



AGENDA
CITY OF TAYLOR, TEXAS
CITY COUNCIL MEETING
CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET
JUNE 12, 2025, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- Proclamation - Governor Dan Moody Month

CITIZENS COMMUNICATION

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

CONSENT AGENDA

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

1. Consider approval of the minutes from the May 22, 2025, regularly scheduled City Council meeting. *Lucy Aldrich*
2. Consider approval of an agreement for Phase 2 Fiber Internet Services with Astound Business Solutions and authorize the City Manager to execute the agreement. *Nicole Oman*
3. Consider approval of Ordinance 2025-15 regarding revisions to the Land Development Code creating allowances for Special Use Permits for the following uses: Multifamily, Mixed-Use with Multifamily Component, and Recreational Vehicle Parks. *Carly Kehoe Pearson*
4. Consider approval of Ordinance 2025-07 regarding a proposed Voluntary Annexation of approximately 52.226 acres, generally located at 650 County Road 403, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019335 and R019991, and the Official Public Records of Williamson County, Texas, Document No. 2021166275, part of and out of the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas. *Shai Roos*
5. Consider approval of Ordinance 2025-09 regarding a request for an Employment Center Plan referred to as Forterra Mixed Use, generally located at 650 County Road 403, consisting of approximately 52.501 acres of land situated in the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

6. Consideration with possible action on Resolution R25-11 supporting the City of Taylor's applications to the Texas Department of Transportation's 2025 Transportation Alternatives set-aside (TA) call for projects; and authorizing the City Manager or his designee to act as the authorized representative in all matters pertaining to the City's participation in the transportation alternatives set-aside program *Tyler Bybee, Jacob Walker*
7. Consideration with possible action on Resolution R25-13 supporting the City of Taylor's applications to the Department of Transportation's FY25 Safe Streets and Roads for All (SS4A) grants; and authorizing the City Manager or his designee to act as the authorized representative in all matters pertaining to the City's participation in the Safe Streets and Roads for All funding and project program. *Tyler Bybee, Jacob Walker*
8. Consideration with possible action on a first amendment to the Tax Abatement Agreement between Samsung Austin Semiconductor, LLC and the City of Taylor. *Brian LaBorde*
9. Consideration with possible action on Change Proposal Request 01 for the Electrical Improvements Project. *Nicole Cobia, Jacob Walker*
10. Consideration with possible action on Resolution R25-12 to apply for FY 2024 Staffing for Adequate Fire and Emergency Response (SAFER) grant program through the Department of Homeland Security – FEMA. *Daniel Baum*
11. Receive an update on Development Services. *Carly Kehoe Pearson*
12. Consideration with possible action on the prioritization of Parks 2024 Bond Capital Improvement Projects. *Tyler Bybee*
13. Consideration with possible action relating to capital projects and funding amounts pursuant to Resolution R25-08, a resolution authorizing proceeding with the issuance of Certificates of Obligation and directing publication of Notice of Intent to issue Combination Tax & Revenue Certificates of Obligation, Series 2025, previously approved on April 24, 2025. *Robert Powers, Jacob Walker*

EXECUTIVE SESSION

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development).

- a. Section 551.072, Real Estate Exception, Project Spear.
- b. Section 551.071, Consultation with City Attorney regarding Kristopher Kibodeaux and Jamie Kibodeaux v. City of Taylor et al. Cause No. 24-1746-C425.

Reconvene into open session and take any action.

ADJOURN

I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on June 9, 2025, and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

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

Posted by: Lucy Aldrich Date: June 9, 2025

Proclamation

GOVERNOR DAN MOODY MONTH

WHEREAS, Dan Moody, born on June 1, 1893, in Taylor, Texas, became the youngest governor in Texas history at the age of 33, serving two terms from 1927 to 1931; and

WHEREAS, as District Attorney for Travis and Williamson Counties, Dan Moody achieved a historic legal victory by successfully prosecuting and convicting members of the Ku Klux Klan in 1923, marking the first such conviction in Texas; and

WHEREAS, Governor Moody's tenure was marked by significant reforms, including the establishment of the state auditor's office, reorganization of the prison system, and the development of a comprehensive state highway program that reduced costs and improved infrastructure; and

WHEREAS, Governor Moody was a man shaped by the values, work ethic, and civic spirit of the people of Taylor — a leader formed by his community, and a reflection of its integrity, courage, and commitment to justice; and

WHEREAS, throughout his life, Dan Moody exhibited great generosity of spirit, offering support to young leaders, veterans, and neighbors in need, and never forgetting his roots or responsibilities to others; and

WHEREAS, the Moody Museum in Taylor, Texas, located at 114 West Ninth Street, preserves the legacy of Governor Moody, housing his boyhood home and showcasing exhibits that highlight his life, career, and enduring contributions to the state of Texas.

NOW, THEREFORE, I, Dwayne Ariola, Mayor of the City of Taylor, do hereby proclaim the month of June 2025 as Governor Dan Moody Month in the City of Taylor, Texas, and encourage all residents to reflect on his legacy, visit the Moody Museum, and take pride in the life of a man who became a historic figure — because of, and for, his community.

Signed this 12th day of June 2025.

Dwayne Ariola, Mayor
City of Taylor



City Council Meeting June 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 1.

Agenda Title: Consider approval of the minutes from the May 22, 2025, regularly scheduled City Council meeting.

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

Department Submitted: City Clerk

Staff Contact: Lucy Aldrich, City Clerk

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

NA

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. May 22, 2025 Meeting Minutes

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
May 22, 2025 at 6:00 p.m.

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

Mayor Pro-Tem Kelly Cmerek
Council Member Robert Garcia
Council Member Shelli Cobb
Council Member Greg Redden
Mayor Dwayne Ariola

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

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS / RECOGNITIONS

- Proclamation – National Tennis Month
Councilwoman Cobb read the proclamation and presented it to Marcus Reese with the Taylor Area Tennis Association and Mark Carter with United States Tennis Association.
- Recognize – Texas Municipal Human Resources Association Award Recipients
The Human Resources department and staff member Christina Cummings-Medina were recognized for their awards at the annual Texas Municipal Human Resources Association seminar.
- Recognize – Stacy Batch, Airport Manager of the Year
Stacy Batch, Airport Manager, was recognized for winning TxDOT's Airport Manager of the Year.

CITIZENS COMMUNICATION

Amy Griego spoke on the opening of her family wellness and learning center.
Daniel Vasquez spoke on water averaging.

CONSENT AGENDA

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

*Motion was made by Mayor Pro Tem Cmerek to approve the consent agenda items as presented.
Motion was seconded by Councilwoman Cobb. Motion carried unanimously.*

PUBLIC HEARINGS / ORDINANCES

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

Assistant City Manager Carly Pearson gave a brief presentation. This proposed amendment to the city's Land Development Code would require multifamily, mixed-use multifamily, and RV Park future development to submit for an SUP to obtain City Council authorization. Staff recommends City Council hold a public hearing.

Mayor Ariola opened a public hearing at 6:34 p.m.

William Cantwell spoke in support of the ordinance.

Mayor Ariola closed the public hearing at 6:36 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-15

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

No action was taken.

7. **Hold a Public Hearing and introduce Ordinance 2025-07 regarding a proposed Voluntary Annexation of approximately 52.226 acres, generally located at 650 County Road 403, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019335 and R019991, and the Official Public Records of Williamson County, Texas, Document No. 2021166275, part of and out of the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas. POSTPONED FROM APRIL 24, 2025, MEETING**

Development Services Director Scott Dunlop – the property owner, Taylor 53 Business, LLC, and their applicant, Luke Caraway of Viewpoint Engineering, have submitted a petition for voluntary annexation to bring the subject property into the City of Taylor city limits. Staff recommends approval of the voluntary annexation request.

Mayor Ariola opened a public hearing at 6:42 p.m.

With no one speaking, Mayor Ariola closed the public hearing at 6:42 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-07

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF

OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.

No action was taken.

8. **Hold a public hearing and introduce Ordinance 2025-09 regarding a request for an Employment Center Plan referred to as Forterra Mixed Use, generally located at 650 County Road 403, consisting of approximately 52.501 acres of land situated in the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019991 and R019335, Taylor, Williamson County, Texas. POSTPONED FROM APRIL 24, 2025, MEETING**

Development Services Director Scott Dunlop – The applicant is requesting an Employment Center Plan proposing P3 – Neighborhood, P4 – Mix, and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are single-family detached, build-to-rent, flex space, and civic spaces to support the proposed uses. At the May 12, 2025, the Planning and Zoning Commission meeting the Commission voted 9-0 to recommend approval.

Mayor Ariola opened a public hearing at 6:49 p.m.

With no one speaking, Mayor Ariola closed the public hearing at 6:49 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-09

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

No action was taken.

9. **WITHDRAWN BY APPLICANT. Hold a public hearing and introduce Ordinance 2025-10 regarding a request for an Employment Center Plan referred to as Forterra Business Park, generally located at 100 County Road 403, consisting of approximately 47.634 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019185 and R019954, Taylor, Williamson County, Texas. POSTPONED FROM APRIL 24, 2025, MEETING**

Development Services Director Scott Dunlop explained the withdrawal by the applicant. This item was not discussed or heard.

10. **WITHDRAWN BY APPLICANT Hold a Public Hearing and introduce Ordinance 2025-08 regarding a proposed Voluntary Annexation of approximately 47.634 acres, generally located at 100 County Road 403, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019185 and R019954, and the Official Public Records of Williamson County, Texas, Document No.**

2021184603, part of and out of the James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas. POSTPONED FROM APRIL 24, 2025, MEETING

Development Services Director Scott Dunlop explained the withdrawal by the applicant. This item was not discussed or heard.

11. **POSTPONEMENT REQUESTED. Hold a public hearing and consider a request for a Special Use Permit to allow lodging without a full time, on-site operator, for property generally located at 2112 W. Lake Dr, consisting of approximately 5.716 acres of land situated in the William J. Baker Survey, Abstract No. 065 more particularly described by Williamson Central Appraisal District Parcel R018819, Taylor, Williamson County, Texas.** Development Services Director Scott Dunlop explained that this item is being postponed to the June 26 meeting due to an error in the mail out notifications.

Mayor Ariola read the executive session items and adjourned into closed session at 6:52 p.m. Councilmember Garcia left the meeting at 6:52 p.m. and did not attend Executive Session.

EXECUTIVE SESSION

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development).

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

Mayor Ariola reconvened into open session at 8:10 p.m.

No action was taken in Executive Session.

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 8:11 p.m.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk



City Council Meeting June 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Quality of Life
Economic Vitality

Agenda Item Number: 2.

Agenda Title: Consider approval of an agreement for Phase 2 Fiber Internet Services with Astound Business Solutions and authorize the City Manager to execute the agreement.

Council Action to be Taken: Approve Agreement and authorize the City Manager to sign for Phase 2 fiber internet with Astound Business Solutions.

Department Submitted: Internal Services

Staff Contact: Nicole Oman, Director

1. PURPOSE / DESCRIPTION

This agenda item is to consider approving an agreement with Astound Business Solutions for Phase 2, which would provide an additional three (3) city facilities with fiber internet.

- Fire Station 2
- Animal Shelter
- Taylor Regional Park Office / North Pump Station

Astound is on TIPS Contract - 230105 which meets our purchasing requirements.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

On October 24, 2024, Council approved Phase 1 agreement and a partnership with Astound Business Solutions to provide a fiber network that will support Voice, Internet, and Cable TV Services for the city.

We evaluated the current network infrastructure to determine the best solution for the city. It will provide technology that will support the city's current needs and will be scalable to support future growth of the city.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Provide fiber connectivity to city facilities, providing higher bandwidth to ensure faster data transfer, low latency, and high performance. • Fiber will provide a more stable and reliable connection for voice traffic (VoIP). • Scalability - Can support increased bandwidth demand over time, making it easier for the city to expand its infrastructure without needing frequent hardware upgrades. • Reliability - Fewer outages and more consistent service across facilities. • Fiber with a VPN adds a layer of encryption and privacy. • Lower Latency - Improve services across the city facilities. • Centralize the management of all city facilities' networks, making it easier for IT departments to monitor, troubleshoot, and secure data traffic.	• Lower bandwidth and speed • Limited Scalability • Higher Latency • Unreliable Performance • Lower Voice Quality

4. RECOMMENDATION

The Staff recommendation is to approve the Managed Service Agreement (MSA) for Phase 2 with Astound Business Solutions.

5. FUNDING SOURCE

Funds are available in the FY24-25 budget.

6. TIMELINE

Expected buildout of Phase 2 should be completed within (6) six to (9) nine months of receiving the Managed Service Agreement (MSA).

7. OTHER OPTIONS

8. ATTACHMENTS

1. Astound Fiber Phase 2 Presentation
2. Phase 2 Map- City of Taylor
3. OP453751 - City of Ta - Internet - Enterprise - Service Order (Negotiated MSA) (3)

Astound Fiber Agreement Phase 2

Purpose

- This agenda item is to consider approving an agreement with Astound Business Solutions for Phase 2, which would provide an additional three (3) city facilities with fiber internet.
 1. Fire Station #2
 2. Taylor Regional Park Office / North Pump Station
 3. Animal Shelter

- In the event The City of Taylor needs to make changes for scalability or a department moves to a new location there will be no penalties to resume services
- Astound is on TIPS Contract - 230105 which meets our purchasing requirements

Benefits

- Provide fiber connectivity to city facilities, providing higher bandwidth to ensure faster data transfer, low latency, and high performance.
- Fiber will provide a more stable and reliable connection for voice traffic (VoIP).
- Scalability - Can support increased bandwidth demand over time, making it easier for the city to expand its infrastructure without needing frequent hardware upgrades.

- Reliability - Fewer outages and more consistent service across facilities.
- Fiber with a VPN adds a layer of encryption and privacy.
- Lower Latency - Improve services across the city facilities.
- Centralize the management of all city facilities' networks, making it easier for IT departments to monitor, troubleshoot, and secure data traffic.

Background

- On October 24, 2024, Council approved the Phase 1 agreement and a partnership with Astound Business Solutions to provide a fiber network that will support Voice, Internet, and Cable TV Services for the city.
- We evaluated the current network infrastructure to determine the best solution for the city. It will provide a technology that will support the city's current needs and will be scalable to support future growth of the city.

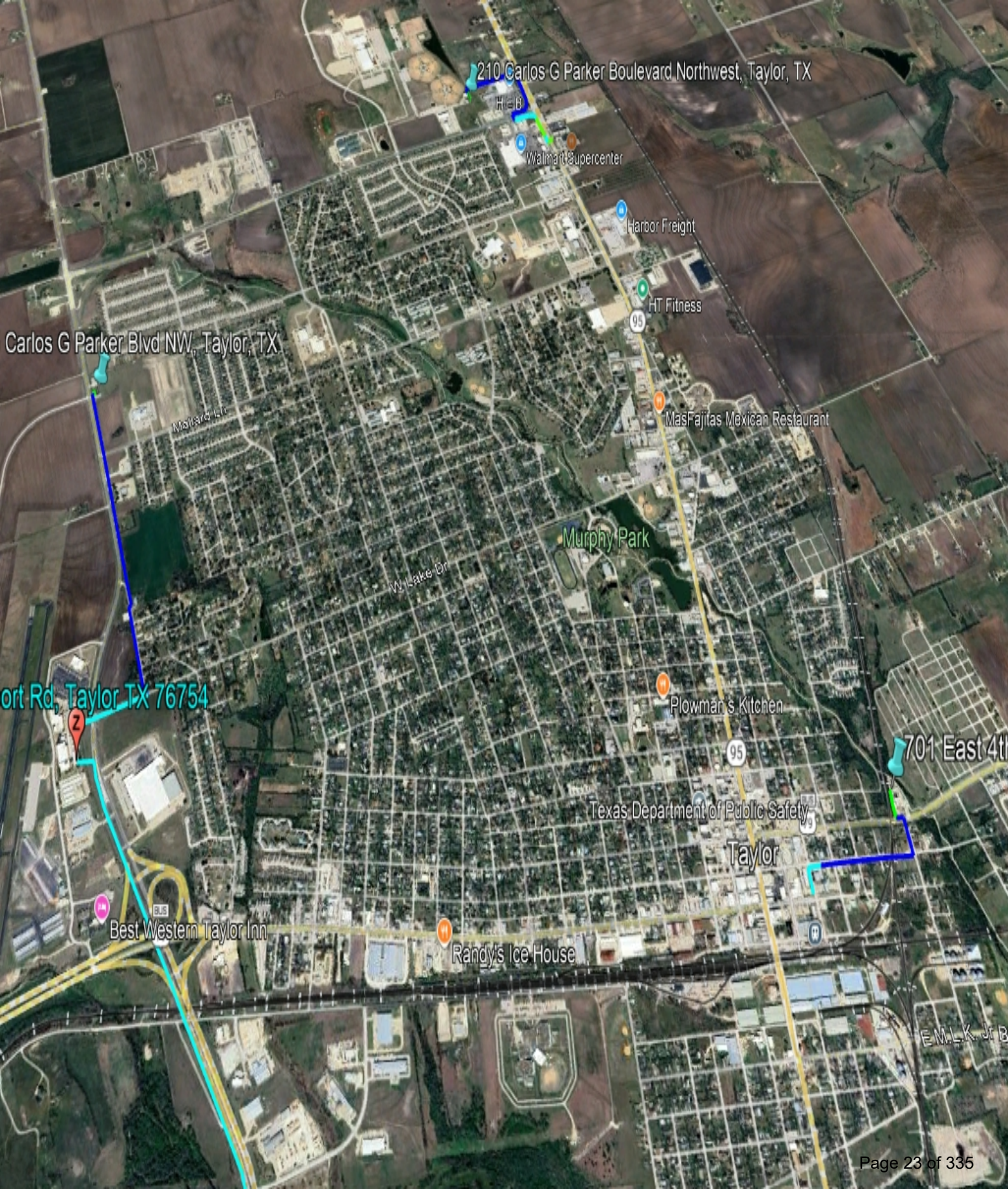
Funding Source

- Funds are available in the FY 24-25 budget.

Timeline

- Expected buildout of Phase 2 should be completed within (6)six to (9)nine months of receiving the Managed Service Agreement (MSA)

Questions?



210 Carlos G Parker Boulevard Northwest, Taylor, TX

H-E-B

Walmart Supercenter

Harbor Freight

HT Fitness

MasFajitas Mexican Restaurant

Murphy Park

Plowman's Kitchen

Texas Department of Public Safety

Taylor

Randy's Ice House

Best Western Taylor Inn

E.M.L.K. Jr B

Carlos G Parker Blvd NW, Taylor, TX

ort Rd, Taylor TX 76754

701 East 4th



This Service Order (this "Service Order") is entered into as of the date of last signature below (the "Effective Date"), by and between ASTOUND BUSINESS SOLUTIONS, LLC, a Delaware limited liability company, acting on behalf of itself and as agent for its Affiliates (collectively, "Provider"), and the customer specified below ("Customer"). This Service Order is made pursuant to and will be governed by that certain Master Services Agreement for Enterprise Services (the "MSA") executed separately between Provider and Customer. All capitalized terms used but not defined in this Service Order shall have the meanings given to them in the MSA. Affiliates of Astound Business Solutions, LLC include, but are not limited to (i) RCN Telecom Services, LLC, (ii) Grande Communications Networks, LLC, (iii) Wave Business Solutions, LLC, and (iv) Digital West Networks, Inc.

CUSTOMER NAME	CUSTOMER DBA	CUSTOMER POINT OF CONTACT	CUSTOMER BILLING ADDRESS
City of Taylor		Name: Nicole Oman Email: nicole.oman@taylortx.gov Office: 512-352-3675 Mobile: 5123522247	
EXISTING ACCOUNT NUMBER	ASTOUND SALES REP	ASTOUND SALES SEGMENT	
0 -	Christopher Cox - 772618	Enterprise	

INITIAL SERVICE TERM	SERVICE ORDER REFERENCE NUMBER
120 months	OP453751

Provider shall provide to Customer the services set forth below (each, a "Service"), at the location(s) set forth below (each, a "Service Site"), in exchange for the one-time, non-recurring installation charge ("NRC"), and the monthly recurring service charges ("MRC") set forth below:

PRODUCT LINE ITEM	Z-LOC ADDRESS (PRIMARY)	Z-LOC DEMARC	A-LOC ADDRESS	A-LOC DEMARC	UNITS	MRC / UNIT	TOTAL MRC	NRC / UNIT	TOTAL NRC
1 Usable Static IP (BCI)	210 NW Carlos G Parker Blvd , Taylor, TX 76574, USA	Cust Prem	N/A		1	\$20.00	\$20.00	\$0.00	\$0.00
Business Class Internet 500 Mb	210 NW Carlos G Parker Blvd , Taylor, TX 76574, USA	Cust Prem	N/A		1	\$380.00	\$380.00	\$0.00	\$0.00
1 Usable Static IP (BCI)	701 E 4th St , Taylor, TX 76574, USA	Cust Prem	N/A		1	\$20.00	\$20.00	\$0.00	\$0.00
Business Class Internet 500 Mb	701 E 4th St , Taylor, TX 76574, USA	Cust Prem	N/A		1	\$380.00	\$380.00	\$0.00	\$0.00

1 Usable Static IP (BCI)	705 NW Carlos G Parker Blvd , Taylor, TX 76574, USA	Cust Prem	N/A		1	\$20.00	\$20.00	\$0.00	\$0.00
Business Class Internet 500 Mb	705 NW Carlos G Parker Blvd , Taylor, TX 76574, USA	Cust Prem	N/A		1	\$380.00	\$380.00	\$0.00	\$0.00
<i>NOTE: If the Demarcation Point listed above for a Service Site is the MPOE, then Customer is responsible for providing any necessary demarc extension / additional inside wiring to reach the Customer's premises/suite.</i>						TOTALS	\$1,200.00		\$0.00

Note: The charges listed above do not include applicable taxes, fees and surcharges.

NOTES									
The City of Taylor may negotiate a lower monthly cost after 60 months of this agreement. TIPS Contract-230105 Grande Communications Networks LLC dba Astound Business Solutions									

The submission of this Service Order to Customer by Provider does not constitute an offer. Instead, this Service Order will become effective only when both parties have signed it. The date this Service Order is signed by the last party to sign it (as indicated by the date associated with that party’s signature) will be deemed the Effective Date of this Service Order.

Authorized Customer Signature

Printed Name

Title

Date Signed

Authorized Provider Signature

Printed Name

Title

Date Signed



City Council Meeting June 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Economic Vitality
Quality of Life

Agenda Item Number: 3.

Agenda Title: Consider approval of Ordinance 2025-15 regarding revisions to the Land Development Code creating allowances for Special Use Permits for the following uses: Multifamily, Mixed-Use with Multifamily Component, and Recreational Vehicle Parks.

Council Action to be Taken: Approve on consent

Department Submitted: Development Services

Staff Contact: Carly Kehoe Pearson, Assistant City Manager

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

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

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

A public hearing was held when the ordinance was introduced to City Council during the May 22, 2025, City Council meeting.

3. PROS and CONS

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

4. RECOMMENDATION

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

5. FUNDING SOURCE

N/A

6. TIMELINE

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

7. OTHER OPTIONS

8. ATTACHMENTS

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

ORDINANCE NO. 2025-15

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

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

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

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

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

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

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

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

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

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

SECTION 6. In accordance with the City Charter, Ordinance 2025-15 was introduced before the Taylor City Council on the 22nd day of May 2025.

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

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-15, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2025.

Lucy Aldrich
City Clerk

EXHIBIT A

(Sec 4.3)

TAYLOR MADE LAND DEVELOPMENT ORDINANCE

4 - 121

4.3 PLACE TYPE ZONING DISTRICT DEVELOPMENT STANDARDS.

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

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

CHAPTER 4 - PLACE TYPE ZONING DISTRICTS

STANDARDS	PLACE TYPES									
REARYARD	NP	NP	NP	NP	NP	NP	P	P	N/A	P
RESIDENTIAL BUILDINGS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
DETACHED DWELLING	NP	P	NP	P	P	NP	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	P	NP	P	P	NP	P	NP	NP	TBD
DUPLEX	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENT	NP	NP	NP	NP	NP	NP	PS	PS	NP	TBD
LARGE APARTMENT	NP	NP	NP	NP	NP	NP	NP	PS	NP	TBD
MANUFACTURED HOME	NP	P	NP	P	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	P	NP	P	P	P	P	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	PS	NP	NP	NP	NP	NP	NP	NP	TBD
RESIDENTIAL ACCESSORY	NP	P	NP	P	P	P	P	NP	NP	TBD
COMMERCIAL BUILDINGS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
SMALL COMMERCIAL NO MF	NP	NP	P	NP	NP	NP	P	P	P	P
LIVE/WORK	NP	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL W/ MF	NP	NP	NP	NP	NP	NP	NP	PS	NP	PS
LARGE COMMERCIAL NO MF	NP	NP	NP	NP	NP	NP	NP	P	NP	P
HIGHWAY COMMERCIAL	NP	NP	P	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	P	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	P	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	P	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC BUILDINGS	P	P	P	P	P	P	P	P	P	P
PRIVATE FRONTAGE	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
COMMON YARD	NP	P	NP	P	P	P	P	NP	P	P
PORCH WITH OPTIONAL FENCE	NP	P	P	P	P	P	P	NP	P	P
STOOP	NP	P	NP	P	P	NP	P	P	NP	P
P = PERMITTED NP = NOT PERMITTED N/A = NOT APPLICABLE TBD = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS PS = SPECIAL USE PERMIT										

CHAPTER 4 - PLACE TYPE ZONING DISTRICTS

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

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

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

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

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

STANDARDS	PLACE TYPES									
PARKING LOCATION	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
FIRST LAYER	NP	P	P	NP	NP	NP	NP	NP	P	P
SECOND LAYER	NP	P	P	P	P	P	P	NP	P	P
THIRD LAYER	NP	P	P	P	P	P	P	P	P	P
ON-STREET	P	NP	NP	NP	P	P	P	P	P	P
RV STORAGE (IN THIRD LAYER)	NP	P	NP	P	P	P	P	NP	NP	NP
P = PERMITTED NP = NOT PERMITTED N/A = NOT APPLICABLE TBD = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS S = SPECIAL USE PERMIT										

EXHIBIT B

(Sec 5.2)

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

BUILDING TYPES	PLACE TYPES									
RESIDENTIAL	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
DETACHED DWELLING	NP	P	NP	P	P	NP	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	P	NP	P	P	P	P	NP	NP	TBD
DUPLEX	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENTS	NP	NP	NP	NP	NP	NP	PS	PS	NP	TBD
LARGE APARTMENTS	NP	NP	NP	NP	NP	NP	NP	PS	NP	TBD
MANUFACTURED HOME	NP	P	NP	P	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	P	NP	P	P	P	P	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	PS	NP	NP	NP	NP	NP	NP	NP	TBD
RESIDENTIAL ACCESSORY	NP	P	NP	P	P	P	P	NP	NP	TBD
COMMERCIAL	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
SMALL COMMERCIAL NO MF	NP	NP	P	NP	NP	NP	P	P	P	P
LARGE COMMERCIAL NO MF	NP	NP	NP	NP	NP	NP	NP	P	NP	P
LIVE/WORK	NP	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL W/MF	NP	NP	NP	NP	NP	NP	NP	PS	NP	PS
HIGHWAY COMMERCIAL	NP	NP	P	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	P	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	P	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	P	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC	P	P	P	P	P	P	P	P	P	P
P = PERMITTED NP = NOT PERMITTED TBD="TO BE DECIDED" DURING DEVELOPMENT PROCESS										
S = SPECIAL USE PERMIT										

5.2.2 BUILDING FUNCTION BY BUILDING TYPES.

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

5.2.2.1 RESIDENTIAL BUILDING TYPES.

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

- (1) P2, P2.5, P3, P3M.
 - (a) Dwelling
 - (b) Home Occupation
 - (c) Lodging with a full time, on-site operator. Special Use Permit without a full time, on-site operator
 - (d) Accessory Commercial Use with Special Use Permit
- (2) P4, P5
 - (a) Dwelling
 - (b) Home Occupation
 - (c) Lodging
 - (d) Accessory Commercial Use
- (3) EC- as determined in Employment Center Plan
- (4) Multifamily and Recreational Vehicle Parks with Special Use Permit

5.2.2.2 COMMERCIAL BUILDING TYPES.

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

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

- (1) P1
 - (a) Temporary retail with Special Use Permit
- (2) P2C
 - (a) Retail including drive-through services, vehicle services and outdoor activities
 - (b) Office
 - (c) Commercial including outdoor storage

- (3) P4
 - (a) Retail excluding drive-through services and vehicle services. Outdoor retail activities with Special Use Permit
 - (b) Office
- (4) P5
 - (a) Retail excluding vehicle services. Drive-through services in the third layer with Special Use Permit
 - (b) Office
 - (c) Commercial, outdoor storage in the third layer with Special Use Permit
 - (d) Mixed Use that contains a Multifamily (MF) component with Special Use Permit
- (5) CS
 - (a) Temporary retail
 - (b) Retail with Special Use Permit
- (6) EC - as determined in Employment Center Plan including:
 - (a) Retail including drive-through services, vehicle services and outdoor activities
 - (b) Office
 - (c) Commercial including outdoor storage
 - (d) Industrial

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

Why did I receive this notice?

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

What is proposed to change?

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

Why does the notice say I'll lose my right to use my property?

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

What is Special Use Permit?

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

Why is this being done?

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

Does this affect my property?

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

I have a Multifamily/Mixed-Use with a Multifamily Component/Recreational Vehicle Park development. Does this affect me?

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

I currently own a Multifamily building/Mixed-Use Building with Multifamily/Recreational Vehicle Park, will that use have to end?

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

I use my property for X (my house, my business, agricultural, etc.) will that have to end?

The proposed amendment would affect only Multifamily, Mixed-Use with a Multifamily Component, and Recreational Vehicle Parks that are not currently vest (grandfathered). No other land uses are proposed to be included in this amendment. If you are not planning to construct a development in the city limits with Multifamily, Mixed-Use with a Multifamily Component, or a Recreational Vehicle Park, this amendment would not apply to you.

What is considered a Multifamily development or structure?

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

What is considered a Mixed-Use with Multifamily Component development or structure?

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

What is considered a Recreational Vehicle Park?

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

What is a Recreational Vehicle?

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

When are the meetings?

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

How do I speak at the meetings?

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

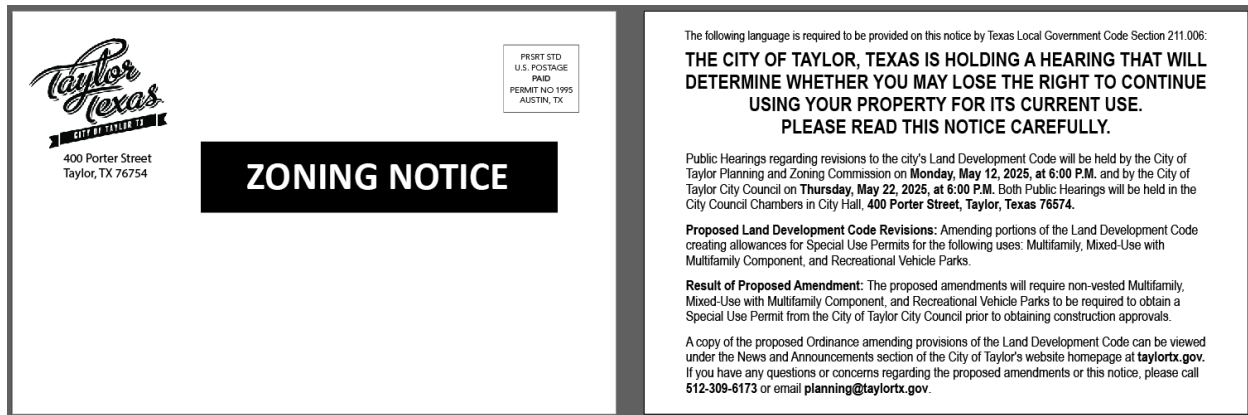
Can I provide comments but not attend the meeting?

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

When is the amendment effective?

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

Sample of Zoning Notice:



RESOLUTION NO. 25-02

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 1.

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

SECTION 2.

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

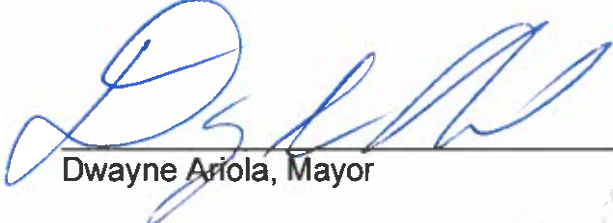
SECTION 3.

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

SECTION 4.

This Resolution shall become effective from and after its passage.

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



Dwayne Ariola, Mayor

ATTEST:



Lucy Aldrich, City Secretary

EXHIBIT A

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

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

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

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

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

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

A housing finance corporation may:

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

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

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

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

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

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

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

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

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

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

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

Land Development Code Amendment

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

Why is this Ordinance proposed

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

Why is this Ordinance proposed

- This proposed ordinance amending the Land Development Code to require a Special Use Permit for Multifamily, Mixed-Use with a Multifamily Component, and RV Parks would fulfill the directive of Resolution 2025-02 to require City Council authorization for land uses that may be financed in manner prohibited by Resolution 2025-02
- The city's Comprehensive Plan addresses Fiscal Sustainability for the city as a key challenge
 - By requiring a SUP for Multifamily, Mixed-Use with Multifamily, and RV Parks, the city can determine and mitigate negative fiscal impact to the City if the property may become tax-exempt
 - These types of projects can often be large and require additional city services
 - **If these projects are tax-exempt, other tax paying properties have to cover the tax burden of the additional city services provided**

Your right to use your property

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

Your right to use your property

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

What's in the Ordinance

- Amends Sections 4.3, 5.2(A), 5.2.2.1, and 5.2.2.2 of the city's Land Development Code
- Section 4.3 – Place Type Zoning District Development Standards
 - Small Apartments – Changes to require a Special Use Permit in P4 and P5 districts
 - Large Apartments – Changes to require a Special Use Permit in P5 districts
 - Recreational Vehicle Parks – Changes to require a Special Use Permit in P2 districts
- Small Commercial – Changed to clarify no multifamily within the commercial structure
- Mixed-Use Commercial – Changed to clarify this building type includes multifamily
- Mixed-Use Commercial – Changes to require a Special Use Permit in P5 and Employment Center (EC) districts
- Large Commercial – Changed to clarify no multifamily within the commercial structure

What's in the Ordinance

- Section 5.2(A) – Building Types Permitted by Place Type Zoning Districts
 - Small Apartments – Changes to require a Special Use Permit in P4 and P5 districts
 - Large Apartments – Changes to require a Special Use Permit in P5 districts
 - Recreational Vehicle Parks – Changes to require a Special Use Permit in P2 districts
- Small Commercial – Changed to clarify no multifamily within the commercial structure
- Mixed-Use Commercial – Changed to clarify this building type includes multifamily
- Mixed-Use Commercial – Changes to require a Special Use Permit in P5 and Employment Center (EC) districts
- Large Commercial – Changed to clarify no multifamily within the commercial structure

What's in the Ordinance

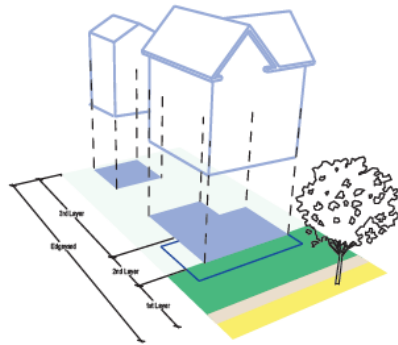
- Section 5.2.2.1 – Residential Building Types
 - Adds subsection (4) to include Multifamily and Recreational Vehicle Parks with Special Use Permit
- Section 5.2.2.2 – Commercial Building Types
 - Adds subsection (d) to include Mixed-Use that contains a Multifamily (MF) component with Special Use Permit

What is a Special Use Permit

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

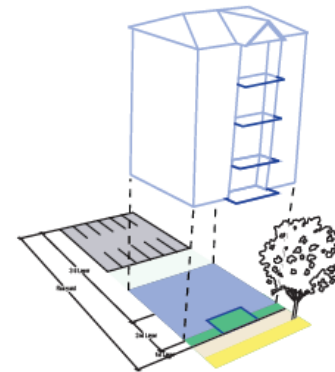
What is Multifamily

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



SMALL APARTMENTS

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

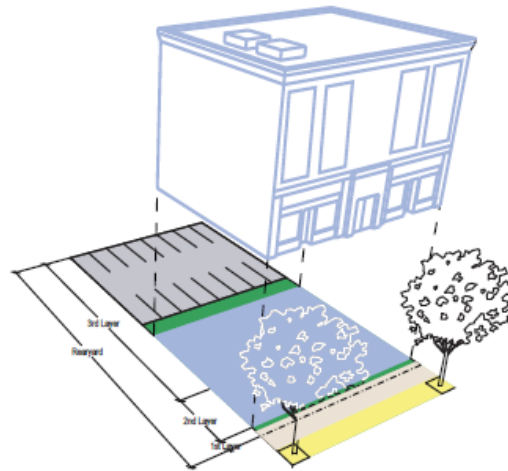


LARGE APARTMENTS

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

What is Mixed-Use with Multifamily

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

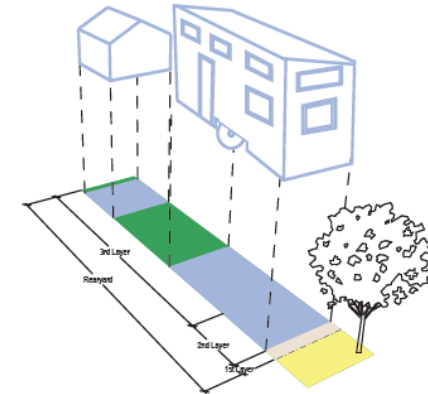


MIXED-USE

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

What is a Recreation Vehicle Park

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



RECREATIONAL VEHICLE PARK

A neighborhood of recreational vehicles intended for short-term residency. Recreational vehicle parks shall follow the requirements of this LDC and Chapter 16, Article III of the City of Taylor Code of Ordinances.

Questions?



City Council Meeting June 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Economic Vitality

Agenda Item Number: 4.

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

Council Action to be Taken: Approve on consent

Department Submitted: Development Services

Staff Contact: Shai Roos, Interim Director

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The property owner, Taylor 53 Business, LLC, and their applicant, Luke Caraway of Viewpoint Engineering, approached the Development Services Department to begin the process of developing the 52.226 acres. The subject property is within the Employment Center Special Zone Future Land Use designation and would therefore be developed in line with the Employment Center Place Type.

The applicant has submitted an Employment Center Plan and a final version was presented to the Planning and Zoning Commission on April 8, 2025. At the meeting, several concerned neighbors

were present to communicate their apprehensions about the proposed project. The Planning and Zoning Commission voted to postpone consideration to their May 12th meeting to permit the developer time to speak with the surrounding property owners.

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

City Council held a public hearing and introduced the ordinance on May 22, 2025.

3. PROS and CONS

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

4. RECOMMENDATION

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

5. FUNDING SOURCE

N/A

6. TIMELINE

City Council Public Hearing - April 24, 2025 (postponed)
City Council Public Hearing - May 22, 2025
City Council Vote - June 12, 2025

7. OTHER OPTIONS

8. ATTACHMENTS

1. 01_PZ-2024-2285_Forterra MU_Letter of Intent
2. 02_PZ-2024-2285_Forterra MU Utility Provision Statement
3. 03_PZ-2024-2285_Forterra MU Petition of Annexation
4. 04_PZ-2024-2285_Forterra MU Location Map
5. _05_PZ-2024-2285_Forterra MU Vol Annexation_Ordinance 2025-07
6. 06_PZ-2024-2285_Forterra MU_Metes and Bounds Survey_EXHIBIT A
7. 07_PZ-2024-2285_Forterra Mixed Use Service Plan_Signed_EXHIBIT B
8. PZ-2024-2285_PPT



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

RE: Annexation Application Letter of Intent

Mr Yantis,

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

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

Warm Regards,

A handwritten signature in black ink that reads "Luke Caraway". The signature is fluid and cursive, with the first name "Luke" and last name "Caraway" clearly distinguishable.

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



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

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

To whom it may concern,

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

Warm Regards,

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

PETITION FOR VOLUNTARY ANNEXATION
INTO THE CITY OF TAYLOR, TEXAS

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

EXECUTED on this 20th day of June, 2024.

Entity Name

Entity Type

Satchin Balm Chakka

By: S.B. Chakka

Its: President

STATE OF TEXAS

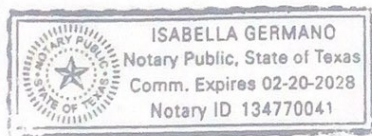
§

COUNTY OF Williamson

§

§

This instrument was acknowledged before me on the ^{02nd day of July 16} ~~20th day of June, 2024,~~
by **Taylor 53 Business LLC**, a **limited liability company** on behalf of said company
and in the capacity herein stated.



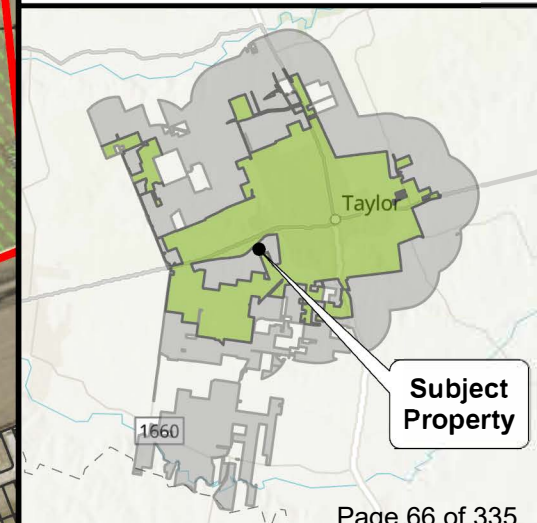
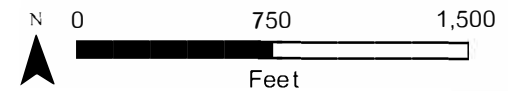
Isabella Germano
Notary Public, State of Texas



PZ-2024-2285

**650 CR 403
Annexation
Location Map
Approximately 53 acres**

- City Limits
- ETJ Boundary
- Subject Property
- Parcels



ORDINANCE NO. 2025-07

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

WHEREAS, the Taylor City Council conducted a public hearing on May 22, 2025, to consider the request made by the applicant, ViewPoint Land Solutions, whose property is legally described in **Exhibit A** attached hereto and incorporated by reference herein for all purposes (“Property”), to annex approximately 52.226 acres from the Extraterritorial Jurisdiction; and

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

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

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

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

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

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

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

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

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

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

SECTION 7. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 8. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 9. In accordance with Article VIII of the City Charter, Ordinance 2025-07 was introduced before the Taylor City Council on the 22nd day of May 2025.

PASSED, APPROVED, and ADOPTED on the 12th day of June, 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-07, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2025.

Lucy Aldrich
City Clerk



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

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

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

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

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

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

THENCE S22°31'10"E - 161.47' along the west line of the said Groba Tract (125/170) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" at an agreed southwest corner of the said Groba Tract (125/170), for an interior ell corner of this tract;

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

S85°17'18"E - 39.77' to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" on the agreed upon west line of the said Groba Tract (120/258), at an agreed upon southwest corner of the said Groba Tract (125/170), for an exterior ell corner of this tract;

S24°14'59"E - 69.22' along the agreed upon west line of the said Groba Tract (120/258) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" at the southwest corner of the said Groba Tract (120/258), for an interior ell corner of this tract;

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

Project No. S06-66

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


Bradley L. Lipscomb RPLS



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

Project No. S06-66



March 10, 2025

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

RE: Voluntary Annexation of Forterra Mixed Use – Voluntary Annexation

To Whom It May Concern,

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

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "C Peres".

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

VOLUNTARY ANNEXATION SERVICE PLAN

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

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

- A. CODE ENFORCEMENT, BUILDING INSPECTION, ETC.:** The City will provide code enforcement, building inspection services, and permit issuances to the area immediately upon annexation to the Annexed Area and in accordance with Article IV, Article V.
- B. EMERGENCY MEDICAL SERVICES:** Emergency Medical Services will be provided to the Annexed Area by Williamson County EMS and the City’s Fire Department. Said services will be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area and in accordance with City budget appropriations.
- C. FIRE:** The City has a full-time career fire department under the direction of the Fire Chief, and Assistant Fire Chief to provide fire protection and paramedic-level emergency medical services. Upon the effective date of the annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the proposed Annexed Area in accordance with City budget appropriations.
- D. POLICE:** The City provides municipal police protection to its businesses and residents, including routine patrols throughout the City and law enforcement services upon call. Upon the effective date of the Annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Property and in accordance with City budget appropriations.

- E. WATER SERVICE AND MAINTENANCE OF WATER FACILITIES:** Water service will be provided in accordance with the applicable codes and departmental policy as development occurs in the area. Inspection of water distribution lines will be provided under the statutes of the State of Texas. Any water service will be provided by the City utility department on the same terms, conditions, and requirements as are applied to all similarly situated areas and customers of the City and subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. Water services will be provided to the Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with City codes and ordinances.
- F. SANITARY SEWER SERVICE AND MAINTENANCE:** Sanitary sewer service will be provided in accordance with applicable City codes and departmental policy as development occurs within the Area. Any sewer service will be provided by the City utility department on the same terms, conditions, and requirements applied to all similarly situated areas and customers of the City, subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its policies. Sanitary sewer services will be provided to the Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with applicable codes and ordinances.
- G. SOLID WASTE COLLECTION:** Solid Waste Collection services will be provided to the Annexed Area upon annexation in accordance with ordinances and City policies in effect at the time of annexation and within the City's budget appropriations.
- H. MAINTENANCE OF ROADS, STREET, AND STREET LIGHTING:** The City will begin maintenance of current roads and streets within the Annexed Area and as required by city ordinance upon the effective date of the Annexation. Such streets and roads shall be maintained in their current condition and on the same basis as other areas in the City with topography, land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Any such resurfacing or upgrade shall be made in accordance with current City policies and adopted Standard Construction Details or as approved by the City Engineer. The City will coordinate any request for street lighting with electric providers in accordance with City policy.
- I. PUBLIC LIBRARY SERVICES AND OTHER PUBLICLY OWNED FACILITIES, BUILDINGS AND SERVICES:** At this time there are no public library services in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public library and other publicly owned facilities, buildings, and services within the City on the same basis as other residents of the City upon annexation with such privileges being provided within the City budget appropriations.

- J. PARKS, PLAYGROUNDS AND OTHER PUBLIC RECREATION FACILITIES AND SERVICES:** At this time there are no parks, playgrounds, or other public recreation facilities in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public parks, playgrounds, and other recreational facilities and services of the City on the same basis as other residents of the City upon annexation and in accordance with City budget appropriations.
- K. GENERAL MUNICIPAL ADMINISTRATION:** General municipal administration services will be available to the Annexed Area upon the effective date of the Annexation. This Service Plan provides for full municipal services to the Annexed Area that are adequate to serve the Annexed Area on the same basis as municipal services are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Further, municipal services are equal to or greater than the services and level of such services in existence in the Annexed Area immediately preceding the effective date of Annexation. This Service Plan does not constitute a right to a superior level of services in the Annexed Area; provided.

Printed Name

Sathish Babu Chakka

Signature

Sathish Babu
Chakka

Digitally signed by Sathish Babu
Chakka
Date: 2025.04.09 10:35:46 -05'00'

Date

4/9/25

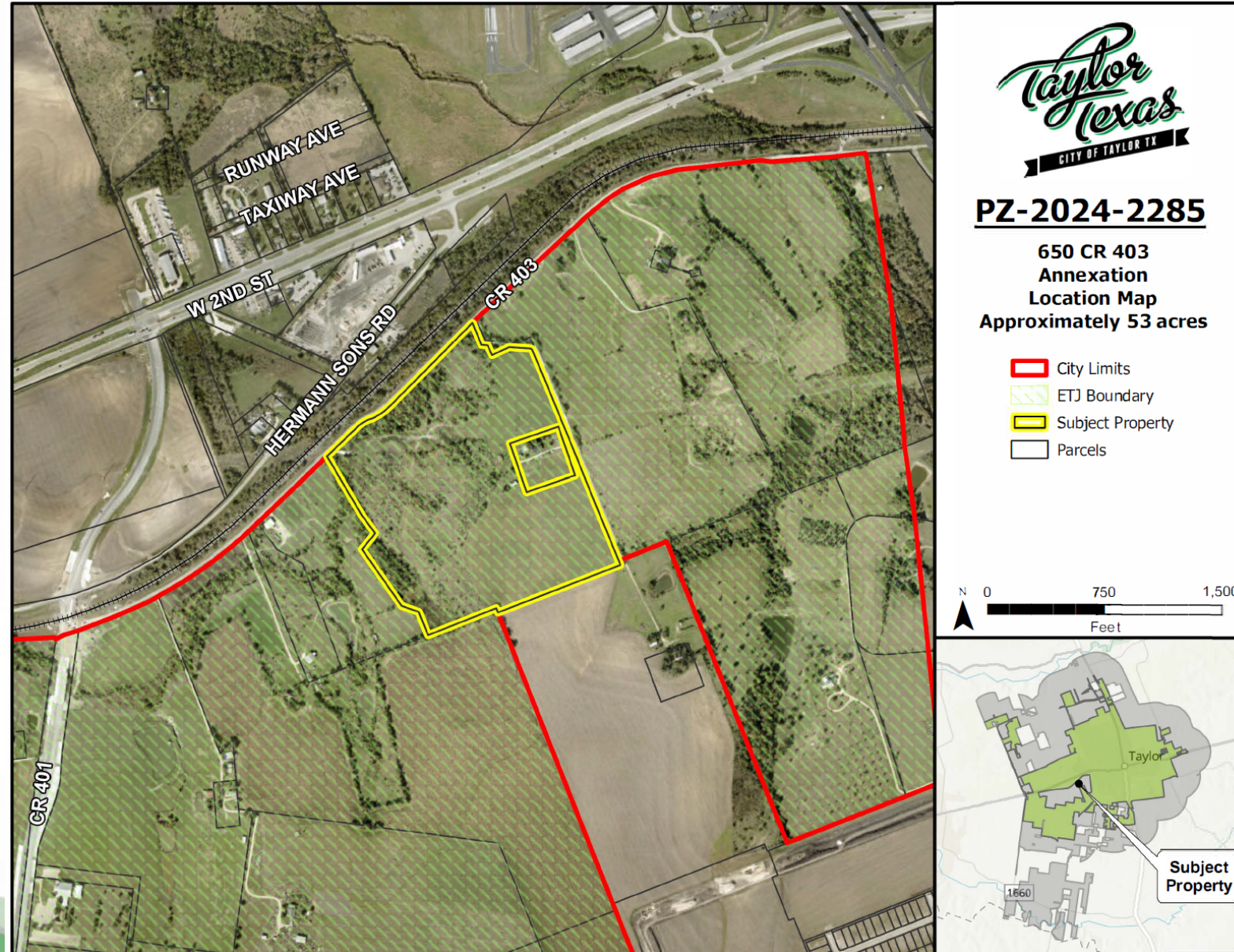
City of Taylor City Council

May 22, 2025

PZ-2024-2285

Voluntary Annexation – Forterra Mixed Use

Location Map





City Council Meeting June 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure

Agenda Item Number: 5.

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

Council Action to be Taken: Approve on consent

Department Submitted: Development Services

Staff Contact: Shai Roos, Interim Director

1. PURPOSE / DESCRIPTION

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

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

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

- LU4 – New development and growth should not increase the flood hazards or other risks

associated with climate change in existing neighborhoods.

1. The development has identified areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.
- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
 1. The addition of residential sites would provide housing options for the nearby industrial Employment Centers
- LU11 - Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.

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

City Council held a public hearing and introduced the ordinance on May 22, 2025.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

On April 8, 2025, the Planning and Zoning Commission held a public hearing and voted 9-0 to Postpone the Agenda Item until the May 12, 2025, Planning and Zoning Commission. The Planning and Zoning Commission recommended postponed due to concerns raised by adjacent property owners regarding drainage and traffic concerns. The Planning and Zoning Commission asked the applicant to discuss their proposal with the adjacent landowners to see how their concerns can be addressed in this Employment Center Plan. Staff connected the applicant with the property owners who were at the April 8th P&Z meeting.

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

5. FUNDING SOURCE

N/A

6. TIMELINE

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

City Council Public Hearing - April 24, 2025 (postponed)
P&Z Public Hearing - May 12, 2025
City Council Public Hearing - May 22, 2025
City Council Vote - June 12, 2025

7. OTHER OPTIONS

Hold the public hearing.

8. ATTACHMENTS

1. PZ-2024-2268-Forterra Mixed Use Staff Report
2. PZ-2024-2268_Forterra Mixed Use LOI
3. PZ-2024-2268 Location Map
4. PZ-2024-2268 Growth Sector
5. PZ-2024-2268 Future Land Use
6. PZ-2024-2268 Current Zoning
7. PZ-2024-2268 Floodplain Map
8. PZ 2024-2268 Notification Map
9. PZ-2024-2268_Forterra MU Ordinance 2025-09
10. PZ-2024-2268_Forterra Mixed Use Field Notes_EXHIBIT A
11. PZ-2024-2268_Forterra Mixed Use Employment Center Plan_EXHIBIT B
12. PZ-2024-2268_PPT

City of Taylor
PZ-2024-2268
Employment Center Plan
Staff Report

Item Details

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

Overview of Applicant's Request & Background

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

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

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

Location:

The subject property is located at 650 County Road 403.

Physical and Natural Features:

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

Growth Sector Designations:

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

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

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

Future Land Use and Zoning Designations:

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

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

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

The surrounding properties are:

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

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

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

Utilities

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

Public Notification

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

Staff Analysis

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

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

Staff Recommendation

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

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

Planning and Zoning Commission Recommendation

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

Is the Employment Center Plan consistent with the Comprehensive Plan?

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

Is the plan compatible with the surrounding area?

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

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

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

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

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

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

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

Attachments:

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



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

RE: Neighborhood Plan Application Letter of Intent

Mr. Yantis,

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

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

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

- Agent Authorization
- Conceptual Layout

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

Warm Regards,

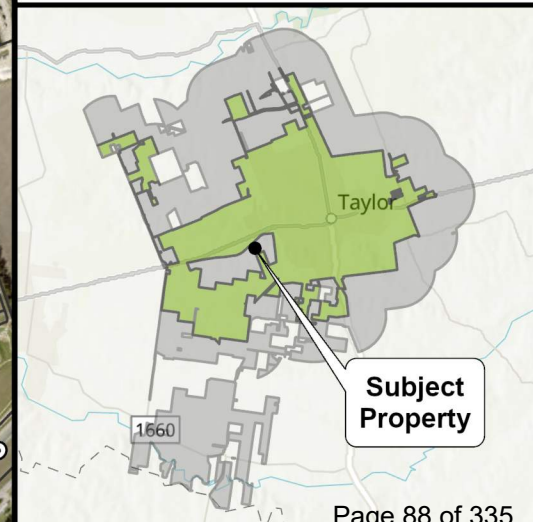
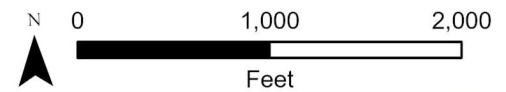
Luke Caraway, P.E.
Vice President, Planning and Design
Lcaraway@viewpointengineering.com

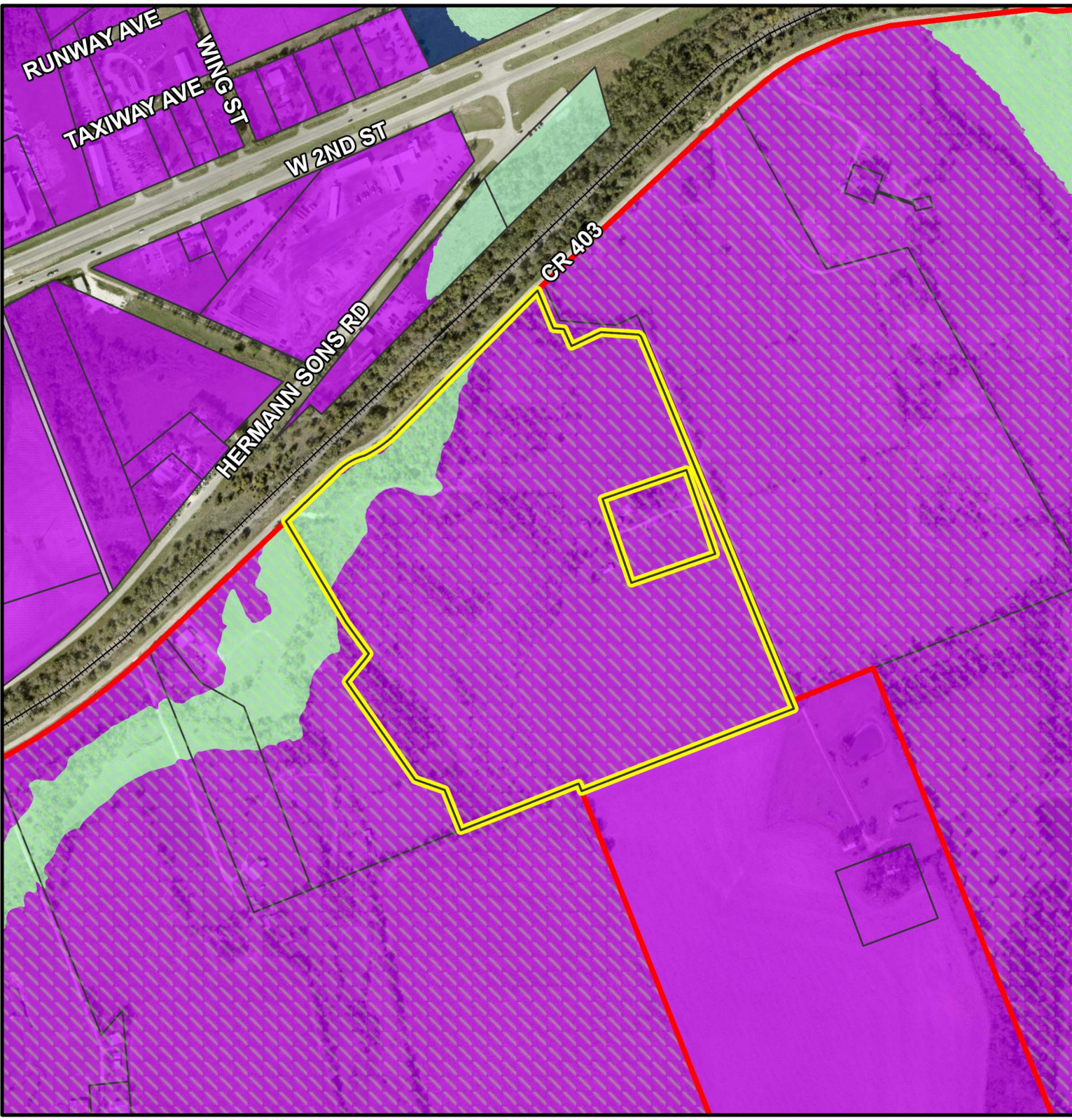


PZ-2024-2268

**650 CR 403
Employment Center Plan
Location Map
Approximately 51 acres**

-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcels





PZ-2024-2268

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

Subject Property

City Limits

ETJ Boundary

Parcels

Growth Sector

Reserved Open Sector (O-2)

Future Growth Sector (G-1)

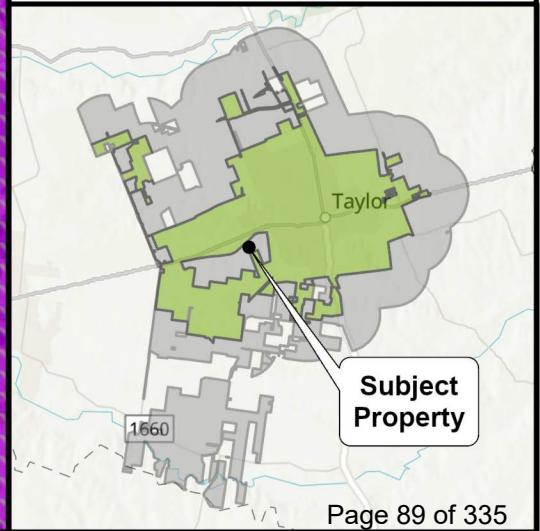
Controlled Growth Sector Tier II (G-2.2)

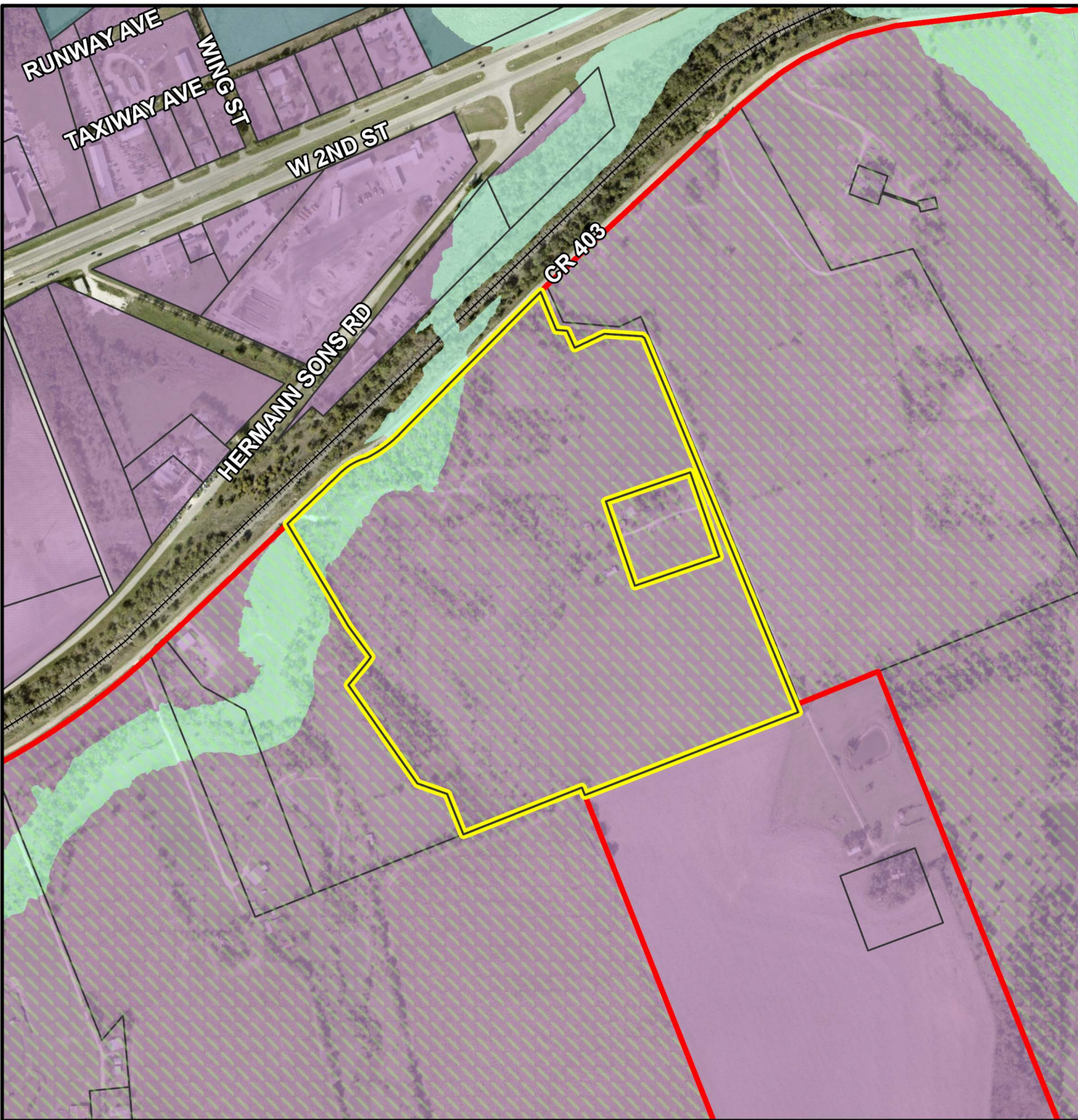
Infill Growth Sector (G-5)

N

0 500 1,000

Feet





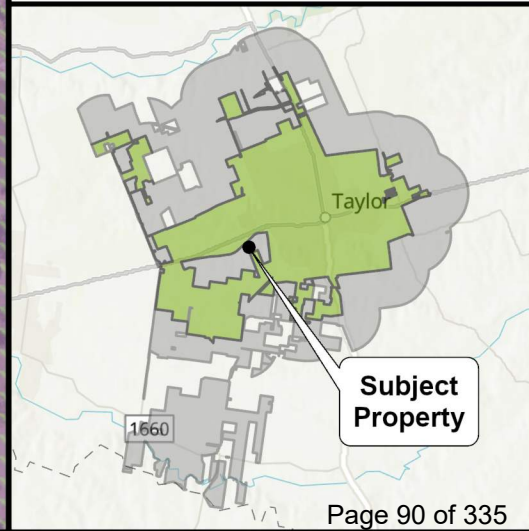
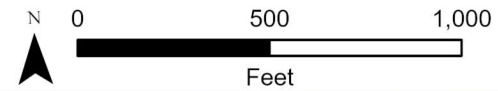
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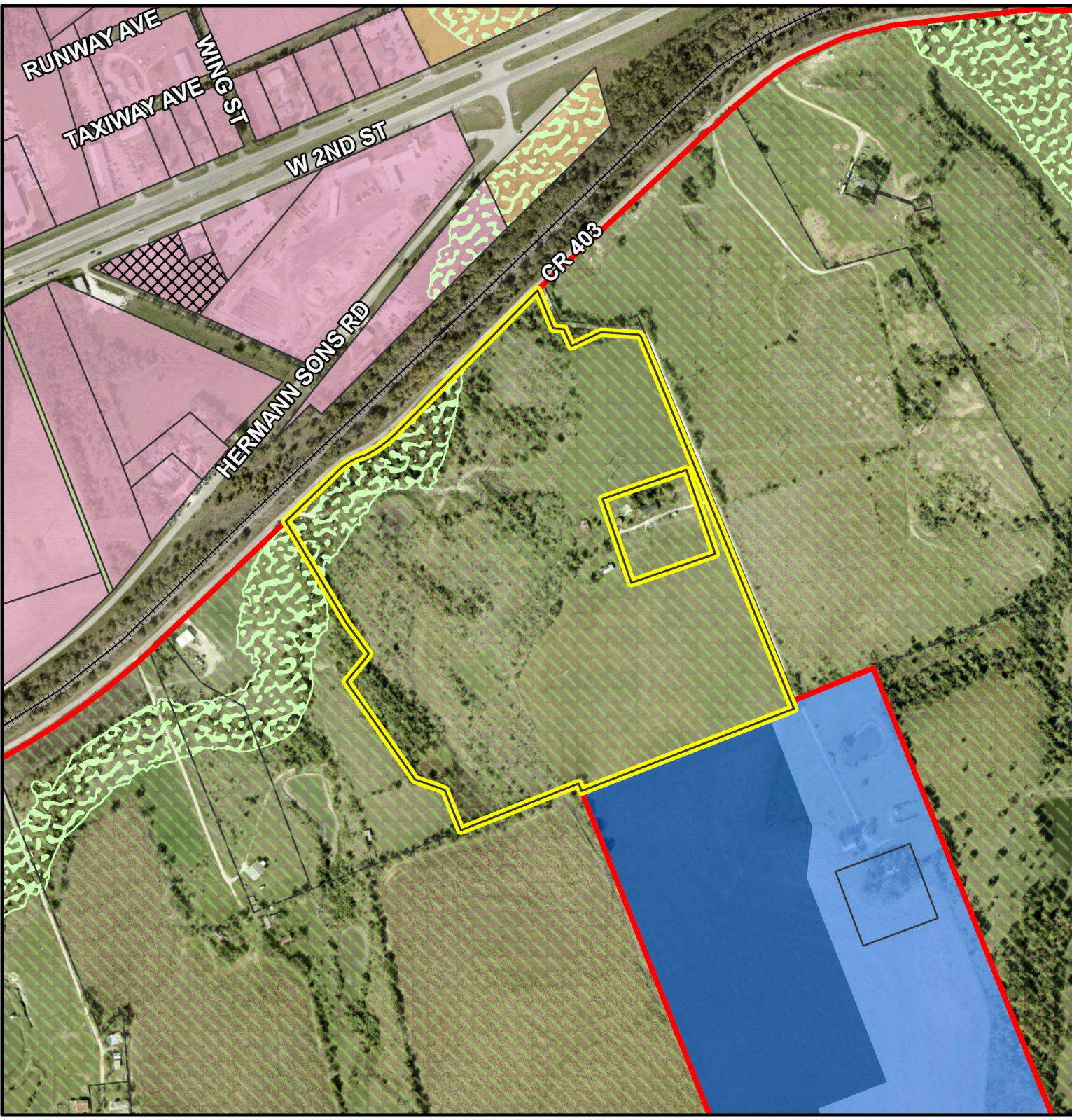
650 CR 403
Employment Center Plan
Future Land Use Map
Approximately 51 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

Future Land Use

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

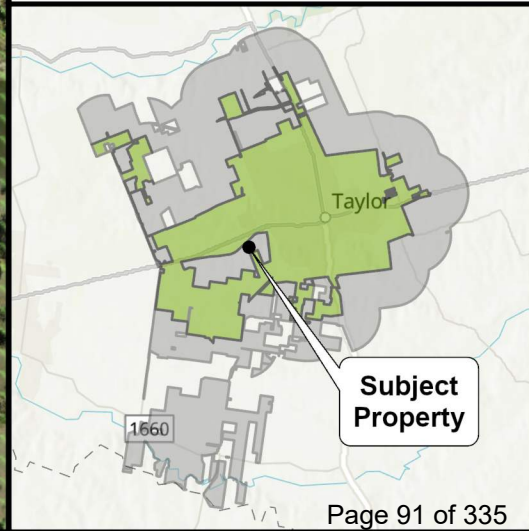




PZ-2024-2268

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

- | | |
|--------------------|--------------------------|
| Subject Property | Place Type Zoning |
| City Limits | P2: Rural |
| ETJ Boundary | P4: Mix |
| Parcels | P5: Urban Center |
| P1: Nature | EC: Employment Center |
| Special Use Permit | CS: Civic Space |

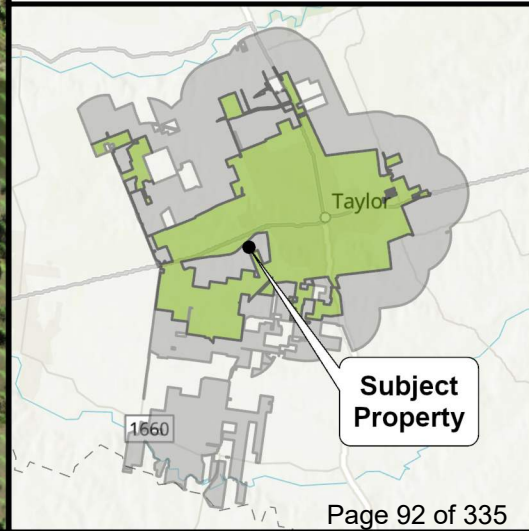
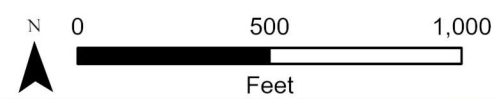




PZ-2024-2268

**650 CR 403
Employment Center Plan
Floodplain Map
Approximately 51 acres**

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

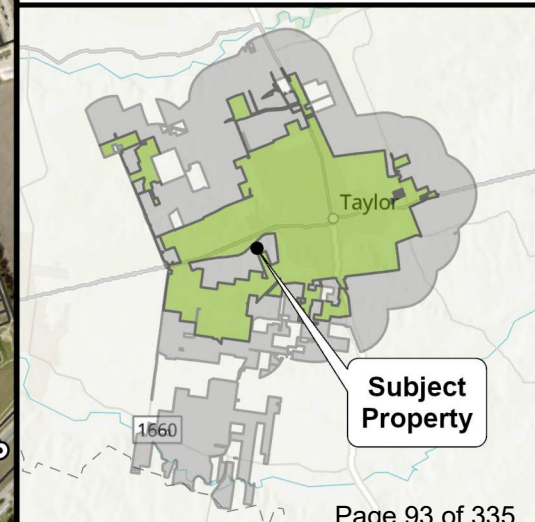
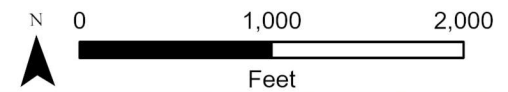




PZ-2024-2268

650 CR 403
Employment Center Plan
Notification Map
Approximately 2.5 acres

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



ORDINANCE NO. 2025-09

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

WHEREAS, the Taylor City Council conducted a public hearing on May 22, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to approve an Employment Center referred to as Forterra Mixed Use; and

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

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

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

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

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

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

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

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2025-09 was introduced before the Taylor City Council on the 22nd day of May 2025.

PASSED, APPROVED, and ADOPTED on the 12th day of June, 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-09, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2025.

Lucy Aldrich
City Clerk

EXHIBIT A
(Metes & Bounds/Legal Description/Survey)

EXHIBIT B
(Employment Center Plan)

WARRANTY DEED WITH VENDOR'S LIEN

TA42100060

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

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

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

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

West

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

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

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

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

[Signature Page to follow]

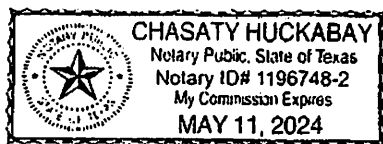
EXECUTED this 29th day of October, 2021.

Walter G. Giroir
WALTER G. GIROIR

Debra Giroir
DEBRA GIROIR

THE STATE OF Texas
COUNTY OF Williamson

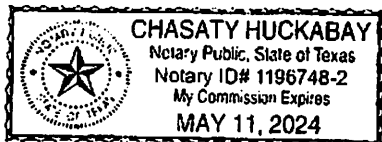
This instrument was acknowledged before me on the 29th day of October, 2021, by **WALTER G. GIROIR**.



Chasaty Huckabay
NOTARY PUBLIC, State of

THE STATE OF Texas
COUNTY OF Williamson

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



Chasaty Huckabay
NOTARY PUBLIC, State of

LTC-GT-GIROIR-GFWTAY2100060-WDVL-ph

Exhibit A
Page 1 of 2

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

BEGINNING at a found 5/8" iron rod with red plastic cap marked "2547" on the common south Right-of-Way line of the Union Pacific Railroad and County Road 403, at the northeast corner of a called 19.6 Acre tract conveyed to Norman Bishop, et ux in Volume 2364, Page 886, for the northwest corner of this tract;

THENCE N45°58'19"E - 1338.62' along the said south Right-of-Way line of the Union Pacific Railroad, partially along the said south Right-of-Way line of County Road 403, crossing the said County Road 403 and continuing along the north Right-of-Way of County Road 403, respectively, to a found 5/8" iron rod with red plastic cap marked "2547" at the northwest corner of a called 142.37 Acre tract conveyed to John Bohls in Volume 123, Page 191, for the northeast corner of this tract;

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

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

THENCE S22°31'10"E - 161.47' along the west line of the said Groba Tract (125/170) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" at an agreed southwest corner of the said Groba Tract (125/170), for an interior ell corner of this tract;

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

S85°17'18"E - 39.77' to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" on the agreed upon west line of the said Groba Tract (120/258), at an agreed upon southwest corner of the said Groba Tract (125/170), for an exterior ell corner of this tract;

S24°14'59"E - 69.22' along the agreed upon west line of the said Groba Tract (120/258) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" at the southwest corner of the said Groba Tract (120/258), for an interior ell corner of this tract;

Exhibit A
Page 2 of 2

N64°46'04"E - 121.18' along the agreed upon south line of the said Groba Tract (120/258) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" at an agreed upon northwest corner of the said Groba Tract (125/170), for an exterior ell corner of this tract;

S86°22'06"E - 146.23' along the agreed upon west line of the said Groba Tract (125/170) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" for an exterior ell corner of this tract;

S22°20'05"E - 1503.17' continuing along the agreed upon west line of the said Groba Tract (125/170) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" on a north line of a called 55 Acre tract conveyed to Ernest Farms, LLC in Document No. 2019117943, at the agreed upon southwest corner of the said Groba Tract (125/170), for the southeast corner of this tract;

THENCE S68°46'48"W - 864.79' departing the said agreed upon line, along the north line of the said 55 Acre tract to a found 1/2" iron rod on the east line of a called 90.65 Acre tract conveyed to T.W. Ford, LP in Document No. 2017050597, at the northwest corner of the said 55 Acre tract, for an exterior ell corner of this tract;

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

THENCE S68°24'42"W - 477.67' along the common line between the said Johnson and Hayes Surveys, the north line of the said 90.65 Acre tract to a found 6" wooden fence corner post at the southeast corner of the said 19.6 Acre tract, for the southwest corner of this tract;

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

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

N70°35'19"W - 96.31' to a found 6" wooden fence corner post for an exterior ell corner of this tract;

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

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

N31°42'01"W - 592.86' to the **POINT OF BEGINNING** containing within these metes and bounds 52.501 Acres of land of which 0.495 Acres lies within the fenced/occupied Right-of-Way of County Road 403.

212296

RECORDERS MEMORANDUM

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

Exhibit "B"

1. Easement dated September 3, 1927, executed by W. F. Dushek and wife, Albina Dushek to Texas Power and Light Company, recorded in Volume 233, Page 439, Deed Records, Williamson County, Texas. Easement Modification Agreement recorded under Document No. 2007058850, Official Records, Williamson County, Texas.
2. Right of Way Easement dated August 19, 1974, from John Prikryl and Marilyn Prikryl to Jonah Water Supply Corp., recorded in Volume 597, Page 982, Deed Records, Williamson County, Texas.
3. Easement and Right of Way dated October 5, 1993, from John W. Prikryl to Texas Utilities Electric Company, recorded in Volume 2434, Page 385, Official Records, Williamson County, Texas.
4. Right of Way Easement dated October 23, 1994, from Joyce Downs, Daniel J. Prikryl and James D. Prikryl to Jonah Water Supply Special Utility District, recorded in Volume 2647, Page 565, Official Records, Williamson County, Texas.
5. Right of Way Easement dated October 18, 1994, from John W. Prikryl and wife, Marilyn Prikryl to Jonah Water Special Utility District, recorded in Volume 2647, Page 567, Official Records, Williamson County, Texas.
6. Easement Deed by Court Order in Settlement of Landowner Action dated December 14, 2012 to Qwest Communications Company, LLC, f/k/a Qwest Communications Corporation, Sprint Communications Company, L. P., and Level 3 Communications, LLC, recorded under Document No. 2015075890, Official Records, Williamson County, Texas.
7. The rights of Lower Brushy Creek Water Control and Improvement District levy taxes and issue bonds.
8. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto.
9. Boundary Line Agreement dated October 27, 2021 recorded under Document No. 2021165184, Official Records, Williamson County, Texas.

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

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021166275

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



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas



EMPLOYMENT CENTER PLAN
FOR
FORTERRA MIXED USE
PZ-2024-2268
TAYLOR, TEXAS

A	BACKGROUND	
	Regional Context	A.2
	Comprehensive Plan Excerpts.....	A.3
	Local Context	A.4
	Site Constraints	A.5
	Topography Analysis	A.6
B	REGULATIONS	
	Place Type Allocations.....	B.2
	Regulating Plan.....	B.3
	Block Frontages & Dimensions.....	B.4
	Design Specific Standards	B.5
	Transportation Master Plan Diagram.....	B.7
	Thoroughfare Types Plan	B.8
	Thoroughfare Types Sections	B.9
	Civic Space Types Plan	B.13
C	SUPPLEMENTAL PLANS	
	Plan in Context.....	C.2
	Program Summary	C.3
	Emergency Access Diagram	C.4
	Addressing Diagram	C.5
	Detailed Parking Program.....	C.6

For
THE CITY OF TAYLOR, TEXAS
and
TAYLOR 47 LLC
by
MICHAEL WATKINS ARCHITECT, LLC
March 26, 2025

A. BACKGROUND

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

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

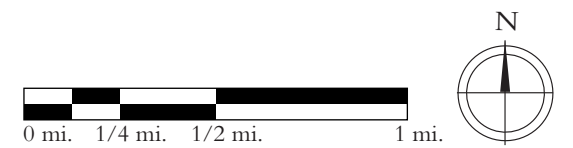
Regional Context.....	A.2
Comprehensive Plan Excerpts.....	A.3
Local Context.....	A.4
Target Place Type Allocations.....	A.5
Site Constraints.....	A.6
Elevation Analysis	A.7

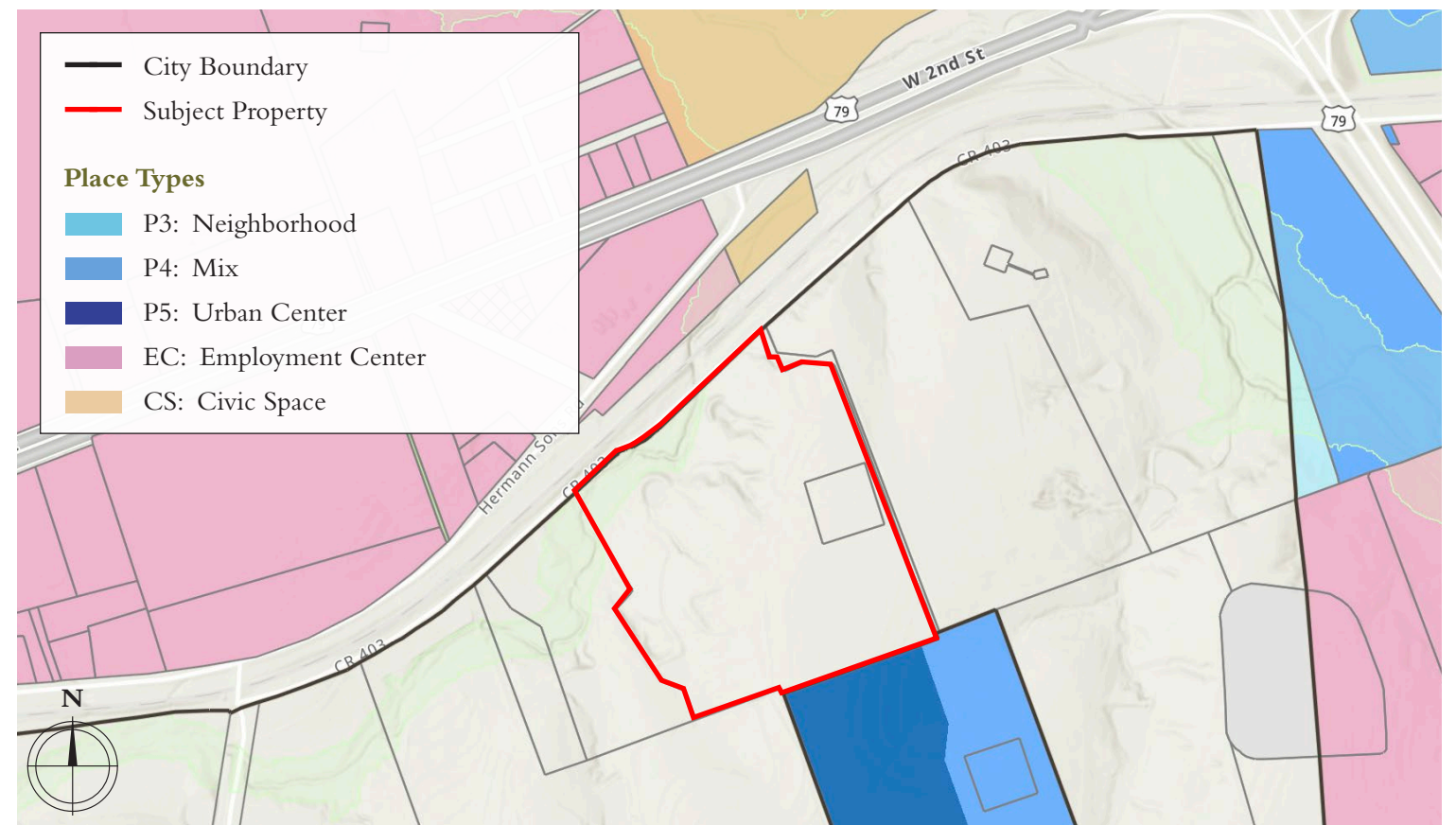
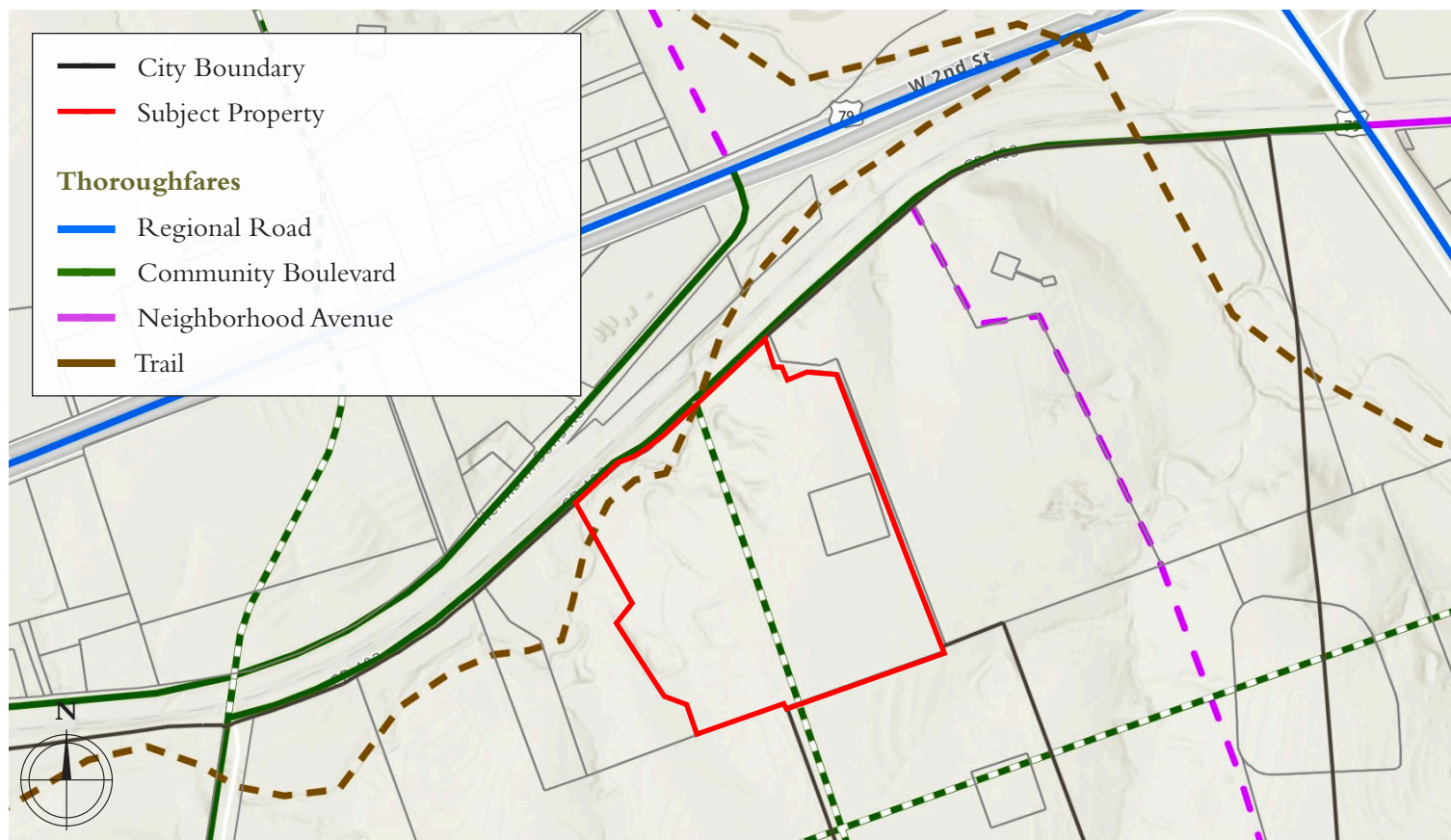
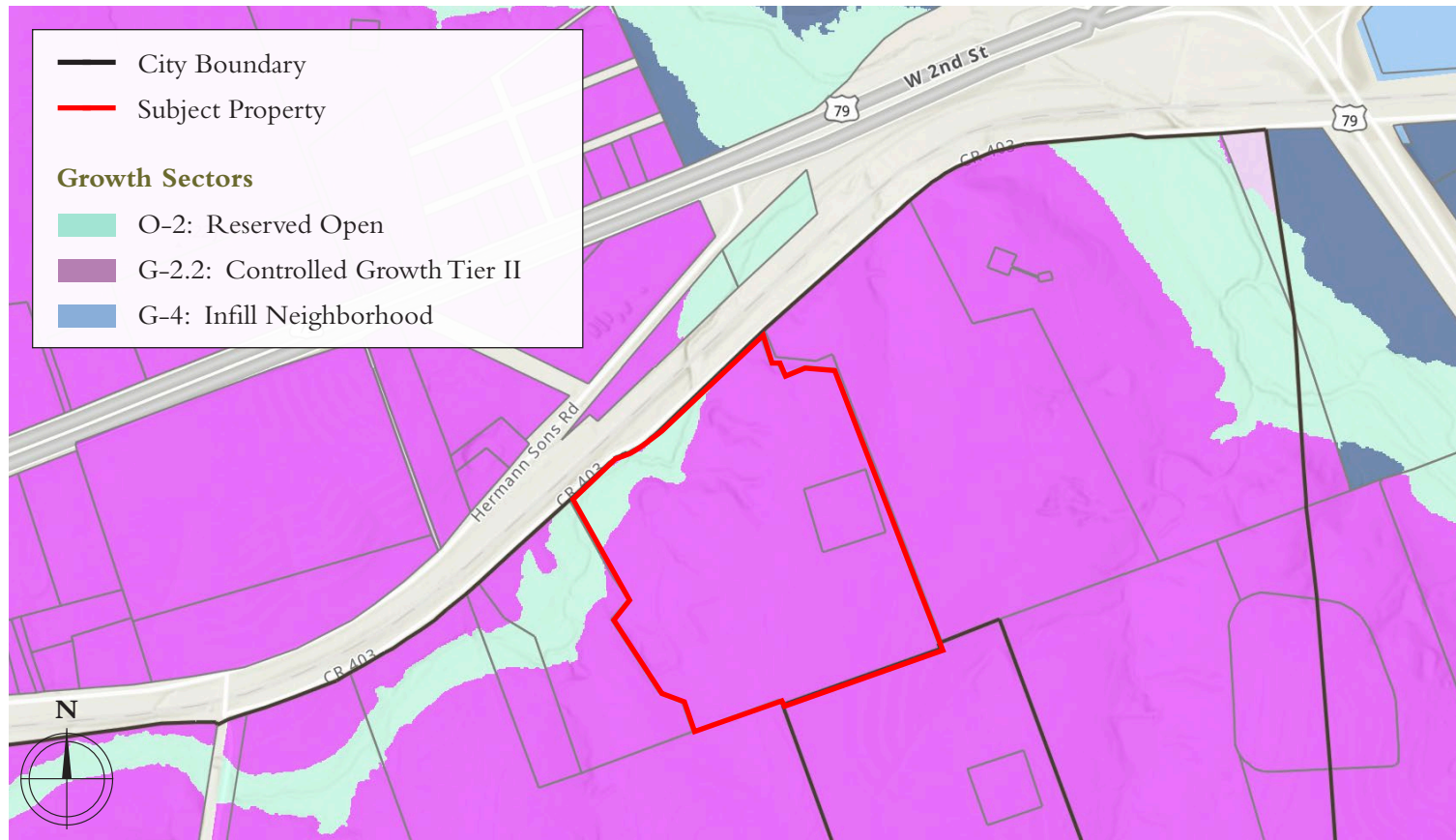




Key

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







Key

- Subject Property
- Existing Thoroughfare
- Previously Proposed Thoroughfare

Thoroughfare Designations

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

Notes

1. Designs of neighboring properties are subject to change.





Key

Subject Property

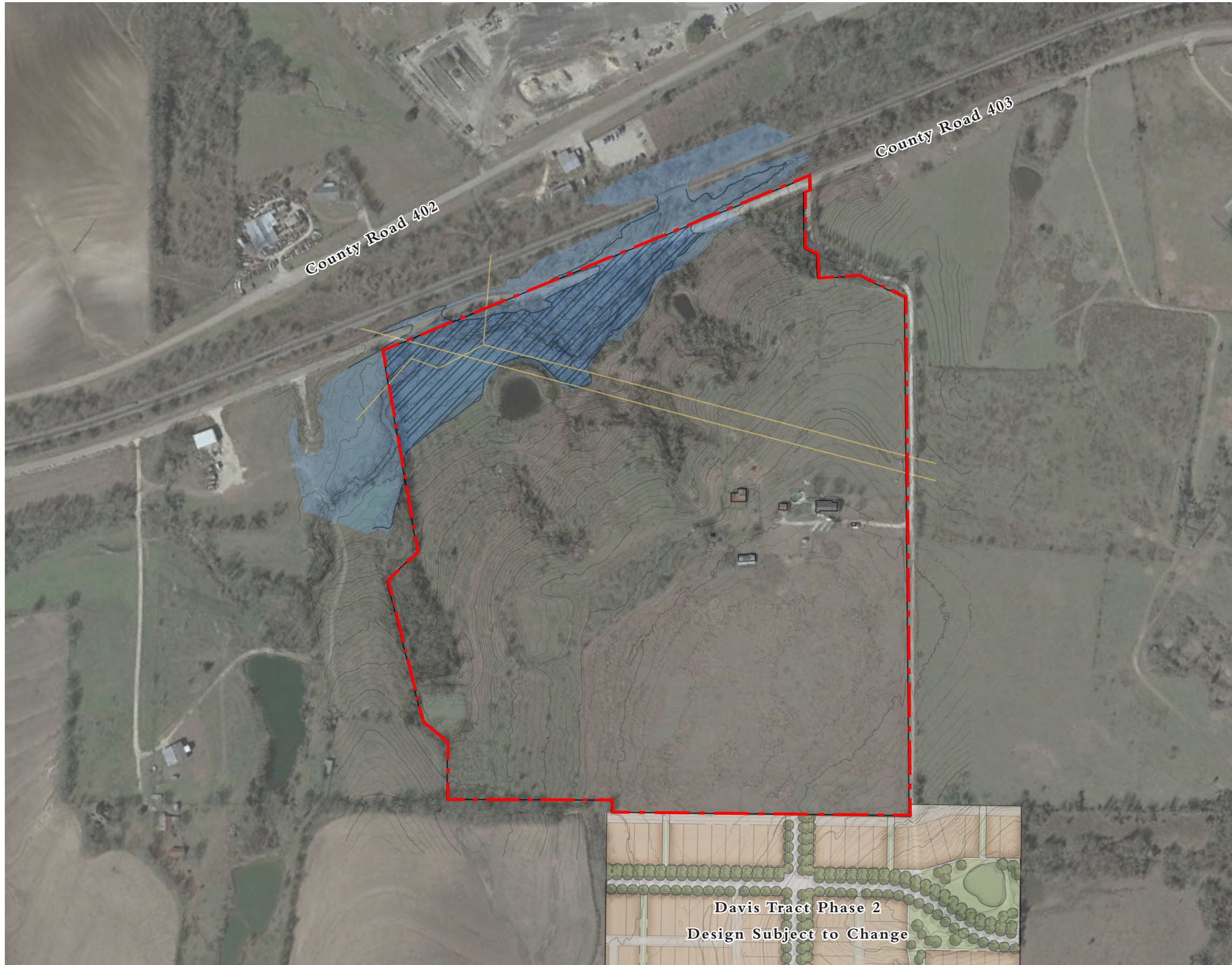
Pedestrian Shed

Future Pedestrian Shed ¹

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

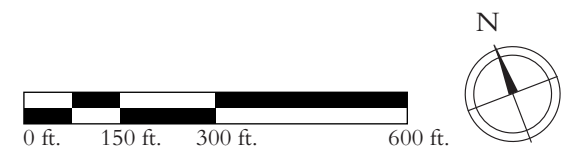
The areas and percentages shown are approximate and do not include TxDOT ROW, Front Type Thoroughfare ROW, areas within the ETJ, or other properties that have not been subdivided. The effective Pedestrian Shed, shown as a thin dashed line, is intended to include areas reasonably walkable (approximately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

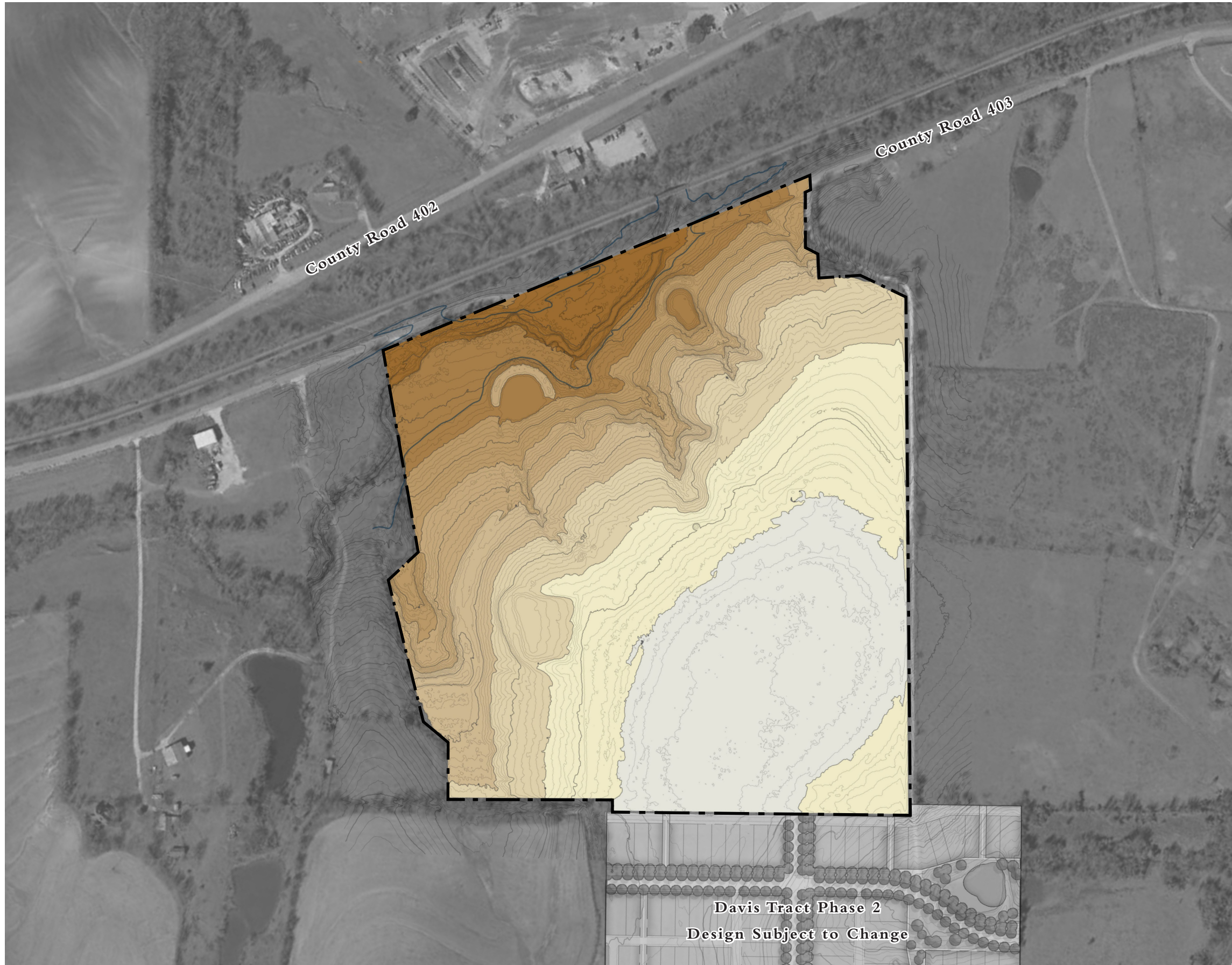
1. The thick dashed line shown on the plan indicates the anticipated expansion of the Pedestrian Shed should the adjacent properties that are currently in the ETJ be annexed.



Key

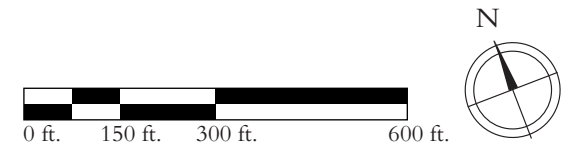
- Subject Property
- ~ 5-ft. Contour
- ~ 1-ft. Contour
- ▨ FEMA 100-year Floodplain
- City of Taylor 100-year Floodplain (estimate)
- Overhead Power Line





Key

- Subject Property
- ~ 10-ft. Contour
- ~ 1-ft. Contour
- ~ FEMA 100-year Floodplain
- 610-620 ft.
- 600-610 ft.
- 590-600 ft.
- 580-590 ft.
- 570-580 ft.
- 560-570 ft.
- 550-560 ft.
- 540-550 ft.



B. REGULATIONS

The Regulations chapter is a set of plans and standards which specifies the requirements of this Employment Center Plan and demonstrates how the Employment Center Plan complies with the Taylor Comprehensive Plan and Land Development Code. These Regulations include the general layout of Thoroughfares, Civic Spaces, Blocks, and Lots, as well as standards specifying any deviations from the LDC and additional requirements necessary for the development to comply with the Comprehensive Plan and the intent of the LDC. While these Regulations are informed by the specific development scenario described in the Supplemental Plans chapter, other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of these Regulations and all other applicable regulations.

Place Type Allocations.....B.2

Regulating PlanB.3

Block Frontages and DimensionsB.4

Design Specific Standards.....B.5

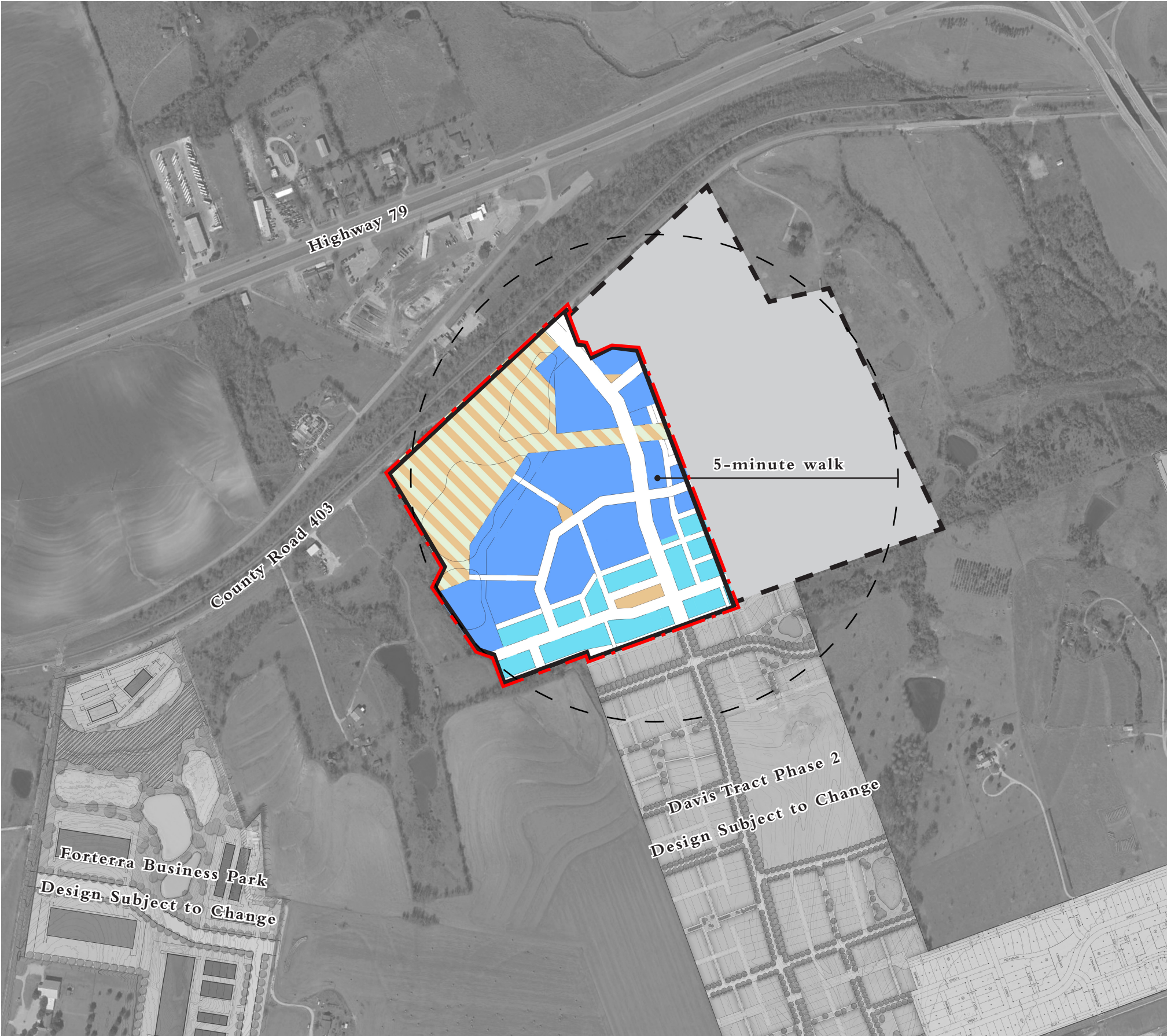
Transportation Master PlanB.7

Thoroughfare Types Plan.....B.8

Thoroughfare Types Sections.....B.9

Civic Space Types Plan.....B.13





The design is subject to change. Not for construction.

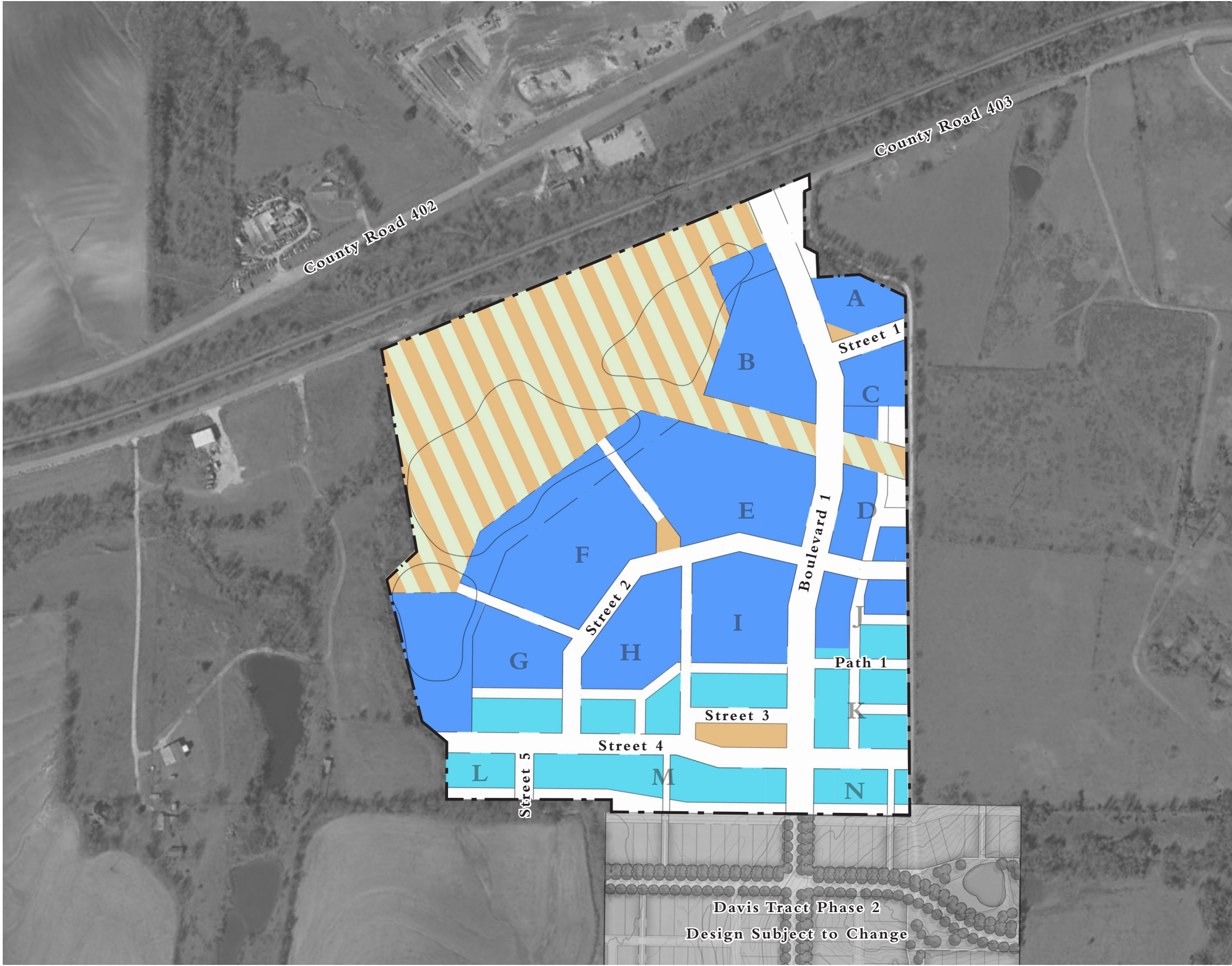


Key

- Subject Property
- Pedestrian Shed

Place Type	Permitted for a TND LDC Table 3.6.1(A)	Within Pedestrian Shed			Target for Subject Property
		Total	Outside Subject Property	Inside Subject Property	
P1	5% min.	14.4 ac. (34.8%)	0.0 ac.	14.4 ac.	2 ac. min.
P3 ⁴	10-30%	5.7 ac. (13.8%)	0.0 ac.	5.7 ac.	4-12 ac.
P4 ⁴	40-60%	19.3 ac. (46.7%)	0.0 ac.	19.3 ac.	16-24 ac.
P5	10-30%	0.0 ac. (0.0%)	0.0 ac.	0.0 ac.	4-12 ac.
CS ³	10% min.	15.1 ac. (36.6%)	0.0 ac.	15.1 ac.	4 ac. min.
TBD ²	–	–	–	0.0 ac	–
Total	100%	41.3 ac. (100%)	–	41.3 ac.	41.3 ac.
ETJ	–	50.2 ac.	50.2 ac.	0.0 ac.	–

- The percentages listed are calculated with respect to the area of the Pedestrian Shed as shown on the accompanying plan. The Pedestrian Shed (as described in LDC § 3.6.1.7) delineates the area of the subject property and adjacent properties intended to constitute a complete TND (as described in LDC § 3.6.1.4). Areas and percentages listed are approximate.
- The areas and percentages listed are calculated excluding the following: Front Type Thoroughfares, land within the ETJ or other land outside the Taylor city limits, and TxDOT RsOW.
- For the total Civic Space allocation within the subject property, refer to the Civic Space Plan on page B.10.
- See a recommended Warrant regarding the allocation of P3 and P4 in this Pedestrian Shed in the General Standards on page B.3.

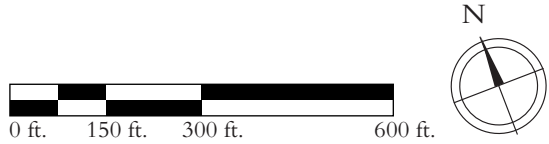


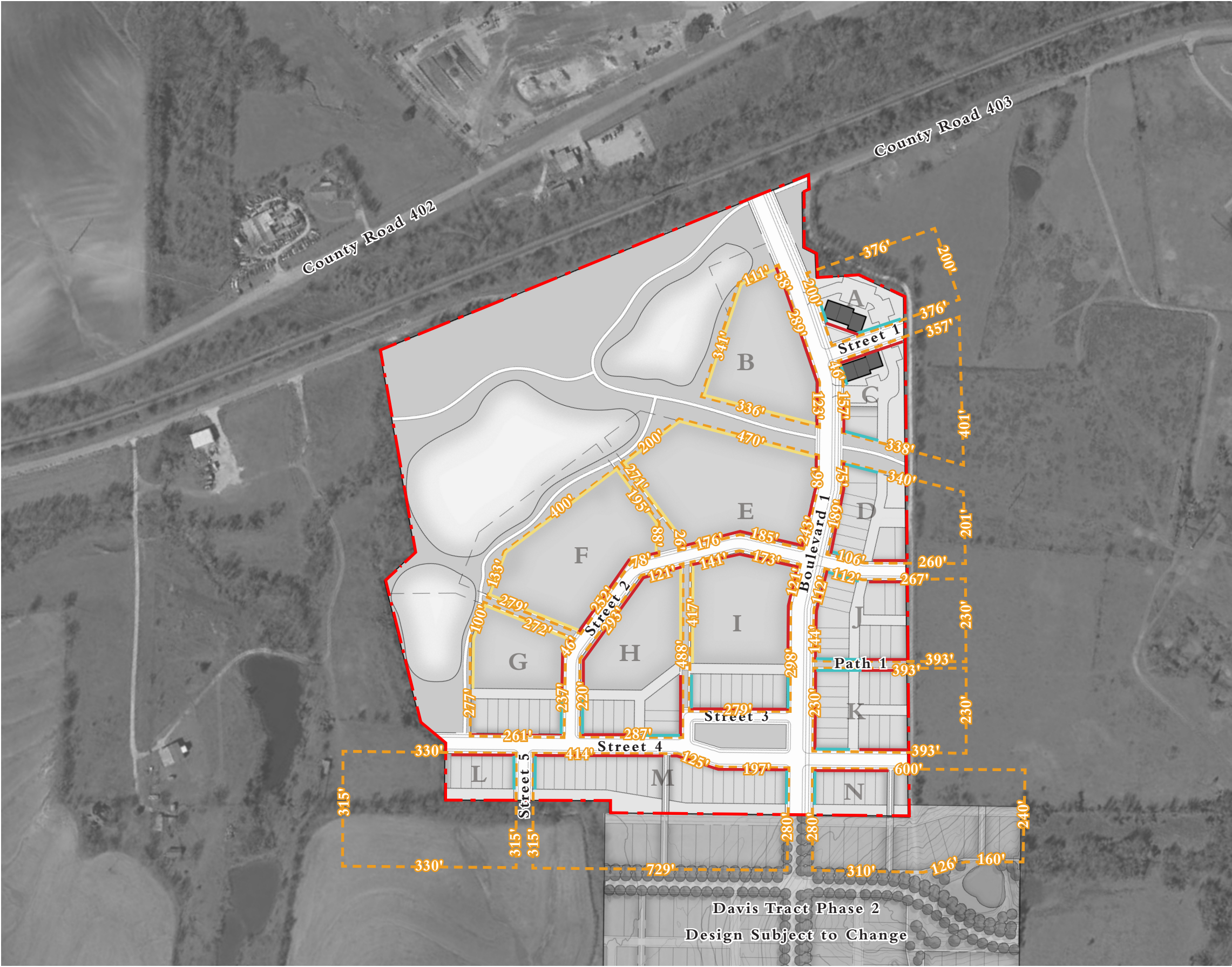
Key

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

General Standards

1. A Warrant is recommended to allow for a lower ratio of P5 given the proximity of the subject property to other lower density residential developments and the lower anticipated traffic to this portion of the Special Employment District, making Multi-Family and commercial uses potentiality less usable.





Key

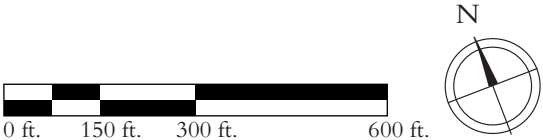
- Subject Property
- Primary Frontage
- Secondary Frontage
- Block Frontage to be Determined
- Block Dimensions

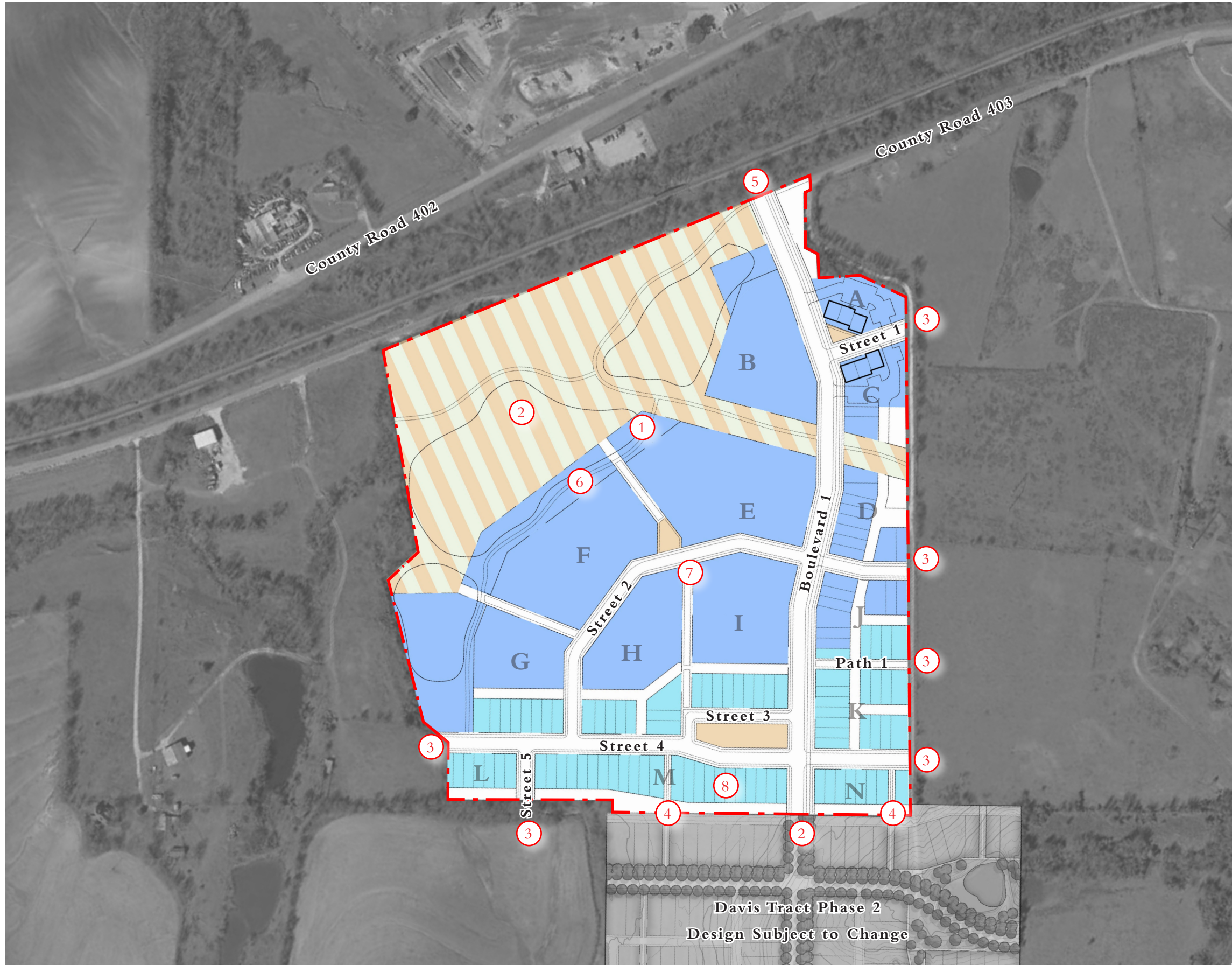
Block Perimeter

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

Notes

- Block dimensions shown are non-binding and are intended to demonstrate compliance with City standards for block length and perimeter.
- The Blocks shown include area on adjacent properties in order to account for the full perimeter of these Blocks when completed on adjacent properties. Adjustments to the precise Block shape and perimeter associated with other developments in these properties are anticipated, and will be addressed in the Neighborhood or Employment Center Plan for that property.

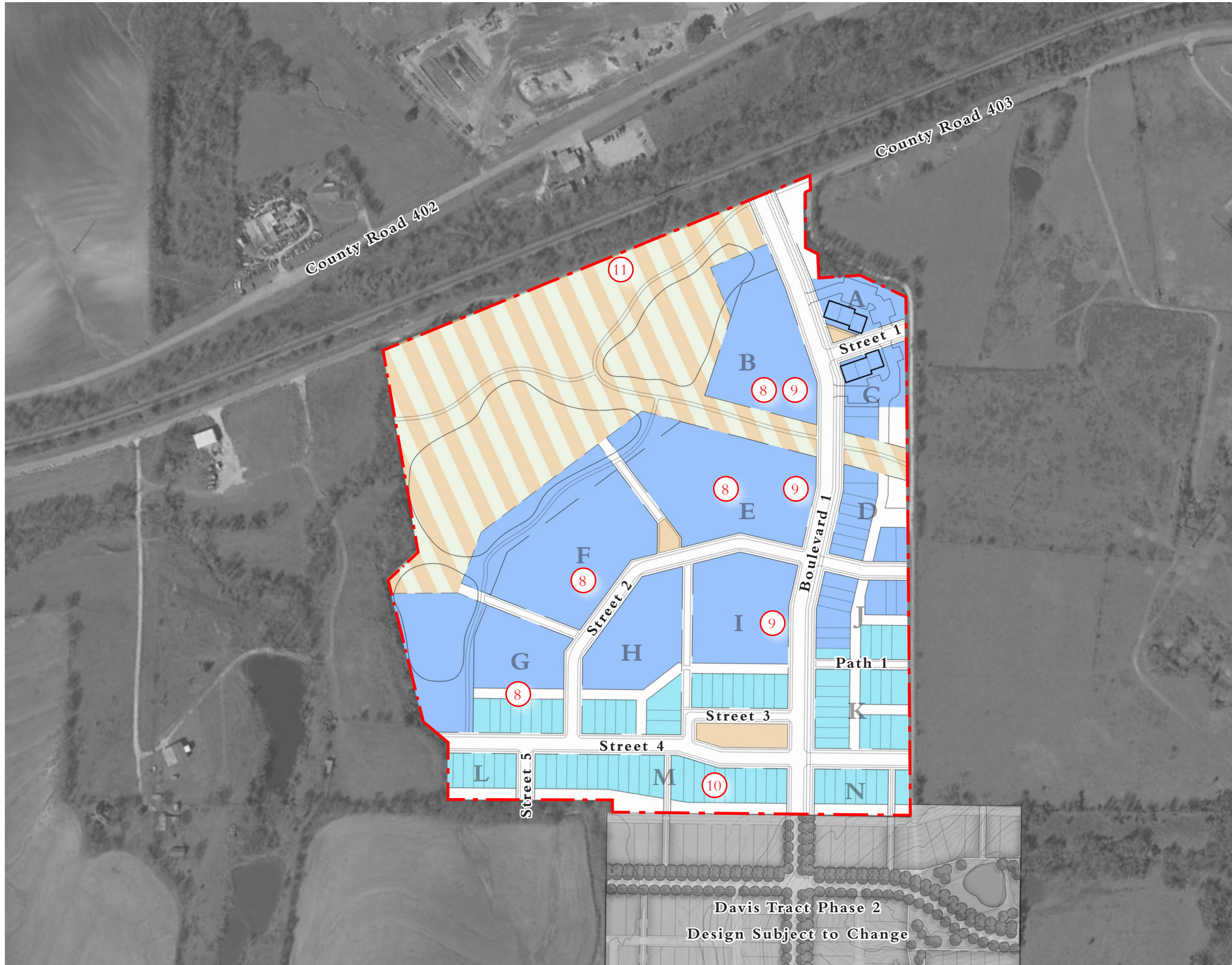




Design-Specific Standards

- ① These areas are zoned as P4 so that they can be developed with P4 uses if they are not needed for stormwater management facilities. Any portion of these areas that is used for stormwater shall be designed in a way that is integrated with the adjacent Civic Space.
- ② A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following conditions:
 - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.13 and LDC § 4-120).
 - The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8).
- ③ Boulevard 1, Path 1 and Streets 1, 3, 4, and 5 are intended to connect to the adjacent properties, with the exact location of the connection to be determined.
- ④ The Paths in Blocks M and N are intended to connect to the adjacent property, with the exact location of the connection to be determined. These paths should be aligned with similarly designed paths on the adjacent property in order to facilitate pedestrian connectivity between the two properties.
- ⑤ Boulevard 1 is intended to connect to County Road 403 with the exact location of the connection to be coordinated with the County.
- ⑥ Paths and trails shall be provided within this Park sufficient to provide Frontage and access to all enfronting lots and to provide connections to existing and proposed City of Taylor Park systems.
- ⑦ A Warrant is recommended to allow for a smaller minimum curve radius on Neighborhood Streets than specified in the City of Taylor Engineering Manual & Details in order to ensure that cars travel at speeds that are safe for pedestrians. It is recommended that the posted speed be reduced accordingly.





Design-Specific Standards, cont'd.

- 8 A Warrant is recommended to allow for Blocks B, E, F, G, and H to exceed the maximum Block length in LDC § 3.8.2.9 to accommodate the applicant's proposed Build-to-Rent program in large undivided sites. Paths and Streets are shown on this plan where they are important to the goal of overall pedestrian and vehicular connectivity, and these Blocks shall be divided by additional Thoroughfares and Civic Spaces in order to provide frontage consistent with the standards of P4 to all buildings.
- 9 The portions of Blocks B, E, and I that face Boulevard 1 shall consist of Townhouses with a minimum height of 2 stories.
- 10 A Warrant is recommended to allow for Block M to exceed the maximum Block length in LDC § 3.8.2.9 based on the length established for this block in the Davis Tract Phase 2 Neighborhood plan, with its corresponding Warrant for Block Size.
- 11 Any additional ROW dedication or easement along County Road 403 will be determined in plat submissions.





Key

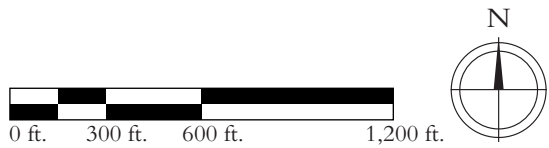
- Subject Property
- Existing Thoroughfare
- Proposed Thoroughfare
- Previously Proposed Thoroughfare

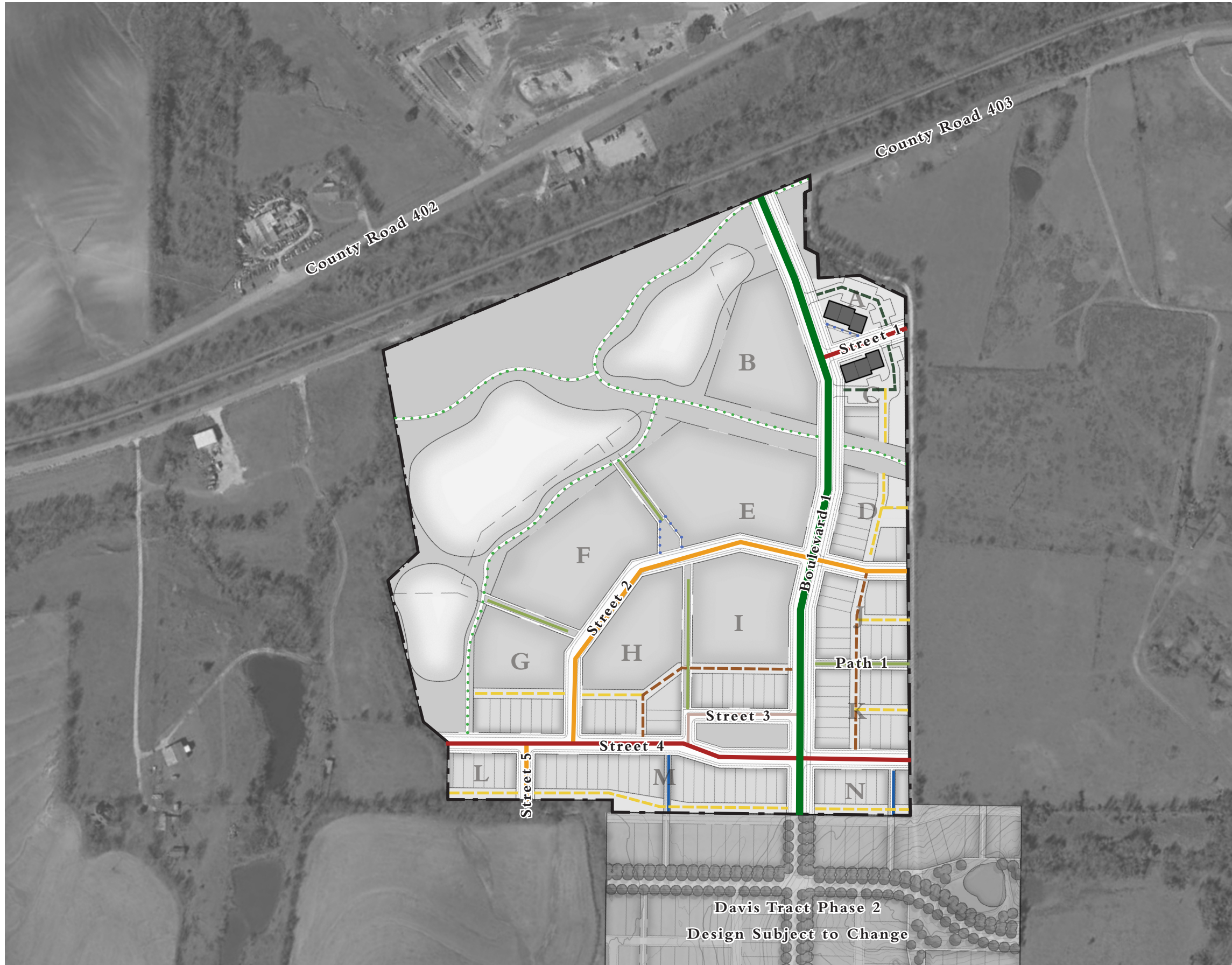
Thoroughfare Designations

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

Notes

1. The thoroughfare layout shown here is based on the updates to the Transportation Master Plan proposed in the Neighborhood and Employment Center Plans for Davis Tract, 427 Loop, and Forterra Business Park.

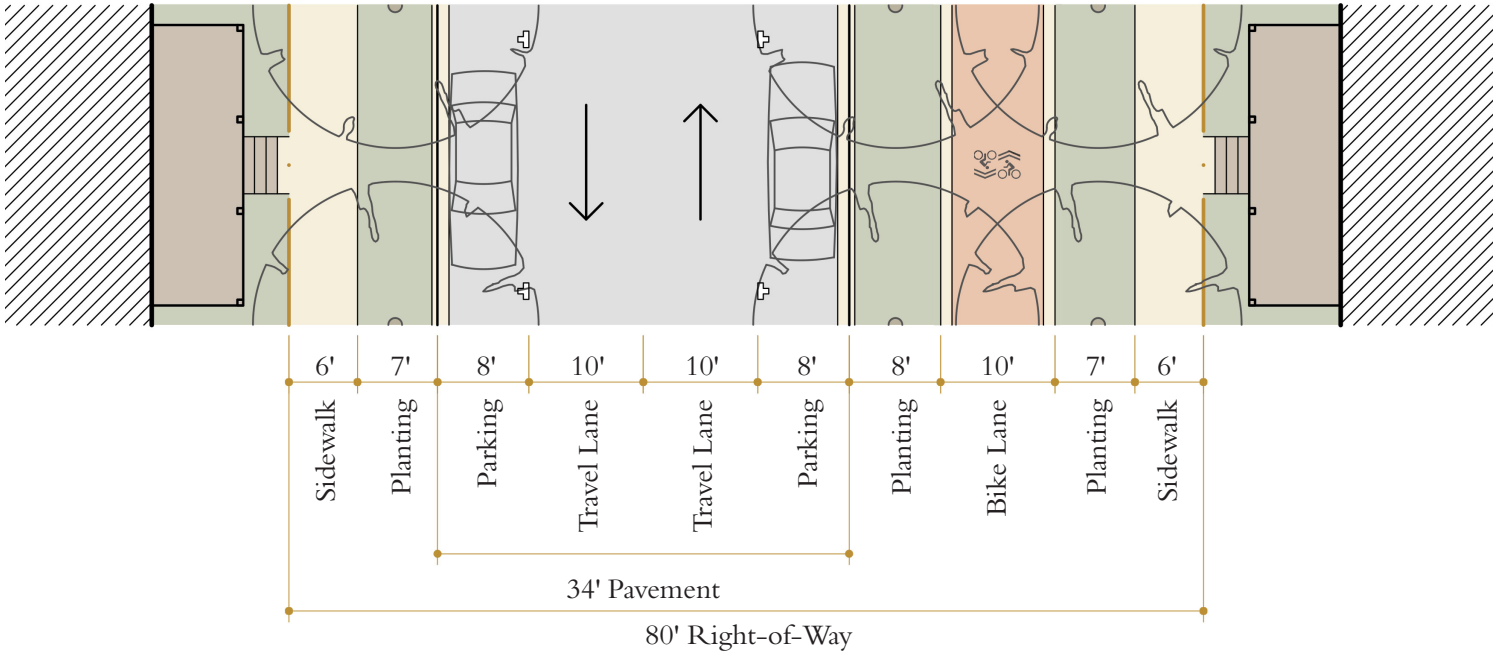
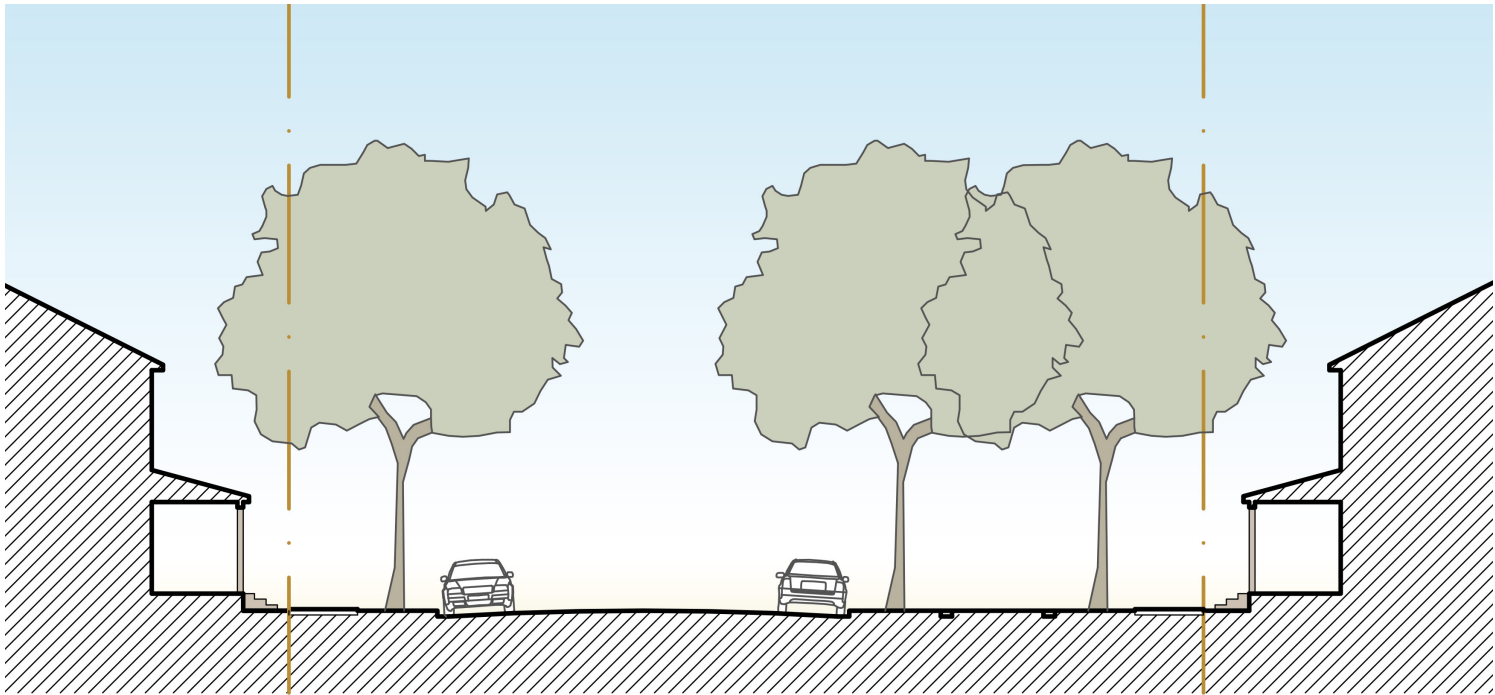




Key

- Subject Property
- BV-80-36
- ST-60-34
- ST-54-28
- ST-45-19
- RA-30-12
- FA-30-20
- PT-30
- PT-20
- Fire Lanes in parking lots (see Fire Apparatus Access Diagram on C.4)
- Trail in Civic Space
- Sidewalk in Civic Space

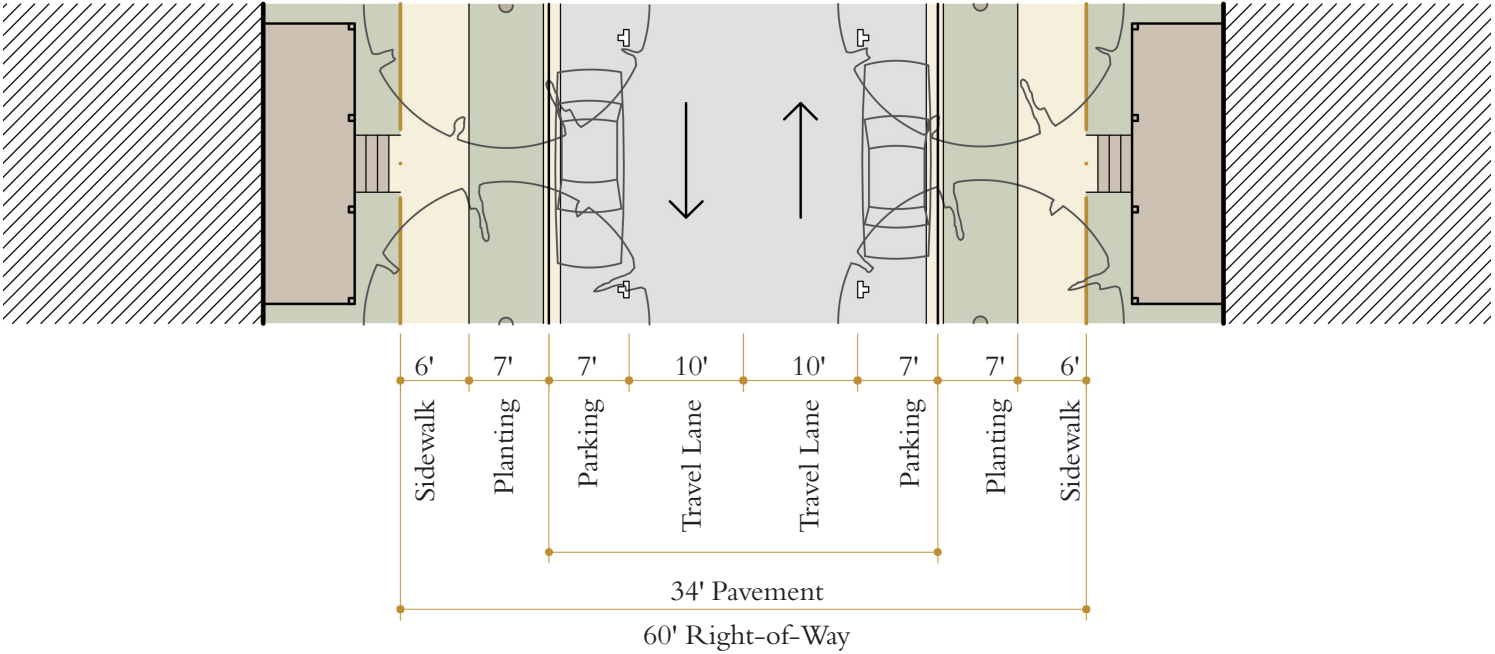
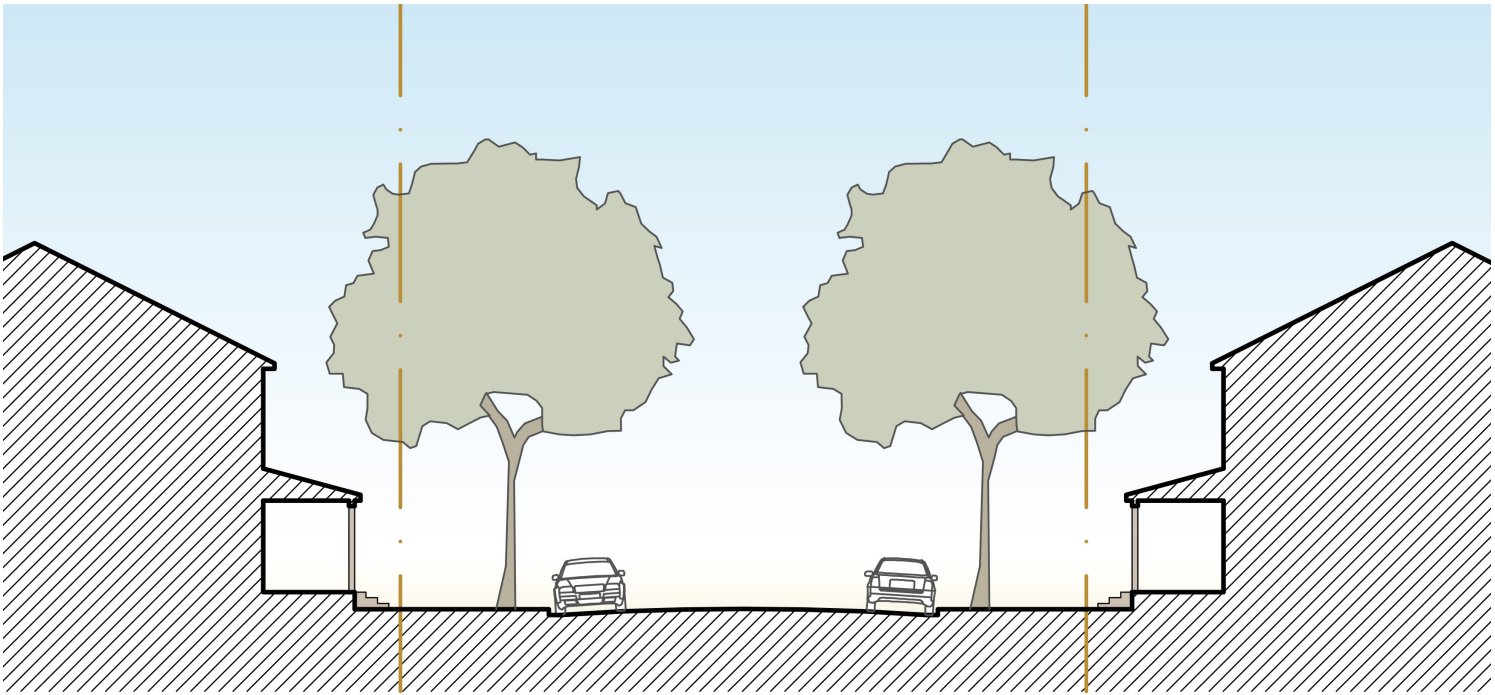




BV-80-34

Thoroughfare Type:	Boulevard	Vehicular Clear Width:	20 ft.
Vehicular Movement:	2-way	Curb Type:	Header
Design Speed:	20 mph	Ownership:	Publicly Owned
Bicycle Facility:	Shared-Use-Path	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water

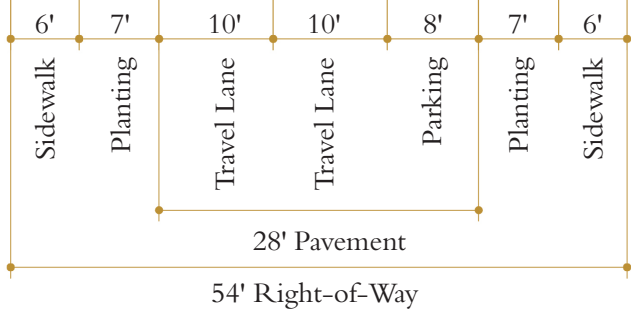
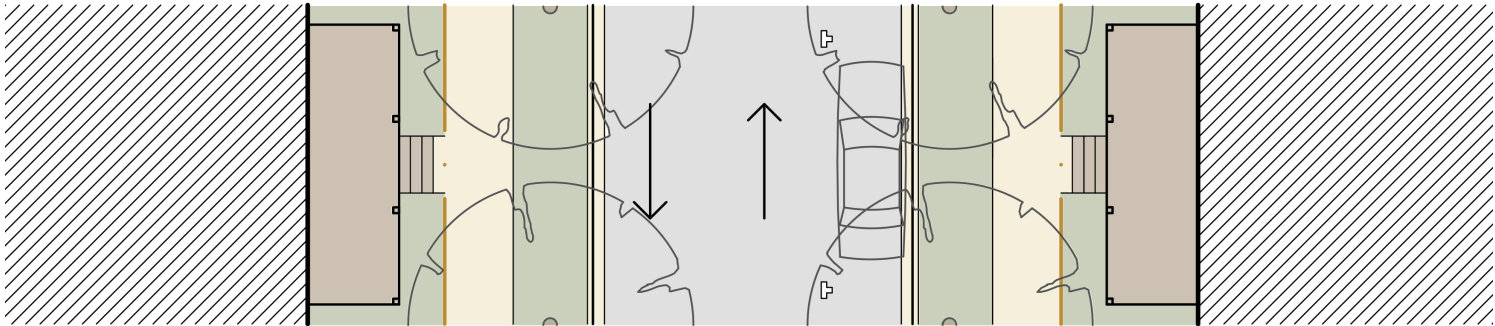
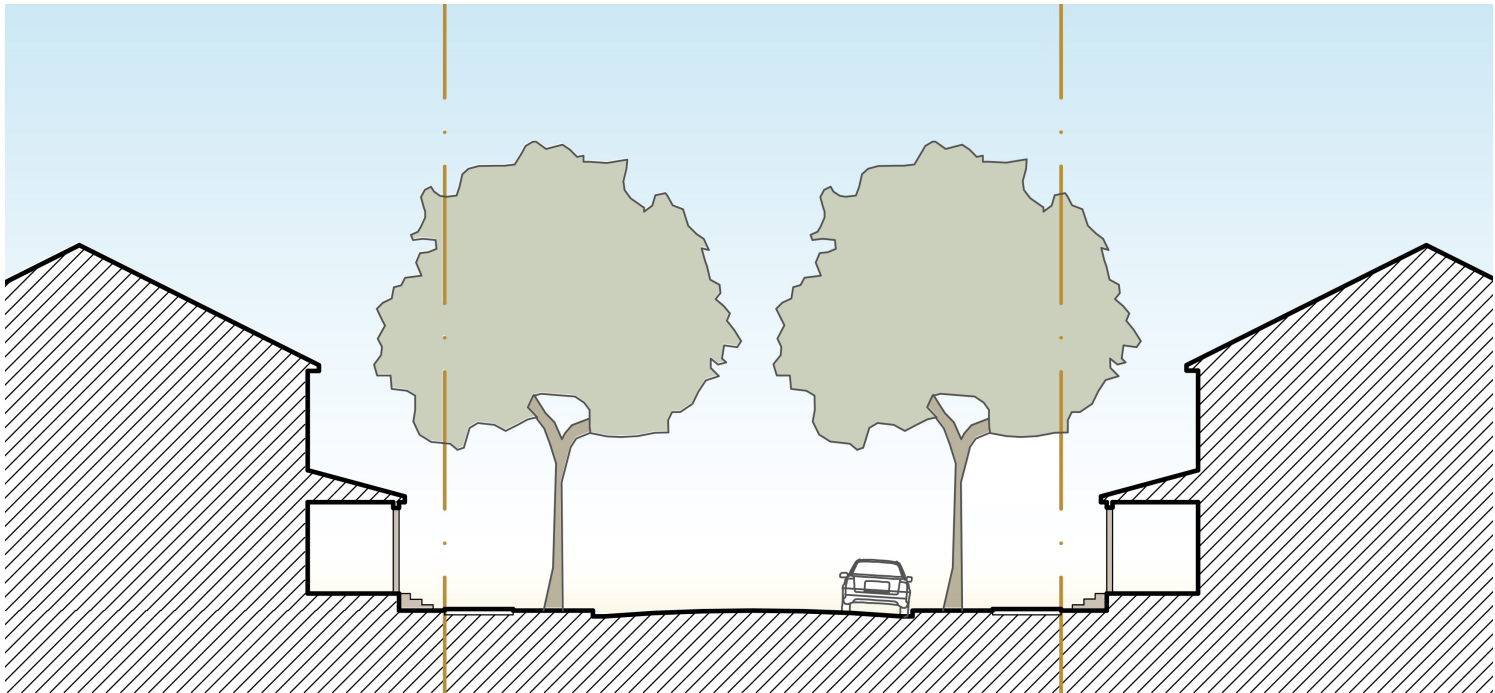
Notes:



ST-60-34

Thoroughfare Type:	Street	Vehicular Clear Width:	20 ft.
Vehicular Movement:	2-way	Curb Type:	Header
Design Speed:	20 mph	Ownership:	Publicly Owned
Bicycle Facility:	Shared with Vehicles	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water

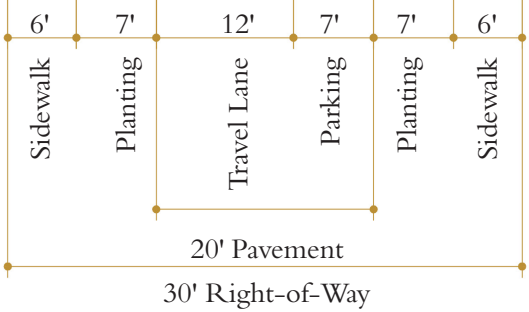
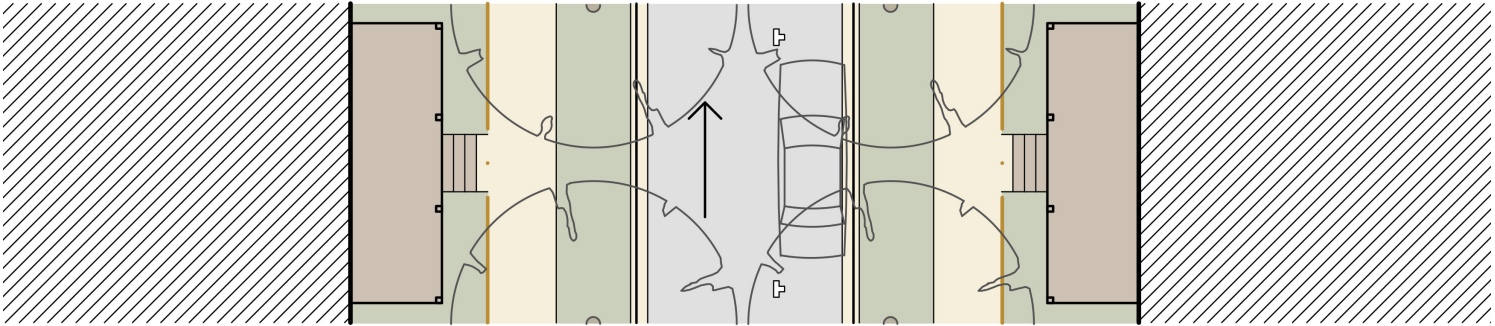
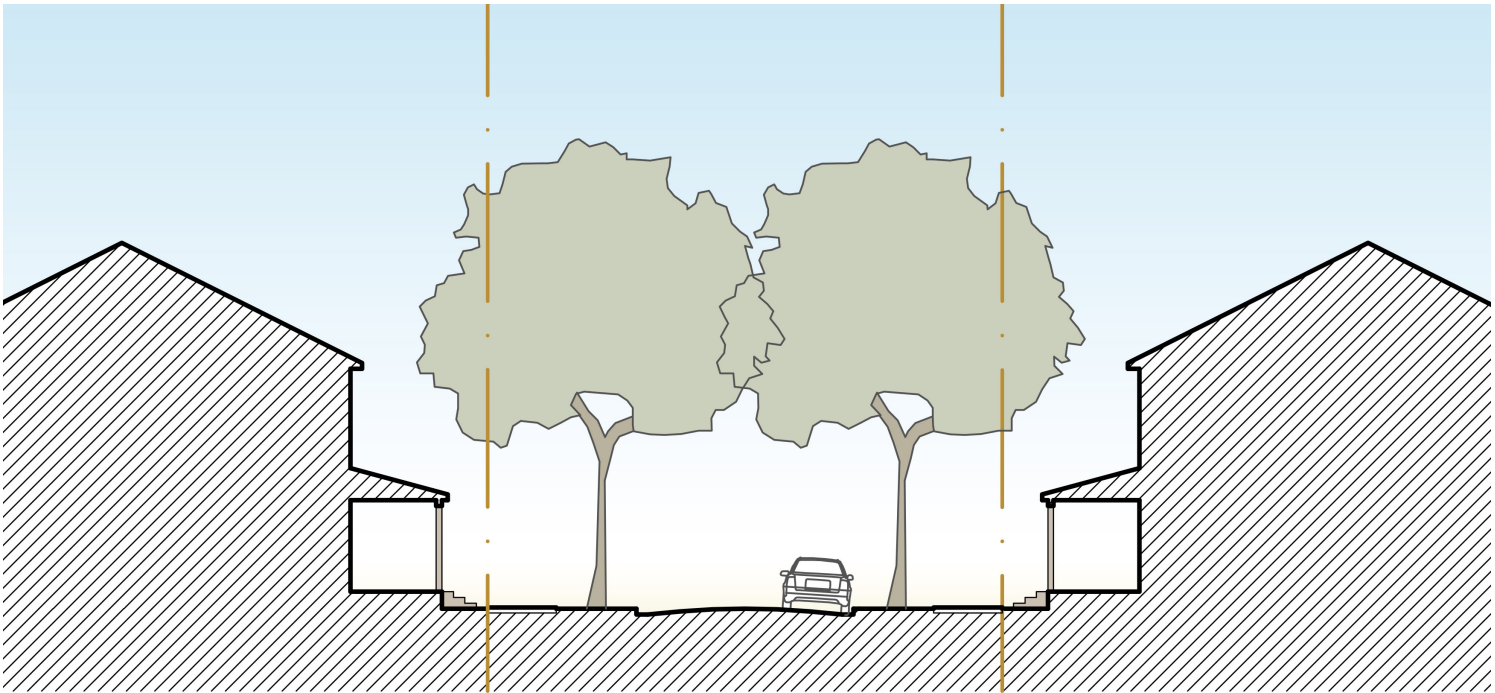
Notes:



ST-54-28

Thoroughfare Type:	Street	Vehicular Clear Width:	20 ft.
Vehicular Movement:	2-way	Curb Type:	Header
Design Speed:	20 mph	Ownership:	Publicly Owned
Bicycle Facility:	Shared with Vehicles	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water

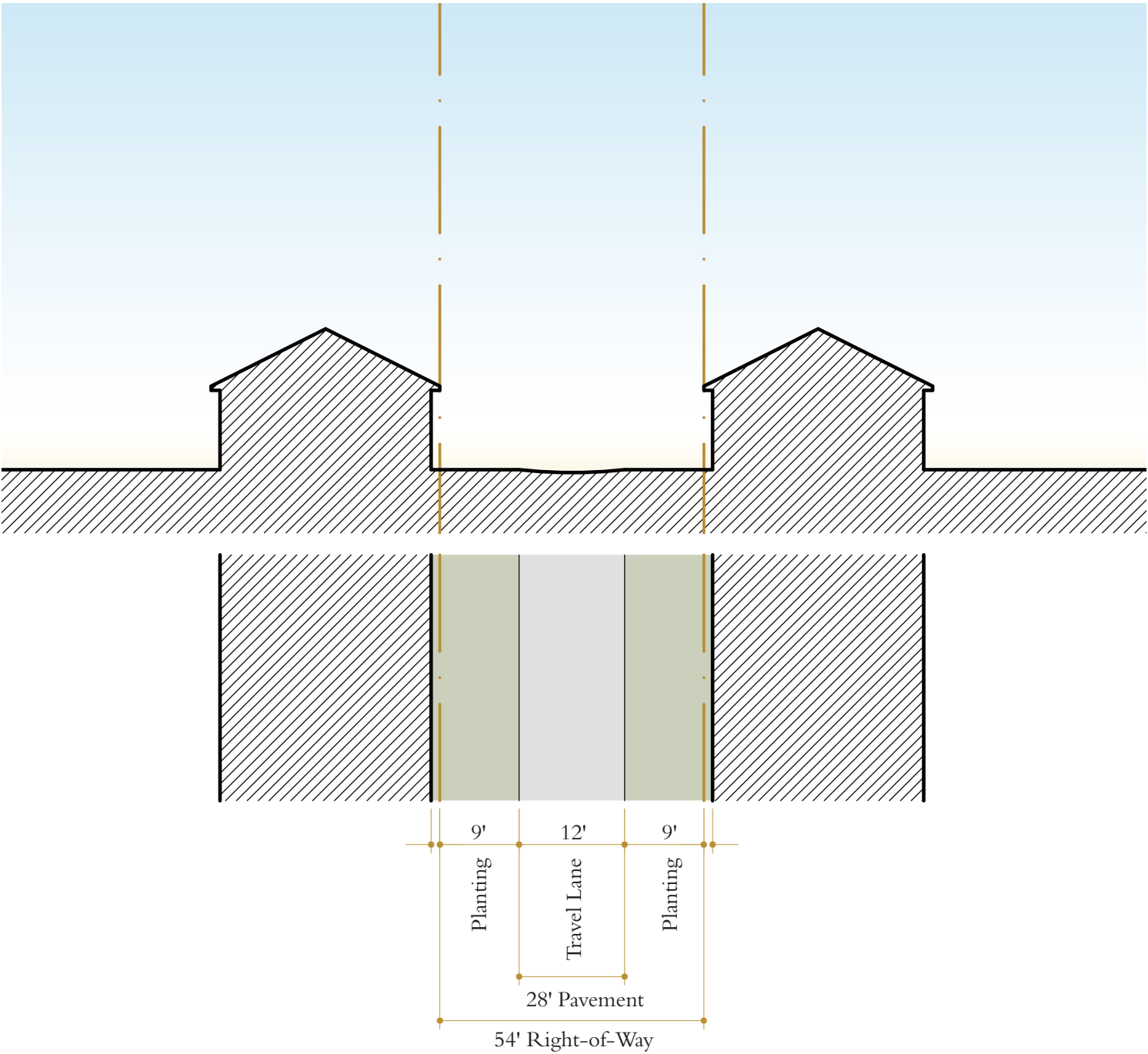
Notes:



ST-45-19

Thoroughfare Type:	Street	Vehicular Clear Width:	12 ft.
Vehicular Movement:	1-way	Curb Type:	Header
Design Speed:	20 mph	Ownership:	Publicly Owned
Bicycle Facility:	Shared with Vehicles	Typical Utilities:	Sanitary Sewer, Storm Sewer, Water

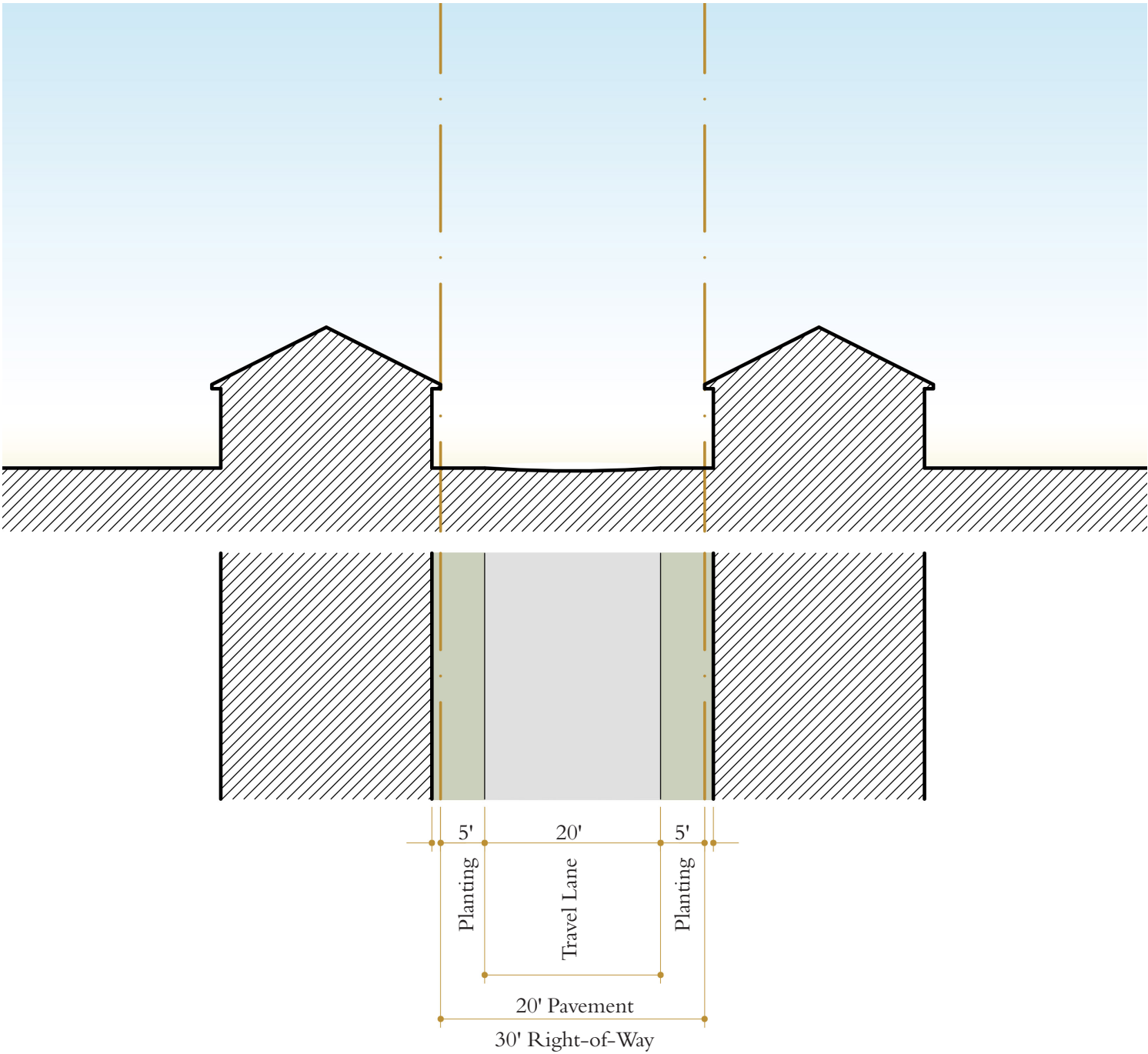
Notes: Due to limited ROW and pavement width, this Thoroughfare Type is subject to adjustments based on utility placements that are to be confirmed with the City Engineer.



----- RA-30-12 -----

Thoroughfare Type:	Alley	Vehicular Clear Width:	12 ft.
Vehicular Movement:	2-way	Curb Type:	N/A
Design Speed:	10 mph	Ownership:	Privately Owned
Bicycle Facility:	Shared with Vehicles	Typical Utilities:	Gas, Electricity, Cable

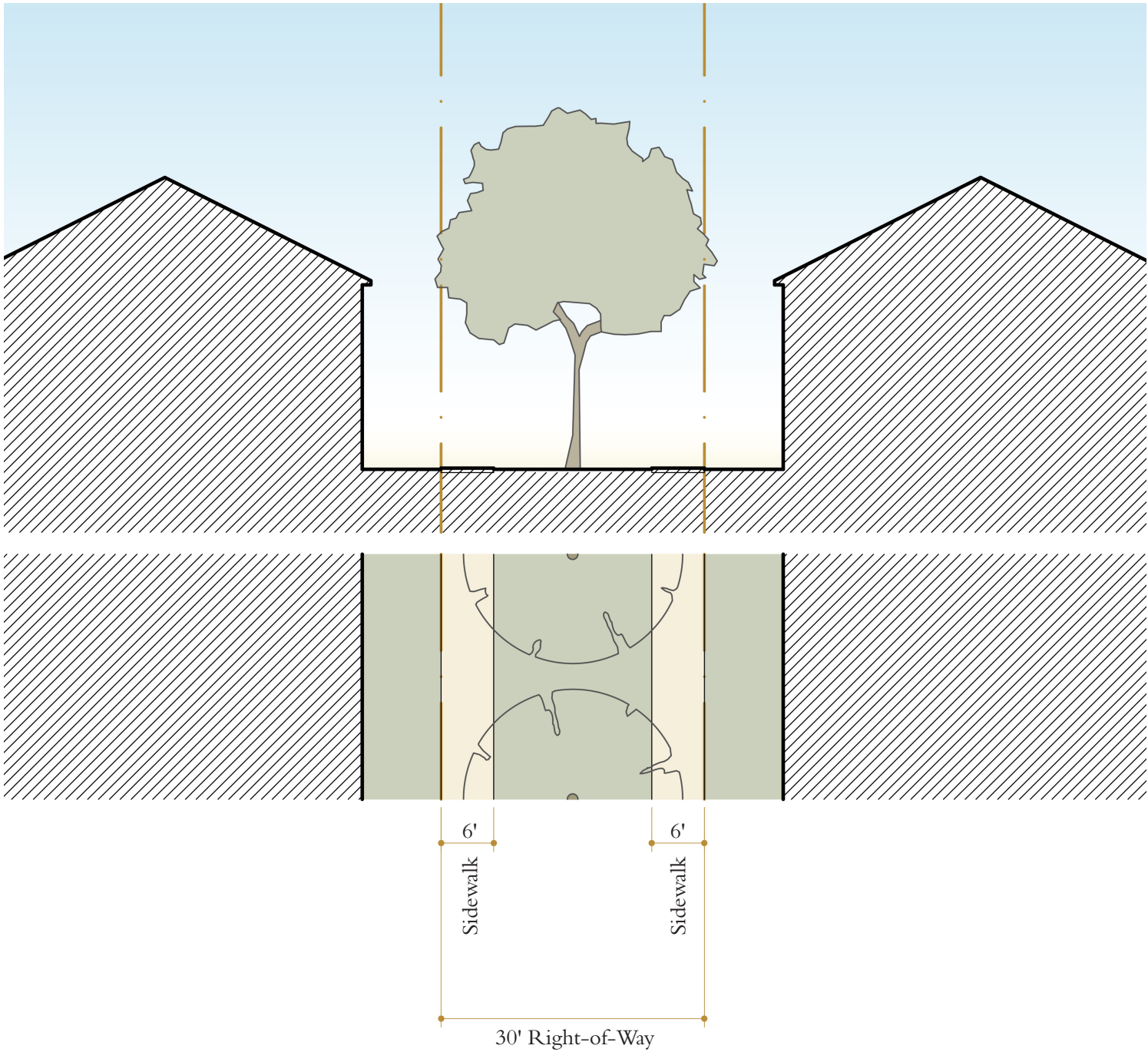
Notes: Storm Sewer may be included in this thoroughfare type as needed.



----- FA-30-20 -----

Thoroughfare Type:	Alley	Vehicular Clear Width:	20 ft.
Vehicular Movement:	2-way	Curb Type:	N/A
Design Speed:	10 mph	Ownership:	Privately Owned
Bicycle Facility:	Shared with Vehicles	Typical Utilities:	Gas, Electricity, Cable

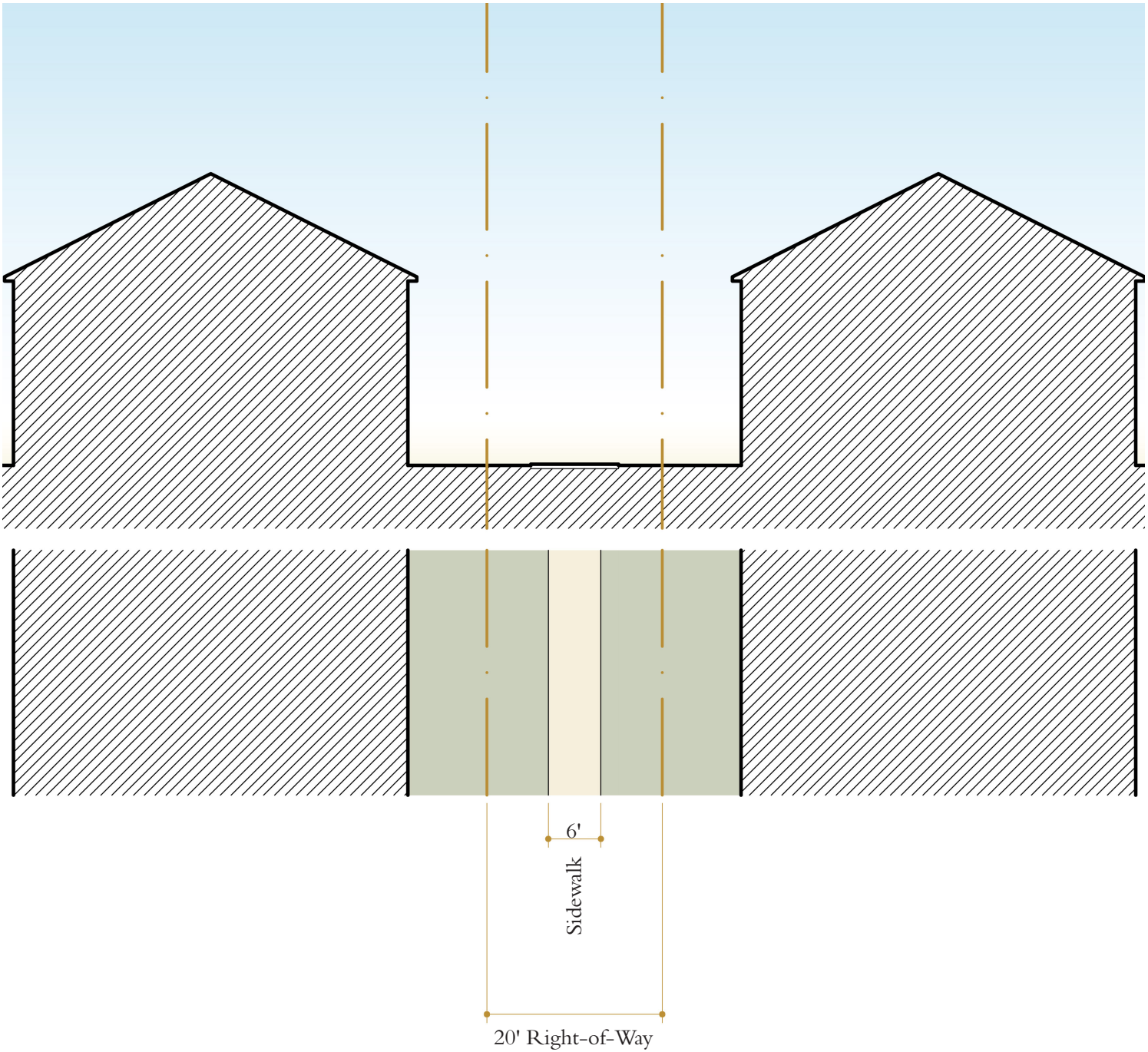
Notes:



PT-30

Thoroughfare Type:	Path	Vehicular Clear Width:	N/A
Vehicular Movement:	N/A	Curb Type:	N/A
Design Speed:	N/A	Ownership:	Privately Owned
Bicycle Facility:	N/A	Typical Utilities:	Sanitary Sewer, Water

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



PT-20

Thoroughfare Type:	Path	Vehicular Clear Width:	N/A
Vehicular Movement:	N/A	Curb Type:	N/A
Design Speed:	N/A	Ownership:	Privately Owned
Bicycle Facility:	N/A	Typical Utilities:	N/A

Notes:



Key

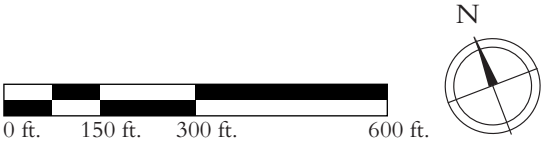
- Subject Property
- Park
- Green
- Pocket Park
- Square
- Potential Additional Park

Civic Space Allocation

15.1 ac.	Civic Space in Subject Property
52.5 ac.	Total Area of Subject Property
28.7%	Civic Space Ratio

Notes

- The Civic Space ratio is calculated based only on the area zoned as Civic Space on the Regulating Plan and does not include other areas shown as stormwater management facilities but zoned as P4 (See #1 on page B.5)



C. SUPPLEMENTAL PLANS

The Supplemental Plans chapter is a set of additional plans that elaborates on the specific development scenario used as the basis for this Employment Center Plan. This information includes the Building Types, uses, and parking incorporated into the design, how that design proposes to address matters such as fire apparatus access, and particular features of the design that contribute to the intended character of the development. The information presented in this chapter reflects one possible development scenario for this Employment Center Plan. Other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of the requirements in the Regulations chapter and all other applicable regulations.

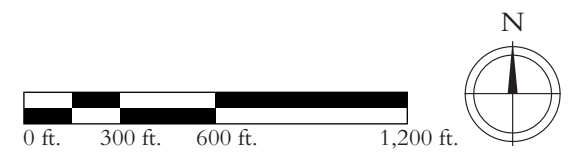
Plan in Context	C.2
Program Summary	C.3
Emergency Access.....	C.4
Addressing Diagram.....	C.5
Detailed Parking Program	C.6





Key

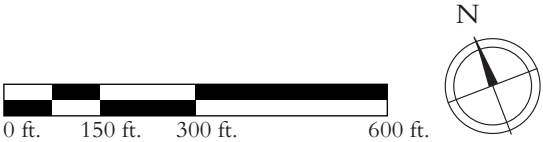
--- Subject Property

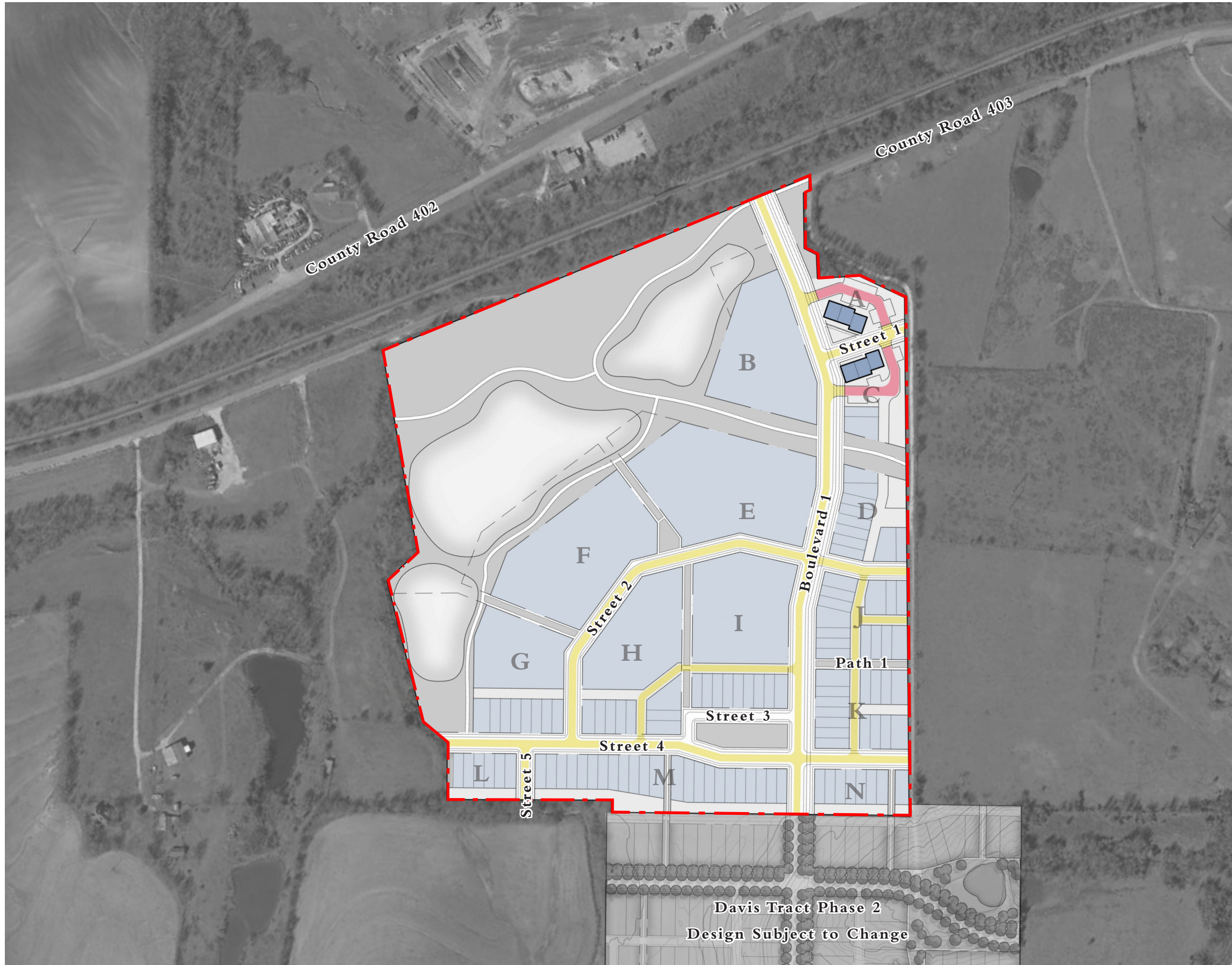




Key

Residential		
	Single-Family Detached	107 units
	Build-to-Rent	12.78 ac.
Non-Residential		
	Flex	12,000 sq.ft.





Key

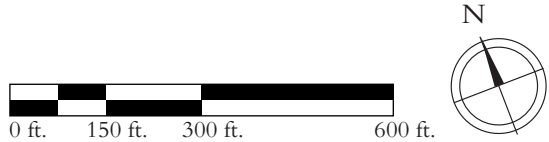
- Subject Property
- 26-foot Fire Apparatus Access Roads
- 20-foot Fire Apparatus Access Roads
- Buildings over 30 feet
- Lots with buildings under 30 feet

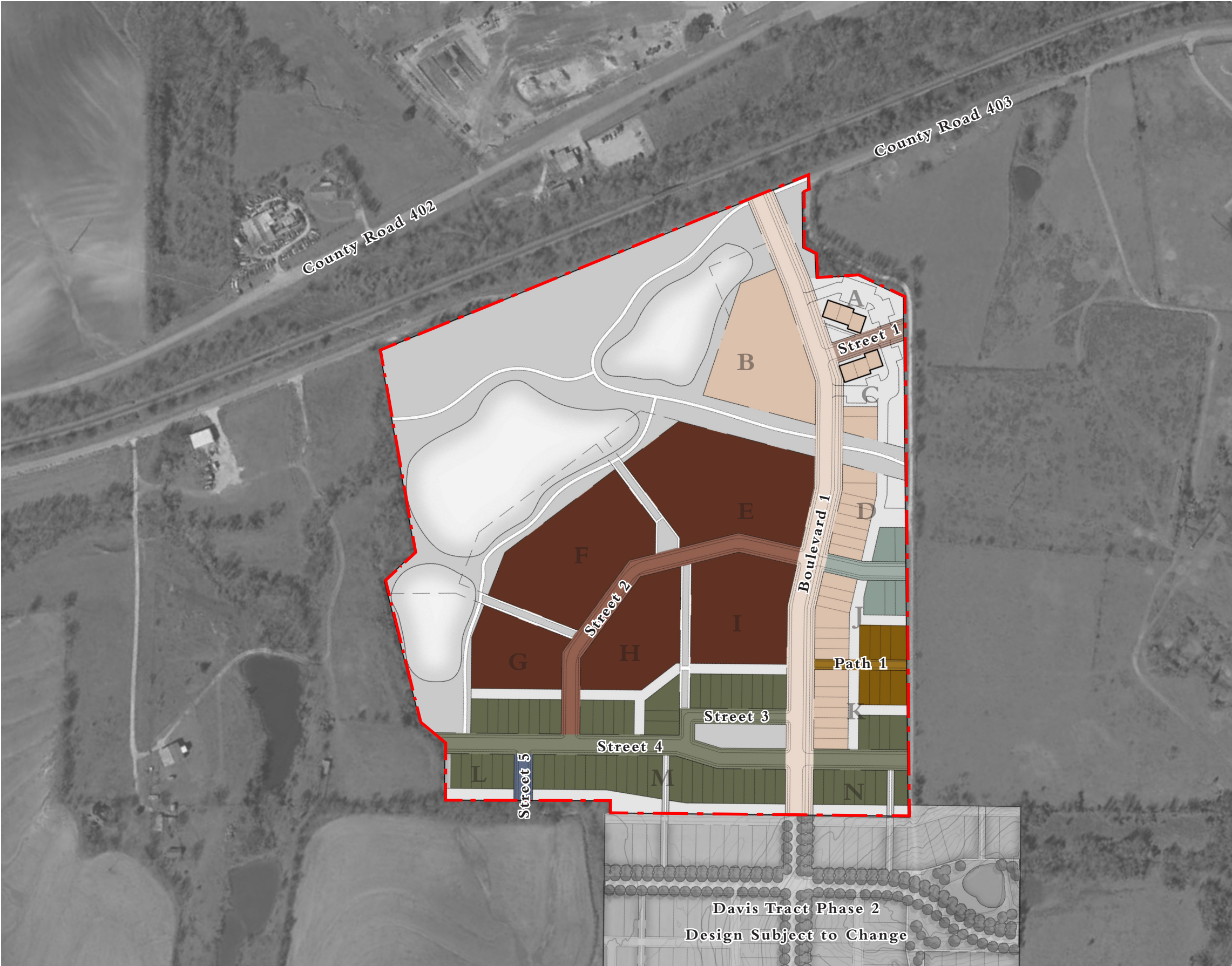
Notes

- This diagram provides one scenario for this Employment Center Plan to comply with the IFC as adopted by the City of Taylor. Refinements to Fire Apparatus Access are anticipated in subsequent stages of the design process and the final Fire Apparatus Access is subject to the approval of the Fire Code Official.
- For buildings 30 feet tall or greater:
 - Fire Apparatus Access Roads shall be 26 feet clear minimum.
 - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
 - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
- For buildings less than 30 feet tall:
 - Fire Apparatus Access Roads shall be 20 feet clear minimum
- All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet at streets and alleys and 25 feet at parking lots.
- All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
- Fire Apparatus Access Roads may consist of pavement, stabilized soil, stabilized grass, or any material rated to support the weight of emergency vehicles.
- Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders.



Taken from the 2018 IFC: Figure D103.1



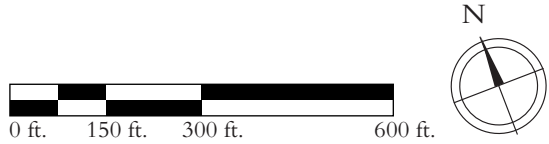


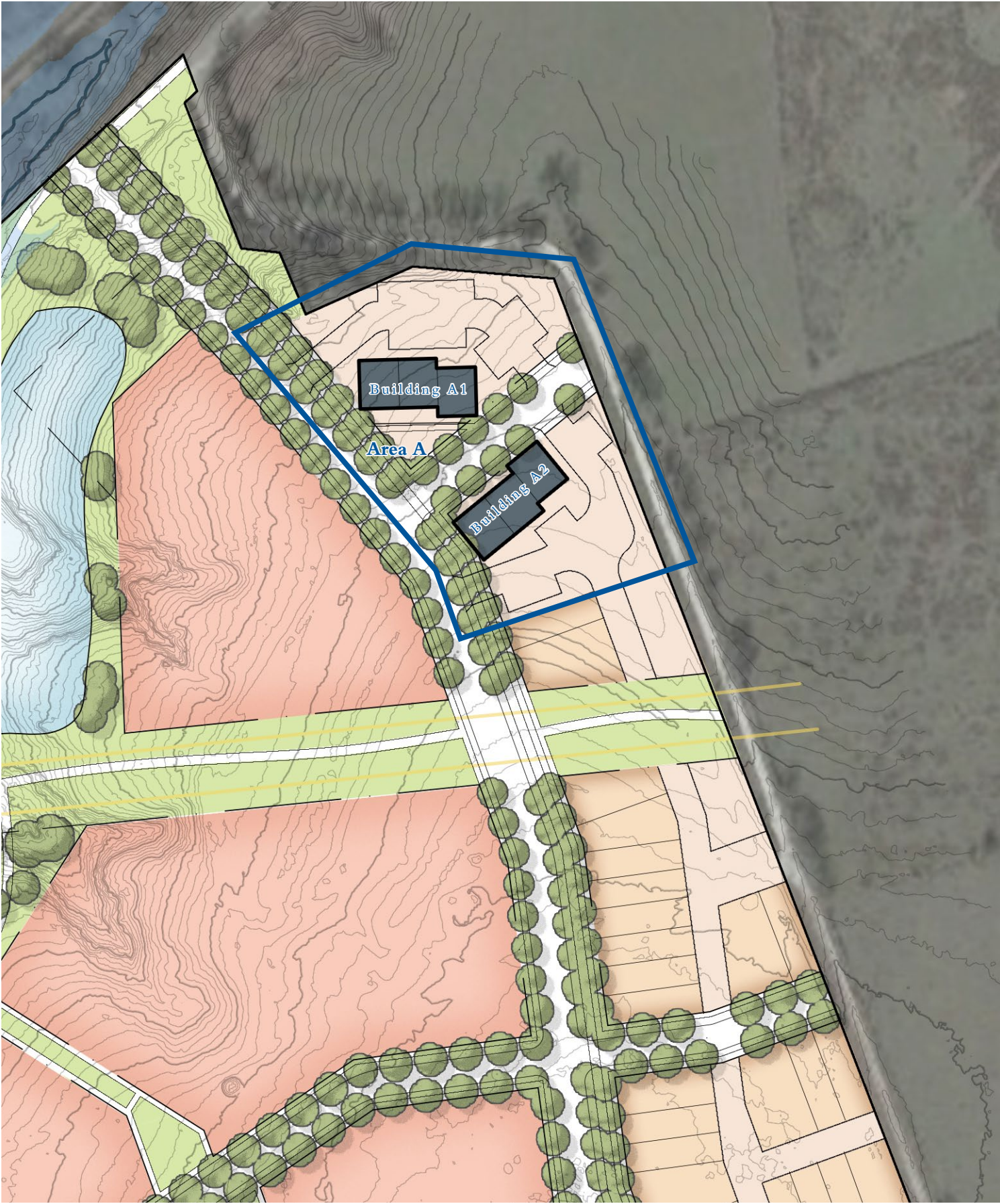
Thoroughfare Names & Key

- Subject Property
- ① _____Boulevard
 - ② _____Street
 - ③ _____Street
 - ④ _____Street
 - ⑤ _____Street
 - ⑥ _____Street
 - ⑦ _____Path

Notes

1. This addressing plan is conceptual and is subject to refinements in future phases.





Assumed Parking Ratios	Spaces
Flex Office	1 per 350 sq.ft.

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV parking, dumpster location, etc.

Area A		
Flex Office	Program	Spaces
Building A1	6,000 sq.ft.	18
Building A2	6,000 sq.ft.	18
Total Requested		36
Parking Provided		Spaces
Provided in Parking Lots		40
Provided on Street		11
Total Provided		51
Difference		+15



PZ-2024-2268

Employment Center Plan
Forterra Mixed Use

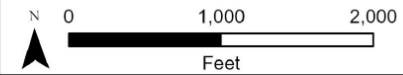
Location Map



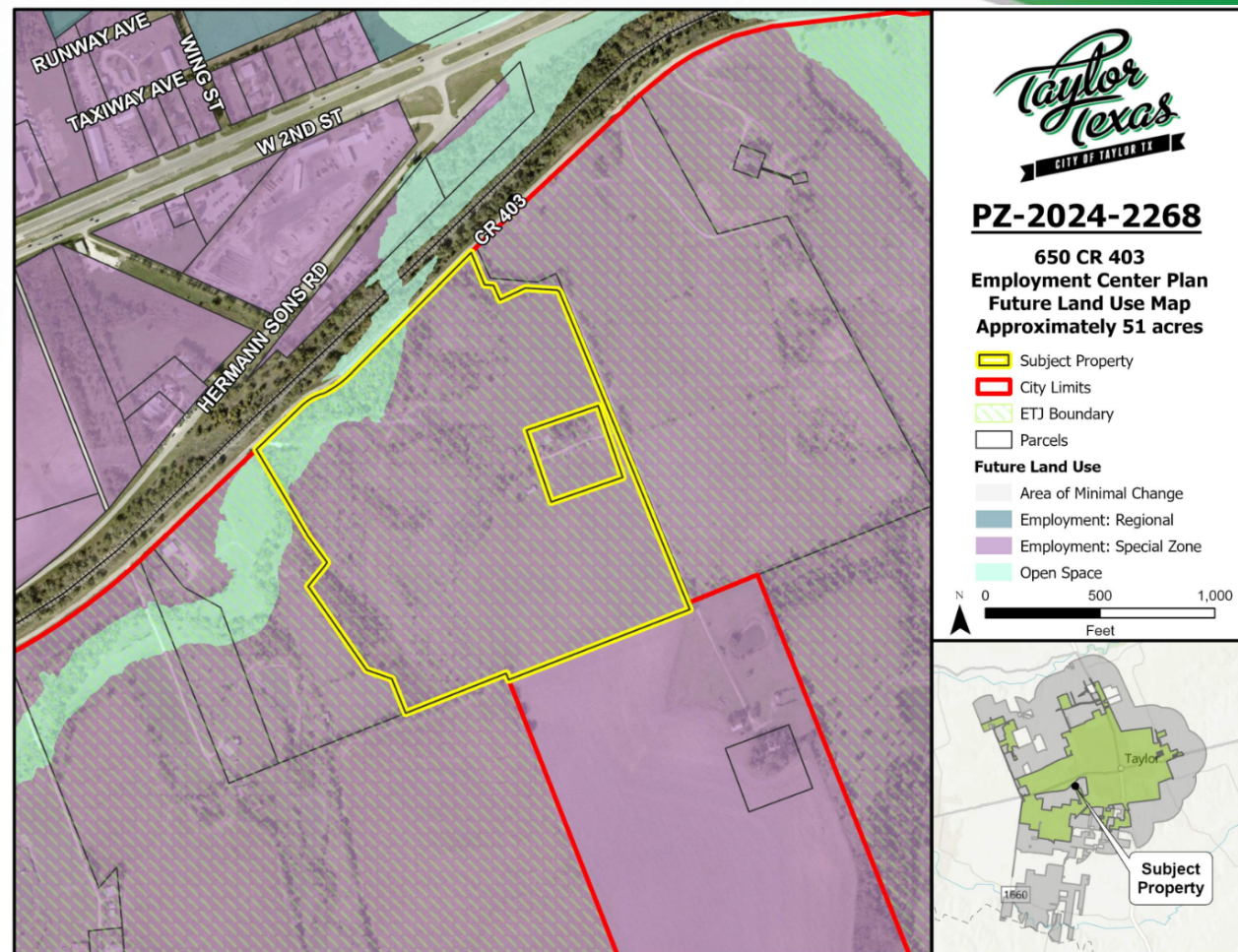
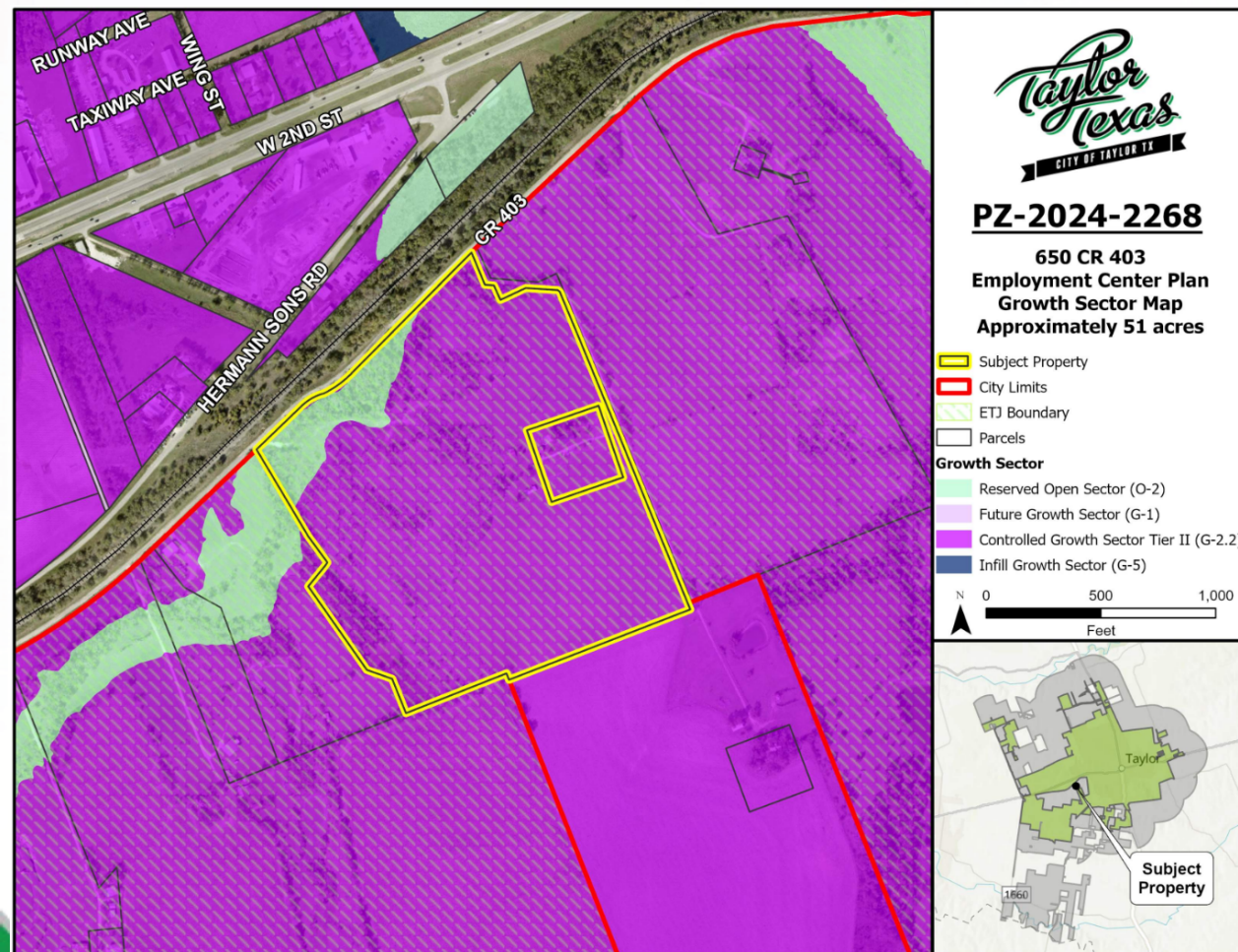
PZ-2024-2268

**650 CR 403
Employment Center Plan
Location Map
Approximately 51 acres**

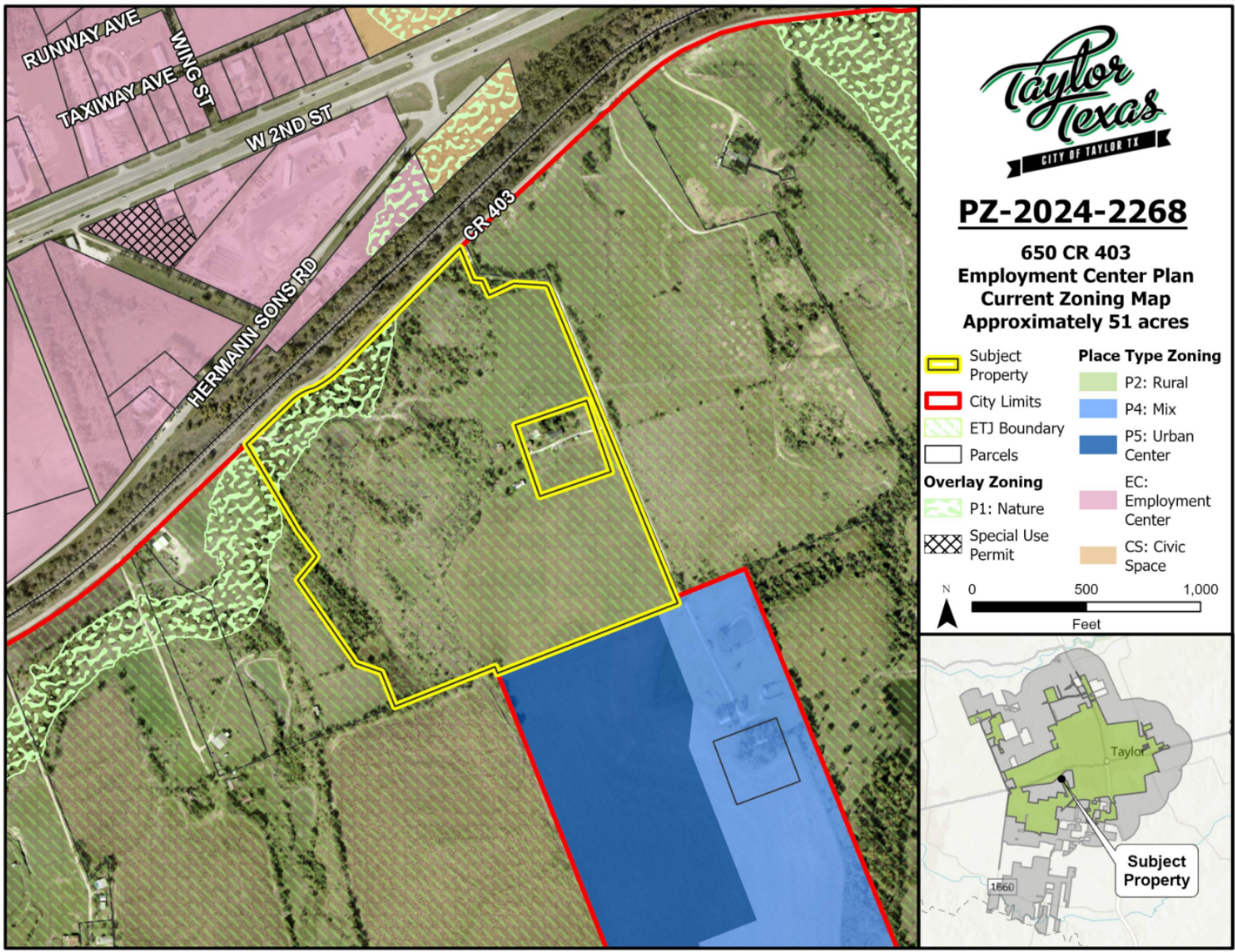
- Subject Property
- City Limits
- ETJ Boundary
- Parcels



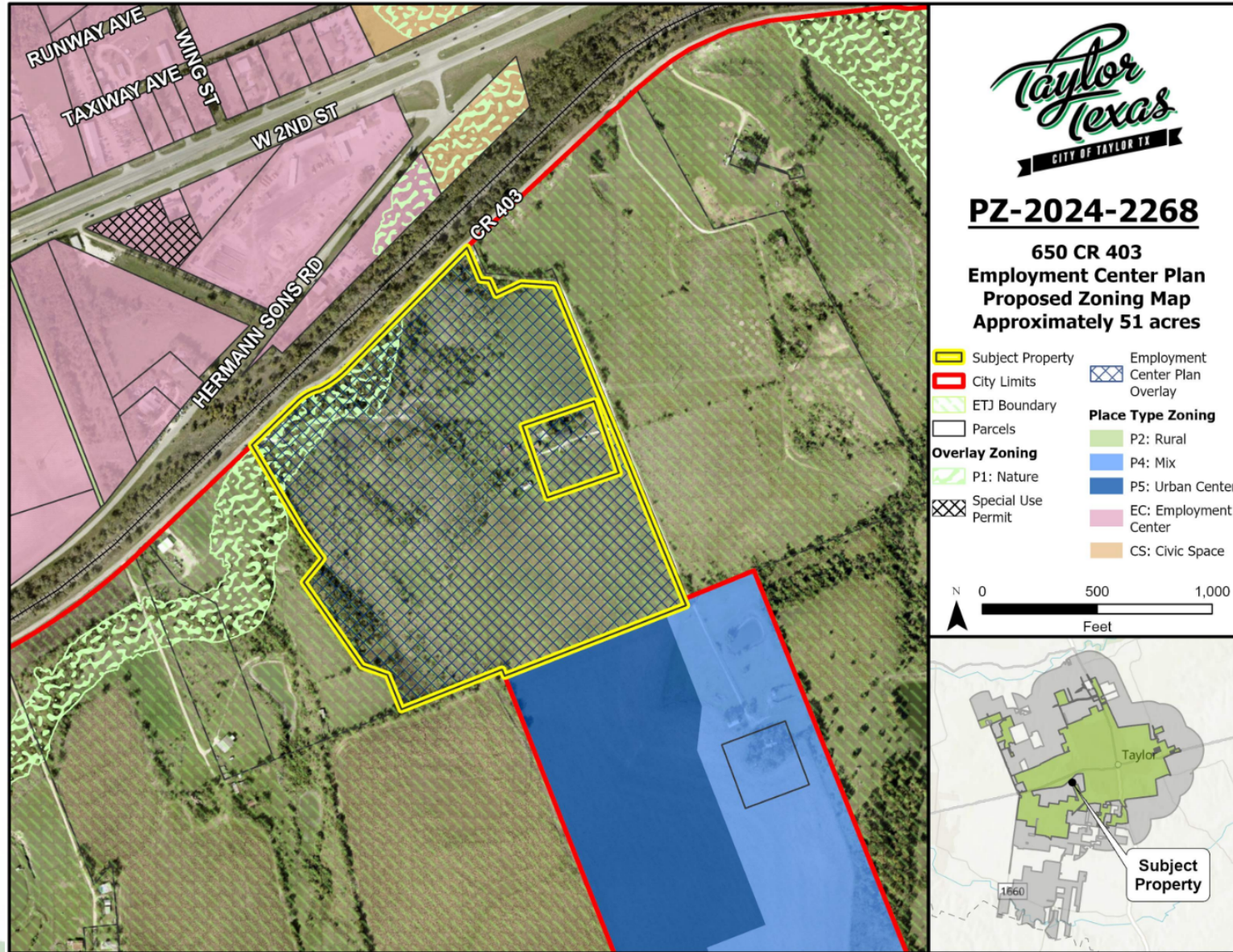
Growth Sector & Future Land Use Maps



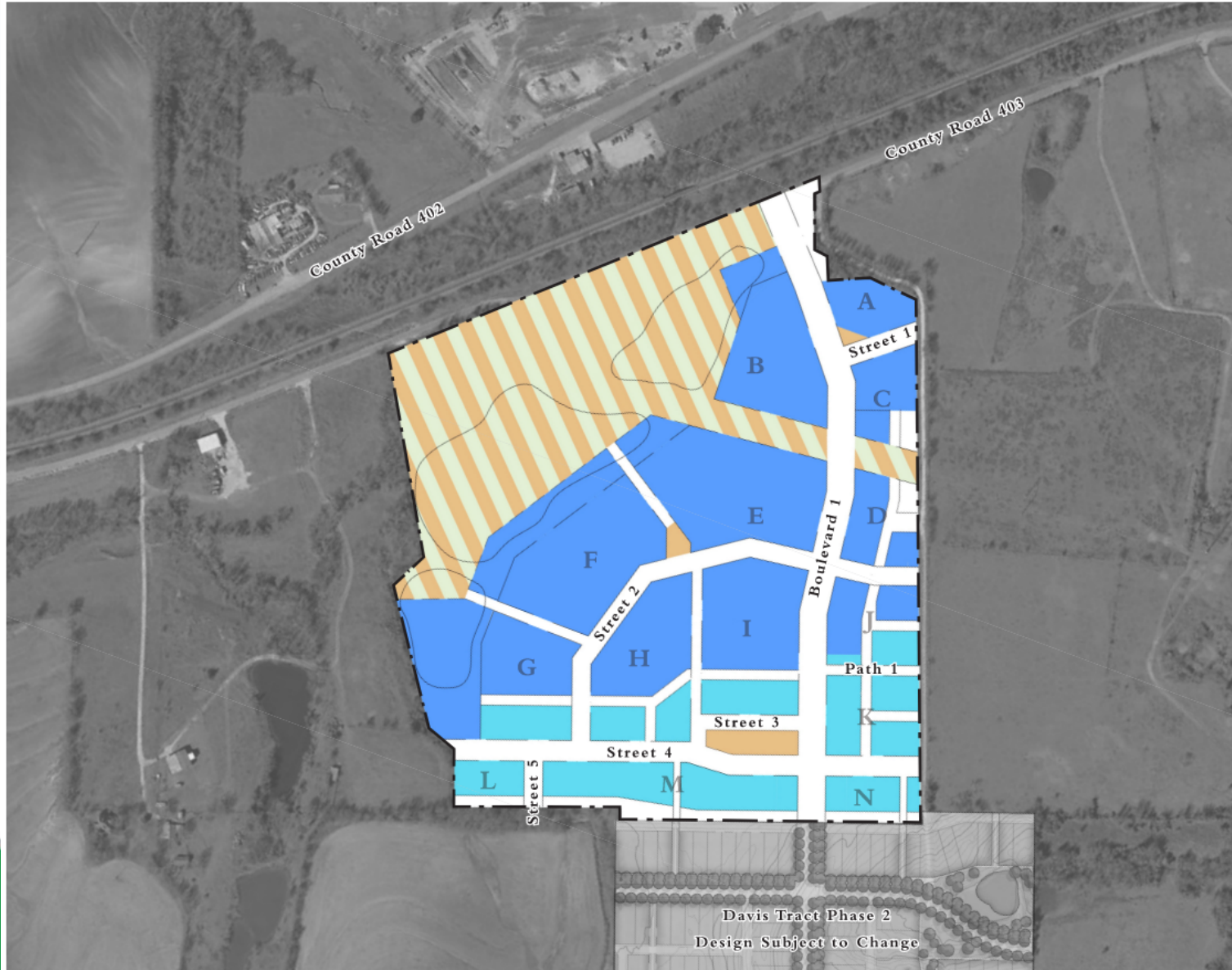
Existing Zoning Map



Proposed Zoning



Regulating Plan



Key

--- Subject Property

P1

P3

P4

P5

CS

General Standards

1. A Warrant is recommended to allow for a lower ratio of P5 given the proximity of the subject property to other lower density residential developments and the lower anticipated traffic to this portion of the Special Employment District, making Multi-Family and commercial uses potentiality less usable.

Illustrative Master Plan



Key

Residential

	Single-Family Detached	107 units
	Build-to-Rent	12.78 ac.

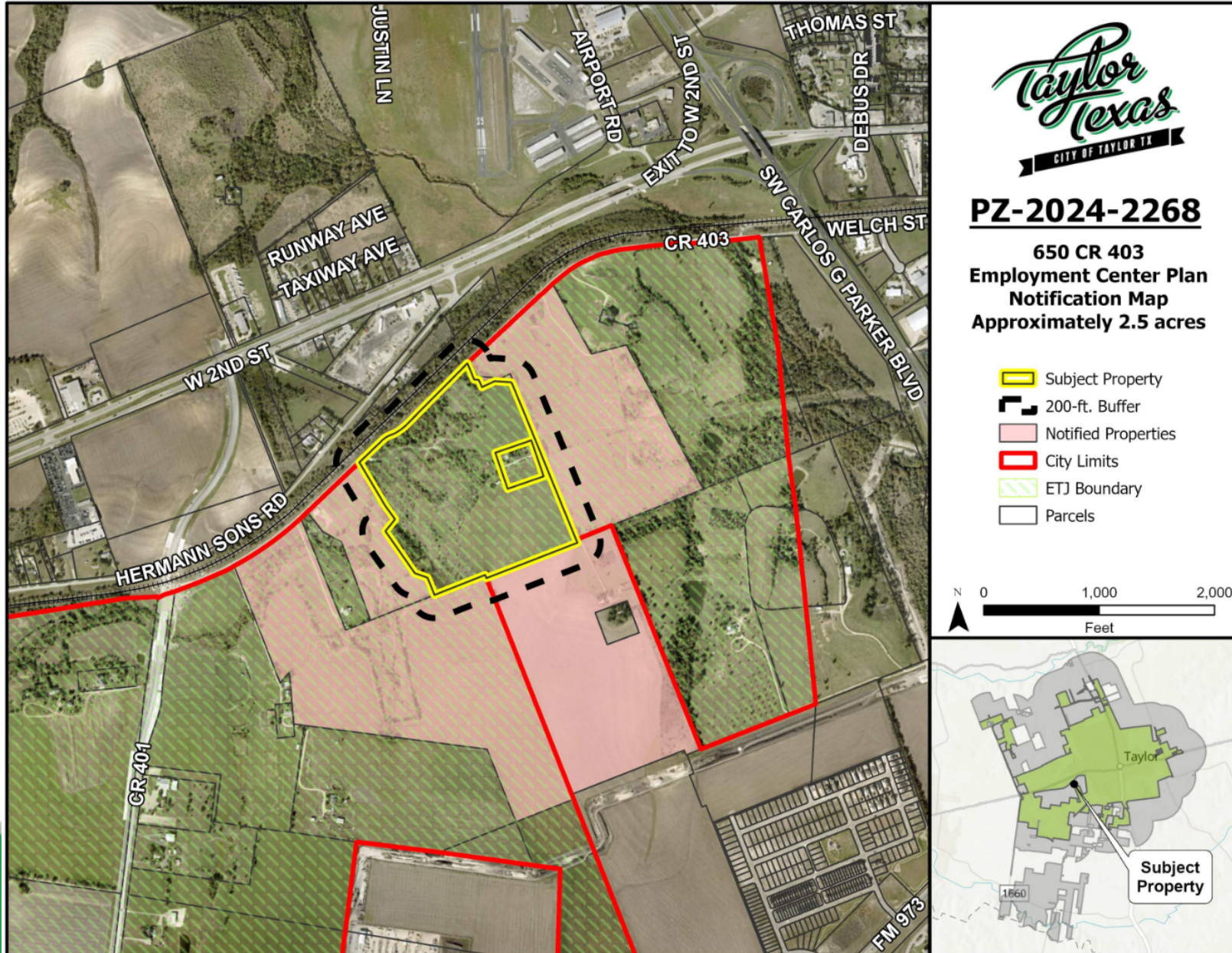
Non-Residential

	Flex	12,000 sq.ft.
---	------	---------------

Proposed Warrants/Variances

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

Notification Map



- 6 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero responses in opposition or approval of the request from the notified parties.

P&Z Recommendation

On May 12, 2025, the Planning and Zoning Commission voted 9-0 to recommend approval



City Council Meeting June 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure
Quality of Life

Agenda Item Number: 6.

Agenda Title: **Consideration with possible action on Resolution R25-11 supporting the City of Taylor's applications to the Texas Department of Transportation's 2025 Transportation Alternatives set-aside (TA) call for projects; and authorizing the City Manager or his designee to act as the authorized representative in all matters pertaining to the City's participation in the transportation alternatives set-aside program**

Council Action to be Taken: Consider approval of Resolution R25-11

Department Submitted: Parks and Recreation/Engineering

Staff Contact: Tyler Bybee, P&R Director
Jacob Walker, City Engineer

1. PURPOSE / DESCRIPTION

The purpose of this agenda item is for Council to consider approving a resolution for two sidewalk grant applications the city is working on through the TXDOT Transportation Alternatives Set-aside program.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

TXDOT has issued a call for transportation alternatives set aside projects in communities across the state. Approximately \$250 million is available for funding state-wide for projects creating new sidewalks/shared-use paths. The grant is an 80/20 grant with funding the match 20% would have to come from the City of Taylor if awarded. Overall, this grant is hyper-competitive with the limited amount of funds available statewide.

The first step in the process was to submit a preliminary application. Council approved submitting the preliminary application at the 2-13-25 City Council meeting. The preliminary applications were due February 21, 2025 and then the detailed final app is due June 20th, 2025. The application made it through the first step in the process. TXDOT notified the city that our projects were eligible for funding and invited us to submit a full application, which is due on

June 20th, 2025.

Council approved submitting preliminary applications for two projects: Crosstown Connector project and FM 3339 & CR 404 Shared-Use Path project. For the "Crosstown Connector project, staff is proposing to apply for a grant that would increase the walkability crosstown within South Taylor and moving north into central/eastern portions of Taylor. The city is currently working on installing a shared used path on MLK near the beginning of this project. The FM 3349 application would provide for a shared use path going north along FM 3349 towards Highway 79. The County is applying for funding along Samsung Highway and our piece would tie into this segment. Eventually, this can help lead to connectivity with Hutto and back to Taylor.

At this time, the projects are estimated to be \$5,304,300 for the Crosstown project and \$3,555,800 for the FM 3349 project. The estimated match for Crosstown section is \$1,060,860 and FM 3349 is \$711,160. The match for this project is 20% and would need to be procured in 2027 or 2028 by additional debt issuance. Given the timeframe to plan ahead, staff feels this would give the city time to plan for funding the match if the project was selected.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Chance for grant fund • Greater walkability and transportation alternative	• Hyper Competitive Grant

4. RECOMMENDATION

Approve Resolution R25-11

5. FUNDING SOURCE

NA

6. TIMELINE

- First application submitted.
- April 2025 received word from TXDOT our project was grant eligible.
- Full application for approved projects due June 20th, 2025
- Anticipate TXDOT Commission award in October 2025

7. OTHER OPTIONS

Do not pursue grant opportunity

8. ATTACHMENTS

1. Taylor TxDOT TA Grant Resolution R25-11
2. Council Presentation 06.12.25 TXDOT Grant_Taylor

RESOLUTION R25-11

A RESOLUTION SUPPORTING THE CITY OF TAYLOR'S APPLICATIONS TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2025 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ACT AS THE AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TRANSPORTATION ALTERNATIVES SET-ASIDE PROGRAM

WHEREAS, the Texas Department of Transportation issued a call for projects in December 2024 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

WHEREAS, the TA funds may be used for development of preliminary engineering (plans, specifications, and estimates and environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds require a local match, comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Taylor would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds.

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

1. The City of Taylor is willing and able to enter into an agreement with the department by resolution or ordinance, should the projects be selected for funding.
2. The City of Taylor supports funding these projects (Crosstown Connector project and FM 3349 & CR 404 Shared-Use Path project) as described in the 2025 TA Detailed Project Summary and is willing to commit to the projects' development, implementation, construction, maintenance, management, and financing.
3. That the City Council directs and designates the City Manager or his designee as the City's authorized representative to act in all matters in connection with this application and the City's participation in the TA Program.

Passed and approved this 12th day of June 2025

Dwayne Ariola
Mayor, City of Taylor Texas

Lucy Aldrich
City Clerk

TXDOT Transportation Alternative Set-Aside Program Grants

June 12, 2025

City Council Meeting

Current Status

- TXDOT issued a call for transportation alternative set aside projects
 - \$250 Million available statewide, very competitive, shared used paths
 - 80/20 Grant with city need to match 20%
- Two-step application approach:
 - Preliminary Application due February 21, 2025 – Completed
 - TxDOT recommend moving forward with applications
 - Detailed Application due **June 20, 2025**
- Resolution request for final application

TxDOT Transportation Alternatives - 2025



Texas Department of Transportation

Connecting you with Texas.

Planning for TxDOT's 2025 Call for Projects Funding

TxDOT funds:

Population Area	Anticipated Funding Allocation
Nonurban (<5,000)	\$43.5 M
Small urban (5,000 to 49,999)	\$19.2 M
Medium urban (50,000 to 200,000)	\$20.2 M
Any Area	\$167.1 M
Total	\$250 M

**TxDOT 2025 TA Call for Projects
~\$250M to be made available
(FY27 – FY29 funds)**



10

TxDOT Transportation Alternatives - 2025

 Texas Department of Transportation Connecting you with Texas.					
TxDOT 2025 TA Call-for-Projects: Project Categories					
Project Category	Eligible Activities	Eligible Entity	Local Match (without TDCs)	TDC eligibility**	Project Funding
Community-Based	Preliminary Engineering & Construction	- Outside of TMA & <200k <u>or</u> - Inside of TMA* & <50k in population	20%	☒	\$250,000 to \$5 million per project
Large Scale	Preliminary Engineering & Construction	Any Population Area	20%	☒	\$5 to \$25 million per project
Network Enhancements	Projects with limited construction elements to enhance bike/ped infrastructure with limited or no design and no ROW acquisition			☒	\$250,000 minimum for cities <200,000; \$1M min otherwise
Non-Infrastructure	Non-motorized planning documents (e.g., Pedestrian Safety Action Plans) & design activities up to 30% final design			☒	\$100,000 minimum

* TMAs (Transportation Management Areas) have populations greater than 200,000 and are responsible for competitively awarding their own TA funding.
 ** Availability of Transportation Development Credits is TBD

26

Cross Town Connector

- MLK – Robinson to Dolan through Robinson Park
- MLK – Dolan to 2nd Ave
- Dolan – MLK to 4th
- 5th St - Elliot to Trail
- Hike & Bike Trail – 5th St to 11th St
- Old Thorndale Road – Washburn to Murphy Park



Cross Town Connector

- 2023 TxDOT TA Application
- Portion of the project currently under design with City funding

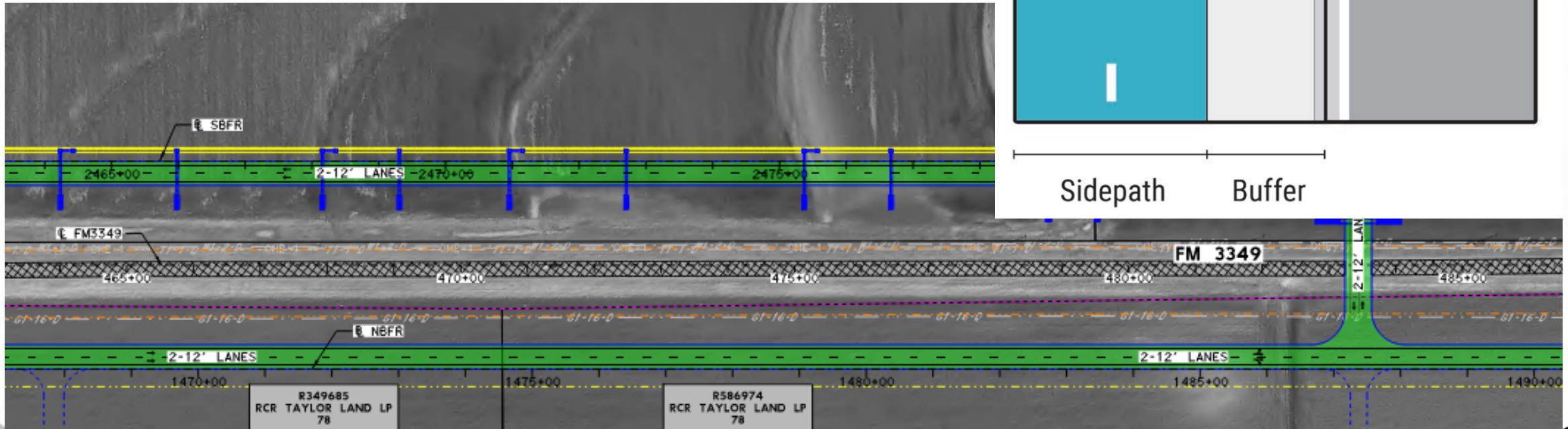


Probable Construction Cost

CATEGORY	COST
CONSTRUCTION SUBTOTAL	\$3,020,100
CONTINGENCY (20%)	\$479,200
SITE INVESTIGATION/SURVEY (8%)	\$280,000
ENGINEERING (10%)	\$350,000
ENVIRONMENTAL	\$30,000
RAILROAD COORDINATION/AGREEMENTS	\$ 60,000
CONSTRUCTION ENGINEERING & INSPECTION (6%)	\$ 210,000
CITY REVIEW FEE (10%)	\$ 350,000
GRANT ADMINISTRATION (5%)	\$175,000
TXDOT PROJECT OVERSIGHT (10%)	\$ 350,000
TOTAL COSTS*	\$5,304,300
20% MATCH = \$1,060,860	
*2025 ESTIMATED COST	

FM 3349 Shared-Use Path

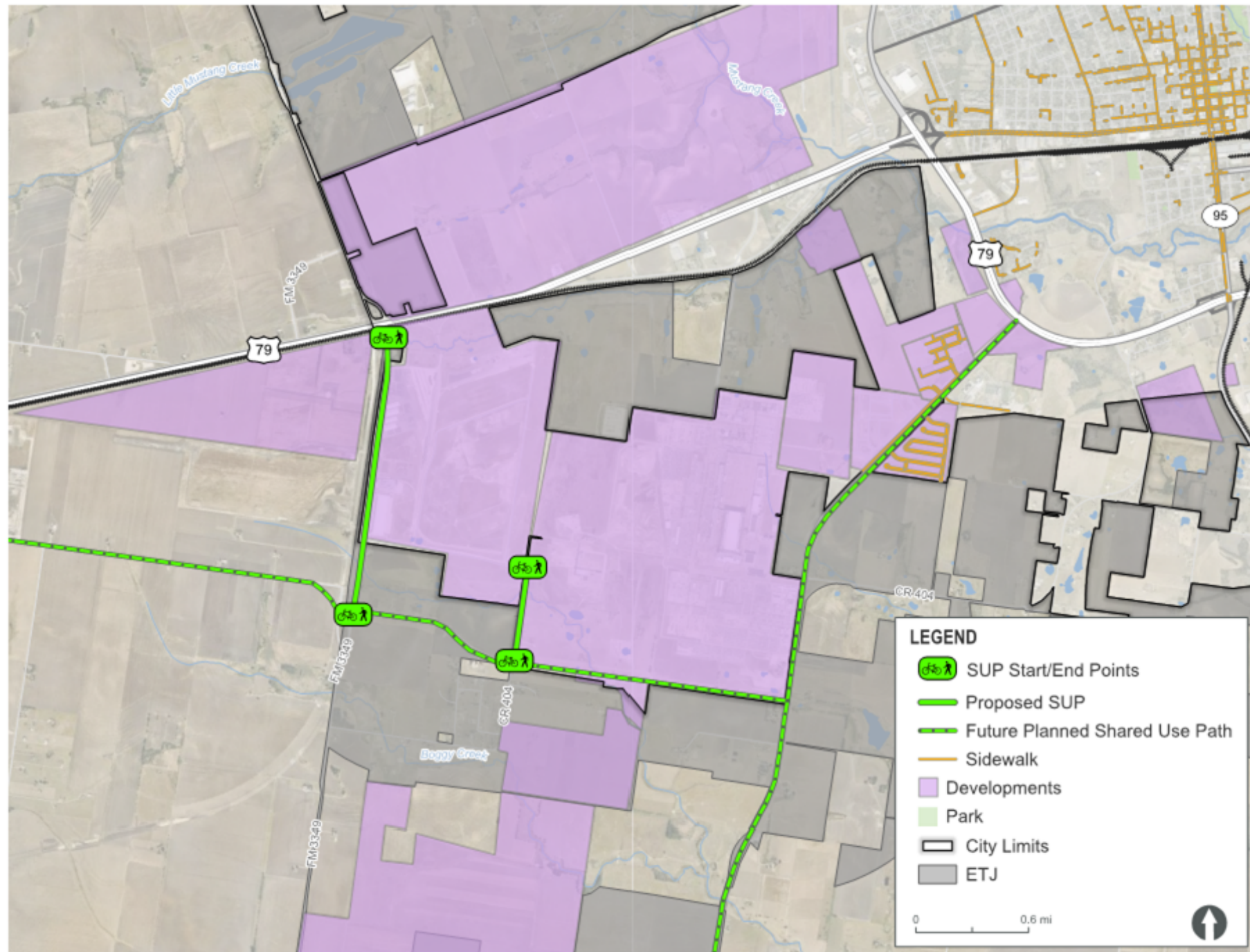
- FM 3349 from Samsung Highway to Mustang Creek along Northbound Frontage Road



CR 404 Shared-Use Path

- CR 404 from Samsung Highway to RCR Parkway





Probable Construction Cost

CATEGORY	COST
CONSTRUCTION SUBTOTAL	\$ 2,057,300
CONTINGENCY (20%)	\$ 327,100
SITE INVESTIGATION/SURVEY (8%)	\$ 191,000
ENGINEERING (10%)	\$ 238,000
ENVIRONMENTAL	\$ 28,000
CONSTRUCTION ENGINEERING & INSPECTION (6%)	\$ 119,200
CITY REVIEW FEE (10%)	\$ 238,000
GRANT ADMINISTRATION (5%)	\$ 119,200
TXDOT AFA (10%)	\$ 238,000
TOTAL COSTS*	\$3,555,800
20% MATCH = \$711,160	
*2025 ESTIMATED COST	



City Council Meeting June 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure

Agenda Item Number: 7.

Agenda Title: **Consideration with possible action on Resolution R25-13 supporting the City of Taylor's applications to the Department of Transportation's FY25 Safe Streets and Roads for All (SS4A) grants; and authorizing the City Manager or his designee to act as the authorized representative in all matters pertaining to the City's participation in the Safe Streets and Roads for All funding and project program.**

Council Action to be Taken: Consider approval of Resolution R25-13

Department Submitted: City Management, Engineering

Staff Contact: Tyler Bybee, P&R Director
Jacob Walker, City Engineer

1. PURPOSE / DESCRIPTION

This item is to possibly approve application/ resolution for the SS4A grant and funding the associated projects.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Safe Streets and Roads for All (SS4A) grant is awarded on a competitive basis to support planning, infrastructure, and behavioral and operational initiatives to prevent fatalities and serious injuries on roads and streets involving all roadway users, including pedestrians. Eligible applicants include Metropolitan planning organizations, cities, towns, counties, federally recognized Tribal governments and multijurisdictional groups of the aforementioned types of entities. This grant is to be applied for under Williamson County as a part of their safety action plan.

The two project areas identified for improvement were flagged to improve safety. They are as follows:

The 2nd St corridor, from approximately Carlos G Parker to Sloan St, has been flagged due to its crash frequency: in a five-year span there has been 1 fatal injury and 8 additional crashes along this 0.4 mile segment, ranking it 16 out of 196 high-priority safety locations. The solution

proposed to decrease crashes is to install a raised median from approximately Carlos G Parker Blvd to Sloan St and not allow left turn movements for eastbound or westbound traffic.

The N Main St sidewalk location has been identified as a need to connect the north end of the Main St sidewalk to the Carlos G Parker Blvd sidewalk, eliminating an active transportation barrier.

The SS4A grant funding is provided on a reimbursement basis once the grant agreement is established. The agreement states that SS4A will reimburse 80% of the project and The City of Taylor will be responsible for the remaining 20%. The raised median project along 2nd St has an estimated budget of \$495,000.00 (the City of Taylor is responsible for \$99,000.00) and the sidewalk project along N Main St has an estimated budget of \$561,000.00 (the City of Taylor is responsible for \$112,200.00).

The full SS4A application is due June 26th, 2025 and those selected will be notified approximately three months later.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Improved safety along 2nd street. • Sidewalk connection to increase pedestrian safety and walkability. • 80% grant funded.	• Left turns limited on 2nd street.

4. RECOMMENDATION

Recommend approval to pursue the SS4A grant and co-sponsor the application. Recommended that The City of Taylor matches the 20% required in the grant guidelines. \$211,200.00.

5. FUNDING SOURCE

80% funded through the 2025 SS4A grant funding. 20% match funding to be from future debt.

6. TIMELINE

The full SS4A application is due June 26th, 2025 and those selected will be notified approximately three months later.

Schedule would follow the schedule of the 2nd St raised medians project and N Main St sidewalk project. Reimbursement likely to occur between fiscal year 2026-2028.

7. OTHER OPTIONS

Support one project and reject the other.
Reject proposal.

8. ATTACHMENTS

1. Council Presentation 6.12.25 TXDOT Grant_Taylor Template
2. Taylor USDOT SS4A Grant Resolution R25-13

SUPPORT FOR WILLIAMSON COUNTY SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT APPLICATION

June 12, 2025
City Council
Meeting

SAFE STREETS FOR ALL GRANT

US Department of Transportation awards funds on a competitive basis to support planning, infrastructure, and behavioral and operational initiatives to prevent fatalities and serious injuries on roads and streets involving all roadway users, including pedestrians, bicyclists, public transportation, motorists, and commercial vehicle operators.

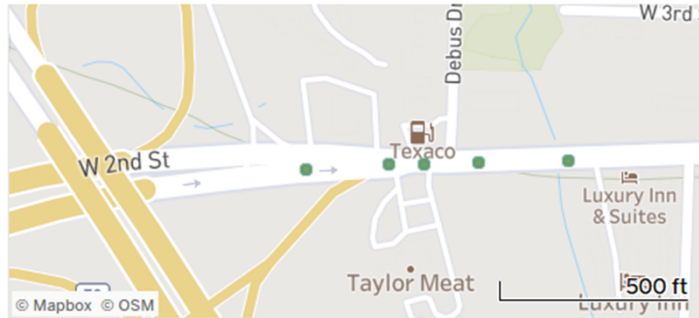
- Primary Applicant - Williamson County
- Adopted Williamson County Safety Action Plan on 06/03/25
- Engaging local jurisdictions to submit a joint application for design and implementation of safety projects
- \$580 million available statewide
- Approximately \$20 million in federal SS4A funds to implement systemic countermeasures

SAFE STREETS FOR ALL PROJECTS - TAYLOR

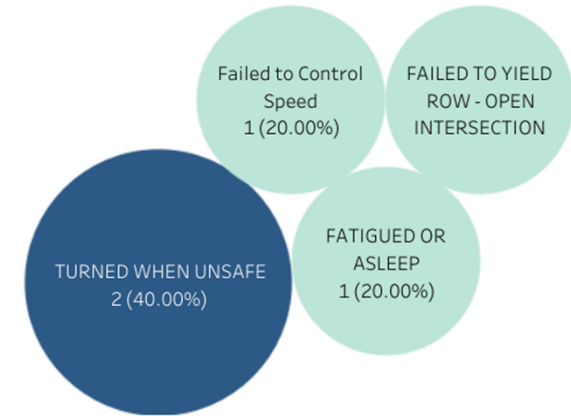
2nd Street Medians from Carlos G Parker to Sloan Street

- The 2nd St corridor by Carlos G Parker Blvd has been identified as the number 16 out of 196 high-priority safety locations.

Heat Map



Contributing Factors



First Harmful Event

Harmful Event	Fatal Injury	Suspected Major Injury	Suspected Minor Injury	Possible Injury
Fixed Object		1		
Motor Vehicle In Tr..	1		2	1

2ND STREET MEDIANS

- Along 2nd St
- Carlos Parker Blvd – Sloan St

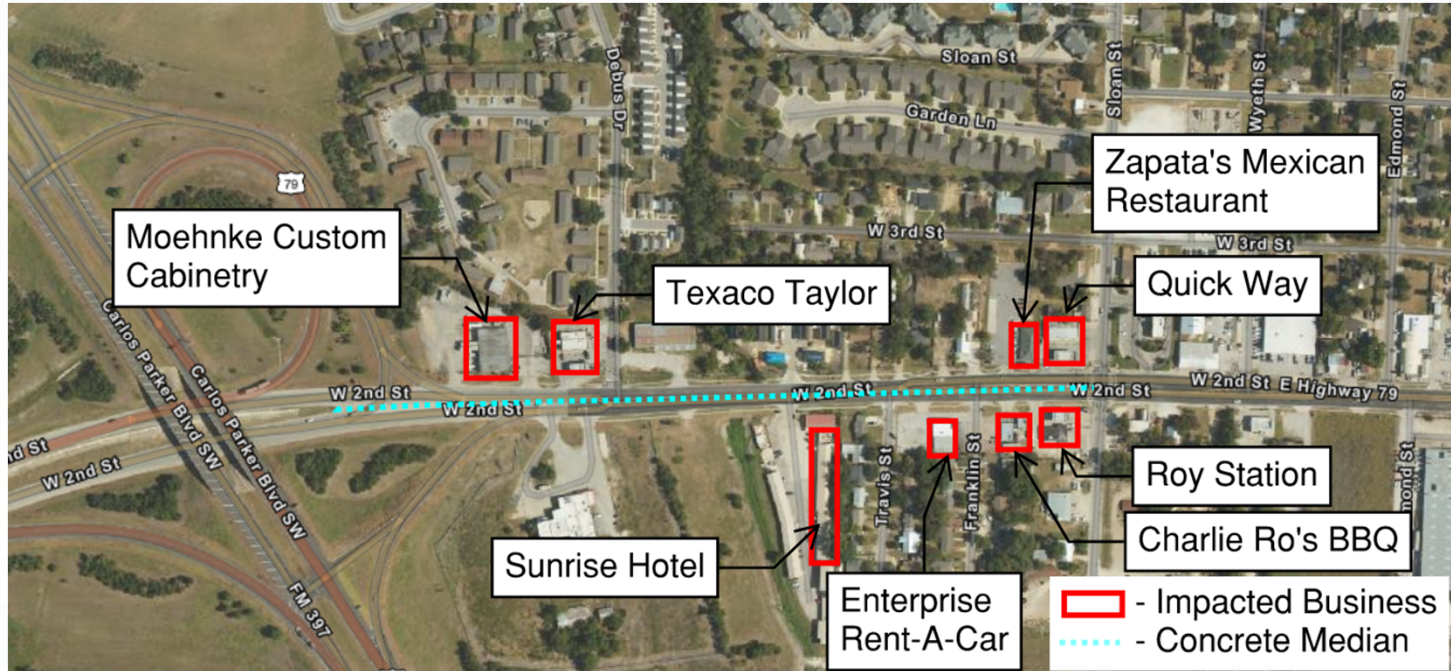


Example Implementation: RM 620 in Lakeway, Texas

2ND STREET MEDIANS

Business Access

Public Engagement will be done after award.



2ND STREET MEDIANS

Potential Diversions



2ND STREET MEDIANS

Probable Construction Costs

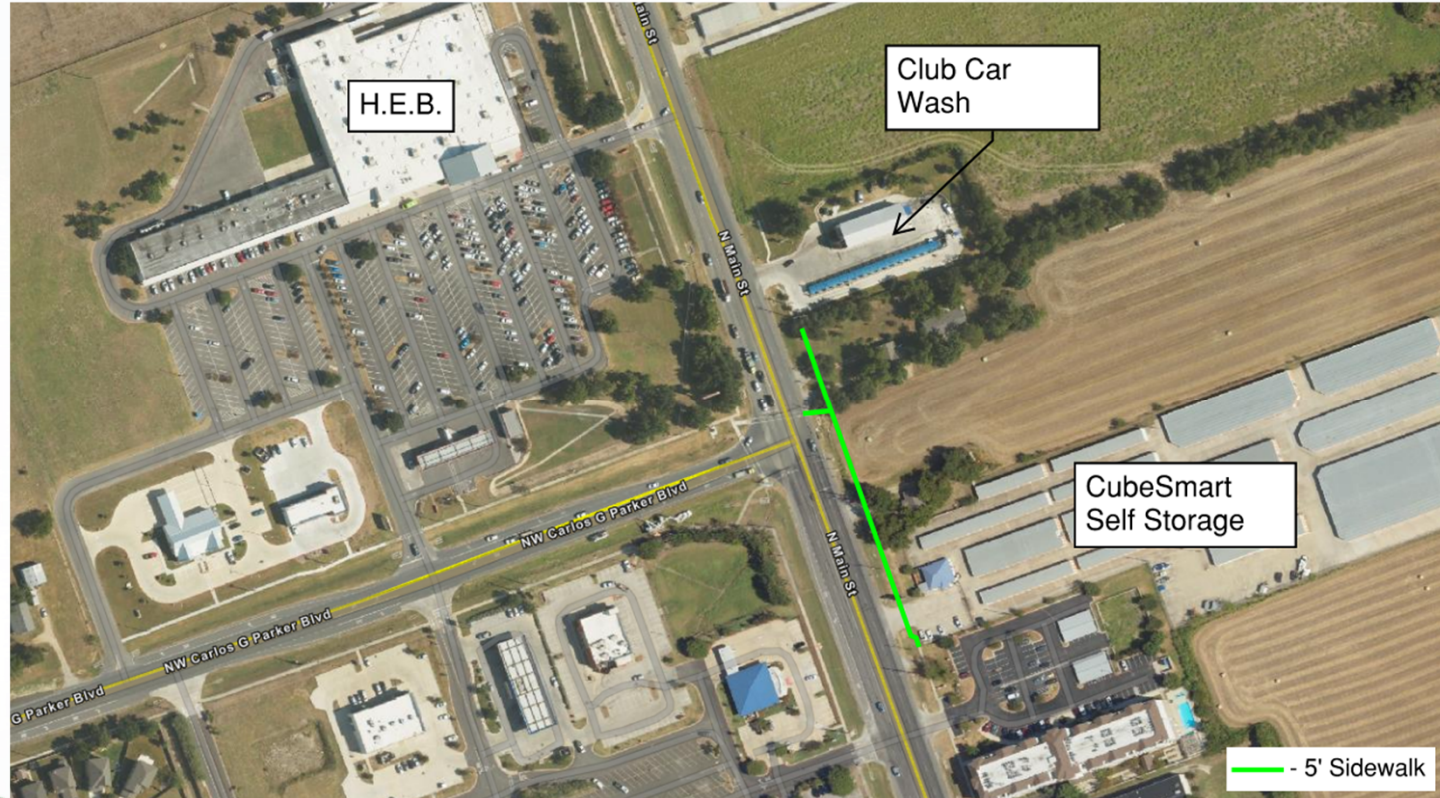
Category	Cost
Construction Subtotal	\$300,000
Engineering Fees	\$60,000
Inspection Fees	\$45,000
Miscellaneous	\$30,000
Contingencies	\$60,000
Total Costs*	\$495,000
20% Match = \$99,000	
<i>*Source: Williamson County</i>	

SAFE STREETS FOR ALL PROJECTS - TAYLOR

N. Main Street Sidewalk

- Addresses a sidewalk gap and active transportation barrier
- Connects the N Main Street sidewalk to the Carlos G Parker Blvd sidewalk at the existing traffic signal

N. MAIN STREET SIDEWALK



N. MAIN STREET SIDEWALK

Probable Construction Costs

Category	Cost
Construction Subtotal	\$340,000
Engineering Fees	\$68,000
Inspection Fees	\$51,000
Miscellaneous	\$34,000
Contingencies	\$68,000
Total Costs*	\$561,000
20% Match = \$112,000	
<i>*Source: Williamson County</i>	

SAFE STREETS FOR ALL GRANT

Schedule

- Full Application due June 26, 2025
- Awarded approximately 3 months later

RECOMMENDATION

Williamson County Request

- Co-sponsor Application
- Resolution of Support
- 20% Project Match (\$211,200)
 - Fiscal or Staff Time
 - Reimbursement Program (TBD FY 2026-2028)

Recommendation

- Provide Resolution committing to Zero Roadway Fatalities and Safe Streets 4 All Application
- Option to Support One or Both Projects at Council Discretion

QUESTIONS?

RESOLUTION R25-13

A RESOLUTION SUPPORTING WILLIAMSON COUNTY'S APPLICATIONS TO THE US DOT'S 2025 SAFE STREETS FOR ALL NOTICE OF FUNDING OPPORTUNITY; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ACT AS THE AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE SAFE STREETS FOR ALL PROGRAM

WHEREAS, the U.S. Department of Transportation issued a Notice of Funding Opportunity in March 2025 for communities to apply for funding assistance through the Safe Streets for All (SS4A) Program; and

WHEREAS, the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program supports local initiatives aimed at eliminating roadway fatalities and serious injuries through a Safe System Approach; and

WHEREAS, Williamson County staff and regional partners participated in development of the Williamson County Safety Action Plan that identified high-risk areas, analyzed crash data, engaged stakeholders, and outlined strategies to enhance transportation safety; and

WHEREAS, the SS4A Implementation Grant provides an opportunity to obtain federal funding to support the design and construction of safety projects;

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

1. The City of Taylor is willing and able to enter partner with Williamson County by resolution or ordinance, should Williamson County and City of Taylor projects be selected for SS4A funding.
2. The City of Taylor commits to providing the required local match of 20%, as stipulated by the grant guidelines, and to allocating resources for the successful implementation of projects.
3. That the City Council directs and designates the City Manager or his designee as the City's authorized representative to act in all matters in connection with this application and the City's participation in the SS4A Program.

Passed and approved this 12th day of June 2025

Dwayne Ariola
Mayor, City of Taylor Texas

Lucy Aldrich
City Clerk



City Council Meeting June 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 8.

Agenda Title: Consideration with possible action on a first amendment to the Tax Abatement Agreement between Samsung Austin Semiconductor, LLC and the City of Taylor.

Council Action to be Taken: Consideration of first amendment to agreement.

Department Submitted: City Management

Staff Contact: Brian LaBorde, City Manager

1. PURPOSE / DESCRIPTION

This is to consider an amendment to the existing abatement agreement with Samsung Austin Semiconductor, LLC (SAS) revisiting definitions and milestones from the original agreement.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

As Council recalls at a special called council meeting on April 30th, Council approved second amendments to existing agreements with Samsung such as amendment to the Development Review Reimbursement Agreement for *repayments not to exceed (i) Nine Million U.S. Dollars (\$9,000,000.00) if Company meets the Equipment Threshold (as defined below) and (ii) Five Million U.S. Dollars (\$5,000,000.00) if Company does not meet the Equipment Threshold. The "Equipment Threshold" means Company has installed and commissioned equipment, i.e., has completed a safety level two inspection, in connection with the Project, costing in the aggregate at least Two Billion U.S. Dollars (\$2,000,000,000) by December 31, 2026. City is not required to repay amounts expended from the Third Party Review Cost Escrow for Third Party Development Review Costs.*

Other amendments would follow due to state-statute public notices and/or public hearing requirements in accordance with CH 311 and CH 312 of the Texas Tax Code. For instance, at the May 8th regular city council meeting, Council approved the removal of Linde Gas from the Tax Increment Reinvestment Zone (Zone #2) which required a 7-day notice and public hearing prior to such consideration.

The amendment to the existing abatement before the Council is another state-statute public

notice required prior to consideration wherein 30-day notice needed to be posted via city website before council action.

The amendment agreement before Council revises definitions and milestones from within the existing agreement. New definitions clearly defining occupiable and non-occupiable improvements are introduced versus from the original that allowed for all improvements to be considered. Also, annual square footage milestones are deleted to allow Samsung an end date of December 31, 2028 to have completed all occupiable and non-occupiable improvements.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Council to consider the first amendment to the abatement agreement.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

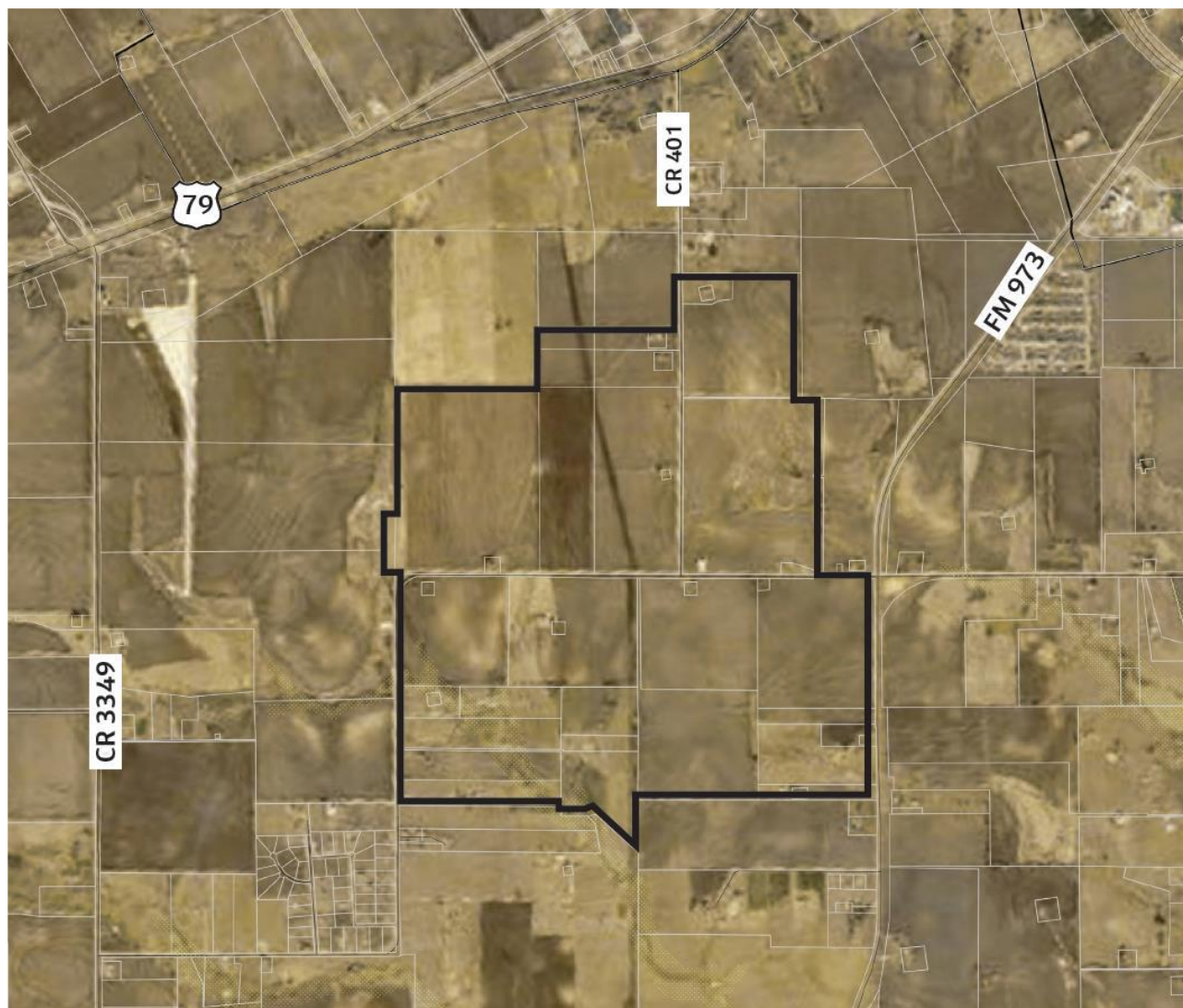
1. Taylor_30-Day 312 Notice of Amendment for SAS Tax Abatement Agreement
2. First Amendment to Tax Abatement Agreement

**Notice of Consideration of Approval of Tax Abatement Agreement
Provided Pursuant to Texas Tax Code Section 312.207**

The City Council of the City of Taylor will consider the approval of an amendment to that certain Tax Abatement Agreement with Samsung Austin Semiconductor, LLC dated September 8, 2022 (the “Tax Abatement Agreement”) at its regularly scheduled City Council meeting on June 12, 2025, and if not approved on June 12, 2025 the City Council will consider the approval of the amendment to Tax Abatement Agreement on June 26, 2025.

1. The name of the applicant for the amendment to the Tax Abatement Agreement is Samsung Austin Semiconductor, LLC.
2. The name of the Reinvestment Zone in which the property subject to the Tax Abatement Agreement Reinvestment Zone No.9.
3. The location of the Reinvestment Zone No. 9 is described in the Ordinances designating such Zone and are depicted in **Exhibit “A”** attached hereto and incorporated herein.
4. A general description of the nature of the improvements included in the tax abatement agreement follows: buildings housing one or more 300-millimeter semiconductor wafer (or successor technology) manufacturing plants, other buildings and ancillary facilities supporting the operation of the plants, and additional related improvements including, but not limited to, required parking, landscaping, and the other improvements constructed within Reinvestment Zone No. 8 and No. 9 and the and tangible personal property, including machinery and equipment, installed or located at such improvements.
5. Estimated cost of the improvements is approximately \$17 Billion Dollars which will include approximately \$6 Billion Dollars of buildings and other real property improvements and approximately \$11 Billion Dollars in tangible personal property including machinery and equipment.

Exhibit A
Depiction of Reinvestment Zone No. 9



STATE OF TEXAS

COUNTY OF WILLIAMSON

§
§
§
§

FIRST AMENDMENT TO
TAX ABATEMENT AGREEMENT

This **First Amendment to Tax Abatement Agreement** ("**First Amendment**") is made 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 "**Company**") (the City and the Company are collectively referred to as the "**Parties**" and singularly as a "**Party**"), acting by and through their respective authorized officers.

WITNESSETH:

WHEREAS, the Parties previously entered into that certain *Tax Abatement Agreement* dated September 8, 2022 (the "**Agreement**"); and

WHEREAS, the Parties desire to amend the Agreement, as set forth herein.

NOW THEREFORE, in consideration of the mutual covenants set forth herein, and other valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

1. Article I of the Agreement is amended by amending the definition of "Completion of Construction" to read as follows:

"Completion of Construction" shall mean that: (i) the construction of the Improvements has been substantially completed; or (ii) solely for Occupiable Improvements (as defined in Section 5.2), a temporary or final certificate of occupancy has been issued by the City for the occupancy of the Improvements by the Owner, such issuance not to be unreasonably withheld, delayed or denied by the City."

2. Section 5.2 of the Agreement is hereby amended to read as follows:

"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 December 31, 2028, in phases as set forth below:

- (a) By December 31, 2026, Owner will cause Completion of Construction of a minimum of 3,000,000 square feet of Improvements (not including temporary construction facilities such as temporary modular or mobile structures), for which temporary or final certificates of occupancy may be issued, such issuances not to be unreasonably withheld, delayed, or denied by the City ("**Occupiable Improvements**"), and a minimum of 3,000,000 square feet of non-Occupiable Improvements ("**Non-Occupiable Improvements**"), for a total minimum of 6,000,000 square feet of Occupiable Improvements and Non-Occupiable Improvements; and

- (b) By December 31, 2028, Owner will cause Completion of Construction of a minimum of an additional 1,000,000 square feet of Occupiable Improvements, for a total minimum of 4,000,000 square feet of Occupiable Improvements and a total minimum of 7,000,000 square feet of Occupiable Improvements and Non-Occupiable Improvements.”

3. Section 6.1 of the Agreement is hereby amended to read as follows:

“If Owner fails to comply with its obligations in Section 5.2(b), 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(b)), 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.”

4. The Agreement shall continue in full force and effect, except as amended by this First Amendment. Unless otherwise stated in this First Amendment, capitalized terms in this First Amendment have the same meanings given to them in the Agreement.

5. Subject to the Conditions Precedent (as defined below), this First Amendment shall be effective on the date this First Amendment (including all counterparts) bears the signature of the authorized representatives of all Parties.

6. This First Amendment may be executed in identical counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument. This First Amendment 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.

7. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this First Amendment.

8. Conditions Precedent. This First Amendment is subject to and the obligations of the Parties are expressly conditioned on the following (the "**Conditions Precedent**"): (i) the Parties' execution of the Second Amendment to the Development Review Reimbursement Agreement; (ii) the Parties' execution of the Second Amendment to the Tax Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Incentive Agreement; and (iii) the City issuing a written confirmation to Company no later than April 30, 2025 that the milestones set forth in Section 5.2(b) of the version of the Agreement in effect immediately prior to execution of this First Amendment have been met in full as of December 31, 2024.

(signature pages to follow)

EXECUTED on this _____ day of _____, 2025.

CITY OF TAYLOR, TEXAS

By: _____
Dwayne Ariola, Mayor

APPROVED AS TO FORM:

By: _____
Mark Schroeder, City Attorney

EXECUTED on this 30th day of April, 2025.

SAMSUNG AUSTIN SEMICONDUCTOR, LLC

By: _____
Name: Bonyoung Koo
Title: president



City Council Meeting June 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure

Agenda Item Number: 9.

Agenda Title: **Consideration with possible action on Change Proposal Request 01 for the Electrical Improvements Project.**

Council Action to be Taken: Consideration of Change Proposal Request 01 and alternate options and authorization for City Manager to execute all necessary documents.

Department Submitted: Internal Service

Staff Contact: Nicole Cobia
Jacob Walker, City Engineer

1. PURPOSE / DESCRIPTION

This item is related to Electrical Improvement Project construction. The purpose is to consider approval of Change Proposal Request 01 or alternate option to purchase mobile generators with project contingency.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The council approved \$468,169.00 for the installation of Manual Transfer Switches, Automatic Transfer Switches, and a diesel backup generator at six critical city facilities. These facilities include Fire Station #1, Fire Station #2, Water Utility Maintenance Building, Public Works Building, City Hall, and the Animal Shelter. The improvements will provide the infrastructure to plug in backup generators for emergency power for the city's facilities in the event of a power grid disturbance.

The contract was awarded to Texan Municipal and Industrial on the April 25th, 2024 council meeting.

The City Hall was required to be de-energized to complete the electrical work. During the de-energization, it was discovered that field conditions did not match expected conditions, and a Circuit Breaker would need to be added to facilitate the use of the backup generator connection.

A Change Proposal Request has been sent to the City from the contractor to the amount of \$57,440.00. This would be covered in the project's contingency, \$78,028.00.

CPR01 Scope Includes:

- 2 Facility Shutdowns
- Installation of 600 Amp Circuit Breaker
- Tie into existing conductors with new circuit breaker

The existing City Hall facility will only be used for the next two years until the new City Hall is open and in operation. Spring 2027 estimated move in.

An alternative option would be to use the project contingency to purchase one additional mobile backup generator. The generators would increase the City's supply of generators from 3 to 4, allowing more facilities to be backed up concurrently.

The mobile generator is estimated to cost \$45,000 and would be funded through the project's contingency.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Option 1: Existing City Hall could be backed up • Option 2: Additional generator would increase the total amount of facilities backed up concurrently	• Option 1: City Hall will no longer be in use two years from now. • Option 2: City Hall would not be backed up in a grid power disturbance while still in operation

4. RECOMMENDATION

Recommendation to choose between Option 1 and Option 2 to finish the Electrical Generator Improvement Project.

5. FUNDING SOURCE

Either option would be paid for using the project's contingency.
Initial construction contract funded through Use Tax

6. TIMELINE

Pending the decision, Option 1, would start following the execution of the CPR, Option 2 has a 4-6 week lead time to receive a backup generator.

7. OTHER OPTIONS

Reject both options, do not approve CPR01 and do not purchase an additional backup generator.

8. ATTACHMENTS

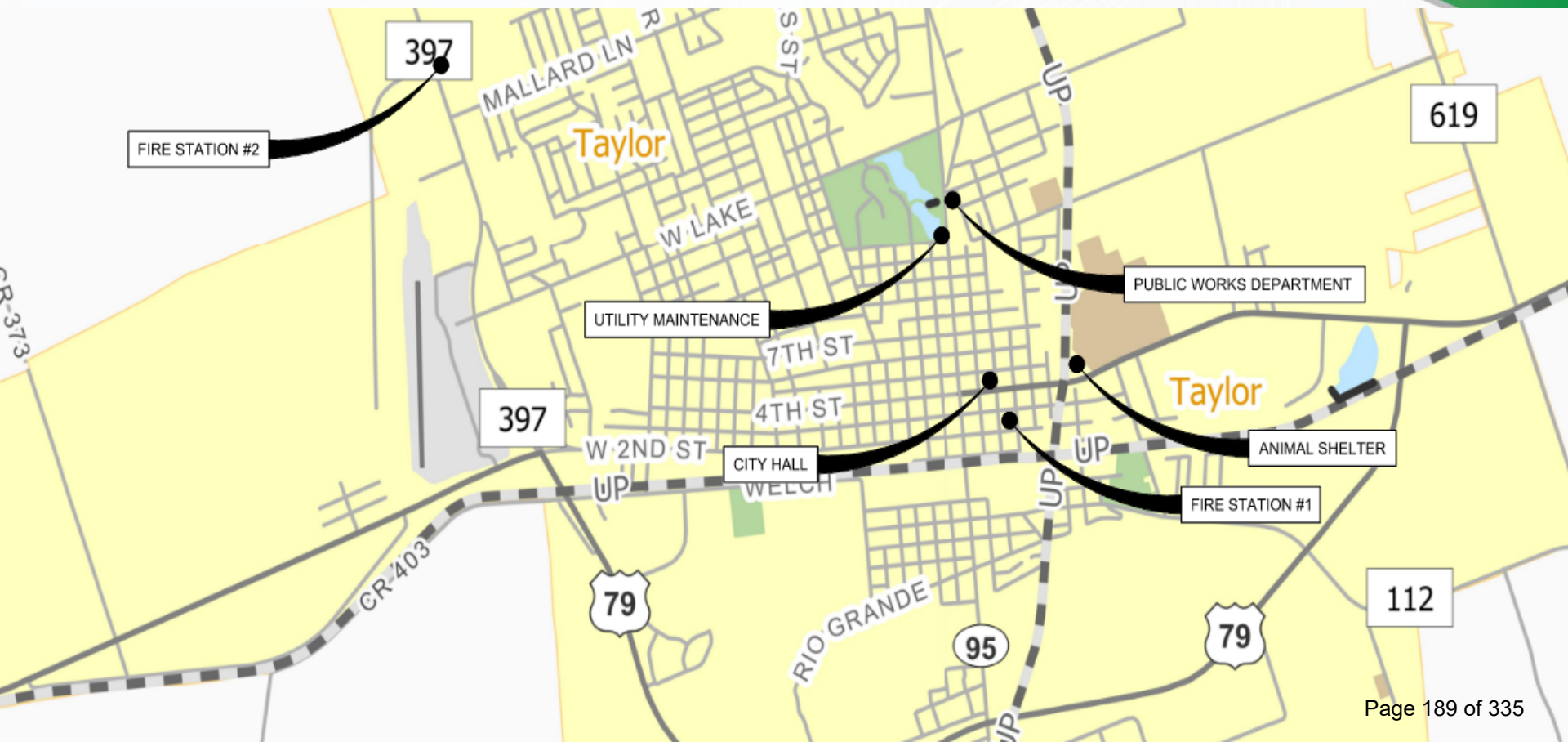
1. Electrical Imprv Slides

ELECTRICAL IMPROVEMENTS PROJECT STATUS UPDATE & NEXT STEPS

SUMMARY

- Presentation will provide an update on the Electrical Improvements Project at the 6 city owned sites
- Present the council with options for the next steps on City Hall site and request a recommendation from council

ELECTRICAL WORK SITE LOCATIONS



SITE STATUS UPDATES

Site Location	Status Update
Fire Station #1	Substantially Complete January 2025
Fire Station #2	Substantially Complete January 2025
Public Works Building	Substantially Complete February 2025
Water Utility Maintenance Building	Substantially Complete February 2025
Animal Shelter	Substantially Complete March 2025
City Hall	On Hold for CPR01

CITY HALL ELECTRICAL IMPROVEMENT STATUS

CITY HALL BACKGROUND

- Initial Scope: Install Manual Transfer Switch to facilitate use of a mobile generator in cases of power interruption
- February 17th Initial shutdown for installation 1 of 2.
 - During the shutdown it was discovered existing conditions did not match the expected conditions and a main circuit breaker would need to be added into the project
 - Work suspended and power returned to the building
 - Change Proposal Request 01 created to address onsite changes

CHANGE PROPOSAL REQUEST 01

- Change Proposal Request 01: Proposes addition of 600 Amp Circuit Breaker needed to facilitate the Manual Transfer Switch operation
- Rework of the existing conductors needed to accommodate a 600A Enclosed Main Circuit Breaker
 - Includes reworking and reusing previously installed conduit and conductors
- Change Proposal Request: \$57,440.00
- Contingency Available: \$78,028.00

OPTION 1: APPROVE CPR01

- Approve CPR01 for \$57,400.00
- Install the required circuit breaker to accommodate current project scope
- Installation will allow the City Hall to be connected to a backup generator
- Facility will only be used as a City Hall for two more years due to the new City Hall/Justice Center project that is currently in development

OPTION 2: DISAPPROVE CPR01 & PURCHASE GENERATOR

- Disapprove CPR01 and use contingency funds (\$ 78,028.00) to purchase one additional mobile generator (\$45,000).
 - Pricing established from coordination with Generac
- The city currently owns 3 mobile generators for the 5 facilities and 3 lift station sites.
 - Only 3 facilities can be backed up concurrently, would increase to 4 with the generator purchases
- Existing City Hall will not have backup capabilities installed for the remainder of its use; future City Hall/Justice Center has a permanent generator proposed for essential services

MOBILE GENERATORS (OPERATED AND DISPATCHED BY PUBLIC WORKS)



QUESTIONS?



City Council Meeting June 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Quality of Life

Agenda Item Number: 10.

Agenda Title: Consideration with possible action on Resolution R25-12 to apply for FY 2024 Staffing for Adequate Fire and Emergency Response (SAFER) grant program through the Department of Homeland Security – FEMA.

Council Action to be Taken: Approve resolution authorizing the submission of an application for the FY 2024 SAFER grant program.

Department Submitted: Fire Department

Staff Contact: Daniel Baum, Fire Chief

1. PURPOSE / DESCRIPTION

The Fire Department is seeking approval to submit a grant application for a federal grant program that provides funding to municipalities to hire firefighters with the intent of meeting National Fire Protection Association (NFPA) standards for minimum staffing. This program offers financial relief to the city for a three-year period, allowing the department to meet immediate staffing needs while allowing growth of tax base to ultimately fund the positions.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The purpose of the SAFER grant program is to provide funding directly to fire departments to help increase the number of firefighters, thereby assisting communities in meeting industry minimum staffing standards. This funding aims to provide adequate protection from fire and fire-related hazards, while also fulfilling the additional missions of fire departments.

The recently completed Fire Services Master Plan, presented by Citygate Associates, recommends that the Taylor Fire Department increase its daily staffing to fourteen from its current staffing of eight. This will require the eventual hiring of eighteen firefighters. Due to obvious cost and facility constraints, staff recommends a multi-year implementation program. Staff recommends requesting six positions through the current grant cycle.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Allows for immediate hiring of firefighter positions. • Pays 75% of base salary for two years, and 35% of base salary for one year. • Builds towards staffing levels recommended in Fire Service Master Plan.	• Does not include uniform and PPE costs. • City responsible for 100% costs after third year.

4. RECOMMENDATION

Consider approval of Resolution R25-12 authorizing the submission of an application for the FY 2024 Staffing for Adequate Fire and Emergency Response (SAFER) grant program through the Department of Homeland Security – FEMA.

5. FUNDING SOURCE

If awarded, the SAFER grant will partially fund the base salary and benefits of the awarded positions for a three-year period. The City must provide a 25% salary match for the first two years, and a 65% match for the third year. There are items not covered by the grant that will need to be funded from the general fund to support these positions (based on six positions):

- Initial uniforms and PPE: \$30,000 (one-time expense)
- Initial medical exams: \$6,000 (one-time expense)
- Annual medical exams, uniforms, certifications, and training expenses: \$30,000 (recurring)
- Unscheduled overtime: varies depending on operational uncertainties (vacancies, large-scale events, etc.)

Funds requested from the grant program total \$1,029,338.35 over the three year performance period. At the conclusion of the grant program, the annual cost to maintain the additional positions is approximately \$600,000 beginning in FY 2029.

6. TIMELINE

The deadline to apply for the grant is July 3, 2025. Grant award announcements are expected to begin in August and will continue until the end of September. If Council chooses to accept an award, awarded positions must be hired within 180 days of the grant award.

7. OTHER OPTIONS

1. Submit grant application for additional positions.
2. Submit grant application for fewer positions.
3. Do not apply for grant this year.

8. ATTACHMENTS

1. SAFER Resolution
2. Safer Grant Presentation
3. Safer Grant NOFO

RESOLUTION R25-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE U.S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR THE STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT PROGRAM, AND AUTHORIZING THE FIRE CHIEF TO ACT AS THE CITY'S AUTHORIZED GRANT OFFICIAL.

WHEREAS, the Taylor City Council finds it in the best interest of the citizens of Taylor that the Fire Department receive funding for six additional Firefighter positions from 2025-2028; and

WHEREAS, should the Taylor City Council choose to accept a SAFER Grant award, it is committed to provide all applicable matching funds and meet the retention requirements as per the conditions of the SAFER Grant Program; and

WHEREAS, the Taylor City Council designates Daniel Baum, Fire Chief, as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant upon the consent of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, THAT: the Taylor City Council approves the submission of the grant application for funding from the Department of Homeland Security, Federal Emergency Management Agency, SAFER Grant Program.

Passed and approved this 12th day of June 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

SAFER Grant Application

Fire Chief Baum

Background & Staff Analysis

- The Staffing for Adequate Fire and Emergency Response (SAFER) grant is a FEMA grant program that provides funding to municipalities for hiring firefighters.
- The primary goal of the grant is to help fire departments achieve NFPA recommended minimum assembly standards (17 firefighters).
- The grant partially funds 75% of base salary and benefits for two years and 35% for one year.

Background & Staff Analysis

- Fire Services Master Plan completed in 2022 recommends minimum daily operations staffing of 14 firefighters compared with our current 8.
- Recommend building up to this level incrementally. Three firefighter positions have been added since 2022. SAFER grant can accelerate this.
- The program is funded at \$324 million. There were over \$3 billion in requests last year. Three hundred awards are anticipated.

Future Staffing Recommendations

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Truck 1	4	4	4	4	4	4	4	4	4	4
Engine 2	4	3	4	4	4	4	3	4	4	4
Battalion 1	0	1	1	1	1	1	1	1	1	1
Squad 1	0	2	2	0	0	2	2	2	2	2
Engine 3	0	0	0	3	4	4	3	3	4	4
Engine 1	0	0	0	0	0	0	3	3	3	4
Daily Staffing	8	10	11	12	13	15	16	17	18	19
Chief	1	1	1	1	1	1	1	1	1	1
Assistant Chief	1	1	1	1	2	2	2	2	2	2
Admin Assistant	1	1	1	1	1.5	1.5	1.5	1.5	1.5	1.5
Battalion Chief	0	3	3	3	3	3	3	3	3	3
Lieutenant	6	6	6	9	9	9	12	12	12	12
Engineer	6	6	6	9	9	9	12	12	12	12
Firefighter	12	15	18	15	18	24	21	24	27	30
Fire Inspector	1	1	2	2	2	2	2	2	2	2
Total Staffing	28	34	38	41	45.5	51.5	54.5	57.5	60.5	63.5
Change	0	6	4	3	4.5	6	3	3	3	3

Grant Evaluation Criteria

a. *Compliance with NFPA Standards*

The tables below identify the priority levels for current and new compliance with the NFPA 1710/1720 standards discussed in [Appendix B Section E. Funding Priorities](#) of this NOFO.

Current (Pre-Award) 1710/1720 Compliance Priorities	
H Never or 0%	M Half of the time or 40-59%
H Rarely or 1-19%	L Very often or 60-79%
M Sometimes or 20-39%	L Most of the time or 80-100%

New (Post-Award) 1710/1720 Compliance Priorities	
H Always or 91-100%	M Half of the time or 40-59%
H Most of the time or 80-90%	L Sometimes or 20-39%
M Very often or 60-79%	L Rarely or 0-19%

Recommendation & Timeline

- Grant application deadline is July 3, 2025.
- Award announcements will begin in late August and continue through the end of September 2025.
- If awarded the grant, new positions must be hired within 180 days of grant acceptance.
- Staff recommends applying for the SAFER grant and requesting six positions. This would bring us up to 10 firefighters per day.
- Other options include requesting fewer or a greater number of firefighters.

Funding / Cost

- The grant funds 75% of base salary (including FLSA overtime) and benefits for the first two years and 35% of salary and benefits for the third year.
- Total grant award for six positions over three years is \$1,029,338.35.
- Annual cost to maintain positions after the grant period is approximately \$600,000 annually for six positions beginning in FY 2029.

Funding / Cost

- Year 1: \$407,644.74 (75% Federal Share), \$135,881.58 (25% Local Match)
- Year 2: \$419,874.12 (75% Federal Share), \$139,958.04 (25% Local Match)
- Year 3: \$201,819.49 (35% Federal Share), \$374,807.63 (65% Local Match)

Unfunded Costs (estimated)

- Initial uniforms and PPE: \$36,000 (one-time expense)
- Initial medical exams: \$6,000 (one-time expense)
- Annual medical exams, replacement uniforms, certifications, and training expenses: \$30,000 (recurring)
- Additional fire station furnishings: \$20,000 (one-time expense)
- Unscheduled overtime: varies depending on operational uncertainties (vacancies, large-scale events, etc.)

Challenges

- It may be challenging to hire six certified personnel at once.
- We will be maxed out on space at existing facilities.
- Implementation of the Fire Services Master Plan is a multifaceted challenge that will require investment in staff, facilities, and equipment over many years.

Conclusion

- Staff is asking Council to approve submitting an application for the SAFER Grant.
- If awarded the grant, staff will come back to Council to consider acceptance.

The Department of Homeland Security (DHS)

Notice of Funding Opportunity (NOFO)

Fiscal Year 2024 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program

Fraud, waste, abuse, mismanagement, and other criminal or noncriminal misconduct related to this program may be reported to the Office of Inspector General (OIG) Hotline. The toll-free numbers to call are 1 (800) 323-8603 and TTY 1 (844) 889-4357.

Contents

1. Basic Information.....	4
A. Agency Name.....	4
B. NOFO Title	4
C. Announcement Type	4
D. Funding Opportunity Number.....	4
E. Assistance Listing Number	4
F. Expected Total Funding	4
G. Anticipated Number of Awards.....	4
H. Expected Award Range	4
I. Projected Application Start Date.....	4
J. Projected Application End Date.....	4
K. Anticipated Funding Selection Date	4
L. Anticipated Award Date.....	4
M. Projected Period of Performance Start Date	4
N. Projected Period of Performance End Date	4
O. Executive Summary	5
P. Agency Contact	5
2. Eligibility	6
A. Eligible Entities/Entity Types	6
B. Project Type Eligibility	7
C. Requirements for Personnel, Partners, and Other Parties	8
D. Maximum Number of Applications	8
E. Additional Restrictions.....	8
F. References for Eligibility Factors within the NOFO.....	9
G. Cost Sharing Requirement.....	10
H. Cost Share Description, Type and Restrictions	10
I. Cost Sharing Calculation Example.....	10
J. Required information for verifying Cost Share	10
3. Program Description	11
A. Background, Program Purpose, and Program History	11
B. Goals, Objectives, and Priorities	11
C. Program Rationale.....	12
D. Federal Assistance Type	12
E. Performance Measures and Targets	12

FEMA Version 25-01

F. Program-Specific Unallowable Costs.....	13
G. General Funding Requirements	13
H. Indirect Costs (Facilities and Administrative Costs)	13
I. Management and Administration (M&A) Costs	14
J. Pre-Award Costs	14
K. Beneficiary Eligibility.....	14
L. Participant Eligibility	14
M. Authorizing Authority	15
N. Appropriation Authority	15
O. Budget Period	15
P. Prohibition on Covered Equipment or Services	15
4. Application Contents and Format	15
A. Pre-Application, Letter of Intent, and Whitepapers	15
B. Application Content and Format	15
C. Application Components.....	15
D. Program-Specific Required Documents and Information	16
E. Post-Application Requirements for Successful Applicants.....	16
5. Submission Requirements and Deadlines.....	16
A. Address to Request Application Package.....	16
B. Application Deadline.....	18
C. Pre-Application Requirements Deadline.....	18
D. Post-Application Requirements Deadline	18
E. Effects of Missing the Deadline	18
6. Intergovernmental Review.....	19
A. Requirement Description and State Single Point of Contact	19
7. Application Review Information	19
A. Threshold Criteria.....	19
B. Application Criteria.....	19
C. Financial Integrity Criteria	20
D. Supplemental Financial Integrity Criteria and Review	20
E. Reviewers and Reviewer Selection	21
F. Merit Review Process.....	21
G. Final Selection.....	25
8. Award Notices	25
A. Notice of Award	25
B. Pass-Through Requirements.....	26
C. Note Regarding Pre-Award Costs	26
D. Obligation of Funds.....	26
E. Notification to Unsuccessful Applicants	26
9. Post-Award Requirements and Administration	26
A. Administrative and National Policy Requirements	26
B. DHS Standard Terms and Conditions	26
a. Ensuring the Protection of Civil Rights	27
C. Financial Reporting Requirements.....	27
D. Programmatic Performance Reporting Requirements.....	27
E. Closeout Reporting Requirements.....	27

F.	Disclosing Information per 2 C.F.R. § 180.335	28
G.	Reporting of Matters Related to Recipient Integrity and Performance	29
H.	Single Audit Report	29
I.	Monitoring and Oversight	29
J.	Program Evaluation	30
K.	Additional Performance Reporting Requirements	30
10.	Other Information	30
A.	Period of Performance Extension	30
B.	Other Information	31
11.	Appendix A – FY 2024 SAFER Program Updates	38
12.	Appendix B – Programmatic Information and Priorities	39
A.	Ineligible Applications and Organizations	39
B.	Supporting Definitions for this NOFO	41
C.	Application Tips	43
D.	Funding Limitation	44
E.	Funding Priorities	45
F.	Hiring Activity Overview	45
G.	R&R Activity – Fire Departments Overview	46
H.	R&R Activity – National, State, Local, Territorial, or Federally Recognized Tribal Nation Volunteer Firefighter Interest Organizations (Interest Organizations) Overview	49
I.	Eligible and Ineligible Costs and Requirements	50
13.	Appendix C – Award Administration Information	60
A.	Help FEMA Prevent Fraud, Waste, and Abuse	60
B.	Grant Writer/Preparation Fees	60
C.	Maintenance and Sustainment	61
D.	Taxes, Fees, Levies, and Assessments	61
E.	Excess Funds	62
F.	Payments and Amendments	62
G.	Disposition of Grant-Funded Equipment	64
H.	Post-Award Recipient Responsibilities	64

1. Basic Information

A. Agency Name	Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), Resilience/Grant Programs Directorate (GPD)
B. NOFO Title	Staffing for Adequate Fire and Emergency Response (SAFER) Grant
C. Announcement Type	Initial
D. Funding Opportunity Number	DHS-24-GPD-083-00-99
E. Assistance Listing Number	97.083
F. Expected Total Funding	\$324,000,000
G. Anticipated Number of Awards	300 awards
H. Expected Award Range	N/A
I. Projected Application Start Date	05/23/2025 9:00 a.m. Eastern Time (ET)
J. Projected Application End Date	07/03/2025 5:00 p.m. ET
K. Anticipated Funding Selection Date	No later than 08/18/2025
L. Anticipated Award Date	Beginning on approximately Aug 18, 2025, and continuing thereafter until all FY 2024 SAFER Program grant awards are issued (but no later than September 30, 2025).
M. Projected Period of Performance Start Date	N/A ¹
N. Projected Period of Performance End Date	N/A

¹ FEMA funds SAFER Program awards on a rolling basis; as such, the date the FEMA Assistant Administrator for the Grant Programs Directorate signs the obligating document dictates the unique Period of Performance start and end dates for each award.

O. Executive Summary	The Fiscal Year (FY) 2024 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program (hereafter referred to as the SAFER Program) is one of three grant programs that constitute the Department of Homeland Security (DHS), Federal Emergency Management Agency's (FEMA) focus on enhancing the safety of the public and firefighters with respect to fire and fire-related hazards. The SAFER Program provides funding directly to fire departments and volunteer firefighter interest organizations to assist in increasing the number of firefighters to help communities meet industry minimum standards and attain 24-hour staffing to provide adequate protection from fire and fire-related hazards, and to fulfill traditional missions of fire departments. Since 2005, the SAFER Program has awarded approximately \$5.8 billion in grant funding to provide critically needed resources to hire new, additional firefighters (or to change the status of part-time or paid-on-call firefighters to full-time firefighters), as well as recruitment and retention of volunteer firefighters. Information about success stories for this program can be found at Assistance to Firefighters Grants Program FEMA.gov.
P. Agency Contact	a. <i>SAFER Program Office Contact</i> The SAFER Program Help Desk provides technical assistance to applicants for the online completion and submission of applications into FEMA Grants Outcomes (FEMA GO), answers questions concerning applicant eligibility, recipient responsibilities, and helps in the programmatic administration of awards. The SAFER Program Help Desk can be contacted at (866) 274-0960 or by email at FireGrants@fema.dhs.gov. Normal hours of operation are Monday through Friday, 8:00 a.m. – 4:30 p.m. ET. Guidance documents such as application tutorials, Self-Evaluation Guides, and Frequently Asked Questions (FAQs) are also provided to further explain the current SAFER Program, assist with the online grant application, and highlight lessons learned and changes for FY 2024. For more details, please visit the SAFER Program website. b. <i>FEMA Grants News</i> This channel provides general information on all FEMA grant programs and maintains a comprehensive database containing key personnel contact information at the federal, state, and local levels. FEMA Grants News Team is reachable at fema-grants-news@fema.dhs.gov or (800) 368-6498, Monday through Friday, 9:00 a.m. – 5:00 p.m. ET. c. <i>Grant Programs Directorate (GPD) Award Administration Division</i>

	GPD's Award Administration Division (AAD) provides support regarding financial matters and budgetary technical assistance. AAD can be contacted at ASK-GMD@fema.dhs.gov. d. FEMA Regional Offices Assistance to Firefighters Grants Regional Contacts also may provide fiscal support, including pre- and post-award administration and technical assistance. Assistance to Firefighters Grants Regional Office contacts are available at Assistance to Firefighters Grants Regional Contacts FEMA.gov. e. Civil Rights The FEMA Office of Civil Rights is responsible for ensuring compliance with and enforcement of federal civil rights obligations in connection with programs and services conducted by FEMA. They are reachable at FEMA-CivilRightsOffice@fema.dhs.gov. f. Environmental Planning and Historic Preservation The FEMA Office of Environmental Planning and Historic Preservation (OEHP) provides guidance and information about the EHP review process to FEMA programs and recipients and subrecipients. Send any inquiries regarding compliance for FEMA grant projects under this NOFO to FEMA-OEHP-NOFOQuestions@fema.dhs.gov. g. Payment and Reporting System Payments are requested through FEMA GO. The Direct Deposit/Electronic Funds Transfer (DD/EFT) method of payment is used for recipients. For any questions about the system, contact the Customer Service Center at (866) 927-5646 or ask-GMD@fema.dhs.gov. h. FEMA GO For technical assistance with the FEMA GO system, please contact the FEMA GO Helpdesk at femago@fema.dhs.gov or (877) 585-3242, Monday through Friday, 9:00 a.m. – 6:00 p.m. ET.
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2. Eligibility

A. Eligible Entities/Entity Types	Only the following entities or entity types are eligible to apply. a. Applicants • Fire departments; and • National, regional, state, local, tribal, and nonprofit interest organizations representing the interests of volunteer
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	firefighters are eligible to receive a SAFER Program award under the R&R Activity. See Section A of Appendix B – Programmatic Information and Priorities for additional information on ineligible applications and organizations. b. Subapplicants Subapplicants and subawards are not allowed.
B. Project Type Eligibility	Applicants and recipients should actively coordinate and collaborate with their local and state authorities to help ensure and prioritize the commitment of future non-federal investments in order to sustain staffing capabilities once an award’s period of performance ends. a. Allowable Project Types 1. Hiring Activity The Hiring Activity offers grants to support applications to hire new, additional firefighters (or to change the status of part-time or paid-on-call firefighters to full-time firefighters). National, regional, state, local, Tribal Nation, and nonprofit interest organizations representing the interests of volunteer firefighters are not eligible to receive a SAFER Program award under the Hiring Activity. 2. R&R Activity The R&R Activity offers grants to support applications to assist fire departments with the recruitment and retention of volunteer firefighters who are involved with or trained in the operations of firefighting and emergency response. Career fire departments are not eligible to apply for funding under the R&R Activity. Each activity has its own application and eligibility requirements, as further outlined in Appendix B – Programmatic Information and Priorities of this NOFO. b. Unallowable Project Types • Under the R&R Activity, applications that request a Staffing Needs Assessment or Risk Assessment project are precluded from applying for additional R&R- related activities. • FEMA will not fund any projects, activities, or line items that are covered under a department's normal operating budget. Federal funding may not be used to supplant (i.e., replace) an existing activity or program.

	• Applicants may not use award funds for matching funds for any other federal grants or cooperative agreements, for lobbying, or for intervention in federal regulatory or adjudicatory proceedings. • Applicants may not use federal funds to sue the Federal Government or any other government entity.
C. Requirements for Personnel, Partners, and Other Parties	An application submitted by an otherwise eligible non-federal entity (i.e., the applicant) may be deemed ineligible when the person that submitted the application is not: 1) a current employee, personnel, official, staff, or leadership of the non-federal entity; and 2) duly authorized to apply for an award on behalf of the non-federal entity at the time of application. Further, the Authorized Organization Representative (AOR) must be a duly authorized current employee, personnel, official, staff, or leadership of the recipient and provide an email address unique to the recipient at the time of application and upon any change in assignment during the period of performance. Consultants or contractors of the recipient are not permitted to be the AOR of the recipient. Information on ineligible applications and organizations is in Appendix B of this NOFO.
D. Maximum Number of Applications	The maximum number of applications that can be submitted is one application per activity.
E. Additional Restrictions	a. <i>Period of Performance Restrictions</i> 1. Hiring Activity The period of performance for applications funded under the Hiring Activity will be 36 months. A default 180-day recruitment period begins when FEMA approves an application for an award under this activity. The 36-month period of performance automatically starts after the 180-day recruitment period, regardless of whether the recipient has successfully hired the requested firefighters. The period of performance cannot start later than 180 days after the award date. If a recipient can hire all SAFER Program-funded firefighters during the 180-day recruitment period, the period of performance may begin at that time. In these instances, recipients must submit an amendment requesting that the period of performance start before the end of the 180-day recruitment period if they wish to begin the period early.

	2. R&R Activity The period of performance for applications funded under the R&R Activity will be 12, 24, 36, or 48 months. A default 90-day recruitment period begins when FEMA approves the application for award. This period allows each recipient time to gather resources, initiate processes, and finalize contracts needed to implement SAFER Program activities before the start of the period of performance to maximize the funding’s availability. However, the recipient can only expend funds within the period of performance. The period of performance automatically starts after the 90-day recruitment period ends, regardless of whether the recipient has begun implementing its grant award. The period of performance cannot start later than 90 days after the award date. If a recipient can begin its recruitment or retention activities during the 90-day recruitment period, the period of performance may begin at that time. In these instances, recipients must submit an amendment requesting that the period of performance start before the end of the 90-day recruitment period if they wish to begin the period early. Extensions to the period of performance are allowed for R&R Activity grants only. For additional information on period of performance extensions, please refer to Section 10.A. b. National Incident Management System (NIMS) Implementation SAFER Program applicants are not required to comply with NIMS to apply for SAFER Program funding or to receive a SAFER Program award. Any applicant who receives an FY 2024 SAFER Program award must achieve the level of NIMS compliance required by the Authority Having Jurisdiction (AHJ) over the applicant’s emergency service operations (e.g., a local government), prior to the end of the grant’s period of performance.
F. References for Eligibility Factors within the NOFO	Please see the following references provided below: 1. Subsection 7.A. Threshold Criteria 2. Subsection 7.B. Application Criteria 3. Subsection 7.C. Financial Integrity Criteria 4. Subsection 7.D. Supplemental Financial Integrity Criteria and Review 5. Appendix B – Programmatic Information and Priorities

G. Cost Sharing Requirement	For Hiring Activity grants, recipients are required to contribute non-federal funds as a cost share. For R&R Activity grants, there is no cost share requirement.
H. Cost Share Description, Type and Restrictions	For Hiring Activity grants, recipients are required to contribute 25 percent of the actual costs incurred in each of the first and second years of the grant; and 65 percent of the actual costs incurred in the third year of the grant. In the first and second years of the grant, the amount of federal funding may not exceed 75 percent of the usual annual cost of a first-year firefighter in that department at the time the grant application was submitted; and in the third year of the grant the amount of federal funding may not exceed 35 percent of the usual annual cost of a first-year firefighter in that department. The “usual annual cost” includes a firefighter’s base salary (excluding non-FLSA overtime) and standard benefits package (including the average annual cost of health, dental, and vision insurance; FICA; life insurance; retirement and/or pension contributions; etc.) offered by the fire department to first-year firefighters. FEMA does not require recipients to demonstrate availability of cost share funds at the time of application. However, before FEMA issues an award it may contact potential awardees to determine whether the recipient possesses the necessary non-federal funding. For R&R Activity grants, there is no cost share requirement.
I. Cost Sharing Calculation Example	Assuming that the usual annual cost of a first-year firefighter in a department at the time of the grant application is \$120,000 per year and the department actually incurred \$100,000 per year in each year of the grant, the following cost share requirements and position cost limits would apply: 1. Cost Share Requirement: The grant recipient is required to contribute \$25,000 in Year 1; \$25,000 in Year 2; and \$65,000 in Year 3. 2. Position Cost Limit: The amount of federal funding cannot exceed \$90,000 in Year 1; \$90,000 in Year 2; and \$42,000 in Year 3.
J. Required information for verifying Cost Share	a. <i>Minimum Budget Requirement</i>

	In accordance with 15 U.S.C. § 2229a(c)(2) , in order to be eligible for SAFER Program funding, applicants are required to certify that their annual budget for fire-related programs and emergency response has not been reduced below 80 percent of the applicant's average funding level in the three years prior to the application date.
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3. Program Description

A. Background, Program Purpose, and Program History

The Fiscal Year (FY) 2024 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program (hereafter referred to as the SAFER Program) is one of three grant programs that constitute the Department of Homeland Security (DHS), Federal Emergency Management Agency's (FEMA) focus on enhancing the safety of the public and firefighters with respect to fire and fire-related hazards. The SAFER Program provides funding directly to fire departments and volunteer firefighter interest organizations to assist in increasing the number of firefighters to help communities meet industry minimum standards and attain 24-hour staffing to provide adequate fire protection from fire and fire-related hazards, and to fulfill traditional missions of fire departments. Since 2005, the SAFER Program has awarded approximately \$5.8 billion in grant funding to provide critically needed resources to hire new, additional firefighters (or to change the status of part-time or paid-on-call firefighters to full-time firefighters), as well as recruitment and retention of volunteer firefighters. Information about success stories for this program can be found at [Assistance to Firefighters Grants Program | FEMA.gov](#).

The SAFER Program is part of a comprehensive set of measures authorized by Congress and implemented by DHS. In awarding grants, the FEMA Administrator is required to consider:

- The findings and recommendations of the Technical Evaluation Panel;
- The degree to which an award will reduce deaths, injuries, and property damage by reducing the risks associated with fire-related and other hazards;
- The extent of an applicant's need for a SAFER Program grant and the need to protect the United States as a whole; and
- The number of calls requesting or requiring a firefighting or emergency medical response received by an applicant.

B. Goals, Objectives, and Priorities

Goal: To enhance local fire departments' abilities to comply with staffing, response and operational standards established by the National Fire Protection Association (NFPA 1710 or NFPA 1720²).

² NFPA 1710 and 1720 are lapsing in 2026 and will be consolidated under the proposed NFPA 1750. FEMA is working with the NFPA Standards Council to evaluate deployment of fire suppression operations. No decisions have been made and FEMA will issue additional guidance when more information becomes available. While the goal of the grant is to increase compliance with NFPA 1710 or 1720, 24-hour staffing is not a requirement of the SAFER Program.

Objectives: The objectives of the SAFER Program are to are to provide funding to communities so they may:

- Increase the number of firefighters to meet industry minimum standards;
- Increase the number of trained personnel assembled at the incident scene;
- Attain 24-hour staffing to improve deployment capabilities; and
- Fulfill traditional missions of fire departments (respond to emergencies and provide adequate fire protection from fire and fire-related hazards).

Priorities: Information on program priorities and objectives for the FY 2024 SAFER Program can be found in [Appendix B – Programmatic Information and Priorities](#) of this NOFO.

C. Program Rationale

The SAFER Program represents part of a comprehensive set of measures authorized by Congress and implemented by DHS. Among the six DHS Missions noted in the [Department of Homeland Security's Strategic Plan](#), the SAFER Program supports Mission Five: Build a Resilient Nation and Respond to Incidents. By increasing the number of trained firefighters, the SAFER Program improves deployment capabilities to respond to emergencies and provide adequate protection from fire and fire-related hazards. The SAFER Program also aims to support objectives outlined under Mission Five in the Strategic Plan including:

- Objective 5.1: Coordinate Federal Response to Incidents
- Objective 5.2: Strengthen National Resilience
- Objective 5.4: Enhance Training and Readiness of First Responders

Through these objectives, FEMA creates a vision for the field of emergency management and sets an ambitious, yet achievable, path forward to unify and further professionalize emergency management across the country. We invite all our stakeholders and partners to join us in building a more prepared and resilient nation.

D. Federal Assistance Type Grant

E. Performance Measures and Targets

The grant recipient is required to collect data to allow FEMA to measure performance of the awarded grant in support of the SAFER Program metrics, which are tied to the programmatic objectives and priorities. To measure performance, FEMA may request information throughout the period of performance. In its final performance report submitted at closeout, the recipient must submit sufficient information to demonstrate it has met the performance goal as stated in its award. FEMA will measure the recipient's performance of the grant by comparing the number of items, supplies, projects, and activities needed and requested in its application with the number of items, supplies, projects, and activities acquired and delivered by the end of the period of performance using the following programmatic metrics:

- Percentage of “majority career” SAFER Program recipients who reported and provided evidence that the grant funding increased compliance with structural fire responses that complied with NFPA 1710 structural response standards;
- Percentage of “majority volunteer” SAFER Program recipients who reported and provided evidence that the grant funding increased compliance with structural fire responses that complied with NFPA 1720 structural response standards; and
- Percentage of SAFER Program recipients who reported and provided evidence that the grant funding increased compliance with NFPA 1710 or 1720 assembly and deployment standards.

The target for these measures is the number of firefighters hired and the structural fire responses that complied with NFPA 1710 structural response standards. The measure will be assessed by how the addition of new firefighters has resulted in a percentage increase in compliance with the relevant section of the NFPA standards.

F. Program-Specific Unallowable Costs

Construction costs are not allowable under the SAFER Program. Construction includes major alterations to a building that changes the profile or footprint of the structure.

Modifications to facilities described in Appendix B – Programmatic Information and Priorities are not considered construction costs for purposes of general award cost categorization and may be eligible. However, modifications to facilities activities might be considered “construction” for purposes of procurement or environmental protection and historic preservation purposes.

G. General Funding Requirements

Costs charged to federal awards (including federal and non-federal cost share funds) must comply with applicable statutes, rules and regulations, policies, this NOFO, and the terms and conditions of the federal award. This includes, among other requirements, that costs must be incurred, and products and services must be delivered within the budget period. [2 C.F.R. § 200.403\(h\)](#).

Recipients may not use federal funds or any cost share funds for the following activities:

1. Matching or cost sharing requirements for other federal grants and cooperative agreements (see [2 C.F.R. § 200.306](#)).
2. Lobbying or other prohibited activities under [18 U.S.C. § 1913](#) or [2 C.F.R. § 200.450](#).
3. Prosecuting claims against the federal government or any other government entity (see [2 C.F.R. § 200.435](#)).

H. Indirect Costs (Facilities and Administrative Costs)

Indirect costs are allowed for recipients and subrecipients.

Indirect costs (IDC) are costs incurred for a common or joint purpose benefitting more than one cost objective and not readily assignable to specific cost objectives without disproportionate effort. Indirect costs are allowable only under R&R Activity for this program as described in 2 C.F.R. Part 200, including [2 C.F.R. § 200.414](#). Applicants with a current negotiated IDC rate agreement who desire to charge indirect costs to a federal award must provide a copy of their

FEMA Version 25-01

IDC rate agreement with their applications. Not all applicants are required to have a current negotiated IDC rate agreement. Applicants that are not required to have a negotiated IDC rate agreement, but are required to develop an IDC rate proposal, must provide a copy of their proposal with their applications. Applicants without a current negotiated IDC rate agreement (including a provisional rate) and wish to charge the de minimis rate must reach out via email to FireGrants@fema.dhs.gov for further instructions. Applicants who wish to use a cost allocation plan in lieu of an IDC rate proposal must also reach out via email to FireGrants@fema.dhs.gov for further instructions. As it relates to the IDC for subrecipients, a recipient must follow the requirements of [2 C.F.R. §§ 200.332](#) and [200.414](#) in approving the IDC rate for subawards.

I. Management and Administration (M&A) Costs

M&A costs are allowed under the R&R Activity only. M&A costs are not eligible under the Hiring Activity.

No more than 3% of the federal share of SAFER Program funds awarded may be expended by the recipient for M&A for purposes associated with the SAFER Program award. M&A activities are those directly related to the management and administration of the SAFER award funds, such as financial management and monitoring. M&A expenses should be based only on actual expenses or known contractual costs; requests that are simple percentages of the award or estimates, without supporting justification or adequate documentation will not be allowed or considered for reimbursement. Salaries and fringe benefits for personnel directly supporting the grant are not required to be included in the M&A budget line item.

M&A are not overhead costs but are necessary direct costs incurred in direct support of the federal award or as a consequence of it, such as travel, meeting-related expenses, and salaries of full/part-time staff in direct support of the program. As such, M&A costs can be itemized in financial reports.

J. Pre-Award Costs

The following pre-award costs are allowable:

1. Fees for grant writers.

Generally, grant funds cannot be used to pay for products and services contracted for or obligated prior to the effective date of the award.

See [Appendix C – Award Administration Information](#) for further information regarding grant writer fees and [Section 10.B. Other Information](#) for general procurement under grants requirements.

K. Beneficiary Eligibility

To be an eligible beneficiary, there are no program requirements. This NOFO and any subsequent federal awards create no rights or causes of action for any beneficiary.

L. Participant Eligibility

To be an eligible participant, there are no program requirements. This NOFO and any subsequent federal awards create no rights or causes of action for any participant.

M. Authorizing Authority

Section 34 of the *Federal Fire Prevention and Control Act of 1974*, [Pub. L. No. 93-498](#), as amended ([15 U.S.C. § 2229a](#)).

N. Appropriation Authority

Department of Homeland Security Appropriations Act, 2024, [Pub. L. No. 118-47](#), Title III, Protection, Preparedness, Response, and Recovery, Federal Emergency Management Agency, Financial Assistance (2024 DHS Appropriations Act).

O. Budget Period

There will be only a single budget period with the same start and end dates as the period of performance.

P. Prohibition on Covered Equipment or Services

Recipients, subrecipients, and their contractors or subcontractors must comply with the prohibitions set forth in Section 889 of the [John S. McCain National Defense Authorization Act for Fiscal Year 2019](#), which restricts the purchase of covered telecommunications and surveillance equipment and services. Please see 2 C.F.R. §§ [200.216](#), [200.327](#), [200.471](#), and [Appendix II to 2 C.F.R. Part 200](#), and [FEMA Policy #405-143-1 - Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services](#) for more information.

4. Application Contents and Format

A. Pre-Application, Letter of Intent, and Whitepapers

Pre-applications, letters of intent, and whitepapers are not required to be eligible to apply.

B. Application Content and Format

Applications are processed through the FEMA GO system. To access the system, go to <https://go.fema.gov/>. Additional application and program guidance documents are available at the [SAFER Program website](#). Applicants will be prompted to submit the standard application information and any program-specific information required as described in Sections [4.C. Application Components](#) and [4.D. Program-Specific Required Documents and Information](#) of this NOFO. The Standard Forms (SF) may be accessed in the Forms tab at [Forms | Grants.gov](#). Applicants should review these forms before applying to ensure they have all the information required.

After submitting the final application, FEMA GO will provide either an error message or a successfully received transmission in the form of an email sent to the AOR that submitted the application. Applicants using slow internet connections, such as dial-up connections, should be aware that transmission can take some time before FEMA GO receives your application.

For additional application submission requirements, including program-specific requirements, please refer to the [Section 4.C. Application Components](#) of this NOFO.

C. Application Components

The following forms or information are required to be submitted via FEMA GO. The Standard Forms (SF) are also available at [Forms | Grants.gov](#).

- SF-424, Application for Federal Assistance
- Grants.gov Lobbying Form, Certification Regarding Lobbying
- SF-424A, Budget Information (Non-Construction)
- SF-424B, Standard Assurances (Non-Construction)
- SF-LLL, Disclosure of Lobbying Activities

D. Program-Specific Required Documents and Information

For program-specific updates and information, please see the [Appendix A – FY 2024 SAFER Program Updates](#), [Appendix B – Programmatic Information and Priorities](#), and [Appendix C – Award Administration Information](#).

E. Post-Application Requirements for Successful Applicants

Applicants likely to be funded may receive a request for additional information by email prior to award. Applicants must respond to the request to move forward with the grant review process.

5. Submission Requirements and Deadlines

A. Address to Request Application Package

Applications are processed through the FEMA GO system. To access the system, go to [FEMA GO](#).

Steps Required to Apply for An Award Under This Program and Submit an Application:

To apply for an award under this program, all applicants must:

- a. Apply for, update, or verify their Unique Entity Identifier (UEI) number and Employer Identification Number (EIN) from the Internal Revenue Service;
- b. In the application, provide an UEI number;
- c. Have an account with [login.gov](#);
- d. Register for, update, or verify their SAM account and ensure the account is active before submitting the application;
- e. Register in FEMA GO, add the organization to the system, and establish the Authorized Organizational Representative (AOR). The organization's electronic business point of contact (eBiz POC) from the SAM registration may need to be involved in this step. For step-by-step instructions, see the [FEMA GO Startup Guide](#);
- f. Submit the complete application in FEMA GO; and
- g. Always maintain an active SAM registration with current information when the applicant has an active federal award or an application under consideration by a federal awarding agency. As part of this, applicants must also provide information on an applicant's immediate and highest-level owner and subsidiaries, as well as on all predecessors that have been awarded federal contracts or federal financial assistance within the last three years, if applicable.

Per [2 C.F.R. § 25.110](#), if an applicant is experiencing exigent circumstances that prevents it from obtaining an UEI number and completing SAM registration prior to receiving a federal award, the applicant must notify FEMA as soon as possible. Contact fema-grants-news@fema.dhs.gov and provide the details of the exigent circumstances.

How to Register to Apply:

General Instructions:

Registering and applying for an award under this program is a multi-step process and requires time to complete. Below are instructions for registering to apply for FEMA funds. Read the instructions carefully and prepare the requested information before beginning the registration process. Gathering the required information before starting the process will alleviate last-minute searches for required information.

The registration process can take up to four weeks to complete. To ensure an application meets the deadline, applicants are advised to start the required steps well in advance of their submission.

Organizations must have a Unique Entity Identifier (UEI) number, Employer Identification Number (EIN), and an active System for Award Management (SAM) registration.

Obtain a UEI Number:

All entities applying for funding, including renewal funding, must have a UEI number. Applicants must enter the UEI number in the applicable data entry field on the SF-424 form. For more detailed instructions for obtaining a UEI number, refer to [SAM.gov](#).

Obtain Employer Identification Number:

In addition to having a UEI number, all entities applying for funding must provide an Employer Identification Number (EIN). The EIN can be obtained from the IRS by visiting <https://www.irs.gov/businesses/small-businesses-self-employed/apply-for-an-employer-identification-number-ein-online>.

Create a login.gov account:

Applicants must have a login.gov account to register with SAM or update their SAM registration. Applicants can create a login.gov account at: https://secure.login.gov/sign_up/enter_email?request_id=34f19fa8-14a2-438c-8323-a62b99571fd.

Applicants only must create a login.gov account once. For existing SAM users, use the same email address for both login.gov and SAM.gov so that the two accounts can be linked.

For more information on the login.gov requirements for SAM registration, refer to <https://www.sam.gov/SAM/pages/public/loginFAQ.jsf>.

Register with SAM:

In addition to having a UEI number, all organizations must register with SAM. Failure to register with SAM will prevent your organization from applying through FEMA GO. SAM registration must be renewed annually and must remain active throughout the entire grant life cycle.³

For more detailed instructions for registering with SAM, refer to: [Register with SAM](#).

Register in FEMA GO, Add the Organization to the System, and Establish the AOR:

Applicants must register in FEMA GO and add their organization to the system. The organization's electronic business point of contact (eBiz POC) from the SAM registration may need to be involved in this step. For step-by-step instructions, see [FEMA GO Startup Guide](#).

Note: FEMA GO will support only the most recent major release of the following browsers: Google Chrome; Mozilla Firefox; Apple Safari; and Microsoft Edge.

Applicants using tablet type devices or other browsers may encounter issues with using FEMA GO.

Submitting the Final Application:

Applicants will be prompted to submit the standard application information and any program-specific information required. Standard Forms (SF) may be accessed at [Forms | Grants.gov](#). Applicants should review these forms before applying to ensure they are providing all required information.

After submitting the final application, FEMA GO will provide either an error message, or an email to the submitting AOR confirming the transmission was successfully received.

B. Application Deadline

07/03/2025 5:00 p.m. Eastern Time

C. Pre-Application Requirements Deadline

Not applicable.

D. Post-Application Requirements Deadline

Not applicable.

E. Effects of Missing the Deadline

All applications must be completed in FEMA GO by the application deadline. FEMA GO automatically records proof of timely submission and generates an electronic date/time stamp when FEMA GO successfully receives an application. The submitting AOR will receive via email the official date and time stamp and a FEMA GO tracking number to serve as proof of timely submission prior to the application deadline.

³ Per [2 C.F.R. § 25.200](#), , applicants must also provide the applicant's immediate and highest-level owner, subsidiaries, and predecessors that have been awarded federal contracts or federal financial assistance within the past three years, if applicable.

Applicants experiencing system-related issues have until 3:00 p.m. ET on the date applications are due to notify FEMA. No new system-related issues will be addressed after this deadline. Applications not received by the application submission deadline will not be accepted.

6. Intergovernmental Review

A. Requirement Description and State Single Point of Contact

An intergovernmental review is not required.

7. Application Review Information

A. Threshold Criteria

FEMA conducts reviews of a random sampling of applications to compare them for duplication including the narrative statements and statistical data. Therefore, all elements of the narrative statements must be specific and unique to the applying entity, and all statistical data must be accurate. Applications with narrative statements that have substantial duplication of statements, sentences, or paragraphs to other submitted applications, or inaccurate data that may mislead reviewers may be disqualified. Discovery of falsification, fabrication, or plagiarism of other grant proposals will disqualify the application(s).

Note: FEMA evaluates each application on its merit, veracity, and accuracy to ascertain how the narrative statement(s) outlined within the application depicts the applicant's and their community's uniqueness, their particular risks, and how selecting them over a similarly situated applicant advances the objectives of the SAFER program to assist local fire departments with staffing and deployment capabilities to respond to emergencies and assure that communities have adequate protection from fire and fire-related hazards. At any time during application review process, including the technical review stage, FEMA may request additional documentation from applicants, including but not limited to:

- Copies of official or certified documents demonstrating the claimed financial need;
- Copies of the applicant's needs assessment report, survey, or any documented other efforts undertaken to identify the applicant's unique project objectives;
- Copies of the risk analysis conducted to ascertain how said project will address the applicant's unique needs in alignment with their mission and SAFER Program grant purpose;
- Additional information or evidence detailing the applicant's particular risks; and
- Any other information deemed necessary to adequately weigh the applicant's assistance request for funding under this discretionary-competitive grant program. No applicant is guaranteed funding.

B. Application Criteria

Funding priorities and programmatic criteria for evaluating SAFER Program applications are established by FEMA based on the recommendations from the Criteria Development Panel (CDP). Each year, FEMA convenes a panel of fire service professionals to develop funding priorities for the SAFER Program. The panel makes recommendations about funding priorities as well as developing criteria for awarding grants.

The **nine major fire service organizations** represented on the panel are:

- International Association of Fire Chiefs

- International Association of Fire Fighters
- National Volunteer Fire Council
- National Fire Protection Association
- National Association of State Fire Marshals
- International Association of Arson Investigators
- International Society of Fire Service Instructors
- North American Fire Training Directors
- Congressional Fire Service Institute

The CDP is charged with making recommendations to FEMA regarding the creation or modification of previously established funding priorities as well as developing criteria for awarding grants. The content of this NOFO reflects implementation of the CDP's recommendations with respect to the priorities, direction, and criteria for awards.

FEMA will rank all complete and submitted applications based on how well they align with the program priorities for the activity. Answers to the application's activity specific questions provide information used to determine each application's ranking relative to the stated program priorities.

The Narrative Statements of the application must provide specific details about the activity for which applicants seek funding, including budget details. The weighted evaluation criteria used by the peer reviewers in the determination of the grant award, as described below, make up the elements of the narrative statement score.

C. Financial Integrity Criteria

Before making an award, FEMA is required to review OMB-designated databases for applicants' eligibility and financial integrity information. This is required by [the *Payment Integrity Information Act of 2019* \(Pub. L. No. 116-117, § 2 \(2020\)\)](#), [41 U.S.C. § 2313](#), and [the "Do Not Pay Initiative" \(31 U.S.C. 3354\)](#). For more details, please see [2 C.F.R. § 200.206](#).

Thus, the Financial Integrity Criteria may include the following risk-based considerations of the applicant:

1. Financial stability.
2. Quality of management systems and ability to meet management standards.
3. History of performance in managing federal award.
4. Reports and findings from audits.
5. Ability to effectively implement statutory, regulatory, or other requirements.

D. Supplemental Financial Integrity Criteria and Review

Before making an award expected to exceed the simplified acquisition threshold (currently a total federal share of \$250,000) over the period of performance:

1. FEMA is required by [41 U.S.C. § 2313](#) to review or consider certain information found in SAM.gov. For details, please see [2 C.F.R. § 200.206\(a\)\(2\)](#).
2. An applicant may review and comment on any information in the responsibility/qualification records available in SAM.gov.

3. Before making decisions in the risk review required by [2 C.F.R. § 200.206](#), FEMA will consider any comments by the applicant.

E. Reviewers and Reviewer Selection

A panel of peer reviewers is comprised of fire service representatives recommended by the Criteria Development Panel. Peer reviewers are subject matter experts recommended by the nine major fire service organizations. In their role as Special Government Employees, peer reviewers must certify and observe Federal Conflict of Interests rules.

F. Merit Review Process

SAFER Program applications are reviewed through a multi-phase process. All applications are electronically pre-scored and ranked based on how well they align with the funding priorities outlined in this NOFO.

Applications with the highest pre-score rankings per activity are then scored competitively by no less than three members of a Peer Review Panel.

Applications will also be evaluated through a series of internal FEMA review processes for completeness, adherence to programmatic guidelines, technical feasibility, costs/quantities, and anticipated effectiveness of the proposed project(s). Below is the process by which applications will be reviewed:

1. Pre-Scoring Process

The application undergoes an electronic pre-scoring process based on established program priorities listed in [Appendix B – Programmatic Information and Priorities](#) and answers to activity-specific questions within the online application. Application Narratives are not reviewed during the pre-score process. “Request Details” and “Budget” information should comply with program guidance and statutory funding limitations. The pre-score is 50% of the total application score under the Hiring Activity, and 30% of the total application score under the R&R Activity.

2. Peer Review Panel Process

Applications with the highest rankings from the pre-scoring process will undergo a Peer Review Panel process. A panel of peer reviewers is comprised of fire service representatives recommended by the CDP. Peer reviewers will assess the merits of each application based on the narrative statement on the requested activity. The evaluation elements listed in the “Narrative Evaluation Criteria” below will be used to calculate the narrative’s score for each activity requested. Panelists will independently score each requested activity within the application, discuss the merits and shortcomings of the application with their peers, and document the findings. A consensus is not required. The panel score is 50% of the total application score under the Hiring Activity, and 70% of the total application score under the R&R Activity.

Peer Review Panelists will evaluate and score each activity based on the following narrative elements within each activity.

a. Hiring Activity

The panel score is 50% of the total application score.

1. Project Description (30%):

- Why does the department need the positions requested in this application?
- How will the positions requested in this application be used within the department (e.g., fourth firefighter on engine, open a new station, eliminate browned out stations, reduce overtime)?
- What unique and specific services will the requested positions provide to the fire department and community?
- How will funds awarded through this grant enhance the department's ability to protect critical infrastructure within the primary response area?

2. Impact on Daily Operations (30%):

- How are the community and the current firefighters employed by the department at risk without the positions requested in this application?
- How will that risk be unequivocally reduced if awarded?

3. Financial Need (30%):

- Provide an income versus expenses breakdown of the department's current annual budget.
- Describe the department's precise budget shortfalls and inability to address financial needs without federal assistance.
- Describe what other actions the department has taken to obtain funding elsewhere (e.g., state assistance programs, other grant programs).
- Discuss how the critical functions of the department are uniquely affected without this funding.

4. Cost Benefit (10%):

- Describe the unique and specific benefits (e.g., quantifying the anticipated savings and efficiencies) the department and community will realize if awarded the positions requested in this application.

b. R&R Activity (Fire Departments)

The panel score is 70% of the total application score.

1. Project Description (30%):

- Describe the unique problems and issues the department is experiencing in recruiting new volunteer firefighters.

- Describe the problems and issues the department is experiencing in retaining current members.
- Describe the precise implementation plan, including the goals, objectives, methods, specific steps, and timelines to directly address the identified problems or issues.
- Describe the current marketing plan already in place, or the marketing program to be put in place with or without grant funds.
- Describe how the program will be uniquely evaluated for its impact on identified recruitment and retention problems and issues. Describe how the overall effectiveness of the grant will be measured.
- Describe the unique and specific services the new volunteer firefighters, retention of current volunteer firefighters, or both, will provide for the fire department(s) and community.
- If the grant request will have a regional impact, discuss how the regional partners will benefit and which activities they will benefit from.
- If the grant request includes executive or management positions, define the purpose of all requested positions and personnel expenditures.

2. Impact on Daily Operations (30%):

- Describe with particularity and discreteness how the community and current volunteer firefighters in the department are at risk without the items or activities requested in this application.
- Describe how that risk will be unequivocally reduced if awarded funding.
- Explain the definitive impact the recruitment of new volunteer firefighters, the retention of current volunteer firefighters, or both, will have on the department's NFPA compliance.

3. Financial Need (30%):

- Provide an income versus expenses breakdown of the department's current annual budget.
- Describe the department's precise budget shortfalls and its inability to address financial needs without federal assistance.
- Describe what other actions the department has taken to obtain funding elsewhere (e.g., state assistance programs, other grant programs), and how similar projects have been funded in the past.
- Discuss how the critical functions of the department are uniquely affected without this funding.

4. Cost Benefit (10%):

- Describe the unique and specific benefits (e.g., quantifying the anticipated savings and efficiencies) the department and community will realize if awarded the items or activities requested in this application.

c. *R&R Activity (National, state, local, or federally recognized tribal volunteer firefighters interest organizations)*

The panel score is 70% of the total application score.

1. Project Description (30%):

- Describe the problems and issues the fire departments that the organization will be reaching with this grant are experiencing in recruiting new volunteer firefighters.
- Describe the problems and issues the same departments are experiencing in retaining current members.
- Describe the organization's implementation plan, including the goals, objectives, methods, specific steps, and timelines to directly address the problems or issues identified.
- Describe the current marketing plan already in place, or the marketing program to be put in place with or without grant funds.
- Describe how the program will be evaluated for its impact on the identified recruitment and retention problems and issues of the fire departments participating in this grant. Describe how the overall effectiveness of the grant will be measured.
- Describe the specific services the new volunteer firefighters, retention of current volunteer firefighters, or both, will provide for the fire departments participating in this application and their respective communities.
- Describe the organization's procurement practices and the timelines outlining the chronological steps to complete the activities requested.

2. Impact on Daily Operations (30%):

- Describe how the fire departments participating in this application and their current volunteer firefighters and communities are at risk without the items or activities requested in this application.
- Explain how that risk will be reduced if awarded funding.
- Describe the impact that the recruitment of new volunteer firefighters, the retention of current volunteer firefighters, or both, will have on the NFPA compliance of the fire departments participating in this application.

3. Financial Need (30%):

- Provide an income versus expenses breakdown of the organization's current annual budget.
- Describe the organization's particular budget shortfalls and the inability to address the financial needs without federal assistance.
- Describe the other actions the organization has taken to obtain funding elsewhere (e.g., state assistance programs, other grant programs), and how similar projects have been funded in the past.
- Discuss how the critical functions of the organization are affected without this funding.

4. Cost Benefit (10%):

- Describe the specific benefits (e.g., quantifying the anticipated savings and efficiencies) the fire departments participating in this application and their communities will realize if awarded the items or activities requested in this application.

The Narrative Statement blocks do not allow for formatting. Do not type the Narrative Statements using only capital letters. Additionally, do not include tables, special characters, or fonts (e.g., quotation marks, bullets), or graphs. Space for the Narrative Statement is limited. While each element must have a minimum of 200 characters, the maximum number of characters varies based on the questions being asked.

G. Final Selection

a. Technical Evaluation Process (TEP)

The highest-ranking applications from both activities will be considered within the fundable range. Applications that are in the fundable range will undergo both a Technical Review by a subject-matter expert as well as a FEMA Program Office review before being recommended for award. The FEMA Program Office will assess the request with respect to costs, quantities, feasibility, eligibility, and recipient responsibility prior to recommending any application for award.

During the TEP information in [Appendix B - Programmatic Information and Priorities](#) is used to make final corrections to any request not meeting program eligibility requirements. This is not a scored phase of the application process. Requests may be recommended for partial funding or disqualification based on findings made during this assessment.

8. Award Notices

A. Notice of Award

The Authorized Organization Representative should carefully read the federal award package before accepting the federal award. The federal award package includes instructions on administering the federal award as well as terms and conditions for the award.

By applying, applicants agree to comply with the prerequisites stated in this NOFO and the material terms and conditions of the federal award, should they receive an award.

FEMA will provide the federal award package to the applicant electronically via FEMA GO. Award packages include an Award Letter, Summary Award Memo, Agreement Articles, and Obligating Document. An award package notification email is sent via the grant application system to the submitting AOR.

Recipients must accept their awards no later than 30 days from the award date. Recipients shall notify FEMA of their intent to accept the award and proceed with work via the FEMA GO system.

Funds will remain on hold until the recipient accepts the award via FEMA GO and all other conditions of the award have been satisfied, or until the award is otherwise rescinded. Failure to accept a grant award within the specified timeframe may result in a loss of funds.

During the review process for a SAFER Program award, FEMA may have modified the application request(s). These modifications will be identified in the award package provided upon the offer of an award. If the awarded activities, scope of work, or requested dollar amount(s) do not match the application as submitted, the recipient shall only be responsible for completing the activities funded by FEMA. The recipient is under no obligation to start, modify, or complete any activities requested but not funded by the award. The award package will identify any differences under the approved scope of work section.

B. Pass-Through Requirements

Standard pass-through requirements in 2 C.F.R. Part 200 apply.

C. Note Regarding Pre-Award Costs

Even if pre-award costs are allowed, beginning performance is at the applicant or sub-applicant's own risk.

D. Obligation of Funds

Grant funds are obligated upon the offer of grant award in the FEMA GO system. Recipients must accept their awards no later than 30 days from the award date. Acceptance of the award is confirmation of the obligation. The recipient shall notify FEMA of its intent to accept and proceed with work under the award through the FEMA GO system.

Funds will remain on hold until the recipient accepts the award through the FEMA GO system and all other conditions of the award have been satisfied or until the award is otherwise rescinded. Failure to accept a grant award within the specified timeframe may result in a loss of funds. Recipients may request additional time to accept the award if needed.

E. Notification to Unsuccessful Applicants

FEMA GO will provide all applicants who do not receive a FY 2024 SAFER Program award with a turndown notification after September 30, 2025.

9. Post-Award Requirements and Administration

A. Administrative and National Policy Requirements

In addition to the requirements of this section, FEMA may place specific terms and conditions on an individual award in accordance with 2 C.F.R. Part 200.

B. DHS Standard Terms and Conditions

A recipient of a federal award under this funding opportunity is required to comply with DHS Standard Terms and Conditions in effect at the time the award is issued. The DHS Standard Terms and Conditions are available [online](#). For continuation awards, the terms and conditions for the initial federal award will apply unless otherwise specified in the terms and conditions of the continuation award. The specific version of the DHS Standard Terms and Conditions applicable to the federal award will be in the federal award package. NOTE: Although not a requirement in

the DHS Standard Terms and Conditions, as a best practice entities receiving funds through this program should ensure that cybersecurity is integrated into the design, development, operation, and maintenance of investments that impact information technology (IT) and/ or operational technology (OT) systems.

a. Ensuring the Protection of Civil Rights

As the Nation works towards achieving the [National Preparedness Goal](#), it is important to continue to protect the civil rights of individuals. Recipients and subrecipients must carry out their programs and activities, including those related to the building, sustaining and delivering of core capabilities, in a manner that respects and ensures the protection of civil rights for protected populations.

The DHS Standard Terms and Conditions include a fuller list of the civil rights provisions that apply to recipients. They can be found in the [DHS Standard Terms and Conditions](#). Additional information on civil rights provisions is available at <https://www.fema.gov/about/offices/equal-rights/civil-rights>.

C. Financial Reporting Requirements

1. Recipients must report obligations and expenditures through a federal financial report. The Federal Financial Report (FFR) form, also known as Standard Form 425 (SF-425), is available online at: [SF-425 OMB #4040-0014](#).
2. Recipients must submit the FFR semi-annually throughout the period of performance (POP) as detailed below:
 - No later than July 30 (for the period Jan. 1 – June 30)
 - No later than January 30 (for the period July 1 – Dec. 31)
3. The final FFR is due within 120 calendar days after the end of the POP.
4. FEMA may withhold future federal awards and cash payments if the recipient does not submit timely financial reports, or the financial reports submitted demonstrate lack of progress or provide insufficient detail.

D. Programmatic Performance Reporting Requirements

1. A Performance Report must be submitted semi-annually throughout the POP.
2. A Performance Report must include:
 - A brief narrative of overall project(s) status;
 - A summary of project expenditures; and
 - A description of any potential issues that may affect project completion.
3. The Progress Report must be submitted through FEMA GO.
4. Performance Report Due Dates
 - No later than July 30 (for the period Jan. 1 – June 30)
 - No later than January 30 (for the period July 1 – Dec. 31)

E. Closeout Reporting Requirements

Within 120 days after the end of the period of performance, or after an amendment has been issued to close out a federal award, recipients must submit the following:

1. The final request for payment, if applicable.
2. The final FFR.

3. The final progress report detailing all accomplishments. The recipient must include with the final progress report an inventory of all construction projects.
4. A qualitative narrative summary of the impact of those accomplishments throughout the period of performance.
5. Other documents required by this NOFO, terms and conditions of the federal award, or other DHS Component guidance.

After FEMA approves these reports, it will issue a closeout notice. The notice will indicate the period of performance as closed, list any remaining funds to be de-obligated, and address the record maintenance requirement. Unless a longer period applies, such as due to an audit or litigation, for equipment or real property used beyond the period of performance, or due to other circumstances outlined in [2 C.F.R. § 200.334](#), this maintenance requirement is three years from the date of the final FFR.

Also, pass-through entities are responsible for closing out those subawards as described in [2 C.F.R. § 200.344](#); subrecipients are still required to submit closeout materials within 90 calendar days of the subaward period of performance end date. When a subrecipient completes all closeout requirements, pass-through entities must promptly complete all closeout actions in time for the recipient to submit all necessary documentation and information to FEMA during the closeout of their prime award. The recipient is responsible for returning any balances of unobligated or unliquidated funds that have been drawn down that are not authorized to be retained per [2 C.F.R. § 200.344\(e\)](#).

Administrative Closeout

Administrative closeout is a mechanism for FEMA to unilaterally execute closeout of an award. FEMA will use available award information in lieu of final recipient reports, per [2 C.F.R. § 200.344\(h\)-\(i\)](#). It is an activity of last resort, and if FEMA administratively closes an award, this may negatively impact a recipient's ability to obtain future funding.

F. Disclosing Information per 2 C.F.R. § 180.335

Before entering into a federal award, the applicant must notify FEMA if it knows that the applicant or any of the principals (as defined at [2 C.F.R. § 180.995](#)) for the federal award:

1. Are presently excluded or disqualified;
2. Have been convicted within the preceding three years of any of the offenses listed in § 180.800(a) or had a civil judgment rendered against you for one of those offenses within that time period;
3. Are presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with the commission of any of the offenses listed in § 180.800(a); or
4. Have had one or more public transactions (federal, state, or local) terminated within the preceding three years for cause or default.

This requirement is fully described in [2 C.F.R. §180.335](#).

Additionally, [2 C.F.R. § 180.350](#) requires recipients to provide immediate notice to FEMA at any time after entering a federal award if:

1. The recipient learns that either it failed to earlier disclose information as required by 2 C.F.R. § 180.335;
2. Due to changed circumstances, the applicant or any of the principals for the federal award now meet the criteria at 2 C.F.R. § 180.335 listed above.

G. Reporting of Matters Related to Recipient Integrity and Performance

[Appendix XII to 2 C.F.R. Part 200](#) states the terms and conditions for recipient integrity and performance matters used for this funding opportunity.

If the total value of all active federal grants, cooperative agreements, and procurement contracts for a recipient exceeds \$10,000,000 at any time during the period of performance:

1. The recipient must maintain the currency of information reported in SAM.gov about civil, criminal, or administrative proceedings described in paragraph 2 of Appendix XII;
2. The required reporting frequency is described in paragraph 4 of Appendix XII.

H. Single Audit Report

A recipient expending \$1,000,000 or more in federal awards (as defined by [2 C.F.R. § 200.1](#)) during its fiscal year must undergo an audit. This may be either a single audit complying with [2 C.F.R. § 200.514](#) or a program-specific audit complying with [2 C.F.R. §§ 200.501](#) and [200.507](#). Audits must follow [2 C.F.R. Part 200, Subpart F](#), 2 C.F.R. § 200.501, and the U.S. Government Accountability Office (GAO) [Generally Accepted Government Auditing Standards](#).

I. Monitoring and Oversight

Per [2 C.F.R. § 200.337](#), DHS and its authorized representatives have the right of access to any records of the recipient or subrecipient pertinent to a federal award to perform audits, site visits, and any other official use. The right also includes timely and reasonable access to the recipient's or subrecipient's personnel for the purpose of interview and discussion related to such documents or the federal award in general.

Pursuant to this right and per [2 C.F.R. § 200.329](#), DHS may conduct desk reviews and make site visits to review and evaluate project accomplishments and management control systems as well as provide any required technical assistance. Recipients and subrecipients must respond in a timely and accurate manner to DHS requests for information relating to a federal award.

FEMA staff will periodically monitor recipients to ensure that administrative processes, policies and procedures, budgets, and other related award criteria are meeting federal Government-wide and FEMA regulations. Aside from reviewing quarterly financial and programmatic reports, FEMA may also conduct enhanced monitoring through either a desk-based review, an onsite monitoring visit, or both. Enhanced monitoring will involve the review and analysis of the financial compliance and administrative processes, policies, activities, and other attributes of each federal assistance award, and it will identify areas where the recipient may need technical assistance, corrective actions, or other support.

Financial and programmatic monitoring are complementary processes within FEMA's overarching monitoring strategy that function together to ensure effective grants management, accountability, and transparency; validate progress against grant and program goals; and safeguard federal funds against fraud, waste, and abuse. Financial monitoring primarily focuses

on statutory and regulatory compliance with administrative grant requirements, while programmatic monitoring seeks to validate and assist in grant progress, targeting issues that may be hindering achievement of project goals and ensuring compliance with the purpose of the grant and grant program. Both monitoring processes are similar in that they feature initial reviews of all open awards, and additional, in-depth monitoring of grants requiring additional attention.

In terms of overall award management, recipient and subrecipient responsibilities include, but are not limited to: accounting of receipts and expenditures, cash management, maintaining adequate financial records, reporting and refunding expenditures disallowed by audits, monitoring if acting as a pass-through entity, or other assessments and reviews, and ensuring overall compliance with the terms and conditions of the award or subaward, as applicable, including the terms of 2 C.F.R. Part 200.

J. Program Evaluation

Federal agencies are required to structure NOFOs that incorporate program evaluation activities from the outset of their program design and implementation to meaningfully document and measure their progress towards meeting agency priority goal(s) and program outcomes. [OMB Memorandum M-21-27](#), Evidence-Based Policymaking: Learning Agendas and Annual Evaluation Plans, implementing Title I of the *Foundations for Evidence-Based Policymaking Act of 2018*, [Pub. L. No. 115-435](#) (2019) (Evidence Act), urges federal awarding agencies to use program evaluation as a critical tool to learn, improve delivery, and elevate program service and delivery across the program lifecycle. Evaluation means “an assessment using systematic data collection and analysis of one or more programs, policies, and organizations intended to assess their effectiveness and efficiency.” Evidence Act, § 101 (codified at 5 U.S.C. § 311).

As such, recipients and subrecipients are required to participate in a Program Office (PO) or a DHS Component-led evaluation, if selected. This may be carried out by a third-party on behalf of the PO or the DHS Component. Such an evaluation may involve information collections including but not limited to, records of the recipients; surveys, interviews, or discussions with individuals who benefit from the federal award, program operating personnel, and award recipients; and site visits or other observation of recipient activities, as specified in a DHS Component or PO-approved evaluation plan. More details about evaluation requirements may be provided in the federal award, if available at that time, or following the award as evaluation requirements are finalized. Evaluation costs incurred during the period of performance are allowable costs (either as direct or indirect) in accordance with [2 C.F.R. § 200.413](#). Recipients and subrecipients are also encouraged, but not required, to participate in any additional evaluations after the period of performance ends, although any costs incurred to participate in such evaluations are not allowable and may not be charged to the federal award.

K. Additional Performance Reporting Requirements Not Applicable.

10. Other Information

A. Period of Performance Extension

Extensions to the period of performance are allowed for R&R Activity grants only.

Recipients should consult with their FEMA point of contact for requirements related to a performance period extension.

Extension requests will be granted only due to compelling legal, policy, or operational challenges. Extension requests will only be considered for the following reasons:

1. Contractual commitments by the recipient or subrecipient with vendors that prevent completion of the project, including delivery of equipment or services, within the existing period of performance;
2. The project must undergo a complex environmental review that cannot be completed within the existing period of performance;
3. Projects are long-term by design, and therefore acceleration would compromise core programmatic goals; or
4. Where other special or extenuating circumstances exist.

Recipients should submit all proposed extension requests to FEMA for review and approval at least 60 days prior to the end of the period of performance to allow sufficient processing time. Extensions are typically granted for no more than a six-month period.

All extension requests must address the following:

1. The grant program, fiscal year, and award number;
2. The reason for delay – including details of the legal, policy, or operational challenges that prevent final outlay of awarded funds by the deadline;
3. Status of the activity or activities;
4. Approved period of performance termination date and requested extension;
5. Amount of funds drawn down to date;
6. Remaining available funds, both federal and non-federal, if applicable;
7. A budget outlining how remaining federal and non-federal funds will be expended;
8. A plan for completion, including milestones and timeframes for achieving each milestone and the individual responsible for completing the plan;
9. Certification that the activity or activities will be completed within the extended period of performance without any modification to the original statement of work, as described in the original statement of work and as approved by FEMA.

B. Other Information

a. *Environmental Planning and Historic Preservation (EHP) Compliance*

FEMA is required to consider effects of its actions on the environment and historic properties to ensure that activities, grants, and programs funded by FEMA, comply with federal EHP laws, Executive Orders, regulations, and policies.

Recipients and subrecipients proposing projects with the potential to impact the environment or cultural resources, such as the modification or renovation of existing buildings, structures, and facilities, new construction, or replacement of buildings, structures, and facilities, must participate in the FEMA EHP review process. This includes conducting early engagement to help identify EHP resources, such as threatened or endangered species, or historic properties; submitting a detailed project description with supporting documentation to determine whether the proposed project has the potential to impact EHP resources; and, identifying mitigation measures or alternative courses of action that may lessen impacts to those resources.

FEMA is sometimes required to consult with other regulatory agencies and the public to complete the review process. Federal law requires EHP review to be completed before federal funds are released to carry out proposed projects. FEMA may not be able to fund projects that are not in compliance with applicable EHP laws, Executive Orders, regulations, and policies. FEMA may recommend mitigation measures or alternative courses of action to lessen impacts to EHP resources and bring the project into EHP compliance.

EHP guidance is found at [Environmental Planning and Historic Preservation](#). The site contains links to documents identifying agency EHP responsibilities and program requirements, such as implementation of the *National Environmental Policy Act* and other EHP laws, regulations, and Executive Orders. DHS and FEMA EHP policy is also found in the [EHP Directive & Instruction](#).

All FEMA actions, including grants, must comply with National Flood Insurance Program (NFIP) criteria or any more restrictive federal, state, or local floodplain management standards or building code ([44 C.F.R. § 9.11\(d\)\(6\)](#)). For actions located within or that may affect a floodplain or wetland, the following alternatives must be considered: a) no action; b) alternative locations; and c) alternative actions, including alternative actions that use natural features or nature-based solutions. Where possible, natural features and nature-based solutions shall be used. If not practicable as an alternative on their own, natural features and nature-based solutions may be incorporated into actions as minimization measures.

The GPD EHP screening form is located at https://www.fema.gov/sites/default/files/documents/fema_ehp-screening_form_ff-207-fy-21-100_5-26-2021.pdf. SAFER Program applications that involve the installation of supplies/equipment not specifically excluded from a FEMA EHP review, per the GPD Programmatic Environmental Assessment, such as ground-disturbing activities, or modification/renovation of existing buildings or structures, will require an EHP review. Some equipment will require an EHP review as well. Such activities include, but are not limited to:

- Building renovations such as removal of a wall or installation of electrical or waterlines;
- Training/exercises in natural settings such as rope or swift water;
- Installing LED signs; and
- Any scope of work that involves ground disturbances.

The following activities would not require the submission of the FEMA EHP Screening Form:

- Planning and development of policies or processes;
- Management, administrative, or personnel actions;
- Classroom-based training;
- Acquisition of mobile and portable equipment (not involving installation) on or in a building that does not require a storage area to be constructed; and
- Purchase of Personal Protective Equipment (PPE).

b. Procurement Integrity

When purchasing under a FEMA award, recipients and subrecipients must comply with the federal procurement standards in [2 C.F.R. §§ 200.317 – 200.327](#). To assist with determining whether an action is a procurement or instead a subaward, please consult [2 C.F.R. § 200.331](#).

For detailed guidance on the federal procurement standards, recipients and subrecipients should refer to various materials issued by FEMA's Procurement Disaster Assistance Team (PDAT). These resources, including an upcoming trainings schedule can be found on the PDAT Website: <https://www.fema.gov/grants/procurement>.

Under [2 C.F.R. § 200.317](#), when procuring property and services under a federal award, states (including territories) and Indian tribes, must follow the same policies and procedures they use for procurements from their non-federal funds; additionally, states and Indian tribes must now follow [2 C.F.R. § 200.321](#) regarding socioeconomic steps, [200.322](#) regarding domestic preferences for Procurements and [2 C.F.R. § 200.327](#) regarding required contract provisions. States, but not Indian tribes, must also follow [200.323](#) regarding procurement of recovered materials.

Local government and nonprofit recipients or subrecipients must have and use their own documented procurement procedures that reflect applicable state, local, Tribal Nation, and territorial (SLTT) laws and regulations, provided that the procurements conform to applicable federal law and the standards identified in 2 C.F.R. Part 200.

1. Important Changes to Procurement Standards in 2 C.F.R. Part 200

On April 22, 2024, OMB updated various parts of Title 2 of the Code of Federal Regulations, among them the procurement standards. These revisions apply to all FEMA awards with a federal award date or disaster declaration date on or after October 1, 2024, unless specified otherwise. The changes include updates to the federal procurement standards, which govern how FEMA award recipients and subrecipients must purchase under a FEMA award.

More information on OMB's revisions to the federal procurement standards can be found in [Purchasing Under a FEMA Award: 2024 OMB Revisions Fact Sheet](#).

2. Competition and Conflicts of Interest

[2 C.F.R. § 200.319\(b\)](#), applicable to local government and nonprofit recipients or subrecipients, requires that contractors that develop or draft specifications, requirements statements of work, or invitations for bids or requests for proposals must be excluded from competing for such procurements. FEMA considers these actions to be an organizational conflict of interest and interprets this restriction as applying to contractors that help a recipient or subrecipient develop its grant application, project plans, or project budget. This prohibition also applies to the use of former employees to manage the grant or carry out a contract when those former employees worked on such activities while they were employees of the recipient or subrecipient.

Under this prohibition, unless the recipient or subrecipient solicits for and awards a contract covering both development and execution of specifications (or similar elements as described above), and this contract was procured in compliance with [2 C.F.R. §§ 200.317 – 200.327](#), federal funds cannot be used to pay a contractor to carry out the work if that contractor also worked on the development of those specifications. This rule applies to all contracts funded with federal grant funds, including pre-award costs, such as grant writer fees, as well as post- award costs, such as grant management fees.

In addition to organizational conflicts of interest, situations considered to be restrictive of competition include, but are not limited to:

- Placing unreasonable requirements on firms for them to qualify to do business;
- Requiring unnecessary experience and excessive bonding;
- Noncompetitive pricing practices between firms or between affiliated companies;
- Noncompetitive contracts to consultants that are on retainer contracts;
- Specifying only a “brand name” product instead of allowing “an equal” product to be offered and describing the performance or other relevant requirements of the procurement; and
- Any arbitrary action in the procurement process.

Under [2 C.F.R. § 200.318\(c\)\(1\)](#), local government and nonprofit recipients or subrecipients are required to maintain written standards of conduct covering conflicts of interest and governing the actions of their employees engaged in the selection, award, and administration of contracts. No employee, officer, or agent may participate in the selection, award, or administration of a contract supported by a federal award if he or she has a real or apparent conflict of interest. Such conflicts of interest would arise when the employee, officer or agent, any member of his or her immediate family, his or her partner, or an organization that employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract. The officers, employees, and agents of the recipient or subrecipient may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts. However, the recipient or subrecipient may set standards for situations in which the financial interest is not substantial, or the gift is an unsolicited item of nominal value. The recipient’s or subrecipient’s standards of conduct must provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents.

Under [2 C.F.R. 200.318\(c\)\(2\)](#), if the local government and nonprofit recipient or subrecipient has a parent, affiliate, or subsidiary organization that is not a SLTT government, the recipient or subrecipient must also maintain written standards of conduct covering organizational conflicts of interest. Organizational conflict of interest means that because of a relationship with a parent company, affiliate, or subsidiary organization, the recipient or subrecipient is unable or appears to be unable to be impartial in conducting a procurement action involving a related organization. The recipient or subrecipient must disclose in writing any potential conflicts of interest to FEMA or the pass-through entity in accordance with applicable FEMA policy.

3. Supply Schedules and Purchasing Programs

Generally, a recipient or subrecipient may seek to procure goods or services from a federal supply schedule, state supply schedule, or group purchasing agreement.

Information about GSA programs for states, Indian tribes, and local governments, and their instrumentalities, can be found at [Help for state, local, and tribal governments to make MAS buys | GSA](#) and <https://www.gsa.gov/buying-selling/purchasing-programs/gsa-schedules/schedule-buyers/state-and-local-governments>.

If a non-federal entity other than a state seeks to use a state supply schedule, cooperative purchasing program, or other similar type of arrangement, FEMA recommends the recipient discuss the procurement plans with its FEMA Preparedness Officer or Fire Program Specialist.

4. Procurement Documentation

Per [2 C.F.R. § 200.318\(i\)](#), local government and nonprofit recipients or subrecipients are required to maintain and retain records sufficient to detail the history of procurement covering at least the rationale for the procurement method, selection of contract type, contractor selection or rejection, and the basis for the contract price. States and Indian tribes are reminded that in order for any cost to be allowable, it must be adequately documented per [2 C.F.R. § 200.403\(g\)](#).

Examples of the types of documents that would cover this information include but are not limited to:

- Solicitation documentation, such as requests for quotes, invitations for bids, or requests for proposals;
- Responses to solicitations, such as quotes, bids, or proposals;
- Pre-solicitation independent cost estimates and post-solicitation cost/price analyses on file for review by federal personnel, if applicable;
- Contract documents and amendments, including required contract provisions; and
- Other documents required by federal regulations applicable at the time a grant is awarded to a recipient.
- Additional information on required procurement records can be found on pages 24-26 of the [PDAT Field Manual](#).

c. Financial Assistance Programs for Infrastructure

1. Build America, Buy America Act

Recipients and subrecipients must comply with FEMA's implementation requirements of the *Build America, Buy America Act (BABAA)*, which was enacted as part of the [Infrastructure Investment and Jobs Act §§ 70901-70927, Pub. L. No. 117-58 \(2021\)](#); and [Executive Order 14005, Ensuring the Future is Made in All of America by All of America's Workers](#). See also [2 C.F.R. Part 184, Buy America Preferences for Infrastructure Projects](#).

None of the funds provided under this program may be used for a project for infrastructure unless the iron and steel, manufactured products, and construction materials used in that infrastructure are produced in the United States.

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

To see whether a particular FEMA federal financial assistance program is considered an infrastructure program and thus required to implement FEMA's Build America, Buy America requirements, please see [Programs and Definitions: Build America, Buy America Act | FEMA.gov](#).

2. Waivers

When necessary, recipients (and subrecipients through their pass-through entity) may apply for, and FEMA may grant, a waiver from these requirements.

A waiver of the domestic content procurement preference may be granted by the agency awarding official if FEMA determines that:

- Applying the domestic content procurement preference would be inconsistent with the public interest, or
- The types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality, or
- The inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25%.

The process for requesting a waiver from the Buy America preference requirements can be found on FEMA's website at: ["Buy America" Preference in FEMA Financial Assistance Programs for Infrastructure | FEMA.gov](#).

3. Definitions

For definitions of the key terms of the Build America, Buy America Act, please visit [Programs and Definitions: Build America, Buy America Act | FEMA.gov](#).

d. Mandatory Disclosures

The non-federal entity or applicant for a federal award must disclose, in a timely manner, in writing to the federal awarding agency or pass-through entity all violations of federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the federal award. ([2 C.F.R. § 200.113](#))

e. Termination Provisions

FEMA may terminate a federal award in whole or in part for one of the following reasons. FEMA and the recipient must still comply with closeout requirements at [2 C.F.R. §§ 200.344-200.345](#) even if an award is terminated in whole or in part. To the extent that subawards are permitted under this NOFO, pass-through entities should refer to 2 C.F.R. § 200.340 for additional information on termination regarding subawards. Either party will provide written notice of intent to terminate to the other party no less than 30 days prior to the effective date of the termination.

1. Noncompliance

If a recipient fails to comply with the terms and conditions of a federal award, FEMA may terminate the award in whole or in part. Any action to terminate based on noncompliance will follow the requirements of [2 C.F.R. §§ 200.341-200.342](#).

2. With the Consent of the Recipient

FEMA may also terminate an award in whole or in part with the consent of the recipient, in which case the parties must agree upon the termination conditions, including the effective date, and in the case of partial termination, the portion to be terminated.

3. Notification by the Recipient

The recipient may terminate the award, in whole or in part, by sending written notification to FEMA setting forth the reasons for such termination, the effective date, and in the case of partial termination, the portion to be terminated. In the case of partial termination, FEMA may determine that a partially terminated award will not accomplish the purpose of the federal award, so FEMA may terminate the award in its entirety. If that occurs, FEMA will follow the requirements of [2 C.F.R. §§ 200.341-200.342](#) in deciding to fully terminate the award.

4. Change in Program Goals or Agency Priorities

Pursuant to the terms and conditions of the award and to the extent authorized by law, FEMA may terminate the award if it no longer effectuates the program goals or agency priorities.

f. Disability Integration

Pursuant to Section 504 of the [Rehabilitation Act of 1973](#), recipients of FEMA financial assistance must ensure that their programs and activities do not discriminate against qualified individuals with disabilities.

g. Record Retention

1. Record Retention Period

Financial records, supporting documents, statistical records, and all other non-federal entity records pertinent to a federal award generally must be maintained for at least three years from the date the final FFR is submitted. See [2 C.F.R. § 200.334](#). Further, if the recipient does not submit a final FFR and the award is administratively closed, FEMA uses the date of administrative closeout as the start of the general record retention period.

The record retention period **may be longer than three years or have a different start date** in certain cases.

2. Types of Records to Retain

FEMA requires that recipients and subrecipients maintain the following documentation for federally funded purchases:

- Specifications
- Solicitations
- Competitive quotes or proposals

- Basis for selection decisions
- Purchase orders
- Contracts
- Invoices
- Canceled checks

h. Actions to Address Noncompliance

Non-federal entities receiving financial assistance funding from FEMA are required to comply with requirements in the terms and conditions of their awards or subawards, including the terms set forth in applicable federal statutes, regulations, NOFOs, and policies. Throughout the award lifecycle or even after an award has been closed, FEMA or the pass-through entity may discover potential or actual noncompliance on the part of a recipient or subrecipient.

In the case of any potential or actual noncompliance, FEMA may place special conditions on an award per [2 C.F.R. §§ 200.208](#) and [200.339](#). FEMA may place a hold on funds until the matter is corrected, or additional information is provided per 2 C.F.R. [§ 200.339](#), or it may do both. Similar remedies for noncompliance with certain federal civil rights laws are authorized pursuant to 44 C.F.R. Parts 7 and 19 or other applicable regulations.

If the noncompliance is not able to be corrected by imposing additional conditions or the recipient or subrecipient refuses to correct the matter, FEMA may take other remedies allowed under [2 C.F.R. § 200.339](#).

i. Audits

FEMA grant recipients are subject to audit oversight from multiple entities including the DHS OIG, the GAO, the pass-through entity, or independent auditing firms for single audits, and may cover activities and costs incurred under the award. Auditing agencies such as the DHS OIG, the GAO, and the pass-through entity (if applicable), and FEMA in its oversight capacity, must have access to records pertaining to the FEMA award.

j. Hazard-Resistant Building Codes

Hazard-resistant building codes are a foundational element of a more resilient nation, safeguarding communities, and lives against natural disasters, with an estimated \$11:1 return on investment. The adoption, enforcement and application of modern building codes mitigates community vulnerabilities, reduces disaster recovery costs, and strengthens nationwide capability. FEMA is working to promote and support building codes in all areas of its work. In the interest of building a stronger, more resilient nation, FEMA encourages all grant recipients and subrecipients to meet current published editions of relevant consensus-based building codes, specifications, and standards, and to exceed them where feasible.

11. Appendix A – FY 2024 SAFER Program Updates

Appendix A contains a brief list of changes between FY 2023 and FY 2024 to the SAFER Program. The FY 2024 SAFER Program NOFO contains some changes to definitions, descriptions, and priority categories. Changes include:

- Under Eligibility – Allowable Project Types
 - The Hiring Activity offers grants to support applications to hire new, additional

firefighters

- Under Eligibility – Unallowable Project Types
 - FEMA will not fund any projects, activities, or line items that are covered under a department's normal operating budget
- Under Eligibility – Cost Sharing Requirement
 - Hiring Activity grant recipients are required to contribute non-federal funds as a cost share
- Under Eligibility – Cost Share Description, Type and Restrictions
 - In the first and second years of the grant, the amount of federal funding may not exceed 75 percent of the usual annual cost of a first-year firefighter and in the third year of the grant, the amount of federal funding may not exceed 35 percent of the usual annual cost of a first-year firefighter
- Under Eligibility – Required information for verifying Cost Share
 - Applicants are required to certify that their annual budget for fire-related programs and emergency response has not been reduced below 80 percent of the applicant's average funding level in the three years prior to the application date
- Under Register in FEMA GO:
 - FEMA GO will no longer support Internet Explorer.
- Under Additional Information
 - Inclusion of Hazard-Resistant Building Codes.
- Under R&R Activity – Eligible Costs
 - New Member Costs – eligible physical exam costs for new members include: initial medical exams; annual physicals; job-related immunizations; behavioral health; and Cancer Screening Programs to meet NFPA 1582.
 - Wellness and Fitness for Existing Members – eligible subcategories of physical exams for existing members
 - Employee Assistance Program (EAP) to provide behavioral health training for coping with fire service duties.
- Under Other Information
 - Extensions to the period of performance are allowed for R&R Activity grants only
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12. Appendix B – Programmatic Information and Priorities

Appendix B contains details on SAFER Program information and priorities. Reviewing this information may help applicants make their application(s) more competitive.

A. Ineligible Applications and Organizations

Volunteer and combination fire departments may apply for funding under both the Hiring Activity and the R&R Activity; however, departments must complete separate applications for each activity. Applicants are limited to one application per activity, per application period. If an applicant submits two applications for the same activity during a single application period, FEMA will disqualify both applications.

If two or more of the following entities have different funding streams, personnel rosters, and EINs but share the same facilities, FEMA considers them as being separate organizations for the purposes of FY 2024 SAFER Program eligibility:

FEMA Version 25-01

- Fire departments; and
- National, state, local, federally recognized Tribal Nation, and nonprofit interest organizations.

However, if two or more organizations share facilities and each applies for the same activity (e.g., Hiring of Firefighters), FEMA reserves the right to review and compare all those program area applications to determine eligibility and review for potential overlap to avoid duplication of benefits.

Additionally, federal employees are prohibited from serving in any capacity (paid or unpaid) on the development of any application submitted under this program.

Examples of ineligible applications and organizations include:

- For-profit organizations, federal agencies, and individuals;
- Fire departments that are a Federal Government entity, or contracted by the federal government, and are solely responsible under a formally recognized agreement for suppression of fires on federal installations or land;
- Fire departments that are not independent entities but are part of, controlled by, or under the day-to-day operational command and control of a larger department, agency or AHJ;
 - However, if a fire department is the same legal entity as a municipality or other governmental organization, and otherwise meets the eligibility criteria, that municipality or other governmental organization may apply on behalf of that fire department if the application clearly states that the fire department is considered part of the same legal entity.
- State or local agencies, or subsets of any governmental entities, or any authorities that do not meet the requirements as defined by 15 U.S.C. § 2229a(a)(1)(A) and (a)(2);
- Ambulance services, emergency medical service organizations, rescue squads, auxiliaries, dive teams, and urban search and rescue teams; and,
- Non-federal airport or port authority fire departments whose sole responsibility is the suppression of fires on the airport grounds or port facilities unless the airport/port fire department has a formally recognized arrangement with the local jurisdiction to provide fire suppression on a first-due basis outside the confines of the airport or port facilities.
- Eligible applicants may submit only one application for each eligible activity (Hiring Activity and R&R Activity); all submissions of duplicate applications may be disqualified.
- If an applicant submits two or more applications for the same activity, both applications may be disqualified.
 - This is different from when where an entity is applying on behalf of other organizations that are agencies or instrumentalities of the applicant (e.g., multiple fire departments under the same county, city, borough, parish, or other municipality). In that situation, the applicant may request similar or the same costs if the application clearly states which costs (including quantities) are for which agency/instrumentality. This is permissible even if that entity submits multiple applications across regional versus direct applications.

B. Supporting Definitions for this NOFO

Attrition is a gradual reduction in work force without laying off personnel, e.g., when workers resign or retire and are not replaced.

Authority Having Jurisdiction (AHJ) is that person or office charged with enforcing the NFPA codes (Per NFPA101-2015 Edition: Life Safety Code).

Automatic Aid is a plan developed between two or more fire departments for immediate joint response on first alarms (Per NFPA 1710 – 2020 edition and NFPA 1720 – 2020).

Benefits, as defined in 2 C.F.R. § 200.431, means the regular compensation paid to employees during periods of authorized absences from the job, e.g., vacation leave, sick leave, military leave. Benefits may include employer contributions or expenses for social security, employee insurance, workmen’s compensation, and pension plan costs, and the like, whether treated as indirect costs or as direct costs, and are also eligible and shall be distributed to awards and other activities in a manner consistent with the pattern of benefits accruing to the individuals or group of employees whose salaries and wages are chargeable.

Career Fire Department, as defined in 15 U.S.C. § 2229, means a fire department that has an all-paid force of firefighting personnel other than paid-on-call firefighters.

Combination Fire Department, as defined in 15 U.S.C. § 2229, means a fire department that has paid firefighting personnel and volunteer firefighting personnel. FEMA considers a fire department with firefighting personnel paid a stipend, regardless of the amount, on a per event basis, or paid on-call, to be a combination fire department. This includes non-fire emergency medical service personnel of the department.

Emergency Medical Services Organization is a public or private organization that provides direct emergency medical services, including medical transport.

Fire Department is an agency or organization that has a formally recognized arrangement with a state, territory, local government, or Tribal Nation authority (city, county, parish, fire district, township, town, village, or other governing body) to provide fire suppression on a first-due basis to a fixed geographical area. Fire departments may be comprised of members who are volunteer, career, or a combination of volunteer and career.

Firefighter is an individual having the legal authority and responsibility to engage in fire suppression; employed by a fire department of a municipality, county, fire district, or state, engaged in the prevention, control, and extinguishing of fires; and responding to emergency situations in which life, property, or the environment is at risk. This individual must be trained in fire suppression, but may also be trained in emergency medical care, hazardous materials awareness, rescue techniques, and any other related duties provided by the fire department.

Initial Full Alarm Assignment is the personnel, equipment, and resources ordinarily dispatched upon notification of a structural fire.

Majority Career departments are considered majority career if more than 50% of the active firefighting membership is salaried staff.

Majority Volunteer departments are considered majority volunteer if more than 50% of the active firefighting membership is NOT compensated for service other than a nominal stipend and insurance.

Mutual Aid is a written intergovernmental agreement between agencies or jurisdictions stating that they will assist one another on request by furnishing personnel, equipment, or expertise in a specified manner (NFPA 1710 Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments, 2020 edition; and NFPA 1720 Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Volunteer Fire Departments, 2020 Edition).

National, State, Local, or Federally Recognized Tribal Organizations that Represent the Interests of Volunteer Firefighters are organizations that support or represent the interests of firefighters in front of legislative bodies at the local, state, tribal, or federal level. Such organizations include, but are not limited to, state or local firefighter or fire chiefs' associations, and volunteer firefighter relief organizations and associations. FEMA shall make the final determination as to whether an applicant is an appropriate volunteer firefighter interest group.

New Recruit is a volunteer that joins the department with the intent to serve as a firefighter, after the recipient is notified of the grant award (the date of the award notification email in the FEMA GO mail center).

Nominal Stipend is a stipend that does not exceed 20% of what the fire department would otherwise pay to hire a full-time firefighter to perform the services for which the stipend is provided. Whether a stipend falls above or below the 20% threshold may be determined in one of two ways. Departments that maintain paid full-time firefighters on their payrolls may compare the stipend to the salary they pay a full-time firefighter who performs similar services to determine whether the stipend is more or less than 20% of that salary.

Departments that do not maintain full time firefighters on their payrolls may make the determination based on a comparison to the salary paid to a full-time firefighter in a neighboring jurisdiction, elsewhere in the state or ultimately the nation, and may also utilize data from the U.S. Department of Labor's Bureau of Labor Statistics. A nominal stipend may also include reimbursements to volunteer firefighters for approximate out-of-pocket expenses they incur.

If a stipend paid exceeds 20% of the prevailing wage calculated as described above, then the firefighter receiving compensation would not qualify as a volunteer and is considered an employee who may be covered by the *Fair Labor Standards Act (FLSA)* minimum wage and overtime provisions.

Operational Budget is the funding supporting fire-related programs or emergency response activities (e.g., salaries, maintenance, equipment, apparatus).

Operational Position is a position with a primary assignment (more than 50% of time) on a fire suppression vehicle, regardless of collateral duties, in support of the department's NFPA 1710 or NFPA 1720 compliance.

Paid-on-Call is defined as firefighters who are paid a stipend for each event to which they respond. Paid-on-call firefighters may be considered paid firefighters or volunteer firefighters, depending on whether the stipend they receive is a nominal stipend. For the purposes of this SAFER Program, a department whose membership is composed of all volunteer firefighters, including any paid-on-call firefighters who receive only a nominal stipend, will be considered a volunteer fire department. Also, for the purposes of this SAFER Program, a department whose membership is composed of any paid-on-call firefighters who receive more than a nominal stipend will be considered a combination fire department. Also refer to the definition of a nominal stipend.

Part-Time Firefighter is a firefighter who works less than 40 hours per week. When more than one part-time firefighter shares a position that results in work in excess of 40 hours per week, FEMA considers that shared assignment to be a Full-Time Equivalent position that must be accounted for in the staffing information provided in the application.

Primary First Due is a geographic area surrounding a fire station in which a company from that station is projected to be first to arrive on the scene of an incident.

Salary is a fixed payment made by an employer to an employee to compensate for a regular work schedule. Typically, the payment is made on a monthly, biweekly, or weekly basis but often expressed as an annual sum. The salary structure should be documented in writing by the employer. Note: Only costs for overtime that an employer routinely pays as a part of a firefighter's regularly scheduled and contracted shift hours to comply with FLSA are eligible salary costs under the Hiring Activity.

State is defined as any of the 50 states, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, and the Commonwealth of the Northern Mariana Islands.

Staffing and Deployment is the minimum staffing requirements to ensure a sufficient number of members are available to operate safely and effectively as defined in NFPA 1710 and 1720.

Supplanting is to replace or take place of funds that would otherwise be available from state or local sources, or the Bureau of Indian Affairs.

Tuition Assistance is only eligible for reimbursement of undergraduate and graduate studies, vocational/technical training, certification, and job training programs for the member of the department and not a spouse nor a dependent.

Volunteer Fire Department, as defined in 15 U.S.C. § 2229, means a fire department that has an all-volunteer force of firefighting personnel.

C. Application Tips

The following information may be useful when preparing a competitive application:

- NFPA – “FREE ACCESS”: as part of its commitment to enhancing public safety and supporting the emergency responder, the NFPA makes its codes and standards available online for free. Please visit <http://www.nfpa.org/freeaccess>.
- For the most competitive applications, select those local need(s) that most closely align with one or more SAFER Program funding priorities.
- Applications differ based on the applicant type. For example, the Hiring Activity application will be different from the fire department application for the R&R Activity; the R&R application will be different for a fire department than an interest organization. Be sure to select the appropriate applicant type when applying.
- When filling out the online application, applicants are required to provide basic demographic information regarding their organization and the community served and must provide detailed information regarding the items or activities for which they are seeking funding.
- If awarded, the application request(s) may be modified during the award review process; if the awarded activities, Scope of Work, or amount(s) do not match the application as submitted, the grant recipient shall only be responsible for completing the activities funded. The grant recipient is under no obligation to start, modify, or complete any activities requested, but not funded by this award. Please review the Award Package.

D. Funding Limitation

Specific funding parameters are either required by law or are the outcome of recommendations from the CDP. Each requirement is identified below, followed by the source of the requirement noted in parentheses:

- A total of 10% of the funding appropriated for FY 2024 SAFER Program awards is set aside for the recruitment and retention of volunteer firefighters (15 U.S.C. § 2229a(a)(2)).
 - No more than 33% of the total amount allocated for the recruitment and retention of volunteers can be awarded to national, state, local, territorial, or federally recognized tribal organizations that represent the interests of volunteer firefighters (CDP).
- A total of 10% of funding appropriated for FY 2024 SAFER Program awards is set aside for grants awarded to all volunteer or majority volunteer departments for hiring of firefighters (15 U.S.C. § 2229a(a)(1)(H)).
 - A majority volunteer fire department is one that more than half its personnel do not receive financial compensation for their services, other than life, health, and worker’s compensation insurance, or a nominal stipend payment, including certain paid-on-call personnel. Although applications are normally awarded based on total score (high to low), to meet this 10% statutory set aside, the SAFER Program Office may be required to fund an application that meets the criteria for the set aside instead of a higher-scoring application that does not meet the set aside criteria (15 U.S.C. § 2229a(a)(1)(H)).
 - If FEMA awards less than 10% of the funds available for the hiring of firefighters to volunteer and majority volunteer fire departments, it must transfer the remaining

funds to provide grants for the recruitment and retention of volunteer firefighters (15 U.S.C. § 2229a(a)(1)(H)).

E. Funding Priorities

a. *Meeting the National Standards*

FEMA prioritizes bringing non-compliant (NFPA 1710 or 1720) departments into compliance in the most cost-effective manner.

FEMA will ask applicants general questions about the NFPA standard they are attempting to meet as well as their current ability to meet that standard (without the use of overtime).

FEMA will also ask applicants to indicate what their ability will be to meet that same standard if awarded grant funds. Having additional firefighters on staff should improve a local fire department's ability to comply with the staffing, response, and operational standards that enhance community and firefighter safety.

Applications resulting in the largest percentage increases in compliance with the relevant section of NFPA 1710 (for career departments) or 1720 (for volunteer departments) receive higher pre-scores than applications resulting in smaller percentage increases in compliance.

Note: SAFER Program grants focus only on the Deployment, or Staffing and Deployment sections of these two standards, respectively.

- NFPA 1710 Assembly Requirements – Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Department (Section 5.2.4.1 – Single-Family Dwelling Initial Full Alarm Assignment Capability, Section 5.2.3.1 – Engine Companies, 3.3.53 Rapid Intervention Crew). This standard applies primarily to career fire departments and combination departments if the combination department chooses it.
- NFPA 1720 Assembly Requirements – Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Volunteer Fire Departments (Section 4.3 – Staffing and Deployment, Section 4.6 Initial Firefighting Operations). This standard applies primarily to all-volunteer fire departments, but it may also apply to combination departments if the combination department does not choose to comply with the NFPA 1710 standard.

F. Hiring Activity Overview

Grants awarded under the Hiring Activity enable volunteer, combination, and career fire departments to improve or restore staffing levels to attain a more effective level of response and a safer incident scene. FEMA awards Hiring Activity grants directly to volunteer, combination, and career fire departments to help fire departments increase their cadre of frontline firefighters by providing financial assistance to hire new, additional firefighters (**New Hire**).

All the following are considerations in pre-scoring and peer review determinations: High (H), Medium (M), Low (L)

a. Compliance with NFPA Standards

The tables below identify the priority levels for current and new compliance with the NFPA 1710/1720 standards discussed in [Appendix B Section E. Funding Priorities](#) of this NOFO.

Current (Pre-Award) 1710/1720 Compliance Priorities	
H Never or 0%	M Half of the time or 40-59%
H Rarely or 1-19%	L Very often or 60-79%
M Sometimes or 20-39%	L Most of the time or 80-100%

New (Post-Award) 1710/1720 Compliance Priorities	
H Always or 91-100%	M Half of the time or 40-59%
H Most of the time or 80-90%	L Sometimes or 20-39%
M Very often or 60-79%	L Rarely or 0-19%

b. Call Volume and Population Served

Department call volume and population served are both factors in the initial application evaluation. Departments responding to a higher number of incidents and departments that protect a larger jurisdiction will receive higher consideration than those departments responding to fewer incidents and protecting smaller jurisdictions.

c. Firefighter Health Measures

The health and well-being of firefighters is of paramount importance. Therefore, applicants who indicate newly hired firefighters will undergo an entry-level physical and receive immunizations and who indicate they will provide annual medical exams receive higher consideration than applicants who do not specify that these benefits will be provided. To qualify for this higher consideration, the physicals must be consistent with those required under NFPA 1580 Chapter 13, Occupational Medical: Evaluations (NFPA 1582).

Applicants should note that FEMA is working with the NFPA Technical Committee on Fire Service Occupational Safety and Health to evaluate whether the NFPA 1582 standard complies with applicable federal civil rights laws. No decisions have been made and FEMA will issue additional guidance when more information becomes available.

Entry-Level Medical Exams	
H NFPA 1582-compliant physicals	M Non-NFPA 1582-compliant physicals

Annual Medical Exams	
H NFPA 1582-compliant physicals	M Non-NFPA 1582-compliant physicals

d. Training Requirements

Applicants will receive higher pre-scores if the personnel funded under the grant will meet the minimum EMS training and certification requirements prescribed by the AHJ.

G. R&R Activity – Fire Departments Overview

Grants awarded under this R&R Activity are to fire departments to assist with the recruitment and retention of volunteer firefighters who are involved with or trained in the operations of firefighting and emergency response. The grants are intended to create a net increase in the number of trained, certified, and competent firefighters capable of safely responding to emergencies within the recipient's response area.

All the following are considerations in pre-scoring and peer review determinations. Program priorities are listed as: **High (H)**, **Medium (M)**, **Low (L)**

a. Compliance with NFPA Standards

The highest priority is to assist departments experiencing a high rate of turnover and that have staffing levels significantly below the ideal staffing level required to comply with NFPA standard 1710 or 1720 as discussed in [Appendix B – Programmatic Information and Priorities, Funding Priorities](#) of this NOFO.

b. Volunteer Membership

Departments or organizations with the highest percentage of volunteers should benefit the most from the recruitment and retention of volunteer firefighters. Therefore, applicants whose membership is comprised of mostly volunteer members, or have a significant number of volunteer firefighters, receive higher consideration.

Percentage of Volunteer Firefighters	
H 91-100%	M 41-50%
H 81-91%	M 31-40%
H 71-80%	L 21-30%
H 61-70%	L 11-20%
M 51-60%	L 1-10%

c. Call Volume

Department call volume is a factor in the initial evaluation. Departments responding to a higher number of incidents receive higher consideration.

d. Firefighter Health Measures

Applicants who indicate the newly recruited firefighters will undergo an entry-level physical and receive immunizations, and who indicate they will provide annual medical exams receive higher consideration. To qualify for this higher consideration, the physicals must be consistent with those required under NFPA 1580, Chapter 13, Occupational Medical: Evaluations (NFPA 1582). Applicants who provide worker's compensation/Accidental Death & Dismemberment (AD&D) benefits to their members receive higher consideration than applicants who do not specify these benefits will be provided.

Entry-Level Medical Exams	
H NFPA 1582-compliant physicals	M Non-NFPA 1582-compliant physicals
Annual Medical Exams	
H NFPA 1582-compliant physicals	M Non-NFPA 1582-compliant physicals

e. Firefighter Training and Certification Requirements

Firefighter	
H Both Firefighter (FF) II/Emergency Medical Technician (EMT)	M FF I
H FF II	L First Responder
M Both FF I/EMT	

f. R&R Coordinator/Program Manager/Grant Administrator

R&R Coordinator
H Applicants who currently have a coordinator, program manager, or grant administrator in place
M Applicants who request grant funding for a coordinator, program manager, or grant administrator's position
L Applicants who do not have, or are not requesting, a coordinator, program manager, or grant administrator

g. Regional Requests

Applications that will have a direct regional or local benefit beyond the immediate boundaries of the applicant's first-due area will receive higher consideration.

A regional request is an opportunity for an eligible R&R Activity organization to act as a host and apply for funding on behalf of itself and any number of other participating R&R Activity eligible organizations. Regional activities should achieve cost effectiveness, support regional efficiency and resilience, and have a direct regional or local benefit to more than one local jurisdiction (county, parish, town, township, city, or village). Direct regional or local benefit means that other eligible organizations will receive a portion of the grant-awarded funds, will receive items purchased with the grant funds, or share an item purchased with grant funds.

The community identification characteristic, the organizational status of the applicant, and the permanent resident population should be entered for the host entity, regardless of the composition of the participating partners.

Regional populations served are the aggregate of the geographically fixed areas of the host and participating partner organizations.

Neither the regional host nor any participating partner is prevented from also applying on behalf of their own organization for any SAFER Program Activity. However, it cannot be for the same item.

In completing the application, the host applicant must include a list of all participating organizations, including a point of contact and phone number for each organization that will directly benefit from the regional project if they receive the grant. The organizations that will

benefit from the R&R Activity may also apply for funding under the SAFER Program if the organizations do not apply for a project or activity that could conflict with or duplicate the host applicant's project. Applicants must also certify that they will ensure the organizations participating in this application have not received grants for similar items/activities.

To apply for a regional project, the host organization must agree, if awarded, to be responsible for all aspects of the grant. This includes, but is not limited to, cost share, accountability for the assets, and all reporting requirements in the regional application.

All participants of a regional application must be compliant with SAFER Program requirements, including being current with past grants, closeouts, and other reporting requirements. Upon notification by the SAFER Program Office, the host agency shall not distribute grant-funded assets or provide grant-funded contractual services to non-compliant partner organizations. The host and the delinquent partners will be notified by the SAFER Program Office of their specific deficiency.

Regional host applicants and participating partner agencies must execute a Memorandum of Understanding (MOU), or equivalent document signed by the host and all participating organizations participating in the award. The MOU must specify the individual and mutual responsibilities of the host and participating partners, the host's and participants' level of involvement in the project(s), the participating partners' EINs, and the proposed distribution of all grant-funded assets or contracted services. Any entity named in the application as benefiting from the award must be an eligible SAFER Program organization and must be a party to the MOU or equivalent document. **Copies of the MOU or equivalent document should be submitted as an attachment in the application.**

H. R&R Activity – National, State, Local, Territorial, or Federally Recognized Tribal Nation Volunteer Firefighter Interest Organizations (Interest Organizations) Overview

Grants awarded under this R&R Activity are to applicants who identify as an Interest Organization. These grants are intended to create an aggregate increase in the number of trained, certified, and competent firefighters capable of safely responding to emergencies on behalf of the fire departments being represented. For this reason, projects that are comprehensive in nature and based on a clear needs assessment, implementation plan, evaluation plan, and have, or will establish, fire service partnerships will receive higher consideration.

In completing the application, the applicant must include data that approximates the characteristics of the entire region and all fire departments affected by the grant. If awarded, recipients may be required to provide documentation of each fire department's consent to participate in the application. Applicants must also certify that they will ensure the fire departments participating in this application have not received grants for similar items/activities. The following identifies the elements that the applications will be evaluated on during the pre-scoring process. Automated (pre-score) evaluation scores represent 30% of the total application score.

All the following are considerations in pre-scoring and peer review determinations. Program priorities are listed as: **High (H), Medium (M), Low (L)**

a. Compliance with NFPA Standards

The highest priority is to assist departments experiencing a high rate of turnover that have staffing levels significantly below the ideal staffing level required to comply with NFPA standards 1710 or 1720 as discussed in [Appendix B – Programmatic Information and Priorities, Funding Priorities](#) of this NOFO. Interest Organizations that currently have the lowest recruitment and retention rates among the entire region and all fire departments benefitting from the grant funds receive higher consideration for funding.

b. R&R Coordinator/Program Manager/Grant Administrator

R&R Coordinator	
H Applicants who currently have a coordinator, program manager, or grant administrator in place	
M Applicants who request grant funding for a coordinator, program manager, or grant administrator's position	
L Applicants who do not have, nor are not requesting, a coordinator, program manager, or grant administrator	

c. Needs Assessment

Needs Assessment	
H Applicants with projects based on a needs assessment	L Applicants with projects that are not based on a needs assessment

d. Fire Service Partnerships

Fire Service Partnerships	
H Applicants who have, or will establish, fire service partnerships as part of this project	L Applicants who will not have, nor establish, fire service partnerships as part of this project

I. Eligible and Ineligible Costs and Requirements

Regardless of the eligibility of any costs requested or the results of the review of the application conducted in accordance with [Section 7 Application Review Information](#) of this NOFO, FEMA reserves the right to approve the activities requested in an application in whole or in part.

Hiring Activity – Eligible Costs and Requirements
Eligible Costs: Salary and associated benefits (actual payroll expenses) for the positions funded under the SAFER Program grant are eligible. Costs are reimbursable if they are included as part of the standard package, available to all operational firefighter positions, contractually obligated, and reimbursed via payroll. Refer also to the definitions in Appendix B – Programmatic Information and Priorities, Supporting Definitions for this NOFO or this NOFO.

Hiring Activity – Eligible Costs and Requirements

- Compensation for a firefighter's normal, contracted work schedule is reimbursable, but overtime costs are not eligible for reimbursement by the SAFER Program grant award (including overtime for holdovers, extra shifts, to attend training, etc.). Only costs for overtime that the fire department routinely pays as a part of the base salary or a firefighter's regularly scheduled and contracted shift hours, to comply with FLSA, are eligible. For more information on FLSA, please visit the [U.S. Department of Labor](https://www.dol.gov).
- Salaries and benefits of firefighters hired with SAFER Program funding while they are engaged in initial recruit training are eligible.

Eligibility Requirements:

- Only firefighters hired (**New Hire category**) after the SAFER Program grant offer of award are eligible for grant funding.
- Only full-time positions are eligible for funding. A full-time position is one position that is funded for at least 2,080 hours per year, e.g., 40 hours per week, 52 weeks per year.
- SAFER Program grant funds will only pay for operational positions, whose primary assignment (more than half the time) is on a fire suppression vehicle, regardless of collateral duties.
- Volunteer and mostly volunteer fire departments may also hire individuals to fill officer-level positions (e.g., chief, fire inspector, training officer, safety officer) in addition to their primary operational assignment.
- Funds received under the SAFER Program must not be used to replace funds that would be available from state or local sources, or from the Bureau of Indian Affairs, but shall be used to increase the amount of funding that would, in the absence of Federal funds received, be made available from state or local sources, or funds supplied by the Bureau of Indian Affairs.

Hiring Activity - Ineligible Costs

- The salaries and benefits of full-time firefighters who are employees at the time of grant award are ineligible to be funded under this grant.
- Job-sharing positions (e.g., utilizing more than one person to fill a full-time SAFER Program-funded position) are ineligible.
- The SAFER Program may not be used to fund promotions (e.g., to pay a current member a higher salary by placing him/her in a new SAFER Program-funded position).
- Pre-application costs, such as grant writer fees, administrative costs (e.g., physicals/medical exams, background checks, etc.), and indirect costs associated with hiring firefighters are ineligible.
- Costs to train and equip firefighters (e.g., PPE/Turnout Gear) are ineligible (this does not include the salaries and benefits of firefighters hired under the SAFER Program while they are engaged in training).
- Costs for additional benefits such as uniform allowances, education stipends, meal allowance, etc., that are not contractually obligated, included as part of the standard benefits package for all employees, and reimbursed via payroll are ineligible.

- Costs of annual physicals/medical exams are ineligible.
- Overtime costs (including overtime for holdovers, extra shifts, to attend training, etc.) are ineligible (except as noted in “eligible costs” above).
- M&A costs.
- Indirect costs.

R&R Activity – Eligibility Requirements

- Applicants must correlate the activities for which funding is requested and the identified recruitment or retention problems or issues to be addressed. FEMA will not fund a budget line item if an applicant does not provide sufficient information detailing how it will enhance recruitment and retention. Allowable costs may be limited to reasonable amounts, as determined by FEMA.
- Applicants who propose to focus on retention of volunteers will receive equal consideration as applicants focusing on recruitment of volunteers. A focus on retention may include providing incentives for volunteer firefighter members to continue service in a fire department.
- SAFER Program grant funds may only be used for volunteer firefighters who are involved with, or trained in, the operations of firefighting and emergency response.
- FEMA recommends that departments consult their AHJ or the department’s legal counsel to understand the full legal and financial implications involved with implementing or sustaining programs that offer benefits or financial awards to firefighters (e.g., stipends, Length of Service Award Program [LOSAP]/Retirement Program).
- All grant-related purchases and activities must be incurred, received, and completed within the period of performance. The period of coverage or service delivery on all contracts and agreements may not begin prior to or extend beyond the period of performance of the grant. FEMA may permit prorated costs to be charged to the grant for training courses that begin during the period of performance but end after the period of performance ends.
- All funded activities under the R&R Activity must be governed by formally adopted Standard Operating Procedures (SOPs). Minimally, these SOPs should specify who qualifies for each of the incentives, specific requirements for earning the incentives, and the disposition of the awarded incentives if an individual fails to fulfill the stipulations. FEMA may ask for copies of SOPs before or after being awarded.
- Funds received under the SAFER Program must not be used to replace funds that would be available from state or local sources, or from the Bureau of Indian Affairs, but shall be used to increase the amount of funding that would, in the absence of Federal funds received, be made available from state or local sources, or funds supplied by the Bureau of Indian Affairs.

R&R Activity – Eligible Costs: High Priority

- Costs to support a staffing needs assessment identifying the operational staff and support that are required to carry out fire department responsibilities safely and effectively (e.g., supplies for data collection, contractors, or personnel to collect and analyze data, software programs, etc.).
 - **Note:** If a staffing needs assessment is requested and the application is selected for funding, the staffing needs assessment will be the only activity that will be funded.
- Costs to support a R&R Coordinator, a Program Manager, and/or a Grant Administrator (including reasonable salary, fringe benefits, contract support, supplies, travel, etc.).
 - **Note:** Computers for these positions are low priority items.
- Marketing Program to recruit new volunteer firefighters, such as:
 - Media advertising (e.g., television, radio, social media);
 - Print advertising (e.g., newspapers, billboards, signs, banners, brochures, flyers); and,
 - LED/electronic sign. **Note:** this is a high priority item only when included as part of a comprehensive marketing program. Only one LED/electronic sign is allowed per applicant and 75% of usage must be dedicated to R&R activities. Allowable costs may be limited to reasonable amounts as determined by FEMA. Additional restrictions apply (for details see [Section 10.B.a. Environmental Planning and Historic Preservation \(EHP\) Compliance](#) of this NOFO).
 - **Note:** If requesting funds to recruit new members, a marketing plan must be in place, or the application must show a marketing plan will be implemented either with grant funds (requested as a line item) or that the applicant will implement a marketing plan using existing department resources.
- New Member Costs may include:
 - Entry-level physical exam for each new recruit;
 - Annual physicals for newly recruited members⁴; and
 - Station duty uniforms.
- Wellness and Fitness for Existing Members. Wellness and Fitness costs of an annual exam may include:
 - Physical exams;
 - Job-related immunization;
 - Periodic Physical Exam/Health Screening;
 - Behavioral health; and
 - Cancer Screening Program to meet NFPA 1582.
 - All grant-funded physicals (except those for explorers/cadets) must meet NFPA 1582 standards (Chapter 9, Occupational Medical Evaluation).
- Employee Assistance Program (EAP) to provide behavioral health training for coping with fire service duties.
- New recruit basic training that is not covered under a department's normal operating budget, and as required by the AHJ to meet minimum firefighter certification (e.g., cardiopulmonary resuscitation (CPR), First Responder, EMT, FF1, FF2).

⁴ The cost of physicals should be based on local physician or health center prices. Detailed information on implementing NFPA 1582 physicals can be found at <https://www.fstaresearch.org>.

R&R Activity – Eligible Costs: High Priority

- Reimbursement to members for lost wages, mileage and transportation costs, lodging costs, and per diem while attending required basic training is also eligible.
- **Note:** costs for mileage/transportation, lodging, and per diem must comply with the department's written travel policies and procedures. If policies are not established, costs will only be reimbursed at the federal government rate.
- Leadership or career development training when used as a retention incentive that is not covered under a department's normal operating budget.
 - Reimbursement to members for lost wages, mileage and transportation costs, lodging costs and per diem while attending leadership/career development training or conferences are also eligible.
 - **Note:** costs for mileage/transportation, lodging and meals must comply with the department's written travel policies and procedures. If policies are not established, costs will only be reimbursed at the federal government rate.
 - Courses must provide Continuing Education Units (CEU) or certificates of completion to be eligible.
- Instructor/train-the-trainer training that is not covered under a department's normal operating budget.
 - Reimbursement to members for lost wages, mileage and transportation costs, lodging costs, and per diem while attending instructor/train-the-trainer training are also eligible.
 - **Note:** Costs for mileage/transportation, lodging, and per diem must comply with the department's written travel policies and procedures. If policies are not established, costs will only be reimbursed at the federal government rate.
- Tuition assistance for higher education (including books, lab fees and student fees).
 - Coursework or certifications in this category should be more advanced than what departments typically fund for required minimum-staffing requirements and specific to an accredited university or trade school program.
 - Courses are not limited to firefighter training or education.
 - Only tuition payments for classes offered and taken during the period of performance are allowable.
 - Computers for individual students are not eligible for funding.
 - Payments for student loans are not eligible for funding.
 - Recipients must provide internal policies that explain how funding is administered.
 - Allowable costs may be limited to reasonable amounts, as determined by FEMA.
- PPE/Turnout Gear.
 - PPE may only be funded for new firefighters that join the department after the date of grant award, that successfully pass an NFPA 1582-compliant physical, and that are certified as "fit for duty." PPE purchased with SAFER Program funding must be utilized by adequately trained staff.
 - Funds are available to acquire Occupational Safety and Health Administration-required and NFPA-compliant PPE for firefighting personnel. In addition, PPE must meet any national or state standards and increase firefighter safety. Failure to meet these requirements may result in ineligibility for PPE funding. Copies of NFPA standards may be reviewed at <http://www.nfpa.org/freeaccess>.
 - Only actual costs for PPE are allowed.

R&R Activity – Eligible Costs: High Priority

- Allowable costs may be limited to reasonable amounts, as determined by FEMA.
- To receive payment, recipients must provide the following documentation to support the purchase of PPE:
 - Invoices/proof of payment (e.g., canceled checks, bank statements, electronic funds transfers) for PPE.
 - Proof that the firefighter(s) have passed an NFPA 1582-compliant physical and are certified as “fit for duty.”
- Eligible PPE Expenditures:
 - Only one set of PPE for structural and wildland firefighting per each new recruit.
 - The SAFER Program considers a complete set of structural PPE to be comprised of one self-contained breathing apparatus (SCBA) mask/face piece, one pair of pants, one coat, one helmet, two hoods, one pair of boots, two pairs of gloves, one pair of suspenders, and one pair of goggles. In those jurisdictions where additional PPE, like Personal Safety/Rescue Bailout Systems are statutorily required, the SAFER Program will consider all statutorily required items to be part of a complete PPE set.
 - The SAFER Program considers a complete set of wildland PPE to be comprised of one pair of pants, one coat, one jumpsuit, one helmet, one pair of boots, one pair of gloves, one pair of suspenders, one pair of goggles, one fire shelter, one web gear, one backpack, and one canteen/hydration system.
- Traditional therapies and preventative care facilitated by a licensed mental health or physical healthcare provider.
- LOSAP or Retirement Program:
 - New LOSAP or Retirement Programs (meaning the department has never had a LOSAP or Retirement Program).
 - Increasing existing LOSAP or Retirement Program coverage to include newly recruited members (FEMA will only fund the increase portion of the program).

Note: FEMA will not fund LOSAP or Retirement Programs that were previously funded by a SAFER Program grant.

R&R Activity – Eligible Costs: Medium Priority

- Nominal stipends, as defined under [Appendix B – Programmatic Information and Priorities, Supporting Definitions for this NOFO](#) in this NOFO for volunteer firefighters who are involved with, or trained in, the operations of firefighting and emergency response (e.g., Pay-per-Call, Points Based System, etc.). Stipends may only be provided for participation in operational (firefighting) activities, such as duty shifts, operational training, or responding to incidents.
 - Food vouchers may be used for nominal stipends if the Narrative supports their use as an effective recruitment and retention tool for the department. However, food vouchers must be issued through formally adopted SOPs.
 - Award recipients must maintain records of all food vouchers including firefighter name, amount, date received, and signature of the receiving firefighter.
 - Gift cards may not be used for nominal stipends. For information on gift cards, see Low Priority – Awards/Incentives below.
 - Only actual costs for stipends are allowed.

R&R Activity – Eligible Costs: Medium Priority

- Allowable costs may be limited to reasonable amounts as determined by FEMA.
- Costs to support explorer/cadet, and mentoring programs, such as:
 - Only one set of station duty uniforms (the SAFER Program considers one set of station duty uniform as one pair of pants, one shirt, one hat, and one pair of boots) for each newly recruited cadet/explorer per the department's documented uniform policy.
 - Training (Non-Immediate Danger to Life and Health [IDLH]).
 - One set of structural or wildland PPE as defined above for each new cadet/explorer that joins the department after the date of grant award, with the following two exceptions: 1) SCBA mask/face pieces are not eligible because PPE for explorers/cadets may not be used in an IDLH atmosphere, and 2) physicals for explorers/cadets are not required to meet NFPA 1582.
 - One introductory physical exam per each newly recruited explorer/cadet.
- Insurance packages (e.g., AD&D, workers compensation, disability, health, dental, life).
- Exercise equipment is limited to no more than \$10,000 total per grant award.
- Wellness programs (e.g., group fitness led by health instructors that come to the department).

R&R Activity – Eligible Costs: Low Priority

- New Member Costs. Only one set of station duty uniforms (the SAFER Program considers one set of station duty uniforms as one pair of pants, one shirt, one hat, and one pair of boots) for new firefighters that join the department after the date of grant award, per the department's documented uniform policy.
 - **Note:** Class A or B uniforms (e.g., Dress Uniforms) and badges are not allowable costs under the SAFER Program.
- American National Standards Institute-approved retro-reflective highway apparel.
- PPE gear bags.
- Costs for advanced training not currently covered under the department's operating budget (e.g., extrication training, specialized equipment training, swift water rescue, etc.). Advanced training requests are only eligible for members who have already met the minimum firefighter certifications required by the AHJ and must closely correlate to the applicant's recruitment and retention goals.
 - Reimbursement to members for lost wages, mileage and transportation costs, lodging costs, and per diem while attending advanced training are also eligible.
 - **Note:** Costs for mileage and transportation costs, lodging costs, and per diem must comply with the department's written travel policies and procedures. If policies are not established, costs will only be reimbursed at the federal government rate.
- Two computers (including monitor, keyboard, mouse) and printer for grant-appointed R&R Coordinator, Program Manager, and/or Grant Administrator.
- Awards or Incentive program for participation in operational (firefighting) activities, such as operational training or responding to incidents (e.g., length of service plaques, gift cards for top responders, non-uniform clothing).

R&R Activity – Eligible Costs: Low Priority

- Non-uniform clothing (limited to a shirt, a jacket, or a pullover) as part of an award program only.
 - **Note:** Class A or B uniforms (e.g., Dress Uniforms) and badges are not allowable costs under the SAFER Program.
- Gift Cards: a logbook for the purchase and issuance of gift cards is required. The logbook should include name of recipient, date, amount of card, reason for issuance, and signature of recipient. Gift cards should be issued to operational firefighters who have completed the minimum firefighter training required by the AHJ.
- LED/electronic sign when it is not included as part of a comprehensive marketing program.
- Fire service association membership fees.
- Projector or screen to support classroom training.
- Payments for housing or rent for volunteers at or near the fire station.
- Other costs associated with new recruits (background checks, aptitude tests, etc.).
- Station modifications/remodeling/renovation of existing facilities.
 - Remodeling/renovations to an existing facility are allowable (e.g., converting space into bunkroom) and must correlate to the identified recruitment or retention problems or issues being addressed with the grant. The renovations must be minor interior alterations not to exceed \$10,000 total per grant award.
 - Remodeling/renovations may not change the footprint or profile of the building.
 - Any request for modifications to facilities may require EHP review (for details see [Section 10.B.a. Environmental Planning and Historic Preservation \(EHP\) Compliance](#) of this NOFO). Recipients are encouraged to have completed as many steps as possible for a successful EHP Review in support of their proposal for funding, including coordination with their State Historic Preservation Office to identify potential historic preservation issues and to discuss the potential for project effects, and compliance with all state and EHP laws and requirements. Preservation Office to identify potential historic preservation issues and to discuss the potential for project effects, and compliance with all state and EHP laws and requirements.
 - Written approval must be provided by FEMA before using any SAFER Program funds for remodeling or renovation. If awarded funds for remodeling or renovation, recipients may be required to submit evidence of approved zoning ordinances, architectural plans, any other locally required planning permits, and a notice of interest.

R&R Activity – Eligible Costs: Non-Prioritized Costs

- M&A costs up to 3% of the total awarded amount in accordance with 2 C.F.R. Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. M&A costs must be identifiable and directly related to the implementation and management of the SAFER Program grant. Salaries and fringe benefits for personnel directly supporting the grant are not required to be included in the M&A budget line item.

R&R Activity – Eligible Costs: Non-Prioritized Costs

- Indirect costs for national, state, local, or federally recognized Tribal Nation volunteer firefighter interest organizations that are expended pursuant to [Section 3.H. Indirect Costs \(Facilities and Administrative Costs\)](#).
- Up to \$1,500 in grant writer fees for application preparation, but not grant administration. The fee must have been paid between 90 days before the publication date of this NOFO and up to 30 days of the end of the application period and prior to any contact with SAFER Program Office staff or an Offer of Award. For details see [Appendix C – Award Administration Information, Grant Writer/Preparation Fees](#).
- Audit costs proportional to the total SAFER Program award. Recipients of multiple federal funding sources can only charge a pro rata share of the audit cost(s) to the SAFER Program award, and they must be incurred during the period of performance.

R&R Activity – Ineligible Costs

This list is not exhaustive:

- Salary and benefits for firefighters.
- Retroactive payments or recognition for operational services rendered prior to the grant award.
- Costs incurred (including the delivery of goods or services) outside of the period of performance except for grant writer fees; see [Appendix C – Award Administration Information, Grant Writer/Preparation Fees](#).
- Fire suppression equipment.
- Vehicles.
- Fire simulators, fire evolution, or fire training props (e.g., burn trailers, forcible entry, rescue/smoke maze, flashover simulators).
- Supplies, expendables, or “onetime” use items such as foam, fuel/propane, breaching materials (e.g., wood or sheetrock).
- Sirens, warning lights for fire department or private vehicles, or other outdoor warning devices.
- Communication equipment and monthly expenses including cell phones, pagers, portable radios, or Computer- Aided Dispatch systems.
- Video cameras/recording equipment.
- Photographs/photographer unless part of a marketing contract for recruitment of new members.
- Intruder alerting systems and deployment notification systems.
- Retroactive payments or recognition for non-operational activities (including payments, gift cards, recruitment bonuses, or stipends for recruiting firefighters).
- Payments for travel to or participation in leisure or social activities such as theater tickets, entertainment tickets, and trips (e.g., professional sporting events).
- Costs associated with award banquets, such as food, photographers, refreshments, entertainment, or rental facilities. Reimbursement for actual awards (e.g., plaques and trophies) is eligible.

R&R Activity – Ineligible Costs

- Costs for food or refreshments that are not part of a conference or training hosted by the grant recipient (food vouchers can be requested as a nominal stipend but must be provided only under formally adopted SOPs).
- Costs for training currently covered under the department's operating budget (e.g., tuition or instructor fees for department-mandated, basic-level training).
- Tuition assistance for family members of the volunteer.
- Services at a member's personal residence (e.g., internet access, plowing of driveways).
- Furniture (except for newly converted bunkrooms), televisions, fixtures, appliances (e.g., refrigerators), and entertainment equipment.
- "Giveaways" for recruitment events, such as stickers, pencils, pens, t-shirts, cups, mugs, or balloons.
- Fees for courses and training that are available free of charge on the internet or at state/local training facilities (e.g., NIMS 100, 700, 800).
- Costs for fuel. Costs for travel to training or other eligible activities are reimbursed through mileage rates.
- Gym Memberships.
- Payments for student loans.
- Mileage reimbursement for responding to incidents or periodic operational training at the fire house (mileage reimbursement is allowed for other types of training as explained under eligible costs).
- Station internet access/user fees and equipment to install internet (such as routers).
- Continued funding of an existing (or previously funded through the SAFER Program) LOSAP or Retirement Program.
- Computers in common areas or individual computers for training/education.
- Copiers/printers.
- Incentives for career firefighters within the recipient's fire department.
- Ineligible explorer/cadet/mentoring program expenditures:
 - SCBAs, including masks/face pieces.
 - Anything involving the IDLH atmosphere.
 - Any activities precluded by the AHJ.
- Ineligible PPE expenditures:
 - Three-quarter length rubber boots.
 - SCBAs (not including SCBA masks/face pieces).
 - PASS Devices.
 - Spare cylinders.
 - Bomb disposal suits.
 - PPE for hazardous materials and other specialized incidents.
 - More than one set of structural or wildland PPE per newly recruited member (within the period of performance).
- PPE for existing members, R&R Coordinator, Program Manager, and/or Grant Administrator.

13. Appendix C – Award Administration Information

Appendix C contains detailed information on SAFER Program Award Administration. Reviewing this information may help recipients in the programmatic and financial administration of their award(s).

A. Help FEMA Prevent Fraud, Waste, and Abuse

If applicants or recipients have information about instances of fraud, waste, abuse, or mismanagement involving FEMA programs or operations, they should contact the DHS OIG Hotline at (800) 323-8603, by fax at (202) 254-4297, or email HOTLINE@oig.dhs.gov.

B. Grant Writer/Preparation Fees

Fees for grant writers may be included as a pre-award expenditure. For grant writer fees to be eligible as a pre-award expenditure, the services must be competitively sourced, specifically identified, and listed within the “Grant Request Details” section of the application and must satisfy the requirements under 2 C.F.R. § 200.458. FEMA will only consider reimbursements for application preparation, not administration, up to \$1,500 per annum. The allowability of grant writer fees as a pre-award expenditure must be paid between the 90 days before the publication date of this NOFO and up to 30 calendar days after the application period closes. For the grant writer fees held either on retainer or subscription basis to be an eligible pre-award cost, the claimed retainer or subscription must have been competitively secured, and the costs are limited to the start of the appropriation period for the underlying award and meet the requirements under 2 C.F.R. § 200.458. Fees payable on a contingency basis are not an eligible expense.

Pursuant to 2 C.F.R. Part 180, recipients may not use federal grant funds to reimburse any entity, including a grant writer or preparer, if that entity is presently suspended or debarred by the federal government from receiving funding under federally-funded grants or contracts. Recipients must verify that the contractor is not suspended or debarred from participating in specified federal procurement or non-procurement transactions pursuant to 2 C.F.R. § 180.300.

Prior to submission of the application, please review all work produced by grant writers or other third parties for accuracy. By submitting the application, applicants are certifying all information contained therein is true and an accurate reflection of the organization, and that regardless of the applicant’s intent, the submission of information that is false or misleading may result in actions by FEMA. These actions include but are not limited to the submitted application not being considered for award, temporary withholding of funding under the existing award pending investigation, or referral to the DHS OIG.

The following documentation shall be provided to FEMA upon request:

1. A copy of the grant writer’s contract for services;
2. A copy of the invoice or purchase order;
3. A copy of the canceled check (front and back); and
4. Evidence that the services were competitively procured.

Failure to provide the requested documentation may result in the grant writer fee being deemed ineligible and the grant reduced accordingly.

Note: FEMA requires that all applicants identify the following as “Application Participants” in the “Contact Information” section of the application: Any individual or organization that assisted with the development, preparation, or review of the application to include drafting or writing the narrative and budget; whether that person, entity, or agent is compensated or not; and whether the assistance took place before submitting the application.

C. Maintenance and Sustainment

The use of FEMA preparedness grant funds for the costs of repairs or replacement, as well as maintenance contracts, warranties, and user fees may be allowable.

The intent of eligible Maintenance and Sustainment activities is to provide direct support to the critical capabilities developed using FEMA and other DHS grants and support activities. Routine upkeep and the supplies, expendables, or one-time use items that support routine upkeep (e.g., gasoline, tire replacement, routine oil changes, monthly inspections or grounds and facility maintenance) are the responsibility of the recipient and may not be funded with SAFER Program funding.

Generally, when purchasing a maintenance agreement, service contract, or extended warranty for systems or equipment, the period of coverage provided under such a plan may not extend beyond the period of performance of the grant with which the agreement, warranty or contract is purchased.

The duration of an extended warranty purchased incidental to the original purchase of the equipment may exceed the period of performance if the coverage purchased is consistent with that which is typically provided for, or available through, these types of agreements, warranties, or contracts. When purchasing a stand-alone warranty or extending an existing maintenance contract on an already-owned piece of equipment or system, coverage purchased may not exceed the period of performance of the award used to purchase the maintenance agreement or warranty. As with warranties and maintenance agreements, this policy extends to licenses and user fees as well.

Even if purchased incidental to the original purchase of the equipment, the duration of an extended maintenance agreement or warranty must also be reasonable for the type of equipment or system being purchased. For example, if a vendor offers a 10-year extended warranty incidental to the purchase of a piece of equipment, but the useful life of that equipment being purchased is five years, the purchase of a 10-year extended warranty would not be a reasonable cost and may not be charged to the grant.

D. Taxes, Fees, Levies, and Assessments

Taxes, fees, levies, or assessments that the recipient is legally required to pay and are directly related to any eligible SAFER Program acquisition activity may be charged to a SAFER Program award pursuant to 2 C.F.R. § 200.470. These charges shall be identified and enumerated in the SAFER Program application narrative, as well as the “Grant Request Details” section of the acquisition activity.

Any avoidable and unreasonable costs that result from the action or inaction of a recipient (or recipient's agent) or that prevent that recipient from enjoying any lawful exemption, waiver, or reduction of any tax, fee, levy, or assessment directly related to any eligible SAFER Program acquisition activity are not chargeable to any SAFER Program award.

Example: Governmental entities and Public Safety Agencies are exempt from some Federal Communications Commission (FCC) fees*, but only if the eligible organization submits an exemption or waiver request to the FCC.

**Government entities are not required to pay FCC regulatory fees. Nonprofit entities (exempt under Section 501 of the Internal Revenue Code) may also be exempt. The FCC requires that any entity claiming exempt status submit, or have on file with the FCC, a valid Internal Revenue Service Determination Letter documenting its nonprofit status, or certification from a governmental authority attesting to its exempt status. For more information, please visit <http://www.fcc.gov>.*

E. Excess Funds

After completing the initial project(s) proposed in the recipient's application, some recipients may have unexpended funds remaining in their budget. These excess funds may result from any combination of under-budget acquisition activities or competitive procurement processes.

These excess funds may be utilized to address an organization's local needs or to mitigate identified capability gaps. FEMA expects excess funds to be obligated concurrent with an award's period of performance to address a known or critical need. An amendment request must be submitted to document the expenditure of excess funds. As a reminder, all costs must be incurred, and all goods and services must be delivered or completed within the period of performance to be allowable.

F. Payments and Amendments

FEMA uses the Direct Deposit/Electronic Funds Transfer method of payment to recipients.

SAFER Program payment/drawdown requests are generated using FEMA GO. SAFER Program payment/drawdown requests from state or local government entities will be governed by applicable federal regulations in effect at the time a grant is awarded to the recipient and may be either advances or reimbursements. Recipients should not expend funds until all special conditions listed on the grant award document have been met, including completion of EHP review, and the request for payment in FEMA GO has been approved. Recipients should draw down funds based upon immediate disbursement requirements; however, FEMA strongly encourages recipients to draw down funds as close to disbursement or expenditure as possible to avoid accruing interest.

Non-federal entities should keep detailed records of all transactions involving the grant. FEMA may at any time, request copies of any relevant documentation and records, including purchasing documentation along with copies of cancelled checks for verification. See, e.g., 2 C.F.R. §§ 200.318(i), 200.334, 200.337.

a. *Advances*

Recipients shall be paid in advance, provided they maintain or demonstrate the willingness and ability to maintain procedures to minimize the time elapsing between the transfer of funds and disbursement by the recipient (not to exceed 30 days), and the financial management systems that meet the standards for fund control and accountability as established in 2 C.F.R. Part 200. The recipient shall include all applicable source documentation such as invoice(s), purchase orders, contracts, etc., to support the costs associated with the advance SAFER Program payment/drawdown requests. EHP review requirements must be met prior to advanced payments.

Although advance drawdown requests are permissible, recipients remain subject to applicable federal laws in effect at the time a grant is awarded to the recipient.

Governing interest requirements include the Uniform Administrative Requirements Cost Principles, and Audit Requirements for Federal Awards at 2 C.F.R. Part 200 and the *Cash Management Improvement Act (CMIA)* and its implementing regulations at 31 C.F.R. Part 205. Interest under CMIA will accrue from the time federal funds are credited to a recipient's account until the time the recipient pays out the funds for program purposes. For the rate to use in calculating interest, please visit Treasury Current Value rate at https://www.fiscal.treasury.gov/fsreports/rpt/cvfr/cvfr_home.htm.

b. *Reimbursement*

Payment by reimbursement is the preferred method when the requirements to be paid in advance, pursuant to 2 C.F.R. § 200.305, cannot be met. In accordance with U.S. Department of Treasury regulations at 31 C.F.R. Part 205, if applicable, the recipient shall maintain procedures to minimize the time elapsing between the transfer of funds and the disbursement of said funds. As a prerequisite of SAFER Program approval for reimbursement requests, recipients shall submit all applicable source documentation, such as payroll records, timecards, contracts, invoices, purchase orders, proof of payment (e.g., canceled checks, bank statements, electronic funds transfers) to support the costs associated with each payment/drawdown request.

c. *Rebates*

Recipients shall disburse program income, rebates, refunds, contract settlements, audit recoveries, and interest earned on such funds before requesting additional cash payments, in accordance with 2 C.F.R. § 200.305. The reduction of federal financial participation via rebates/refunds may generate excess funds for the recipient if the recipient previously obligated their Cost Share match based upon the original award figures. If the recipient previously obligated their original Cost Share prior to the rebate, then the recipient may have minimum excess funds equal to the difference between the original Cost Share less the rebate-adjusted Cost Share.

d. *Payment Requests During Closeout*

A recipient may only submit reimbursement payment requests up to 120 calendar days after the expiration of the period of performance, during an award's closeout reconciliation per 2 C.F.R. § 200.344. Reimbursement payments are the only eligible type of requests to be submitted after a grant's period of performance has expired. The expenditure must have been obligated and received during the period of performance of the award. The recipient's request should contain

FEMA Version 25-01

clear and specific information certifying that the liquidation of federal funds is reimbursement for an obligation properly incurred during the active period of performance. FEMA may request documentation supporting the reimbursement for review at any time.

e. Amendments

FEMA may approve SAFER Program award amendments on a case-by-case basis for the following reasons:

- Extension of the period of performance to complete the scope of work under the R&R Activity;
- Changes to the activity, mission, retroactive approval (pre-award), closeout issues, and some excess funds requests;
- Budget changes (adding funds to award/non-closeout deobligation of funds); and
- Change of key personnel.

FEMA will only consider amendments submitted via FEMA GO. These requests must contain specific and compelling justifications for the requested change. Amendments or changes to the scope of work may require additional EHP review. FEMA strongly encourages recipients to expend grant funds in a timely manner to be consistent with SAFER Program goals and objectives.

Note: A recipient may deobligate or return unused funds (i.e., those remaining funds previously drawn down via payment request or remaining award funding that was never requested) to FEMA prior to the end of an award's period of performance. To exercise this option, a recipient must submit an amendment via FEMA GO and state in the amendment that the unliquidated funds (e.g., the funds to be returned) are not necessary for the fulfillment or success of the grant's obligations or mission. The recipient must also indicate in the amendment that it understands that the returned funds will be deobligated and unavailable for any future award expenses. Deobligation of funds will decrease the federal portion of the grant and the amount of the recipient's cost share obligation. FEMA will confirm deobligation amendments with all points of contact; after confirmation of the recipient's intent to deobligate, FEMA will hold the approved deobligation request for 14 calendar days as a period for recipient reconsideration before FEMA processes the deobligation request.

G. Disposition of Grant-Funded Equipment

A recipient must use, manage, and dispose of SAFER Program-funded equipment in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards at 2 C.F.R. § 200.313. Except for state governments, when original or replacement equipment acquired under a SAFER Program award is no longer needed for the original project, program, or other activities currently or previously supported by a federal awarding agency, the recipient must request disposition instructions from FEMA. FEMA strongly recommends contacting the SAFER Help Desk before disposing of SAFER Program-funded equipment.

H. Post-Award Recipient Responsibilities

Once awarded, recipients under the Hiring Activity must submit a pre-SAFER Program roster listing paid operational/firefighting personnel, in support of NFPA 1710 or NFPA 1720, who are employees at time of award. FEMA compares the pre-SAFER Program roster to names submitted for SAFER Program-funded positions to ensure that the SAFER Program-funded firefighters are new employees.

The SAFER Program Office will work with recipients to establish the correct staffing maintenance numbers, which combine the number of pre-SAFER Program and SAFER Program-funded operational positions. Once this is established, recipients must agree to maintain this number throughout the period of performance by taking active and timely steps to fill any vacancies.

Recipients under the Hiring Activity who lay off any operational personnel during the period of performance will be considered in default of their grant and the award will be terminated. In those situations, recipients may be required to return the federal funds disbursed under the grant award.

Recipients who are unable, due to documentable economic hardship, to backfill non-SAFER Program operational positions vacated through attrition (e.g., resignation, retirement) after receiving an award may petition FEMA to waive the staffing maintenance requirements.

Approved waivers allow recipients to decrease and reestablish the staffing maintenance numbers agreed to at the time of award by the number of positions that recipients are unable to fill. To qualify for this waiver, the economic hardship must affect the entire public safety sector in a recipient's jurisdiction, not just the fire department. FEMA will not grant waivers for SAFER Program-funded positions. Recipients who fail to maintain the required level of staffing risk losing federal funds awarded under this grant.

Recipients must agree that, notwithstanding any provision of other laws, firefighters hired under these grants will not be discriminated against or be prohibited from engaging in volunteer firefighting activities in another jurisdiction during off-duty hours.

FEMA strongly encourages applicants, to the extent practicable, to seek, recruit and hire military veterans to increase their ranks within their departments.



City Council Meeting June 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 11.

Agenda Title: Receive an update on Development Services.

Council Action to be Taken: Receive the report as presented.

Department Submitted: City Management

Staff Contact: Carly Kehoe Pearson, Assistant City Manager

1. PURPOSE / DESCRIPTION

Provide City Council with a general update on the current initiatives and improvements in the Development Services Department, including staffing changes, ongoing process audits, facility enhancements, and upcoming outreach efforts.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Staffing Updates:

Shai Roos of HDR, has been appointed Interim Director of Development Services, with Courtney Peres, serving as Interim Assistant Director. These appointments bring leadership continuity and expertise to oversee departmental improvements.

Comprehensive Plan & Ordinances Update:

A Request for Qualifications (RFQ) was issued on May 5, 2025, for the Comprehensive Plan and Development Ordinances Update. Key dates include:

- May 19, 2025 - Deadline for questions
- May 26, 2025 - Answers to questions provided
- June 9, 2025 - Submission deadline
- June 12-20, 2025 - Tentative interviews
- June 26, 2025 - Anticipated contract award

Permit Audit:

Berry Dunn was selected in 2024 to conduct a comprehensive audit of the development permitting process. The audit is in its final phase, with Council presentation scheduled for June

26, 2025. Top recommendations are organized around:

- People
- Process
- Tools and Technology

Customer Service & Facility Enhancements:

The permitting area is undergoing renovations to include:

- A full-service customer service counter
- Two stations with swivel screens
- An ADA-accessible station
- A Technology Access Gap station

Permit Clinics & Hotline:

Weekly Permit Clinics will begin soon, offering in-person support every Thursday. A new internal hotline will provide rapid response assistance, complemented by in-person access to Building Officials and Reviewers.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Staff recommends that City Council receive the update.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. DevServs Update Presentation_6.12 Council_cp



High Five!

Development Services Updates





**CITY OF TAYLOR, TEXAS
REQUEST FOR QUALIFICATIONS**

**Consultant Services for
Diagnosis and Update of
Comprehensive Plan and
Development Ordinances**

Date Due: **June 09, 2025**

Time Due: **3:00 p.m.**

1

RFP: COMPREHENSIVE PLAN AND DEVELOPMENT ORDINANCES UPDATE

- Monday, May 05, 2025 Release of Request for Qualifications
- Monday, May 19, 2025 Deadline for Questions Submitted
- Monday, May 26, 2025 Questions Answered
- Monday, June 09 @ 3:00 PM Deadline for Submission of Qualifications
- June 12 - June 20, 2025 Interviews (tentative)
- Thursday, June 26, 2025 Award of Contract

2

STAFF UPDATES

- **Interim Director of Development Services**
 - **Shai Roos, AICP HDR**
- **Interim Assistant Director of Development Services**
 - **Courtney Peres, CNU-A**





PERMIT AUDIT

- Berry Dunn was selected in 2024 to perform a comprehensive permitting audit.
- Stakeholder engagement, internal input, and investigatory data is gathered.
- The Audit is in the final phase and a consultant presentation to Council is scheduled to be on the June 26th City Council agenda.

Development Permitting Process Audit

Top 3 Recommendations for Improvement

Recommendations for Improvement	Area of Emphasis
Strengthen Organizational Capacity, Clarity and Roles	 
Improve the Permitting/Development Services Customer Service Experience	  
Optimize the Existing Staff, Setup and Permitting Software For Development Application Review	 



Process



People



Tools and Technology



4

CUSTOMER SERVICE & STAFFING

- The Permitting area is under construction! The Front Desk will now include:
 - A full service Customer Service Counter
 - 2 Customer Service Stations with swivel screens
 - An ADA accessibility station
 - A Technology Access Gap station



5

PERMIT CLINICS & HOTLINE!!!

- The Permitting Department will now offer Permit Clinics every Thursday
 - In-Person opportunity for anyone and everyone with a permitting issue to schedule a clinic to help answer questions, help with process, and address any issues a customer may be having
- Internal Hotline
 - Implementing both in-person days for our Building Official/Reviewers, as well as a hotline for Rapid Response needs



Questions?





City Council Meeting June 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Quality of Life

Agenda Item Number: 12.

Agenda Title: Consideration with possible action on the prioritization of Parks 2024 Bond Capital Improvement Projects.

Council Action to be Taken: Approve project list as presented or make recommendations on changes.

Department Submitted: Parks & Recreation Department

Staff Contact: Tyler Bybee, P&R Director

1. PURPOSE / DESCRIPTION

The purpose of this item is to provide staff direction on the projects to move forward with the remaining 2024 bond funds.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The 2024 Certificate of Obligation bond had 4 million dollars allocated to Parks and Recreation Capital Improvement projects. The original list of projects contained a variety of projects from the 2020 Community Parks Master Plan. The Heritage Square Splash Pad reconstruction was funded by the 2024 bond in the amount of \$687,920.21. At the November 14th, 2024 meeting, the City Council approved the use of \$2,010,601.03 toward the reconstruction of the Doris Roznovak Aquatic Center. The pool project is mid-construction. After those two projects, there is \$1,301,478.76 remaining in the 2024 CO Bond Park funds.

Staff has reorganized the list of projects to fit the new remaining funds budget. The list was re-ranked and approved by the Parks and Recreation Advisory Board at the May 21st, 2025 meeting. The proposed project list is below:

Bullbranch Park Restroom Renovation \$ 126,478.76

Materials for Public Works to "Level Up"- Rotary, Murphy and Robinson \$ 130,000.00

Tennis/Pickleball ADA Parking, sidewalk connections, restroom upgrades \$ 100,000.00

Synthetic Turf two championship infields at TRP \$ 370,000.00

Murphy Park Mini Golf Design and Seed Funds \$ 50,000.00

Full Parks Master Plan Update to include TRP, future land use \$ 200,000.00

Design/Project Management \$ 140,000.00

Items included in proposed projects from the originally approved list include: LED lighting at Bull Branch and Rotary Ballfields, Bullbranch Fishing Pier, changing the Murphy, Robinson and Rotary road/parking improvements to level up vs full replacement and concourse/shade improvements at Bull Branch, Mallard and ballfields. There are also a variety of needed/unfunded improvements needed across the Parks system as reflected in 5 year Parks Capital Improvement Plan.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• A wide variety of projects are able to be completed with remaining funds	• A large number of projects remain unfunded.

4. RECOMMENDATION

Approved updated project as presented.

5. FUNDING SOURCE

2024 Certificate of Obligation Bond.

6. TIMELINE

Projects recommended are at various stages of planning.

7. OTHER OPTIONS

Select other Parks projects as desired.

8. ATTACHMENTS

1. Parks 2024 CO Bond Project City Council Presentation
2. 2024 Bond Project- Post Pool
3. SITE PLAN_Pickleball_Tennis_Court_Sidewalk (1)

Consideration with possible action on the prioritization of Parks 2024 Bond Capital Improvement Projects

June 12th, 2025
City Council Meeting

2024 CERTIFICATE OF OBLIGATION BOND

- Bond Originally had \$4 Million allocated for Parks projects.
- After the Heritage Square Splash Pad reconstruction and the Doris Roznovak Aquatic Center reconstruction \$1,301,478.76 remains.
- Staff has reorganized the list of projects to fit the new remaining funds budget. The list was re-ranked and approved by the Parks and Recreation Advisory Board at the May 21st, 2025, meeting.

PROPOSED 2024 BOND PROJECTS	Total
Heritage Splash Pad Reconstruction	\$ 687,920.21
Doris Roznovak Aquatic Center Construction	\$ 2,010,601.03
Bull Branch Pavilion Replacement	\$ 185,000.00
Bull Branch Park Restroom Renovation	\$ 126,478.76
Materials for Public Works to "Level Up"- Rotary, Murphy and Robinson	\$ 130,000.00
Tennis/Pickleball ADA Parking, sidewalk connections, restroom upgrades	\$ 100,000.00
Synthetic Turf two championship infields at TRP	\$ 370,000.00
Murphy Park Mini Golf Design and Seed Funds	\$ 50,000.00
Full Parks Master Plan Update to include TRP, future land use	\$ 200,000.00
Design/Project Management	\$ 140,000.00
Total Cost	\$ 4,000,000.00

HERITAGE SQUARE SPLASH PAD

- Completed in June 2024
- Much needed improvement to this amenity



DORIS ROZNOVAK AQUATIC CENTER

- Construction ongoing
- Opening scheduled for May 2026



BULL BRANCH PAVILION REPLACEMENT

- Replacement of the pavilion within Bull Branch Park.
- Existing pavilion is rundown and sagging. Fencing to be added.



BULL BRANCH PARK RESTROOM UPDATE

- Renovation of existing facilities to include new partitions, plumbing fixtures, lighting, doors, flatwork and roof improvements.



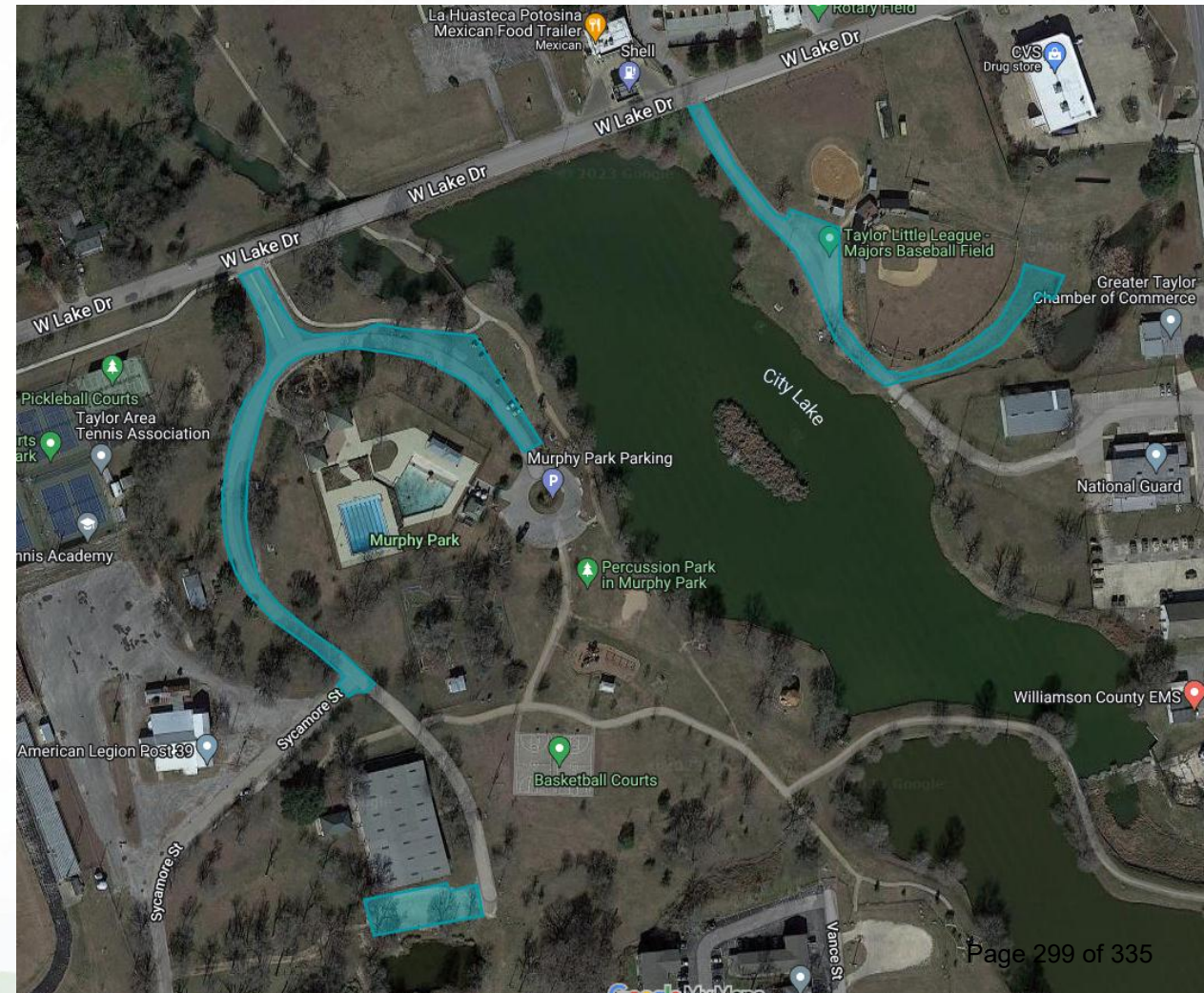
ROBINSON PARK DRIVE AND PARKING LOT

- Level Up by Public Works
- Will connect to proposed sidewalk and switchback up the hill to the pavilion/community center under the MLK Sidewalk project
- Increases accessibility to the park and park amenities



MURPHY/ROTARY DRIVE IMPROVEMENTS

- Level up of streets within Murphy Park/Rotary Ballfields
- Reconfiguration and optimization of parking facilities in the park, especially during events and games



MURPHY TENNIS/PICKLEBALL IMPROVEMENTS

- Parking, Sidewalk and restroom upgrades needed to meet TDLR- ADA requirements
- Drainage and grading improvements



PARKS AND OPEN SPACES MASTER PLAN UPDATE

- Update Master Plan to reprioritize park projects with heavy community input as additional project funds have become available
- Add Taylor Regional, Doak, Burkett, Dolan Parks to the study (parcels not included in 2020 plan)
- Add section to identify locations and challenges for additional park land and improvements
- Update needed to remain TPWD Grant Eligible



SYNTHETIC TURF IN 2 INFIELDS AT TRP

- Turf to be added to the two championship level fields at TRP
- Turfing two infields will reduce maintenance cost and time down following rain events



MURPHY PARK MINI GOLF DESIGN

- Course reopened to public in late May with a very positive response
- Next step would be to redesign the course with the help of the newly formed “Friends of the Park” group
- Improvements needed: multiple hole replacement, lighting, drainage, possible building replacement



QUESTIONS?

Proposed 2024 Bond Projects	Total	
Heritage Splash Pad Reconstruction	\$ 687,920.21	Completed
Doris Roznovak Aquatic Center Construction	\$ 2,010,601.03	In Construction
Bullbranch Pavilion Replacement	\$ 185,000.00	
Bullbranch Park Restroom Renovation	\$ 126,478.76	
Materials for Public works to "Level Up"- Rotary, Murphy and Robinson	\$ 130,000.00	Removed from full replacement to "Level Up"
Tennis/Pickleball ADA Parking, sidewalk connections, restroom upgrades	\$ 100,000.00	In Design- Needed for TDLR(ADA) compliance
Synthetic Turf two championship infields at TRP	\$ 370,000.00	
Murphy Park Mini Golf Design and Seed Funds	\$ 50,000.00	Kickstart Friends of Park fundraising efforts
Full Parks Master Plan Update to include TRP, Future land use	\$ 200,000.00	
Design/Project Management	\$ 140,000.00	
Total Cost	\$ 4,000,000.00	

Items not funded from Original 2024 Bond Proposed Project List

LED Lighting at Bull Branch and Rotary Ballfields

Bull Branch Fishing Pier

Paving done by Public Works versus contract- Cost savings

Concourse and Shade at Bull Branch, Rotary and Mallard Ballfields



City Council Meeting June 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure
Economic Vitality

Agenda Item Number: 13.

Agenda Title: Consideration with possible action relating to capital projects and funding amounts pursuant to Resolution R25-08, a resolution authorizing proceeding with the issuance of Certificates of Obligation and directing publication of Notice of Intent to issue Combination Tax & Revenue Certificates of Obligation, Series 2025, previously approved on April 24, 2025.

Council Action to be Taken: Confirm the final dollar amount of the proposed Certificates of Obligation.

Department Submitted: Finance

Staff Contact: Robert Powers, Chief Financial Officer
Jacob Walker, City Engineer

1. PURPOSE / DESCRIPTION

The City's financial advisor and bond counsel need confirmation by the City Council of the final dollar amount of the proposed debt issuance subject to the \$15,000,000 maximum previously published.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

On April 24, 2025, City Council approved Resolution R25-08 which authorized publication of the City's Notice of Intent to issue Combination Tax & Revenue Certificates of Obligations (CO's), Series 2025. At that meeting, City staff recommended a not-to-exceed amount of \$15,000,000 for the purpose of constructing, improving, designing, acquiring, and equipping the City's: (1) water and wastewater system, including any related drainage; (2) streets and transportation facilities, including easements and right of way, sidewalks, drainage, traffic improvements, parking and lighting; (3) a public works facility for various City departments, including the streets department, utility department, drainage department and airport; (4) public safety facilities, including Fire Station renovations and improvements; and (5) the payment of

professional services in connection therewith. Of this amount, City staff recommended that \$5,000,000 was needed for several utility system projects, primarily sewer. The remaining amount was recommended to fund high-priority projects previously identified in the Proposed 2025 Capital Improvement Projects Plan prepared by HDR and presented to the City Council in October 2024 as well as a potential public works facility.

The proposed debt issuance will be a competitive sale which means that all bond underwriters will be given an opportunity to submit a bid to purchase the CO's. Staff now needs to provide our Financial Advisor and bond counsel with the final dollar amount of the proposed debt issuance subject to the \$15,000,000 maximum previously published. Please note that in addition to any new funding from this debt issuance, we have \$2,000,000 remaining from the 2024 CO's that can be repurposed to other projects. Of this amount, \$1,500,000 was previously allocated for the Downtown Streetscape Sidewalks and \$500,000 set aside for the 5th & Murphy street improvements if it did not receive CDBG grant funding (which it did.) City staff has asked HDR to prepare a presentation that lists projects previously under consideration as well as staff's recommendation if the City Council were to approve \$8,000,000 for non-utility projects plus the additional \$2,000,000 from the 2024 CO's.

At the meeting, staff and HDR will be available to discuss any of these projects as well as others that may be of interest to the City Council.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
• Action by City Council will "right-size" the proposed debt issuance.	• If no action is taken by City Council, then the debt issuance amount will be set at \$15,000,000 which may result in unnecessary debt being incurred.

4. RECOMMENDATION

Staff recommends that the total amount not exceed \$13,000,000 with a minimum amount of \$5,000,000 if only utility-related projects are funded.

5. FUNDING SOURCE

Utility-supported debt is funded by the Utility Fund (user charges and rates). The tax-supported debt is funded by property taxes.

6. TIMELINE

Thursday, June 26, 2025 - Pricing and City Council authorization to award the issuance of the CO's.

Wednesday, July 23, 2025 - Anticipated closing, i.e., receipt of funds.

7. OTHER OPTIONS

8. ATTACHMENTS

1. Updated 2025 CIP Projects_Slides

PROPOSED 2025 CAPITAL IMPROVEMENT PROJECTS FOR DEBT ISSUANCE

SUMMARY AND PURPOSE

- Present the Staff Recommendations for proposed 2025 Utility Supported and 2025 Tax Supported CIP projects.
- Confirm the final dollar amount of the proposed Certificates of Obligation.

INITIAL 2025 DEBT PROJECTS

Initial 2025 Debt CIP Projects			
			Notes
Street Maintenance			
1	Wesley Miller Extension Preliminary Engineering & Schematic Design	\$ 100,000	Vital East-West Connectivity> Possible Construction from Development
2	Davis Street (2nd to Mallard) Maintenance	\$ 2,700,000	Continued Reclamation/Maintenance Projects
		\$ 2,800,000	
3	Sloan/Meadow (2nd to TH Johnson) Maintenance	\$ 3,150,000	Continued Reclamation/Maintenance Projects
4	Howard/North (2nd to Carlos Parker) Maintenance	\$ 3,300,000	Continued Reclamation/Maintenance Projects
5	Curb & Gutter Replacements	\$ 500,000	Starting Curb & Gutter Replacement Program following the Recent C&G Condition Report
Downtown			
1	Downtown Master Plan Project	\$ 750,000	Results are outstanding from DT Master Plan
2	Downtown Surveillance Cameras	\$ 200,000	Police Dept. Identified Project
		\$ 950,000	
3	Railroad Downtown Quiet Zone Study	\$ 70,000	Implementation Plan to outline requirements & costs to achieve Railroad Quiet Zone
Drainage (not included in Statewide Flood Plan)			
1	Gabriel Street	\$ 101,460	DMP Project 13 with escalation from DMP
2	North Drive	\$ 908,230	DMP Project 14 with escalation from DMP
3	McLain Street	\$ 1,170,665	DMP Project 15 with escalation from DMP
4	Mariposa Lane	\$ 811,670	DMP Project 16 with escalation from DMP
		\$ 2,992,025	
5	Otis Street	\$ 884,021	DMP Project 17 with escalation from DMP
6	Debus Drive	\$ 1,660,325	DMP Project 19 with escalation from DMP

INITIAL 2025 DEBT PROJECTS (CONTINUED)

	Parks		
	Parks Master Plan Update	\$ 275,000	Parks Plan update required for TPWD & Other Grants
	Facilities		
	Fire Station 1 Renovation	\$ 4,039,875	Includes Full Renovation, Site Improvements, Construction Administration, & Inspection
	Fire Station 2 Renovation	\$ 4,133,736	Includes Full Renovation, Site Improvements, Construction Administration, & Inspection
	Public Works Building	\$ 700,000	Building purchase portion paid by bond
		\$ 8,873,611	
	Animal Shelter HVAC Updates	\$ 300,000	Estimate to air condition outdoor kennels
	Total Projects	\$ 15,890,636	
	Other Obligated Funds		
	Fire Engine/Ladder Truck	\$ 2,028,000	Truck's delivery expected in December 2026. Payment delay until 12/2026
	Corridor A2 - Williamson County Match	\$ 3,000,000	Funds obligated by City to WILCO by Council. Payment delayed until 2/2028
		\$ 5,028,000	
	Admin/Project Management/Contingency (10% of Project Costs)	\$ 1,589,064	
		\$ 22,507,700	

UPDATED 2025 DEBT PROJECTS

Updated 2025 Debt CIP Projects		
		Notes
Street Maintenance		
1 Wesley Miller Extension Preliminary Engineering & Schematic Design	\$ 100,000	Vital East-West Connectivity. Possible Construction from Development.
2 Davis Street (2nd to Mallard) Maintenance	\$ 2,700,000	Continued Reclamation/Maintenance Projects
3 Curb & Gutter Replacements	\$ 250,000	Starting Curb & Gutter Replacement Program following the Recent C&G Condition Report
	\$ 3,050,000	
4 Sloan/Meadow (2nd to TH Johnson) Maintenance	\$ 3,150,000	Continued Reclamation/Maintenance Projects
5 Howard/North (2nd to Carlos Parker) Maintenance	\$ 3,300,000	Continued Reclamation/Maintenance Projects
Drainage (not included in Statewide Flood Plan)		
1 Gabriel Street	\$ 101,460	DMP Project 13 with escalation from DMP
2 North Drive	\$ 908,230	DMP Project 14 with escalation from DMP
	\$ 1,009,691	
3 McLain Street	\$ 1,160,665	DMP Project 15 with escalation from DMP
4 Mariposa Lane	\$ 811,670	DMP Project 16 with escalation from DMP
5 Otis Street	\$ 884,021	DMP Project 17 with escalation from DMP
6 Debus Drive	\$ 1,660,325	DMP Project 19 with escalation from DMP
Facilities		
Downtown Surveillance Cameras	\$ 200,000	Police Dept. Identified Project
Fire Station 2 Renovation	\$ 4,130,736	Includes Full Renovation, Site Improvements, Construction Administration, & Inspection
Public Works Building	\$ 700,000	Building purchase portion paid by bond
	\$ 5,030,736	
Fire Station 1 Renovation	\$ 4,039,875	Includes Full Renovation, Site Improvements, Construction Administration, & Inspection
Total Projects	\$ 9,090,427	
Admin/Project Management/Contingency (10% of Project Costs)	\$ 909,043	
	\$ 9,999,469	

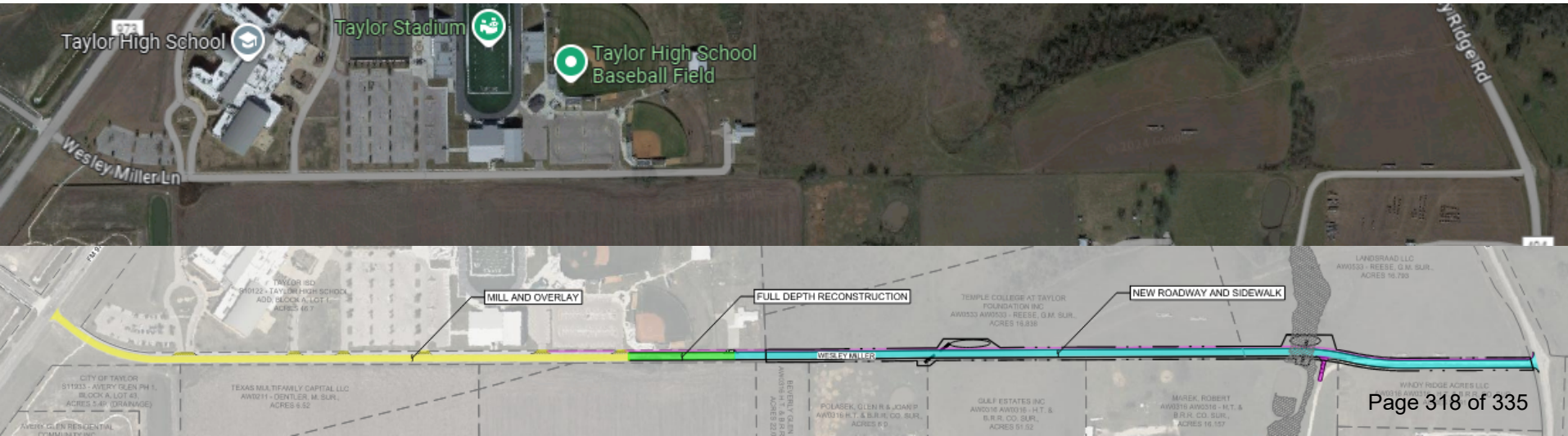
UPDATED PROJECT LIST

2025 STREET MAINTENANCE PROJECTS

Project Name	Project Estimate
Wesley Miller Extension Preliminary Engineering & Schematic Design	\$100,000
Davis Street Maintenance (2 nd to Mallard)	\$2,700,000
Curb & Gutter Replacements	\$250,000
Subtotal	\$3,050,000

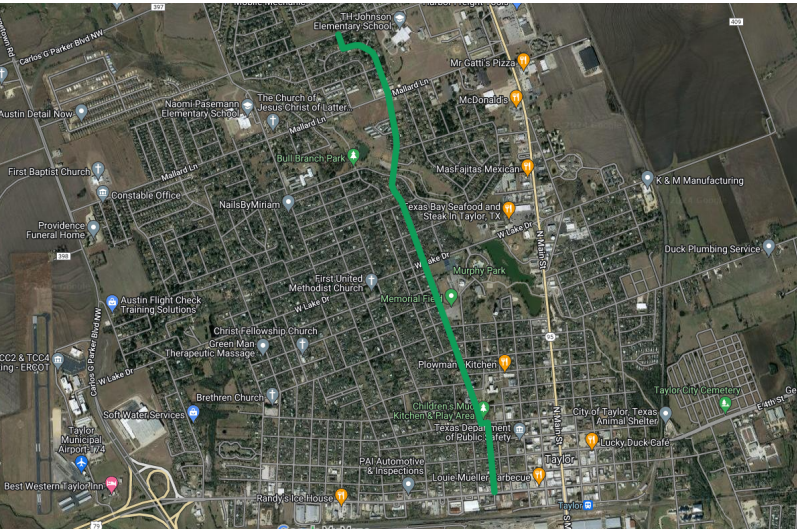
WESLEY MILLER PRELIM ENGINEERING REPORT & SCHEMATIC DESIGN (\$100,000)

- Extension of Wesley Miller to Windy Ridge and Mill and Overlay of existing Wesley Miller
- Includes PER and schematic design
- Vital East-West connection
- Possible construction from future development



DAVIS STREET MAINTENANCE (\$2,700,000)

- Major North/South connection through Taylor in need of maintenance
- Maintenance through combination of methods: Reclamation, Mill & Overlay, Preservation, and Crack Sealing
- 1.9 Miles, average OCI score of 67



**2025 Capital Improvement
Program Street Maintenance
Projects**

 Davis Street - 1.9 mi / 67 OCI

 Howard/North - 2.2 mi / 68 OCI

 Sloan/Meadow - 1.5 mi / 44 OCI

0 1,000 2,000
Feet

The City of Taylor makes no representations or warranties regarding accuracy or completeness of the information displayed on this map or the data from which it was produced. The map is NOT suitable for survey purposes and does not purport to represent or establish boundaries between land parcels or locations of utility infrastructure when survey data is available and field locations have been established.

**2025 Capital Improvement
Program Street Maintenance
Projects**

 Davis Street - 1.9 mi / 67 OCI

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**2025 Capital Improvement
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**2025 Capital Improvement
Program Street Maintenance
Projects**

 Davis Street - 1.9 mi / 67 OCI

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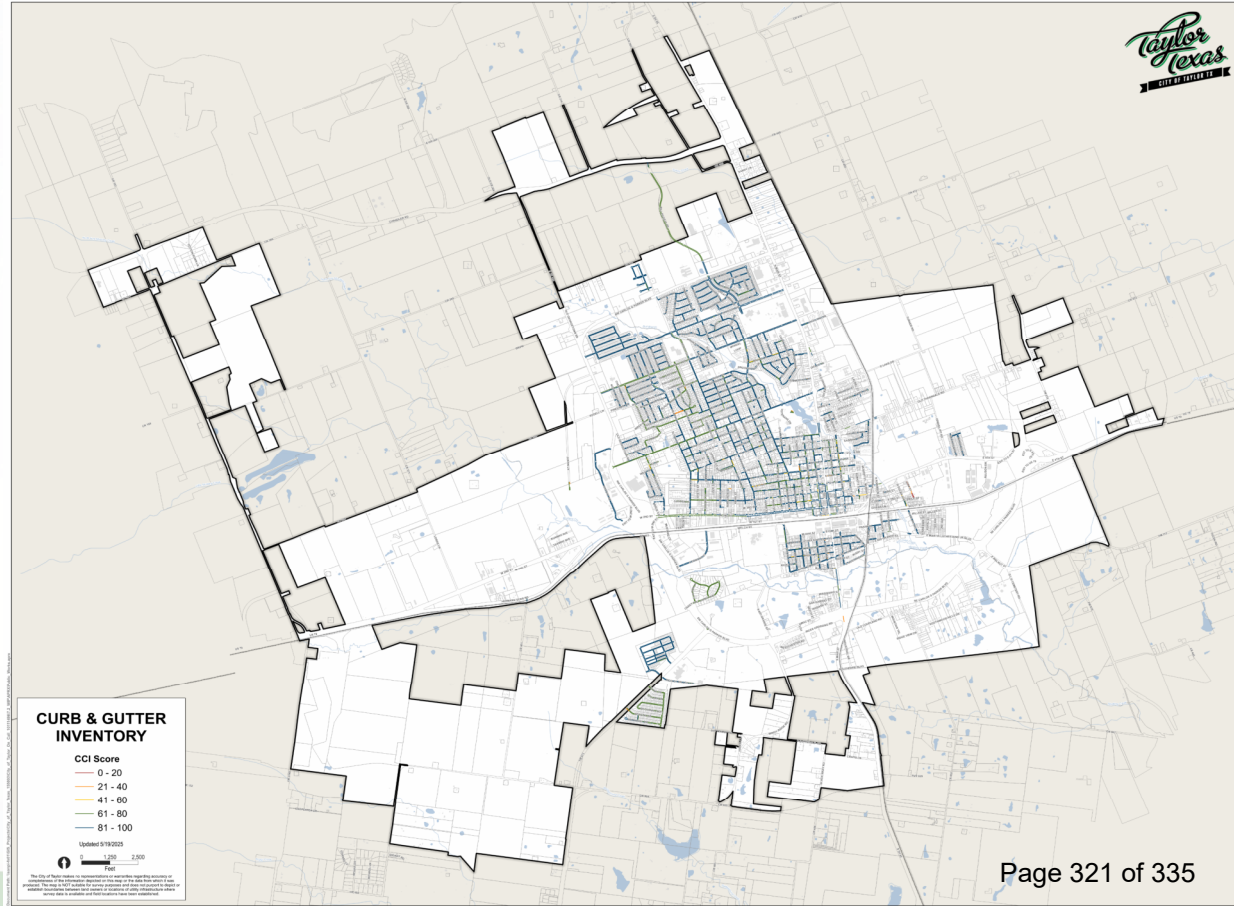
 Sloan/Meadow - 1.5 mi / 44 OCI


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CURB & GUTTER REPLACEMENTS (\$250,000)

- Annual program to replace Curb and Gutter
- Utilizes ARA curb and gutter inventory, collected in 2024
- Addresses overgrown vegetation on curbs and replacement of cracking, heaved, and damaged concrete curb



2025 DRAINAGE PROJECTS

Project Name	Project Estimate
Gabriel Street (Drainage Masterplan #13)	\$101,460
North Drive (Drainage Masterplan #14)	\$908,230
Subtotal	\$1,009,691

GABRIEL STREET (\$101,460)

- Regrading of west side of Gabriel Street to convey flow into existing concrete flume
- Alleviates roadway ponding
- Reduces private property flood concerns
- Benefits 4 structures



NORTH DRIVE (\$908,230)

- Installation of 650 linear feet of 5'x2' concrete storm drain
- To address ponding along North Drive and Lake Drive
- Relieves existing storm drainage capacity concerns
- Increases the capacity of the drainage system
- Alleviates ponding along North Drive
- Benefits 15 structures

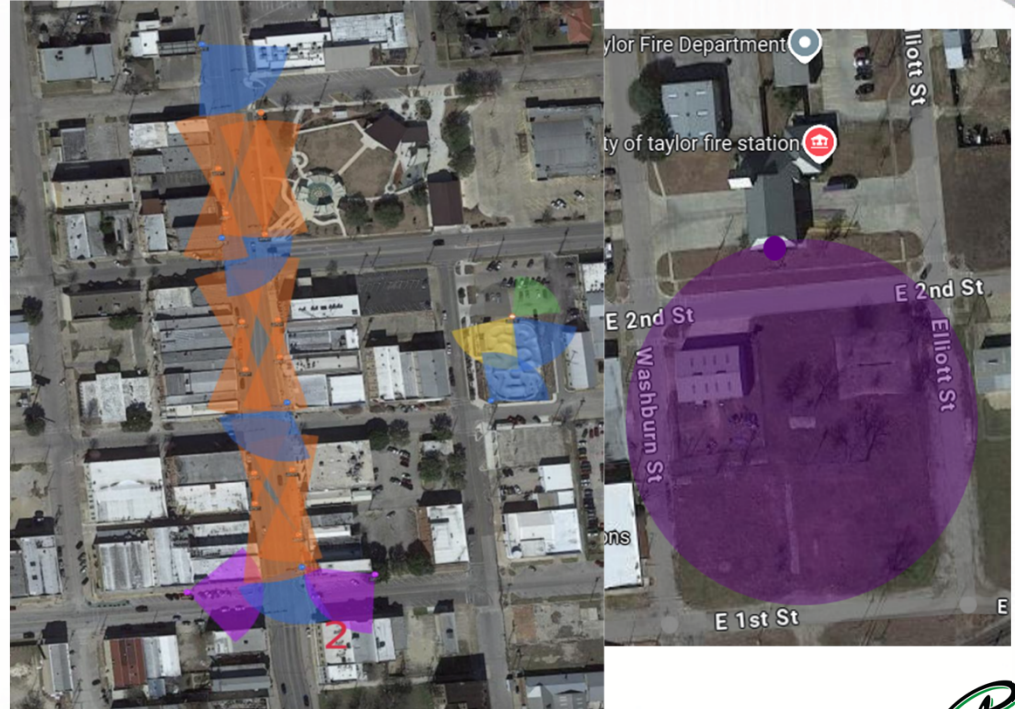


2025 FACILITIES PROJECTS

Project Name	Project Estimate
Downtown Surveillance Cameras	\$200,000
Fire Station 2 Renovation	\$4,133,736
Public Works Building	\$700,000
Subtotal	\$5,033,736

DOWNTOWN SURVEILLANCE CAMERAS (\$200,000)

- Goal to increase safety and security of residents and local business in the CBD.
- Deploy security cameras to locations near Downtown/Main Street, Skate Park, & construction site of the future City Hall.
- Cameras use analytics such as motion detection, person of interest, line crossing, and loitering to ensure a safer downtown area.
- Can be viewed in real time from Police Communications Center



FIRE STATION 2 RENOVATION (\$4,133,736)

- Station 2 expansion and renovation to facilitate drive through apparatus bays, eliminate backing in from highway, accommodate future staffing, and improved safety features.
- Associated grading, paving, parking, drainage, and utility improvements to service the station.
- Design Plans funded in 2024 are currently "shovel ready"



PUBLIC WORKS BUILDING (\$700,000)

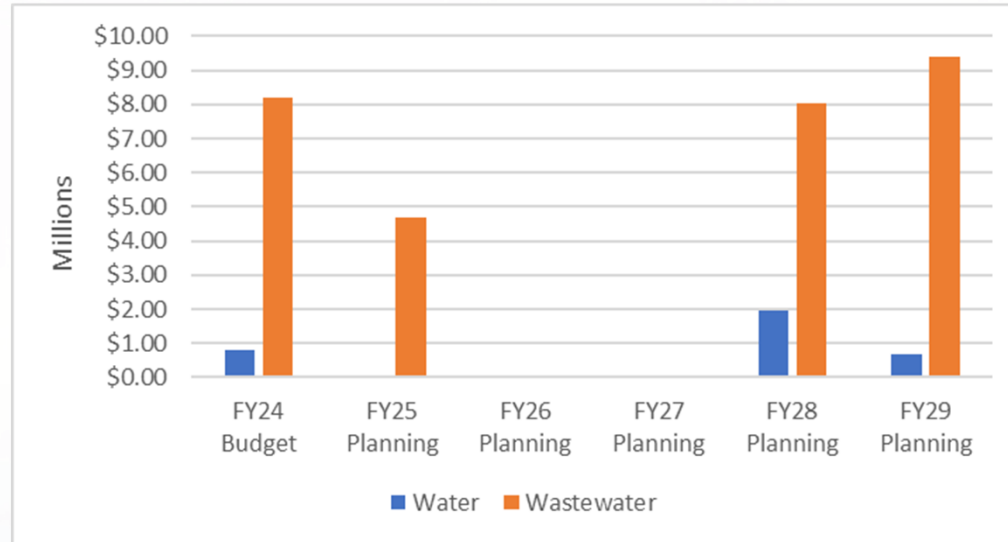
- Contingency to be added for Public Works Building
- Adds to the cash balance to purchase and renovate the property



2025 WATER/WASTEWATER UTILITY RATE SUPPORTED

APPROVED WATER & WASTEWATER CIP

- The Water and Wastewater CIP was approved at the 7/11/2024 Council meeting
- The CIP includes proposed projects with future debt issues for 2025, 2028 and 2029
- 2025 debt issue is for wastewater projects only
- Current water and sewer rates anticipated the 2025 debt issue



FY 2025 WASTEWATER DEBT ISSUE PROJECTS

Project Type	Project Name	Project Estimate
Wastewater	Bull Branch Upsizing (Main to E. 7 th St)	\$1,150,000
Wastewater	Bull Branch Upsizing (E. 7 th St to Robinson Park)	\$1,400,000
TCEQ	TCEQ Deficiencies (Fine Screen)	\$1,423,695
TCEQ	TCEQ Deficiencies (Handrail)	\$393,015
TCEQ	TCEQ Deficiencies (Second Belt Press)	\$300,000
	Subtotal	\$4,666,710

*Rates were recently adjusted and adopted in September 2024

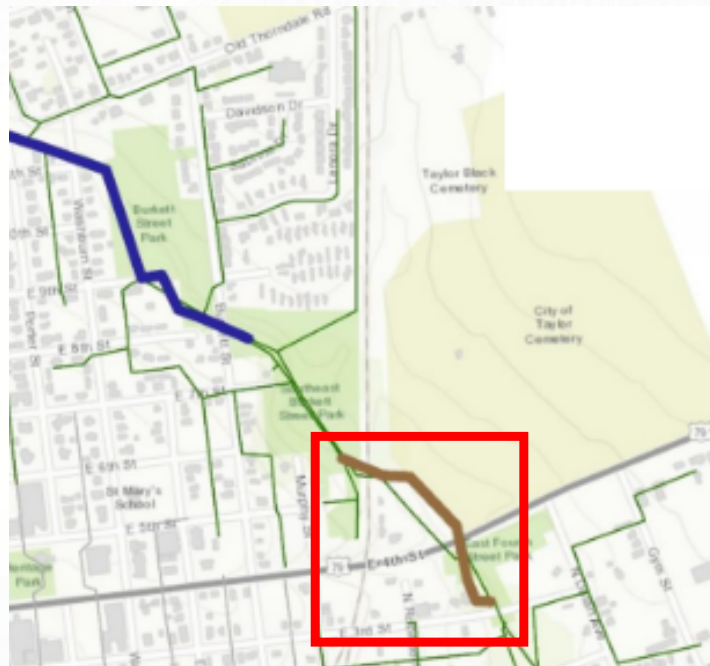
UPSIZE EXISTING 15" WWL ALONG BULL BRANCH, FROM MAIN ST TO E 7TH ST TO 24"(\$1,150,000)

- Bull Branch is the main area of concern in the collection system
- Debt issue is a continuation of 2024 debt issue for the interceptor
- Project will address surcharge issues within the Bull Branch system
- A new 24" WWL will address current capacity constraints to serve anticipated growth through 2040



UPSIZE EXISTING 18" WWL ALONG BULL BRANCH, FROM E 7TH ST TO ROBINSON PARK TO 30" (\$1,400,000)

- Debt issue is a continuation of 2024 debt issue for the interceptor
- Project addresses surcharge issues that occur during rain events
- The new 30" WWL will address capacity constraints to serve anticipated growth through 2040
- The segment shown is in construction. Funds to be used for pending easement acquisition and related costs. Unused funds will be utilized for the next Bull Branch segment to the north.



MUSTANG CREEK WWTP TCEQ DEFICIENCY IMPROVEMENTS

2025 WWTP Debt Issue Projects	Project Estimate
1 - Fine Screen	\$1,423,695
2- Handrail for Treatment Unit 1	\$393,015
3 - Second Belt Press	\$300,000
Total	\$2,116,710
* Other TCEQ deficiency improvement projects planned with 2024 debt and future issues	



QUESTIONS?