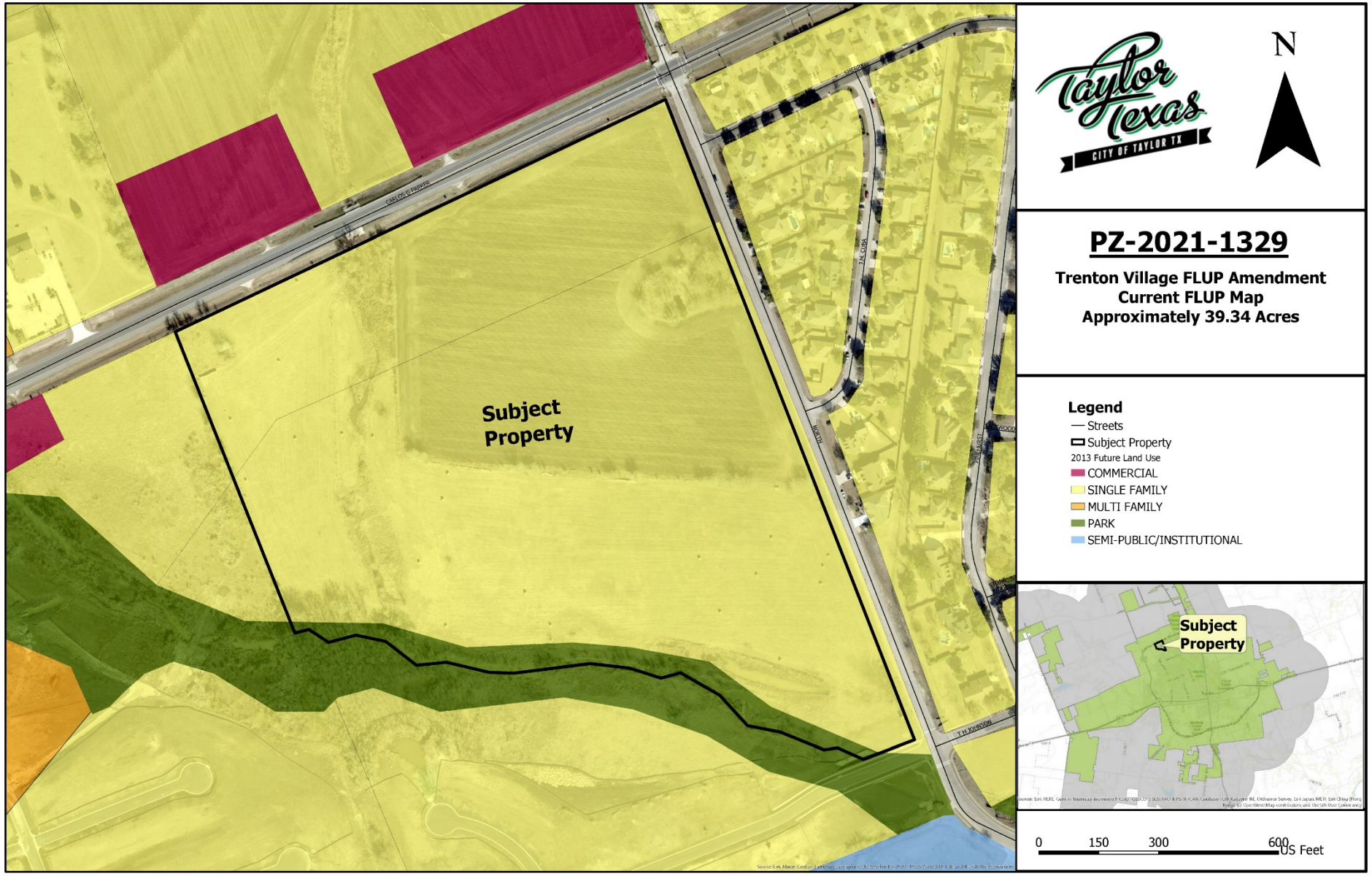
City of Taylor
City Council

September 23, 2021

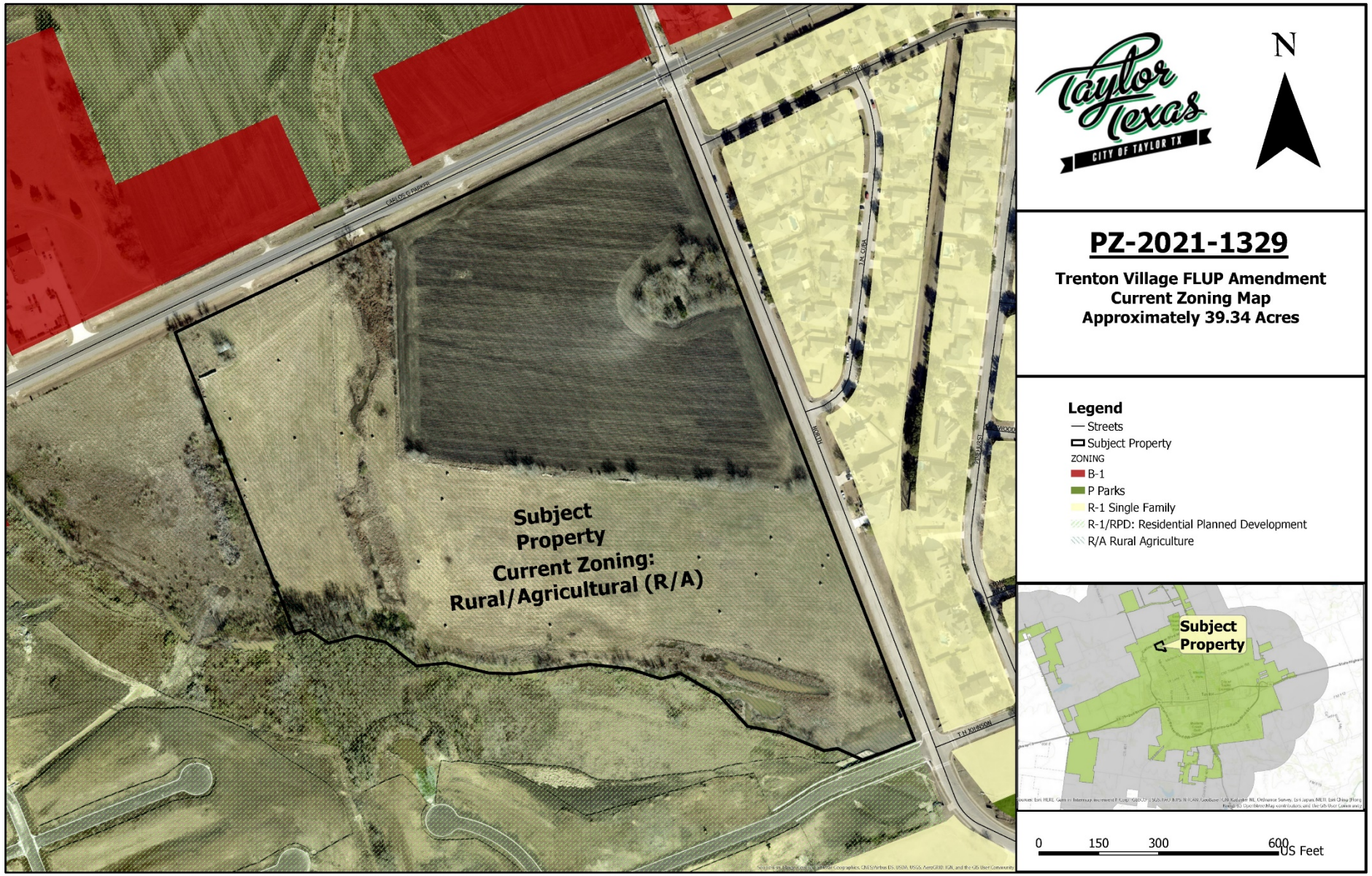
PZ-2021-1329 & PZ-2021-1328

Trenton Village Comprehensive Plan (FLUP) Amendment & Trenton Village Re-Zoning from R/A to B-1/CPD and MF-1/RPD

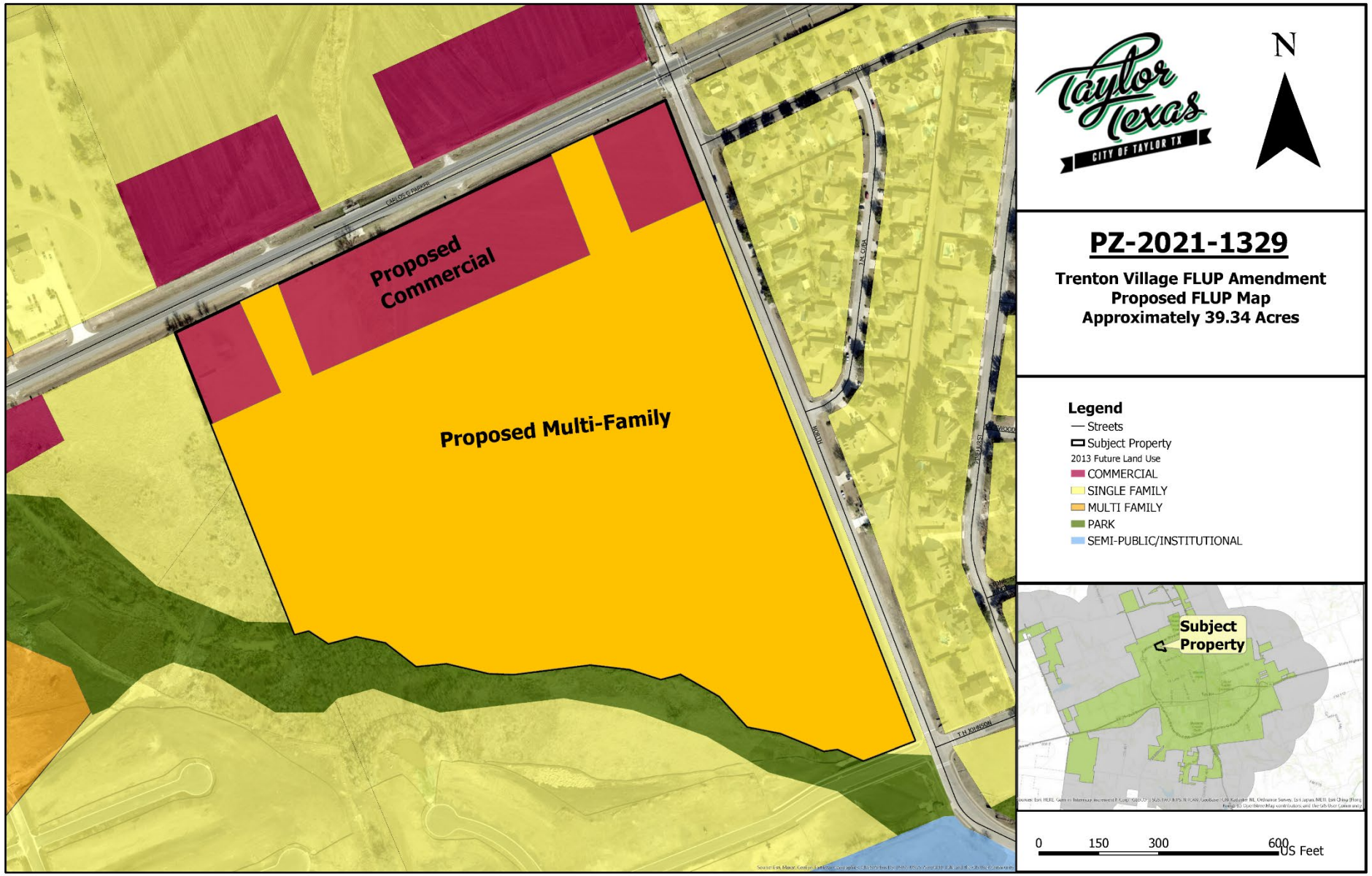
Current FLUP Map



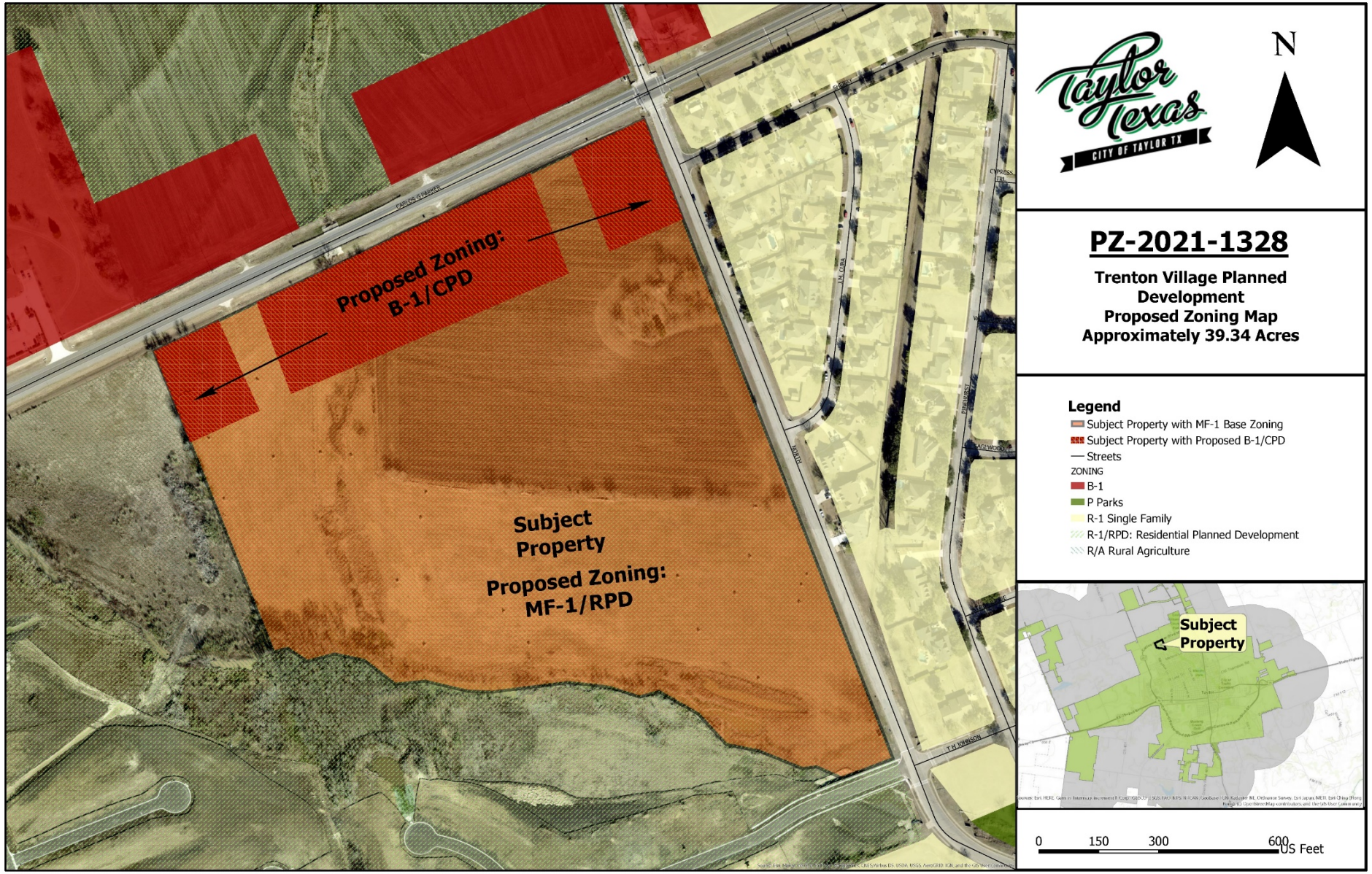
Current Zoning Map



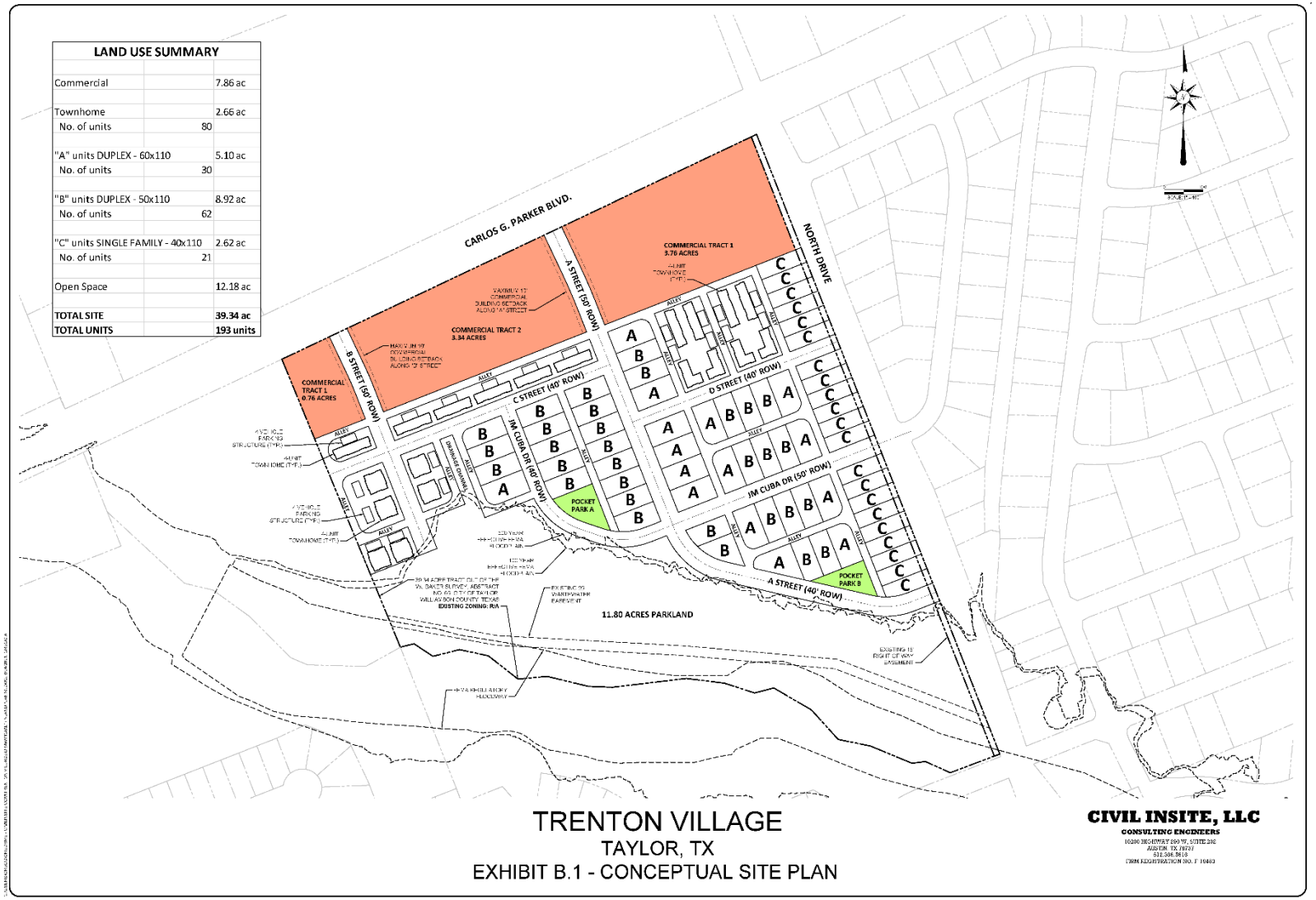
Proposed FLUP Map



Proposed Zoning



Proposed Layout



- B-1/CPD area will consist of commercial tracts along Carlos G. Parker Blvd. frontage.
- MF-1/RPD area will consist of townhouses, duplexes, and single-family detached homes.

Proposed Duplexes

EXHIBIT B.2
60' DUPLEX

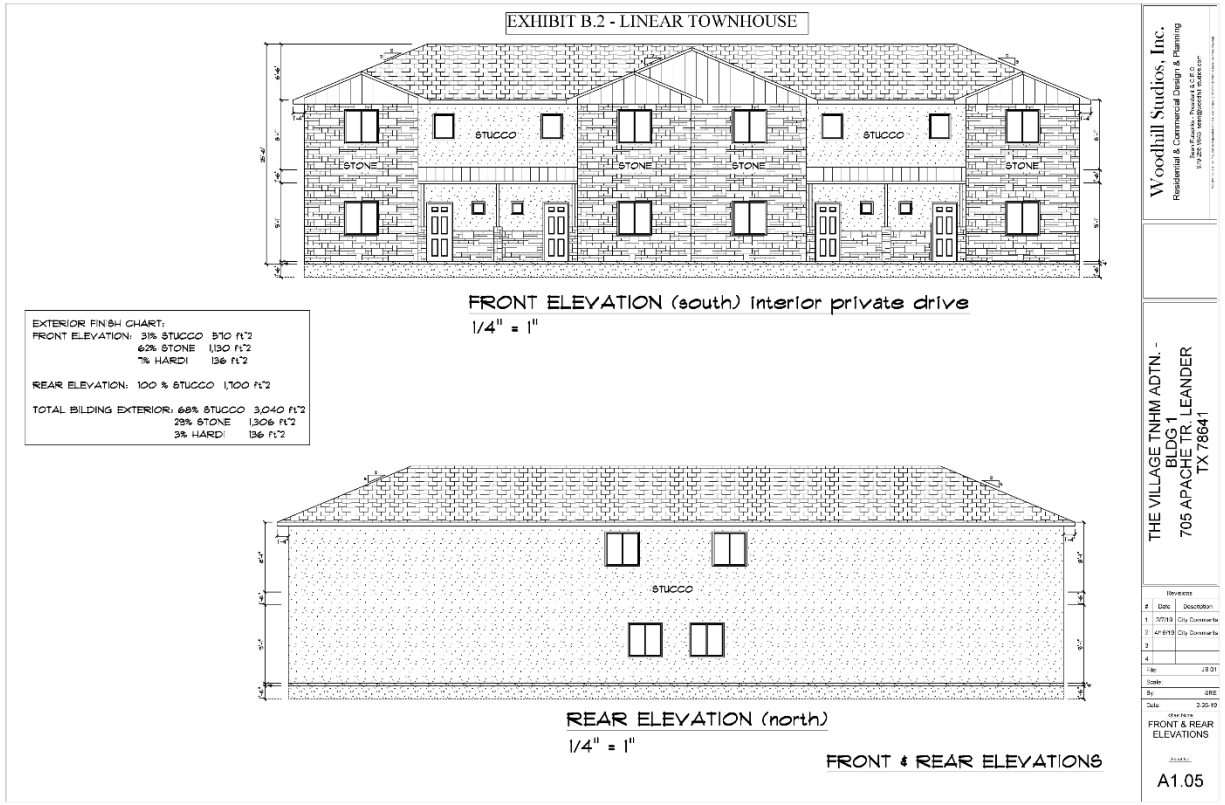
XXXXXX
PLAN XXXX RF

EXHIBIT B.2
50' DUPLEX

XXXXXX
PLAN XXXX RF

Proposed Townhouses

EXHIBIT B.2
TOWNHOUSE



Proposed Single-Family Homes

EXHIBIT B.2 - SINGLE-FAMILY DETACHED

EXHIBIT B.2 - SINGLE-FAMILY DETACHED

P&Z Recommendation

The Planning & Zoning Commission voted on September 14th and recommended disapproval of the FLUP Amendment & Re-Zoning with a 4-3 vote.