

AGENDA

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

OCTOBER 13, 2016, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATION

1. Proclamation: Arbor Day, October 22, 2016 (Mayor)
2. Proclamation: National Friends of the Library Week, October 16-22, 2016. (Mayor)
3. Proclamation: Chamber of Commerce Week, October 17-21, 2016. (Mayor)

ANNOUNCEMENTS

CITIZENS COMMUNICATION

(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda. Registration forms are available at the sign in table.)

CONSENT AGENDA

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

4. Approve Ordinance 2016-19 for a Budget Amendment to the budget for the 2015/2016 fiscal year. (Rosemarie Dennis)
5. Approve minutes for September 22, 2016. (Susan Brock)

PUBLIC HEARINGS/ORDINANCES

6. Consider approving Ordinance 2016-14 revising Tax Increment Financing ordinance. (Ashley Lumpkin; Ted Hejl)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

7. Consider approving a 380 economic development agreement for a new hotel. (Isaac Turner)
8. Receive update on disposition of property located at 608 Kimbro. (Ashley Lumpkin)
9. Receive 2016 Strategic Facilities Plan for the wastewater treatment plant. (Casey Sledge)
10. Receive update on emergency repairs and condition assessment of the wastewater treatment plant. (Walter Ragsdale)
11. Receive update on TxDOT Department of Aviation bid award for airport improvements. (David Cornelius)
12. Approve Reimbursement Resolution R16-27 expressing official intent to reimburse certain expenditures of the City of Taylor for the Airport project and wastewater treatment plant improvements. (Rosemarie Dennis)
13. Discuss proposal from Texas Department of Transportation regarding rehabilitation options for Martin Luther King, Jr., Blvd and Highway 112. (Walter Ragsdale)

14. Discuss parcel versus business methodology for assessing the non-residential Transportation User Fee. (Isaac Turner)
15. Receive update on Community Cleanup efforts. (Ashley Lumpkin; Holli Nelson)
16. Consider meeting dates for November and December, 2016. (Isaac Turner)
17. Consider proposed future agenda topics and items for discussion. (Mayor)

EXECUTIVE SESSION

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

- Pending litigation

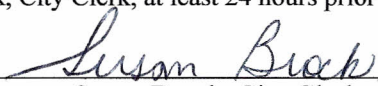
19. Consider action from Executive Session.

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development). I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on October 10, 2016 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 Susan Brock, City Clerk, at least 24 hours prior to the meeting for special assistance.

Posted By: _____


Susan Brock, City Clerk

Date _____

10/10/16



***City Council Meeting
October 13, 2016
Agenda Item Transmittal***

Agenda Item #: 1
Agenda Title: Proclamation: Taylor Arbor Day is October 22, 2016.
Council Action to be taken: Mayor presents proclamation
Initiating Department: Parks and Recreation
Staff Contact: Mike De Vito, Recreation Superintendent

1. INTRODUCTION/PURPOSE

To proclaim October 22, 2016 as Taylor Arbor Day in conjunction with Community Clean Up efforts.

2. DESCRIPTION/ JUSTIFICATION

This proclamation satisfies additional requirements for the Tree City USA program.

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

This year's Arbor Day activities will be held on Saturday, October 22nd, 2016 in accordance with this proclamation.

5. RECOMMENDATION

Staff requests the Mayor to present this proclamation.

6. REFERENCE FILES

1a. [Proclamation](#)

PROCLAMATION

Arbor Day

Whereas, Arbor Day was first observed in 1872 with the planting of more than a million trees in Nebraska and is now observed throughout the nation and the world; and

Whereas, we, the City of Taylor, in accordance with the State of Texas and the Arbor Day Foundation, wish to beautify our community through the planting of trees; and

Whereas, by planting trees in our parks and community, we enhance the beauty, health and quality of life of our residents and of our community as a whole;

Now, therefore, as Mayor of the City of Taylor, I do hereby proclaim October 22, 2016 as

Taylor Arbor Day

in the City of Taylor, Texas as a way to celebrate and support the protection of our trees.

Proclaimed this 13th day of October, 2016.

Jesse Ancira, Jr., Mayor



***City Council Meeting
October 13, 2016
Agenda Item Transmittal***

Agenda Item #: 2
Agenda Title: Proclamation: Friends of the Library Week, Oct 17-22, 2016

Council Action to be taken: Presentation by Mayor

Initiating Department: Taylor Public Library

Staff Contact: Karen Ellis, Library Director

1. INTRODUCTION/PURPOSE

The Friends of the Taylor Public Library work tirelessly to promote the library and its services to the community. The Friends secure funding for the annual Summer Reading Program and provide numerous volunteer hours at these and other library events.

2. DESCRIPTION/ JUSTIFICATION

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

National Friends of Libraries Week is observed October 17 – 22, 2016.

5. RECOMMENDATION

6. REFERENCE FILES

2a. [Proclamation](#)

PROCLAMATION

National Friends of Libraries Week October 17-22, 2016

Whereas, Friends of the Taylor Public Library raise money that enables our library to move from good to great -- providing the resources for additional programming, support and funding for Summer Reading Program, and special events throughout the year; and

Whereas, the work of the Friends highlights the fact that our library is the cornerstone of the community providing opportunities for all; and

Whereas, the Friends understand the importance of well funded libraries and advocate to ensure that our library has the resources it needs to provide services to all ages including access to print and electronic materials, along with expert assistance in research, readers' advisory, and children's services;

Whereas, the Friends' gift of their time and commitment to the library sets an example for how volunteering leads to positive civic engagement and the betterment of our community;

Now, therefore, as Mayor of the City of Taylor, Texas, I do hereby proclaim October 16th – 22nd, as

Friends of the Library Week

PROCLAIMED this the 13th day of October, 2016.

Jesse Ancira, Jr., Mayor



***City Council Meeting
October 13, 2016
Agenda Item Transmittal***

Agenda Item #: 3
Agenda Title: Proclamation: Chamber of Commerce Week, Oct 17-21, 2016

Council Action to be taken: Presentation by Mayor

Initiating Department: Taylor Chamber of Commerce

Staff Contact: Tia Stone, President, Taylor Chamber of Commerce

1. INTRODUCTION/PURPOSE

The Taylor Chamber of Commerce works to promote the local businesses and their services to the community. The attached proclamation recognizes a week in October to acknowledge those efforts.

2. DESCRIPTION/ JUSTIFICATION

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

Chamber of Commerce Week is observed October 17 – 21, 2016.

5. RECOMMENDATION

6. REFERENCE FILES

3a. [Proclamation](#)

PROCLAMATION

Chamber of Commerce Week
October 17-21, 2016

Whereas, local businesses play an important role in the growth of a community; and

Whereas, since 1925 the Greater Taylor Chamber of Commerce has worked with businesses, merchants, and industry promoting the civic, economic, professional and cultural life of the City of Taylor; and

Whereas, the chamber supports Taylor partners in both the community and local businesses to advance our mutual growth and prosperity; and

Whereas, the chamber and its members provide citizens with a strong business environment that increases employment, retail trade and commerce, and industrial growth in order to make the City of Taylor a better place to live; and

Whereas, the chamber of commerce encourages the growth of existing industries, services, and commercial firms and encourages new firms and individuals to locate in the City of Taylor.

Now, therefore, as Mayor of the City of Taylor, I do hereby proclaim October 17-21, 2016 as

Chamber of Commerce Week

Proclaimed this 13th day of October, 2016.

Jesse Ancira, Jr., Mayor

ANNOUNCEMENTS

DATE/Time	EVENT	LOCATION
Friday, Oct. 14, 10:00 am	Dan Moody Statue unveiling	Wm Co Courthouse, Georgetown
Sat. Oct. 15, 10 am-2 pm	Open House	Central Fire Station
Sat. Oct. 22, 8 am – 12 noon	Neighborhood/Community Clean Up	West Walnut/MLK Blvd
	City wide Clean Up “ “	Welch Street 1424 N. Main
Mon. Oct. 24-Nov. 4	Early Voting 7am to 7pm + 12-6 Sun.	City Hall
Mon., Oct. 31, 6-9 pm	Spooktacular	Heritage Square/Downtown
Thurs., Nov. 10, 10:00 am	Dr. Dickey Cenotaph Marker Dedication	Tx State Cemetery, Austin



City Council Meeting October 13, 2016 Agenda Item Transmittal

Agenda Item #: 4

Agenda Title: Approve Ordinance 2016-19 amending the budget for the 2015-16 fiscal year.

Council Action to be taken: Approve Ordinance 2016-19 which amends the FY2015-16 budget.

Initiating Department: Finance Department

Staff Contact: Rosemarie Dennis, Finance Director

1. INTRODUCTION/PURPOSE

The purpose of this agenda item is to approve Ordinance 2015-16 which amends the FY2015-16 budget.

2. DESCRIPTION/JUSTIFICATION

This ordinance amends the current Fiscal Year Budget based on changes or events that have occurred in the months between October 1, 2015 through September 30, 2016 that require either funding beyond what was appropriated at the beginning of the fiscal year or a modifications from the original amounts. Below summarizes the funds that are being amended.

To assist you in reviewing these particular documents, a summary of the contents of each are provided below in the order that each section appears in the packet.

- Exhibit A- This attachment is part of the ordinance and specifics the items are recommended to be amended by fund and category. This document describes the purpose of needing to change a particular category.
- Ordinance No. 2016-19- This is the official document that formalizes the adoption of the changes contained in Exhibit A Budget Amendment.

While a considerable amount of work goes into formulating the budget each year, there are several things that may occur or happen that require changes to the budget. Obviously, some type of emergency situations can occur that require immediate attention. In other cases, some transactions may span or crossover into the next fiscal year due to timing issues such as 380 agreements or invoices being received well into the next fiscal year. Also, the amendment includes items that staff brought before Council for approval which appropriation were not budgeted for, but received approval from

City Council. Grants and donations that we receive are recorded as revenue but the expenditures for these proceeds are not recognized in the budget until the budget is amended.

While staff works diligently to improve the budget process every year; there are still some things that may get overlooked during the process. There are expenditures that are paid on an annual basis which may vary year to year in cost. Other expenditures that were needed were basically just to carry the department through to the end of the fiscal year while some line items were reduced for savings. Revenues that were under or over estimated were adjusted in this budget amendment to reflect more in line to actual.

Comments on each of the Amended Funds:

General Fund - The net adjustment to General Fund revenues is an increase of \$291,936 from the original budget of \$11,467,314. The amended amount for revenues is \$11,759,250. The adjustments made to revenues are to reflect actual amounts collected. The end year has not been closed, there are franchise fees to be collected that will be received in October and November that are for the fourth quarter that will need to be recorded for September. As shown in Exhibit A, there were some revenues in which reflect shortfalls while others an increase from the original budget.

Notable increases in revenue are:

- Property taxes- Under-estimated the amount that would be add from the properties that were under review by \$176,263.
- Permits and Licenses- Due to new development these categories increased by \$103,080.
- Intergovernmental Revenues-The City received reimbursements from expenditures that were incurred in 2015 due to the May flooding (\$114,527) and grant funding for the ticket writer program (\$50,710).
- Use of Money and Property- Received a streetlight settlement from Oncor in amount of \$24,075.

Notable decreases in revenue are:

- Sales Tax-Short fall in sales tax by \$162,386, a 5.3% decrease.
- Charges for services- A shortfall in the recreational area such as pool services for a combined decrease of \$37,100 or 21.3% from the adopted budget.
- Municipal Court fines- Anticipated decrease of \$25,000 or 12.5%.

On the expenditure side, the total adjustment needed is \$279,221 reduction in appropriations from the original budget of \$12,107,314. This is a slight decrease of 2.3% from the adopted budget. The amended budget amount for expenditures is \$11,828,093. As seen in Exhibit A, the increases and decreases by departments are reflected.

Listed below summarizes the most notable expenditures whether it was increases or decreases that impacted the General Fund:

- Several departments had salary savings in the 100 Employee Services category within their department due to staff turnover. Police had an increase due to vacation and sick leave payout due to employees leaving employment with the City.
- Communication services were reduced by \$46,468 in the General Fund due to the communication audit that was conducted in 2015.
- The ticket writer grant expenditures for equipment and software are included in this budget amendment in the Police Department in the amount of \$50,710.
- A 380 Economic Development agreement carried over into this fiscal year for payout that was not included in the budget for \$200,000.
- Acquisition of easements for the Bill Pickett Road in the amount of \$81,247.
- Transfers for grant matches were reduced due to invoicing that were paid in the last fiscal year that were anticipated to be paid out in this budget.

In summary, with the adjustments in appropriations to revenues and expenditures, the net deficit of \$68,843. This will leave the unassigned fund balance to be estimated at \$3,148,018, which exceeds over the three months of operating reserves of \$2,957,023.

Special Revenue Funds – The Tax Increment Financing Fund (TIF), Hotel/Motel Fund, Texas Capital Fund, Main Street Revenue Fund, Municipal Court Special Revenue Fee Fund, and Library Donation/Grant Fund are in need of amending.

TIF Fund- Preliminary values were used during the budget process, this budget amendment is to adjust to actual. Over-estimated projections were assumed for property tax revenues for the TIF zone.

Hotel/Motel Fund- Modifications were made to revenues and expenditures to reflect closer to actuals.

Texas Capital Fund- Modifications were made to reflect the amount paid by the Temple College Foundation to pay off the outstanding loan. This was a pass through agency grant account.

Main Street Revenue Fund- Revenues and expenditures were adjusted closer to actual.

Municipal Court-Security & Technology Fund- Modification made to revenues and expenditures to reflect closer to actual. A need for security improvements were completed at the Municipal Court in the amount of \$5,635.

Library Grant/Donation Fund- It is very difficult to put together a budget, since all of the proceeds are from grants and donations. Grant awards are not always awarded during the budget process and funding for these awards may result in a budget amendment. For the most part assumptions are made when putting this budget together. Most of the grants and donations are expected to be expended

within a time period. Some expenditures have carried over from the previous year. An emergency repair at the Library to replace an air conditioner was needed in the amount of \$17,500. The use of Noble Trust Fund were transferred to the General Fund to off-set this expense.

Debt Service Funds:

Debt service schedules are fixed throughout the life of the bonds so adjustments to these funds are rarely needed. However, refinancing of debt were completed in December 2015 and again in June 2016, which resulted in savings and changes to the Debt Service schedule.

Other Funds:

Roadway Impact Fee Fund - Modification made to revenues to reflect closer to actual. No expenditures are anticipated for this fund.

Water & Wastewater Impact Fee Fund- Modification made to revenues to reflect closer to actual. No expenditures are anticipated for this fund.

Cemetery Permanent Fund- Revenues and expenditures were modified from the adopted budget to reflect closer to actual.

Proprietary Fund:

Utility Fund- Modification made to revenue to reflect closer to actual. . Despite the fact that revenue projections for this year included rate increases, it was not anticipated that water sales would be so dramatically affected by the wetter than normal summer. A 8% decrease is projected in water sales and a 9.1% in wholesale water charges from the adopted budget. Sewer sales were impacted slightly.

Total expenditures were decreased by \$284,917 or 3.6% to reflect closer to actual expenditures. Utility Administration and Utility Maintenance is projected at a decrease in expenditures; however, the Wastewater Treatment Plant had emergency pump repairs that were needed for capital outlay in the amount of \$75,708. It is anticipated that revenues will exceed expenditures by \$296,169.

Airport Fund- Revenues did come in lower than budgeted due to fuel sales being down but also impact expenditures, a decrease in cost of fuel. Salary savings are also seen in this fund due to staff turnover.

Internal Service Funds:

Fleet Services Operating Fund – Expenditures for this fund were mainly due to vehicle repairs and maintenance cost to include the cost of fuel. Due to a reduction in fuel and maintenance cost, replenishment of funds needed to offset on-going expenditures were reduced.

Fleet Replacement Fund – This fund is being amended to reflect the actual payments for the financing of equipment purchased that was approved by City Council in May 2015. The purchase of purchase vehicle took a little more time than anticipated, which roll into this fiscal year when the payment became due in the amount of \$169,642. This is the reason why expenditures exceeds

revenues. Financing was done in the fiscal year in which projected cost were budget, this amendment will reflect actual cost. Revenues were received on an auction of vehicles and equipment which is included in this amendment of \$6,511 in this fund.

3. FINANCIAL/BUDGET

The impact of this budget amendment on the various funds is as follows:

Fund	Revenues		Expenditures		Net Profit/ (Loss)	
	Adopted Budget	Amendment #1	Adopted Budget	Amendment #1	Adopted Budget	Amendment #1
General Fund	\$ 11,467,314	\$11,759,250	\$12,107,314	\$11,828,093	\$ (640,000)	\$ (68,843)
Special Revenue:						
TIF Fund	\$ 240,537	\$ 227,559	\$ 155,000	\$ 428,353	\$ 85,537	\$ (200,794)
Hotel/Motel Fund	\$ 75,000	\$ 75,090	\$ 94,250	\$ 81,927	\$ (19,250)	\$ (6,837)
Texas Capital Fund	\$ 25,023	\$ 62,140	\$ 25,023	\$ 62,140	\$ -0-	\$ -0-
Main Street Program	\$ 68,700	\$ 68,508	\$ 64,500	\$ 81,074	\$ 4,200	\$ (12,566)
Municipal Court-Security & Tech Fund	\$ 12,300	\$ 10,875	\$ 6,052	\$ 11,687	\$ 6,248	\$ (812)
Library Grant/Donation	\$ 2,000	\$ 1,254	\$ 2,000	\$ 28,565	\$ -0-	\$ (27,311)
Debt Service Funds:						
General I&S	\$ 1,916,170	\$ 2,000,214	\$ 1,917,770	\$ 1,872,813	\$ (1,600)	\$ 127,401
Utility I & S	\$ 2,296,330	\$ 2,203,720	\$ 2,296,330	\$ 2,203,720	\$ -0-	\$ -0-
Other Funds						
Roadway Impact	\$ 18,000	\$ 35,335	\$ -0-	\$ no change	\$ 18,000	\$ 35,335
Water & WW Imp Fund	\$ 42,000	\$ 88,972	\$ -0-	\$ no change	\$ 42,000	\$ 161,520
Cemetery Permanent Fd.	\$ 27,740	\$ 16,221	\$ 22,510	\$ 12,330	\$ 5,230	\$ 3,891
Proprietary Funds:						
Utility Fund	\$ 8,291,509	\$ 7,983,223	\$ 7,971,971	\$ 7,687,054	\$ 319,538	\$ 296,169
Airport Fund	\$ 503,362	\$ 426,156	\$ 502,213	\$ 381,908	\$ 1,149	\$ 44,248
Internal Service Funds:						
Fleet Operating Fund	\$ 666,829	\$ 616,794	\$ 670,385	\$ 605,737	\$ (3,556)	\$ 11,057
Fleet Replacement	\$ 424,229	\$ 417,437	\$ 424,229	\$ 580,568	\$ -0-	\$ (163,131)

4. RECOMMENDATION

This ordinance was introduced at the September 22 council meeting; recommendation is to approve Ordinance 2016-19.

5. REFERENCE FILES

- 4a. [Ordinance 2016-19](#)
- 4b. [Exhibit A amended](#) budget figures
- 4c. [Budget Amendment](#) Powerpoint

ORDINANCE NO. 2016-19

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE NO. 2015-10 ADOPTED ON SEPTEMBER 10, 2015, MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016; BY AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE GENERAL FUND AS WELL AS OTHER FUNDS THAT PROVIDE FOR THE PAYMENT OF OPERATING EXPENSES AND CAPITAL OUTLAY AND BY CHANGING THE AMOUNT APPROPRIATED FOR VARIOUS DEPARTMENTS OF THE CITY.

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

SECTION 1.0: That the appropriations for the fiscal year beginning October 1, 2015 and ending September 30, 2016, for the support of the general government of the City of Taylor, Texas be amended for said term in accordance with the change in revenues and expenditures shown in the attached Exhibit A.

SECTION 2.0: That the amendment, as shown in words and figures in Exhibit A, is hereby approved in all aspects and adopted as an amendment to the City budget for the fiscal year October 1, 2015 and ending September 30, 2016.

SECTION 3.0: In accordance with Article 8 of the City Charter, this ordinance was introduced before the City Council of the City of Taylor, Texas on the 22nd day of September, 2016.

PASSED, APPROVED, and ADOPTED on the 13th day of October, 2016.

Jesse Ancira, Jr., Mayor
City of Taylor, Texas

ATTEST:

Susan Brock, City Clerk

Exhibit "A" FY2015-16 BUDGET AMENDMENT

		Adopted Budget	Amended Budget		Difference Add/(subtract)	
100 -- GENERAL FUND						
Revenue						
310 Taxes:						
<u>110 Current Property Taxes</u>						
111	Current Property Taxes	\$ 4,969,997	\$ 5,146,260	\$ 176,263		3.5%
112	Delinquent Taxes	50,000	52,425	\$ 2,425		4.9%
113	Prop.Tax-Penalty/Int.	38,000	44,775	\$ 6,775		17.8%
	Subtotal 110	\$ 5,057,997	\$ 5,243,460	\$ 185,463		3.7%
<u>120 Sales and Use Tax</u>						
121	City Sales Tax	\$ 3,054,715	\$ 2,892,329	\$ (162,386)		-5.3%
	Subtotal 120	\$ 3,054,715	\$ 2,892,329	\$ (162,386)		-5.3%
<u>130 Franchise Tax</u>						
131	Telephone	\$ 50,000	\$ 52,000	\$ 2,000		4.0%
132	Gas	130,000	102,000	(28,000)		-21.5%
133	Mixed Beverage Drinks	9,000	9,000	-		0.0%
134	Electric	490,000	490,000	-		0.0%
135	Cable	150,000	166,530	16,530		11.0%
137	Peg Fees	29,700	33,100	3,400		11.4%
	Subtotal 130	\$ 858,700	\$ 852,630	\$ (6,070)		-0.7%
<u>140 Other Taxes</u>						
141	Occ. Tax/Skill Games	\$ 225	\$ 180	\$ (45)		-20.0%
142	Occ. Tax/Mfg Homes	500	500	-		0.0%
	Subtotal 140	\$ 725	\$ 680	\$ (45)		-6.2%
	310 Taxes Total	\$ 8,972,137	\$ 8,989,099	\$ 16,962		0.2%
320 Permits and Licenses						
<u>150 Development Permits</u>						
151	Plat/Zoning Fees	\$ 2,500	\$ 20,000	\$ 17,500		700.0%
152	Building Permit Fees	130,000	200,000	70,000		53.8%
153	Elec. Permits/Licenses	8,000	12,000	4,000		50.0%
154	Plumbing Permit Fees	7,000	12,500	5,500		78.6%
155	Gas Permit Fee	1,500	300	(1,200)		-80.0%
156	Mechanical Permit Fee	5,000	10,500	5,500		110.0%
	Subtotal 150	\$ 154,000	\$ 255,300	\$ 101,300		65.8%
<u>160 Business and Other Licenses</u>						
161	Technology Fee	\$ -	1,500	1,500		100.0%
162	Beer/Liquor Licenses	7,420	8,200	\$ 780		10.5%
163	Dog Tag Licenses	2,000	1,500	\$ (500)		-25.0%
164	Misc. Business Lic./ Permits	10,000	10,000	\$ -		0.0%
	Subtotal 160	\$ 19,420	\$ 21,200	\$ 1,780		9.2%
	320 Permits/Licenses Total	\$ 173,420	\$ 276,500	\$ 103,080		59.4%
330 Intergovernmental Revenue						
216	FEMA	-	114,527	\$ 114,527		100.0%
	Subtotal 210	\$ -	\$ 114,527	\$ 114,527		
<u>220 State Grants</u>						
221	Officer Standards & Ed	\$ 2,394	\$ 2,258	\$ (136)		-5.7%
229	Other State Grants	-	50,710	50,710		100.0%
	Subtotal 220	\$ 2,394	\$ 52,968	\$ 50,574		2112.5%

Exhibit "A" FY2015-16 BUDGET AMENDMENT

	Adopted Budget	Amended Budget		Difference Add/(subtract)	
230 Local Grants, Contributions, Reimbursements					
232 Capital Area Planning (CAPCO)	\$ 1,500	\$ -	\$ (1,500)	-100.0%	
235 TISD (Police Officer Reimburse.)	45,800	47,800	2,000	4.4%	
238 Local Reimbursement	1,940	2,578	638	32.9%	
239 Other Local Contrib.	16,715	17,236	521	3.1%	
Subtotal 230	\$ 65,955	\$ 67,614	\$ 1,659	2.5%	
330 Intergov. Revenue Total	\$ 68,349	\$ 235,109	\$ 166,760	244.0%	
340 Charges for Services					
250 Public Works					
258 Dog Pound Fees	8,000	4,200	(3,800)	-47.5%	
Subtotal 250	\$ 8,000	\$ 4,200	\$ (3,800)	-47.5%	
260 Recreation					
261 Pool Admission	\$ 40,700	\$ 32,600	\$ (8,100.00)	-19.9%	
264 Pavilion/Aud. Rental	7,000	5,500	(1,500)	-21.4%	
265 Library Services	9,000	9,000	-	0.0%	
266 Plan Review Fees	2,800	23,000	20,200	721.4%	
267 Engineering Inspect. Fees	-	1,225	1,225	100.0%	
268 Library Meeting Rm rent	1,300	800	(500)	-38.5%	
269 Park Fees	115,000	90,000	(25,000)	-21.7%	
270 League fees	18,000	14,000	(4,000)	-22.2%	
289 Credit Card Processing Fees	5,500	4,830	(670)	-12.2%	
Subtotal 260	\$ 199,300	\$ 180,955	\$ (18,345)	-9.2%	
290 Public Safety					
291 Fire Inspection Fees	\$ 5,000	\$ 5,800	\$ 800	16.0%	
292 First Responder EMS Fees	10,000	10,000	-	0.0%	
293 Lien Fees	-	200	200	100.0%	
295 Police Services	35,000	21,600	(13,400)	-38.3%	
Subtotal 290	\$ 50,000	\$ 37,600	\$ (12,400)	-24.8%	
340 Charges for Serv. Total	\$ 257,300	\$ 222,755	\$ (34,545)	-13.4%	
410 Fines and Forfeitures					
310 Fines & Forfeitures					
306 Court Administration Fee	\$ 16,000	\$ 15,000	\$ (1,000)	-6.3%	
307 Def. Driving App. Fee	2,000	2,160	160	8.0%	
308 Dismissal Fee	2,500	550	(1,950)	-78.0%	
309 Judicial Fee-City	1,100	1,675	575	52.3%	
310 Omnibase Local Fee	2,100	1,770	(330)	-15.7%	
311 Municipal Court	200,000	175,000	(25,000)	-12.5%	
312 Child Safety Fees	1,000	1,200	200	20.0%	
313 Traffic Court Fees	3,000	2,500	(500)	-16.7%	
314 Warrant Fees	25,000	20,000	(5,000)	-20.0%	
315 Notice/Arrest Fees	7,100	6,900	(200)	-2.8%	
317 Court Time Pay Fee	13,700	8,300	(5,400)	-39.4%	
318 Library Fines	6,000	6,800	800	13.3%	
319 Seizure/Forfeitures	-	728	728	100.0%	
Subtotal 310	\$ 279,500	\$ 242,583	\$ (36,917)	-13.2%	
410 Fines/forfeitures Total	\$ 279,500	\$ 242,583	\$ (36,917)	-13.2%	

Exhibit "A" FY2015-16 BUDGET AMENDMENT

		Adopted Budget	Amended Budget		Difference Add/(subtract)	
420	Assessments					
	320 Assessments					
	324 Weatherization	\$ 16,000	\$ 6,200		(9,800)	-61.3%
	325 Paving Lien	0	191		191	100.0%
	327 Lot Clean up Assess.	2,500	2,590		90	3.6%
	328 Future Parks	3,500	9,512		6,012	171.8%
	329 Payment of Claims	-	8,323		8,323	100.0%
	Subtotal 320	\$ 22,000	\$ 26,816		\$ 4,816	21.9%
	420 Assessments Total	\$ 22,000	\$ 26,816		\$ 4,816	21.9%
430	Use of Money and Property					
	330 Interest income/ Rent					
	331 Interest Income	\$ 20,000	\$ 16,200		\$ (3,800.00)	-19.0%
	333 Rental Income (Lease)	24,908	27,908		3,000	12.0%
	334 Collections/Gen. Rev.	10,000	56,000		46,000	460.0%
	335 Reimburse./Repayments	20,000	26,500		6,500	32.5%
	Subtotal 330	\$ 74,908	\$ 126,608		\$ 51,700	69.0%
	430 Use of Money/Prop. Total	\$ 74,908	\$ 126,608		\$ 51,700	69.0%
440	Donations Private Sources					
	340 Public Safety Donations					
	349 Other Public Safety Donation	\$ 8,000	\$ 24,980		\$ 16,980	212.3%
	353 Donations-Parks	1,000	-		\$ (1,000)	-100.0%
	359 Miscellaneous Donations	1,500	5,600		\$ 4,100	273.3%
	Subtotal 340	\$ 10,500	\$ 30,580		\$ 20,080	191.2%
	440 Donations Total	\$ 10,500	\$ 30,580		\$ 20,080	191.2%
450	Interfund Operating Transfer					
	360 Interfund transfers					
	367 From MDUS	\$ 180,000	\$ 180,000		\$ -	0.0%
	369 Transfer from Sanitation Fund	\$ 164,200	\$ 164,200		\$ -	0.0%
	371 From Utility Fund	1,250,000	1,250,000		-	0.0%
	372 From Airport Op. Fund	15,000	15,000		-	0.0%
	Subtotal 370	1,609,200	1,609,200		-	0.0%
	450 Interfund Transf. Tot.	\$ 1,609,200	\$ 1,609,200		\$ -	0.0%
Total Revenues		\$ 11,467,314	\$ 11,759,250		\$ 291,936	2.5%

Exhibit "A" FY2015-16 BUDGET AMENDMENT

		Adopted Budget	Amended Budget		Difference Add/(subtract)	
General Fund Expenditures						
City Council						
500	<u>Expenditure Category</u>					
100	Employee Services	\$ 17,563	\$ 17,054	(509)	-2.9%	
200	Operational Supplies	12,905	8,446	(4,459)	-34.6%	
300	Facilities Oper./Maint.	2,624	3,306	682	26.0%	
500	Contract Services/Fees	61,700	64,015	2,315	3.8%	
800	Contributions	35,765	35,765	-	0.0%	
Departmental Total		\$ 130,557	\$ 128,586	\$ (1,971)	-1.5%	
City Mgmt/ Legal Services						
501	<u>Expenditure Category</u>					
100	Employee Services	\$ 478,928	\$ 487,578	8,650	1.8%	
200	Operational Supplies	19,165	15,727	(3,438)	-17.9%	
300	Facilities Oper./Maint.	6,824	3,774	(3,050)	-44.7%	
400	Equip. Oper./Maint.	947	947	-	0.0%	
500	Contract Services/Fees	15,300	51,675	36,375	237.7%	
Departmental Total		\$ 521,164	\$ 559,701	\$ 38,537	7.4%	
Public Information						
503	<u>Expenditure Category</u>					
100	Employee Services	\$ 76,021	\$ 67,199	(8,822)	-11.6%	
200	Operational Supplies	5,056	4,980	(76)	-1.5%	
300	Facilities Oper./Maint.	1,850	620	(1,230)	-66.5%	
500	Contract Services/Fees	55,836	54,376	(1,460)	-2.6%	
Departmental Total		\$ 138,763	\$ 127,175	\$ (11,588)	-8.4%	
Human Resources						
504	<u>Expenditure Category</u>					
100	Employee Services	129,213	118,280	(10,933)	-8.5%	
200	Operational Supplies	10,000	11,515	1,515	15.2%	
300	Facilities Oper./Maint.	2,000	805	(1,195)	-59.8%	
400	Equip. Oper./Maint.	685	815	130	19.0%	
500	Contract Services/Fees	47,570	48,526	956	2.0%	
Departmental Total		\$ 189,468	\$ 179,941	\$ (9,527)	-5.0%	
Dept of Finance						
512	<u>Financial Services Div.</u>					
	<u>Expenditure Category</u>					
100	Employee Services	\$ 293,033	\$ 299,222	6,189	2.1%	
200	Operational Supplies	6,686	5,376	(1,310)	-19.6%	
300	Facilities Oper./Maint.	2,456	1,296	(1,160)	-47.2%	
400	Equip. Oper./Maint.	1,228	1,660	432	35.2%	
500	Contract Services/Fees	122,041	121,806	(235)	-0.2%	
800	Contributions/Contingencies	268,010	454,166	186,156	69.5%	
Departmental Total		\$ 693,454	\$ 883,526	\$ 190,072	27.4%	
Municipal Court						
516	<u>Expenditure Category</u>					
100	Employee Services	\$ 238,585	\$ 243,219	4,634	1.9%	
200	Operational Supplies	7,500	6,725	(775)	-10.3%	
300	Facilities Oper./Maint.	4,015	3,772	(243)	-6.1%	
400	Equip. Oper./Maint.	1,451	2,034	583	40.2%	
500	Contract Services/Fees	38,450	44,480	6,030	15.7%	
Departmental Total		\$ 290,001	\$ 300,230	\$ 10,229	3.5%	

Exhibit "A" FY2015-16 BUDGET AMENDMENT

Adopted Budget	Amended Budget		Difference Add/(subtract)
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Development Services:**522 Planning/Inspections****Expenditure Category**

100	Employee Services	\$ 417,879	\$ 329,692	(88,187)	-21.1%
200	Operational Supplies	11,000	8,876	(2,124)	-19.3%
300	Facilities Oper./Maint.	7,362	2,955	(4,407)	-59.9%
400	Equip. Oper./Maint.	12,209	11,883	(326)	-2.7%
500	Contract Services/Fees	199,370	247,372	48,002	24.1%
Total		\$ 647,820	\$ 600,778	\$ (47,042)	-7.3%

Main Street Program**524****Expenditure Category**

100	Employee Services	\$ 50,447	\$ 51,482	1,035	2.1%
200	Operational Supplies	16,070	16,321	251	1.6%
300	Facilities Oper./Maint.	1,000	630	(370)	-37.0%
400	Equip. Oper./Maint.	1,000	775	(225)	-22.5%
500	Contract Services/Fees	2,560	2,122	(438)	-17.1%
Total		\$ 71,077	\$ 71,330	\$ 253	0.4%

Moody Museum**527****Expenditure Category**

200	Operational Supplies	1,705	1,405	(300)	-17.6%
300	Facilities Oper./Maint.	5,866	4,606	(1,260)	-21.5%
500	Contract Services/Fees	1,300	1,325	25	1.9%
Departmental Total		\$ 8,871	\$ 7,336	\$ (1,535)	-17.3%

Public Library**532****Expenditure Category**

100	Employee Services	\$ 333,987	\$ 335,379	1,392	0.4%
200	Operational Supplies	13,440	13,940	500	3.7%
300	Facilities Oper./Maint.	36,450	33,700	(2,750)	-7.5%
400	Equip. Oper./Maint.	950	950	-	0.0%
500	Contract Services/Fees	10,223	10,223	-	0.0%
700	Capital Outlay	44,000	44,000	-	0.0%
Departmental Total		\$ 439,050	\$ 438,192	\$ (858)	-0.2%

Fire Services**542 Suppression -EMS****Expenditure Category**

100	Employee Services	\$ 1,788,189	\$ 1,763,936	(24,253)	-1.4%
200	Operational Supplies	101,270	100,833	(437)	-0.4%
300	Facilities Oper./Maint.	35,922	32,921	(3,001)	-8.4%
400	Equip. Oper./Maint.	273,886	272,282	(1,604)	-0.6%
500	Contract Services/Fees	46,608	47,101	493	1.1%
Departmental Total		\$ 2,245,875	\$ 2,217,073	\$ (28,802)	-1.3%

Police Services**552 Field Services Division****Expenditure Category**

100	Employee Services	\$ 2,490,515	\$ 2,523,122	32,607	1.3%
200	Operational Supplies	39,712	40,587	875	2.2%
300	Facilities Oper./Maint.	52,939	35,364	(17,575)	-33.2%
400	Equip. Oper./Maint.	240,684	226,359	(14,325)	-6.0%
500	Contract Services/Fees	83,218	105,016	21,798	26.2%
700	Capital Outlay	6,435	52,699	46,264	718.9%
800	Contributions/Contingencies	15,000	15,000	-	0.0%
Total		\$ 2,928,503	\$ 2,998,147	\$ 69,644	2.4%

Exhibit "A" FY2015-16 BUDGET AMENDMENT**558 Animal Control****Expenditure Category**

	Adopted Budget	Amended Budget		Difference Add/(subtract)	
100 Employee Services	\$ 108,010	\$ 112,833		4,823	4.5%
200 Operational Supplies	8,431	9,184		753	8.9%
300 Facilities Oper./Maint.	11,327	22,580		11,253	99.3%
400 Equip. Oper./Maint.	14,000	10,000		(4,000)	-28.6%
500 Contract Services/Fees	6,720	21,576		14,856	221.1%
Total	\$ 148,488	\$ 176,173		\$ 27,685	18.6%

Departmental Total

\$ 3,076,991	\$ 3,174,320		\$ 97,329	3.2%
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Public Works**563 Street & Grounds Maintenance****Expenditure Category**

100 Employee Services	\$ 744,269	644,283		(99,986)	-13.4%
200 Operational Supplies	99,445	81,490		(17,955)	-18.1%
300 Facilities Oper./Maint.	100,255	90,269		(9,986)	-10.0%
400 Equip. Oper./Maint.	251,717	237,705		(14,012)	-5.6%
500 Contract Services/Fees	126,018	147,858		21,840	17.3%
Total	\$ 1,321,704	\$ 1,201,605		\$ (120,099)	-9.1%

573 Engineering & Inspection Division**Expenditure Category**

100 Employee Services	\$ 65,659	\$ 5,009		(60,650)	-92.4%
200 Operational Supplies	2,480	-		(2,480)	-100.0%
300 Facilities Oper./Maint.	1,150	1,950		800	69.6%
400 Equip. Oper./Maint.	7,000	5,500		(1,500)	-21.4%
500 Contract Services/Fees	40,087	50,565		10,478	26.1%
Total	\$ 116,376	\$ 63,024		\$ (53,352)	-45.8%

Departmental Total

\$ 1,438,080	\$ 1,264,629		\$ (173,451)	
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565 Parks and Recreation**Expenditure Category**

100 Employee Services	\$ 289,940	\$ 278,206		(11,734)	-4.0%
200 Operational Supplies	84,717	75,276		(9,441)	-11.1%
300 Facilities Oper./Maint.	157,560	\$ 152,910		(4,650)	-3.0%
400 Equip. Oper./Maint.	93,341	\$ 82,939		(10,402)	-11.1%
500 Contract Services/Fees	160,708	171,650		10,942	6.8%
700 Capital Outlay	-	18,695		18,695	100.0%
Total	\$ 786,266	\$ 779,676		\$ (6,590)	-0.8%

Internal Services**566 Facilities Maintenance****Expenditure Category**

100 Employee Services	\$ 225,712	\$ 228,754	\$ 3,042	1.3%
200 Operational Supplies	23,499	22,099	(1,400)	-6.0%
300 Facilities Oper./Maint.	133,412	119,245	(14,167)	-10.6%
400 Equip. Oper./Maint.	9,378	7,878	(1,500)	-16.0%
500 Contract Services/Fees	14,500	14,500	-	0.0%
Total	\$ 406,501	\$ 392,476	\$ (14,025)	-3.5%

Exhibit "A" FY2015-16 BUDGET AMENDMENT**575 Information Tech Division**

		Adopted Budget	Amended Budget		Difference Add/(subtract)	
<u>Expenditure Category</u>						
100	Employee Services	\$ 56,542	58,739	\$ 2,197	3.9%	
200	Operational Supplies	1,330	1,300	(30)	-2.3%	
300	Facilities Oper./Maint.	1,056	1,056	-	0.0%	
400	Equip. Oper./Maint.	7,000	5,500	(1,500)	-21.4%	
500	Contract Services/Fees	47,897	47,897	-	0.0%	
Total		\$ 113,825	\$ 114,492	\$ 667	0.6%	

Departmental Total

\$ 520,326	\$ 506,968		\$ (13,358)	-2.6%
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Non-departmental**592**

<u>Expenditure Category</u>						
500	Contract Services/Fees	\$ 106,948	\$ 123,279	\$ 16,331	15.3%	
600	Bad Debt	8,500	0	(8,500)	-100.0%	
700	Capital Outlay	-	81,247	81,247	100.0%	
800	Contingencies/Transfers	794,103	384,042	(410,061)	-51.6%	
900	Debt Service	-	64	64	100.0%	
Departmental Total		\$ 909,551	\$ 588,632	\$ (320,919)	-35.3%	

Total General Fund Expenditures

\$ 12,107,314	\$ 11,828,093		\$ (279,221)	-2.3%
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Revenue less Expenditures

\$ (640,000)	\$ (68,843)		\$ 571,157	
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SPECIAL REVENUE FUNDS**119 --TAX INCREMENT FINANCING FUND (TIF)****REVENUE**Revenue Category**310 Taxes**

111	Current Property tax	\$ 150,354	\$ 142,048	\$ (8,306)	-5.5%	
Subtotal		\$ 150,354	\$ 142,048	\$ (8,306)	-5.5%	

330 Intergovernmental

238	Local reimbursement/refund	\$ 89,878	\$ 84,041	\$ (5,837)	-6.5%	
Subtotal		\$ 89,878	\$ 84,041	\$ (5,837)	-6.5%	

430 Use of Money and Property

331	Interest income	\$ 305	\$ 1,470	\$ 1,165	382.0%	
Subtotal		\$ 305	\$ 1,470	\$ 1,165	382.0%	

Total Revenues

\$ 240,537	\$ 227,559		\$ (12,978)	-5.4%
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EXPENDITURESExpenditure Category

500	Contract Services	\$ -	\$ 113,000	\$ 113,000	100.0%	
800	Contributions/Transfers	155,000	315,353	160,353	103.5%	
Total		\$ 155,000	\$ 428,353	\$ 273,353	176.4%	

Revenue less Expenditures

\$ 85,537	\$ (200,794)		\$ (286,331)	-334.7%
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Exhibit "A" FY2015-16 BUDGET AMENDMENT

		Adopted Budget	Amended Budget		Difference Add/(subtract)	
120 -- HOTEL/MOTEL TAX FUND						
REVENUE						
<u>Revenue Category</u>						
310	Taxes					
	143 Hotel Occupancy Tax	\$ 75,000	75,000	\$ -		0.0%
	274 Late Payment Penalty	\$ -	90	\$ 90		100.0%
	Subtotal	\$ 75,000	75,090	\$ 90		0.1%
	Total Revenues	\$ 75,000	\$ 75,090	\$ 90		0.1%
EXPENDITURES						
<u>Expenditure Category</u>						
	500 Contract Services	\$ 33,000	\$ 26,927	\$ (6,073)		-18.4%
	800 Contributions/Transfers	\$ 61,250	\$ 55,000	\$ (6,250)		-10.2%
	Subtotal	\$ 94,250	\$ 81,927	\$ (12,323)		-13.1%
	Total	\$ 94,250	\$ 81,927	\$ (12,323)		-13.1%
	Revenue less Expenditures	\$ (19,250)	\$ (6,837)	\$ 12,413		-64.5%
121 -- TEXAS CAPITAL FUND- No Change						
REVENUE						
<u>Revenue Category</u>						
430	Use of Money and Property					
	333 Rental Income	\$ 25,023	\$ 62,140	\$ 37,117		148.3%
	Total Revenues	\$ 25,023	\$ 62,140	\$ 37,117		148.3%
EXPENDITURES						
<u>Expenditure Category</u>						
	800 Contingency Reserves/Claims	\$ -	\$ 2,168	\$ 2,168		100.0%
	900 Long Term Debt/Capital Lease	\$ 25,023	59,972	\$ 34,949		139.7%
	Total	\$ 25,023	\$ 62,140	\$ 34,949		139.7%
	Revenue less Expenditures	\$ -	\$ -	\$ 2,168		100.0%
123 -- MAIN STREET REVENUE FUND						
REVENUE						
<u>Revenue Category</u>						
430	Uses of Money and Property					
	335 Refunds and Reimbursements	\$ 2,000	\$ -	\$ (2,000)		-100.0%
	Total Donation from Private Sources	\$ 2,000	\$ -	\$ (2,000)		-100.0%
440	Donations From Private Sources					
	355 Heritage Sq Lights	\$ 100	\$ -	\$ (100)		-100.0%
	357 Sales and Other Fundraisings	3,000	2,500	(500)		-16.7%
	358 Taylor Zest Festival	14,000	16,408	2,408		17.2%
	Total Donation from Private Sources	\$ 17,100	\$ 18,908	\$ 1,808		10.6%

Exhibit "A" FY2015-16 BUDGET AMENDMENT

		Adopted Budget	Amended Budget		Difference Add/(subtract)	
450	Interfund Operating Transfer					
	361 Transfer from TIF	\$ 30,000	\$ 30,000	\$ -		0.0%
	362 Transfer from H.O.T.	5,000	5,000	-		0.0%
	365 Transfer from General Fund	14,600	14,600	-		0.0%
	Total Interfund Transfers	\$ 49,600	\$ 49,600	\$ -		0.0%
	Total Revenues	\$ 68,700	\$ 68,508	\$ (192)		-0.3%
EXPENDITURES						
	<u>Expenditure Category</u>					
200	Operational Supplies	12,000	21,249	9,249		77.1%
500	Contract Services	-	525	525		100.0%
800	Contributions/Transfers	52,500	59,300	6,800		13.0%
	Total Expenditures	\$ 64,500	\$ 81,074	\$ 16,574		25.7%
	Revenue less Expenditures	\$ 4,200	\$ (12,566)	\$ (16,766)		-399.2%
125 -- MUNICIPAL COURT SPECIAL FEE FUND						
REVENUE		Adopted	Amended Budget		Difference Add/(subtract)	
	<u>Revenue Category</u>					
410	Fines Forfeitures					
	412 Building Security Fee	\$ 5,300	\$ 4,675	\$ (625)		-11.8%
	413 Technology Fees	7,000	6,200	(800)		-11.4%
	Subtotal 110	\$ 12,300	\$ 10,875	\$ (1,425)		-11.6%
	Total Revenues	\$ 12,300	\$ 10,875	\$ (1,425)		-11.6%
EXPENDITURES						
Municipal Court Bldg. Security						
	<u>Expenditure Category</u>					
100	Employees Services	\$ 5,487	5,487	-		0.0%
200	Operational Supplies	0	6,200	6,200		100.0%
	Total	\$ 5,487	\$ 11,687	\$ -		0.0%
Municipal Court Bldg. Technology						
200	Operational Supplies	\$ 565	0	(565)		-100.0%
	Total	\$ 565	0	\$ (565)		-100.0%
	Total Expenditures	\$ 6,052	\$ 11,687	\$ (565)		-9.3%
	Revenue less Expenditures	\$ 6,248	\$ (812)	\$ 7,060		113.0%
129 -- LIBRARY GRANT/DONATION FUND						
REVENUE		Adopted	Amended Budget		Difference Add/(subtract)	
430	Use of Money & Property					
	331 Interest Income	\$ -	\$ 880	\$ 880		100.0%
	Subtotal	\$ -	\$ 880	\$ 880		
440	Donations for Private Sources					
	359 Misc. Donations	2,000	\$ 374	\$ (1,626)		-81.3%
	Subtotal	\$ 2,000	\$ 374	\$ (1,626)		-81.3%
	Total Revenues	\$ 2,000	\$ 1,254	\$ (746)		-37.3%

Exhibit "A" FY2015-16 BUDGET AMENDMENT**EXPENDITURES**

200	Operational Supplies	\$	2,000	\$	-	\$	(2,000)	-100.0%
500	Contract Services	\$	-	\$	7,000		7,000	100.0%
700	Office Furnitures/Equipment	\$	-	\$	4,065		4,065	100.0%
800	Contributions/Transfers	\$	-	\$	17,500		17,500	100.0%
Total		\$	2,000	\$	28,565		\$ 26,565	1328.3%

Revenue less Expenditures

\$	-	\$	(27,311)		\$	(27,311)	100.0%
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140 -- DEBT SERVICE FUND**140 General I&S Fund(Tax Supported)****REVENUE****Revenue Category****310 Taxes**

111	Current Property Taxes	\$	1,915,770	\$	1,997,200	\$	81,430	4.3%
Sub-Total		\$	1,915,770	\$	1,997,200		\$ 81,430	4.3%

430 Use of Money & Property

331	Interest Income	\$	400	\$	3,014	\$	2,614	653.5%
Sub-Total		\$	400	\$	3,014		\$ 2,614	653.5%

Total Revenues

\$	1,916,170	\$	2,000,214		\$	84,044	4.4%
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EXPENDITURES**Expenditure Category**

500	Contract Services	\$	2,000	\$	3,000	\$	1,000	50.0%
900	Debt Service	\$	1,915,770	\$	1,869,813	\$	(45,957)	-2.4%
Sub-Total		\$	1,917,770	\$	1,872,813		\$ (44,957)	-2.3%

Total Expenditures

\$	1,917,770	\$	1,872,813		\$	(44,957)	-2.3%
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Revenue less Expenditures

\$	(1,600)	\$	127,401		\$	129,001	-8062.6%
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143 -- MDUS DEBT FUND- NO CHANGES**144 -- UTILITY CO and REVENUE BOND I&S FUND****REVENUE****Revenue Category****450 Interfund Operating Transfer**

368	From Public Utilities Fund	\$	2,296,330	\$	2,203,720	\$	(92,610)	-4.0%
Sub-Total		\$	2,296,330	\$	2,203,720		\$ (92,610)	-4.0%

Total Revenues

\$	2,296,330	\$	2,203,720		\$	(92,610)	-4.0%
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EXPENDITURES**Expenditure Category**

900	Debt Service		2,296,330		2,203,720	\$	(92,610)	-4.0%
Sub-Total		\$	2,296,330	\$	2,203,720		\$ (92,610)	-4.0%

Total Expenditures

\$	2,296,330	\$	2,203,720		\$	(92,610)	-4.0%
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Revenue less Expenditures

\$	-	\$	-		\$	-	
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Exhibit "A" FY2015-16 BUDGET AMENDMENT**146 -- AIRPORT CO BOND I&S FUND - NO CHANGES****200 ROADWAY IMPACT FEE FUND**

Adopted Budget	Amended Budget		Difference Add/(subtract)
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REVENUE**420 Assessments**

328 Roadway Impact fees

Total

\$ 18,000	\$ 35,335	\$ 17,335	96.3%
\$ 18,000	\$ 35,335	\$ 17,335	96.3%

EXPENDITURES

500 Contract Services

Total

\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	

Revenue less Expenditures

\$ 18,000	\$ 35,335	\$ 17,335	96.3%
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210 TRANSPORTATION FUND (Streets)**REVENUE****340 Charges for Services**

296 Transportation User Fee

Total Revenues

\$ -	\$ 260,500	\$ 260,500	100.0%
\$ -	\$ 260,500	\$ 260,500	100.0%

Total Revenues

\$ -	\$ 260,500	\$ 260,500	100.0%
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EXPENDITURES

500 Contract Services

600 Depreciation/Bad Debt

Total

\$ -	\$ -	\$ -	
\$ -	\$ 137	\$ 137	100.0%
\$ -	\$ 137	\$ 137	

Revenue less Expenditures

\$ -	\$ 260,363	\$ 260,363	100.0%
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300 MUNICIPAL DRAINAGE UTILITY SYSTEM- NO CHANGES**320 SANITATION FUND**

Adopted Budget	Amended Budget		Difference Add/(subtract)
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REVENUE**310 Taxes**

136 Solid Waste Collection (Franchise)

Sub-Total

\$ 164,200	\$ 259,200	\$ 95,000	57.9%
\$ 164,200	\$ 259,200	\$ 95,000	57.9%

340 Charges for Services

251 Refuse Collection Charges

Sub-Total

\$ 1,343,300	\$ 1,366,280	\$ 22,980	1.7%
\$ 1,343,300	\$ 1,366,280	\$ 22,980	1.7%

Total Revenues

\$ 1,507,500	\$ 1,625,480	\$ 117,980	7.8%
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EXPENDITURES

500 Contract Services

600 Depreciation/Bad Debt

800 Contributions/Transfers

Total

\$ 1,343,300	\$ 1,351,070	\$ 7,770	0.6%
\$ -	\$ 7,500	\$ 7,500	100.0%
\$ 164,200	\$ 164,200	\$ -	0.0%
\$ 1,507,500	\$ 1,522,770	\$ 15,270	1.0%

Revenue less Expenditures

\$ -	\$ 102,710	\$ 102,710	100.0%
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Exhibit "A" FY2015-16 BUDGET AMENDMENT

340 -- UTILITY FUND

320 Permits and Licenses

157 Hauled Waste Permit	\$	-	\$	550	\$	550	100.0%
Sub-Total	\$	-	\$	550	\$	550	100.0%

330 Intergovernmental Rev.

216 FEMA Reimbursement	\$	-	\$	24,580	\$	24,580	100.0%
234 TEDC Contribution	\$	-	\$	25,000	\$	25,000	100.0%
Intergovernmental Rev. Total	\$	-	\$	49,580	\$	49,580	100.0%

340 Charges for Services

271 Water Sales	\$	4,014,005	\$	3,694,171	\$	(319,834)	-8.0%
272 Connect Fees	\$	22,000	\$	15,665	\$	(6,335)	-28.8%
273 Transfer Fees	\$	2,000	\$	1,500	\$	(500)	-25.0%
274 Late Payment Fees	\$	163,500	\$	163,500	\$	-	0.0%
275 Sewer Svcs. Charges	\$	3,436,049	\$	3,387,740	\$	(48,309)	-1.4%
276 Wholesale Water Charges	\$	420,000	\$	381,629	\$	(38,371)	-9.1%
277 Administration Fees	\$	100,000	\$	104,620	\$	4,620	4.6%
279 Bulk Sewer Disposal Fee	\$	9,000	\$	16,995	\$	7,995	88.8%
280 Misc. Water Svc. Fees	\$	6,700	\$	7,620	\$	920	13.7%
289 Credit Card Processing Fee	\$	35,000	\$	44,670	\$	9,670	27.6%
Sub-Total	\$	8,208,254	\$	7,818,110	\$	(390,144)	-4.8%

420 Assessments

321 Water Tap Fees	\$	10,480	\$	14,060	\$	3,580	34.2%
322 Sewer Tap Fees	\$	6,500	\$	11,148	\$	4,648	71.5%
325 Meter Fees	\$	5,675	\$	21,337	\$	15,662	276.0%
329 Payment of Claims	\$	-	\$	1,793	\$	1,793	100.0%
Sub-Total	\$	22,655	\$	48,338	\$	25,683	113.4%

430 Use of Money and Property

331 Interest Income		400	\$	2,447	\$	2,047	511.8%
333 Rental Income (Leases)		56,400	\$	54,675	\$	(1,725)	-3.1%
334 Misc. Revenue		2,000	\$	1,160	\$	(840)	-42.0%
335 Reimbursement		0	\$	7,913	\$	7,913	100.0%
Sub-Total	\$	58,800	\$	66,195	\$	7,395	12.6%

460 Proceeds Gen.. Fixed Assets

376 Bulk Water Sales		1,800	\$	1,000	\$	(800)	-44.4%
Sub-Total	\$	1,800	\$	1,000	\$	(800)	-44.4%

Total Utility Fund Revenue

	\$	8,291,509	\$	7,983,223	\$	(308,286)	-3.7%
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EXPENDITURES

701 Utility Administration

Expenditure Category

100 Employee Services	\$	293,040	\$	280,114	\$	(12,926)	-4.4%
200 Operational Supplies		49,605		46,396		(3,209)	-6.5%
300 Facilities Oper./Maint.		7,341		4,778		(2,563)	-34.9%
400 Equip. Oper./Maint.		18,922		15,332		(3,590)	-19.0%
500 Contract Services/Fees		55,086		62,330		7,244	13.2%
700 Capital Outlay		-		6,500		6,500	100.0%

Departmental Total

	\$	423,994	\$	415,450	\$	(8,544)	-2.0%
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Exhibit "A" FY2015-16 BUDGET AMENDMENT

Adopted Budget	Amended Budget		Difference Add/(subtract)
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706 Wastewater Treatment Plant Operations & Maintenance

Expenditure Category

100	Employee Services	\$ 173,279	\$ 188,942	15,663	9.0%
200	Operational Supplies	46,450	28,963	(17,487)	-37.6%
300	Facilities Oper./Maint.	199,300	190,281	(9,019)	-4.5%
400	Equip. Oper./Maint.	41,000	65,856	24,856	60.6%
500	Contract Services/Fees	103,410	81,160	(22,250)	-21.5%
700	Capital Outlay	-	75,708	75,708	100.0%
Departmental Total		\$ 563,439	\$ 630,910	\$ 67,471	12.0%

708 Utility Distribution/Collection System Maintenance

Expenditure Category

100	Employee Services	\$ 793,261	\$ 748,495	\$ (44,766)	-5.6%
200	Operational Supplies	271,200	198,402	(72,798)	-26.8%
300	Facilities Oper./Maint.	50,348	46,170	(4,178)	-8.3%
400	Equip. Oper./Maint.	142,933	127,493	(15,440)	-10.8%
500	Contract Services/Fees	92,317	76,140	(16,177)	-17.5%
Departmental Total		\$ 1,350,059	\$ 1,196,700	\$ (153,359)	-11.4%

709 W/WW Fund - Nondepartmental

Code Expenditure Category

200	Operational Supplies	\$ 1,598,524	\$ 1,598,524	\$ -	0.0%
500	Contract Services/Fees	55,410	82,550	27,140	49.0%
600	Bad Debt	37,500	37,500	-	0.0%
700	Capital Outlay	56,700	56,700	-	0.0%
800	Contrib. & Conting.	1,590,015	1,465,000	(125,015)	-7.9%
900	Debt Service	2,296,330	2,203,720	(92,610)	-4.0%
Departmental Total		\$ 5,634,479	\$ 5,443,994	\$ (190,485)	-3.4%
Total Fund Expenditures		\$ 7,971,971	\$ 7,687,054	\$ (284,917)	-3.6%
Revenue less Expenditures		\$ 319,538	\$ 296,169	\$ (23,369)	-7.3%

345 -- UTILITY IMPACT FUND

Adopted	Amended Budget		Difference Add/(subtract)
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REVENUE

340 Charges for Services

323	Water Cap. Impact Fee	\$ 30,000	\$ 107,369	\$ 77,369	257.9%
324	Sewer Cap. Impact Fee	12,000	54,151	42,151	351.3%
Total		\$ 42,000	\$ 161,520	\$ 119,520	284.6%

EXPENDITURES

500	Contract Services	\$ -	\$ -	\$ -	
Total				\$ -	

Revenue less Expenditures		\$ 42,000	\$ 161,520	\$ 119,520	284.6%
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Exhibit "A" FY2015-16 BUDGET AMENDMENT**350 -- AIRPORT FUND-****REVENUE****340 Charges for Services**

281 T- Hanger Rent	\$ 157,360	\$ 161,181	\$ 3,821	2.4%
283 Ground Leases	2,602	2,280	(322)	-12.4%
284 Sale of AvGas	218,000	190,500	(27,500)	-12.6%
285 Sale of Jet A Fuel	124,800	68,900	(55,900)	-44.8%
374 Late payment fees	600	760	160	26.7%
Subtotal	\$ 503,362	\$ 423,621	\$ (79,741)	-15.8%

420 Assessments

329 Payment on Claims	\$ -	\$ 152	\$ 152	100.0%
Subtotal	\$ -	\$ 152	\$ 152	100.0%

430 Use of Money and Property

335 Reimbursement/Refunds	\$ -	\$ 2,383	\$ 2,383	100.0%
Subtotal	\$ -	\$ 2,383	\$ 2,383	100.0%

Total Revenue

	\$ 503,362	\$ 426,156	\$ (77,206)	-15.3%
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Expenditures

732 100 Employee Services	\$ 62,444	\$ 43,718	\$ (18,726)	-30.0%
200 Operational Supplies	3,600	2,643	(957)	-26.6%
300 Facilities Oper./Maint.	25,465	20,166	(5,299)	-20.8%
400 Equipt. Oper./Maint.	334,000	241,940	(92,060)	-27.6%
500 Contract Services/Fees	10,572	8,580	(1,992)	-18.8%
600 Depreciation/Bad Debt	-	288	288	100.0%
800 Contributions & Contingencies	16,559	15,000	(1,559)	-9.4%
900 Debt Service	49,573	49,573	-	0.0%
Departmental Total	\$ 502,213	\$ 381,908	\$ (120,305)	-24.0%

Revenue less Expenditures

	\$ 1,149	\$ 44,248	\$ 43,099	3751.0%
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370 -- CEMETERY OPERATING FUND- NO CHANGES

Exhibit "A" FY2015-16 BUDGET AMENDMENT**382 -- FLEET SERVICES OPERATING FUND****REVENUE****340 Charges for Services**

277 Equipment Rental Fee

Total Charges for Serv.

Adopted Budget	Amended Budget		Difference Add/(subtract)
666,829	605,726		(61,103)
\$ 666,829	\$ 605,726		\$ (61,103)
			-9.2%

420 Assessments

329 Payment on Claims

Total Charges for Serv.

-	9,170		9,170
\$ -	\$ 9,170		\$ 9,170
			100.0%

430 Use of Money and Property

334 Misc. Revenues

335 Reimbursement/Repayment

Total Charges for Serv.

-	223		223
-	1,675		1,675
\$ -	\$ 1,898		\$ 1,898
			100.0%

Total Revenue

\$ 666,829	\$ 616,794		\$ (50,035)
			-7.5%

EXPENDITURES

100 Employee Services

200 Operational Supplies

300 Facilities Oper./Maint.

400 Equipt. Oper./Maint.

500 Contract Services/Fees

800 Contingency Reserve/Claims

Departmental Total

\$ 146,159	\$ 146,881	\$ 722	0.5%
23,000	23,000	-	0.0%
2,356	1,706	(650)	-27.6%
453,775	390,111	(63,664)	-14.0%
41,539	44,039	2,500	6.0%
3,556		(3,556)	-100.0%
\$ 670,385	\$ 605,737	\$ (64,648)	-9.6%

Revenue less Expenditures

\$ (3,556)	\$ 11,057		\$ 14,613
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384 -- FLEET REPLACEMENT FUND**REVENUE****340 Charges for Services**

278 Equipment Rental Fee

Subtotal

Adopted	Amended Budget		Difference Add/(subtract)
\$ 424,229	\$ 410,926		(13,303)
\$ 424,229	\$ 410,926		\$ (13,303)
			-3.1%

460 Proceeds General Fixed Assets

374 Sale of Surplus Equip.

Subtotal

-	\$ 6,511		6,511
\$ -	\$ 6,511		\$ 6,511
			100.0%

Total Revenue

\$ 424,229	\$ 417,437		\$ (6,792)
			-1.6%

EXPENDITURES

700 Capital Outlay

900 Debt Service

Total Expenditures

\$ -	\$ 169,642	\$ 169,642	100.0%
424,229	410,926	(13,303)	-3.1%
\$ 424,229	\$ 580,568	\$ 156,339	36.9%

Revenue less Expenditures

\$ -	\$ (163,131)		\$ (163,131)
			100.0%

Exhibit "A" FY2015-16 BUDGET AMENDMENT

		Adopted Budget	Amended Budget		Difference Add/(subtract)	
410 -- CEMETERY PERMANENT FUND						
REVENUE						
430	Use of Money and Property					
	331 Interest Earned	\$ 22,500	\$ 12,320	\$ (10,180)		-45.2%
	337 Unrealized Gain/Loss	-	(2,952)	(2,952)		100.0%
	Subtotal	\$ 22,500	\$ 9,368	\$ (13,132)		-58.4%
460	Proceeds General Fixed Assets					
	371 Cemetery Lot Sale-Restricted	\$ 5,240	\$ 6,853	\$ 1,613		30.8%
	Subtotal	\$ 5,240	\$ 6,853	\$ 1,613		30.8%
Total Revenue		\$ 27,740	\$ 16,221	\$ (11,519)		-41.5%
EXPENDITURES						
500	Contract Services & Fees	\$ 10	\$ 10	\$ -		0.0%
800	Contributions/Transfers	22,500	12,320	(10,180)		-45.2%
	Total	\$ 22,510	\$ 12,330	\$ (10,180)		-45.2%
Total Expenditures		\$ 22,510	\$ 12,330	\$ (10,180)		-45.2%
Revenue less Expenditures		\$ 5,230	\$ 3,891	\$ (1,339)		-25.6%



FY2015-16 BUDGET AMENDMENT



GENERAL FUND

Revenues

Expenditures

FY2015-16 Budget	\$11,467,314	FY2015-16 Budget	\$12,107,314
Property Tax/Delinquent/Penalty	185,463	Salaries, Benefits & Professional Dev.	(240,505)
Sales Tax	(162,386)	Operational Supplies	(40,331)
Franchise Tax	(6,115)	Facilities Operating & Maintenance	(52,309)
Permits and Licenses	103,080	Equipment Operational & Maintenance	(48,249)
Intergovernmental Revenues	166,760	Contract Services	188,308
Charges for Services	(34,545)	Bad Debt	(8,500)
Court Fines	(36,917)	Capital Outlay	146,206
Other Revenues	76,596	Contributions & Transfers	(223,841)
FY2015-16 Budget Amendment	\$11,759,250	FY2015-16 Budget Amendment	\$11,828,093
\$ Change in budget	291,936	\$ Change in budget	(279,221)
% Change in revenues	2.5%	% Change in expenditures	-2.3%

UTILITY FUND

<u>Revenues</u>		<u>Expenditures</u>	
FY2015-16 Budget	\$ 8,291,509	FY2015-16 Budget	\$ 7,971,971
Water Services	(319,834)	Salaries, Benefits & Professional Dev.	(42,029)
Sewer Charges	(48,309)	Operational Supplies	(93,494)
Wholesale Water	(38,371)	Facilities Operating & Maintenance	(15,760)
Intergovernmental Revenues	49,580	Equipment Operational & Maintenance	5,826
Other Charges for Services	16,370	Contract Services	(4,043)
Other Revenues	32,278	Capital Outlay	82,208
		Contributions & Transfers	(125,026)
		Long Term Debt	(92,610)
FY2015-16 Budget Amendment	\$ 7,983,223	FY2015-16 Budget Amendment	\$ 7,687,054
\$ Change in budget	(308,286)	\$ Change in budget	(284,917)
% Change in revenues	-3.7%	% Change in expenditures	-3.6%

AIRPORT FUND

Revenues

Expenditures

FY2015-16 Budget	\$ 503,362	FY2015-16 Budget	\$ 502,213
Hangar Rental Rates/Grd. Leases	3,499	Salaries, Benefits and Prof. Dev.	(18,726)
Sales of AV & Jet A Fuel	(83,400)	Decrease in Fuel Cost and Rental	(97,359)
Other Revenue Sources	2,695	Decrease in Other Operating Exp.	(4,220)
FY2015-16 Budget Amendment	\$ 426,156	FY2015-16 Budget Amendment	\$ 381,908
\$ Change in budget	(77,206)	\$ Change in budget	(120,305)
% Change in revenues	-15.3%	% Change in expenditures	-24.0%



***City Council Meeting
October 13, 2016
Agenda Item Transmittal***

Agenda Item #: 5
Agenda Title: Approve minutes for September 22, 2016.
Council Action: Approve by consent or approve with corrections
Initiating Department: City Management/City Clerk
Staff Contact: Susan Brock, City Clerk

1. INTRODUCTION/PURPOSE

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 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. DESCRIPTION/ JUSTIFICATION

N/A

3. FINANCIAL/BUDGET

N/A

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. REFERENCE FILES

5a. [Minutes September 22, 2016](#)

The City Council of the City of Taylor met on September 22, 2016, at City Hall, 400 Porter St., Taylor, Texas. Mayor Jesse Ancira declared a quorum and called the meeting to order at 6:05 p.m. with the following present:

Council Member Robert Garcia
Council Member Christopher Gonzales
Council Member Christine Lopez
Mayor Pro Tem Brandt Rydell

Isaac Turner, City Manager
Noel Bernal, Assistant City Manager
Ted Hejl, City Attorney
Susan Brock, City Clerk

INVOCATION

Mr. Turner led the group in prayer.

PLEDGE OF ALLEGIANCE

PROCLAMATION

1. PROCLAMATION: FIRE PREVENTION WEEK, OCTOBER 9-15, 2016.
Council Member Lopez presented a proclamation to Assistant Chief Bobby Copeland, his firefighters and local first responders.
2. PROCLAMATION: NATIONAL NIGHT OUT, OCTOBER 4, 2016.
Council Member Garcia presented a proclamation to Chief Fluck who invited everyone to accept an invitation to host a neighborhood event on Tuesday, October 4th and to meet your neighbors and officers.

CITIZENS COMMUNICATION

Citizens coming forward to comment about a new structure located at 608 Kimbro included: Wyndy Ellis, Suzanne Bice, David Paul, Francis Sorrow, and Shannon Sutton. Council Member Lopez recused herself from the dais prior to the next speaker. Mr. Sam Dowdy provided comments regarding conflicts of interest for council members and the mowing contract for services. At the conclusion of his comments, Ms. Lopez rejoined the council meeting.

CONSENT AGENDA

3. CONCUR WITH PRELIMINARY FINANCIALS FOR AUGUST 2016.
4. APPROVE MINUTES FOR SEPTEMBER 1 AND SEPTEMBER 8, 2016.
Mayor Pro Tem Gonzales requested an amendment to the minutes for September 8, 2016 on agenda item #6 regarding his reason for voting no on the proposed budget. He then moved to approve the consent agenda with corrections as stated and Mayor Pro Tem Rydell seconded the motion. VOTE: Five voted AYE. Motion passed.

PUBLIC HEARING

5. CONDUCT A PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2016-14 REVISING TAX INCREMENT FINANCING ORDINANCE.
Ms. Ashley Lumpkin, Planning and Development Services Director, presented a request to consider amending the ordinance regarding a confidentiality issue. Mayor Ancira declared the Public Hearing open and Mr. Gary Gola and Mr. Ed Hile both

provided comments against the proposed amendment. Without further comment Mr. Hejl introduced the ordinance as presented.

ORDINANCE NO. 2016-14

AN ORDINANCE AMENDING ORDINANCE NO. 2005-9 CREATING REINVESTMENT ZONE NO. 1 UNDER THE TAX INCREMENT FINANCING ACT ALLOWED UNDER THE TEXAS TAX CODE, AND ADOPTED BY THE CITY OF TAYLOR, TEXAS, JUNE 28, 2005, AS HERETOFORE AMENDED, BY AMENDING SECTION 3 TO REMOVE AND REVISE CITY POWERS GRANTED TO THE ZONE BOARD OF DIRECTORS FOR ADMINISTRATION, MANAGEMENT OR OPERATION OF THE ZONE; PROVIDING A SAVINGS CLAUSE.

REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

6. CONSIDER INTRODUCING ORDINANCE 2016-19 FOR A BUDGET AMENDMENT TO THE BUDGET FOR THE 2015/2016 FISCAL YEAR.

Ms. Rosemarie Dennis, Finance Director, presented a request to approve an ordinance to amend the budget for 2015/2016 for adjustments made from the original amounts as certain changes are needed during the year. Mr. Hejl introduced the ordinance as presented.

ORDINANCE NO. 2016-19

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE NO. 2015-10 ADOPTED ON SEPTEMBER 10, 2015, MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016; BY AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE GENERAL FUND AS WELL AS OTHER FUNDS THAT PROVIDE FOR THE PAYMENT OF OPERATING EXPENSES AND CAPITAL OUTLAY AND BY CHANGING THE AMOUNT APPROPRIATED FOR VARIOUS DEPARTMENTS OF THE CITY.

7. CONSIDER APPROVING AGREEMENT WITH THE TAYLOR CHAMBER OF COMMERCE FOR HOTEL/MOTEL TAX FUNDS.

Mr. Turner presented an overview of changes made to the agreement to clarify specific requirements including the need to report activity related to specific sport events and to undergo a financial audit every 3 years. Ms. Tia Stone, President, provided Council with a detailed budget report for the current year. Council Member Garcia moved to approve the agreement as presented and Council Member Lopez seconded the motion. VOTE: Five voted AYE. Motion passed.

8. DISCUSS AND CONSIDER AUTHORIZING STAFF TO MOVE FORWARD WITH REQUESTING PROPOSALS FOR WATER TOWER REHABILITATION.

Mr. Walter Ragsdale, Interim Director of Public Works, presented a request to consider allowing staff to solicit a request for proposals for routine maintenance of two water towers.

During the exterior repainting of the Southwood Hills elevated tank he would also like to add the city logo. Mayor Pro Tem Rydell moved to authorize staff to move forward with this project and Council Member Lopez seconded the motion. VOTE. Five AYE. Motion passed.

9. RECEIVE UPDATE ON 7TH STREET FACILITY.

Mr. Turner invited Mr. and Mrs. Olle, the prospective new owners of the building, to provide council with a brief overview of their plans and vision for the project. Council Member Garcia moved to accept the update as presented and Mayor Pro Tem Rydell seconded the motion.

VOTE: Five voted AYE. Motion passed.

10. RECEIVE UPDATE ON WEST END SCHOOL.

Ms. Lumpkin presented an overview of recent activity on the disposition of the West End School property. The most recent activity was a Request for Qualifications in April 2016, which resulted in one response. However, Ms. Lumpkin reported that the proposal was not deemed feasible since it required the use of TIF Funds, which are not available for this site. Council asked to bring this item back for further discussion.

Council Member Lopez moved to reject the bid and bring back other options and Council Member Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

11. CONSIDER APPOINTMENTS TO THE CAPITAL AREA COUNCIL OF GOVERNMENTS (CAPCOG) GENERAL ASSEMBLY AND CONSIDER AN EXECUTIVE COMMITTEE NOMINATION.

Mayor Ancira asked Council to consider appointments to the CAPCOG General Assembly. He stated that the current appointments are Mr. Rydell and Mr. Don Hill, former council member. Mayor Ancira asked to take the appointments one at a time. Council Member Garcia moved to reappoint Mr. Rydell and Council Member Lopez seconded the motion. VOTE: Five voted AYE. Motion passed.

Council Member Garcia moved to appoint Ms. Lopez to succeed Mr. Hill and Council Member Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

12. CONSIDER PROPOSED FUTURE AGENDA TOPICS AND ITEMS FOR DISCUSSION.

Council Member Garcia requested further discussion on the property at 6th and Kimbro; Council Member Lopez requested an update on a plan to address the West End School property; Mayor Pro Tem Rydell asked to begin discussions on curbside recycling; and Mayor Ancira requested an update on code enforcement efforts.

(Mayor Ancira and council members retired to closed session at 7:49 pm.)

13. EXECUTIVE SESSION I. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of

Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

- 7th Street Hospital Building

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

- Project Home Run

15. CONSIDER ACTION FROM EITHER EXECUTIVE SESSION.

Mayor Ancira resumed the open meeting at 8:16 p.m. and stated that there was no action taken during either Executive Session.

ADJOURN

With no further action Mayor Ancira declared the meeting adjourned at 8:16 p.m.

Jesse Ancira, Jr., Mayor

ATTEST:

Susan Brock, City Clerk



***City Council Meeting
October 13, 2016
Agenda Item Transmittal***

Agenda Item #: 6

Agenda Title: Consider approving Ordinance 2016-14 revising Tax Increment Financing ordinance.

Council Action to be taken: Approve ordinance.

Initiating Department: Development Services Department

Staff Contact: Ashley Lumpkin, Development Services Director
Ted Hejl, City Attorney

1. INTRODUCTION/PURPOSE

The ordinance was introduced at the September 22nd council meeting and includes a clarification of the duties of the Tax Increment Finance (TIF) Board of Directors when a grant or loan is connected to a Chapter 380/Economic Development Agreement within the TIF zone.

2. DESCRIPTION/ JUSTIFICATION

The proposed amendment will allow the City Council to retain sole authority to allocate TIF zone funding opportunities that relate directly to economic development agreements. Economic development projects are typically confidential until an agreement has been made and it is prudent to revise the duties of the TIF Board of Directors. This ensures confidentiality necessary to execute successful economic development agreements within the TIF zone is maintained. Specific language is included in the proposed ordinance, with a comparison between the existing language and the proposed language.

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

Staff recommends Council approve the ordinance as presented.

6. REFERENCE FILES

- 6a. [Ordinance 2016-14](#)
- 6b. [TIF District Map](#)

ORDINANCE NO. 2016-14

AN ORDINANCE AMENDING ORDINANCE NO. 2005-9 CREATING REINVESTMENT ZONE NO. 1 UNDER THE TAX INCREMENT FINANCING ACT ALLOWED UNDER THE TEXAS TAX CODE, AND ADOPTED BY THE CITY OF TAYLOR, TEXAS, JUNE 28, 2005, AS HERETOFORE AMENDED, BY AMENDING SECTION 3 TO REMOVE AND REVISE CITY POWERS GRANTED TO THE ZONE BOARD OF DIRECTORS FOR ADMINISTRATION, MANAGEMENT OR OPERATION OF THE ZONE; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the City of Taylor, Texas desires to amend Ordinance 2005-9 by removing certain City powers necessary to administer, manage or operate the Zone given to the Zone Board of Directors; and

WHEREAS, the Texas Tax Code Section 311.010(a) permits powers to the zone board of directors to administer, manage or operate the zone which are given by city ordinance; and

WHEREAS, the Texas Tax Code Section 311.010(h) allows the zone board of directors to exercise power to make Chapter 380 Local Government Code grants and loans from the tax increment fund of the zone only if approved by the city and granted in an ordinance; and

WHEREAS, the City deems it in the best interest that the power to give grants and loans under the authority of Chapter 380 Local Government Code from the Tax Increment Fund of the Zone be retained by the City and such power be withheld from the Zone Board of Directors.

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

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

SECTION 2. Section 3. Board of Directors in Ordinance No. 2005-9 is amended to delete the following sentences:

The City, pursuant to Section 311.010 (a) of the Texas Tax Code hereby authorizes the Board of Directors to exercise all of the City's powers necessary to administer, manage or operate the Zone and to prepare the project plan and reinvestment zone financing plan, including the submission of an annual report on the status of the Zone. Notwithstanding the foregoing, the Board of

Directors shall not be authorized to issue tax increment bonds or notes, impose taxes or fees, exercise the power of eminent domain or give final approval to the project plan and reinvestment zone financing plan.

In lieu of the deleted sentences, the following sentences are added to Section 3 of Ordinance 2005-9:

The City, pursuant to Section 311.010(a) authorizes the Board of Directors City powers necessary to administer, manage or operate the Zone and to prepare the project plan and reinvestment zone finance plan and reinvestment zone financing plan, including the submission of a report on the status of the Zone. Notwithstanding the foregoing, the Board of Directors shall not be authorized to issue tax increment bonds or notes, impose taxes or fees, exercise the power of eminent domain, give final approval to the project and reinvent zone financing plan, and the Board of Directors shall not have approval of the City or the power under Chapter 380 Local Government Code to make grants and loans from the Tax Increment Fund of the Zone.

SECTION 3. If any paragraph, sentence, phrase or other portion of this Ordinance should be declared to be unconstitutional by a court of competent jurisdiction, the holding shall not affect the remainder of this Ordinance and all portions of the Ordinance not held to be invalid shall continue and remain in full force and effect.

In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. 2016-14 was introduced before the Taylor City Council on the ____ day of ____, 2016.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2016.

Jesse Ancira Jr., Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl, City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, being the City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2016-14 passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2016, 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 the _____ day of _____, 2016.

Susan Brock
City Clerk



TIF DISTRICT MAP





City Council Meeting October 13, 2016 Agenda Item Transmittal

Agenda Item #: 7

Agenda Title: Consider approving a 380 Economic Development Agreement with SADYA Capital LLC for a hotel development.

Council Action to be taken: Approve agreement

Initiating Department: Planning and Development

Staff Contact: Ashley Lumpkin, Development Services Director
Isaac Turner, City Manager

1. INTRODUCTION/PURPOSE

The purpose of this item is to consider approving a 380 economic development agreement with a hotel developer. The company that the City has been negotiating with is SADYA Capital LLC located in Round Rock Texas.

This item is to in lieu of an agreement approved by City Council last year, at a new location and a slightly larger project.

2. DESCRIPTION/ JUSTIFICATION

For a number of years the City searched for a hotel developer. The City commissioned a market study for a hotel. This study revealed significant capacity to support a business class hotel. As part of that effort, the City also included incentives to potential hoteliers in order to construct a business class hotel in our community. In response to the now growing economy, the following larger hotel project is submitted at a more viable location.

The developers, SADYA Capital LLC, negotiated an agreement with the City. The developer indicated they will build a business class, 65-room (or more) hotel with meeting room(s).

The conditions for the Hotel Developer as stipulated in the agreement are:

1. The agreement lists four franchises (Brands) that are acceptable to the City and would be approve as part of this agreement. If SADYA proposes to develop a

- hotel from a franchise that is not on the list, Council approval must be obtained at a subsequent time.
2. At least 65-room hotel, doors facing to the inside of the building,
 3. Contain a meeting room, minimum of 1,100 SF,
 4. Is operated by the developer or their affiliate,
 5. Begin construction by May 1, 2017
 6. Obtain the certificate of occupancy (CO) prior to June 1, 2018.
 7. Pay ad valorem and hotel occupancy taxes respectively, to receive the designated reimbursement benefit.
 8. Maintain minimum assessed property values for the property, such as:
 - a. Assessed values of \$2.7M for years one through four would provide for 100% reimbursement, however
 - i. If the values drop below \$2.7M but remains above \$2.5, the reimbursement is 50% of the original amount.
 - ii. If the value drops below \$2.5M, all reimbursements are suspended for that year, including Hotel Occupancy Tax reimbursements.
 - b. Assessed values of \$2.9M for years five through seven would provide for 100% reimbursement, however
 - i. If the values drop below \$2.9M but remains above \$2.7M, the reimbursement is 50% of the original amount.
 - ii. If the value drops below \$2.7M, all reimbursements are suspended for that year, including Hotel Occupancy Tax reimbursements.
 - c. Assessed values of \$3.1M for years eight through ten would provide for 100% reimbursement, however
 - i. If the values drop below \$3.1 M but remains above \$2.9M, the reimbursement is 50% of the original amount
 - ii. If the value drops below \$2.9M, all reimbursements are suspended for that year, including Hotel Occupancy Tax reimbursements.

3. FINANCIAL/BUDGET

The City's commitment is:

1. Waiver of fees (permit, impact, and tap fees),
2. Beginning in 2019, property tax reimbursements for ten years (100% for the first five years, then dropping to 90%, 70%, 50%, 30% and 10% respectively, for each subsequent year), and
3. Beginning in 2019, Hotel Occupancy Tax reimbursements for ten years (100% for the first five years, then dropping to 90%, 70%, 50%, 30% and 10% respectively, for each subsequent year).
4. This reimbursement to the hotel is predicated on the City reimbursing all of the Hotel Occupancy Taxes paid to the City without distribution to the Chamber.
5. The City would be responsible for the installation of utility lines (water and waste water), for the project.
6. The City will also include up to a \$20,000 per year payment for a five year period.

Fiscal Impact:

The value to of the incentives to the developer over ten years is estimated to be: \$1.1M (including infrastructure improvements).

The fiscal impact to the City is estimated to be approximately \$279,000 over ten years; approximately \$906,000 to the community as a whole.

The direct impact to the community is approximately 80 cents for every dollar provided in benefits.

In this instance, the benefits to the community extend beyond the fiscal and economic impacts, but also to the quality of life component in terms of having a business class hotel to serve the residents and visitors to our community.

4. TIMELINE CONSIDERATIONS

Begin Construction no later than May 2017.

C.O. issued no later than June 2018.

5. RECOMMENDATION

Staff recommends that the Council approve the agreement as presented.

6. REFERENCE FILES

7a. [380 Agreement for the hotel](#)

**SADYA CAPITAL, LLC
AND
THE CITY OF TAYLOR, TEXAS,
CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT**

RECITALS:

This Economic Development Agreement (“Agreement”) is entered into by and between the CITY OF TAYLOR, TEXAS, a Texas home rule municipal corporation (“CITY”) and SADYA CAPITAL, LLC, a Texas Limited Liability Company (“SADYA”).

WHEREAS, the CITY adopted Ordinance 2010-38 on September 9, 2010, (“Ordinance”), establishing and authorizing the CITY to make economic development grants; and

WHEREAS, Chapter 351, Tax Code, authorizes the CITY to expend hotel/motel occupancy tax revenue for the acquisition, lease, construction, improvement, enlarging, maintenance, equipping and operation of a convention center facility which includes civic centers, auditoriums, parking areas, and auditoriums owned or managed by the CITY, and

WHEREAS, the Civic Center (hereinafter defined) to be located in the Hotel (hereinafter defined) will enhance and promote tourism and the hotel and convention industry and will attract visitors from outside the CITY into the CITY or its vicinity; and

WHEREAS, the CITY is granting economic benefits to SADYA in recognition of the positive economic benefits to the CITY through SADYA’s construction of a hotel complying with the following requirements and as further required in this Agreement (“Hotel”):

- a. the Hotel shall be a sixty-five (65) or more room business class hotel, whose brand shall be one of the following brands approved by the CITY (“Approved Brand Hotel”), and any other brand name requires separate CITY Council approval;

La Quinta

<http://www.laquintafranchise.com/>

Holiday Inn Express

<http://development.ihg.com/s/amer-BrochurePDFViewer?brochureOfBrand=holidayinnexpress>

Hampton Inn

http://www.hiltonworldwide.com/assets/pdfs/prototypes/prototype_hampton.pdf

Comfort Suites

<http://www.choicehotelsfranchise.com/comforftsuites/prototype/>

- b. An Approved Brand Hotel in the CITY is required for the economic incentives offered by the CITY in this Agreement. Consequently, SADYA shall be obligated to construct and operate the Hotel using the guidelines and franchise agreements by the Approved Brand Hotel and as required herein;
- c. the room doors shall open inside the Hotel and not to the outside;
- d. the Hotel shall have one (1) or more public meeting rooms with a combined square footage usable by public meeting room occupants for a fee, which square footage shall not include storage capacity required for use of the public meeting rooms, in an amount of no less than One Thousand One Hundred (1,100) square feet (“Civic Center”);
- e. the Hotel and Civic Center shall be of the type and quality approved by the CITY as a prerequisite condition to this Agreement, which approval shall be granted for the following brands:

La Quinta

Holiday Inn Express

Hampton Inn

Comfort Suites

- f. the Hotel and Civic Center shall be constructed on the real property described in Exhibit “A” attached hereto and incorporated by reference herein (“Property”);
- g. SADYA shall operate the Hotel and Civic Center on the Property as a Hotel business during the term of this Agreement. Notwithstanding,

SADYA will be entitled to transfer the benefits accruing to SADYA for the economic incentives, reimbursement grants, and Civic Center rental payments provided in this Agreement to one “Affiliated Entity” for the operation of the Hotel and Civic Center. As used in this Agreement, the term “Affiliated Entity” means any partnership, corporation, company, or legal entity controlled by NIMESH D. PATEL AND DILIP B. PATEL. For purposes of the definition of Affiliated Entity, the term “controlled by” shall mean the majority ownership interest in allowing legal control of the Affiliated Entity. SADYA shall provide information required by the CITY to verify that the Hotel and Civic Center operation is controlled by SADYA or the Affiliated Entity. The CITY will, after verification of the Affiliated Entity ownership, permit the assigned economic incentives, Civic Center rental payments and reimbursement grants to be paid to the Affiliated Entity. Except with respect to the assignment of rights under this Agreement to the Affiliated Entity, SADYA shall not assign this Agreement or any of its rights under this Agreement without the prior written consent of the CITY, which consent shall be at the sole option of the CITY; and

- h. as used in this Agreement, the obligations, terms and conditions required for SADYA shall be deemed the same obligations, terms and conditions imposed on the Affiliated Entity in order to make this Agreement applicable to both. All remedies allowed by the CITY under this Agreement for default by SADYA shall be applicable to the Affiliated Entity. The Affiliated Entity shall execute instruments necessary to make it fully compliant with the terms and provisions of this Agreement as a condition for payment of the CITY Hotel Occupancy Tax reimbursement grants.

WHEREAS, the purpose of this Agreement is to promote economic development contemplated by Chapter 380 and the Development Corporation Act, Chapter 501 of the Texas Local Government Code, whereby SADYA shall construct the Hotel and Civic Center and operate the Hotel business in compliance with the CITY’S development approvals for the Hotel, Civic Center, and Hotel business during the term of this Agreement, and in consideration the CITY will reimburse CITY ad valorem property taxes and pay Civic Center rental payments in accordance with the terms of this Agreement and grant other 380 economic benefits set forth herein; and

WHEREAS, SADYA, in consideration of this Agreement, agrees to construct the Hotel and Civic Center and develop and operate the Hotel business in conformance and compliance with the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual benefits and promises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the CITY and SADYA agree as follows:

AGREEMENT:

1. **RECITALS.** The Recitals are incorporated into this Agreement.
2. **AUTHORITY.** The CITY'S execution of this Agreement is authorized by Chapters 380 and 501 of the Texas Local Government Code, and the Ordinance. SADYA'S execution of this Agreement constitutes a valid and binding obligation of SADYA to construct the Hotel and operate the Hotel business and Civic Center.

The CITY Council finds and determines that (i) the CITY is authorized to enter into this Agreement; (ii) Chapter 351, Tax Code, authorizes the expenditure of CITY hotel/motel occupancy tax revenue for the lease, operation and management of the Civic Center; (iii) the use and management of the Civic Center as a municipal civic center is authorized by Chapter 351, Tax Code, which will enhance and promote tourism and the hotel and convention industry and will attract visitors from outside the CITY into the CITY or its vicinity; and (iv) the CITY is authorized to contract for the management of the Civic Center for use as a municipal Civic Center.

- 2.1 **Lease.** In consideration of the covenants, agreements, and conditions set forth herein, SADYA does hereby lease, let, demise and rent for the Lease Term and the CITY does hereby rent and lease from SADYA the Civic Center as set forth herein for purposes of a municipal Civic Center.
- 2.2 **Rent.** Subject to the continued satisfaction of the terms and conditions of this Agreement by SADYA, and provided SADYA has timely caused completion of construction of the Hotel and Civic Center to occur, and shall not have an uncured default or breach in this Agreement or a related agreement, the CITY shall, during the Lease Term, pay to SADYA or such

entity as SADYA shall be authorized to designate in this Agreement, Rent for the use and occupancy of the Civic Center and as consideration for SADYA's management of the Civic Center for the CITY. Any payment made by the CITY hereunder is limited to the extent of the lawfully available funds from the CITY's receipts from the collection of the CITY Hotel Occupancy Tax revenue imposed pursuant to Chapter 351, Tax Code, attributable to the occupancy of sleeping rooms at the Hotel in the amounts set forth in 4.B below.

2.3 **Lease Term.** The Lease shall be for the term of this Agreement.

2.4 **Rent Payment.** Rent payment shall be according to the terms and provisions of 4.B. below.

2.5. **Conditions of Use.**

(a) **SADYA Exclusive Use.** SADYA shall have exclusive use of the Hotel and Civic Center, except the CITY may use the Civic Center for the purposes of a municipal Civic Center as set forth in 2.5(b).

(b) **CITY Use.** The CITY shall be entitled to use of the Civic Center at least four (4) times each calendar year during the term of this Agreement, unless otherwise agreed by the parties hereto, (each use not to exceed two (2) consecutive days) upon thirty (30) days prior written notice, and at additional times as may be agreed by the parties when available. All other use of the Civic Center shall be at times mutually approved by SADYA and the CITY. SADYA shall provide the use of the Civic Center to the CITY in consideration of the Lease Payment, which shall be deemed to be payment in full for the use of the Civic Center. Any costs of food, setup, cleaning, equipment or furnishings rental, or other services required in the use of the Civic Center shall be paid for by CITY. To the extent any such services are provided by SADYA, such services shall be provided at the cost paid by SADYA for such services, without markup.

Uses must conform to the Approved Brand Hotel uses, except that the CITY is not required to use the food and beverage services of the Hotel and Conference Center, if any, and may cater food and beverages during the permitted periods of CITY use.

- (c) **Civic Center Standards.** SADYA shall equip and furnish the Civic Center in such a manner that it is readily useable by the CITY as a municipal civic center for the booking of business conventions, meetings, and similar activities. SADYA shall keep and maintain the Civic Center in a good state of appearance and repair (except for reasonable wear and tear) at SADYA's own expense. CITY shall be responsible for, and pay for any damages to, the Civic Center, or promptly repair any such damages that occur during the CITY's use of the Civic Center.

- 2.6. **Casualty and Condemnation.** If the Hotel and Civic Center are damaged or destroyed by casualty, regardless of the extent of the damage or destruction, SADYA must, subject to the availability of adequate insurance proceeds, within one hundred eighty (180) days from the date of such casualty, commence to repair, reconstruct or replace the damaged or destroyed Hotel and/or Civic Center, as applicable, and pursue the repair, reconstruction, or replacement with reasonable diligence so as to restore the Hotel and Civic Center to substantially the condition it was in before the casualty. In the event SADYA fails to timely repair, restore or reconstruct the Hotel and Civic Center and complete the same, this Agreement and the CITY's obligation to pay any Rent shall terminate. The CITY shall not be obligated to pay Rent during any period for the repair, restoration or reconstruction of the Hotel and Civic Center.

- 2.7 **Management Duties.** SADYA shall maintain, manage and operate the Civic Center on behalf of the CITY. SADYA will cause the Civic Center to be operated and maintained according to this Agreement. SADYA agrees to provide management services at least equal to those provided for comparable facilities in the Round Rock and Hutto areas.

3. **COMPLIANCE.** SADYA and an Affiliated Entity of SADYA shall be obligated at all times to comply with all terms and provisions of this Agreement in order to receive the economic benefits described within this Agreement. The CITY shall be entitled to withhold economic benefits granted under this Agreement if SADYA or the Affiliated Entity default under this Agreement, in addition to all other relief provided to the CITY in this Agreement, in law, and under equity.
4. **CITY 380 GRANTS AND CIVIC CENTER RENTAL PAYMENTS.**

A. **AD VALOREM TAX REIMBURSEMENT.** The CITY will reimburse SADYA as follows:

For a period of five (5) years beginning on January 1, 2019, the CITY will annually reimburse to SADYA a Chapter 380 Payment equal to one hundred percent (100%) of the CITY ad valorem property tax paid on the Hotel, Hotel Property and the personal property owned by SADYA or the Affiliated Entity used in the Hotel for the Hotel business, all of which shall be referenced as the Hotel in the remainder of this Paragraph 4.A.

For the year 2024, the CITY will reimburse to SADYA a Chapter 380 Payment equal to ninety percent (90%) of the CITY ad valorem property tax paid on the Hotel.

For the year 2025, the CITY will reimburse to SADYA a Chapter 380 Payment equal to seventy percent (70%) of the CITY ad valorem property tax paid on the Hotel.

For the year 2026, the CITY will reimburse to SADYA a Chapter 380 Payment equal to fifty percent (50%) of the CITY ad valorem property tax paid on the Hotel.

For the year 2027, the CITY will reimburse to SADYA a Chapter 380 Payment equal to thirty percent (30%) of the CITY ad valorem property tax paid on the Hotel.

For the year 2028, the CITY will reimburse to SADYA a Chapter 380 Payment equal to ten percent (10%) of the CITY ad valorem property tax paid on the Hotel.

B. **Civic Center Rent.** The CITY will pay SADYA monthly rent for the Civic Center as follows:

For a period of five (5) years beginning on the date the Certificate of Occupancy is issued to the Hotel and the Civic Center, the CITY will pay to SADYA a monthly rental payment equal to one hundred percent (100%) of the CITY Hotel Occupancy Tax paid on the Hotel.

Beginning on the sixth (6th) anniversary date from the date the Certificate of Occupancy is issued, the CITY will pay to SADYA a monthly rental payment equal to ninety percent (90%) of the CITY Hotel Occupancy tax paid on the Hotel.

Beginning on the seventh (7th) anniversary date from the date the Certificate of Occupancy is issued, the CITY will pay to SADYA a monthly rental payment equal to seventy percent (70%) of the CITY Hotel Occupancy Tax paid on the Hotel.

Beginning on the eighth (8th) anniversary date from the date the Certificate of Occupancy is issued, the CITY will pay to SADYA a monthly rental payment equal to fifty percent (50%) of the CITY Hotel Occupancy Tax paid on the Hotel.

Beginning on the ninth (9th) anniversary date from the date the Certificate of Occupancy is issued, the CITY will pay to SADYA a monthly rental payment equal to thirty percent (30%) of the CITY Hotel Occupancy Tax paid on the Hotel.

Beginning on the tenth (10th) anniversary date from the date the Certificate of Occupancy is issued, the CITY will pay to SADYA a monthly rental payment equal to ten percent (10%) of the CITY Hotel Occupancy tax paid on the Hotel.

The rental payments shall terminate, if not terminated earlier, on the eleventh (11th) anniversary date from the date the Certificate of Occupancy is issued to the Hotel and Civic

Center. The rental payment in the last year, or earlier termination date of this Agreement, shall be prorated to the termination date, if the termination is not at the end of a calendar year.

In the event that the CITY decreases the tax percentage rate of the CITY Hotel Occupancy Tax after the date of this Agreement, the amount of the rental payments shall continue to be determined based on the CITY Hotel Occupancy Tax percentage rate in effect on the date of this Agreement.

- C. In the event the Hotel construction is not commenced on the Property with a permit allowing the construction prior to May 1, 2017, or in the event a Certificate of Occupancy is not issued to the Hotel and Civic Center prior to June 1, 2018, or in the event the Hotel construction cost does not comply with 5.A. below, then in that event this Agreement shall terminate without obligation or liability to the CITY, subject to the provisions of Section 12.
- D. Notwithstanding anything stated in this Agreement to the contrary, SADYA must comply with the construction cost required in 5.A. below and must obtain the Hotel and Civic Center Certificate of Occupancy prior to June 1, 2018, and failure to do so shall terminate this Agreement without obligation to the CITY, subject to the provisions of Section 12. Hotel “construction costs” as used in this Agreement in regards to the Hotel and Civic Center shall include all development, engineering, architectural, material, labor, delivery, improvement, installation, and other costs incurred by SADYA or the Affiliated Entity in connection with the construction of the Hotel and Civic Center, including but not limited to costs incurred by SADYA for the building of the Hotel and Civic Center, improvements necessary for access to the Hotel and Civic Center, utilities installation, storm water runoff improvements, loan costs, the purchase price for any real estate and easements necessary or appropriate for the construction of the Hotel and Civic Center, and other similar items paid by SADYA.

- E. **WAIVER OF FEES.** The CITY will waive all CITY building permit fees, impact fees and tap fees resulting from construction of the Hotel and Civic Center in which the Hotel business shall operate.
- F. **CASH GRANTS.** The CITY will make an annual cash grant not exceeding Twenty Thousand and No/100 Dollars (\$20,000.00) to SAYDA on the same date the CITY is obligated make the CITY ad valorem property tax reimbursement grant to SADYA for the years 2019, 2020, 2021, 2022 and 2023 during the term of this Agreement (“Cash Grants”). The Cash Grant shall be subject to the same valuation requirements for the Hotel, the reduction or termination provisions set forth in this Paragraph 5, and all other conditions of this Agreement. Notwithstanding anything stated herein to the contrary, the Cash Grants shall never exceed One Hundred Thousand and No/100 Dollars (\$100,000.00).
- G. **INFRASTRUCTURE GRANT.** The CITY will install water and wastewater lines to the Property servicing such Property with one or more water lines and wastewater lines of a size and grade as determined by the CITY (“Lines”). Conditions required for the Infrastructure Grant are the following:
1. The Property and any other property to be serviced by the Lines, must be properly platted with easements required by the CITY allowing installation and maintenance of the Lines in the manner required by the CITY.
 2. The cost to be paid by the CITY for the installation of the Lines shall not exceed \$105,000.00, and any additional cost for installation of the Lines shall be paid by SADYA.
 3. The CITY shall be entitled to and shall require a reimbursement ordinance deemed reasonable and appropriate allowing the CITY to obtain reimbursement of its cost for the Lines by subsequent users of the Lines.
5. **REQUIRED CONDITIONS TO 380 GRANTS AND RENTAL PAYMENTS.** Notwithstanding anything stated in this Agreement to the contrary, grant payments and rental payments are conditioned

upon SADYA'S compliance with this Agreement and are also subject to and conditioned upon, as conditions precedent and subsequent to, the following:

- A. The Hotel and Civic Center must have a construction cost of no less than Four Million One Hundred Thousand and No/100 Dollars (\$4,100,000.00), which shall be verified by the CITY prior to any grant or Civic Center rental payments. In the event the cost is less than Four Million One Hundred Thousand and No/100 Dollars (\$4,100,000.00), this Agreement shall terminate with no further obligation or liability on the CITY.
- B. In the event the Hotel is valued less than Two Million Seven Hundred Thousand and No/100 Dollars (\$2,700,000.00), but more than Two Million Five Hundred Thousand and No/100 Dollars (\$2,500,000.00), by the Williamson Central Appraisal District in any one the years of, 2019, 2020, 2021 or 2022 during the term of this Agreement, the CITY ad valorem tax reimbursement grants, Civic Center rental payments and Cash Grants shall be reduced to one-half (1/2) of the amount that would have been allowed in Paragraphs 4.A. (Ad Valorem Tax Reimbursement), 4.B. (Civic Center Rent) and 4.F. (Cash Grants) above. In the event the valuation is less than Two Million Five Hundred Thousand and No/100 Dollars (\$2,500,000.00) in any one of the years 2019, 2020, 2021, or 2022, all CITY ad valorem tax reimbursement grants (Paragraph 4.A.), Civic Center rental payments (Paragraph 4.B.) and Cash Grants (Paragraph 4.F.) shall terminate until the Hotel and Civic Center value again attains the value required in this Paragraph 5 in the year for which the value is required.
- C. In the event the Hotel and Civic Center is valued less than Two Million Nine Hundred Thousand and No/100 Dollars (\$2,900,000.00), but more than Two Million Seven Hundred Thousand No/100 Dollars (\$2,700,000.00), by the Williamson Central Appraisal District in any one the years of 2023, 2024, or 2025 during the term of this Agreement, all CITY ad valorem property tax reimbursement grants (Paragraph 4.A.), Civic Center rental payments (Paragraph 4.B.) and Cash Grants (Paragraph 4.F.) shall be reduced to one-half (1/2) of the

amount that would have been allowed in Paragraphs 4.A., 4.B. and 4.F. above. In the event the valuation is less than Two Million Seven Hundred Thousand and No/100 Dollars (\$2,700,000.00) in any one of the years 2023, 2024 or 2025, all CITY ad valorem property tax reimbursement grants, Civic Center rental payments and Cash Grants shall terminate until the Hotel and Civic Center value again complies with the values required in this Paragraph 5.

- D. In the event the Hotel and Civic Center is valued less than Three Million One Hundred Thousand and No/100 Dollars (\$3,100,000.00), but more than Two Million Nine Hundred Thousand and No/100 Dollars (\$2,900,000.00), by the Williamson Central Appraisal District in any one of the years of 2026, 2027, or 2028, during the term of this Agreement, the CITY ad valorem property tax reimbursement grants (Paragraph 4.A.), Civic Center rental payments (Paragraph 4.B) and Cash Grants (Paragraph 4.F.) shall be reduced to one-half (1/2) of the amount that would have been allowed in Paragraphs 4.A., 4.B. and 4.F. above. In the event the valuation is less than Two Million Nine Hundred Thousand Dollars (\$2,900,000.00) in any one of the years 2026, 2027, or 2028, all CITY ad valorem tax reimbursement grants (Paragraph 4.A.), Civic Center rental payments (Paragraph 4.B.) and Cash Grants (Paragraph 4.F.) shall terminate until the Hotel and Civic Center value again attains the value required in this Paragraph 5 in the year for which the value is required.
- E. All CITY ad valorem tax reimbursement grants (Paragraph 4.A.), Civic Center rental payments (Paragraph 4.B.) and Cash Grants (Paragraph 4.F.) require compliance with the Hotel and Civic Center values required in this Agreement. All CITY ad valorem tax reimbursement grants, Civic Center rental payments and Cash Grants shall be reduced or cease when the values assessed by the Williamson Central Appraisal District fail to meet the values required in this Agreement. The CITY ad valorem tax reimbursement grants, Civic Center rental payments and Cash Grants shall be reinstated when the Williamson Central Appraisal District value shows compliance

with the Hotel and Civic Center values required in this Agreement.

F. The Hotel shall:

1. be no less than a sixty-five (65) room Hotel with the Civic Center and strictly comply with the construction, franchise obligations, and operating requirements of the Approved Brand Hotel;
2. have room doors that open to the inside of the Hotel building and not outside the Hotel, requiring Hotel occupants to enter Hotel rooms from inside the Hotel;
3. the Hotel shall have one (1) or more public meeting rooms with a combined square footage usable by public meeting room occupants, which square footage shall not include storage capacity required for use of the public meeting rooms, in an amount of no less than One Thousand One Hundred (1,100) square feet which shall be the Civic Center as required in this Agreement and the Recitals to this Agreement;
4. be the type and quality approved by the CITY as one of the Approved Brand Hotel as a prerequisite to this Agreement;
5. be operated by SADYA or a SAYDA Affiliated Entity as a Hotel business with the Civic Center during the term of this Agreement in compliance with the Approved Brand Hotel's requirements and guidelines.

G. The Hotel and Civic Center must obtain a Certificate of Occupancy prior to June 1, 2018. Failure to begin construction on the Property prior to May1, 2017, or failure to obtain the Hotel and Civic Center Certificate of Occupancy prior to June 1, 2018 and meet the minimum Civic Center requirements of Paragraph 5.A., or failure to comply with any of the requirements of this Agreement shall terminate this Agreement with no obligation on or liability to the CITY, subject to the provisions of Section 12.

- H. The Hotel and Civic Center must have a construction cost of no less than Four Million One Hundred Thousand and No/100 Dollars (\$4,100,000.00), which shall be verified by the CITY prior to any grant payments. In the event the cost is less than Four Million One Hundred Thousand and No/100 Dollars (\$4,100,000.00), this Agreement shall terminate with no obligation to the CITY.
 - I. SADYA and any Affiliated Entity of SADYA shall furnish the CITY information deemed by the CITY to be reasonable or necessary to verify compliance with this Agreement and to determine if a Chapter 380 payment should be made.
6. With respect to each Chapter 380 Payment for reimbursement of CITY ad valorem property taxes described above, SADYA shall notify the CITY in writing of any sums paid by SADYA to the Williamson County tax collection authority in the form of CITY ad valorem property taxes during the term of this Agreement on or before February 1 each year during the term of this Agreement (the "Tax Notice"). The CITY's Chapter 380 Payments to SADYA with respect to the CITY ad valorem revenue shall be based on the amount stated in the Tax Notice, which shall be verified by the CITY. Chapter 380 Payments for CITY ad valorem property tax reimbursements shall be paid to SADYA by the CITY on an annual basis for the preceding year, on or before May 1 following the tax year for which they were paid. For example, the first Chapter 380 Payment for CITY ad valorem property tax reimbursement by the CITY to SADYA shall be based on taxes paid for the year 2019, and shall be paid on or before May 1, 2020, and the last such payment shall be based on taxes paid for the year 2029, and shall be paid on or before May 1, 2030, notwithstanding the Termination Date.

With respect to each Civic Center rental payment, the rental payments will be made monthly based on the amount of the CITY Hotel Occupancy Tax actually paid by SADYA to the CITY. The CITY will pay the Civic Center rental payment to SAYDA on or before three (3) months after the CITY received its Hotel Occupancy Tax payment from the Hotel.

With respect to the Cash Grants, the Cash Grants must be requested by SADYA on the same date that SADYA requests its ad valorem tax reimbursement grant and the CITY will pay SADYA the cash grant on the same date that the CITY pays SADYA its ad valorem tax reimbursement grant).

All CITY ad valorem tax reimbursement grants, Civic Center rental payments and Cash Grants shall be subject to adjustments by the CITY based on Hotel and Civic Center values required in this Agreement.

7. **TERM.** This Agreement shall become enforceable upon execution by the CITY and SADYA and shall be effective as of the date of this Agreement. This Agreement shall terminate as to the CITY rental payments for the Civic Center on the last date on which the CITY is obligated to pay monthly rental payments to SADYA for the Civic Center and as to the CITY ad valorem property tax reimbursement on the last date on which the CITY is obligated to reimburse any CITY annual ad valorem property payment to SADYA, and as to the Cash Grants on the last date the CITY is obligated to pay a Cash Grant unless this Agreement is terminated earlier. Notwithstanding earlier termination, this Agreement shall in no event terminate later than June 1, 2030.
8. **SADYA OBLIGATIONS.** In consideration of the CITY's establishment of this economic development program for the Hotel and Hotel business by the CITY, pursuant to Texas Local Government Code Chapters 380 and 501 and under the Ordinance to promote local economic development and stimulate business and commercial activity within the CITY, SADYA agrees to the requirements of this Agreement and shall require its Affiliated Entity to also comply with the terms and conditions of this Agreement as consideration for this Agreement.
9. **COVENANTS, WARRANTIES, OBLIGATIONS AND DUTIES.** SADYA makes, and shall require an Affiliated Entity to make, the following covenants and warranties to the CITY, and agrees to timely and fully perform the following obligations and duties. Any false or substantially misleading statement contained herein or failure to timely and fully perform as required in this Agreement shall be an act

of default by SADYA. Failure to comply with any one covenant or warranty shall constitute an act of default by SADYA.

- A. No litigation or governmental proceeding is pending or threatened against SADYA that may result in any material adverse change in SADYA. No consent, approval or authorization of or registration or declaration within any governmental authority is required in connection with the execution of this Agreement or the transactions contemplated hereby.
- B. No certificate or statement delivered by SADYA to the CITY in connection with this Agreement, or in connection with any transaction contemplated herein, contains any untrue statement or fails to state any fact necessary to keep the statements contained herein from being misleading.
- C. There are no bankruptcy proceedings or other proceedings currently pending or contemplated, and SADYA has not been informed of any potential involuntary bankruptcy proceedings.
- D. To the best of its knowledge, SADYA has acquired and maintains all necessary rights, franchises, licenses, permits and authority to construct the Hotel and operate the Hotel business in Taylor, Texas, and will continue to use its best efforts to maintain all necessary rights, licenses, permits and authority.
- E. SADYA and an Affiliated Entity of SADYA shall timely pay all taxes and fees due and owing by it to all taxing authorities having jurisdiction.
- F. SADYA shall timely and fully comply with all the terms and conditions of this Agreement.
- G. SADYA may not sell stock, assets or any ownership interest in SADYA CAPITAL, LLC, without prior written notice to and consent from the CITY.
- H. SADYA agrees that, as to all of the programs and activities arising out of this Agreement, it shall comply fully with all Civil Rights Acts and specifically will not discriminate against

any person on the basis of race, color, national origin, sex, or by reason of being disabled.

- I. SADYA hereby certifies that it does not knowingly employ and will not hereafter employ an undocumented worker as defined in Chapter 2264, Texas Government Code. In addition, SADYA shall execute the Condition on Receipt of Public Subsidies/Agreement Regarding Repayment of Interest attached hereto and incorporated by reference herein as *Exhibit "B"*.
 - J. SADYA shall construct the Hotel and Civic Center and conduct the Hotel business with the Civic Center in compliance with all federal, state and local laws, rules and regulations applicable to it during the term of this Agreement.
10. **MUTUAL ASSISTANCE.** CITY and SADYA will do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement, and to aid and assist each other in carrying out such terms and provisions in order to put each other in the same economic condition contemplated by this Agreement regardless of any changes in public policy, the law or taxes or assessments attributable to the Hotel or Hotel business or the Civic Center.
11. **DEFAULT.** If either the CITY or SADYA should default in the performance of any obligations of this Agreement, the other party shall provide such defaulting party written notice of the default, and a minimum period of fifteen (15) days to cure such default, prior to instituting an action for breach or pursuing any other remedy for default. If the CITY or SADYA remains in default after notice and opportunity to cure, the non-defaulting party shall have the right to pursue any remedy under this Agreement, at law or in equity, for the breach. In addition, the CITY shall have the right to terminate all economic benefits under this Agreement.
12. **TERMINATION.** In the event SADYA has not obtained a building permit and commenced site work on the Hotel Property for construction of the Hotel before May 1, 2017 or if a Certificate of Occupancy for the Hotel and Civic Center is not issued prior to June 1, 2018, the obligations on the part of both parties shall be deemed

terminated and of no further force or effect and this Agreement shall be terminated without liability between the parties. Notwithstanding the foregoing, in the event that SADYA determines that it will not be able to obtain a building permit and commence construction of the Hotel before May 1, 2017, or if SADYA determines that it will not be able to obtain a Certificate of Occupancy for the Hotel and Civic Center before June 1, 2018, then on or about the 45th day prior to such date, SADYA and the CITY shall meet and discuss whether such deadlines should be extended. Any such extension shall be in the sole discretion of the CITY. If such an extension is granted, and, as applicable, the building permit and construction has not commenced as of the extension date or the Certificate of Occupancy for the Hotel and Civic Center has not been issued as of the extension date, then on the extension date the obligations on the part of both parties shall be deemed terminated and of no further force or effect and this Agreement shall be terminated without liability between the parties.

13. **ATTORNEY'S FEES.** In the event any claim, legal action or proceeding is commenced between the CITY and SADYA to enforce provisions of this Agreement and recover damages for breach, the prevailing party in such legal action shall be entitled to recover its reasonable attorney's fees and expenses incurred by reason of such action, unless prohibited by law.
14. **ENTIRE AGREEMENT.** This Agreement contains the entire agreement between the parties. This Agreement may only be amended, altered or revoked by written instrument signed by the CITY and SADYA.
15. **BINDING EFFECT.** This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns as allowed in this Agreement. No other persons or entities may enforce this Agreement or claim any benefits under this Agreement except as allowed by this Agreement. There are no oral agreements between the parties hereto with respect to the subject matter hereof.
16. **ASSIGNMENT.** SADYA shall not assign this Agreement or all or any part of its rights and obligations arising under this Agreement except as allowed by this Agreement.

17. **NOTICE.** Any notice and/or statement required and permitted to be delivered shall be deemed delivered by actual delivery, facsimile with receipt of confirmation, or by depositing the same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following address:

IF TO SADYA: SADYA CAPITAL, LLC
Attention: Nimesh Patel
5002 Sendero Springs Drive
Round Rock, Texas 78681

IF TO THE CITY: CITY OF TAYLOR, TEXAS
City Manager
400 Porter Street
Taylor, Texas 76574

18. **INTERPRETATION.** Each of the parties has been represented by counsel of their choosing in the negotiation and preparation of this Agreement. Regardless of which party prepared the initial draft of this Agreement, this Agreement shall, in the event of any dispute, however its meaning or application, be interpreted fairly and reasonably and neither more strongly for or against any party.
19. **APPLICABLE LAW.** This Agreement is made, and shall be construed and interpreted, under the laws of the State of Texas and venue shall be in the State courts of Williamson County, Texas.
20. **SEVERABILITY.** In the event any provisions of this Agreement are illegal, invalid or unenforceable under present or future laws, and in that event, it is the intention of the parties that the remainder of this Agreement shall not be affected. It is also the intention of the parties of this Agreement that in lieu of each clause and provision that is found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid or enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

21. **PARAGRAPH HEADINGS.** The paragraph headings contained in this Agreement are for convenience only and will in no way enlarge or limit the scope or meaning of the various and several paragraphs.
22. **NO THIRD PARTY BENEFICIARIES.** This Agreement is not intended to confer any rights, privileges or causes of action upon any third party.
23. **NO JOINT VENTURE.** It is acknowledged and agreed by the parties that the terms of this Agreement are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The CITY, its past, present and future officers, elected officials, representatives, employees and agents do not assume any responsibilities or liabilities to any third party in connection with the Hotel or the Hotel business or the design, construction or operation of any portion of the Hotel or Hotel business.
24. **COUNTERPARTS.** The parties agree that this Agreement may be executed in multiple counterparts which, taken together, shall form the contractual agreement of the parties.
25. **AUTHORITY.** The person signing this Agreement warrants that he is authorized to sign this Agreement on behalf of the respective signatory.
26. **ECONOMIC DEVELOPMENT.** This Agreement is consistent with the CITY's economic development program and promotion of economic development contemplated by Chapter 380 and the Development Corporation Act, Chapter 501 of the Texas Local Government Code.
27. **EXHIBITS.** The following Exhibits are attached and incorporated by reference herein for all purposes:

Exhibit "A": The Property

*Exhibit "B": the Condition of Receipt of public subsidies/Agreement
Regarding Repayment of Interest.*

Dated this the 13th day of October, 2016.

SADYA CAPITAL, LLC,
a Texas Limited Liability Company

By:
Its: President

CITY OF TAYLOR, TEXAS,
a home rule City

By: ISAAC D. TURNER
Its: City Manager

EXHIBIT “B”

CONDITION ON RECEIPT OF PUBLIC SUBSIDIES/AGREEMENT REGARDING REPAYMENT OF INTEREST

WHEREAS, SADYA CAPITAL, LLC has submitted an application to receive a public subsidy as defined in Chapter 2264, Texas Government Code (hereinafter “the Code”); and

WHEREAS, SADYA CAPITAL, LLC has certified in said application that neither said business, nor a branch, division or department of said business knowingly employs or will hereafter knowingly employ an undocumented worker (as defined in the Code); and

WHEREAS the Code stated that if any business, or a branch, division, or department of the business, after receiving a public subsidy, is convicted of a violation under 8 U.S.C., Section 1324a (f), the business shall be required to repay the amount of the public subsidy with interest; and

WHEREAS the Code requires that as a condition precedent to CITY OF TAYLOR, TEXAS providing such public subsidy, SADYA CAPITAL, LLC must enter into a written agreement specifying the rate and terms of the payment of interest if SADYA CAPITAL, LLC is required to repay the public subsidy.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF TAYLOR, TEXAS, and SADYA CAPITAL, LLC hereby agree that if, after receiving a public subsidy from the CITY OF TAYLOR, TEXAS, SADYA CAPITAL, LLC is convicted of a violation of 8 U.S.C., Section 1324(f), that SADYA CAPITAL, LLC shall repay the amount of the public subsidy together with interest at the rate of twelve (12) percent per annum, such interest to begin accruing on the date of such conviction and to continue until all sums owed under this agreement are paid. Such repayment plus said interest shall be due and payable not later than the 120th day after the date that the CITY OF TAYLOR, TEXAS, notifies SADYA CAPITAL, LLC of the conviction.

Interest on the public subsidy as referenced above shall not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law; any interest in excess of that maximum amount shall be credited on the repayment or, if that has been paid, refunded.

All payments due under this document shall be payable in Taylor, Williamson County, Texas.

In the event that a civil action is brought by a public agency, local taxing jurisdiction, the CITY OF TAYLOR, TEXAS, or the Texas Attorney General to recover any amounts owed to the CITY OF TAYLOR, TEXAS, under the Code and this agreement, the said party shall also be entitled to recover from SADYA CAPITAL, LLC, all court costs and reasonable attorney's fees incurred in such action.

CITY OF TAYLOR, TEXAS

SADYA CAPITAL, LLC

By: ISAAC D. TURNER
Its: CITY MANAGER

By:
Its:



City Council Meeting October 13, 2016 Agenda Item Transmittal

Agenda Item #: 8

Agenda Title: Receive update on disposition of property located at 608 Kimbro

Council Action to be taken: Receive update

Initiating Department: Development Services

Staff Contact: Ashley Lumpkin, Director

1. INTRODUCTION/PURPOSE

The purpose of this item is to receive an update regarding the modular home at 608 Kimbro.

2. DESCRIPTION/ JUSTIFICATION

A modular home permit was granted at the end of August with the understanding the property owner would also build a garage on the property and attached to the structure. The property has to meet the minimum foundation requirements, masonry requirements, and other requirements all other site built homes have to meet. After the structure was moved to the site staff recognized the home did not comply with the masonry requirements and contacted the property owner. The property owner will be updating the siding on the home at the same time the garage is constructed to meet the minimum masonry requirements. The property owner is also aware that, without meeting the minimum standards, a certificate of occupancy cannot be granted. The site inspections to date have shown the construction, to date, to be in compliance with the minimum 200 International Residential Code, as adopted by City Council.

Modular homes are regulated by the Texas Industrialized Housing Act which allows cities limited means for regulation, such as meeting the median value of surrounding single-family homes and architectural features. Although this language was not included in the Zoning Ordinance language, it is currently a proposed amendment and will be discussed at the October 11, 2016 Planning and Zoning Commission meeting. Staff will provide an update on the recommendation and next steps at the City Council meeting.

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

Receive update.

6. REFERENCE FILES

8a. [Tx Dept Licensing and Regulations](#)

8b. [Occupations Code Chapter 1202](#)



TEXAS DEPARTMENT OF LICENSING AND REGULATION

COMPLIANCE DIVISION – INDUSTRIALIZED HOUSING AND BUILDINGS

P.O. Box 12157 • Austin, Texas 78711 (512) 539-5735 • (800) 803-9202 • FAX (512) 539-5736

Email Address: IHBTech@tdlr.texas.gov

Internet Address: www.tdlr.texas.gov

INDUSTRIALIZED HOUSING AND BUILDINGS – BULLETIN #00-001

Revised: January 12, 2010

Areas of Authority Belonging to a Municipality – Industrialized Housing

This bulletin deals only with the areas of authority of a municipality for industrialized housing – reference IHB Bulletin #04-001 for the areas of authority of a municipality for industrialized buildings.

The Texas Occupations Code, Chapter 1202, Industrialized Housing and Buildings, defines the areas of authority belonging to a municipality. Department rules 70.62 and 70.73 further define the areas of authority pertaining to site inspections.

Disagreements that cannot be resolved between the local officials and the industrialized builder (retailer/installer) shall be referred to the Department. Disagreements that cannot be resolved by the Department shall be referred to the Texas Industrialized Building Code Council. The decisions, actions, and interpretations of the Council are binding on the Department, third-party inspectors, design review agencies, manufacturers, and municipalities and other local political subdivisions.

Section 1202.151(b) of the Texas Occupations Code requires that industrialized housing installed within the jurisdiction of a municipality be constructed to meet the National Electrical Code and the applicable code group for that municipality. With the merger of the International Conference of Building Officials (ICBO) and the Southern Building Code Congress (SBCCI) into the International Code Council (ICC) there is only one code group, the International Codes. The International Codes are published by the International Code Council and are the latest editions of the Uniform Codes (published by ICBO) and the Standard Codes (published by SBCCI).

The International Codes have been adopted by the Texas Industrialized Building Code Council (Council) in accordance with **Section 1202.152 of the Occupations Code**. This section requires the Council to adopt new code editions in place of those originally adopted by the law if the Council determines that the use of the new code editions are in the public interest and consistent with the purposes of the law. The International Code were first adopted by the Council as the replacement codes for both of the original code groups in February 2002 (adopted as replacement codes for parts of the Uniform Code group in February 2000). The applicable mandatory building codes for construction of new industrialized housing are the International Residential Code, the International Energy Conservation Code, and the National Electrical Code. The applicable edition of these codes can be found in Department Rules 70.100 and 70.101.

Section 1202.252(a)(1) of the Texas Occupations Code gives the municipality the right to require and review, for compliance with the mandatory building codes, a complete set of design plans, specifications, and calculations marked with the stamp of the council for each installation within its corporate limits. The municipality may refuse to issue a permit if a review of the plans and specifications indicates any items that do not meet the mandatory building codes in effect for the Texas IHB program at the time of construction of the industrialized house. The municipality may require correction of these items, and inspection of the corrections made, as a condition for granting a permit. The municipality is not required to accept an industrialized house that does not meet the mandatory building codes in effect at the time of construction.

Section 1202.153 of the Texas Occupations Code does not allow a municipality to require or enforce any local amendments to the mandatory building codes adopted by the Council. However, the municipality may make sure that the load conditions described in the plans and specifications meet the load requirements for the area in which the unit is installed. For example, a municipality does not have to accept a unit that was designed to meet a 90 mph wind speed if the basic wind speed map in the

code indicates that the municipality is located in an area where the basic wind speed is greater than 90 mph.

Sections 1202.252(a)(2) of the Texas Occupations Code gives the municipality the right to require that all applicable local permits and licenses are obtained before any construction begins on a building site. Contractors, electricians, and other workmen on the construction site must be licensed in accordance with the requirements of the municipality in which the module is sited and with applicable state requirements. Department rules require that the person responsible for retailing and installing the industrialized house be registered with the Department as an industrialized builder.

Section 1202.252(a)(3) of the Texas Occupations Code gives the municipality the right to require that all modules or modular components have an approved decal or insignia attached. IHB Bulletin #97-001 provides a description of the decals and insignia used to certify compliance with the Texas IHB law. Each separate module or modular component must have a decal or insignia attached. The location of the decal or insignia on the module or modular component must be shown on the floor plan or cover page of the approved plans. Only manufacturers that have met the requirements of the State can buy decals or insignia (Department rule 70.77). The manufacturer certifies that the module or modular component was constructed and inspected in accordance with the law and rules governing industrialized housing and buildings by attaching the decal or insignia. The control of the decals and insignia remains with the Department.

Sections 1202.251(a), 1202.251(b), and 1202.253(c)(3) of the Texas Occupations Code gives the municipality the right to enforce local land use and zoning requirements, building setback requirements, side and rear yard requirements, site planning and development and property line requirements, subdivision control, and landscape architectural requirements. These local requirements and regulations and others not in conflict with the IHB law or other State law relating to transportation, erection, installation, or use, shall be reasonably and uniformly applied and enforced the same for all housing – the municipality may not enforce different requirements for industrialized housing except as allowed by **Section 1202.253(c)(3) of the Occupations Code**. A municipality cannot limit an industrialized house to an area zoned for manufactured housing. A municipality cannot bar an industrialized house constructed under Chapter 1202 from being placed inside city limits. A municipality can bar an industrialized house from being placed in an area zoned for business, but cannot bar an industrialized house from being placed in an area zoned residential except as provided in **Section 1202.253(c) of the Occupations Code**.

Section 1202.253(c) allows a municipality to adopt regulations that require single-family or duplex industrialized housing to:

- have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located. Value means the taxable value of the industrialized housing and the lot after installation of the house;
- have exterior siding, roofing, roofing pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is to be located; and
- comply with municipal aesthetic standards, square footage, and other site requirements applicable to single-family dwellings;

Section 1202.252(a)(4) of the Texas Occupations Code gives the municipality the right to set procedures for inspection of the erection and installation of any industrialized house located within their jurisdiction to assure compliance with the mandatory building codes and the approved plans and specifications. These procedures may require final inspections and tests before occupancy and may require correction of code violations identified by the tests or discovered during inspections.

Section 1202.203 of the Texas Occupations Code gives the municipality the right to inspect the foundation system and erection and installation of the modules or modular components on the

foundation system to make sure that they comply with the mandatory building codes and approved plans and specifications. All construction performed on site shall be inspected by the municipal inspectors in accordance with their inspection procedures. The municipality may require repair of any items damaged during transportation on the module or modular component to be installed. The municipality may require correction of code (mandatory codes identified in Department rules 70.100 and 70.101) violations identified on the module or modular component during the site inspections. The municipality may require correction of items that do not meet the approved plans and specifications. Construction uncovered during repairs of violations may be inspected to make sure that they meet the mandatory building codes and approved plans. The municipality cannot require removal of permanent components or construction to inspect hidden portions of the construction to make sure it meets the mandatory building codes (Department Rule 70.73, destructive disassembly). Inspection of anything visible on a module or modular component is allowed. Nondestructive disassembly (opening access panels, cover plates, etc) is allowed during inspection.

Department rule 70.70(d) requires a manufacturer to provide on-site construction documentation that includes the critical load points for attachment of the house to the foundation. **Department rule 70.73** requires a licensed engineer (or architect for one or two family dwellings having one story and total floor area of 5,000 square feet or less) to design and seal the foundation system and unique on-site construction details for each industrialized house. The foundation is required to be suitable for the location where the house or building will be installed. The foundation design and unique on-site details are reviewed by the municipality for conformance to the mandatory building codes – review by a Texas approved design review agency is not required.

Section 1202.002 of the Texas Occupations Code defines an industrialized house as one that is erected or installed on a permanent foundation and **Department rule 70.73(a)** requires industrialized housing to be installed on a permanent foundation system. **Department rule 70.10(a)** defines a “permanent foundation system” as one that is designed to meet the applicable mandatory building code adopted under the Texas IHB program. A municipality shall require that an industrialized house be installed on a permanent foundation system. The use of ground anchors is not approved for permanent foundations. Components of a foundation system allowed for use in site built construction must also be allowed for IHB housing. Typically, a “permanent” foundation is one with the following characteristics.

- The foundation and all related construction complies with the requirements of the mandatory building code
- The foundation system is capable of transmitting all design loads imposed by or upon the foundation and the attached building into soil or bedrock without failure
- The structure is attached without the towing hitch, axles, brakes, wheels and other parts of the chassis that only operate during transportation.
- Ventilation and decay details are provided in accordance with code requirements.

OCCUPATIONS CODE

TITLE 7. PRACTICES AND PROFESSIONS RELATED TO REAL PROPERTY AND HOUSING

SUBTITLE C. REGULATION OF CERTAIN TYPES OF HOUSING AND BUILDINGS

CHAPTER 1202. INDUSTRIALIZED HOUSING AND BUILDINGS

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 1202.001. GENERAL DEFINITIONS. In this chapter:

- (1) "Commission" means the Texas Commission of Licensing and Regulation.
- (2) "Construction site building" means a commercial structure that is:
 - (A) not open to the public; and
 - (B) used for any purpose at a commercial site by a person constructing a building, road, bridge, utility, or other infrastructure or improvement to real property.
- (3) "Council" means the Texas Industrialized Building Code Council.
- (4) "Department" means the Texas Department of Licensing and Regulation.
- (4-a) "Executive director" means the executive director of the department.
- (5) "Modular component" means a structural part of housing or a building constructed at a location other than the building site in a manner that prevents the construction from being adequately inspected for code compliance at the building site without:
 - (A) damage; or
 - (B) removal and reconstruction of a part of the housing or building.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.001, eff. Sept. 1, 2003;

Acts 2003, 78th Leg., ch. 1276, Sec. 14A.263(b), eff. Sept. 1, 2003.

Amended by:

Acts 2005, 79th Leg., Ch. 714 (S.B. 443), Sec. 1, eff. September 1, 2005.

Sec. 1202.002. DEFINITION OF INDUSTRIALIZED HOUSING. (a)

Industrialized housing is a residential structure that is:

- (1) designed for the occupancy of one or more families;
- (2) constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent site; and
- (3) designed to be used as a permanent residential structure when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system.

(b) Industrialized housing includes the structure's plumbing, heating, air conditioning, and electrical systems.

(c) Industrialized housing does not include:

- (1) a residential structure that exceeds four stories or 60 feet in height;
- (2) housing constructed of a sectional or panelized system that does not use a modular component; or
- (3) a ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by:

Acts 2009, 81st Leg., R.S., Ch. 698 (H.B. [2763](#)), Sec. 1, eff. September 1, 2009.

Acts 2015, 84th Leg., R.S., Ch. 45 (S.B. [1264](#)), Sec. 1, eff. September 1, 2015.

Sec. 1202.003. DEFINITION OF INDUSTRIALIZED BUILDING. (a) An industrialized building is a commercial structure that is:

- (1) constructed in one or more modules or constructed using one or more modular components built at a location other than the commercial site; and
- (2) designed to be used as a commercial building when the module or the modular component is transported to the commercial site and erected or installed.

(b) An industrialized building includes the structure's plumbing, heating, air conditioning, and electrical systems.

(c) Repealed by Acts 2005, 79th Leg., Ch. 714, Sec. 5, eff. September 1, 2005.

(d) An industrialized building includes a permanent commercial structure and a commercial structure designed to be transported from one commercial site to another commercial site but does not include:

(1) a commercial structure that exceeds four stories or 60 feet in height; or

(2) a commercial building or structure that is:

(A) installed in a manner other than on a permanent foundation; and

(B) either:

(i) not open to the public; or

(ii) less than 1,500 square feet in total area and used other than as a school or a place of religious worship.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.002, eff. Sept. 1, 2003.

Amended by:

Acts 2005, 79th Leg., Ch. 714 (S.B. 443), Sec. 2, eff. September 1, 2005.

Acts 2005, 79th Leg., Ch. 714 (S.B. 443), Sec. 5, eff. September 1, 2005.

Acts 2009, 81st Leg., R.S., Ch. 698 (H.B. 2763), Sec. 2, eff. September 1, 2009.

Acts 2015, 84th Leg., R.S., Ch. 45 (S.B. 1264), Sec. 2, eff. September 1, 2015.

Sec. 1202.004. RELOCATABLE EDUCATIONAL FACILITIES. (a) In this section, "relocatable educational facility" means a portable, modular building capable of being relocated, regardless of whether the facility is built at the installation site, that is used primarily as an educational facility for teaching the curriculum required under Section 28.002, Education Code.

(b) A relocatable educational facility that is purchased or leased on or after January 1, 2010, must comply with all provisions applicable to industrialized buildings under this chapter.

Added by Acts 2009, 81st Leg., R.S., Ch. 698 (H.B. 2763), Sec. 3, eff. September 1, 2009.

SUBCHAPTER B. TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL

Sec. 1202.051. COUNCIL MEMBERSHIP. The Texas Industrialized Building Code Council consists of 12 members appointed by the governor as follows:

- (1) three members who represent the industrialized housing and building industries;
- (2) three members who represent municipal building officials from municipalities with a population of more than 25,000;
- (3) three members who represent general contractors who construct housing or buildings on-site;
- (4) one member who is an engineer licensed in this state who acts as a structural engineer;
- (5) one member who is an engineer licensed in this state who acts as an electrical engineer; and
- (6) one member who is an architect registered in this state.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.052. MEMBERSHIP RESTRICTIONS. An engineer or architect member of the council may not:

- (1) be designated as, be employed by, or have an ownership interest in, an entity that is a third-party inspector or design review agency;
- (2) have an ownership interest in a business that manufactures or builds industrialized housing or buildings;
- (3) in a capacity relating to a matter subject to council review, be employed by or be a paid consultant to a manufacturer or builder of industrialized housing or buildings; or
- (4) be an officer, employee, or paid consultant of a trade association that represents the industrialized housing or building industry.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.053. TERMS. Council members serve staggered two-year terms, with the terms of half of the members expiring on February 1 of each even-numbered year and the terms of the other half of the members expiring on February 1 of each odd-numbered year.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.054. PRESIDING OFFICER. The council shall annually elect one of its members as the council's presiding officer.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.055. SECRETARY; PERSONNEL. The executive director shall:

- (1) act as secretary of the council; and
- (2) provide personnel from the department necessary to perform staff functions for the council.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 26.026, eff. Sept. 1, 2003;
Acts 2003, 78th Leg., ch. 1276, Sec. 14A.264, eff. Sept. 1, 2003.

Sec. 1202.056. REIMBURSEMENT. (a) A council member may be reimbursed for actual costs of travel to attend meetings but may not receive a per diem allowance for food or lodging.

(b) The travel costs shall be paid out of fees collected by the department under Section [1202.104](#).

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.057. QUORUM. The vote of at least seven members present at a meeting or the written approval of at least seven members is required for the council to take an action or make a decision.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

SUBCHAPTER C. COUNCIL AND COMMISSION POWERS AND DUTIES

Sec. 1202.101. RULES; ORDERS. (a) The commission shall adopt rules and issue orders as necessary to:

- (1) ensure compliance with the purposes of this chapter; and
- (2) provide for uniform enforcement of this chapter.

(b) The commission shall adopt rules as appropriate to implement the council's actions, decisions, interpretations, and instructions.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.003, eff. Sept. 1, 2003.

Sec. 1202.102. RULES PROVIDING FOR REGISTRATION AND REGULATION. The commission by rule shall provide for registration and regulation of manufacturers or builders of industrialized housing or buildings.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.004, eff. Sept. 1, 2003.

Sec. 1202.104. FEES. (a) The commission shall set fees, in amounts sufficient to cover the costs of the inspections described by this chapter and the administration of this chapter, for:

- (1) the registration of manufacturers or builders of industrialized housing or buildings;
- (2) the inspection of industrialized housing or buildings; and
- (3) the issuance of decals or insignia required under Section [1202.204](#).

(b) The fees shall be paid to the comptroller and placed in the general revenue fund, except that a fee for an inspection may be paid directly to an approved third-party inspector who performs the inspection.

(c) The building and permit fees charged by a municipality for an inspection of industrialized housing or buildings to be located in the municipality may not exceed the fees charged for the equivalent inspection of a building constructed on-site.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.005, eff. Sept. 1, 2003.

Sec. 1202.105. APPROVAL OF THIRD-PARTY INSPECTORS AND DESIGN REVIEW AGENCIES. (a) The council shall establish criteria for the approval of, and approve accordingly, all third-party inspectors and design review agencies.

(b) The executive director shall recommend qualified third-party inspectors and design review agencies to the council.

(c) The executive director shall publish a list of all approved inspectors and design review agencies.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 26.027, eff. Sept. 1, 2003;

Acts 2003, 78th Leg., ch. 1276, Sec. 14A.266, eff. Sept. 1, 2003.

Sec. 1202.106. APPLICABILITY OF OTHER LAW. Sections [51.401](#) and [51.4041](#) do not apply to this chapter.

Added by Acts 2003, 78th Leg., ch. 816, Sec. 10.006, eff. Sept. 1, 2003.

Amended by:

Acts 2015, 84th Leg., R.S., Ch. 586 (H.B. 3742), Sec. 5, eff. September 1, 2015.

Sec. 1202.107. LIMITATION ON CERTAIN ACTIONS. (a) Notwithstanding any other law, the commission, executive director, or department may not perform an inspection or investigation, open a complaint, or initiate an administrative or enforcement action against a manufacturer, builder, or third-party inspector of industrialized housing after the second anniversary of the date of the final on-site inspection of the industrialized housing conducted under Section 1202.203.

(b) The commission or executive director may impose a penalty or sanction in an enforcement action against a manufacturer, builder, or third-party inspector of industrialized housing only if the commission, executive director, or department initiates the enforcement action during the period prescribed by Subsection (a).

Added by Acts 2013, 83rd Leg., R.S., Ch. 27 (S.B. 672), Sec. 1, eff. September 1, 2013.

SUBCHAPTER D. REQUIREMENTS AND STANDARDS FOR INDUSTRIALIZED HOUSING AND BUILDINGS

Sec. 1202.151. BUILDING CODES. (a) In addition to complying with Subsection (b) or (c), as applicable, industrialized housing and buildings must be constructed to meet or exceed the requirements and standards of the National Electrical Code, published by the National Fire Protection Association, as that code existed on January 1, 1985.

(b) Industrialized housing and buildings erected or installed in a municipality must be constructed to meet or exceed the requirements and standards of whichever of the following two groups of codes is used by the municipality:

(1) the Uniform Building Code, Uniform Plumbing Code, and Uniform Mechanical Code, published by the International Conference of Building Officials, as those codes existed on January 1, 1985; or

(2) the Standard Building Code, Standard Mechanical Code, Standard Plumbing Code, and Standard Gas Code, published by the Southern Building Code Congress International, Inc., as those codes existed on January 1, 1985.

(c) Industrialized housing and buildings erected or installed outside a municipality or in a municipality that does not use a building code group described by Subsection (b)(1) or (2) must be constructed to meet or exceed

the requirements and standards of whichever of those building code groups is selected by the manufacturer of the housing or buildings.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.152. BUILDING CODE AMENDMENT. If a code described by Section 1202.151 is amended after January 1, 1985, the requirements and standards of the amended code shall be used in place of the January 1, 1985, edition if the council determines that use of the amended code is:

- (1) in the public interest; and
- (2) consistent with the purposes of this chapter.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.153. BUILDING CODE AMENDMENT: MUNICIPALITY OR OTHER POLITICAL SUBDIVISION. (a) A municipality or other political subdivision may not require or enforce, as a prerequisite for granting or approving a building or construction permit or certificate of occupancy, an amendment to a code described by Section 1202.151.

(b) On the petition of a local building official and after a hearing, the council may require a reasonable amendment to a building code group described by Section 1202.151(b)(1) or (2) that the council determines to be essential for public health and safety. The amendment shall be applied uniformly on a statewide basis.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.1535. EFFECT OF BUILDING CODE AMENDMENT. (a) An industrialized building that bears an approved decal or insignia indicating that the building complies with the mandatory building codes and that has not been modified or altered is considered to be in compliance with a new mandatory building code adopted by the council or an amendment to a code approved by the council under Section 1202.152 or 1202.153.

(b) The owner of an industrialized building designed to be transported from one commercial site to another that bears an approved decal or insignia indicating the building complies with the mandatory building codes and that is modified or altered after the date the council adopts a new mandatory building code or the council approves a building code amendment must ensure that the modified or altered building complies with the requirements and standards of the new building code or amendment

to the extent required by the most recent edition of the International Existing Building Code adopted by the council.

Added by Acts 2003, 78th Leg., ch. 816, Sec. 10.007, eff. Sept. 1, 2003.

Amended by:

Acts 2009, 81st Leg., R.S., Ch. 698 (H.B. [2763](#)), Sec. 4, eff. September 1, 2009.

Sec. 1202.154. DESIGN REVIEW. To ensure compliance with the mandatory building codes, the department or approved design review agency shall review all designs, plans, and specifications of industrialized housing and buildings in accordance with council interpretations and instructions.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.008, eff. Sept. 1, 2003.

Sec. 1202.155. COUNCIL STAMP OF APPROVAL. (a) The department or approved design review agency shall place the council's stamp of approval on each page of the designs, plans, and specifications of industrialized housing and buildings that:

(1) meet or exceed the code standards and requirements under council interpretations and instructions; and

(2) are approved by the department or design review agency.

(b) Each page of the designs, plans, and specifications must bear the council's stamp of approval if the designs, plans, and specifications satisfy the requirements of Subsection (a)(1) and are approved in accordance with Subsection (a)(2).

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.156. COUNCIL DETERMINATION OF CERTAIN QUESTIONS RELATED TO INDUSTRIALIZED HOUSING AND BUILDINGS. (a) The council shall determine all questions raised by a municipality in connection with the review of designs, plans, and specifications of industrialized housing and buildings, as authorized by Section [1202.252](#).

(b) With reference to the standards and requirements of the mandatory building codes, the council shall determine, from an engineering performance standpoint, all questions concerning:

(1) code equivalency; or

(2) alternative materials or methods of construction.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.009, eff. Sept. 1, 2003.

Sec. 1202.157. COUNCIL DECISIONS BINDING. The decisions, actions, and interpretations of the council are binding on the department, third-party inspectors, design review agencies, and municipalities and other political subdivisions.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

SUBCHAPTER E. INSPECTIONS

Sec. 1202.201. INSPECTION PROCEDURES. The council may issue instructions to establish procedures for inspecting the construction and installation of industrialized housing and buildings to ensure compliance with approved designs, plans, and specifications.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Sec. 1202.202. DEPARTMENT INSPECTIONS. (a) To ensure compliance with the mandatory building codes or approved designs, plans, and specifications, the department shall inspect the construction of industrialized housing and buildings. The executive director may designate approved third-party inspectors to perform the inspections subject to the rules of the commission.

(b) Local building officials may witness department inspections to enable the local officials to make recommendations on inspection procedures to the council.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.010, eff. Sept. 1, 2003.

Sec. 1202.203. ON-SITE INSPECTIONS. (a) A municipal building official shall inspect all construction involving industrialized housing and buildings to be located in the municipality to ensure compliance with designs, plans, and specifications, including inspection of:

- (1) the construction of the foundation system; and
- (2) the erection and installation of the modules or modular components on the foundation.

(b) An approved third-party inspector shall perform on-site inspections of industrialized housing to be located outside the municipality.

(c) An inspection under Subsection (a) shall be conducted:

(1) at the permanent site, if the inspection is of industrialized housing; and

(2) at the commercial site, if the inspection is of industrialized buildings.

(d) If required by commission rule, an approved third-party inspector shall perform on-site inspections of industrialized buildings to be located outside the municipality.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.011, eff. Sept. 1, 2003.

Amended by:

Acts 2005, 79th Leg., Ch. 714 (S.B. 443), Sec. 3, eff. September 1, 2005.

Sec. 1202.204. RULES PROVIDING FOR DECALS OR INSIGNIA. (a) The commission by rule shall provide for the placement of decals or insignia on each transportable modular section or modular component to indicate compliance with the mandatory building codes.

(b) The commission by rule shall exempt a construction site building from the requirements of this section.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.012, eff. Sept. 1, 2003.

Amended by:

Acts 2005, 79th Leg., Ch. 714 (S.B. 443), Sec. 4, eff. September 1, 2005.

Sec. 1202.205. RECIPROCITY. (a) The commission by rule may authorize an inspection of industrialized housing or buildings constructed in another state to be performed by an inspector of the equivalent regulatory agency of the other state.

(b) The commission by rule may authorize an inspection of industrialized housing or buildings constructed in this state for use in another state.

(c) The commission shall enter into a reciprocity agreement with the equivalent regulatory agency of the other state as necessary to implement this section.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.013, eff. Sept. 1, 2003.

SUBCHAPTER F. MUNICIPAL AUTHORITY

Sec. 1202.251. RESERVATION OF MUNICIPAL AUTHORITY. (a) Municipal authority is specifically and entirely reserved to a municipality, including, as applicable:

- (1) land use and zoning requirements;
- (2) building setback requirements;
- (3) side and rear yard requirements;
- (4) site planning and development and property line requirements;
- (5) subdivision control; and
- (6) landscape architectural requirements.

(b) Except as provided by Section 1202.253, requirements and regulations not in conflict with this chapter or with other state law relating to transportation, erection, installation, or use of industrialized housing or buildings must be reasonably and uniformly applied and enforced without distinctions as to whether the housing or buildings are manufactured or are constructed on-site.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 363, Sec. 1, eff. June 18, 2003; Acts 2003, 78th Leg., ch. 816, Sec. 10.014, eff. Sept. 1, 2003.

Sec. 1202.252. MUNICIPAL REGULATION OF INDUSTRIALIZED HOUSING AND BUILDINGS. (a) A municipality that regulates the on-site construction or installation of industrialized housing and buildings may:

- (1) require and review, for compliance with mandatory building codes, a complete set of designs, plans, and specifications bearing the council's stamp of approval for each installation of industrialized housing or buildings in the municipality;
- (2) require that all applicable local permits and licenses be obtained before construction begins on a building site;
- (3) require, in accordance with commission rules, that all modules or modular components bear an approved decal or insignia indicating inspection by the department; and
- (4) establish procedures for the inspection of:

(A) the erection and installation of industrialized housing or buildings to be located in the municipality, to ensure compliance with

mandatory building codes and commission rules; and

(B) all foundation and other on-site construction, to ensure compliance with approved designs, plans, and specifications.

(b) Procedures described by Subsection (a)(4) may require:

(1) before occupancy, a final inspection or test in accordance with mandatory building codes; and

(2) correction of any deficiency identified by the test or discovered in the final inspection.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.015, eff. Sept. 1, 2003.

Sec. 1202.253. MUNICIPAL REGULATION OF SINGLE-FAMILY AND DUPLEX INDUSTRIALIZED HOUSING. (a) Single-family or duplex industrialized housing must have all local permits and licenses that are applicable to other single-family or duplex dwellings.

(b) For purposes of this section, single-family or duplex industrialized housing is real property.

(c) A municipality may adopt regulations that require single-family or duplex industrialized housing to:

(1) have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for each county in which the properties are located;

Text of subsec. (c)(2) as added by Acts 2003, 78th Leg., ch. 363, Sec. 2

(2) have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located;

Text of subsec. (c)(2) as added by Acts 2003, 78th Leg., ch. 816, Sec.
10.016

(2) have exterior siding, roofing, roofing pitch, foundation fascia, and fenestration compatible with the single-family dwellings

located within 500 feet of the lot on which the industrialized housing is proposed to be located;

(3) comply with municipal aesthetic standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings; or

(4) be securely fixed to a permanent foundation.

(d) For purposes of Subsection (c), "value" means the taxable value of the industrialized housing and the lot after installation of the housing.

(e) Except as provided by Subsection (c), a municipality may not adopt a regulation under this section that is more restrictive for industrialized housing than that required for a new single-family or duplex dwelling constructed on-site.

(f) This section does not:

(1) limit the authority of a municipality to adopt regulations to protect historic properties or historic districts; or

(2) affect deed restrictions.

Added by Acts 2003, 78th Leg., ch. 363, Sec. 2, eff. June 18, 2003; Acts 2003, 78th Leg., ch. 816, Sec. 10.016, eff. Sept. 1, 2003.

SUBCHAPTER G. PROHIBITED PRACTICES AND DISCIPLINARY PROCEDURES

Sec. 1202.301. PROHIBITED PRACTICES. (a) In this section, "person" means an individual, partnership, company, corporation, association, or other group, however organized.

(b) A person may not construct, sell or offer to sell, lease or offer to lease, or transport over a street or highway of this state any industrialized housing or building, or modular section or component of a modular section, in violation of this chapter or a rule of the commission or order of the commission or executive director.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.017, eff. Sept. 1, 2003; Acts 2003, 78th Leg., ch. 1276, Sec. 14A.270, eff. Sept. 1, 2003.

Sec. 1202.302. DENIAL OF CERTIFICATE; DISCIPLINARY ACTION. In addition to imposing sanctions allowed under Section [51.353](#), the commission may deny, permanently revoke, or suspend for a definite period and

specified location or geographic area a certificate of registration if the commission finds that the applicant or registrant:

- (1) provided false information on an application or other document filed with the department;
- (2) failed to pay a fee or file a report required by the department for the administration or enforcement of this chapter;
- (3) engaged in a false, misleading, or deceptive act or practice as described by Subchapter E, Chapter 17, Business & Commerce Code; or
- (4) violated:
 - (A) this chapter;
 - (B) a rule adopted by the commission or order issued by the commission or the executive director under this chapter; or
 - (C) a decision, action, or interpretation of the council.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 2, eff. June 1, 2003.

Amended by Acts 2003, 78th Leg., ch. 816, Sec. 10.018, eff. Sept. 1, 2003.



City Council Meeting October 13, 2016 Agenda Item Transmittal

Agenda Item #: 9
Agenda Title: Receive 2016 Strategic Plan for the Wastewater Treatment Plant (WWTP)

Council Action to be taken: Discussion

Initiating Department: Public Works/City Engineer

Staff Contact: Walter Ragsdale, Interim Director
Casey Sledge, P.E. Consulting City Engineer

1. INTRODUCTION/PURPOSE

Sledge Engineering and city staff have reviewed all the facilities at the Waste Water Treatment Plant to create a Strategic Plan for repairs. This will be an overview.

2. DESCRIPTION/ JUSTIFICATION

A WWTP 2016 Strategic Plan was conducted to address the following:

- Determine the treatment effectiveness of the City of Taylor's plant
- Identify any deficiencies at the facility that will impact future treatment and compliance
- Recommend phased improvements of the plant
- Provide the basis for a long-range plan

The plant is over 20 years old and is due to be re- permitted by the TCEQ in 2018.

3. FINANCIAL/BUDGET

The plan outlines future costs for short/long term repairs

4. TIMELINE CONSIDERATIONS

This report identifies several projects which are in need of immediate repair as well as those requiring midterm solutions.

5. RECOMMENDATION

Receive and accept report.

6. REFERENCE FILES

9a. [Report](#)

City of Taylor

Wastewater Treatment Plant 2016 Strategic Facility Plan

DRAFT

September 22, 2016

This document is released for the purpose of interim review under the authority of Stephen P. Dorman, P.E. 84631 on September 22, 2016. It is not intended for use for construction, bidding or permit purposes.

Prepared by:



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DRAFT

DISCLAIMER

Sledge Engineering, LLC (Sledge) prepared this report for the City of Taylor. The collective site visits, documentation review, and detailed work are summarized in this Wastewater Treatment Plant 2016 Strategic Facility Plan.

The costs presented herein are estimates based on the professional opinions of the contributing authors. The construction cost estimates are in 2016 dollars as based on current market rates of labor and material furnished for similar projects. Other considerations for the costs contained herein include:

- A reasonable allowance for contractor overhead and profit is included in all cost estimates.
- Total cost includes environmental reports, permitting, design, management, survey, geotechnical, office/lab suppliers/equipment, inspection, and similar non-construction costs.
- A reasonable allowance for contingencies is included for current market conditions (contingency equals 10% of hard costs).

Prior to implementing any project or developing detail budgets for financing, all costs should be reviewed and adjusted based on the project elements to be included, size of the resulting project, and proper inflation factors. While priority has been assigned where appropriate, the City of Taylor should use this guide as a means to develop a long-range Capital Improvement Plan (CIP) specific to the Wastewater Treatment Plant.

This report and associated documentation are provided for the exclusive use of the City of Taylor, Texas for use in association with the Wastewater Treatment Plant.

1. INTRODUCTION

The City of Taylor requested a complete assessment of the Wastewater Treatment Facility (or Wastewater Treatment Plant) by Sledge Engineering. The assessment is summarized in this 2016 Strategic Facility Plan. The purpose of WWTP 2016 Strategic Facility Plan is to:

- Determine the treatment effectiveness of the City of Taylor's plant
- Identify any deficiencies at the facility that will impact future treatment and permit compliance
- Recommend phased improvements of the plant.
- Provide the basis for a long-range Strategic Facility Plan.

The scope of work for this study is as follows:

1. Gather and evaluate three (3) years of historical data regarding existing wastewater treatment including but not limited to the following (from Owner's records):
 - a. Influent flows, CBOD5, TSS, and Ammonia Nitrogen.
 - b. Effluent flows, CBOD5, TSS, and Ammonia Nitrogen, pH, and temperature.
 - c. Daily rainfall.
 - d. Existing and future permit requirements.
 - e. As-Built plans of the existing wastewater treatment plant.
 - f. Potable water use records.
 - g. TCEQ's inspection reports.
 - h. Electrical usage.
 - i. Last year's financial audit to determine cost of wastewater operations.
 - j. Current year's wastewater budget.
2. Establish need for additional influent and effluent testing program (sampling and testing by City if required)
3. Coordinate with City to determine the possibility of new industrial loadings or other high users over the 20-year planning period.
4. Evaluate the physical condition of the plant by inspecting the plant's components, evaluating past TCEQ annual inspection reports, and interviewing the plant operators.
5. Determine operational problems based on operator interviews.
6. Summarize existing population and water use projections available from the TWDB for a 20-year planning period.
7. Project average daily and peak sewer flow based on historical water use and WWTP effluent flows from monthly Discharge Monitoring Reports.
8. Review sludge data available from the existing plant (Annual TCEQ Sludge Reports and TCLP tests).

9. Discuss the existing plant including capacity of each unit as required by TCEQ and hydraulic layout of treatment units.
10. Evaluate effectiveness of existing plant in meeting permit effluent limits for a 5-year permit period.
11. Summarize existing TCEQ rules affecting the wastewater treatment plant.
12. Identify potential future rule changes and strategies for compliance based on published and/or anticipated EPA/TCEQ rules impacting wastewater treatment.
13. Explore alternatives for improvements at the plant including flow schematics, layouts, cost estimates, and operational factors.
14. After review with Owner, recommend required and desired improvements.
15. Update total project cost required for implementation of the recommended alternative.
16. List possible funding sources including TWDB – CWSRF, TWDB – EDAP, USDA – Rural Development, Municipal Bonds, etc.
17. Estimate implementation schedule for alternative improvements.

The report is generally formatted to meet Texas Commission on Environmental Quality (TCEQ) requirements for changes proposed to the wastewater treatment plant. The report includes the following information:

- Wastewater treatment facility siting information (sewer system general information and plant property information – see **Section 2**)
- Quantity and characteristics of the influent (population estimates, water/wastewater projections, and recorded influent pollutant data – see **Section 5**)
- Sludge management protocols at the existing plant (see **Section 4**)
- Methods to control bypassing (see **Section 4**)
- Calculations of treatment capacity (see **Section 4**)

Wastewater treatment terms and requirements used and referenced in this Plan adhere to the definitions and rules as per TCEQ Chapter 217 – Design Criteria for Domestic Wastewater Systems (effective December 4, 2015).

Data and information presented in this Plan was gathered through onsite observations, operator surveys, and review of available data. The City of Taylor administration and staff were very hospitable during the assessment process.

2. COLLECTION SYSTEM GENERAL INFORMATION

Taylor is located in Williamson County. The population in the Year 2010 census was 15,191. (For comparison, Year 2000 population was 13,575). The current population is served by water and wastewater by the City of Taylor's Water and Wastewater Utility System.

The City of Taylor owns and operates the wastewater collection system and wastewater treatment plant to provide sanitary sewer service for its residents and areas within the designated CCN (Certificate of Convenience and Necessity). The TCEQ uses the CCN to define the City's sewer service area. The map of the collection system is provided in **Figure 1** for reference.

Wastewater service customers include both those within the city limits and some areas within the Extra Territorial Jurisdiction (ETJ) of the City as per the City's CCN. Customers are comprised of residential, commercial, and industrial users. The City has developed a Pre-Treatment Program for users which primarily relates to industrial users. The Year 2016 total number of sewer connections was approximately 5,900.

The City of Taylor wastewater collection system is comprised of gravity sewer lines ranging in size from 6" collectors to 24" interceptors. Piping material is varied within the system including vitrified clay, concrete, ductile iron, fiberglass, and PVC. Projects have been completed to address infiltration and inflow within the system by point repairs, replacing lines, re-coating manholes, manhole inserts, etc. Due to the topography of Taylor, several lift stations are utilized in the collection system to help pump wastewater through force mains to higher collection lines for ultimate delivery of wastewater to the treatment plant.

The City has one (1) wastewater treatment plant known as the Mustang Creek Wastewater Treatment Plant. The plant is located on the southeast side of Taylor approximately 3,000 feet from the intersection of US 79 and FM 112. The plant is located off of FM 112 at 100 Larry Street. The WWTP discharges effluent into Mustang Creek (which flows into Brushy Creek in Segment No. 1244 of the Brazos River Basin).



Figure 2 shows the general location of the City's WWTP. **Figure 3** is aerial photograph of the area and **Figure 4** provides a "Bird's Eye" view of the plant property.

Figure 1. Wastewater Collection System Map

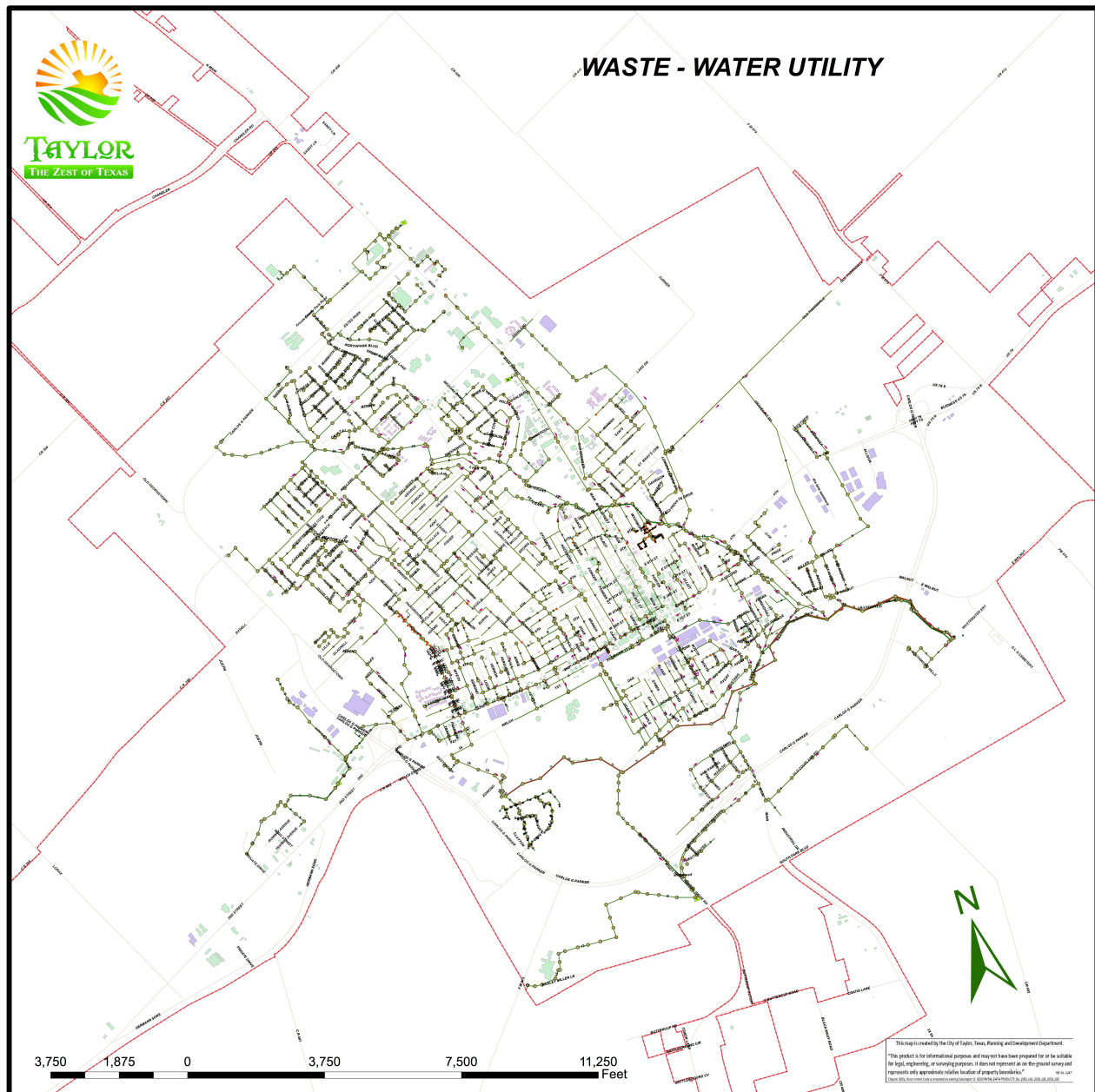


Figure 2. WWTP Location Map



Figure 3. Aerial of WWTP Property



Figure 4. “Bird’s Eye” View of WWTP Property



3. EXISTING TREATMENT PLANT INFORMATION

The wastewater treatment plant provides treatment services for all current users on the sanitary sewer collection system of the City of Taylor. This plant was constructed in 1998. The design plans were issued July 11, 1997. **Figure 5** shows the cover sheet of the “record drawings” (issued May 15, 2000).

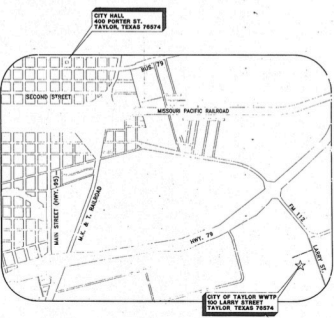
Figure 5. “Record” Drawings - Cover Sheet

Wastewater Plant Improvements & Expansion 1997

CITY OF TAYLOR, TEXAS

WASTEWATER TREATMENT PLANT IMPROVEMENTS AND EXPANSION

1997



CITY OF TAYLOR

DONALD HILL _____ CHAIRMAN, BOARD OF COMM.

RANDALL PICK _____ VICE-CHAIRMAN, BOARD OF COMM.

MICHAEL LEHR _____ COMMISSIONER

JOHNNY CLARK _____ COMMISSIONER

RONNIE ROBINSON _____ COMMISSIONER

KENNETH TAYLOR _____ CITY MANAGER



APPROVED BY:

 _____ DATE: 2-6-97

KENNETH TAYLOR, CITY MANAGER

CLERK'S OFF, SUPERINTENDENT OF WATER AND WASTEWATER

 _____ DATE: 2-11-97

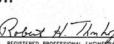
REVIEWED TO CONFORM WITH CONSTRUCTION RECORDS

These record drawings have been compared to part of the basis of information compiled and furnished to the City. The Engineer will not be responsible for any errors or omissions which have been incorporated into this document as a result.

THOMOFF CONSULTING ENGINEERS, INC.

By:  DATE: 10-15-00

SUBMITTED BY:

 _____ DATE: JULY 11, 1997

ROBERT A. THOMOFF, JR., REGISTERED PROFESSIONAL ENGINEER

TCE THOMOFF CONSULTING ENGINEERS, INC.

10000 N. CENTRAL AVE. SUITE 1000 DALLAS, TEXAS 75243

TEL: 214/343-1100 FAX: 214/343-1101

The plant capacity was designed to 4 million gallons per day (MGD) annual average flow of effluent. The peak design capacity was planned for 6,944 gallons per minute (gpm) two-hour peak flow (or 10 MGD on an equivalent 24-hour basis). The plant remains at these original design flows.

The project site plan and yard piping plan from the “record” drawings are provided for reference in **Figures 6(a) and (b)**, respectively. The improvements listed on these sheets will be summarized in this section.

City of Taylor – Wastewater Treatment Plant – 2016 Strategic Facility Plan

8

Figure 6(a). “Record” Drawings – Project Site Plan

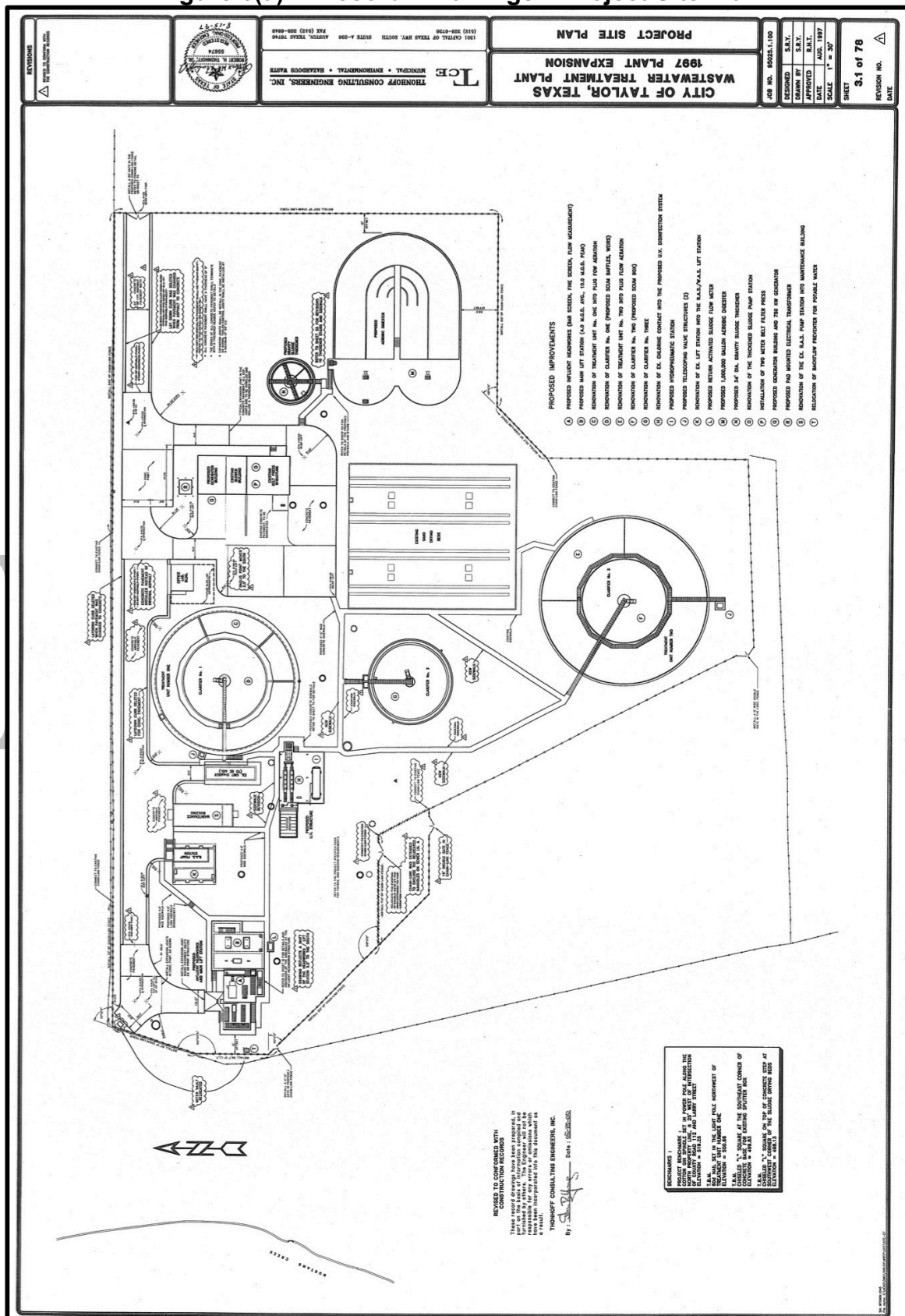
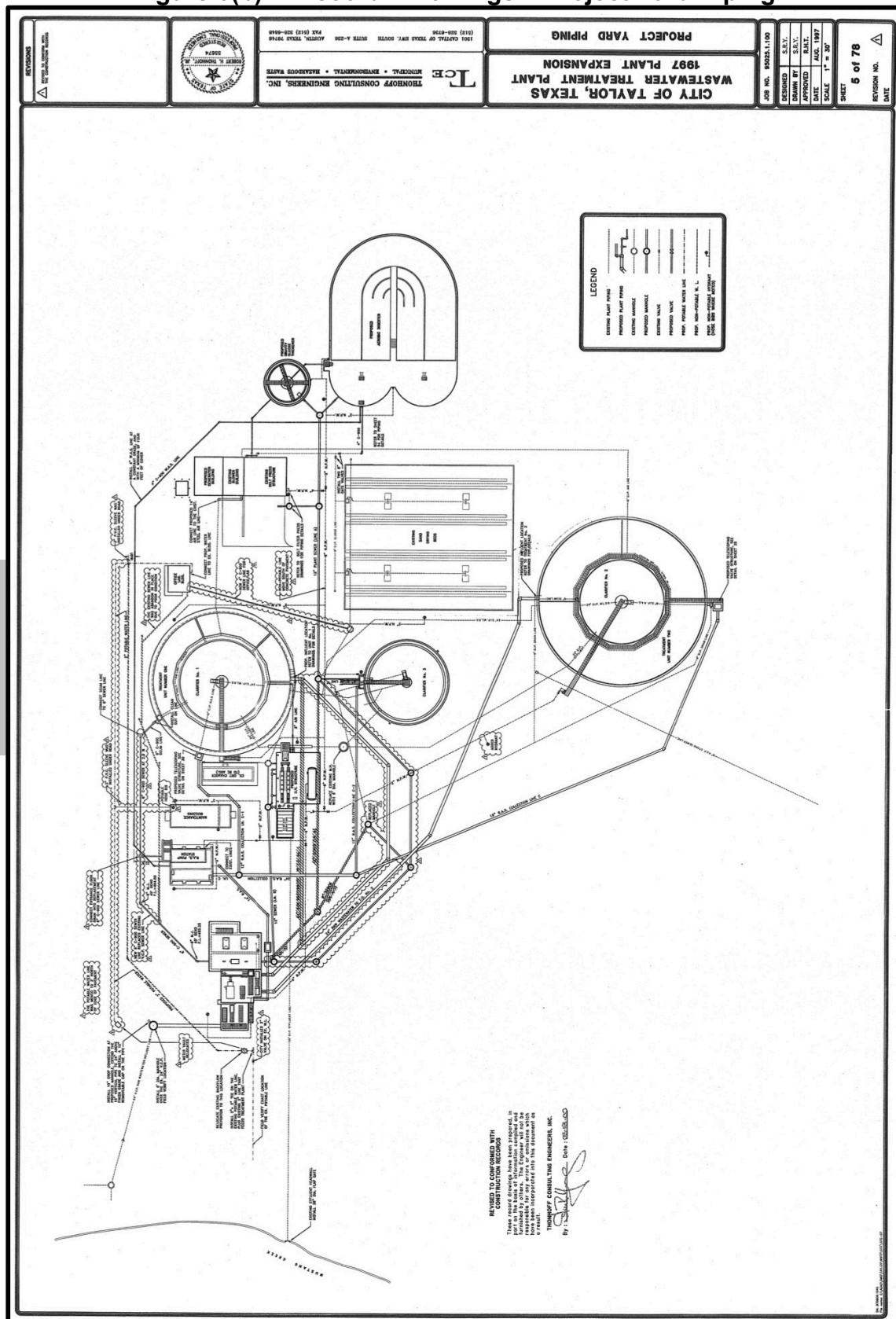


Figure 6(b). “Record” Drawings – Project Yard Piping



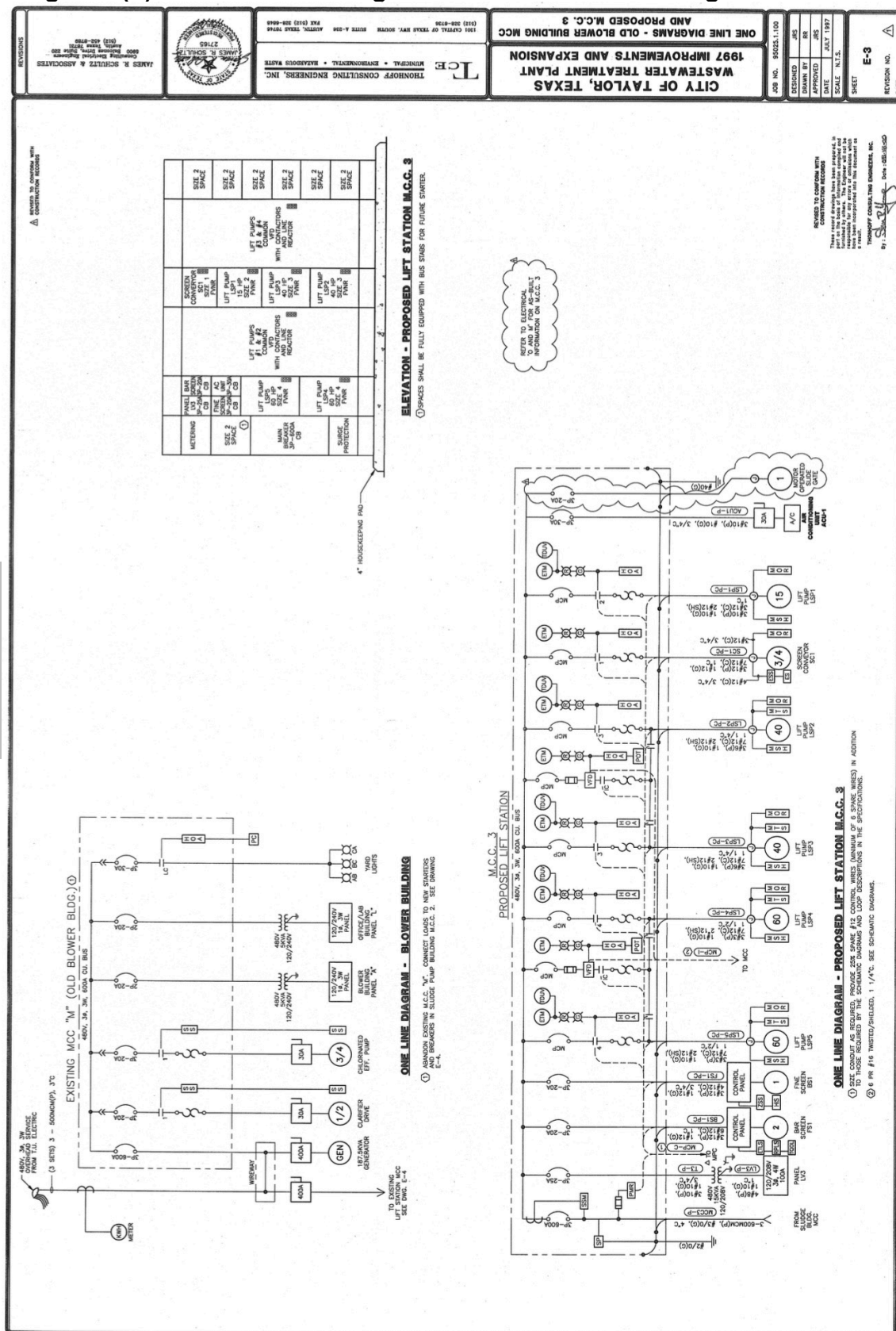
The wastewater treatment plant includes the following major components:

- Climber bar screen (36" channel with manual bypass channel; 2 Hp Motor)
- Parshall Flume Influent Meter (open channel)
- Influent Lift Station (5 pumps; two 60 Hp Motor Pumps, two 40 Hp Motor Pumps, one 15 Hp Motor Pump)
- Internally Fed Rotating Fine Screen (rated for 5 MGD; 1 Hp Motor)
- Treatment Units No. 1 and No. 2 – Aeration Units (bubble diffuser aeration with air provided by blowers – 2 each at 125 Hp)
- Treatment Unit No. 1 - Final Clarifier No. 1 (effective diameter = 65'; ½ Hp Motor)
- Treatment Unit No. 2 - Final Clarifier No. 2 (effective diameter = 65'; ½ Hp Motor)
- Final Clarifier No. 3 (effective diameter = 65'; ½ Hp Motor)
- Ultraviolet (UV) disinfection (2 channels)
- Venturi Type Effluent Meter (closed pipe)
- Cascade Aeration and 36" Effluent Outfall Pipe to Mustang Creek
- Sludge Pump Station for WAS/RAS (3 RAS pumps with 30 Hp Motors and 2 WAS pumps with 7.5 Hp Motors; influent meter located on forcemain near point of discharge at influent lift station)
- Aerobic Digester (carousel type unit with 2 – 60 Hp motor driven propellers)
- Gravity Sludge Thickener (effective diameter = 34'; ¾" Hp Motor)
- Sludge Dewatering Belt Press (sludge pump 10 Hp Motor, booster pump 10 Hp Motor); backup is Sludge Drying Beds
- Non-potable water re-use system (5,000 gallon pressure tank, 2 - 20 Hp Motor Pumps, air)
- Office, Laboratory, and Storage Building with Generator (750KW, 937.5 kva)

Since electrical components and energy efficiency is a high priority for the plant (as discussed in **Section 6**), **Figures 7(a)-(c)** show the electrical one-line diagrams from the 1997 Plan – Record Drawings.



Figure 7(b). "Record" Drawings – Electrical One Line Diagrams Sheet E3





4.1 TPDES Permit

The City of Taylor's TPDES permit authorizes the City to dispose of treated effluent into Mustang Creek (thence to Brushy Creek in Segment No. 1244 of the Brazos River Basin). The Texas Pollutant Discharge Elimination System (TPDES) permit number for the plant is WQ0010299001 (EPA ID No. TX0020443). The current permit was issued on January 22, 2014 and must be renewed prior to the permit expiring at midnight on December 1, 2018.

Appendix A provides a copy of the current TPDES permit. **Table 1** shows a summary list of permitted effluent parameters.

Table 1. Current Discharge Permit Pollutant Limits

Effluent Parameter	Final Limit
Annual Average Daily Flow (measure continuous via totalizing meter)	4.0 MGD
Daily Average Flow	Report
Daily Maximum Flow in Month	Report
2-Hour Peak Flow	6,944 gpm
Daily Average Carbonaceous Biochemical Oxygen Demand (CBOD₅) (measure by composite samples 2/week)	10 mg/L (334 ppd)
7-Day Average CBOD ₅	15 mg/L
Daily Maximum CBOD ₅	25 mg/L
Single Grab Sample Maximum CBOD ₅	35 mg/L
Daily Average Total Suspended Solids (TSS) (measure by composite sample – 2/week)	15 mg/L (500 ppd)
7-Day Average TSS	25 mg/L
Daily Maximum TSS	40 mg/L
Individual Grab Sample Maximum TSS	60 mg/L
Daily Average Ammonia Nitrogen (NH₃N) (measure by composite sample – 2/week)	2 mg/L (67 ppd)
7-Day Average NH ₃ N	5 mg/L
Daily Maximum NH ₃ N	7 mg/L
Individual Grab Sample Maximum NH ₃ N	15 mg/L
Daily Average E. coli, CFU or MPN/100 mL (measure by grab sample – 1/day)	126
Daily Maximum E. coli, CFU or MPN/100 mL	399
Minimum Dissolved Oxygen (DO) (measure by grab sample – 2/week)	4.0 mg/L
Maximum pH (measure by grab sample – 1/week)	9.0
Minimum pH (measure by grab sample – 1/week)	6.0
	-

MGD - million gallons per day gpm - gallons per minute
mg/L - milligrams per liter ppd - pounds per day

Other key requirements listed in the permit include:

- The permit also requires no discharge of floating solids or visible foam in other than trace amounts and no discharge of visible oil.
- The annual average flow and maximum 2-hour peak flow shall be reported monthly.
- The plant must maintain backup power in the event of electrical power failures.
- City must employ or contract with one or more licensed operators as defined in 30 TAC Chapter 30.
- 30-day average (or monthly average) percent removal for BOD and TSS shall not be less than 85%.
- Buffer zones must be maintained in accordance with 30 TAC 309.13 (a) – (d).
- The plant must be protected from the 100-year flood.
- Biomonitoring requirements in the permit apply to the outfall for whole effluent toxicity (WET) testing.
- Sludge provisions of the permit must be met. Annual sludge report is required.
- Pre-Treatment Program required for industrial users.

The TCEQ requires monthly operating reports to document TPDES permit compliance.

4.2 Effluent Review

Table 2 summarizes the discharge effluent parameters from January 2010 through May 2016. (Note: The data may not match the DMR in all instances as operator's daily lab data was used for some parameters for more complete data set versus only using lab results. For example, NH₃-N results based on local testing was shown instead of the outside lab results which were always consistently lower.) Any effluent results that violated permitted limits are shown in **bold print**. The main concern for effluent parameters exceeding permit limits are any instances of repeated violations (such as exceeding the limit for 3 consecutive months).



Table 2. Monthly Summary of Discharge Based on Daily Reports

Date	Annual Daily Avg Flow (MGD)	Monthly Daily Avg Flow (MGD)	Flow Daily Max (MGD)	2-Hour Peak Flow (gpm)	CBOD5 Daily Avg (ppd)	CBOD5 Daily Avg (mg/L)	CBOD5 Max (mg/L)	TSS Daily Avg (ppd)	TSS Daily Avg (mg/L)	TSS Max (mg/L)	NH3-N Daily Avg (ppd)	NH3-N Day Avg (mg/L)	NH3-N Max (mg/L)	Fecal/ E. coli (CFU/100 ML) Daily Avg	Fecal/ E. coli (CFU/100 ML) Daily Max	D.O. Min (mg/l)	pH Min	pH Max
Permit	4.0	4.0	Report	6,944	334	10	35	500	15	60	67	2	15	126	399	4.0	6.0	9.0
Jan-10		1.822	3.890	4,278	42	2.75	7.0	25	1.63	3.0	9	0.56	3.42	19	22	8.4	7.7	7.7
Feb-10		2.468	4.414	4,410	41	2.00	2.0	28	1.38	3.0	7	0.33	1.32	33	90	8.4	7.6	7.8
Mar-10		2.273	3.432	4,167	55	2.90	11.0	25	1.30	2.0	5	0.25	1.28	35	195	8.6	7.4	7.9
Apr-10		1.901	2.861	4,146	32	2.00	2.0	20	1.25	2.0	7	0.41	2.69	42	218	8.0	7.7	7.9
May-10		1.539	1.995	1,639	26	2.00	2.0	16	1.25	2.0	5	0.36	0.68	30	84	7.5	7.5	7.8
Jun-10		1.476	2.638	3,632	38	3.10	13.0	17	1.40	3.0	5	0.43	1.11	52	362	6.8	7.7	7.9
Jul-10		1.357	2.133	2,028	23	2.00	2.0	14	1.25	2.0	7	0.61	1.55	30	96	6.7	7.7	7.8
Aug-10		1.202	1.397	1,819	20	2.00	2.0	13	1.33	2.0	12	1.17	3.22	54	267	6.7	7.7	8.0
Sep-10		1.434	3.658	4,486	25	2.11	3.0	17	1.44	3.0	14	1.20	2.44	63	221	6.9	7.6	7.9
Oct-10		1.161	1.262	1,299	19	2.00	2.0	13	1.38	2.0	10	0.99	2.50	34	81	6.9	7.9	8.0
Nov-10		1.169	1.299	1,361	19	2.00	2.0	11	1.11	2.0	6	0.59	2.30	51	223	7.3	7.8	8.0
Dec-10	1.578	1.212	1.508	2,347	20	2.00	2.0	11	1.11	2.0	4	0.40	1.17	43	258	8.0	7.7	7.9
Jan-11	1.546	1.453	2.931	4,222	24	2.00	2.0	15	1.25	2.0	5	0.37	1.50	37	268	8.4	7.4	7.9
Feb-11	1.546	1.517	2.233	1,847	28	2.25	3.0	25	2.00	5.0	4	0.32	0.85	29	108	8.3	7.7	7.9
Mar-11	1.546	1.294	1.716	1,368	23	2.10	3.0	15	1.40	2.0	4	0.39	1.70	20	147	8.0	7.4	7.9
Apr-11	1.488	1.192	1.343	1,472	20	2.00	2.0	11	1.13	2.0	4	0.39	1.70	22	144	7.8	7.6	7.7
May-11	1.454	1.136	1.342	1,576	19	2.00	2.0	14	1.44	3.0	5	0.54	1.49	33	179	7.8	7.5	7.9
Jun-11	1.432	1.230	1.558	1,736	21	2.00	2.0	11	1.11	2.0	5	0.47	2.04	34	132	6.7	7.5	7.8
Jul-11	1.415	1.158	1.265	1,326	19	2.00	2.0	11	1.13	2.0	5	0.55	1.62	29	95	6.5	7.6	7.9
Aug-11	1.410	1.153	1.245	1,361	19	2.00	2.0	9	0.98	2.0	5	0.54	1.54	26	61	5.9	7.5	7.8
Sep-11	1.384	1.114	1.202	1,354	20	2.13	3.0	6	0.64	1.0	6	0.64	0.98	37	129	6.0	7.6	7.8
Oct-11	1.383	1.142	1.555	1,965	20	2.13	3.0	12	1.28	2.0	13	1.41	2.80	31	138	6.0	7.5	7.8
Nov-11	1.386	1.241	1.634	2,583	19	1.80	3.0	16	1.52	3.0	10	0.95	2.90	27	119	6.7	7.4	7.8
Dec-11	1.431	1.741	3,239	5,257	25	1.75	3.0	20	1.36	2.0	5	0.38	1.88	60	388	7.3	7.7	7.9
Jan-12	1.444	1.603	4,355	3,958	25	1.89	4.0	26	1.96	5.0	3	0.26	0.45	42	260	7.5	7.3	7.9
Feb-12	1.423	2.206	5,268	5,833	96	5.22	18.0	106	5.78	26.0	34	1.85	11.20	96	422	7.4	7.5	7.8
Mar-12	1.419	2.185	5,980	5,257	34	1.88	3.0	30	1.63	3.0	17	0.93	2.85	103	420	6.9	7.6	7.8
Apr-12	1.441	1.453	1,782	1,632	21	1.75	2.0	48	4.00	14.0	5	0.44	2.07	58	161	6.0	7.6	7.7
May-12	1.471	1.496	3,122	5,208	22	1.80	5.0	29	2.30	7.0	9	0.72	2.89	75	333	6.1	7.5	8.0
Jun-12	1.476	1.262	1,349	1,377	17	1.63	3.0	22	2.13	5.0	9	0.88	3.25	63	214	6.3	7.4	7.8
Jul-12	1.485	1.262	1,832	2,932	16	1.56	3.0	28	2.67	7.0	19	1.78	4.26	83	345	6.4	7.5	7.6
Aug-12	1.487	1.172	1,500	2,271	10	1.00	1.0	14	1.44	3.0	5	0.48	2.88	52	122	6.3	7.5	7.7
Sep-12	1.499	1.263	2,149	1,882	11	1.00	1.0	17	1.63	3.0	11	1.03	2.88	42	101	6.6	7.4	7.7
Oct-12	1.508	1.237	1,434	1,458	10	1.00	1.0	19	1.80	4.0	7	0.66	2.54	77	230	4.6	7.5	7.6
Nov-12	1.510	1.241	1,425	1,528	13	1.25	2.0	22	2.13	4.0	10	0.98	4.10	97	184	8.0	7.4	7.6
Dec-12	1.460	1.155	1,430	1,505	10	1.00	1.0	18	1.88	4.0	3	0.36	1.10	32	56	7.9	7.3	7.7
Jan-13	1.453	1.557	4.1	4,625	14	1.10	2.0	31	2.40	7.0	7	0.56	2.82	26	104	7.8	7.4	7.7
Feb-13	1.395	1.441	1.6	1,528	12	1.00	1.0	32	2.63	4.0	5	0.39	2.82	26	141	7.6	7.4	7.5
Mar-13	1.335	1.481	2.0	2,764	12	1.00	1.0	22	1.75	3.0	2	0.19	0.49	32	90	8.1	7.4	7.6
Apr-13	1.344	1.563	2.5	3,750	13	1.00	1.0	31	2.38	4.0	2	0.16	0.33	40	127	7.6	7.4	7.6
May-13	1.336	1.400	2.2	3,722	12	1.00	1.0	30	2.56	4.0	4	0.36	1.39	49	166	6.6	7.5	7.8
Jun-13	1.339	1.302	1.5	1,528	11	1.00	1.0	26	2.38	3.0	6	0.56	0.89	31	81	7.2	7.3	7.7
Jul-13	1.350	1.390	2.3	3,722	13	1.10	2.0	17	1.50	3.0	5	0.43	1.82	27	108	7.1	7.5	7.8
Aug-13	1.356	1.237	1.4	1,278	10	1.00	1.0	13	1.25	2.0	13	1.27	11.00	41	110	6.7	7.4	7.7
Sep-13	1.366	1.388	2.5	3,764	12	1.00	1.0	12	1.00	1.0	3	0.27	0.81	35	93	7.0	7.5	7.8
Oct-13	1.402	1.595	2.7	3,646	13	1.00	1.0	23	1.70	3.0	5	0.40	4.42	46	199	6.7	7.6	7.9
Nov-13	1.461	1.954	4.9	4,792	16	1.00	1.0	43	2.63	4.0	5	0.31	3.15	36	288	7.4	7.6	7.8

Table 2. Monthly Summary of Discharge Based on Daily Reports (Continued)

Date	Annual Daily Avg Flow (MGD)	Monthly Daily Avg Flow (MGD)	Flow Daily Max (MGD)	2-Hour Peak Flow (gpm)	CBOD5 Daily Avg (ppd)	CBOD5 Daily Avg (mg/L)	CBOD5 Max (mg/L)	TSS Daily Avg (ppd)	TSS Daily Avg (mg/L)	TSS Max (mg/L)	NH3-N Daily Avg (ppd)	NH3-N Day Avg (mg/L)	NH3-N Max (mg/L)	Fecal/ E. coli (CFU/100 ML) Daily Avg	Fecal/ E. coli (CFU/100 ML) Daily Max	D.O. Min (mg/l)	pH Min	pH Max
Permit	4.0	4.0	Report	6,944	334	10	35	500	15	60	67	2	15	126	399	4.0	6.0	9.0
Dec-13	1,503	1,653	2.1	2,097	14	1.00	1.0	26	1.89	4.0	2	0.16	0.90	17	55	6.9	7.2	7.9
Jan-14	1,501	1,529	2.2	2,417	13	1.00	1.0	13	1.00	1.0	7	0.52	1.69	4.87	12	6.8	7.6	8.1
Feb-14	1,508	1,531	1.7	1,688	14	1.13	2.0	19	1.50	4.0	6	0.44	1.25	7	27	8.5	7.7	7.8
Mar-14	1,512	1,527	2.2	2,590	21	1.63	2.0	62	4.88	11.0	9	0.71	3.00	40	118	8.5	7.6	7.9
Apr-14	1,495	1,361	1.5	1,632	22	1.90	6.0	83	7.30	24.0	14	1.26	3.10	30	96	7.4	7.3	7.8
May-14	1,517	1,655	5.0	4,403	26	1.88	4.0	66	4.75	9.0	12	0.90	4.45	14	32	7.4	7.4	7.8
Jun-14	1,525	1,410	1.7	1,819	12	1.00	1.0	38	3.25	6.0	4	0.34	0.56	16	36	7.0	7.7	7.9
Jul-14	1,524	1,374	2.6	3,847	11	1.00	1.0	34	3.00	5.0	6	0.51	0.82	8	20	6.2	7.5	7.8
Aug-14	1,521	1,206	1.3	1,181	10	1.00	1.0	11	1.13	2.0	2	0.24	0.47	6	20	6.4	7.5	7.7
Sep-14	1,544	1,658	4.8	3,986	14	1.00	1.0	23	1.67	3.0	3	0.23	0.68	7	18	6.8	7.5	7.7
Oct-14	1,513	1,312	2.1	3,403	11	1.00	1.0	21	1.89	4.0	8	0.74	3.30	15	39	6.5	7.6	7.8
Nov-14	1,473	1,466	3.7	3,611	14	1.13	2.0	67	5.50	21.0	12	1.01	3.00	13	32	7.1	7.5	7.7
Dec-14	1,441	1,283	1.7	1,569	11	1.00	1.0	29	2.70	5.0	6	0.58	1.41	16	40	6.1	7.5	7.8
Jan-15	1,485	2,046	5.6	4,757	21	1.25	3.0	32	1.88	7.0	5	0.29	1.05	13	29	5.0	7.6	7.8
Feb-15	1,493	1,631	2.1	2,215	14	1.00	1.0	26	1.88	4.0	5	0.34	1.17	19	44	8.6	7.6	7.9
Mar-15	1,571	2,448	4.6	4,944	20	1.00	1.0	91	4.44	14.0	7	0.34	1.20	19	59	8.4	7.5	7.8
Apr-15	1,608	1,806	2.3	2,680	18	1.22	2.0	60	4.00	5.0	19	1.26	3.45	13	29	8.1	7.4	7.8
May-15	1,748	3,307	6.3	5,354	28	1.00	1.0	79	2.88	4.0	12	0.45	1.61	22	49	7.6	7.5	8.0
Jun-15	1,810	2,167	3.4	5,174	18	1.00	1.0	20	1.11	2.0	6	0.32	0.75	20	34	7.4	7.8	7.9
Jul-15	1,836	1,675	2.6	2,854	14	1.00	1.0	20	1.44	3.0	8	0.59	2.00	18	40	7.5	7.8	8.0
Aug-15	1,845	1,316	1.6	1,708	12	1.13	2.0	16	1.50	2.0	4	0.35	0.62	17	36	6.6	7.5	7.9
Sep-15	1,809	1,220	1.6	1,646	14	1.40	3.0	35	3.40	11.0	8	0.82	1.48	12	30	6.9	7.7	7.9
Oct-15	1,827	1,375	6.1	5,500	19	1.63	2.0	26	2.25	4.0	6	0.56	1.23	24	56	7.3	7.3	7.9
Nov-15	1,881	2,116	4.4	5,514	18	1.00	1.0	46	2.63	7.0	7	0.41	0.85	25	68	7.6	7.6	7.9
Dec-15	1,938	1,951	5.2	5,139	21	1.30	2.0	36	2.20	3.0	7	0.46	1.11	34	68	7.3	7.4	8.0
Jan-16	1,914	1,769	2.2	2,292	20	1.38	2.0	30	2.00	3.0	4	0.27	0.70	24	80	8.5	7.6	7.8
Feb-16	1,903	1,490	2.3	3,840	16	1.25	2.0	19	1.50	2.0	6	0.49	0.82	27	70	8.3	7.8	7.9
Mar-16	1,902	2,231	5.7	4,738	20	1.10	2.0	37	2.00	5.0	5	0.29	0.94	33	78	7.9	7.1	7.9
Apr-16	1,970	2,619	7.0	5,715	25	1.13	2.0	55	2.50	7.0	7	0.32	2.20	23	68	7.9	7.6	8.0
May-16	1,967	2,543	7.3	6,139	21	1.00	1.0	42	2.00	5.0	6	0.26	0.52	38	98	7.0	7.3	7.8
Jun-16																		
Jul-16																		
Aug-16																		
Sep-16																		
Oct-16																		
Nov-16																		
Dec-16																		
Average	1.7	1.8	3.5	3,529	17.1	1.2	1.8	39.2	2.7	6.3	7.4	0.53	1.57	19.3	49.2	7.3	7.5	7.9
Maximum	2.0	3.3	7.3	6,139	27.6	1.9	6.0	90.6	7.3	24.0	19.0	1.26	4.45	40.0	118.0	8.6	7.8	8.1
Minimum	1.4	1.2	1.3	1,181	10.1	1.0	1.0	11.3	1.0	1.0	2.4	0.23	0.47	4.9	12.0	5.0	7.1	7.7
Std. Dev.	0.2	0.5	1.9	1,546	4.8	0.3	1.1	22.2	1.5	5.4	3.7	0.29	1.06	9.5	26.7	0.9	0.2	0.1

As illustrated in **Table 2**, permitted limits were exceeded in only one (1) instance. In February 19, 2012, the daily maximum limit of fecal coliform was 422 versus the daily maximum limit of 399. This history and plant performance is excellent! The plant operators and leadership team is to be commended for achieving these excellent results over this history. **Table 3** provides a statistical summary of the monthly data presented in **Table 2**.

Table 3. Statistical Summary of Monthly Summary Results (2010-2016)

	Permit	Avg	Avg % of Permit	Max	Min	Std. Dev.	Avg + 1.73*Std Dev	Avg+1.73* StdDev % of Permit
Annual Daily Avg Flow (MGD)	4.0	1.7	42%	2.0	1.4	0.2	2.00	50%
Monthly Daily Avg Flow (MGD)	4.0	1.8	44%	3.3	1.2	0.5	2.63	66%
Flow Daily Max (MGD)	Report	3.5		7.3	1.3	1.9	6.7	
2-Hour Peak Flow (gpm)	6,944	3529	51%	6139	1181	1546	6203	89%
CBOD5 Daily Avg (ppd)	334	17.1	5%	27.6	10.1	4.8	26	8%
CBOD5 Daily Avg (mg/L)	10	1.2	12%	1.9	1.0	0.3	1.6	16%
CBOD5 Max (mg/L)	35	1.8	5%	6.0	1.0	1.1	3.7	11%
TSS Daily Avg (ppd)	500	39.2	8%	90.6	11.3	22.2	78	15%
TSS Daily Avg (mg/L)	15	2.7	18%	7.3	1.0	1.5	5.3	35%
TSS Max (mg/L)	60	6.3	11%	24.0	1.0	5.4	15.7	26%
NH3-N Daily Avg (ppd)	67	7.4	11%	19.0	2.4	3.7	14	20%
NH3-N 7-Day Avg (mg/L)	2	0.53	26%	1.26	0.23	0.29	1.0	51%
NH3-N Max (mg/L)	15	1.57	10%	4.45	0.47	1.06	3.4	23%
Fecal/E. coli (CFU/100ML) Daily Avg	126	19.3	15%	40.0	4.9	9.5	36	28%
Fecal/E.coli (CFU/100ML) Daily Max	399	49.2	12%	118.0	12.0	26.7	95	24%
D.O.Min(mg/L)	4.0	7.3	55%	8.6	5.0	0.9	8.8	45%
pH Min	6.0	7.5	80%	7.8	7.1	0.2	7.8	77%
pH Max	9.0	7.9	87%	8.1	7.7	0.1	8.0	89%

The average of the monthly results is shown in **Table 3**. The results are compared to the permitted limits with the “Avg. % of Permit” provided. The average monthly results are consistently a fraction of the permit limits. For example, annual daily average flow of 1.8 MGD represents 44% of the permitted limit of 4.0 MGD. The CBOD5, TSS, NH3-N, and Fecal/E.coli are well below the permitted limits (5% to 26% of the permitted limits. The DO and pH results are very consistent.

Table 3 also lists the maximum and minimum results from the monthly data from January 2010 to May 2016. The results illustrate the excellent plant performance.

Another important statistic is the standard deviation which illustrates the extent of deviation from all the data. In general, lower standard deviation means consistent results. In general, the parameters have low standard deviations.

The last two columns of **Table 3** provide statistical analysis by calculating the “Avg + 1.73 * Std Dev”. This is calculated by multiplying the standard deviation by 1.73 and adding to the average. The 1.73 value is statistically significant because it represents a 4% probability of occurrence; this is equivalent to an event occurring once every twenty-four events (1:24). The “Avg + 1.73 * Std Dev” value is typically used when predicting 30-day average results (i.e., monthly results). The last column shows the percent of the permit if the “Avg + 1.73 * Std Dev” is used. Even with the addition of 1.73 times the standard deviation, permit compliance would still be easily obtained. This further demonstrates the operators efforts to keep the treatment plant working in an efficient manner.

Based on review of the DMRs and the Daily Operating logs, the following general recommendations are offered to improve reporting and collect data for future projects that may be needed at the plant:

- The spreadsheet used to record the daily operating logs should be verified each month that all days are included in all statistical analysis included for the month’s data.
- Influent data should be added to the spreadsheet and monthly worksheets used to record the daily operating logs. The city has seven (7) industrial users that need to be monitored via the pretreatment program. As other significant users are added to the system (like hotels, breweries, etc.), tracking influent data to the plant will be vital.
- The calculations for percent removal of CBOD5 and TSS should be added to the daily operating log spreadsheet. This will demonstrate compliance with the permit whereby the “30-day average (or monthly average) percent removal for BOD and TSS shall not be less than 85%”.



4.3 Daily Operating Logs Parameter Summary

Further analysis of the individual parameters is provided in this section.

The following examines individual key parameters shown in **Table 2** but also looks at daily results from the daily operating logs.

1. Daily Flow

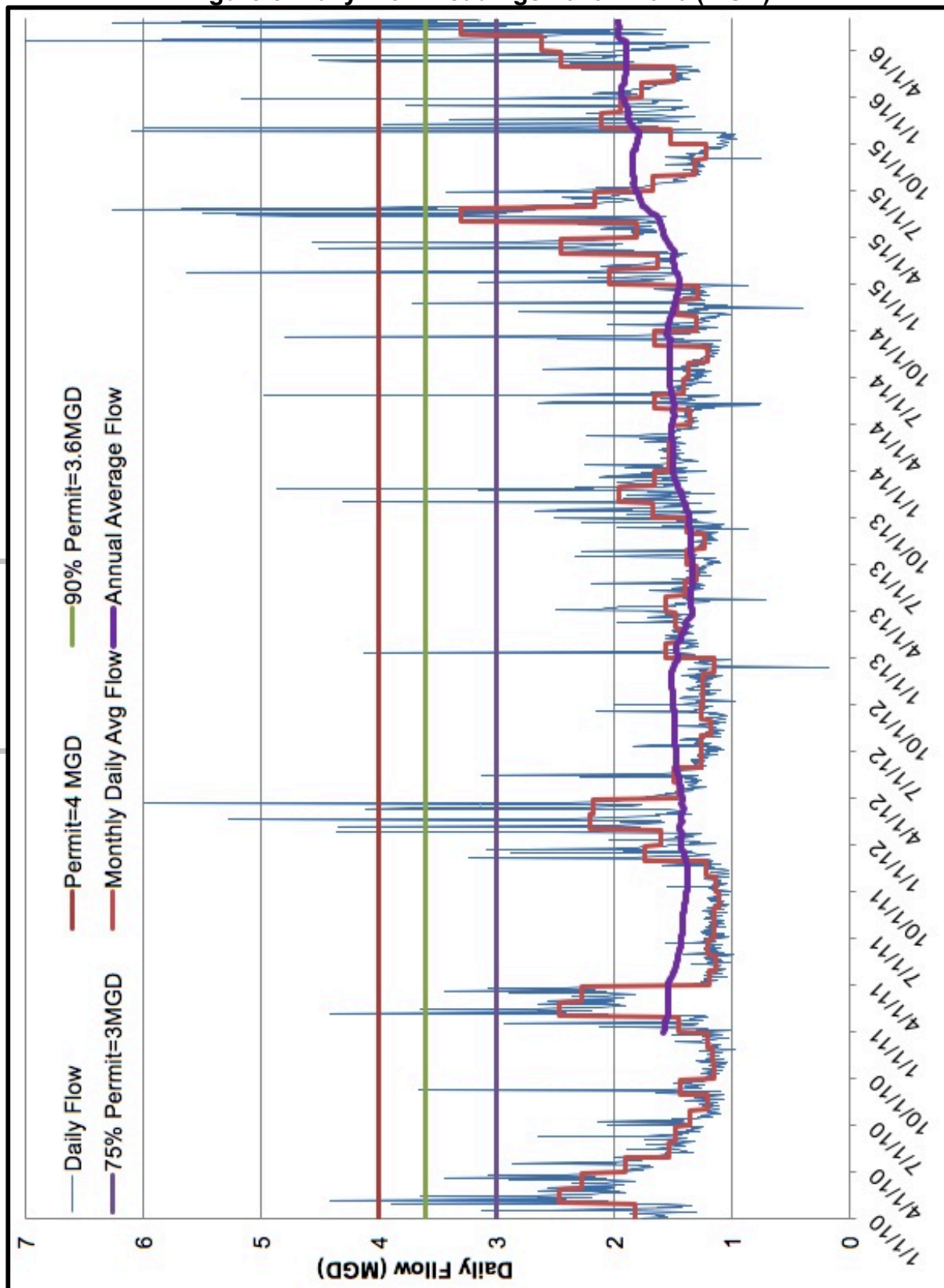
Figure 8 graphs the daily flow values from 2010 – 2016. This chart also provides for reference:

- a) Daily average flow permit limit = 4.0 MGD,
- b) 90% of the annual average limit = 3.6 MGD
- c) 75% of the annual average limit = 3.0 MGD.

According to the TPDES Permit, when the average daily flow exceeds 75% of the permitted level (or 3.0 MGD) for three consecutive months, the TCEQ requires the permittee to either: 1) initiate engineering and financial planning for the expansion and/or upgrading of the wastewater treatment and/or collection facilities or 2) seek a waiver for this requirement.

The TCEQ also requires construction to commence for plant expansion when the flow exceeds 90% of the permitted limit (or 3.6 MGD).

Figure 8. Daily Flow Readings 2010 – 2016 (MGD)

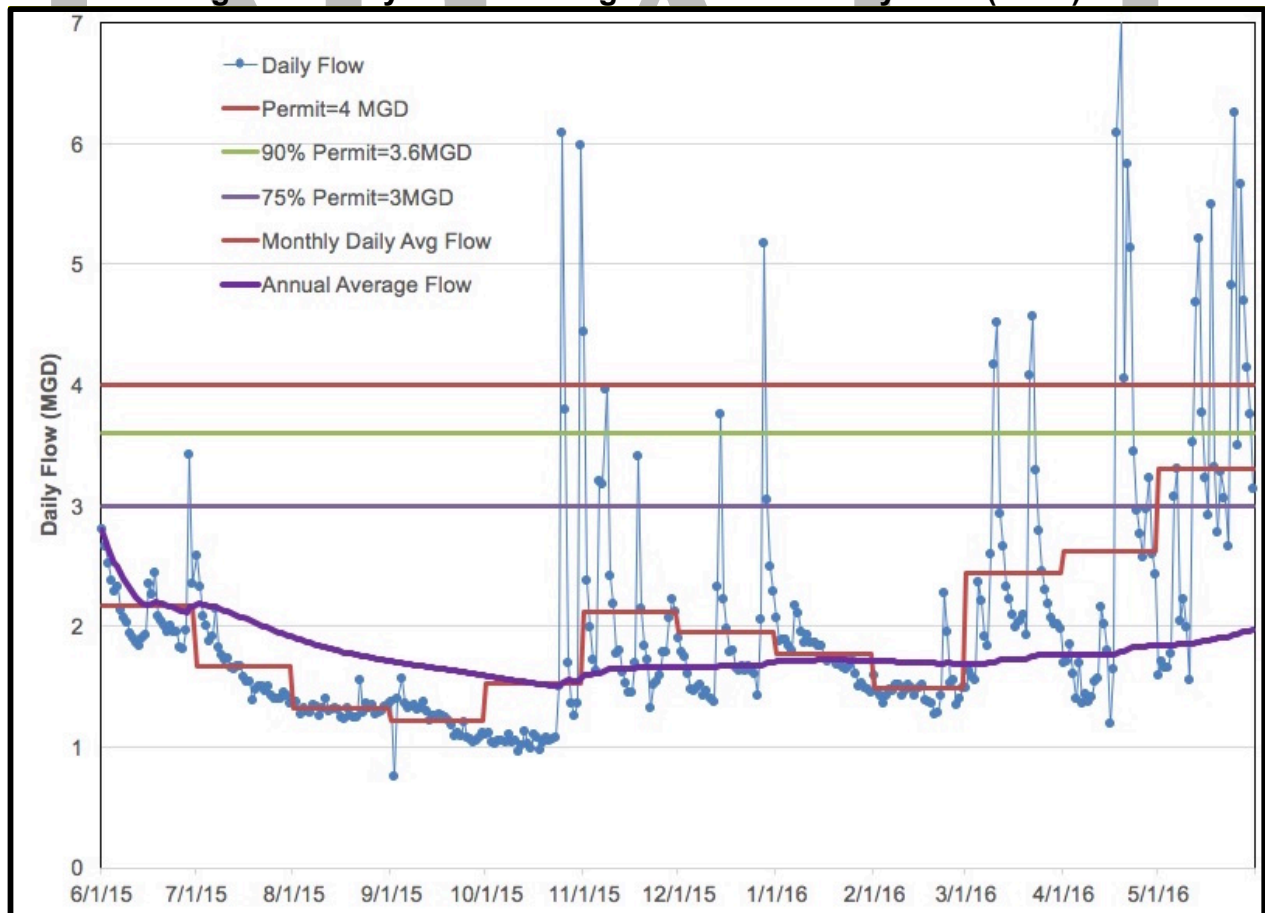


The daily flow values shown in **Figure 8** above the permit limit DO NOT represent a violation of the permit or exceedance of the daily average flow permit limit. Permit compliance is based solely on the “annual average flow” which is defined as “*the arithmetic average of all daily flow determinations taken within the preceding 12 consecutive calendar months*”. The plot of the annual average flow (or running 365-day average) is used to determine permit compliance and compared to the permit limit of 4 MGD. As shown on **Figure 8**, the annual average flow value is never above the permit limit thresholds for the time period shown.

Figure 8 also shows the “Monthly Daily Average Flow”. The permit requires that the “daily average flow” be reported each month. This flows represents the “*arithmetic average of all determinations of the daily flow within a period of one calendar month*”. This parameter historically determined permit compliance. Although no longer used for that purpose, it does give another indication of the flows and whether they are increasing. Only two months were above the 75% threshold of the permit limit (May 2015 and May 2016).

A similar chart to **Figure 8** is provided in **Figure 9** for a 12-month period.

Figure 9. Daily Flow Readings June 2015 – May 2016 (MGD)



The 7-year average flow based on daily readings is 1.61 MGD or 40% of the 4 MGD permitted average annual flow. **Table 3** listed the predicted flow of 2 MGD ($\text{Avg} + 1.73 \times \text{Std Dev}$) which is only 50% of the permit. **Table 4** summarizes similar statistical flow information for each year.

Table 4. Statistical Summary of Flow (2010-2016)

Year	Stats	Annual Daily Avg Flow (MGD)	Monthly Daily Avg Flow (MGD)	Flow Daily Max (MGD)	2-Hour Peak Flow (gpm)
2010	Average	1.6	1.6	2.5	2967.7
	Maximum	1.6	2.5	4.4	4486.0
	Minimum	1.6	1.2	1.3	1299.0
	Std. Dev.		0.4	1.1	1317.4
2011	Average	1.5	1.3	2.0	2293.3
	Maximum	1.6	1.5	3.7	4486.0
	Minimum	1.5	1.2	1.3	1299.0
	Std. Dev.	0.0	0.1	0.8	1153.4
2012	Average	1.5	1.3	1.8	2033.4
	Maximum	1.6	1.5	3.7	4486.0
	Minimum	1.4	1.1	1.2	1299.0
	Std. Dev.	0.1	0.1	0.8	1125.6
2013	Average	1.5	1.3	1.8	2172.3
	Maximum	1.5	1.7	3.2	5257.0
	Minimum	1.4	1.1	1.2	1326.0
	Std. Dev.	0.1	0.2	0.7	1270.7
2014	Average	1.4	1.4	2.5	2819.8
	Maximum	1.5	2.2	6.0	5833.0
	Minimum	1.4	1.1	1.2	1326.0
	Std. Dev.	0.0	0.4	1.7	1749.9
2015	Average	1.4	1.5	2.7	3302.3
	Maximum	1.5	2.2	6.0	5833.0
	Minimum	1.4	1.1	1.2	1354.0
	Std. Dev.	0.0	0.4	1.7	1703.1
2016	Average	1.5	1.5	2.6	2903.4
	Maximum	1.5	2.2	6.0	5833.0
	Minimum	1.4	1.2	1.3	1377.0
	Std. Dev.	0.0	0.4	1.7	1702.2

There is no noticeable increase in flows from year to year based on the annual daily average flows and the monthly daily average flows. The maximum flows and 2-hour peak flows do vary more from year to year as expected based on variation in rainfall received. Flow variability is due in part to Infiltration and Inflow (I/I).

Figure 10 graphs the daily flow total versus rainfall received at the plant from 2010 through 2016 (rainfall record from Daily Operator Logs).

Figure 11 provides a similar chart but based on the monthly rainfall totals vs the monthly average daily flow values. **Figure 12** illustrates the 2-hour peak flow each month versus the monthly rainfall totals. It is evident that higher flows typically occur during high rainfall months where Infiltration and Inflow (I/I) flows influence the plant effluent flows.

The City of Taylor previously completed a full Sanitary Sewer Evaluation Survey (SSES) involving smoke testing, manhole inspections, and I/I measurement to identify possible areas for rehabilitation to reduce I/I problems. The City has completed many improvements which has helped to reduce significant Infiltration and Inflow (I/I). In the future, the collection system will continue to degrade. It is imperative that the City maintain diligence in locating and correcting sources of I/I in the sanitary sewer collection system.

Assuming the existing effluent meter design and installation is reasonably accurate in recording the range of flows experienced at the plant, all of the above flow information indicates that plant expansion is not necessary as the daily and peak flows are well below permitted limits. As population or industrial growth occurs in the future, the plant capacity should be revisited. When the average daily flow exceeds 75% of the permitted level (or 3.0 MGD) for three consecutive months, the TPDES permit requires the permittee to either: 1) initiate engineering and financial planning for the expansion and/or upgrading of the wastewater treatment and/or collection facilities or 2) seek a waiver for this requirement. The TCEQ also requires construction to commence for plant expansion when the flow exceeds 90% of the permitted limit (or 3.6 MGD).

Figure 10. Daily Flow and Rainfall

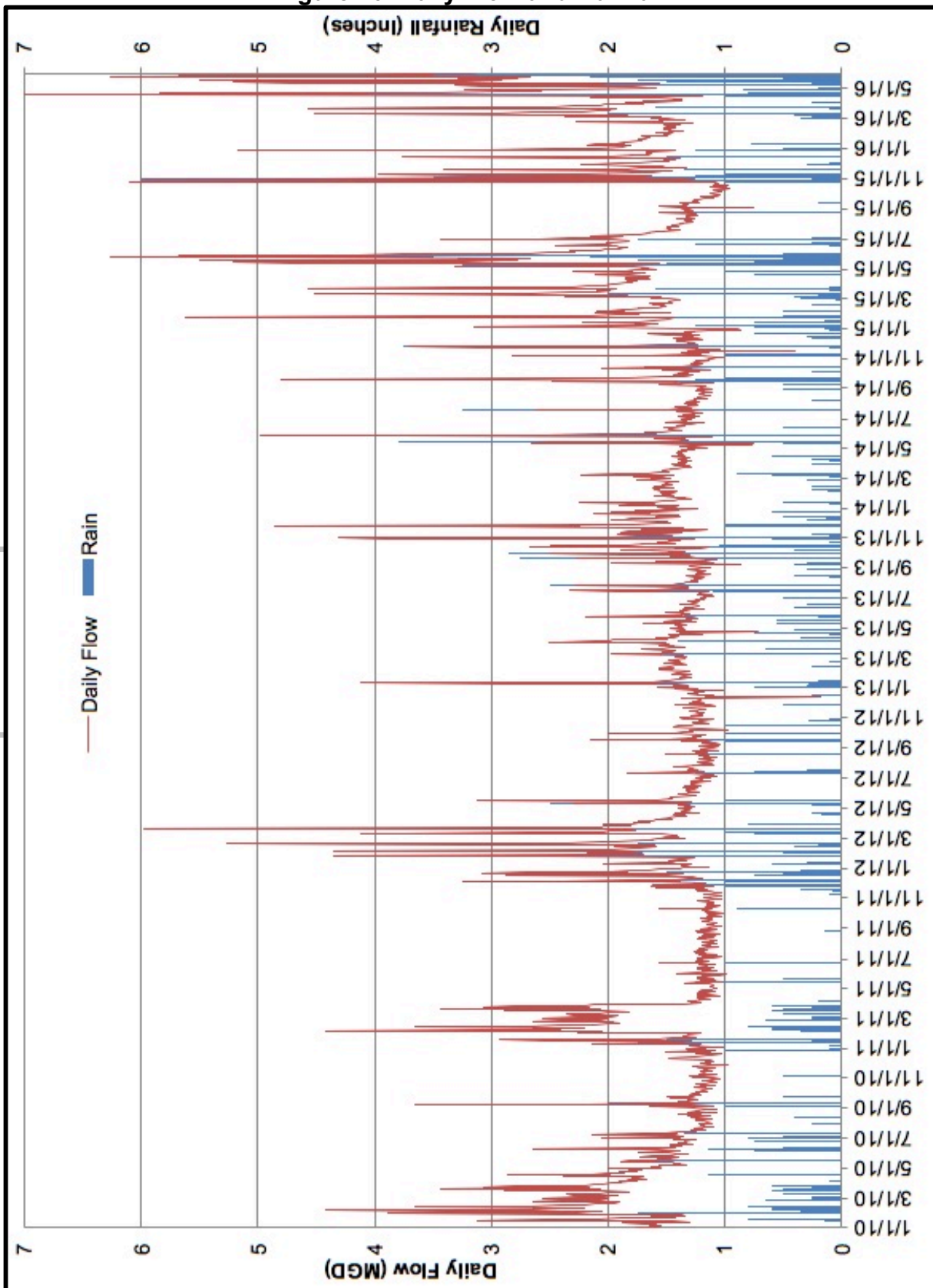




Figure 11. Monthly Average Daily Flow and Monthly Rainfall

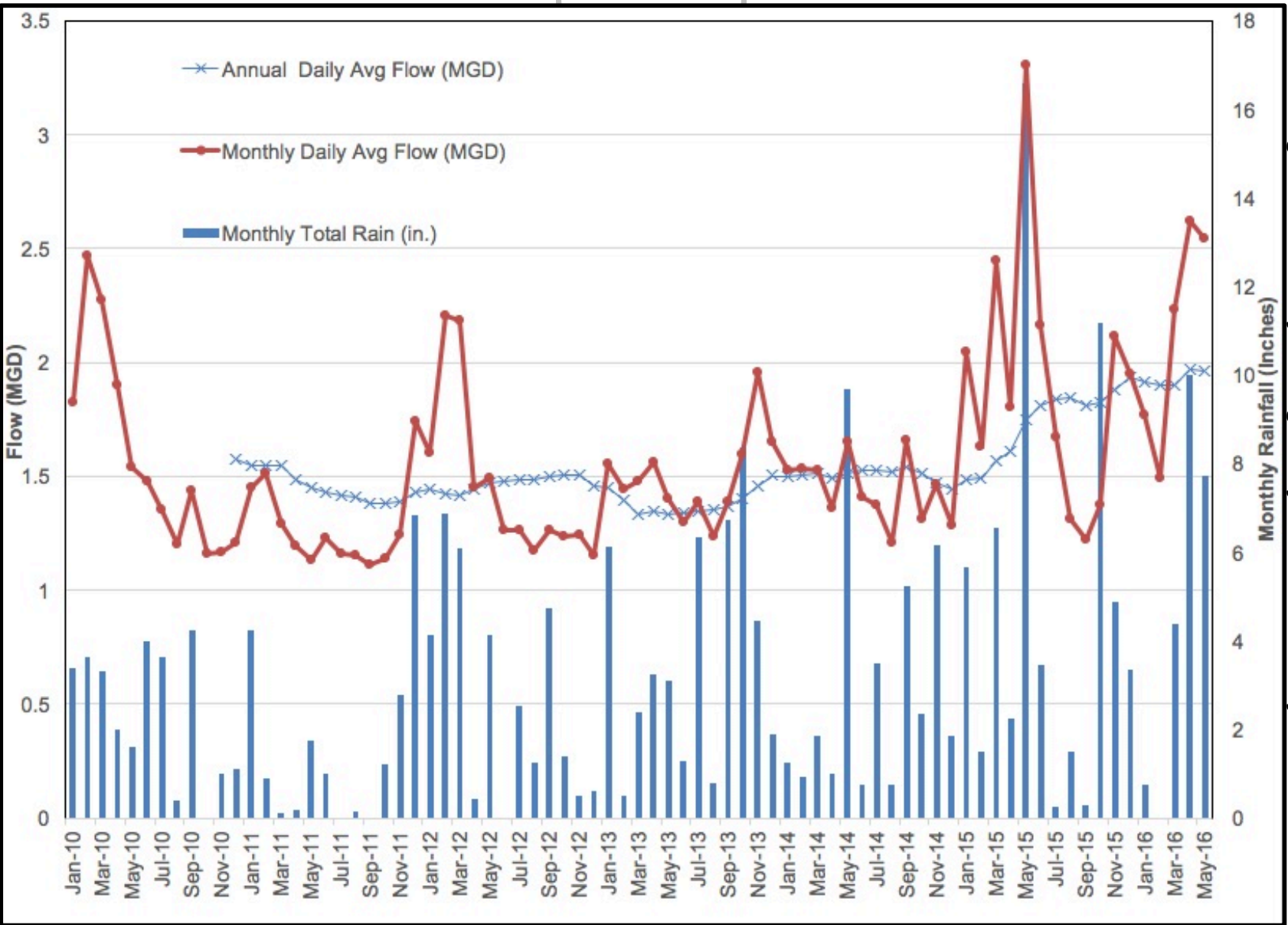
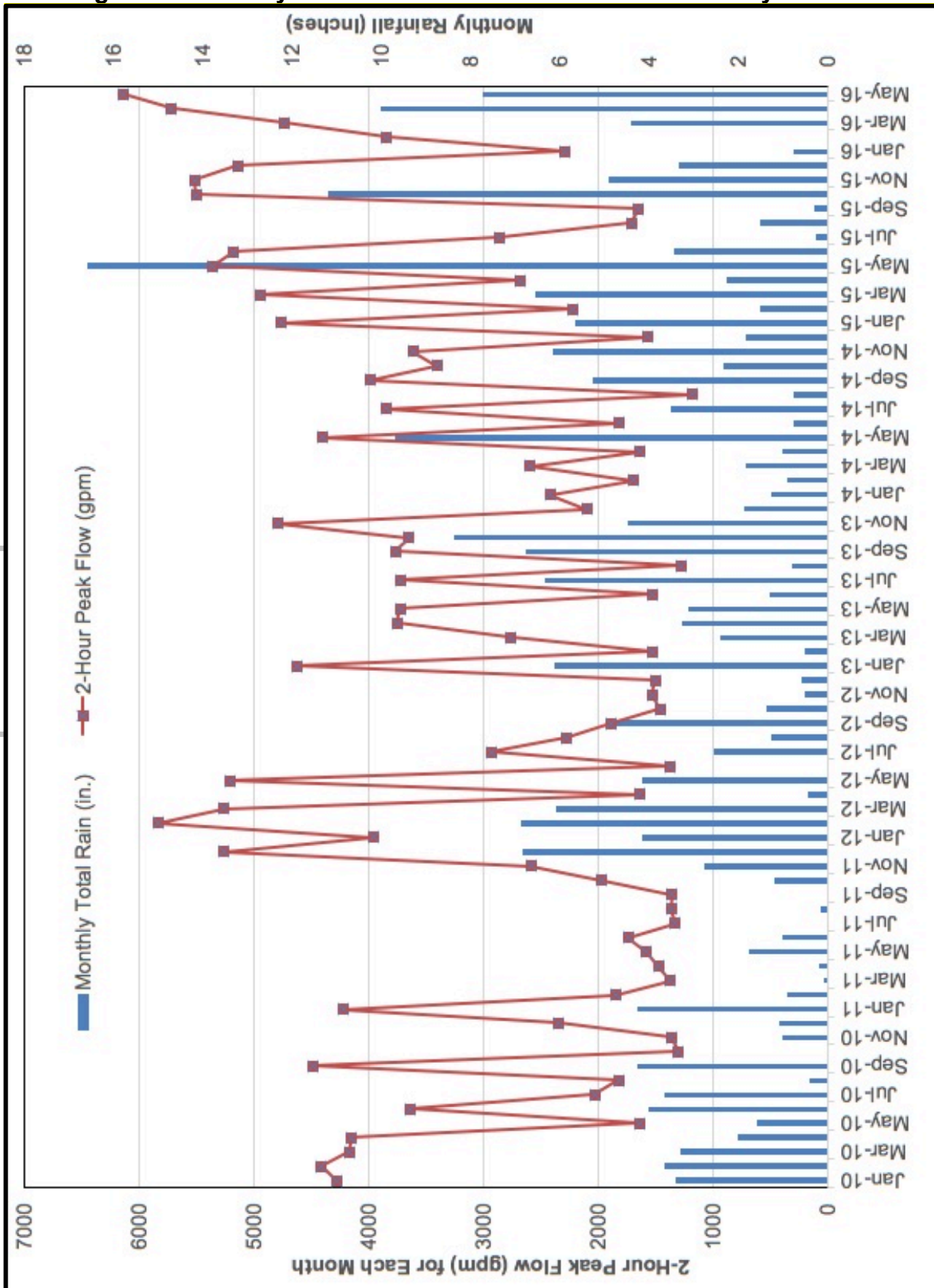


Figure 12. Monthly Maximum Peak 2-Hour Flow and Monthly Rainfall



2. CBOD5, TSS, and NH3-N

The plant has excellent performance in meeting the permit effluent limits for CBOD5 and TSS. **Figure 13** graphs the monthly daily average effluent results from 2010 – 2016 in ppd (pounds per day). For comparison, CBOD5 permit limit is 334 ppd and TSS permit is 500 ppd. The effluent results are a fraction of the permit limits with average monthly CBOD5 and TSS removals that are only 5% and 8% respectively of the permit values.

Figure 14 provides the monthly daily average effluent results for NH3-N from 2010 – 2016 in ppd (pounds per day). The permit limit for this parameter is 67 ppd. As with CBOD5 and TSS, the effluent NH3-N results are a fraction of the permit limit (11%). As stated previous, the values listed are based on the operator's on-site testing results and not the weekly samples taken by the lab. On site testing is accurate over a range of 0.015 to 2 mg/L. The lab results consistently show lower values indicating very good performance in reducing NH3-N.

4. Disinfection

Figure 15 shows the monthly daily average effluent for Fecal / *E. coli*. The permit required a change from monitoring fecal at the end of 2014 to the more stringent *E. coli* in January 2015. The chart reflects separate series to represent the change. The permit limit for *E. coli* (CFU or MPN/100 mL) is 126 on a daily average basis for each month. As evidenced by the graph, the effluent always complies with the permit. For example, since January 2015, the average *E. coli* result is 23 which is only 18% of the permit limit of 126.

Figure 16 graphs the monthly daily maximum values for Fecal / *E. coli*. As noted above, the graph separates fecal and *E. coli* results. Two instances of permit violation occurred in 2012 in two consecutive months; however, the effluent is generally well below the daily maximum limit of 399. Since January 2015, the average of the maximum daily results for *E. coli* is 55 which is only 14% of the permit limit of 399.

One area of concern for *E. coli* compliance is the noticeable uptrend since January 2015. The results for January 2015 daily average (13) and daily maximum (29) increased to May 2016 with results of daily average (38) and daily maximum (98). This represents a 223% and 257% increase over the time for the daily average and daily maximum, respectively! If this trend line continues, permit compliance will be in jeopardy in an estimated 2 to 3 years. This likely indicates that the UV lamps and/or ballasts are failing. This system is also old in terms of equipment age and technology. There are much more energy efficient UV systems available on the market. The City of Taylor should give high priority of replacement of this UV system.

Figure 13. Monthly Daily Average Effluent for CBOD5 and TSS (ppd)

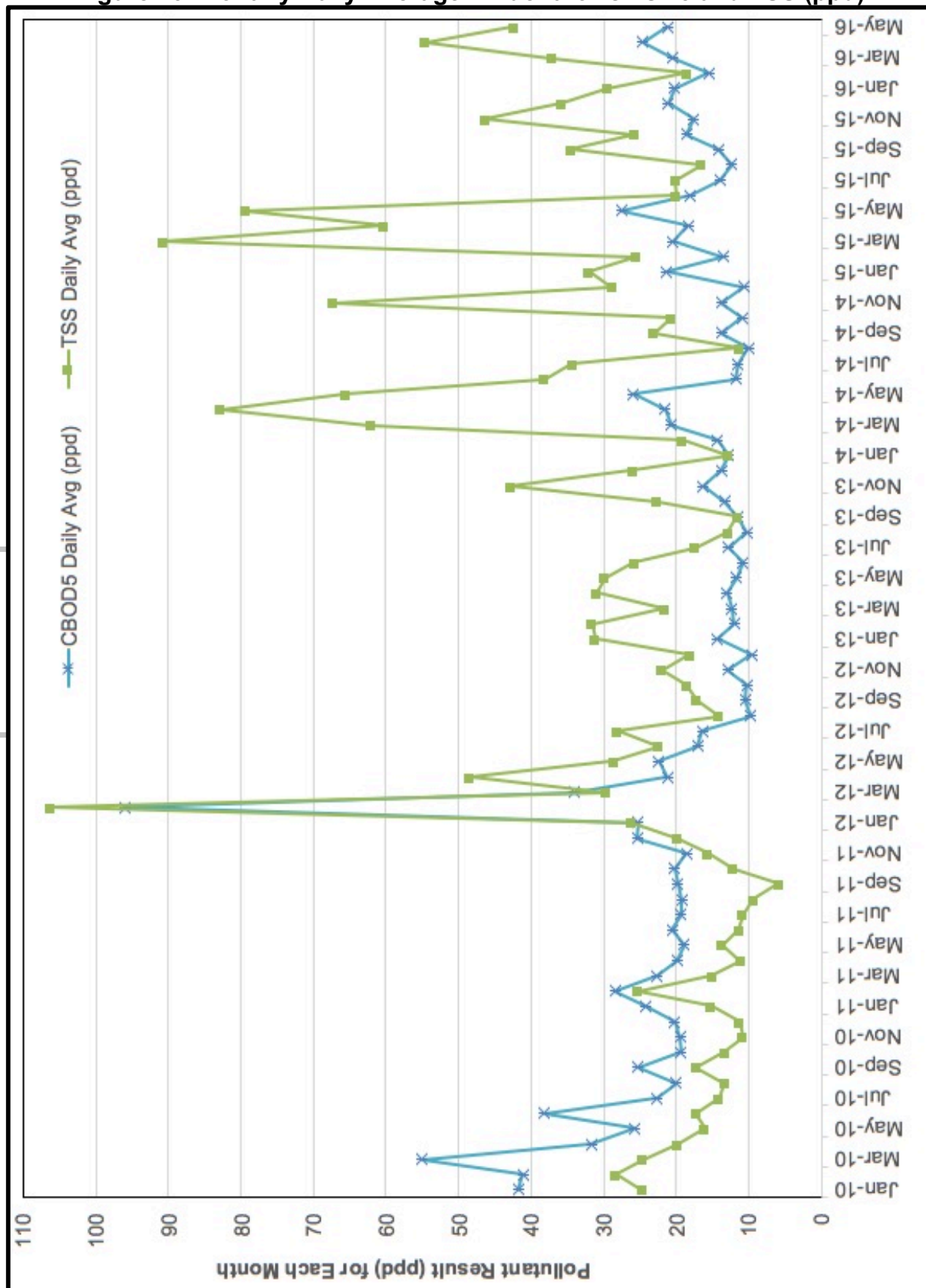


Figure 14. Monthly Daily Average Effluent for NH₃-N (ppd)

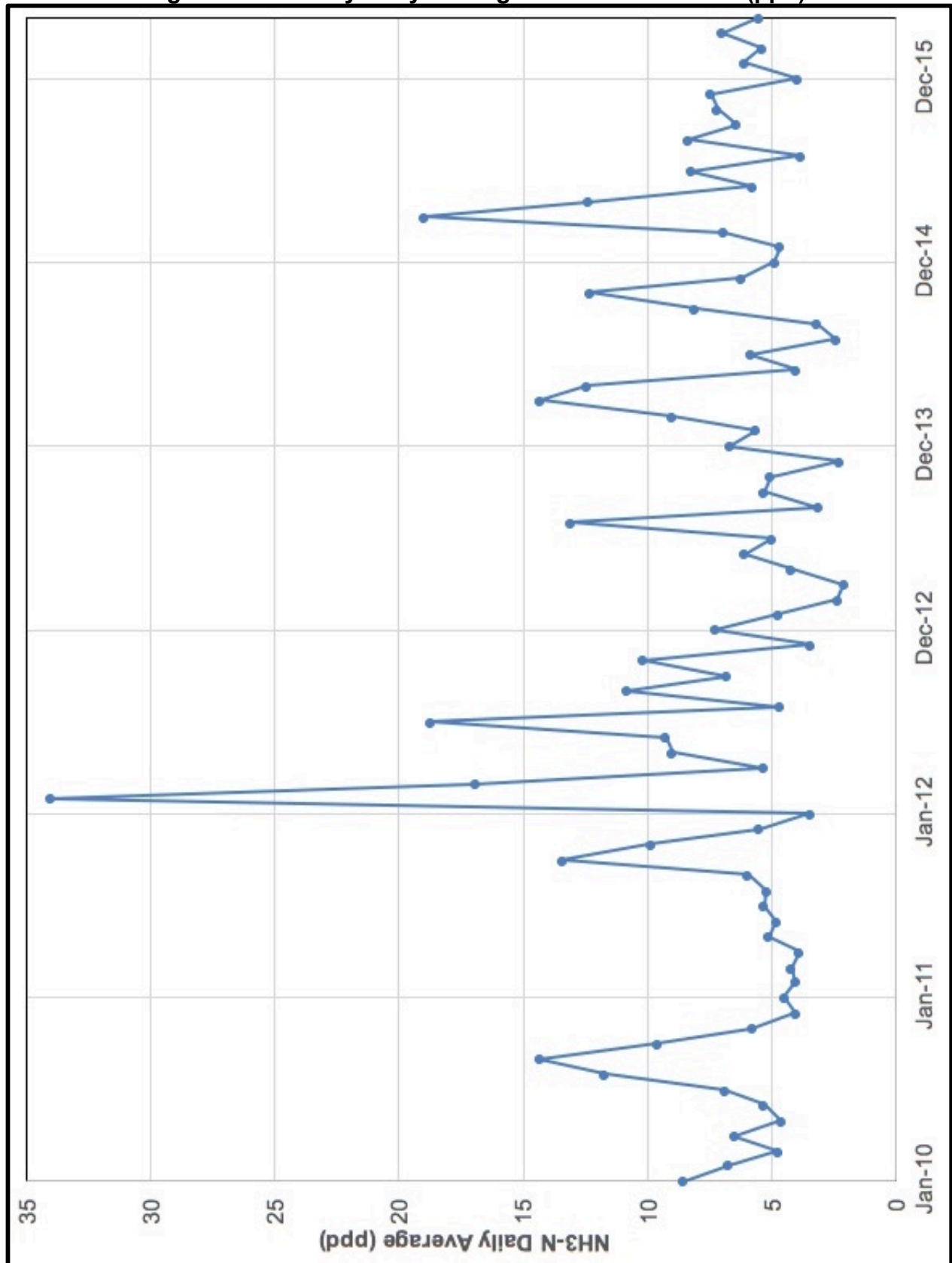


Figure 15. Monthly Daily Average Effluent for Fecal / *E. coli*. (ppd)

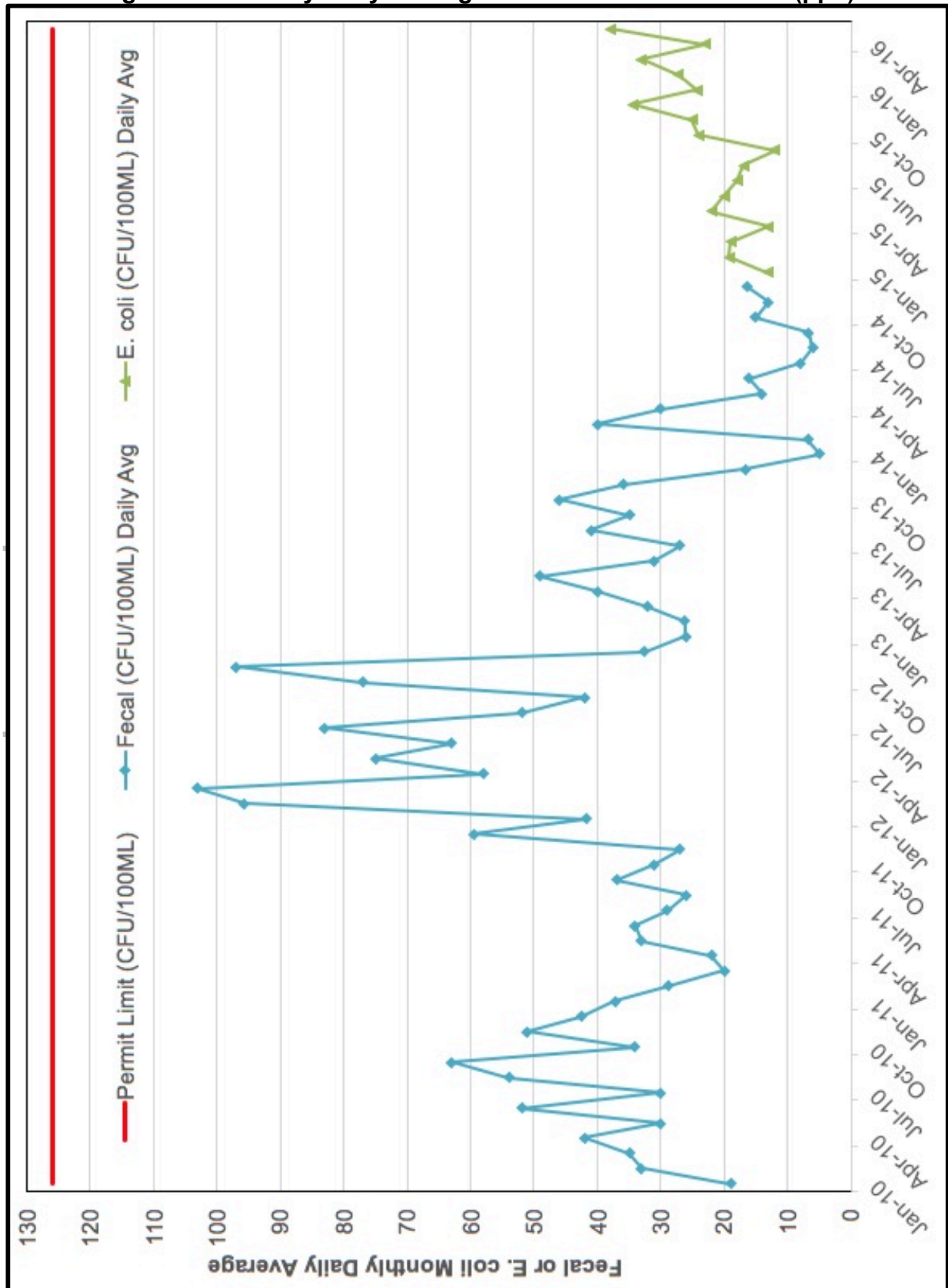
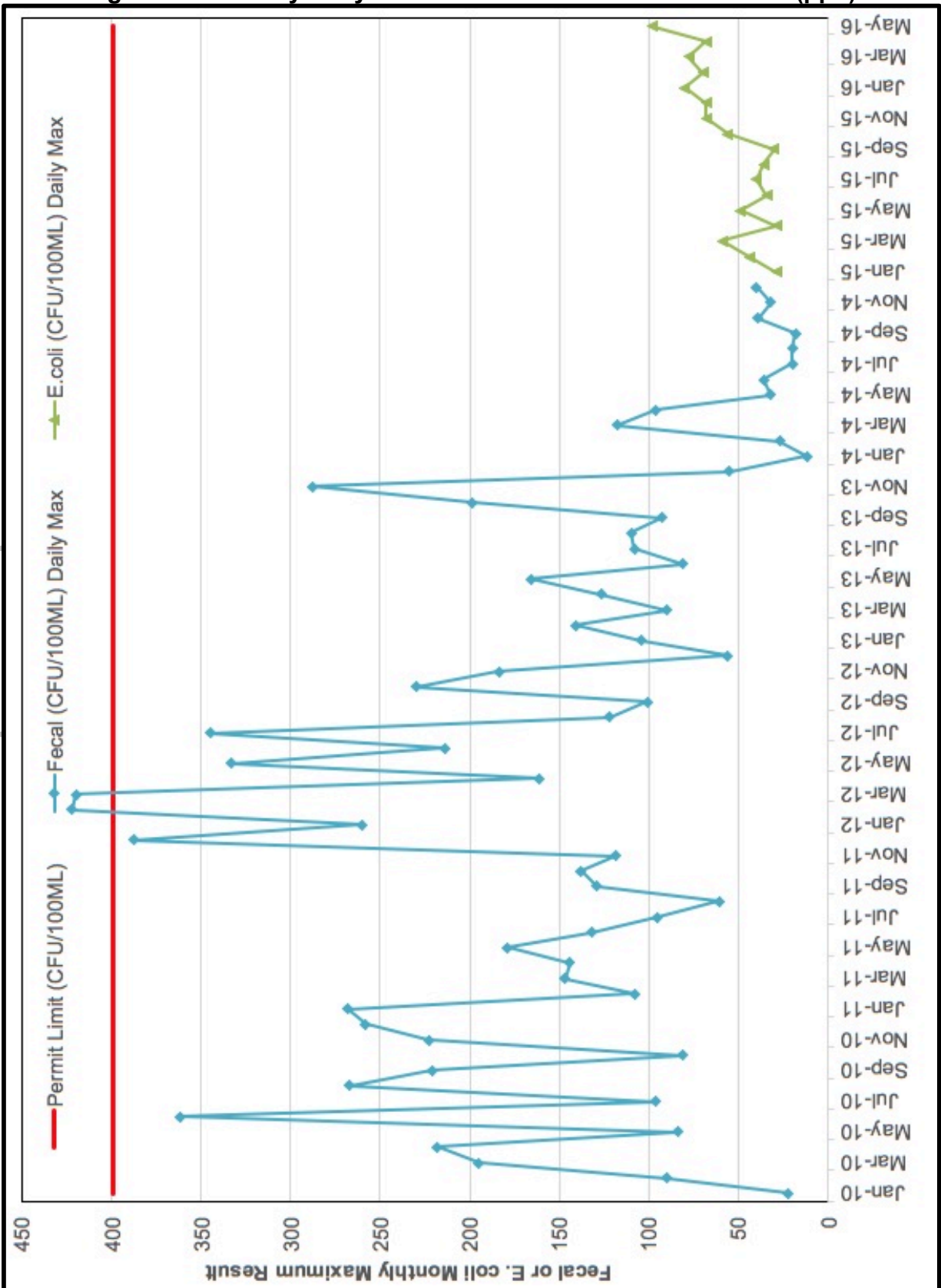


Figure 16. Monthly Daily Maximum Effluent for Fecal / *E. coli*. (ppd)



4.4 Existing Treatment Process and Units

Photographs were taken at the plant for reference in this report. **Appendix B** provides the photos taken in June 2016 with the major units labeled. These can be compared to the site plan provided in **Figures 6(a) and (b)**. Photographs taken in 2007 are also included of various units with known structural issues. The side by side comparisons given an indication of the structural deterioration that has occurred over the 9-year period. This is primarily an issue at the Aerobic Digester. In addition, various areas adjacent to treatment units show settlement of 6" to 12" inches with sidewalk and some structural cracking. Recommendations to address the structure are included in the list of proposed improvements.

The existing plant process utilizes a mechanical plant operating in the conventional activated sludge mode to treat the influent wastewater to the levels prescribed in the TPDES permit (as summarized in **Table 1**).

To evaluate the existing treatment plant's treatment units, the TCEQ rules pertaining to treatment unit sizing were used to compare to the calculated capacities. Chapter 30 of the Texas Administrative Code includes Chapter 217 – Design Criteria for Sewerage Systems is used as the standard for comparing Taylor's plant to the criteria. These rules became effective August 28, 2008 (with various updates as recent as 2015). A detailed plant evaluation is provided in **Appendix C**. Some of the dimensions were pulled from the "as-built" plans like those shown in **Appendix D** and other dimensions from aerial photography.

Since only limited basin and/or influent testing results were available at the time of this evaluation, the following influent characteristics were assumed and used in the calculations shown in **Appendix C**. A hydraulic profile and modeling of flows through the plant was not included as part of this scope of work. Prior to next permit renewal a hydraulic model is recommended to verify peak flow capacities through the plant units and piping.

The existing plant evaluation was based on the following:

- Average annual flow = 4 MGD (2,777 gpm); 2-Hour Peak 6,944 gpm
- CBOD₅ Influent = 400 mg/L (13,344 ppd) Effluent = 10 mg/L (334 ppd)
- TSS Influent = 250 mg/L (8,340 ppd) Effluent = 15 mg/L (500 ppd)
- NH₃-N Influent = 50 mg/L (1,668 ppd) Effluent = 2 mg/L (67 ppd)

Table 5 provides a summary of the detailed analysis and calculated capacities for each major unit provided in **Appendix C**. Note: *If the TCEQ changes the TPDES permit in the future and lowers the effluent parameters, then the plant must be reevaluated.*

Table 5. Existing WWTP Units Capacity and TCEQ Rule Compliance

Unit	Unit Information	Evaluated Capacity	TCEQ Reference
Bar Screen	Climber bar screen with conveyor to dumpster	0.5 Inch 10 MGD	217.121 – must include manual bypass channel
Influent Meter	Parshall Flume Throat Width = Peak Capacity = Continuous flow recorder, transmitter, and totalizer chart	18 Inch 15.9 MGD	
Influent Lift Station	Pump 1 (15 Hp) = Pump 2 and 3 (40 Hp) = Pump 4 and 5 (60 Hp) = Firm Capacity with 4 pumps =	500 gpm 2,150 gpm 3,000 gpm 7,800 gpm	Pump peak flow with firm capacity 217.61(c) <i>Estimated Flows</i>
Influent Forcemain To Fine Screen and Splitter Box	20" diameter pipe Area = Velocity at average flow = Velocity at peak 2-hour flow =	2.18 sf 2.84 fps 7.09 fps	Minimum velocity Forcemain 3 fps
Fine Screen	Design capacity = Internally feed rotating fine screen Space for second screen available and is recommended	5 MGD	217.122 – clear openings < 0.25"
Grit Chamber	Not currently provided but is recommended		217.124
Aeration Basin	Depth at peak water surface elev. = Volume of Basin = Influent BOD ₅ = Calculated organic loading = Calculated Capacity = Aeration Provided by Blowers and Bubble Diffusers	16 ft 2.9 MG 13,344 ppd 35 ppd/ 1000cf 4.0 MGD 1,250 lbO ₂ /hr	Required organic loading is 35 ppd BOD ₅ per 1,000 cf of volume 217.154(b) 2.2 lbO ₂ /lbBOD 217.155(a)
Clarifiers	# of Clarifiers Clarifier Diameter = Clarifier Side Water Depth = Total Clarifier Surface Area (each) = Capacity of Clarifiers at Avg Flow = Capacity of Clarifiers at Peak = Total Detention Time Provided =	3 65 ft 12 ft 2,827 sf 5.09 MGD 10.18 MGD 1.83 hrs	Maximum loading Rate at peak flow is 1,200 gpd/sf 217.154 Detention Time = 1.8 hr
Disinfection Chamber	Number of Channels = Total Number of Banks = Total Number of Lamps =	2 10 400	Disinfectant for Peak Flow 217.291

Unit	Unit Information	Evaluated Capacity	TCEQ Reference
Effluent Meter	Venturi Flow Tube Continuous flow recorder, transmitter, and totalizer chart Chart Calibrated to Max =	15.9 MGD 10 MGD	Effluent flow must be measured 217.33(a); Need weir or flume
Cascade Aeration	Number of Steps with Spikes	7	Adequate for DO
Return/Waste Sludge Pump Station	Number of RAS Pumps = Motor Size = <i>Estimated</i> Flow 1 pump running = Estimated Firm Capacity = Number of WAS Pumps = Estimated WAS capacity = Estimated WAS capacity =	3 30 Hp 1,200 gpm 2,400 gpm 2 600 gpm 1,200 gpm	Pumps should range from 200 to 400 gpd / clarifier total surface area 217.152 (j)(3)
Aerobic Digester	Surface Area = Total Volume = Number of Mixers = Motor Size Per Mixer =	9,060. Sf 0.813 MG 2 60 Hp	Design Air 0.5 Hp per 1000cf 217.49(t)
Gravity Thickener	Number of Units = Diameter = Surface Area = Volume =	1 34 ft 707 sf 0.063 MG	Used for sludge holding tank prior to dewatering
Sludge Dewatering	Number of Belt Presses = Drying Bed provided for backup	2	TCEQ 217.250
Reclaim Water System	Pressure Tank Size Pumps Air Compressor Meter	5,000 Gal 2 Each 1 Each 0 Each	217.39 – must use system for wash down and irrigation; meter

Based on the current TCEQ design criteria and the calculations shown in **Appendix C** and summarized in **Table 5**, the majority of the plant meets current TCEQ rules. There are a few items that do not meet the current standards and will need to be addressed with overall plant improvements.

4. POPULATION AND FUTURE WASTEWATER FLOWS

Although the existing wastewater flows do not appear to indicate any capacity issues at the plant, it is important to examine the population and water use projections for the City of Taylor as part of this 2016 Strategic Facility Plan. A twenty-year planning horizon is sufficient for planning for any future wastewater treatment plant expansion that may be required based on population or industrial growth.

4.1 Population Projections

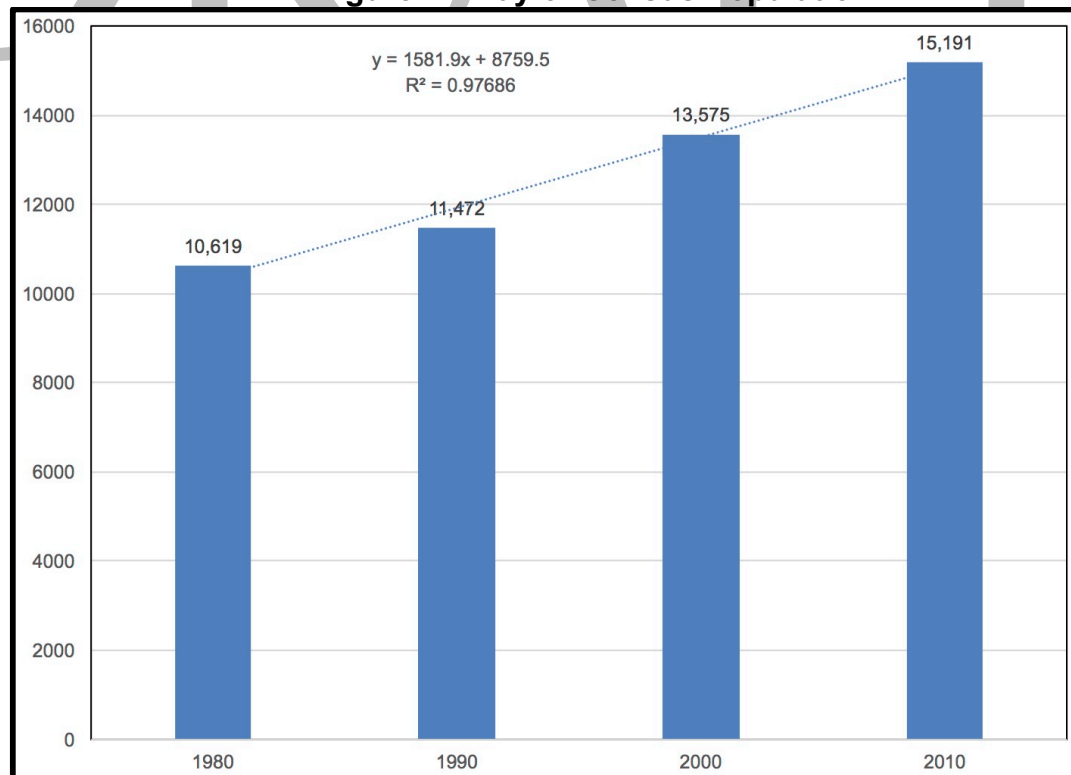
The City of Taylor population in the Year 2000 was 13,575 and Year 2010 was 15,191. A recent estimate of population is 16,233 (2013). **Table 6** provides the historical population for Taylor according to the census.

Table 6. Taylor Census Data

Year	Population	Population Annual Change	Average Annual Growth
1980	10,619		
1990	11,472	85	0.78%
2000	13,575	210	1.70%
2010	15,191	162	1.13%

A graph of the historical population is shown in **Figure 17**.

Figure 17. Taylor Census Population



Two items of note in regard to the data shown in **Table 6** and **Figure 17**:

- The average annual growth rate is 1.2%. This is very low compared to other higher growth areas in Williamson County. The “wave of growth” may hit Taylor within the next 20 years so population trends should be verified on a regular basis (at minimum once every two years).
- The census population has been very linear. The “equation” of year vs population is shown in **Figure 17**. This shows a typical equation with “x” being numbering of decades (i.e, 1980=1, 1990=2, etc.) and “y” being population. The R^2 value below the equation is 0.98. The R^2 value is the coefficient of determination that indicates how close the data fits into the resulting equation. A R^2 1.0 represents a perfect correlation. This equation can be used to determine future population; however, it does not factor in outside influences that may lead to more accelerated growth (i.e., industrial or commercial growth or Austin area growth impacts).

Three scenarios are used for population projections and are summarized in **Table 17**:

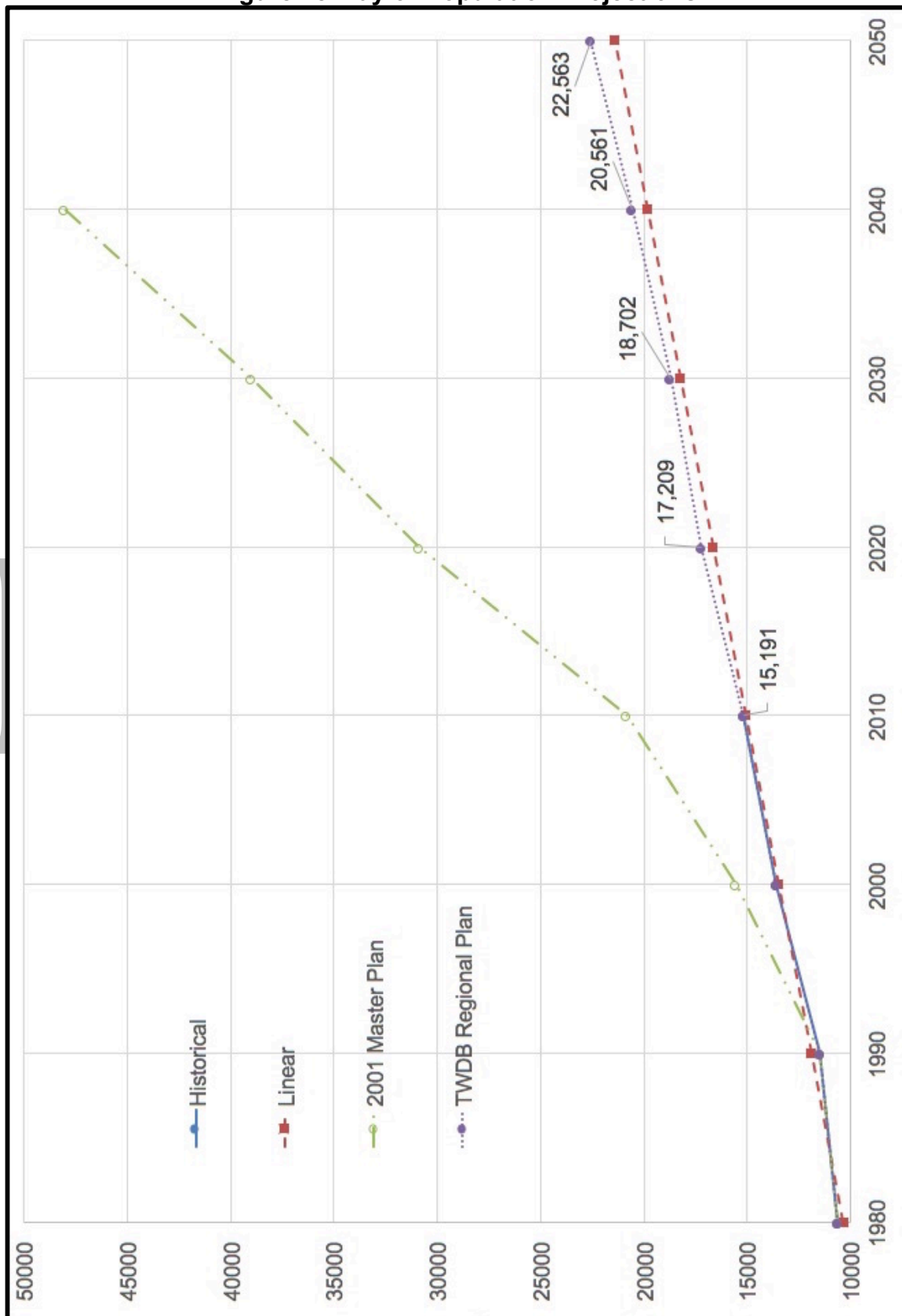
1. Linear equation developed in **Figure 17**
2. City of Taylor Water and Wastewater System Master Plan by Freese and Nichols, Inc. dated December 2001. Projections were made from 2000 to 2020; *years beyond 2020 shown herein are based on exponential growth.*
3. TWDB 2016 Regional Water Plan (projections available for State of Texas, Williamson County, and City of Taylor; City data only presented herein.

Table 7. Taylor Population Projections

Year	Historical	Linear	2001 Master Plan	TWDB Regional Plan
1980	10,619	10,341	10,619	10,619
1990	11,472	11,923	11,472	11,472
2000	13,575	13,505	15,541	13,575
2010	15,191	15,087	20,800	15,191
2020		16,669	30,886	17,209
2030		18,251	39,000	18,702
2040		19,833	48,000	20,561
2050		21,415		22,563

Population projections are shown in **Figure 18**.

Figure 18. Taylor Population Projections



For purposes of this WWTP 2016 Strategic Facility Plan, the projections from the TWDB 2016 Region Water Planning will be utilized.

One potential funding agency for any required improvements is the TWDB and the CWSRF loan. The TWDB requires their projections be used for funded projects. Since the TWDB population are used for regional water planning, the City would need to engage in the water planning process and seek amended population projections in the next water plan.

4.2 Water Use Projections

Water use projections are useful when planning for wastewater flows as they are an indication of the amount of wastewater that is expected. **Table 8** shows two projections of water use. Both projections are based on total annual use (generally expressed in acre-feet/year) but converted to an equivalent average day flow for ease in comparison to wastewater flows.

Table 8. Taylor Average Day Water Use Projections (MGD).

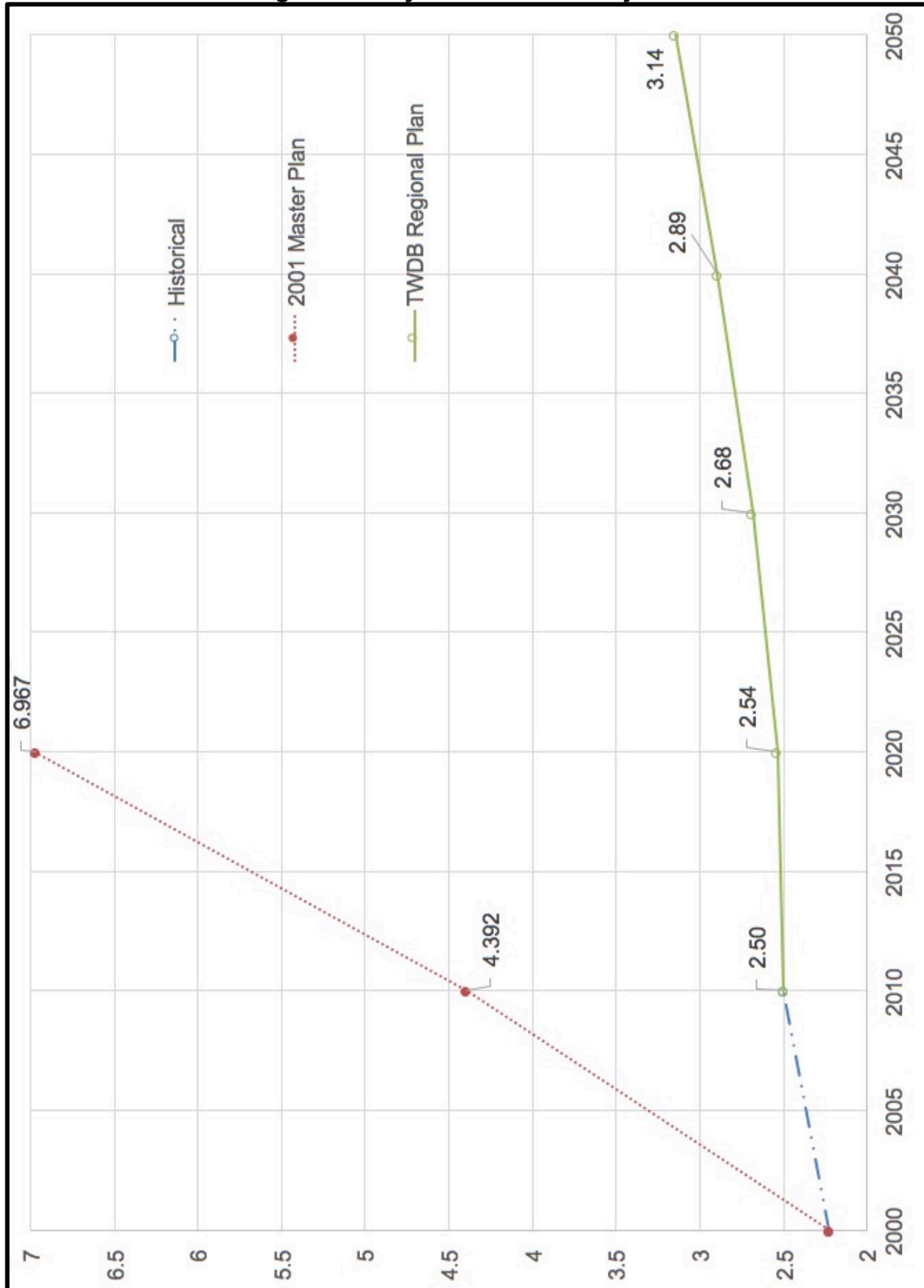
Year	Historical	2001 Master Plan	TWDB Regional Plan
1980			
1990			
2000	2.228	2.228	2.23
2010	2.50	4.392	2.50
2020		6.967	2.54
2030			2.68
2040			2.89
2050			3.14

¹ Historical 2010 flows estimated based on flows in adjacent years and not specific to Year 2010.

Figure 19 graphs the projections. As with population, the water use projections from the TWDB 2016 Region Water Planning will be used.

One item to note in regard to the average day flows shown is that they do not account for peak months or peak days. Historically in Taylor, maximum day periods are twice the average day usage (Year 2040 maximum days = 5.78 MGD). They also do not account for peak demands that typically occur during the day (generally in summer days with high peak hour demand times). These peak flows are important in regards to the wastewater but not as critical since peak hour water flows tend to be during irrigation or fire flow demand that do not result in water in the sewer collection system.

Figure 19. Taylor Water Use Projections



4.3 Commercial and Industrial Water Use

The commercial and industrial users have an impact on the City of Taylor water and wastewater systems. The current breakdown of water meters is shown in Table 9.

Table 9. Taylor Water Meter Breakdown by TCEQ Class

Type	# of Meters	% of Total
Residential	5,167	87.6%
Residential Multi User	42	0.7%
Institutional	173	2.9%
<i>Commercial</i>	387	6.6%
<i>Industrial</i>	28	0.5%
Agricultural/Sprinklers	92	1.6%
Other – Bulk Meters	10	0.2%
Total Meters	5,899	100%

The nature of the commercial and industrial users can have a wide variety of impacts on the water system and sanitary sewer system. In particular, industrial users on the wastewater system can be high water users but relatively low generators of wastewater. Industrial users can also be lower flow generators of wastewater but have high pollutant loadings. Typically, wholesale customers will use water but generate no wastewater flow back to the City. It is important for the City of Taylor to carefully understand the nature of all large users and their potential impacts on the utility system.

With the currently Industrial Users on the wastewater system, there are those that generate more than just domestic type waste from on-site restroom facilities. The City has prepared a Pre-treatment Program as mandated by the TCEQ. Any new industry in Taylor should be evaluated based on water needs and also on type and quantity of wastewater produced. Pre-treatment of wastewater will be likely.

This current study assumes that all current commercial and industrial users are adequately accounted for based on historical records.

4.4 TWDB Regional Water Plan Coordination

The population and water use projections presented are based on TWDB's 2016 Regional Water Plan. There is no basis to challenge these projections based on the data available at this time. As actual growth occurs in Taylor, the population and water use projections should be revisited. If necessary, amendments to the TWDB Water Plan may become applicable to the City of Taylor.

5. WASTEWATER FLOW PROJECTION

The water use projections shown in **Section 4** are dramatically higher from the “City of Taylor Water and Wastewater System Master Plan” (dated December 2001) when compared to the TWDB 2016 Regional Water Plan. This is driven by the population growth assumptions used in 2000 to project a much higher population for Taylor than has actually been experienced to date. The recession in 2007 and beyond certainly had an impact on stagnating growth. In spite of population being much lower than projected, the methodology used to project water and wastewater flows based on gallons per capita day is very sound and reasonable and was based on detail water and wastewater flows. Some key points from the 2001 Master Plan remain relevant today:

- Water use per capita use is approximately 160 gpcpd (gallons per capita per day)
- Water use maximum day to average annual day is 2:1 ratio
- Water use peak hour demands to maximum day demands is 2:1 ratio (or 4:1 compared to average annual day)
- The WWTP attenuates peaks in the wastewater flow discharge measurements; therefore, the effluent flow is not representative of sanitary sewer inflow to the plant.
- Flow monitoring was accomplished as part of the 2001 Master Plan (and also with the SSES at a later date). The dry weather flows indicate that 65% of the water use reaches the wastewater plant.
- I/I was identified as a significant issue. As a result, the SSES was completed and actual sanitary sewer system rehabilitation was accomplished as a result.
- Wastewater flows from the 2001 plan based on 2000 flows recorded indicated the following flows:
 - Average day dry weather wastewater flow = 1.35 MGD
 - Peak 2-Hour wet weather wastewater flow = 8.65 MGD
 - Ratio of Peak 2-Hour to Average day flow = 6.4:1
- The plants average daily flow of 4 MGD would be adequate through Year 2020 (without any buffer) but the peak 2-hour flow would be exceeded by 2015. These flows projections have not come to be realized to date.

Since the wastewater system and users has not dramatically changed, a similar methodology can be applied now but using the current TWBD 2016 Regional Water Plan population projections. The following summarizes the wastewater flow projections for the 20-year planning period used in this WWTP 2016 Strategic Facility Plan.

5.1 Estimated Average Day Wastewater Flows

Typically water use can be employed to predict wastewater flows by utilizing the historical per capita water use and the historical dry weather wastewater to water use ratio. **Table 10** summarizes the per capita wastewater projection based on population and water use projections from **Section 4**.

Table 10. Predicted Average Day Wastewater Flow

Year	TWDB Regional Plan Population	Per Capita Water (gpcpd)	Water Use (gpd)	Ratio Wastewater to Water Flow	Average Day Wastewater Flow (MGD)	30-Day Max Flow (1.5*Avg) (MGD)
1980	10,619	160	1.70	0.65	1.10	1.66
1990	11,472	160	1.84	0.65	1.19	1.79
2000	13,575	160	2.17	0.65	1.41	2.12
2010	15,191	170	2.58	0.65	1.68	2.52
2020	17,209	180	3.10	0.65	2.01	3.02
2030	18,702	180	3.37	0.65	2.19	3.28
2040	20,561	180	3.70	0.65	2.41	3.61

As shown in **Table 10**, the WWTP's current annual average flow of effluent of 4.0 MGD appears adequate to meet both the Year 2040 "average day wastewater flow" and "30-day max flow". The Year 2040 is predicted to be within the 75% rule whereby planning for plant expansion will need to occur and also at the 90% level that triggers actual construction. Of course, this will be predicated on actual wastewater flows experienced at the plant.

There are many factors that dramatically alter the time line for WWTP expansion such as:

- Increased I/I from sanitary sewer collection system deterioration
- Rapid population increase
- Large industrial users added to the system
- Construction of future plant detention pond to reduce peak flows
- EPA/TCEQ rule changes

For the purposes of this report, it is assumed that the current annual average plant capacity of 4.0 MGD does not require expansion. Capacity expansion should be revisited in 5 to 10 year increments.

5.2 Estimated 2-Hour Peak Wastewater Flows

The Year 2000 ratio of 2-hour peak to average day dry weather flow was 6.4 to 1. Since 2010 – May 2016, the 2-hour peak to annual average flow resulted in average of 1.5 to 1 and maximum of 5.8 to 1. These readings are based on effluent readings and not influent flow measurements so they are not truly reflective of the incoming peak flows. The predicted peak to average annual flow ratio is 3 to 1 based on the effluent flows from 2010 – 2016.

The 2001 Master Plan recommended a 4 to 1 ratio based on anticipated sanitary sewer system improvements to reduce I/I. The TCEQ 217 rules require that the peak 2-hour equal 4 times the permitted flow. In Taylor's case, the 4 to 1 ratio equates to a 2-hour peak flow of 16 MGD (or 11,111 gpm). Taylor's current permit does not have this requirement since the 2-hour peak is limited to 6,944 gpm (or 10 MGD on equivalent day basis).

It is recommended that the influent flow meter be recorded on a daily basis to start having better track record of incoming daily flows and 2-hour peak flows. In addition to the open channel meter, an ultrasonic flowmeter should be installed on the discharge forcemain from the main plant influent lift station. This information will be very useful in the future to predict true 2-hour peak flows.

For the purposes of this report, it is assumed that the current 2-hour peak plant capacity of 6,944 gpm (10 MGD) does not require expansion. Peak capacity determination should be evaluated prior to the next permit renewal in 2018.

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6. PROPOSED IMPROVEMENTS

The scope of work for this report involves identifying wastewater treatment plant alternatives. Since plant expansion is not anticipated over the next 20 years unless rapid growth occurs, the alternatives listed herein focus on items needed to: a) address current deficiencies at the plant, b) improve operational performance, and c) reduce energy consumption.

Additional property is not recommended at this time since plant expansion is not necessary based on current growth patterns. If plant expansion is needed in the future, the existing property should be adequate to accommodate an expansion. This will help to reduce any potential environmental constraints since all improvements will be contained within the boundaries of the existing treatment plant site. There are no known environmental or permit issues associated with the existing site.

The recommended treatment unit improvements are summarized as follows:

1. Consider aerated pre-equalization basin to attenuate peak flows (after meter verification and data collection period until permit renewal in 2018).
2. Replace existing climber bar screen and conveyor belt to meet current TCEQ rules. Equipment is at end of useful life. Provide container (dumpster) that is fully covered with tight-fitting cover designed to reduce vector attraction.
3. Replace influent gates (2 each – 36" x 48" aluminum slide gate; one to be motored operated).
4. Add second fine screen with 5 MGD capacity to increase total capacity to plant capacity of 10 MGD. With two screens, a full scale study can be completed in accordance with TCEQ rules to allow for CBOD5 removal credit (up to 35%).
5. Install mechanical type grit chamber after fine screen with grit washer and conveyor to enclosed dumpster.
6. Replace influent pumps (3 each at 60 Hp to match size of largest two pumps) and install five (5) VFDs (variable frequency drives) to allow for more energy efficient operation, flow face influent to be more consistent for treatment units, and provide redundancy for large flows). The station should be designed so that 2-hour peak flow can be pumped with 1 of the 5 pumps out of service. Current permit peak is 6,944 gpm or 10 MGD on an equivalent 24-hour period. Total pump capacity with 4 pumps should be increased to 11,110 gpm or 16 MGD for future expansion and to meet 4:1 peak to average ratio required by TCEQ.
7. Add influent meter on main forcemain since Parshall Flume can be submerged at times. An ultrasonic flowmeter should be installed on the discharge forcemain from the main plant influent lift station. This information will be very useful in the future to predict true 2-hour peak flows.
8. Repaint Treatment Unit No. 1 (clarifier mechanism) upgrade sludge rake to spiral type design for more efficient sludge removal process, and install full radius scum removal arm.
9. Replace bubble diffusers in Aeration Basin 1

10. Repaint and refurbish Treatment Unit No. 2 (aeration basin and clarifier). Also upgrade sludge rake to spiral type design for more efficient sludge removal process, and install full radius scum removal arm.
11. Replace bubble diffusers in Aeration Basin 2.
12. Add DO meters in Aeration Basins and replace blowers with VFD type motors to more precisely and automatically pace air to aeration basins based on DO demand. This will greatly improve energy efficiency at the plant and reduce electric costs.
13. Repaint Clarifier No. 3, upgrade sludge rake to spiral type design for more efficient sludge removal process, and install full radius scum removal arm.
14. Replace UV Disinfection system with more energy efficient system with flow pace capability to best match UV dose to flow.
15. Replace effluent flow meter with open channel type such as Parshall Flume to meet TCEQ rules. Maximum flow should be minimum of 12,500 gpm (18 MGD)
16. Replace ultrasonic flowmeters for RAS and WAS flows.
17. Replace RAS and WAS pumps with VFDs to allow for more energy efficient operation and provide improved redundancy
18. Repair walls on Aerobic Digester.
19. Replace motors and mixers in Aerobic Digester.
20. Repaint Sludge Thickener clarifier type mechanism.
21. Recondition Belt Press units
22. Install meter on reclaim water line after pumps with flow totalizer recorder.
23. Replace slide and isolation gates at all channels.
24. Replace wet and dry well vents.

The general site improvements include:

1. Repair sidewalks.
2. Regrade areas to re-establish grade next to units and eliminate areas of ponding water.
3. Add motor operated gate with keypad and video for security and better control septic haulers disposals.
4. Setup irrigation system on site to use on site re-use system.
5. Fix low areas below fence.

Since redundancy is provided throughout the plant, it is possible to address most improvements without any major shutdowns. This will be an advantage to the existing operations to help provide permit compliance during construction. The most involved process will be switch of operations to Aeration Basin and Clarifier No. 2 while work on Treatment Unit No. 1 is accomplished.

Opinion of total probable project cost were developed for the above listed improvements. Various equipment vendors were contacted and provide equipment budgets. In general, the equipment prices are doubled in **Table 11** to reflect equipment plus installation costs. Electrical costs, contractor mobilization and non-construction costs are estimated. A prioritized list for the improvements is provided in **Table 11**.

Table 11. Prioritized Costs for Improvements

Item	Description	Priority 1	Priority 2	Priority 3	Total
1	Aerated Pre-Equalization Basin			\$1,500,000	\$1,500,000
2	Replace Cilmbur Screen	\$520,000			\$520,000
3	Replace Cilmbur Screen Conveyor and Container	\$180,000			\$180,000
4	Replace Influent Gates (2 EA with 1 motor operated)	\$100,000			\$100,000
5	Add Fine Screen (5 MGD)		\$300,000		\$300,000
6	Install Mechanical Grit Chamber			\$750,000	\$750,000
7	Replace Influent Pumps (3 EA 60 Hp) with VFDs (5 EA)		\$400,000		\$400,000
8	Add Influent Meter on Forcemain from Lift Station	\$50,000			\$50,000
9	Repaint and Upgrade Clarifier 1 Sludge Rake & Full Radius Skimmer		\$300,000		\$300,000
10	Repaint and Upgrade Clarifier 2 Sludge Rake & Full Radius Skimmer			\$300,000	\$300,000
11	Repaint and Upgrade Clarifier 3 Sludge Rake & Full Radius Skimmer		\$300,000		\$300,000
12	Repaint Treatment Unit 2		\$300,000		\$300,000
13	Replace Bubble Diffusers in Aeration Basin 1		\$150,000		\$150,000
14	Replace Bubble Diffusers in Aeration Basin 2			\$150,000	\$150,000
15	Convert Aeration Basin to DO Pace Air	\$250,000			\$250,000
16	Replace UV Disinfection System with Flow Pace	\$600,000			\$600,000
17	Replace Slide and Isolation Gate at UV	\$100,000			\$100,000
18	Replace Effluent Flow Meter Parshall Flume	\$70,000			\$70,000
19	Repair Walls on Aerobic Digester	\$150,000			\$150,000
20	Replace Motors and Mixers in Aerobic Digester			\$600,000	\$600,000
21	Repaint Sludge Thickener Clarifier Mechanism	\$100,000			\$100,000
22	Recondition Belt Presses		\$400,000		\$400,000
23	Install Meter for Reclaim System	\$50,000			\$50,000
24	Replace Wet and Dry Well Vents	\$30,000			\$30,000
25	Repair Sidewalks	\$60,000			\$60,000
26	Regrade Areas Next to Units	\$80,000			\$80,000
27	Add Motor Operated Gate with Keypad		\$100,000		\$100,000



Item	Description	Priority 1	Priority 2	Priority 3	Total
28	On-ste irrigation sysetm		\$100,000		\$100,000
29	Regrade Low Areas Near Fence	\$25,000			\$25,000
30	SCADA Upgrades			\$50,000	\$50,000
31	Electrical Upgrades (Existing and Upgrades for New Equipment)	\$710,000	\$705,000	\$1,005,000	\$2,420,000
32	Contractor Mobilization/Demobilization and Bonding	\$150,000	\$150,000	\$220,000	\$520,000
	Construction Cost Subtotal	\$3,225,000	\$3,205,000	\$4,575,000	\$11,005,000
	Construction Contingencies (15% of Construction)	\$480,000	\$480,000	\$690,000	\$1,650,000
	Construction Cost Subtotal with Contingencies	\$3,705,000	\$3,685,000	\$5,265,000	\$12,655,000
A	Engineering Feasibility Report	\$10,000	\$10,000	\$10,000	\$30,000
B	Environmental Assessment	\$6,000	\$6,000	\$6,000	\$18,000
C	TPDES Permit Effluent Testing and Application	\$8,000	\$8,000	\$8,000	\$24,000
D	Design Survey	\$7,000	\$7,000	\$7,000	\$21,000
E	Geotechnical Investigation	\$5,000	\$5,000	\$5,000	\$15,000
F	Design/Bid/Construction/Operation Phase Engineering	\$280,000	\$279,000	\$385,000	\$944,000
G	Miscellanouse Expense	\$2,000	\$2,000	\$2,000	\$6,000
H	Program Management	\$74,000	\$74,000	\$105,000	\$253,000
I	Construction Materials Testing	\$5,000	\$5,000	\$5,000	\$15,000
J	Inspection (Part-Time Project Representative)	\$50,000	\$50,000	\$50,000	\$150,000
K	Operation and Maintenance Manual Upgrade	\$5,000	\$5,000	\$5,000	\$15,000
L	Owner Financing Cost	\$111,000	\$111,000	\$158,000	\$380,000
M	Owner Administrative Cost	\$10,000	\$10,000	\$10,000	\$30,000
	Non-Construction Cost Subtotal	\$573,000	\$572,000	\$756,000	\$1,901,000
	Total Opinion of Probable Project Cost	\$4,278,000	\$4,257,000	\$6,021,000	\$14,556,000

The costs presented in **Table 11** are estimates based on the professional opinions of the contributing authors. The construction cost estimates are in 2016 dollars as based on current market rates of labor and material furnished for similar projects. Other considerations for the costs contained herein include:

- A comprehensive compliance strategy is not included in the cost estimates to address minor TCEQ rule issues. Only critical issues are included in the costs in this Plan. As future plant expansion is needed, full compliance should be achieved on an on-going basis based on new rules as may be proposed by the TCEQ.
- A reasonable allowance for contractor overhead and profit is included in all cost estimates.
- Total cost include design, management, survey, geotechnical, and similar non-construction costs.
- A reasonable allowance for contingencies is included for current market conditions (contingency equals 10% of hard costs).

The priority phasing shown in **Table 11** does not include any inflation factors for those items not in Priority 1. This allows for ease in comparison based on 2016 dollars.

6.1 Financial

The total project costs shown in **Table 11** for the recommended improvements can be paid through annual budget, loans, and/or grants (if available). Grants are highly unlikely based on current federal and state programs but it is possible that some “loan forgiveness” can be achieved for the City of Taylor for certain programs. This is applicable whether all improvements are completed as one project or as multiple phased projects. The improvements must be covered through a funding vehicle such as:

- City annual CIP plan.
- Texas Water Development board (TWDB) - Clean Water State Revolving Fund (CWSRF) loan program. If the City ranks as disadvantage communities, then low or no interest loans with partial debt forgiveness is possible.
- Sale of bonds by City.
- Texas Capital Fund or Economic Development Administration (EDA) grants if improvements are tied to wastewater supply needs for attracting a certain industry to the City.

If loan monies are required, a qualified financial advisor should be consulted to determine the most advantageous funding means available to the City of Taylor including any potential impact to water and sewer rates.

6.2 Implementation Schedule

Prior to implementing any project or developing detail budgets for financing, all costs should be reviewed and adjusted based on the project elements to be included, size of the resulting project, and proper inflation factors. While priority has been assigned where appropriate, the City of Taylor should use this guide as a means to develop a long-range Capital Improvement Plan (CIP) for the WWTP.

The City has several options and scenarios when looking at possible facility decisions in the upcoming years. The cost summary table above highlights one scenario with three priority categories. Timeline can vary for these priorities; an example timeline follows:

- Priority 1 = 0-2 Years Timeline
- Priority 2 = 2-5 Years Timeline
- Priority 3 = 5+ Years Timeline

While there are unlimited scenarios available, it is important for City leadership to determine the optimal potential timing when considering the facility decisions and future funding options.

It is also important to note that the TPDES permit renewal application will be required around June 2018. It is possible that the existing effluent parameters will change or that new pollutant parameters are added to the requirements. If changes do occur, the evaluation should be updated and priorities reassigned.

7. CONCLUSIONS

The City of Taylor has several equipment and structures that are in “fair” (or “average”) condition. Some equipment has reached the end of its useful life and should be replaced as soon as possible to ensure continued TPDES permit compliance. In addition, some the current unit layouts do not lend themselves to modern designs from operating efficiency or current TCEQ rule compliance standpoints. There are specific areas of improvements needed from simple maintenance to more capital intensive projects. These improvements are identified in this 2016 Strategic Facility Plan. The improvements include operational, maintenance, and capital expenditures. While this report provides the City of Taylor a general snapshot of current areas of focus, it does provide a general road map to addressing areas of concern through a prioritized schedule.

The total improvements recommended herein for the City of Taylor will require continued effort by current and future staff and City Councils to properly fund equipment replacement and rehabilitation. This 2016 Strategic Facility Plan provides the information needed to make informed decisions and move towards wastewater treatment facilities that offer an affordable, perpetual life that enhances the environmental quality of Mustang Creek and the community at large.

In addition to the prioritized capital improvements, other recommendations associated with the overall wastewater system were presented in this report and are summarized below:

1. Monitor future population, especially the results of future census counts and as the Austin area continues to expand into east Williamson County. This information will be needed to update the population predictions used by the TWDB as part of the regional planning process. In addition, other non-population growth indicators should be updated annually to capture a more accurate estimation of population. These include water connections, total City water use, electric meters, and school enrollment.
2. Continue to record and monitor the City’s water use and WWTP influent and effluent flows in the future as they dictate when higher WWTP capacity is needed.
3. Continue participation in the TWDB Regional Water Planning Process.
4. Continue influent testing on a **weekly** basis to test for pH, FOG (fats, oils and grease), TSS, CBOD₅, NH₃-N, and total phosphorus (start testing for this parameter). Stagger the days and times of testing so that a broad range of sample data is collected throughout the coming years.
5. Calculate the 30-day average percent removal of CBOD₅ and TSS to show compliance with 85% removal permit requirement.

6. Record influent flow meter daily to determine each days incoming flow and 2-hour peak. As noted in the improvements section, an ultrasonic flowmeter should be installed on the discharge forcemain from the main plant influent lift station. Both meters should be used to record the total days flow and the peak flows that occur each day. 2-hour peak capacity should be revisited during the next permit renewal cycle (2018).
7. From a treatment capacity standpoint, monitor the type and size of industries that locate to the City. Certain industries will have significant impacts to the pollutant loadings to the treatment plant(s). Pre-treatment of waste discharge from any Categorical Industrial Users (CIU) or Significant Industrial Users (SIU) should be evaluated on a case by case basis. The City's draft Pre-Treatment Program should be fully implemented.
8. Renew the existing TPDES permit prior to expiration on December 1, 2018. The permit renewal application must be submitted no later than six (6) months prior to expiration (that is, by June 1, 2018).
9. A hydraulic profile and modeling of flows through the plant was not included as part of this scope of work. Prior to next permit renewal a hydraulic model is recommended to verify peak flow capacities through the plant units and piping.
10. The City of Taylor must maintain diligence in locating and correcting sources of I/I in the sanitary sewer collection system.
11. Report the "annual average daily flow" by averaging 365-days of daily flow at the end of each month. Continue to report the "average daily flow" as required.
12. When the average flows reach 2 MGD, both aeration basins must be used to provide adequate treatment.
13. When peak flows are above 6.8 MGD (4,722 gpm), all three clarifiers should be operated to provide adequate treatment.
14. When the average daily flow exceeds 75% of the permitted level (or 3.0 MGD) for three consecutive months, the TPDES permit requires the permittee to either: 1) initiate engineering and financial planning for the expansion and/or upgrading of the wastewater treatment and/or collection facilities or 2) seek a waiver for this requirement. The TCEQ also requires construction to commence for plant expansion when the flow exceeds 90% of the permitted limit (or 3.6 MGD).

-
15. Monitor all TPDES permit conditions to ensure continual compliance.
 16. Report any monthly permit non-compliance to upper staff management and City Council.
 17. Provide routine maintenance of the existing plant units, components, and equipment to extend useful life.
 18. Budget for equipment replacements as identified herein.

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APPENDIX A

TPDES PERMIT NO. WQ0010299001

(Excerpts of Permit; Full Permit on File at WWTP)

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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
P.O. Box 13087
Austin, Texas 78711-3087

TPDES PERMIT NO. WQ0010299001
[For TCEQ office use only - EPA I.D.
No. TX0020443]

This is a renewal that replaces TPDES
Permit No. WQ0010299001 issued
December 19, 2008.

PERMIT TO DISCHARGE WASTES
under provisions of
Section 402 of the Clean Water Act
and Chapter 26 of the Texas Water Code

City of Taylor

whose mailing address is

1201 North Main Street
Taylor, Texas 76574

is authorized to treat and discharge wastes from the Mustang Creek Wastewater Treatment Facility, SIC Code 4952

located at 100 Larry Street, east of Mustang Creek approximately 3,200 feet south of the intersection of U.S. Highway 79 and Farm-to-Market Road 112 southeast of the City of Taylor in Williamson County, Texas 76574

to Mustang Creek; thence to Brushy Creek in Segment No. 1244 of the Brazos River Basin

only according with effluent limitations, monitoring requirements and other conditions set forth in this permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ), the laws of the State of Texas, and other orders of the TCEQ. The issuance of this permit does not grant to the permittee the right to use private or public property for conveyance of wastewater along the discharge route described in this permit. This includes, but is not limited to, property belonging to any individual, partnership, corporation, or other entity. Neither does this permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to use the discharge route.

This permit shall expire at midnight, **December 1, 2018.**

ISSUED DATE: January 22, 2014

A handwritten signature in black ink, appearing to read "R. A. Hylleberg", written over a horizontal line.
For the Commission

EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTSOutfall Number 001

1. During the period beginning upon the date of issuance and lasting through the date of expiration the permittee is authorized to discharge subject to the following effluent limitations:

The annual average flow of effluent shall not exceed 4.0 million gallons per day (MGD); nor shall the average discharge during any two-hour period (2-hour peak) exceed 6,944 gallons per minute (gpm).

<u>Effluent Characteristic</u>	<u>Discharge Limitations</u>			<u>Min. Self-Monitoring Requirements</u>	
	Daily Avg mg/l (lbs/day)	7-day Avg mg/l	Daily Max mg/l	Single Grab mg/l	Report Daily Avg. & Daily Max. Measurement Frequency Sample Type
Flow, MGD	Report	N/A	Report	N/A	Continuous Totalizing Meter
Carbonaceous Biochemical Oxygen Demand (5-day)	10 (334)	15	25	35	Two/week Composite
Total Suspended Solids	15 (500)	25	40	60	Two/week Composite
Ammonia Nitrogen	2 (67)	5	7	15	Two/week Composite
<i>E. coli</i> , CFU or MPN/100 ml	126	N/A	399	N/A	Daily Grab

2. The permittee shall utilize an Ultraviolet Light (UV) system for disinfection purposes. An equivalent method of disinfection may be substituted only with prior approval of the Executive Director.
3. The pH shall not be less than 6.0 standard units nor greater than 9.0 standard units and shall be monitored once per week by grab sample.
4. There shall be no discharge of floating solids or visible foam in other than trace amounts and no discharge of visible oil.
5. Effluent monitoring samples shall be taken at the following location(s): Following the final treatment unit.
6. The effluent shall contain minimum dissolved oxygen of 4.0 mg/l and shall be monitored twice per week by grab sample.
7. The annual average flow and maximum 2-hour peak flow shall be reported monthly.

DEFINITIONS AND STANDARD PERMIT CONDITIONS

As required by Title 30 Texas Administrative Code (TAC) Chapter 305, certain regulations appear as standard conditions in waste discharge permits. 30 TAC § 305.121 - 305.129 (relating to Permit Characteristics and Conditions) as promulgated under the Texas Water Code (TWC) §§ 5.103 and 5.105, and the Texas Health and Safety Code (THSC) §§ 361.017 and 361.024(a), establish the characteristics and standards for waste discharge permits, including sewage sludge, and those sections of 40 Code of Federal Regulations (CFR) Part 122 adopted by reference by the Commission. The following text includes these conditions and incorporates them into this permit. All definitions in TWC § 26.001 and 30 TAC Chapter 305 shall apply to this permit and are incorporated by reference. Some specific definitions of words or phrases used in this permit are as follows:

1. Flow Measurements

- a. Annual average flow - the arithmetic average of all daily flow determinations taken within the preceding 12 consecutive calendar months. The annual average flow determination shall consist of daily flow volume determinations made by a totalizing meter, charted on a chart recorder and limited to major domestic wastewater discharge facilities with one million gallons per day or greater permitted flow.
- b. Daily average flow - the arithmetic average of all determinations of the daily flow within a period of one calendar month. The daily average flow determination shall consist of determinations made on at least four separate days. If instantaneous measurements are used to determine the daily flow, the determination shall be the arithmetic average of all instantaneous measurements taken during that month. Daily average flow determination for intermittent discharges shall consist of a minimum of three flow determinations on days of discharge.
- c. Daily maximum flow - the highest total flow for any 24-hour period in a calendar month.
- d. Instantaneous flow - the measured flow during the minimum time required to interpret the flow measuring device.
- e. 2-hour peak flow (domestic wastewater treatment plants) - the maximum flow sustained for a two-hour period during the period of daily discharge. The average of multiple measurements of instantaneous maximum flow within a two-hour period may be used to calculate the 2-hour peak flow.
- f. Maximum 2-hour peak flow (domestic wastewater treatment plants) - the highest 2-hour peak flow for any 24-hour period in a calendar month.

2. Concentration Measurements

- a. Daily average concentration - the arithmetic average of all effluent samples, composite or grab as required by this permit, within a period of one calendar month, consisting of at least four separate representative measurements.
 - i. For domestic wastewater treatment plants - When four samples are not available in a calendar month, the arithmetic average (weighted by flow) of all values in the previous four consecutive month period consisting of at least four measurements shall be utilized as the daily average concentration.

- ii. For all other wastewater treatment plants - When four samples are not available in a calendar month, the arithmetic average (weighted by flow) of all values taken during the month shall be utilized as the daily average concentration.
- b. 7-day average concentration - the arithmetic average of all effluent samples, composite or grab as required by this permit, within a period of one calendar week, Sunday through Saturday.
- c. Daily maximum concentration - the maximum concentration measured on a single day, by the sample type specified in the permit, within a period of one calendar month.
- d. Daily discharge - the discharge of a pollutant measured during a calendar day or any 24-hour period that reasonably represents the calendar day for purposes of sampling. For pollutants with limitations expressed in terms of mass, the daily discharge is calculated as the total mass of the pollutant discharged over the sampling day. For pollutants with limitations expressed in other units of measurement, the daily discharge is calculated as the average measurement of the pollutant over the sampling day.

The daily discharge determination of concentration made using a composite sample shall be the concentration of the composite sample. When grab samples are used, the daily discharge determination of concentration shall be the arithmetic average (weighted by flow value) of all samples collected during that day.

- e. Bacteria concentration (*E. coli* or Enterococci) - Colony Forming Units (CFU) or Most Probable Number (MPN) of bacteria per 100 milliliters effluent. The daily average bacteria concentration is a geometric mean of the values for the effluent samples collected in a calendar month. The geometric mean shall be determined by calculating the n th root of the product of all measurements made in a calendar month, where n equals the number of measurements made; or, computed as the antilogarithm of the arithmetic mean of the logarithms of all measurements made in a calendar month. For any measurement of bacteria equaling zero, a substituted value of one shall be made for input into either computation method. If specified, the 7-day average for bacteria is the geometric mean of the values for all effluent samples collected during a calendar week.
 - f. Daily average loading (lbs/day) - the arithmetic average of all daily discharge loading calculations during a period of one calendar month. These calculations must be made for each day of the month that a parameter is analyzed. The daily discharge, in terms of mass (lbs/day), is calculated as (Flow, MGD x Concentration, mg/l x 8.34).
 - g. Daily maximum loading (lbs/day) - the highest daily discharge, in terms of mass (lbs/day), within a period of one calendar month.
3. Sample Type
- a. Composite sample - For domestic wastewater, a composite sample is a sample made up of a minimum of three effluent portions collected in a continuous 24-hour period or during the period of daily discharge if less than 24 hours, and combined in volumes proportional to flow, and collected at the intervals required by 30 TAC § 319.9 (a). For industrial wastewater, a composite sample is a sample made up of a minimum of three effluent portions collected in a continuous 24-hour period or during the period of daily discharge if less than 24 hours, and combined in volumes proportional to flow, and collected at the intervals required by 30 TAC § 319.9 (b).

- b. Grab sample - an individual sample collected in less than 15 minutes.
- 4. Treatment Facility (facility) - wastewater facilities used in the conveyance, storage, treatment, recycling, reclamation and/or disposal of domestic sewage, industrial wastes, agricultural wastes, recreational wastes, or other wastes including sludge handling or disposal facilities under the jurisdiction of the Commission.
- 5. The term "sewage sludge" is defined as solid, semi-solid, or liquid residue generated during the treatment of domestic sewage in 30 TAC Chapter 312. This includes the solids that have not been classified as hazardous waste separated from wastewater by unit processes.
- 6. Bypass - the intentional diversion of a waste stream from any portion of a treatment facility.

MONITORING AND REPORTING REQUIREMENTS

1. Self-Reporting

Monitoring results shall be provided at the intervals specified in the permit. Unless otherwise specified in this permit or otherwise ordered by the Commission, the permittee shall conduct effluent sampling and reporting in accordance with 30 TAC §§ 319.4 - 319.12. Unless otherwise specified, a monthly effluent report shall be submitted each month, to the Enforcement Division (MC 224), by the 20th day of the following month for each discharge which is described by this permit whether or not a discharge is made for that month. Monitoring results must be reported on an approved self-report form that is signed and certified as required by Monitoring and Reporting Requirements No. 10.

As provided by state law, the permittee is subject to administrative, civil and criminal penalties, as applicable, for negligently or knowingly violating the Clean Water Act (CWA); TWC §§ 26, 27, and 28; and THSC § 361, including but not limited to knowingly making any false statement, representation, or certification on any report, record, or other document submitted or required to be maintained under this permit, including monitoring reports or reports of compliance or noncompliance, or falsifying, tampering with or knowingly rendering inaccurate any monitoring device or method required by this permit or violating any other requirement imposed by state or federal regulations.

2. Test Procedures

- a. Unless otherwise specified in this permit, test procedures for the analysis of pollutants shall comply with procedures specified in 30 TAC §§ 319.11 - 319.12. Measurements, tests, and calculations shall be accurately accomplished in a representative manner.
- b. All laboratory tests submitted to demonstrate compliance with this permit must meet the requirements of 30 TAC § 25, Environmental Testing Laboratory Accreditation and Certification.

3. Records of Results

- a. Monitoring samples and measurements shall be taken at times and in a manner so as to be representative of the monitored activity.
- b. Except for records of monitoring information required by this permit related to the permittee's sewage sludge use and disposal activities, which shall be retained for a period

of at least five years (or longer as required by 40 CFR Part 503), monitoring and reporting records, including strip charts and records of calibration and maintenance, copies of all records required by this permit, records of all data used to complete the application for this permit, and the certification required by 40 CFR § 264.73(b)(9) shall be retained at the facility site, or shall be readily available for review by a TCEQ representative for a period of three years from the date of the record or sample, measurement, report, application or certification. This period shall be extended at the request of the Executive Director.

c. Records of monitoring activities shall include the following:

- i. date, time and place of sample or measurement;
- ii. identity of individual who collected the sample or made the measurement.
- iii. date and time of analysis;
- iv. identity of the individual and laboratory who performed the analysis;
- v. the technique or method of analysis; and
- vi. the results of the analysis or measurement and quality assurance/quality control records.

The period during which records are required to be kept shall be automatically extended to the date of the final disposition of any administrative or judicial enforcement action that may be instituted against the permittee.

4. Additional Monitoring by Permittee

If the permittee monitors any pollutant at the location(s) designated herein more frequently than required by this permit using approved analytical methods as specified above, all results of such monitoring shall be included in the calculation and reporting of the values submitted on the approved self-report form. Increased frequency of sampling shall be indicated on the self-report form.

5. Calibration of Instruments

All automatic flow measuring or recording devices and all totalizing meters for measuring flows shall be accurately calibrated by a trained person at plant start-up and as often thereafter as necessary to ensure accuracy, but not less often than annually unless authorized by the Executive Director for a longer period. Such person shall verify in writing that the device is operating properly and giving accurate results. Copies of the verification shall be retained at the facility site and/or shall be readily available for review by a TCEQ representative for a period of three years.

6. Compliance Schedule Reports

Reports of compliance or noncompliance with, or any progress reports on, interim and final requirements contained in any compliance schedule of the permit shall be submitted no later than 14 days following each schedule date to the Regional Office and the Enforcement Division (MC 224).

7. Noncompliance Notification

- a. In accordance with 30 TAC § 305.125(9) any noncompliance which may endanger human health or safety, or the environment shall be reported by the permittee to the TCEQ. Report of such information shall be provided orally or by facsimile transmission (FAX) to the Regional Office within 24 hours of becoming aware of the noncompliance. A written submission of such information shall also be provided by the permittee to the Regional Office and the Enforcement Division (MC 224) within five working days of becoming aware of the noncompliance. The written submission shall contain a description of the noncompliance and its cause; the potential danger to human health or safety, or the environment; the period of noncompliance, including exact dates and times; if the noncompliance has not been corrected, the time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance, and to mitigate its adverse effects.
- b. The following violations shall be reported under Monitoring and Reporting Requirement 7.a.:
 - i. Unauthorized discharges as defined in Permit Condition 2(g).
 - ii. Any unanticipated bypass that exceeds any effluent limitation in the permit.
 - iii. Violation of a permitted maximum daily discharge limitation for pollutants listed specifically in the Other Requirements section of an Industrial TPDES permit.
- c. In addition to the above, any effluent violation which deviates from the permitted effluent limitation by more than 40% shall be reported by the permittee in writing to the Regional Office and the Enforcement Division (MC 224) within 5 working days of becoming aware of the noncompliance.
- d. Any noncompliance other than that specified in this section, or any required information not submitted or submitted incorrectly, shall be reported to the Enforcement Division (MC 224) as promptly as possible. For effluent limitation violations, noncompliances shall be reported on the approved self-report form.

8. In accordance with the procedures described in 30 TAC §§ 35.301 - 35.303 (relating to Water Quality Emergency and Temporary Orders) if the permittee knows in advance of the need for a bypass, it shall submit prior notice by applying for such authorization.

9. Changes in Discharges of Toxic Substances

All existing manufacturing, commercial, mining, and silvicultural permittees shall notify the Regional Office, orally or by facsimile transmission within 24 hours, and both the Regional Office and the Enforcement Division (MC 224) in writing within five (5) working days, after becoming aware of or having reason to believe:

- a. That any activity has occurred or will occur which would result in the discharge, on a routine or frequent basis, of any toxic pollutant listed at 40 CFR Part 122, Appendix D, Tables II and III (excluding Total Phenols) which is not limited in the permit, if that discharge will exceed the highest of the following "notification levels":

- i. One hundred micrograms per liter (100 µg/L);
 - ii. Two hundred micrograms per liter (200 µg/L) for acrolein and acrylonitrile; five hundred micrograms per liter (500 µg/L) for 2,4-dinitrophenol and for 2-methyl-4,6-dinitrophenol; and one milligram per liter (1 mg/L) for antimony;
 - iii. Five (5) times the maximum concentration value reported for that pollutant in the permit application; or
 - iv. The level established by the TCEQ.
- b. That any activity has occurred or will occur which would result in any discharge, on a nonroutine or infrequent basis, of a toxic pollutant which is not limited in the permit, if that discharge will exceed the highest of the following "notification levels":
- i. Five hundred micrograms per liter (500 µg/L);
 - ii. One milligram per liter (1 mg/L) for antimony;
 - iii. Ten (10) times the maximum concentration value reported for that pollutant in the permit application; or
 - iv. The level established by the TCEQ.

10. Signatories to Reports

All reports and other information requested by the Executive Director shall be signed by the person and in the manner required by 30 TAC § 305.128 (relating to Signatories to Reports).

11. All Publicly Owned Treatment Works (POTWs) must provide adequate notice to the Executive Director of the following:

- a. Any new introduction of pollutants into the POTW from an indirect discharger which would be subject to CWA § 301 or § 306 if it were directly discharging those pollutants;
- b. Any substantial change in the volume or character of pollutants being introduced into that POTW by a source introducing pollutants into the POTW at the time of issuance of the permit; and
- c. For the purpose of this paragraph, adequate notice shall include information on:
 - i. The quality and quantity of effluent introduced into the POTW; and
 - ii. Any anticipated impact of the change on the quantity or quality of effluent to be discharged from the POTW.

PERMIT CONDITIONS

1. General

- a. When the permittee becomes aware that it failed to submit any relevant facts in a permit application, or submitted incorrect information in an application or in any report to the Executive Director, it shall promptly submit such facts or information.

- b. This permit is granted on the basis of the information supplied and representations made by the permittee during action on an application, and relying upon the accuracy and completeness of that information and those representations. After notice and opportunity for a hearing, this permit may be modified, suspended, or revoked, in whole or in part, in accordance with 30 TAC Chapter 305, Subchapter D, during its term for good cause including, but not limited to, the following:
 - i. Violation of any terms or conditions of this permit;
 - ii. Obtaining this permit by misrepresentation or failure to disclose fully all relevant facts; or
 - iii. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge.
- c. The permittee shall furnish to the Executive Director, upon request and within a reasonable time, any information to determine whether cause exists for amending, revoking, suspending or terminating the permit. The permittee shall also furnish to the Executive Director, upon request, copies of records required to be kept by the permit.

2. Compliance

- a. Acceptance of the permit by the person to whom it is issued constitutes acknowledgment and agreement that such person will comply with all the terms and conditions embodied in the permit, and the rules and other orders of the Commission.
- b. The permittee has a duty to comply with all conditions of the permit. Failure to comply with any permit condition constitutes a violation of the permit and the Texas Water Code or the Texas Health and Safety Code, and is grounds for enforcement action, for permit amendment, revocation, or suspension, or for denial of a permit renewal application or an application for a permit for another facility.
- c. It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of the permit.
- d. The permittee shall take all reasonable steps to minimize or prevent any discharge or sludge use or disposal or other permit violation that has a reasonable likelihood of adversely affecting human health or the environment.
- e. Authorization from the Commission is required before beginning any change in the permitted facility or activity that may result in noncompliance with any permit requirements.
- f. A permit may be amended, suspended and reissued, or revoked for cause in accordance with 30 TAC §§ 305.62 and 305.66 and TWC§ 7.302. The filing of a request by the permittee for a permit amendment, suspension and reissuance, or termination, or a notification of planned changes or anticipated noncompliance, does not stay any permit condition.
- g. There shall be no unauthorized discharge of wastewater or any other waste. For the purpose of this permit, an unauthorized discharge is considered to be any discharge of wastewater into or adjacent to water in the state at any location not permitted as an outfall or otherwise defined in the Other Requirements section of this permit.

- h. In accordance with 30 TAC § 305.535(a), the permittee may allow any bypass to occur from a TPDES permitted facility which does not cause permitted effluent limitations to be exceeded or an unauthorized discharge to occur, but only if the bypass is also for essential maintenance to assure efficient operation.
- i. The permittee is subject to administrative, civil, and criminal penalties, as applicable, under TWC §§ 7.051 - 7.075 (relating to Administrative Penalties), 7.101 - 7.111 (relating to Civil Penalties), and 7.141 - 7.202 (relating to Criminal Offenses and Penalties) for violations including, but not limited to, negligently or knowingly violating the federal CWA §§ 301, 302, 306, 307, 308, 318, or 405, or any condition or limitation implementing any sections in a permit issued under the CWA § 402, or any requirement imposed in a pretreatment program approved under the CWA §§ 402 (a)(3) or 402 (b)(8).

3. Inspections and Entry

- a. Inspection and entry shall be allowed as prescribed in the TWC Chapters 26, 27, and 28, and THSC § 361.
- b. The members of the Commission and employees and agents of the Commission are entitled to enter any public or private property at any reasonable time for the purpose of inspecting and investigating conditions relating to the quality of water in the state or the compliance with any rule, regulation, permit or other order of the Commission. Members, employees, or agents of the Commission and Commission contractors are entitled to enter public or private property at any reasonable time to investigate or monitor or, if the responsible party is not responsive or there is an immediate danger to public health or the environment, to remove or remediate a condition related to the quality of water in the state. Members, employees, Commission contractors, or agents acting under this authority who enter private property shall observe the establishment's rules and regulations concerning safety, internal security, and fire protection, and if the property has management in residence, shall notify management or the person then in charge of his presence and shall exhibit proper credentials. If any member, employee, Commission contractor, or agent is refused the right to enter in or on public or private property under this authority, the Executive Director may invoke the remedies authorized in TWC § 7.002. The statement above, that Commission entry shall occur in accordance with an establishment's rules and regulations concerning safety, internal security, and fire protection, is not grounds for denial or restriction of entry to any part of the facility, but merely describes the Commission's duty to observe appropriate rules and regulations during an inspection.

4. Permit Amendment and/or Renewal

- a. The permittee shall give notice to the Executive Director as soon as possible of any planned physical alterations or additions to the permitted facility if such alterations or additions would require a permit amendment or result in a violation of permit requirements. Notice shall also be required under this paragraph when:
 - i. The alteration or addition to a permitted facility may meet one of the criteria for determining whether a facility is a new source in accordance with 30 TAC § 305.534 (relating to New Sources and New Dischargers); or

- ii. The alteration or addition could significantly change the nature or increase the quantity of pollutants discharged. This notification applies to pollutants that are subject neither to effluent limitations in the permit, nor to notification requirements in Monitoring and Reporting Requirements No. 9;
 - iii. The alteration or addition results in a significant change in the permittee's sludge use or disposal practices, and such alteration, addition, or change may justify the application of permit conditions that are different from or absent in the existing permit, including notification of additional use or disposal sites not reported during the permit application process or not reported pursuant to an approved land application plan.
- b. Prior to any facility modifications, additions, or expansions that will increase the plant capacity beyond the permitted flow, the permittee must apply for and obtain proper authorization from the Commission before commencing construction.
 - c. The permittee must apply for an amendment or renewal at least 180 days prior to expiration of the existing permit in order to continue a permitted activity after the expiration date of the permit. If an application is submitted prior to the expiration date of the permit, the existing permit shall remain in effect until the application is approved, denied, or returned. If the application is returned or denied, authorization to continue such activity shall terminate upon the effective date of the action. If an application is not submitted prior to the expiration date of the permit, the permit shall expire and authorization to continue such activity shall terminate.
 - d. Prior to accepting or generating wastes which are not described in the permit application or which would result in a significant change in the quantity or quality of the existing discharge, the permittee must report the proposed changes to the Commission. The permittee must apply for a permit amendment reflecting any necessary changes in permit conditions, including effluent limitations for pollutants not identified and limited by this permit.
 - e. In accordance with the TWC § 26.029(b), after a public hearing, notice of which shall be given to the permittee, the Commission may require the permittee, from time to time, for good cause, in accordance with applicable laws, to conform to new or additional conditions.
 - f. If any toxic effluent standard or prohibition (including any schedule of compliance specified in such effluent standard or prohibition) is promulgated under CWA § 307(a) for a toxic pollutant which is present in the discharge and that standard or prohibition is more stringent than any limitation on the pollutant in this permit, this permit shall be modified or revoked and reissued to conform to the toxic effluent standard or prohibition. The permittee shall comply with effluent standards or prohibitions established under CWA § 307(a) for toxic pollutants within the time provided in the regulations that established those standards or prohibitions, even if the permit has not yet been modified to incorporate the requirement.

5. Permit Transfer

- a. Prior to any transfer of this permit, Commission approval must be obtained. The Commission shall be notified in writing of any change in control or ownership of facilities authorized by this permit. Such notification should be sent to the Applications Review and Processing Team (MC 148) of the Water Quality Division.

- b. A permit may be transferred only according to the provisions of 30 TAC § 305.64 (relating to Transfer of Permits) and 30 TAC § 50.133 (relating to Executive Director Action on Application or WQMP update).

6. Relationship to Hazardous Waste Activities

This permit does not authorize any activity of hazardous waste storage, processing, or disposal that requires a permit or other authorization pursuant to the Texas Health and Safety Code.

7. Relationship to Water Rights

Disposal of treated effluent by any means other than discharge directly to water in the state must be specifically authorized in this permit and may require a permit pursuant to TWC Chapter 11.

8. Property Rights

A permit does not convey any property rights of any sort, or any exclusive privilege.

9. Permit Enforceability

The conditions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstances, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, shall not be affected thereby.

10. Relationship to Permit Application

The application pursuant to which the permit has been issued is incorporated herein; provided, however, that in the event of a conflict between the provisions of this permit and the application, the provisions of the permit shall control.

11. Notice of Bankruptcy

- a. Each permittee shall notify the Executive Director, in writing, immediately following the filing of a voluntary or involuntary petition for bankruptcy under any chapter of Title 11 (Bankruptcy) of the United States Code (11 USC) by or against:
 - i. the permittee;
 - ii. an entity (as that term is defined in 11 USC, § 101(14)) controlling the permittee or listing the permit or permittee as property of the estate; or
 - iii. an affiliate (as that term is defined in 11 USC, § 101(2)) of the permittee.
- b. This notification must indicate:
 - i. the name of the permittee and the permit number(s);
 - ii. the bankruptcy court in which the petition for bankruptcy was filed; and
 - iii. the date of filing of the petition.

OPERATIONAL REQUIREMENTS

1. The permittee shall at all times ensure that the facility and all of its systems of collection, treatment, and disposal are properly operated and maintained. This includes, but is not limited to, the regular, periodic examination of wastewater solids within the treatment plant by the operator in order to maintain an appropriate quantity and quality of solids inventory as described in the various operator training manuals and according to accepted industry standards for process control. Process control, maintenance, and operations records shall be retained at the facility site, or shall be readily available for review by a TCEQ representative, for a period of three years.
2. Upon request by the Executive Director, the permittee shall take appropriate samples and provide proper analysis in order to demonstrate compliance with Commission rules. Unless otherwise specified in this permit or otherwise ordered by the Commission, the permittee shall comply with all applicable provisions of 30 TAC Chapter 312 concerning sewage sludge use and disposal and 30 TAC §§ 319.21 - 319.29 concerning the discharge of certain hazardous metals.
3. Domestic wastewater treatment facilities shall comply with the following provisions:
 - a. The permittee shall notify the Municipal Permits Team, Wastewater Permitting Section (MC 148) of the Water Quality Division, in writing, of any facility expansion at least 90 days prior to conducting such activity.
 - b. The permittee shall submit a closure plan for review and approval to the Municipal Permits Team, Wastewater Permitting Section (MC 148) of the Water Quality Division, for any closure activity at least 90 days prior to conducting such activity. Closure is the act of permanently taking a waste management unit or treatment facility out of service and includes the permanent removal from service of any pit, tank, pond, lagoon, surface impoundment and/or other treatment unit regulated by this permit.
4. The permittee is responsible for installing prior to plant start-up, and subsequently maintaining, adequate safeguards to prevent the discharge of untreated or inadequately treated wastes during electrical power failures by means of alternate power sources, standby generators, and/or retention of inadequately treated wastewater.
5. Unless otherwise specified, the permittee shall provide a readily accessible sampling point and, where applicable, an effluent flow measuring device or other acceptable means by which effluent flow may be determined.
6. The permittee shall remit an annual water quality fee to the Commission as required by 30 TAC Chapter 21. Failure to pay the fee may result in revocation of this permit under TWC § 7.302(b)(6).
7. Documentation

For all written notifications to the Commission required of the permittee by this permit, the permittee shall keep and make available a copy of each such notification under the same conditions as self-monitoring data are required to be kept and made available. Except for information required for TPDES permit applications, effluent data, including effluent data in permits, draft permits and permit applications, and other information specified as not

confidential in 30 TAC §§ 1.5(d), any information submitted pursuant to this permit may be claimed as confidential by the submitter. Any such claim must be asserted in the manner prescribed in the application form or by stamping the words confidential business information on each page containing such information. If no claim is made at the time of submission, information may be made available to the public without further notice. If the Commission or Executive Director agrees with the designation of confidentiality, the TCEQ will not provide the information for public inspection unless required by the Texas Attorney General or a court pursuant to an open records request. If the Executive Director does not agree with the designation of confidentiality, the person submitting the information will be notified.

8. Facilities that generate domestic wastewater shall comply with the following provisions; domestic wastewater treatment facilities at permitted industrial sites are excluded.
 - a. Whenever flow measurements for any domestic sewage treatment facility reach 75% of the permitted daily average or annual average flow for three consecutive months, the permittee must initiate engineering and financial planning for expansion and/or upgrading of the domestic wastewater treatment and/or collection facilities. Whenever the flow reaches 90% of the permitted daily average or annual average flow for three consecutive months, the permittee shall obtain necessary authorization from the Commission to commence construction of the necessary additional treatment and/or collection facilities. In the case of a domestic wastewater treatment facility which reaches 75% of the permitted daily average or annual average flow for three consecutive months, and the planned population to be served or the quantity of waste produced is not expected to exceed the design limitations of the treatment facility, the permittee shall submit an engineering report supporting this claim to the Executive Director of the Commission.

If in the judgment of the Executive Director the population to be served will not cause permit noncompliance, then the requirement of this section may be waived. To be effective, any waiver must be in writing and signed by the Director of the Enforcement Division (MC 149) of the Commission, and such waiver of these requirements will be reviewed upon expiration of the existing permit; however, any such waiver shall not be interpreted as condoning or excusing any violation of any permit parameter.

- b. The plans and specifications for domestic sewage collection and treatment works associated with any domestic permit must be approved by the Commission and failure to secure approval before commencing construction of such works or making a discharge is a violation of this permit and each day is an additional violation until approval has been secured.
 - c. Permits for domestic wastewater treatment plants are granted subject to the policy of the Commission to encourage the development of area-wide waste collection, treatment, and disposal systems. The Commission reserves the right to amend any domestic wastewater permit in accordance with applicable procedural requirements to require the system covered by this permit to be integrated into an area-wide system, should such be developed; to require the delivery of the wastes authorized to be collected in, treated by or discharged from said system, to such area-wide system; or to amend this permit in any other particular to effectuate the Commission's policy. Such amendments may be made when the changes required are advisable for water quality control purposes and are feasible on the basis of waste treatment technology, engineering, financial, and

related considerations existing at the time the changes are required, exclusive of the loss of investment in or revenues from any then existing or proposed waste collection, treatment or disposal system.

9. Domestic wastewater treatment plants shall be operated and maintained by sewage plant operators holding a valid certificate of competency at the required level as defined in 30 TAC Chapter 30.
10. For Publicly Owned Treatment Works (POTWs), the 30-day average (or monthly average) percent removal for BOD and TSS shall not be less than 85%, unless otherwise authorized by this permit.
11. Facilities that generate industrial solid waste as defined in 30 TAC § 335.1 shall comply with these provisions:
 - a. Any solid waste, as defined in 30 TAC § 335.1 (including but not limited to such wastes as garbage, refuse, sludge from a waste treatment, water supply treatment plant or air pollution control facility, discarded materials, discarded materials to be recycled, whether the waste is solid, liquid, or semisolid), generated by the permittee during the management and treatment of wastewater, must be managed in accordance with all applicable provisions of 30 TAC Chapter 335, relating to Industrial Solid Waste Management.
 - b. Industrial wastewater that is being collected, accumulated, stored, or processed before discharge through any final discharge outfall, specified by this permit, is considered to be industrial solid waste until the wastewater passes through the actual point source discharge and must be managed in accordance with all applicable provisions of 30 TAC Chapter 335.
 - c. The permittee shall provide written notification, pursuant to the requirements of 30 TAC § 335.8(b)(1), to the Environmental Cleanup Section (MC 127) of the Remediation Division informing the Commission of any closure activity involving an Industrial Solid Waste Management Unit, at least 90 days prior to conducting such an activity.
 - d. Construction of any industrial solid waste management unit requires the prior written notification of the proposed activity to the Registration and Reporting Section (MC 129) of the Registration, Review, and Reporting Division. No person shall dispose of industrial solid waste, including sludge or other solids from wastewater treatment processes, prior to fulfilling the deed recordation requirements of 30 TAC § 335.5.
 - e. The term "industrial solid waste management unit" means a landfill, surface impoundment, waste-pile, industrial furnace, incinerator, cement kiln, injection well, container, drum, salt dome waste containment cavern, or any other structure vessel, appurtenance, or other improvement on land used to manage industrial solid waste.
 - f. The permittee shall keep management records for all sludge (or other waste) removed from any wastewater treatment process. These records shall fulfill all applicable requirements of 30 TAC § 335 and must include the following, as it pertains to wastewater treatment and discharge:
 - i. Volume of waste and date(s) generated from treatment process;
 - ii. Volume of waste disposed of on-site or shipped off-site;

- iii. Date(s) of disposal;
- iv. Identity of hauler or transporter;
- v. Location of disposal site; and
- vi. Method of final disposal.

The above records shall be maintained on a monthly basis. The records shall be retained at the facility site, or shall be readily available for review by authorized representatives of the TCEQ for at least five years.

12. For industrial facilities to which the requirements of 30 TAC § 335 do not apply, sludge and solid wastes, including tank cleaning and contaminated solids for disposal, shall be disposed of in accordance with THSC § 361.

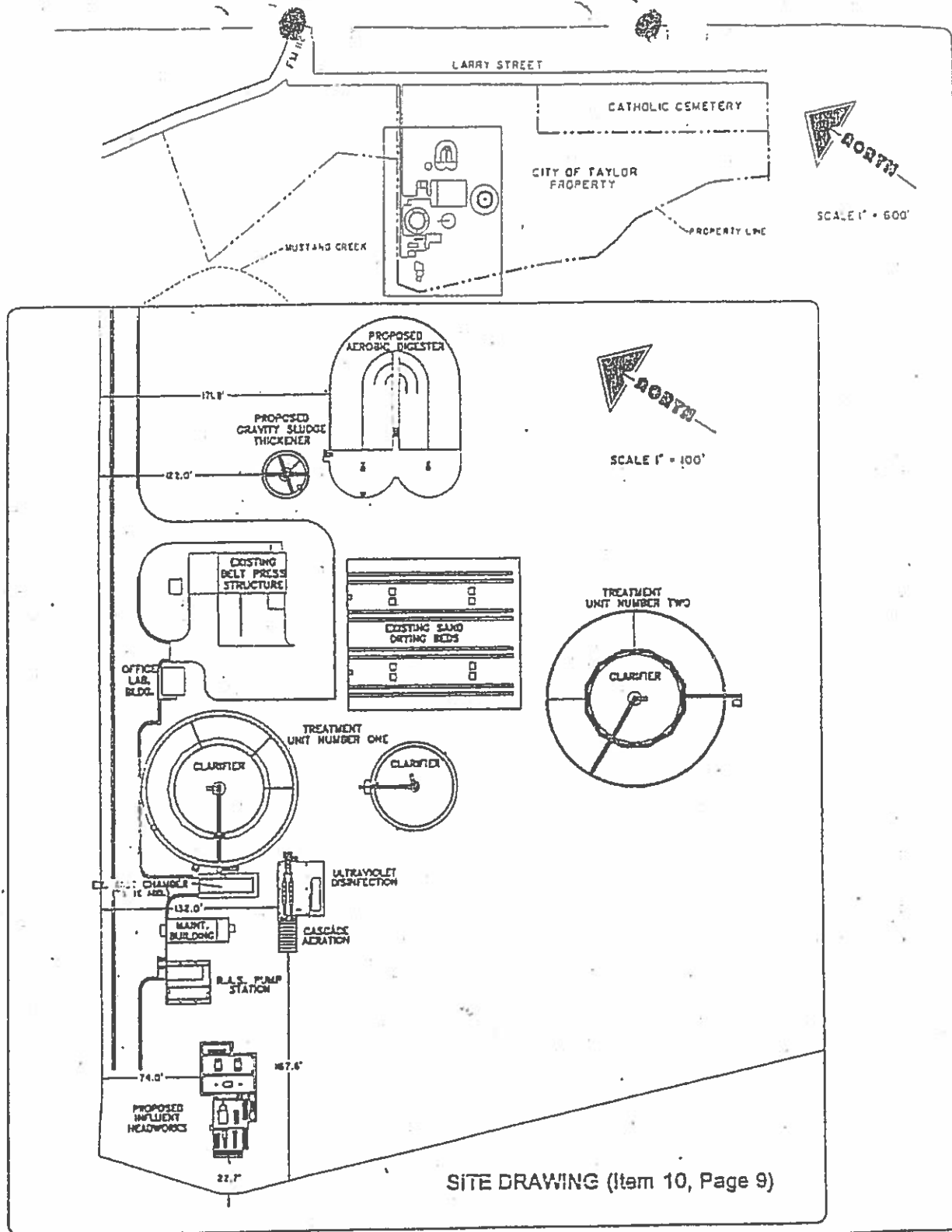
TCEQ Revision 08/2008

OTHER REQUIREMENTS

1. The permittee shall employ or contract with one or more licensed wastewater treatment facility operators or wastewater system operations companies holding a valid license or registration according to the requirements of 30 TAC Chapter 30, Occupational Licenses and Registrations and in particular 30 TAC Chapter 30, Subchapter J, Wastewater Operators and Operations Companies.

This Category B facility must be operated by a chief operator or an operator holding a Category B license or higher. The facility must be operated a minimum of five days per week by the licensed chief operator or an operator holding the required level of license or higher. The licensed chief operator or operator holding the required level of license or higher must be available by telephone or pager seven days per week. Where shift operation of the wastewater treatment facility is necessary, each shift that does not have the on-site supervision of the licensed chief operator must be supervised by an operator in charge who is licensed not less than one level below the category for the facility.

2. The facility is not located in the Coastal Management Program boundary.
3. Chronic toxic criteria apply at the edge of the mixing zone. The mixing zone is defined as 300 feet downstream and 100 feet upstream from the point of discharge.
4. The permittee is hereby placed on notice that this permit may be reviewed by the TCEQ after the completion of any new intensive water quality survey on Segment No. 1244 of the Brazos River Basin and any subsequent updating of the water quality model for Segment No. 1244, in order to determine if the limitations and conditions contained herein are consistent with any such revised model. The permit may be amended, pursuant to 30 TAC §305.62, as a result of such review. The permittee is also hereby placed on notice that effluent limits may be made more stringent at renewal based on, for example, any change to modeling protocol approved in the TCEQ Continuing Planning Process.
5. A variance from the buffer zone requirements documented in the permit issued October 17, 1997 is continued in this permit. The permittee shall maintain the legal restrictions prohibiting residential structures within the part of the buffer zone not owned by the permittee according to 30 TAC § 309.13(e)(3). The permittee shall comply with the requirements of 30 TAC § 309.13(a) through (d). (See Attachment A.)
6. In accordance with 30 TAC §319.9, a permittee that has at least twelve months of uninterrupted compliance with its bacteria limit may notify the commission in writing of its compliance and request a less frequent measurement schedule. To request a less frequent schedule, the permittee shall submit a written request to the TCEQ Wastewater Permitting Section (MC 148) for each phase that includes a different monitoring frequency. The request must contain all of the reported bacteria values (Daily Avg. and Daily Max/Single Grab) for the twelve consecutive months immediately prior to the request. If the Executive Director finds that a less frequent measurement schedule is protective of human health and the environment, the permittee may be given a less frequent measurement schedule. For this permit, daily may be reduced to 5/week. **A violation of any bacteria limit by a facility that has been granted a less frequent measurement schedule will require the permittee to return to the standard frequency schedule and submit written notice to the TCEQ Wastewater Permitting Section (MC 148).** The permittee may not apply for another reduction in measurement frequency for at least 24 months from the date of the last violation. The Executive Director may establish a more frequent measurement schedule if necessary to protect human health or the environment.



SITE DRAWING (Item 10, Page 9)

City of Taylor
ATTACHMENT "A"
TNRCC Permit No. 10299-001

TCE THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL ENVIRONMENTAL HAZARDOUS WASTE
1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746
(512) 322-8736 FAX (512) 322-8848



APPENDIX B

PLANT PHOTOGRAPHS

DRAFT

Appendix B

Aerobic Digester

Jan 2007

Jun 2016



In accordance with the pictures above, the aerobic digester shows signs of various sections moving brought on by the settling of the soil levels below the concrete slab of the aerobic digester. The concrete bend of the aerobic digester has seen the most movement and separation (compared to the mixer/motor end). Some cracks have a sludge residue on the outside as if the sludge is gradually seeping out of the cracks over a lengthy period of time.

Appendix B

Hydropneumatic Tank, Cascade Aeration

Jan 2007



Jun 2016



Appendix B

U.V. Disinfection

Jan 2007



Jun 2016



Appendix B

Belt Filter Press & Blowers

Jan 2007



Jun 2016



Appendix B

Screen Conveyor/Mechanical Bar Screen

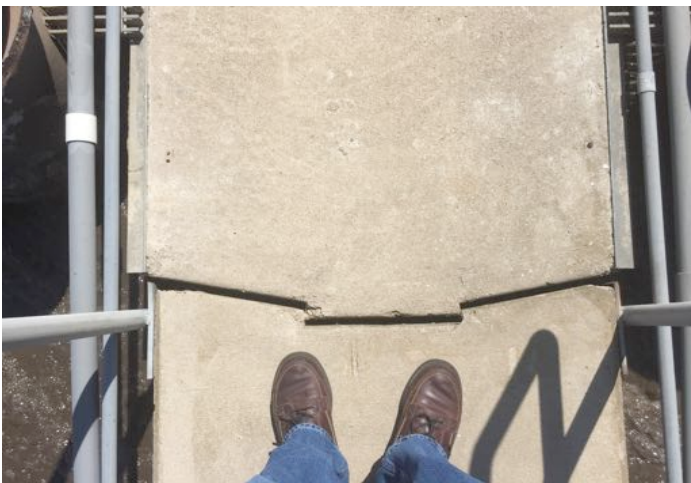
Jan 2007

Jun 2016



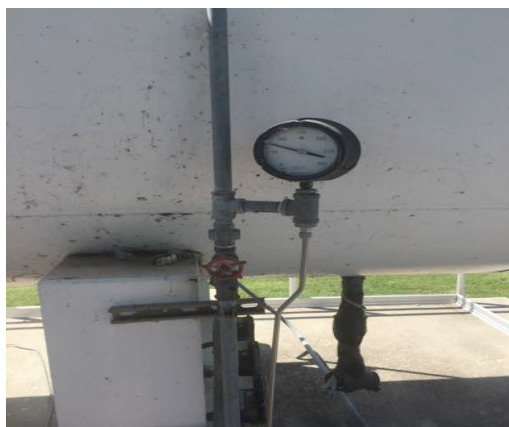
Appendix B

Treatment Unit No. 1 (Aerator and Clarifier)



Appendix B

Cascade Aeration



Appendix B

Mechanical Bar Screen & Influent Meter



Evidence of Soil Settlement – Various Locations



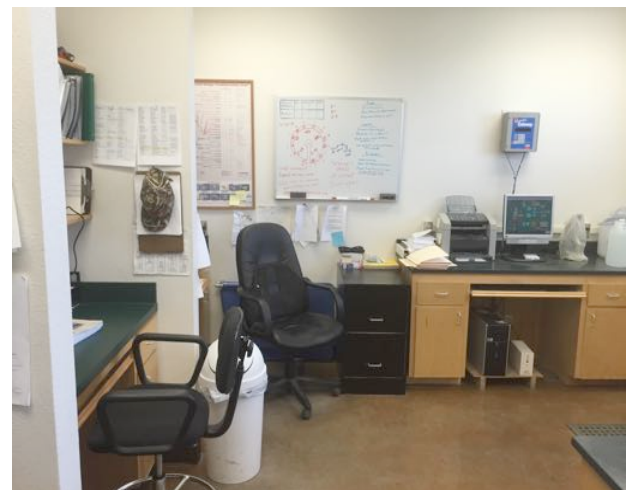
Appendix B

R.A.S/W.A.S Lift Station

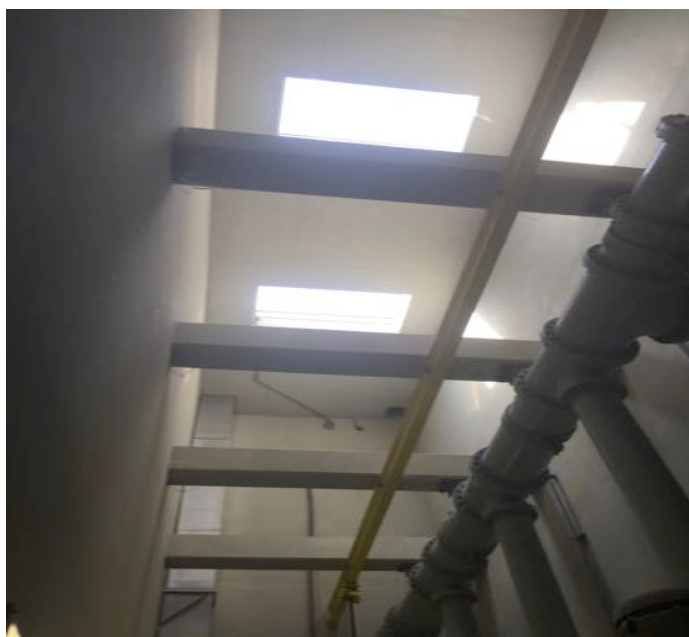


Appendix B

Lab



Main Influent Lift Station Interior



Main Influent Lift Station (Exterior)



Appendix B

Fine Screen



Sludge Thickener



Appendix B

Ashbrook Belt Press/EIMCO Belt Press



Appendix B

Final Clarifier No. 3



Appendix B

Treatment Unit No. 2





APPENDIX C

EXISTING PLANT CAPACITY CALCULATIONS

DRAFT

Appendix C

City of Taylor - Wastewater Treatment Plant - TPDES Permit No. WQ0010299001 Existing Plant Design Calculations with Conventional Activated Sludge Process

1. TPDES Discharge Limits:

Effluent Limits:	Daily Average		7-Day Avg	Daily Max	Single Grab	Daily Avg	Sample
	mg/L	ppd	mg/L	mg/L	mg/L	& Max	Type
CBOD ₅	10	334	15	25	35	2/wk	Comp
TSS	15	500	25	40	60	2/wk	Comp
NH3-N	2	67	5	7	15	2/wk	Comp
Dissolved Oxygen(Min.)	4.0					2/wk	Grab
E. coli	126	CFU/100mL		399		1/day	Grab
pH Minimum	6.0			Permit Issue Date		12/19/08	
pH Maximum	9.0			Permit Expiration Date		12/1/18	
Annual Average Daily Flow	4.0	MGD		2-Hour Peak Flow		6,944	gpm

2. Existing Influent Conditions and Discharge Limits Used in Analysis:

Daily Average Flow	2777.8	6.189	4.00	gpm, cfs, MGD
Average 2-Hour Peak	6944.0	15.472	10.00	gpm, cfs, MGD
Influent CBOD ₅	400	13344	mg/L, ppd	
Influent TSS	250	8340	mg/L, ppd	
Influent NH3-N	50	1668	mg/L, ppd	
Effluent CBOD ₅	10	334	mg/L, ppd	
Effluent TSS	15	500	mg/L, ppd	
Effluent Ammonia-Nitrogen	2	67	mg/L	
Dissolved Oxygen (Min.)	4		mg/L	

3. Bar Screen:

A coarse screen is required - 217.121(a) and must include a bypass channel sized to handle peak flow - 217.121(b).

The bypass channel must have screen - 217.121(d).

Manual Coarse Bar Screen openings shall be 0.5" to 1" - 217.121(e)(1) and slope 30-60 Degrees - 217.121(e)(3).

Mechanical Coarse Bar Screen openings shall be 0.25" to 1" - 217.121(e)(2).

Screenings discharged to horizontal platform to allow drainage per 217.121(e)(4)

Mechanical screen design with equipment to automatically collect and dispose of screenings - 217.121(e)(5)

Container for screenings must be fully covered with tight-fitting cover designed to reduce vector attraction - 217.123(b)

Typical Amount of Screenings	0.6	cf/MG		Reynolds	
Screenings at Design Flow	2.4	17.95	cf/day, gpd	Estimation	
Headloss Through Bar Screen (ft) = $HI = (Vb^2 - Va^2) / (2 * g * 0.7)$				Reynolds	
Approach Vel. Ranges = Va	1.0	fps	3.0	fps	At Design Flow TCEQ 217.121(f)(1)
Bar Vel. = Vb =	2.0	fps	At Min. Flow	Reynolds	
Bar Vel. = Vb <=	3.0	fps	At Design Flow	Reynolds	
Channel Width = W =	3.00	ft	for mechanical bar screen		
Channel Depth = D =	0.75	ft	At Average Flow	(Estimated)	
Channel Depth = D =	1.50	ft	At Peak Flow	(Estimated)	
Actual Area = A =	2.250	sf	At Average Flow		
Actual Area = A =	4.500	sf	At Peak Flow		
Approach Vel. = Va =	2.751	fps	At Average Flow		
Approach Vel. = Va =	3.438	fps	At Peak Flow		
Bar Width, Clear Spacing =	0.50	in	0.50	in	(Estimated)
Number of Bars =	30				(Estimated)
Total Clear Spacing =	21.0	in			
Angle from Horizontal =	80	Degrees	1.396	Radians	(Estimated)
Adjusted Screen Area =	1.293	sf	At Design Flow		
Adjusted Screen Area =	2.585	sf	At Peak Flow		

Appendix C

City of Taylor - Wastewater Treatment Plant - TPDES Permit No. WQ0010299001
Existing Plant Design Calculations with Conventional Activated Sludge Process

Bar Vel. = Vb =	4.788	fps	At Design Flow
Bar Vel. = Vb =	5.985	fps	At Peak Flow
Headloss = Hl =	4.077	0.340 in, ft	At Design Flow - Clear
Headloss = Hl =	6.369	0.531 in, ft	At Peak Flow - Clear

Consideration to replacing the mechanical bar screen to meet current TCEQ rules.

Consideration to replacing screenings conveyor and discharge container to meet current TCEQ rules.

4. Influent Meter:

Throat Width	18	1.5	in, ft
Minimum Flow	78	0.112	gpm, MGD
Max Flow	11042	15.9	gpm, MGD

Adequate for peak flow

Add ultrasonic flow meter on main lift station forcemain for redundancy in influent flow measurement.

5. Influent Lift Station:

Firm capacity must equal peak 2-hour flow and is the total capacity less largest pump size-TCEQ 217.61(c).

Solids Passage Capacity	2.5	inches	Minimum Solids Passage = 2.5" per 217.61(a)(2)
Lift Station Pump No. 1	500	0.720	gpm, MGD 15 Hp Submersible type pumps
Lift Station Pump No. 2	2,150	3.096	gpm, MGD 40 Hp
Lift Station Pump No. 3	2,150	3.096	gpm, MGD 40 Hp
Lift Station Pump No. 4	3,000	4.320	gpm, MGD 60 Hp
Lift Station Pump No. 5	3,000	4.320	gpm, MGD 60 Hp
Potential Total Capacity	10,800	15.552	gpm, MGD
Firm Capacity	7,800	11.232	gpm, MGD

TCEQ 217.61(c)

Wet Well Length	43.0	ft
Wet Well Width	14.0	ft
Wet Well Depth	38.00	ft
Wet Well Volume	22,876	171,112 cf, gal
Forcemain Size	20	1.667 in,ft
Forcemain Area	2.18	sf
Velocity in Forcemain	2.84	fps (at average flow) 7.09 fps (at peak flow)

Ultrasonic level determination used to control pumps with float backup system

Provide strap-on ultrasonic flowmeter on influent forcemain to site to measure influent flows.

6. Fine Screen:

Number of Screens	1	Each
Capacity of Screen	3,472	5.000 gpm, MGD
Maximum allowed clear opening	0.25	inches TCEQ 217.122(b)

Any CBOD5 reduction must be developed through a study conducted at full scale operation but cannot exceed 35%
A second unit to meet full 2-hour peak flows is required to claim credit.

COD5 removal credit is not allowed for one fine screen unit TCEQ 217.122(f)

A rotating fine screen must use a continuous cleaning device such as water jets or wiper blades - TCEQ 217.122(h)

A second fine screen is recommended to increase the capacity to the current 2-hour peak.

7. Grit Chamber:

A grit chamber is not currently provided at the plant but is recommended

A manual type grit chamber can be provided after the lift station and fine screen with capacity greater than peak flow, or a mechanical grit chamber can be constructed with capacity greater than peak two hour flow.

Bypass channel shall be provided around the mechanical unit as per TCEQ rules. TCEQ 217.125

Grit collected shall be disposed in sanitary landfill in accordance with TCEQ 217.126(c)

City of Taylor - Wastewater Treatment Plant - TPDES Permit No. WQ0010299001
Existing Plant Design Calculations with Conventional Activated Sludge Process

8. Aeration Basin:

Type of Aeration Basin	Circular Bulls Eye Type Units with Clarifier in Center		
Number of Units	2		
Outer Diameter	140	ft	(Measured as per aerial photograph)
Clarifier Diameter	65	ft	(Measured as per aerial photograph; plans)
Basin Surface Area	12,075	sf	(Measured as per aerial photograph)
Basin Depth	16.0	ft	
Total Volume One Basin	193,208	1.445	cf, MG
Total Volume Combined	386,416	2.890	cf, MG
Basin Influent BOD ₅	400	13344	mg/L, ppd
Min. Wastewater Temperature	17	Deg C	(assumed based on area)
Organic Loading	35	lb BOD ₅ /day/1000cf for Conventional Activated Sludge TCEQ - 217.154(b)	
Organic Capacity	13525	lb BOD ₅ /day, Based on TCEQ Regulations - using Traditional Design	
Design Flow	4.054	MGD	Based on Organic Capacity and Basin Influent BOD ₅
Hydraulic Detention Time	17.1	hours	

Aeration Basin must have minimum freeboard of 18" at peak flow - 217.153(b)(1).

For facility with capacity > 0.4 MGD, must have 2 Aeration Basins and 2 Clarifiers unless aerators can be removed without taking the basin out of service - 217.153(c)(1)

Provisions are required to vary the water depth.

9. Activated Sludge Aeration:

Aeration Basin must be designed for minimum DO of 2 mg/L - 217.155(a)(1).

Total Oxygen Required:

Lb O ₂ per lb BOD ₅	1.50	Ranges from 1.1 to 1.5	
Influent BOD ₅	13344.0	lb BOD ₅ /day	
Actual Oxygen Required	20016.0	lb O ₂ /day based on BOD ₅	
Lb O ₂ per lb NH ₃ -N	4.60		
Influent NH ₃ -N	1668.0	lb TKN/day	
Actual Oxygen Required	7672.8	lb O ₂ /day based on TKN	
Actual Oxygen Required	27689	lb O ₂ /day based on total of BOD ₅ and TKN	
Calculated lb O ₂ per lb BOD ₅	2.1		

Actual to Standard O₂ Req'd:

Beta	0.95	Ratio of saturation values for O ₂ in wastewater to that in clean water	
Alpha	0.90	Dependent on aerator type	
Max Temp	23.50	Degree C (3-year data from 2006-2008)	
Cdc (Surface)	8.20	Saturation concentration of O ₂ at design temperature and altitude	
Csc	9.17	Saturation concentration of O ₂ at standard temperature and pressure	
Cr	2.00	Saturation concentration of O ₂ to maintain in basin	
Theta	1.025	Temperature correction coefficient	
Basin Side Water Depth	16.00	ft	
Csm	8.20	Saturation concentration at temperature and altitude	
Site Barometric Pressure	14.60	psi	
Aeration Factor	0.62	calculated	
Standard Oxygen Required	44690.9	lb O ₂ /day SOR = Total AOR / Aeration Factor	
Standard Oxygen Required	1862.12	lb O ₂ /hr	

Existing Aerators:

Number of Blowers	2	Blowers with Bubble Diffusers
Motor Size per Aerator	125	Hp

Appendix C

City of Taylor - Wastewater Treatment Plant - TPDES Permit No. WQ0010299001 Existing Plant Design Calculations with Conventional Activated Sludge Process
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Total Motor Nameplate Size	250	Hp	
Estimated Motor Load	100%		
Assumed Efficiency	5.00	lb O ₂ /hr/Blower Hp	(Manufacturer's Assumption)
Estimated O ₂ at STP	1250.00	lb O ₂ /hr	for Existing at Standard Temperature and Pressure

Check TCEQ Required Air:

Min O ₂ Required	2.2	lb O ₂ /lb BOD ₅ for Nitrification Process -TCEQ - 217.155(a)(3)	
O ₂ Required by TCEQ	29357	1223	lb O ₂ /day, lb O ₂ /hr

10. Clarifiers:

Existing Clarifier Design Flow	4.000	MGD	
Max Surface Loading Design	600	gpd/sf	
Surface Area for Design Flow	6666.7	sf	
Existing Clarifier Peak Flow	10.000	MGD	
Max Surface Loading Peak	1200	gpd/sf	Activated Sludge-Enhanced Secondary (10/15/3) - TCEQ 217.154
Surface Area for Peak Flow	8333.3	sf	
Design Surface Area	8333.3	sf	

Existing Clarifier No. 1 and 2

Number of Clarifiers	2.0		
Calculated Clarifier Diameter	72.8	ft	
Diameter to Inside of Walls	65.0	ft	
Actual Clarifier Diameter	60.0	ft	(Less Effluent Perimeter Channel and Weir)
Actual Clarifier Area (Each)	2827.4	sf	
Clarifier Design Flow (Each)	1.70	MGD	per each
Clarifier Peak Flow (Each)	3.39	MGD	per each
Actual Surface Loading Design	707	gpd/sf	per each at total clarifier design flow
Actual Surface Loading Peak	1768	gpd/sf	per each at total clarifier peak flow
Total Surface Area	5655	sf	
Clarifier SWD	12.0	ft	Minimum SWD = 10' - 217.152(g)(2); Min Freeboard = 12"
Clarifier Volume (Each)	33929	0.254	cf, MG
Clarifier Volume (Total)	67858	0.508	cf, MG
Design Detention Time	3.045	hrs	per each 4.5 hrs
Peak Detention Time	1.218	hrs	per each 1.8 hrs Required by TCEQ 217.154

Weir Loading:

Total Weir Length	377.0	lf	Existing Clarifiers
Peak Weir Loading	26526	gpd/lf	Less than 30,000 gpd/lf required - TCEQ 217.152(c)(5)

Solids Loading:

Maximum MLSS	5000	mg/L	
Peak Solids	417000	ppd	(Based on clarifiers listed and peak 2-hour flow)
Peak Solids load	74	ppd/sf	Criteria requires <= 50 ppd/sf

Existing Clarifier - No. 3

Number of Clarifiers	1.0		
Diameter to Inside of Walls	65.0	ft	
Actual Clarifier Diameter	60.0	ft	(Less Effluent Perimeter Channel and Weir)
Actual Clarifier Area (Each)	2827.4	sf	
Clarifier SWD	12.0	ft	Minimum SWD = 10' - 217.152(g)(2); Min Freeboard = 12"
Clarifier Volume (Each)	33929	0.254	cf, MG
Clarifier Volume (Total)	33929	0.254	cf, MG
Design Detention Time	1.523	hrs	per each 4.5 hrs
Peak Detention Time	0.609	hrs	per each 1.8 hrs Required by TCEQ 217.154
Clarifier Design Flow (Each)	1.70	MGD	per each

Appendix C

City of Taylor - Wastewater Treatment Plant - TPDES Permit No. WQ0010299001 Existing Plant Design Calculations with Conventional Activated Sludge Process

Clarifier Peak Flow (Each)	3.39	MGD	per each
Total Weir Length	188.5	lf	Existing and New Clarifiers
Peak Weir Loading	318310	gpd/lf	Less than 30,000 gpd/lf required - TCEQ 217.152(c)(5)
Total Clarifier Design Flow	5.09	MGD	Total of All Existing Clarifiers
Total Clarifier Peak Flow	10.18	MGD	Total of All Existing Clarifiers
Total Surface Area	8482	sf	Total of All Existing Clarifiers
Total Volume	101788	0.761	cf, MG
Total Surface Loading Design	472	gpd/sf	Total of All Existing Clarifiers at Average Flow
Total Surface Loading Peak	1179	gpd/sf	Total of All Existing Clarifiers at Peak Flow
Total Design Detention Time	4.568	hrs	per each 4.5 hrs
Total Peak Detention Time	1.827	hrs	per each 1.8 hrs Required by TCEQ 217.154
Total Weir Length	565.5	lf	Existing and New Clarifiers
Peak Weir Loading	17684	gpd/lf	Less than 30,000 gpd/lf required - TCEQ 217.152(c)(5)
Maximum MLSS	5000	mg/L	
Peak Solids	417000	ppd	
Peak Solids load	49	ppd/sf	Criteria requires <= 50 ppd/sf

11. Disinfection - UV:

Backup power required including automatic restart during a power outage - 217.37.

Design in accordance with TCEQ 217 - Subchapter L - 217.291 - 217.300

Turbulent flow required due to non-uniform intensity fields in an ultraviolet reactor (Reynolds Number > 6,000).

Need minimum of 2 U.V. banks in series - 217.293(a)

With largest bank out of service, must disinfect to permitted fecal or E coli levels at design daily average flow.

Adequate space shall be provided in the unit for removal and maintenance of lamps.

Equipment must be removable from the channel or the channel must be capable of being completely drained.

Metering of U.V. intensity must be provide to monitor changes in UV dosage.

A means of routine cleaning shall be provided.

Spare parts should be kept on site for lamps, ballasts, and modules - 217.293(c)

Number of Channels 2

Number of Banks 5

Number of Modules / Bank 1

Number of Bulbs / Modules 40

Total Number of Lamps 400

Distance Bottom to Weir Crest 3.00 ft =Hd (Estimated)

Use Weir equation: $Q = C_w * b * h^{1.5}$ (Linsley, Et al)

(where Q is flow in cfs, C_w is weir coefficient, b is weir length in feet, and h is headloss in feet)

Weir Coefficient = C_w (varies based on ratio of height to crest elevation (Hd) to headloss (h) = Hd/h)

Weir Coefficient = C_w 3.33 3.33 3.33 (Assumed)

Weir Length = b 3.50 ft

Weir Sections Length 3.50 ft (length of one pre-fabricated stainless steel weir trough)

Number of Weir Sections 1.0

	Average Day		Peak 2-Hour		Intermediate	
Influent Flow =	4.00	MGD	10.00	MGD	16.00	MGD
	6.19	cfs	15.47	cfs	24.76	cfs
Headloss for One Weir = h	0.66	ft	1.21	ft	1.65	ft
Headloss for Weir	7.869	in	14.495	in	19.829	in
Velocity of Approach	2.697	fps	3.660	fps	4.281	fps
Ratio of Hd to h	4.57		2.48		1.82	
Inlet Chamber WSEL =	3.66		4.21		4.65	
Inlet Chamber Side Water Depth	3.41	ft	3.96	ft	4.40	ft

City of Taylor - Wastewater Treatment Plant - TPDES Permit No. WQ0010299001
Existing Plant Design Calculations with Conventional Activated Sludge Process

12. Effluent Metering:

Effluent meters are required per TCEQ 217.33(a).

Primary flow measuring device must include a weir or a flume - 217.33(c)(1)(A)

Open channel flow meter must include a weir or flume with a staff gauge at 1/4" increments - 217.33(c)(1)(B).

A flume must be located in a straight section of an open channel and preclude turbulence or waves - 217.33(c)(3).

Replace Venturi Tube effluent meter with new open channel Parshall type flume

Throat Width	18	1.5	in, ft
Minimum Flow	78	0.112	gpm, MGD
Max Flow	11042	15.9	gpm, MGD

New flume must be installed with sufficient straight run of open channel to not obstruct the flow.

Cascade aeration provided at end of Metering and UV system structure is adequate to meet DO requirements.

Use Parshall Flume Equation: $Q = K * b * (Ha)^n$ where $n = 1.522 * (b)^{0.026}$

K Values for Parshall Flume:

b (ft)	K Value
0.25	3.97
0.5	4.12
0.75	4.09
1	4.00
1.5	4.00
2	4.00
3	4.00
4	4.00

Coefficient based on $b = K$ 4.00 (for throat width of 18")

Parshall Flume Throat Width= b 18 1.50 in, ft

Minimum Flow for Width 78 0.112 gpm, MGD

Max Flow for Width 11042 15.9 gpm, MGD

Example Calculation:

Manual Reading for Depth= Ha	15.00	inches
Calculated Flow= Q	5.465	MGD

Head at Average Annual Flow 9.2 0.77 in, ft

Head at Peak Two-Hour Flow 16.7 1.39 in, ft

Straight Run Ahead of Flume 13.9 ft to 27.9 ft (recommended)

New facilities must include on-site reclaim water system to reduce the use of potable water.

Reclaim facilities must include disinfection, pressure tank, screens, pumping - TCEQ 217.39

Number of Pumps 2.0

Reuse Pump Motor 20 Hp

Discharge Piping Size 2.0 inches

Pressure Tank Size 5000.0 gallons

Disinfection system Chlorination

Add meter on discharge piping to record non-potable water reuse

13. Return/Waste Sludge Pump Station:

Existing sludge pump station from clarifiers (return sludge to Aeration Basin and waste sludge to Aerobic Digester).

Number of Sludge Pumps	5	(3 RAS; 2 WAS)		
Capacity of RAS Pump 1	1200	1.728	gpm, MGD	30 Hp (Estimated, Not Modeled)
Capacity of RAS Pump 2	1200	1.728	gpm, MGD	30 Hp (Estimated, Not Modeled)
Capacity of RAS Pump 3	1200	1.728	gpm, MGD	30 Hp (Estimated, Not Modeled)
Capacity of WAS Pump 1	600	0.864	gpm, MGD	7.5 Hp (Estimated, Not Modeled)
Capacity of WAS Pump 2	600	0.864	gpm, MGD	7.5 Hp (Estimated, Not Modeled)

Appendix C

City of Taylor - Wastewater Treatment Plant - TPDES Permit No. WQ0010299001 Existing Plant Design Calculations with Conventional Activated Sludge Process
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Total Capacity	4800	6.912	gpm, MGD	
Firm Capacity RAS	2400	3.456	gpm, MGD	with largest unit out of service.
Lower RAS	200	gpd/clarifier sf - TCEQ - 217.153(j)(3)		
Upper RAS	400	gpd/clarifier sf - TCEQ - 217.153(j)(3)		
Lower End Pump Required	1178	1.696	gpm, MGD	Based on Total Clarifier Surface Area
Upper End Pump Required	2356	3.393	gpm, MGD	Based on Total Clarifier Surface Area

RAS Flow Required - Kinetic Calculations:

Plant <u>Design</u> Flow = Q	2778	4.00	gpm, MGD	$QX_o + QrX_r = (Q + Qr)X$
Influent TSS = X_o	250	mg/L		
RAS TSS = X_r	10000	mg/L		
Aeration Basin TSS = X	3000	mg/L		
RAS Flow = Q_r	1091	1.571	gpm, MGD	$Q_r = Q * (X - X_o) / (X_r - X)$
Recycle Ratio = Q_r / Q	39%			
Plant <u>Peak</u> Flow = Q	6944	10.00	gpm, MGD	$QX_o + QrX_r = (Q + Qr)X$
Influent TSS = X_o	250	mg/L		
RAS TSS = X_r	15000	mg/L		
Aeration Basin TSS = X	4000	mg/L		
RAS Flow = Q_r	2367	3.409	gpm, MGD	$Q_r = Q * (X - X_o) / (X_r - X)$
Recycle Ratio = Q_r / Q	34%			

Need total firm capacity of "RAS Flow = Q_r "

Sludge Piping Min Velocity	3.0	fps	TCEQ 217.158(e)(2)	
Min. Sludge Pipe Diameter	4.0	inches	TCEQ 217.158(e)(3)	
Forcemain Size	16	1.333	in,ft	
Forcemain Area	1.40	sf		
Velocity in Forcemain	4.43	fps (at average flow)	11.08	fps (at peak flow)
Wet Well Length	30.0	ft		
Wet Well Width	8.0	ft		
Wet Well Depth	28.00	ft		
Wet Well Volume	6,720	50,266	cf, gal	

Provide strap-on ultrasonic flowmeters in vaults for RAS and WAS flow.

14. Waste Activated Sludge Production:

Design Average Flow	4.00	MGD	Average month solids production (undigested)	
Activated Sludge Inf BOD ₅	400	mg/L		
Substrate Removed = S_r	13344	ppd		
Yield Coefficient = Y	0.7	lb/lb	Typical values for municipal wastewater 0.5-0.7, Reynolds	
Endogenous Coefficient = K_d	0.05		Typical values for municipal wastewater 0.04-0.1, Reynolds	
Aeration Basin Volume	2.890	MG		
Aeration Basin MLVSS	2500	mg/L		
Mass of Solids = M	60265	lbs		
Aeration Basin Influent TSS	250	mg/L		
Percent Non-Volatile	30%	of TSS	WAS usually 65-75% volatile solids, Reynolds	
Influent Non-Volatile $S_r = Inv$	2502	ppd		
Effluent TSS	5	mg/L		
Effluent TSS Converted = ET	167	ppd		
Waste Activated Sludge, WAS	8663	ppd	$WAS = (Y * S_r - K_d * M) + Inv - ET$	
Percent of Influent BOD ₅	65%			

Aeration Basin SRT:

MLSS	4000	mg/L	Usually in the range of 2000-4000 mg/L, Reynolds
Pounds of Solids	96423	lbs	

Appendix C

City of Taylor - Wastewater Treatment Plant - TPDES Permit No. WQ0010299001 Existing Plant Design Calculations with Conventional Activated Sludge Process
--

Solids Retention Time = SRT	11	days	
WAS Concentration	2%		Typically 1-6% of incoming feed wastewater flow, Reynolds
WAS Flow	80000	55.6	gpd, gpm

15. Aerobic Digester

Sludge Retention Time = SRT	60	days		at 15 Degree C - TCEQ 217.249(t)
Influent Solids, WAS	8,663	ppd		
Solids Destruction	40%			Solids Destruction typically 40-75%, Reynolds
Digested Solids Wasted	5,198	ppd		
Design Mass Out of Basin	8,663	ppd		Assume equal to influent WAS, ignore digestion
Total Mass, Digester Solids	519,766	lbs		Total Mass = SRT * Mass Out of Basin
Digester MLSS	20,000	mg/L, ppd		Solids concentration up to 50000 mg/L, Reynolds
Volume Required for SRT	416,591	3.116	cf, MG	Volume = Total Mass / (Digester MLSS * 8.34)
Design Criteria Sizing	20	cf/ppd CBOD ₅		Required by TCEQ 217.249(t)(7)(G)

Volume Req'd	266,880	1.996	cf, MG	to meet Aerobic Digester Requirements
--------------	---------	-------	--------	---------------------------------------

Number of Units	1			Carousel Type Unit
Equivalent Diameter in Curves	51	ft		(West end)
Equivalent Diameter Large Curve	102	ft		(East end)
Equivalent Rectangular Width	12.75	ft		(flat bottom portion)
Equivalent Rectangular Length	57.5	ft		
Equivalent Depth	12	ft		(Need to maximize freeboard to limit misting.)
Total Surface Area	9,061.0	sf		(surface area of one basin)
Basin Total Volume	108,732	0.813	cf, MG	Estimated
Total Volume in Unit(s)	108,732	0.813	cf, MG	
RAS Concentration	10,000	mg/L		
Minimum Required DO	0.50	mg/L		Required by TCEQ 217.249(t)(7)(E)
If convert to floating mechanical surface aerators:				
Digester Criteria for Design Air	0.5	Hp/1000 cf		Required by TCEQ 217.249(t)(7)(F)
Required Hp	54.4	Hp		
Number of Aerators	2			
Actual Motor Size	60	Hp		
Total Motor Size	120	Hp		

16. Gravity Thickener (used for Sludge Holding Tank prior to Dewatering)

Number of Thickener	1.0			(Design is similar to Clarifiers)
Diameter to Inside of Walls	34.0	ft		
Actual Thickener Diameter	30.0	ft		(Less Effluent Perimeter Channel and Weir)
Actual Thickener Area (Each)	706.9	sf		
Clarifier SWD	12.0	ft		Minimum SWD = 10' - 217.152(g)(2); Min Freeboard = 12"
Clarifier Volume (Each)	8482	0.063	cf, MG	
Clarifier Volume (Total)	8482	0.063	cf, MG	
Design per TCEQ 217.248 for Sludge Thickeners				
Minimum bottom slope	1.5	inches per foot		
Existing Plant Design Flow	4.000	MGD		(
Max Surface Loading Design	400	gpd/sf		(If used for thickener prior to digester)
Surface Area for Design Flow	10,000	sf		
Existing Plant Design Flow	4.000	MGD		
Max Surface Loading	800	gpd/sf		(If used for thickener prior to digester)
Surface Area for Peak Flow	5,000	sf		
Design Surface Area	10,000	sf		

City of Taylor - Wastewater Treatment Plant - TPDES Permit No. WQ0010299001
Existing Plant Design Calculations with Conventional Activated Sludge Process

Aerobic Digester provides additional storage

17. Sludge Dewatering:

Requirements:

Condition 1

Influent BOD Loading	13344	ppd	
Drying Bed Design Loading	10	sf/ppd	State ROT 1/2 lb /sf
Drying Bed Area Required	133440	sf	

Condition 2

Required Surface Area =	15	lb digested solids/sf/year	
Drying Bed Area Required	210794	sf	

Existing Sludge Drying Beds:

Number of Existing Beds	8		
Bed Length	40	ft	
Bed Width	40	ft	
Actual Total Area	12800	sf	
Total Sludge Drying Bed Area	12800	sf	

Existing Dewatering:

Number of Units	2		
Belt Presses			
Low end WAS Concentration	1.0%	of average daily design incoming feed wastewater	
Low end WAS Flow	40000	27.8 gpd, gpm	
High end WAS Concentration	6.0%	of average daily design incoming feed wastewater	
Low end WAS Flow	240000	166.7 gpd, gpm	

Belt press unit to dewater WAS (15-18% dry solids) for ultimate disposal in the Landfill.

A polymer feed system is installed as part of the dewatering operation.

Two positive displacement pump stations will be installed for pumping digested sludge to the centrifuge unit.

One sludge grinder per station will be installed prior to the centrifuge to protect the proposed equipment.

18. Auxiliary Power:

Existing Generator with ATS; Generator is tested once per week

Emergency Power Provided	750	kW
Emergency Power Provided	937.5	kva

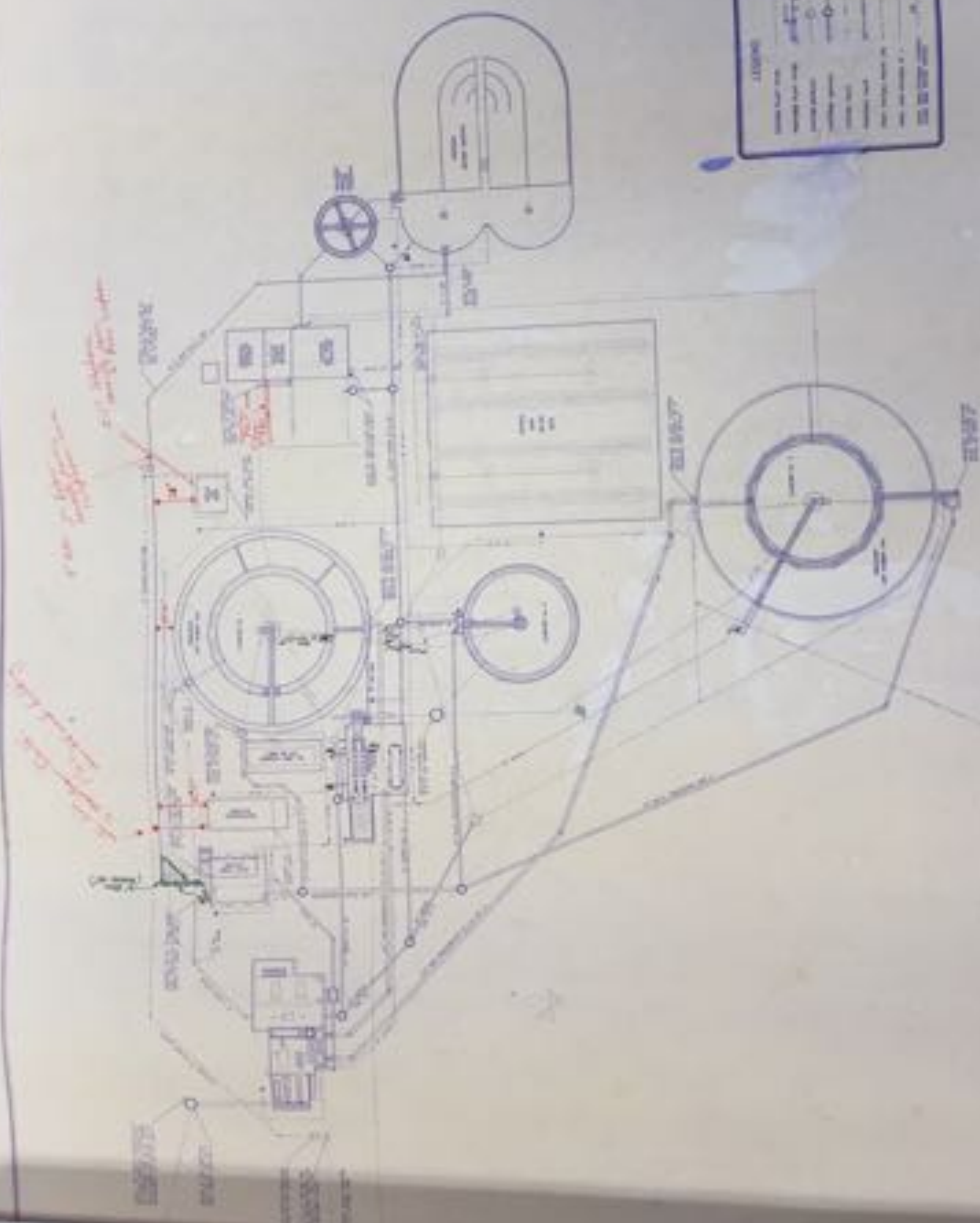


APPENDIX D

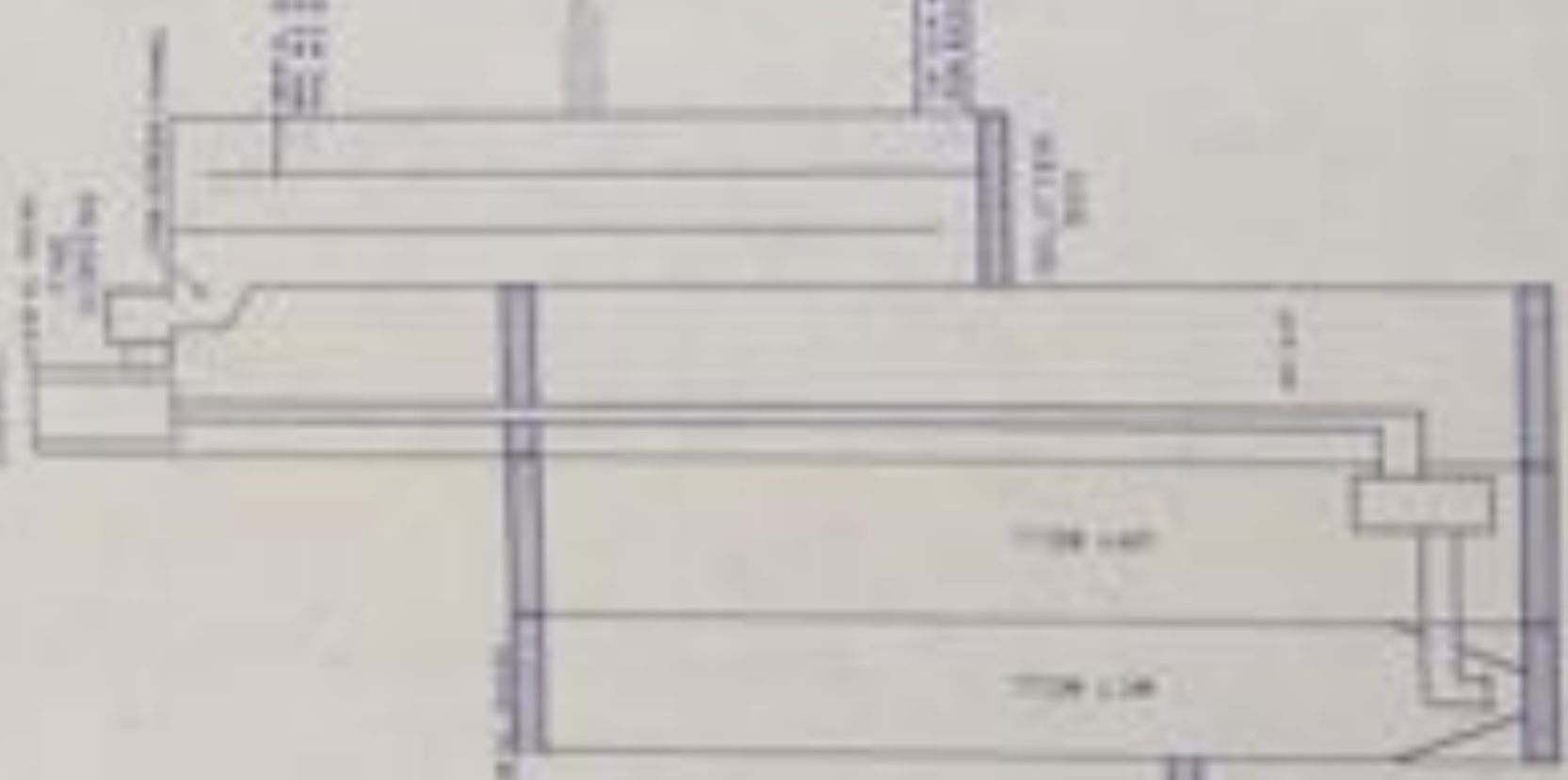
SELECT AS-BUILT PLAN SHEETS

DRAFT

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100



THE LOWER
AND UPPER
PORTS



WATER LIFT SYSTEM



WATER LIFT SYSTEM



WATER LIFT SYSTEM



WATER LIFT SYSTEM



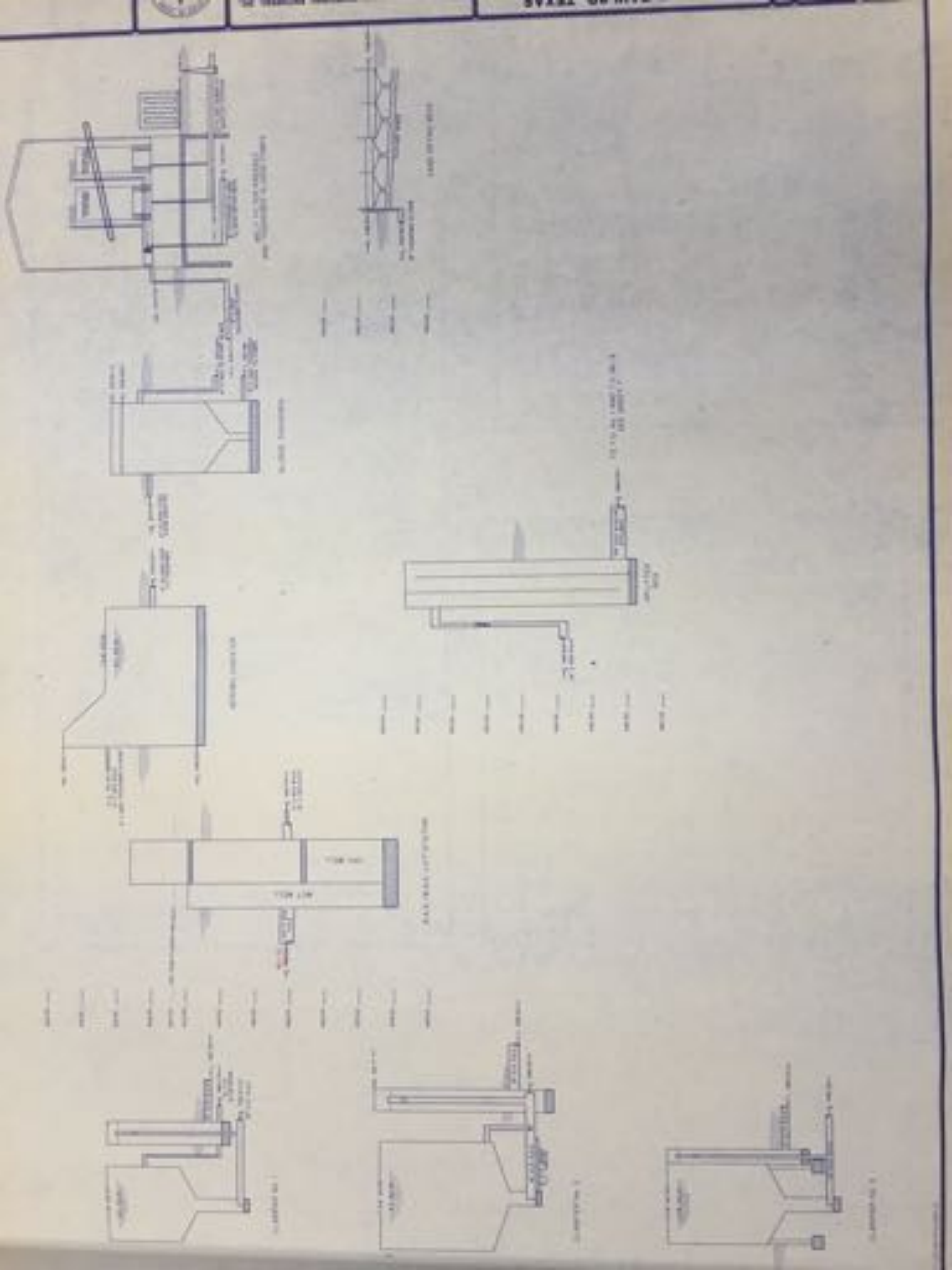
WATER LIFT SYSTEM



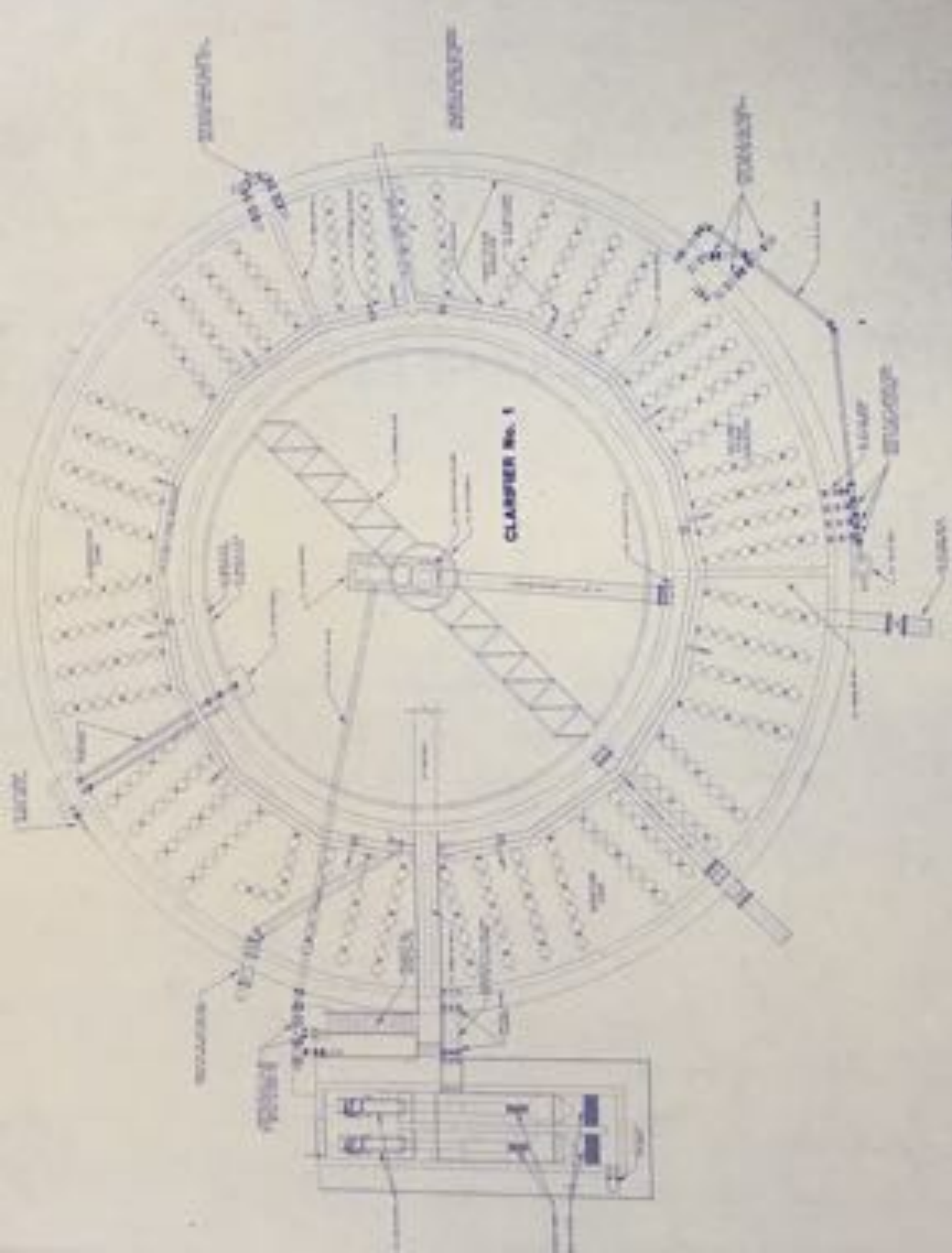
WATER LIFT SYSTEM



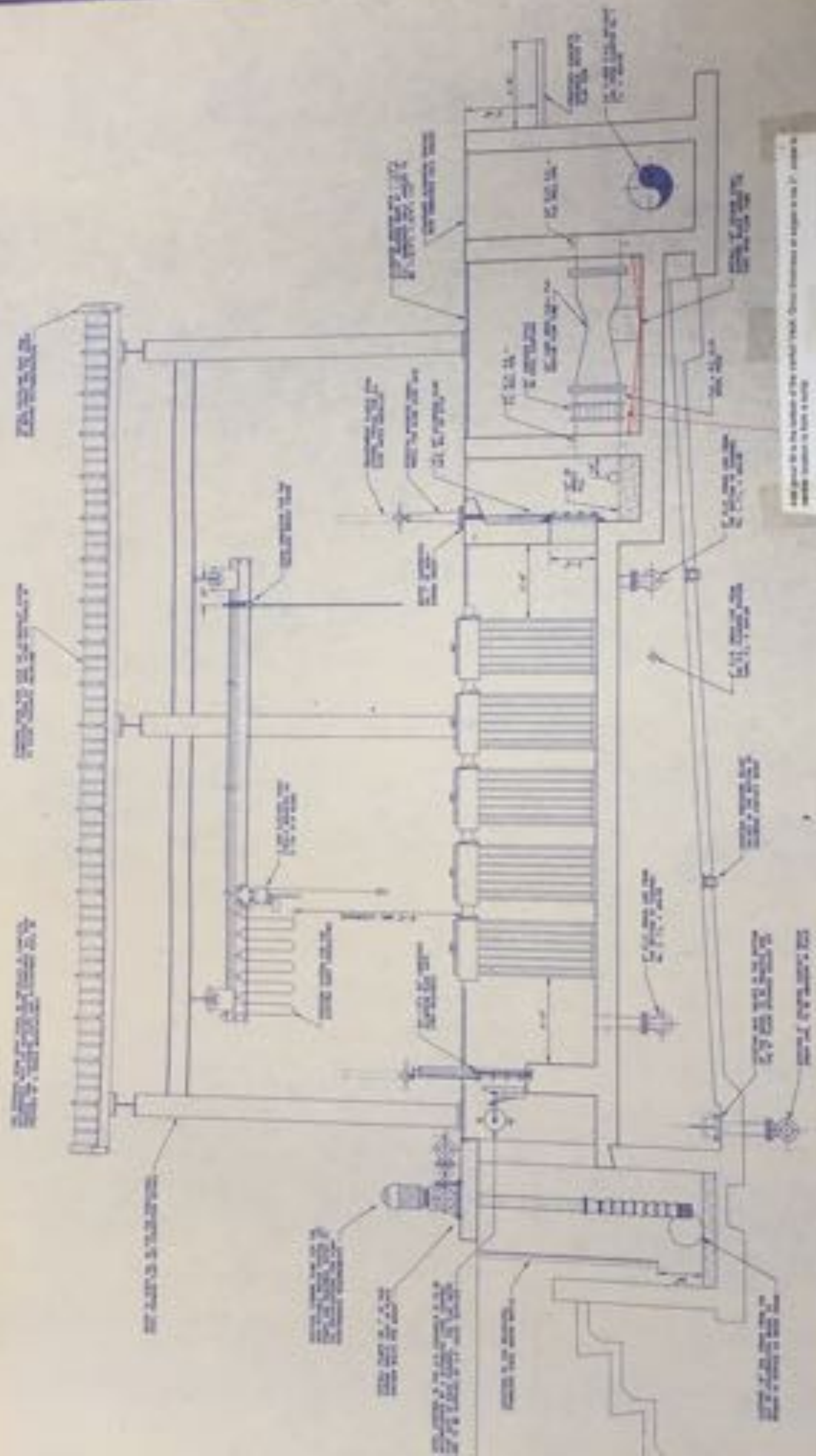
WATER LIFT SYSTEM



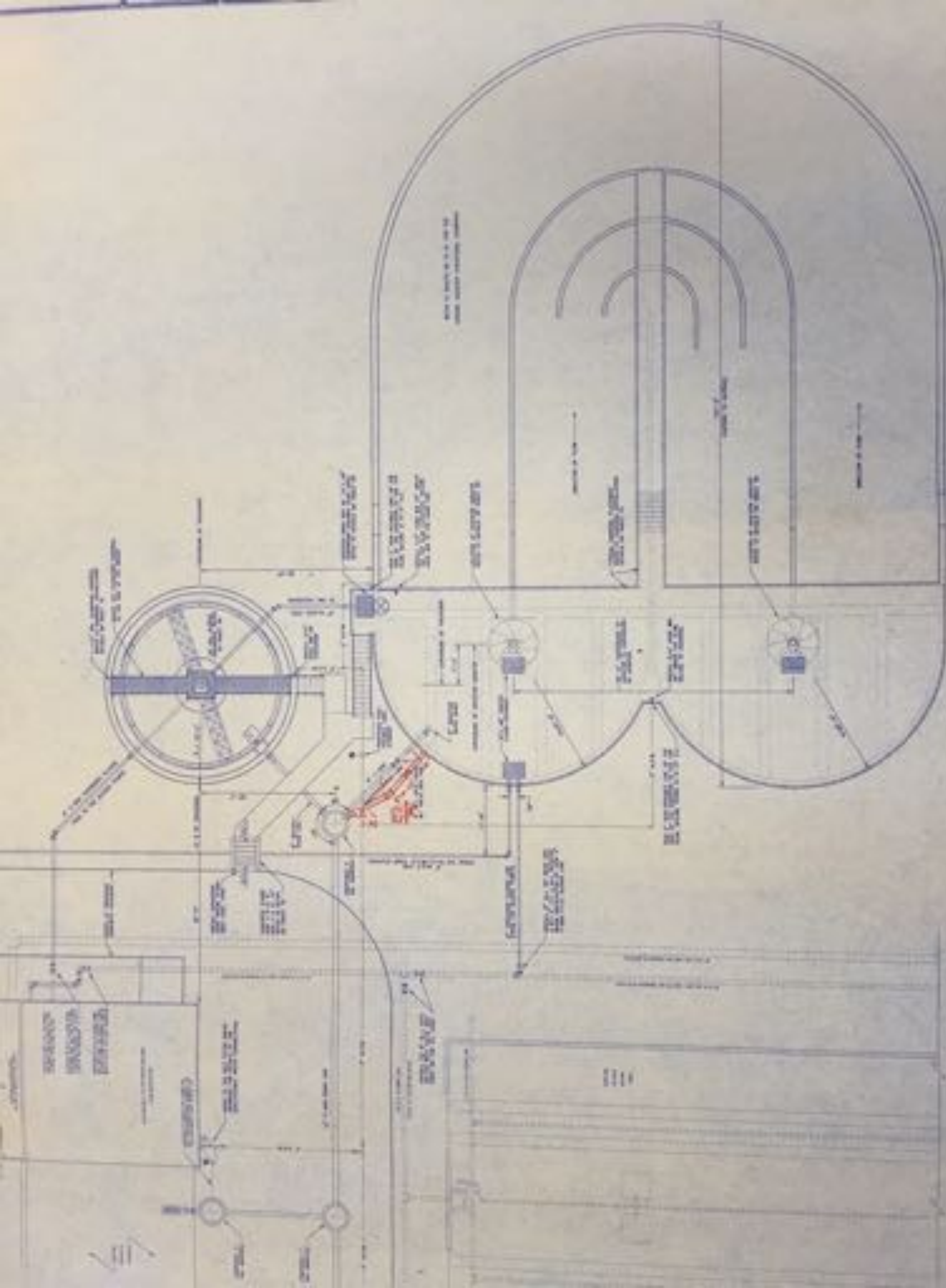
1. The design of the clarifier is based on the following assumptions:
2. The influent flow is 100,000 gpd.
3. The effluent flow is 90,000 gpd.
4. The clarifier is to be designed for a detention time of 2.0 hours.
5. The clarifier is to be designed for a surface loading rate of 1.0 gpd/sq ft.
6. The clarifier is to be designed for a maximum water depth of 12.0 feet.
7. The clarifier is to be designed for a maximum diameter of 100.0 feet.
8. The clarifier is to be designed for a maximum height of 20.0 feet.
9. The clarifier is to be designed for a maximum weight of 100,000 lbs.
10. The clarifier is to be designed for a maximum cost of \$100,000.

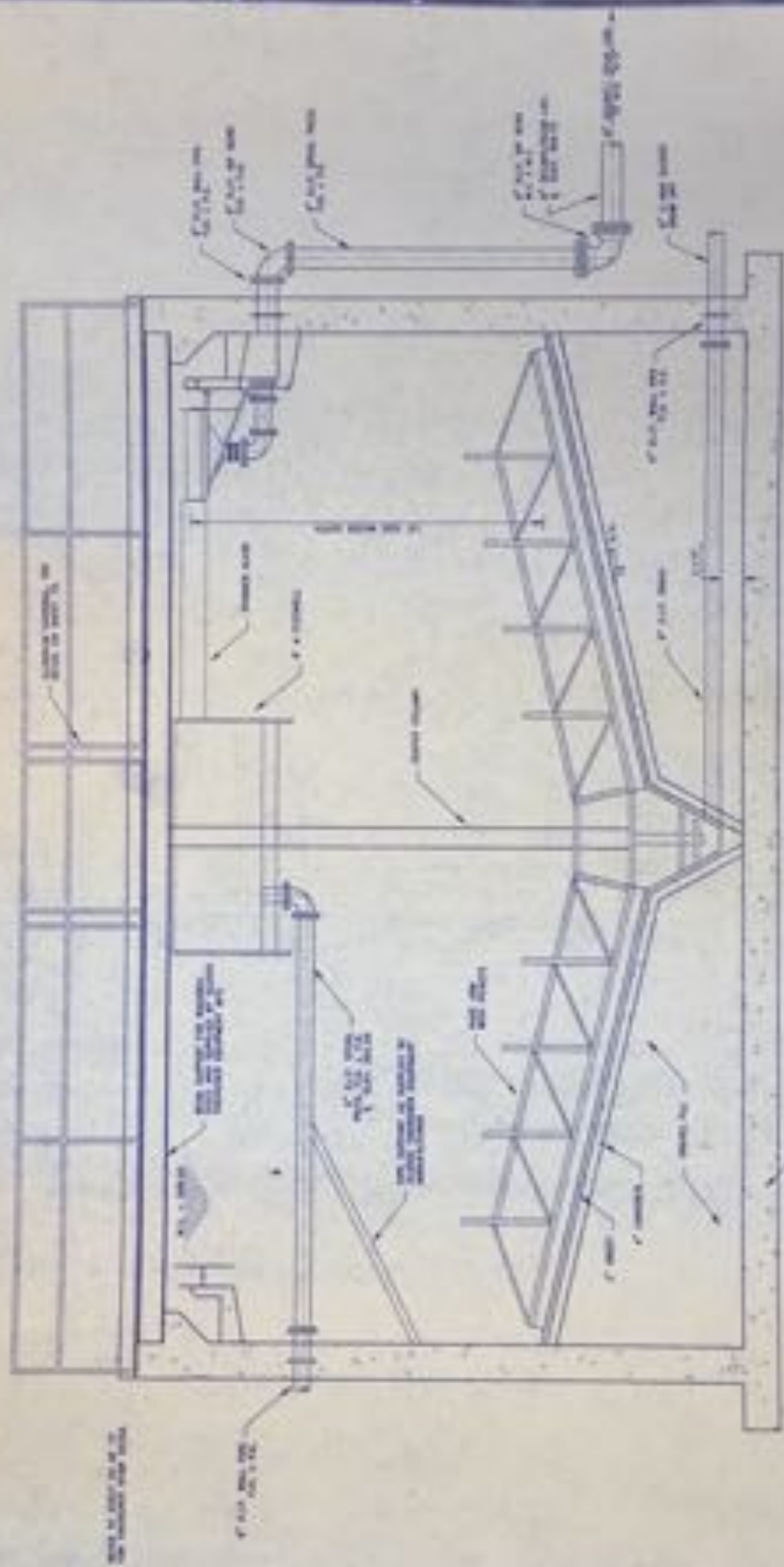


TYPICAL SECTION

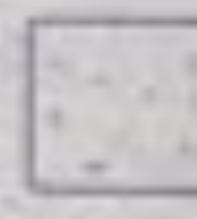


TYPICAL SECTION OF ULTRAVIOLET DISINFECTION SYSTEM



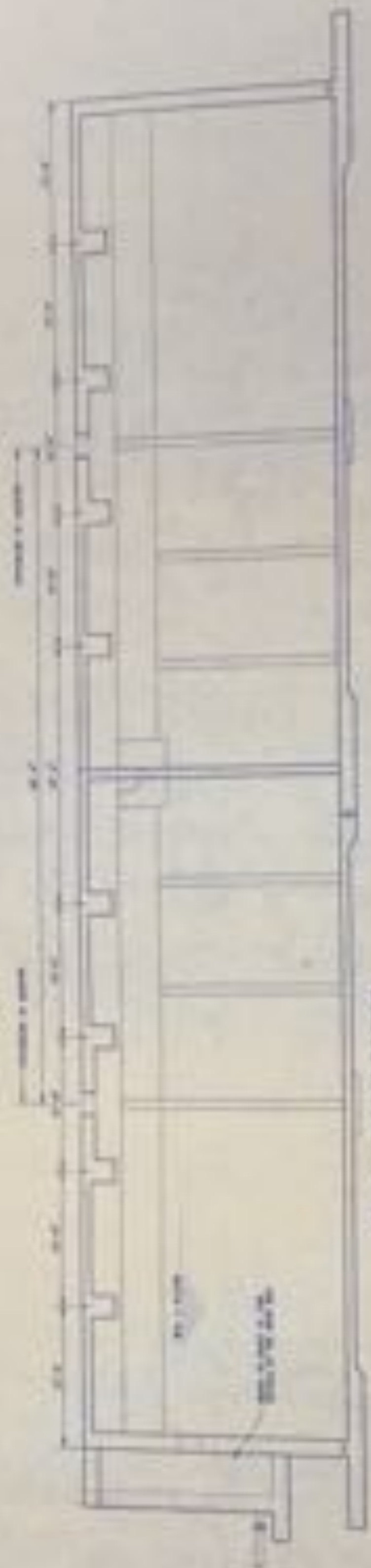


TYPICAL SECTION

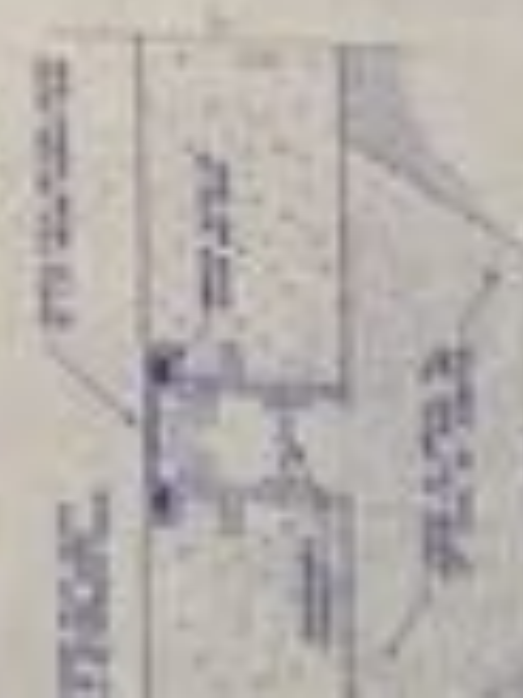




SECTION ①



SECTION ②



VALVE RELIEF VALVE DETAIL



FLUID CONTROL SYSTEM



VALVE RELIEF VALVE DETAIL



PLAN - PROPOSED



City Council Meeting October 13, 2016 Agenda Item Transmittal

Agenda Item #: 10

Agenda Title: Consider authorizing emergency and required repairs at the Waste Water Treatment Plant.

Council Action to be taken: Authorize emergency repairs and authorize funding for repairs at the Waste Water Treatment Plant

Initiating Department: Public Works

Staff Contact: Walter Ragsdale P.E., Interim Director

1. INTRODUCTION/PURPOSE

A recent review of Priority 1 equipment needs at the Waste Water Treatment Plant includes a number of projects that need immediate attention. This agenda item is a request to authorize staff to begin the process of making those emergency repairs.

2. DESCRIPTION/ JUSTIFICATION

Projects include the climber screen which is broken and cannot be repaired. This process is currently being done manually. Additionally other repairs have been identified that need to be in place to insure the proper operation of the plant prior to the next TCEQ re-permitting request. Due to the fact that this equipment is almost 20 years old it will require custom fabrication for the manufacturer.

3. FINANCIAL/BUDGET

The estimated cost to fabricate and install this emergency equipment is \$970,000. Funding for all high priority items (List 1A) is \$2,250,000 and will require a request to issue bonds which will be discussed at the October 27th council meeting.

4. TIMELINE CONSIDERATIONS

It is estimated that this will take 10 months to complete the emergency repairs. The plant is scheduled to be re-permitted by TCEQ in 2018.

5. RECOMMENDATION

Staff recommends that the City Council authorize these emergency repairs and procedures and fund the items included in the Priority 1A list.

6. REFERENCE FILES

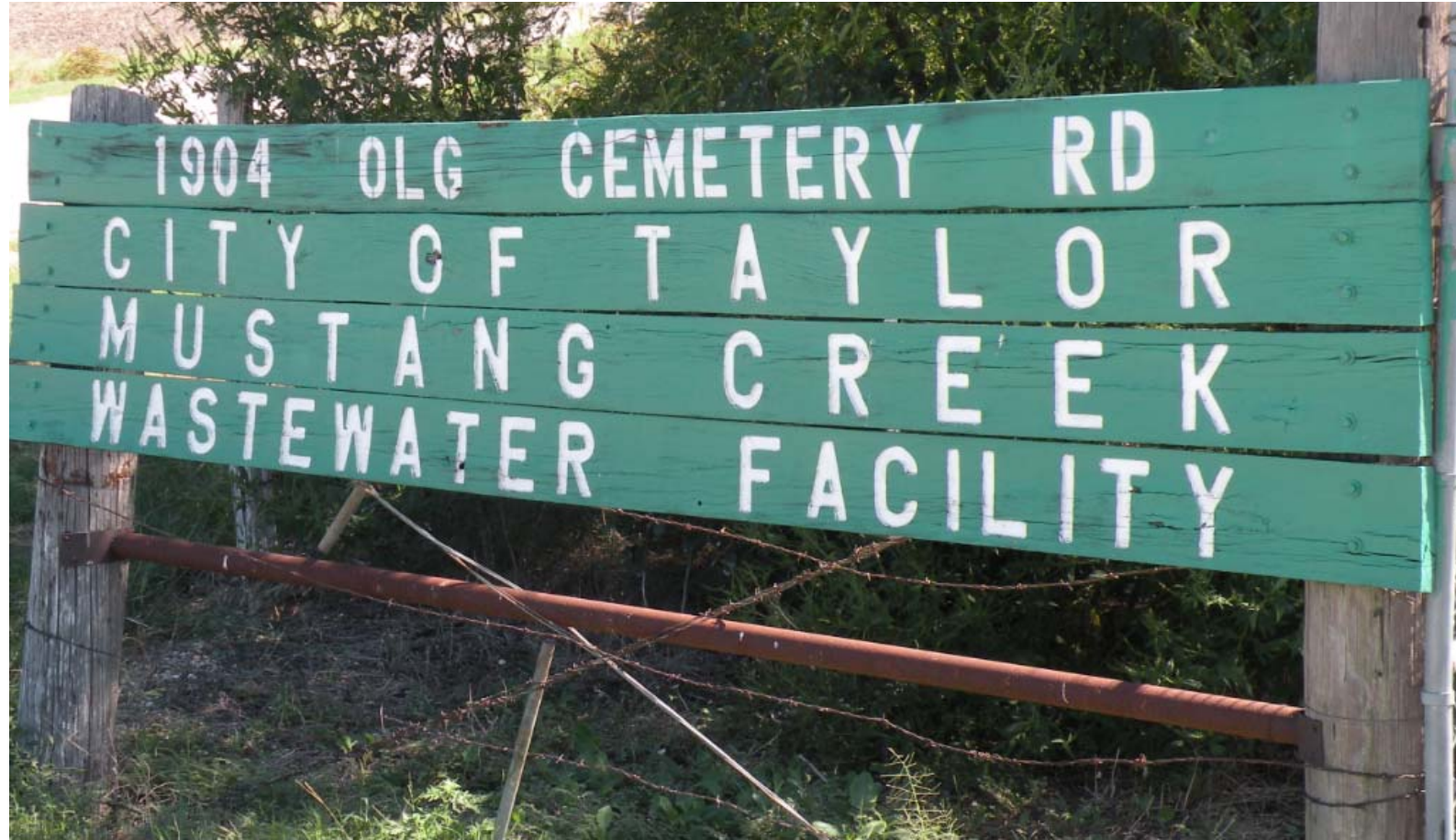
- 10a. [WWTP power point](#)
- 10b. [Priority 1A items details](#)



WASTEWATER TREATMENT PLANT

Repairs - Emergency and Required needs for
Permit Renewal and Bonding

Walter Ragsdale P.E.



MUSTANG TREATMENT PLANT



- Constructed in 1998
- Licensed to operate until 2018 by the TCEQ when we will need to renew this permit
- Sledge Engineering has been hired to Conduct a Strategic Facility Plan

CLIMBER SCREEN



- Screen is broken and cannot be repaired.
- Screen Conveyor and Container also need to be replaced
- Influent Gates are part of this system that need replacement to allow for the installation

CONVEYOR



CONTAINER



INFLUENT GATES



COST ESTIMATE

EMERGENCY REPAIRS

Climber Screen	520,000
Conveyor and Container	150,000
Gates	100,000
Engineering, Misc. & Cont.	200,000
Total estimate	\$970,000



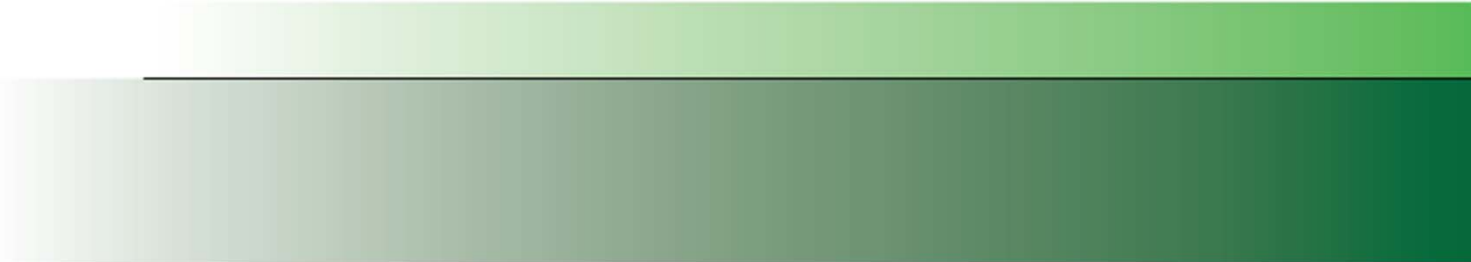
TIMELINE

EMERGENCY REPAIRS

- Purchase Design & Specifications 2 months
- Bid 2 months
- Fabricate Equipment 3 months
- Installation 3 months



ADDITIONAL PRIORITY 1A NEEDS

- Influent Meter
 - UV Disinfection System
 - Replace Gates
 - Replace Effluent Meter
 - Install Reclaim Meter
 - Electrical Upgrades
- 
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TOTAL COSTS FOR BOND NEEDS \$2,225,000

City of Taylor - WWTP Priority 1 Items Opinion of Total Probable Project Cost

Item	Description	Priority 1A
2	Replace Climber Screen	\$ 520,000
3	Replace Climber Screen Conveyor and Container	\$ 150,000
4	Replace Influent Gates (2 EA with 1 motor operated)	\$ 100,000
8	Add Influent Meter on Forcemain from Lift Station	\$ 50,000
16	Replace UV Disinfection System with Flow Pace	\$ 600,000
17	Replace Slide and Isolation Gate at UV	\$ 100,000
18	Replace Effluent Flow Meter Parshall Flume	\$ 70,000
23	Install Meter for Reclaim System	\$ 50,000
31	Electrical Upgrades (Existing and Upgrades for New Equipment)	\$131,000
32	Contractor Mobilization/Demobilization and Bonding	\$110,000
	Construction Cost Subtotal	\$1,881,000
	Construction Contingencies (10% of Construction)	\$190,000
	Construction Cost Subtotal with Contingencies	\$2,071,000
A	Engineering Feasibility Report	\$ -
B	Environmental Assessment	\$ -
C	TPDES Permit Effluent Testing and Application	\$ -
D	Design Survey	\$ 5,000
E	Geotechnical Investigation	\$ -
F	Design/Bid/Construction/Operation Phase Engineering	\$ 145,000
G	Miscellaneous Expense	\$ 2,000
H	Program Management	\$ -
I	Construction Materials Testing	\$ 2,000
J	Inspection (Part-Time Project Representative)	\$ -
K	Operation and Maintenance Manual Upgrade	\$ -
L	Owner Financing Cost	\$ -
M	Owner Administrative Cost	\$ -
	Non-Construction Cost Subtotal	\$ 154,000
	Total Opinion of Probable Project Cost	\$ 2,225,000

NEXT STEPS

- Authorize Emergency Purchase of Climber and equipment.
- Fund Wastewater Treatment Plant Priority 1A items needed to be replaced prior to permit renewal.
- Prepare Plant for re-permitting by TCEQ



City of Taylor - WWTP

Priority 1 Items

Opinion of Total Probable Project Cost

Item	Description	Priority 1A
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I	Construction Materials Testing	\$ 2,000
J	Inspection (Part-Time Project Representative)	\$ -
K	Operation and Maintenance Manual Upgrade	\$ -
L	Owner Financing Cost	\$ -
M	Owner Administrative Cost	\$ -
	Non-Construction Cost Subtotal	\$ 154,000
	Total Opinion of Probable Project Cost	\$ 2,225,000



City Council Meeting October 13, 2016 Agenda Item Transmittal

Agenda Item #: 11

Agenda Title: Receive update on TxDOT Department of Aviation Bid award for airport improvements.

Council Action to be taken: No action required; for information only

Initiating Department: Airport

Staff Contact: David Cornelius, Airport Manager
Noel Bernal, Assistant City Manager

1. INTRODUCTION/PURPOSE

The purpose of this presentation is to provide an update on the progress of the \$2.9 million grant received from the Federal Aviation Administration (FAA), via TxDOT aviation, for improvements at the Airport.

2. DESCRIPTION/ JUSTIFICATION

- \$2.9 million grant awarded on July 28th 2016 based on a 90/10 cost share
- Bids were solicited from Aug 7th to Sep 13th , 2016
- Bid opening held on September 13th. A total of ten (10) bids were received with one (1) bid being disqualified for violation of TxDOT bidding rules.
- As per TxDOT requirements, bid was awarded to lowest bidder Jordan Foster Infrastructure located in Pflugerville, Texas. The bid was below the \$2.9M grant amount for the project at a cost of \$2,732,923.

A majority of the Airport improvements are for runway and taxiway rehabilitation and reconstruction of the north end of the taxiway due to undulations in the pavement. A new taxiway will be constructed on the south end of the ramp to facilitate movement and address potential safety issues. A new 12-unit T-hangar will also be constructed along with security and wildlife fencing around the northern and western sides of the airport.

This original grant timeline was for FY15 but was delayed until FY16 due to funding changes between the FAA and TxDOT. The design phase was completed in FY14 under a previous CIP grant.

3. FINANCIAL/BUDGET

The City recently provided its 10% sponsor share of \$291,820 to TxDOT in order to proceed with the projects and will be funding an additional \$177,972 for the T-hangar construction.

TxDOT provides up to \$600,000 in funding for T-hangar construction. Since the T-hangar cost is \$885,000, the City is responsible for the cost difference. This amount will be paid from the project management and contingency included in the proposed Certificate of Obligation amount of \$1.5 million for the Airport CIP matches.

Staff will review the Airport Financial Plan for possible adjustments.

4. TIMELINE CONSIDERATIONS

The additional \$177,972 is due to TxDOT by October 17, 2016.

5. RECOMMENDATION

For information purposes only.

6. REFERENCE FILES

11a. [Airport CIP 2017-2019 spreadsheet](#)

11b. [Update](#)

AIRPORT CIP

Adopted Budget

	<u>City's Cash Match</u>					Total Est. City Matches
	Total Estimated Cost	FY2015-16	FY2016-17	FY2017-18	FY2018-19	
AIRPORT PROJECTS						
Airport T Hangars & Pvmt Rehab 2015	\$ 2,600,000	\$ 260,000				\$ 260,000
Hangar Fire Suppression	\$ 60,000	\$ 60,000				\$ 60,000
Airport ApronExpansion Eng/Design	\$ 100,000	\$ 10,000				\$ 10,000
Airport Terminal Building Design	\$ 75,000		\$ 37,500			\$ 37,500
Terminal and Apron Construction	\$ 3,274,670			\$ 650,074		\$ 650,074
Airport AWOS 2016	\$ 140,000		\$ 35,000			\$ 35,000
Reconstruct Apron & Shade Hangars	\$ 1,543,025			\$ 237,623		\$ 237,623
Project Management & Contingency	\$ 230,431		\$ 230,431			\$ 230,431
	\$ 8,023,126	\$ 330,000	\$ 302,931	\$ 887,697	\$ -	\$ 1,520,628

Updated Estimates

	<u>City's Cash Match</u>					Total Est. City Matches
	Update Cost #'s	FY2015-16	FY2016-17	FY2017-18	FY2018-19	
AIRPORT PROJECTS						
Airport T Hangars & Pvmt Rehab 2015	\$ 2,918,200	\$ 291,820	\$ 177,972			\$ 469,792
* Hangar Fire Suppression	\$ 60,000		\$ 60,000			\$ 60,000
Airport ApronExpansion Eng/Design	\$ 105,000		\$ 10,500			\$ 10,500
Airport Terminal Building Design	\$ 75,000		\$ 37,500			\$ 37,500
Terminal and Apron Construction	\$ 2,382,673			\$ 547,873		\$ 547,873
** Engineering/Design Old Apron Rehab.	\$ 100,000			\$ 10,000		\$ 10,000
Airport AWOS 2016	\$ 185,000			\$ 46,250		\$ 46,250
Reconstruct Apron & Shade Hangars	\$ 1,582,024				\$ 238,203	\$ 238,203
*** Project Management & Contingency	\$ 262,205		\$ 84,233			\$ 84,233
	\$ 7,670,102	\$ 291,820	\$ 370,205	\$ 604,123	\$ 238,203	\$ 1,504,351
Total for bond issuance						\$ 1,444,351

Notes:

- * Hangar Fire Suppression funded by the Airport Reserves and will not be included in bond issuances.
- ** TxDOT restructured projects - Engineering/Design Old Apron Rehabilitation not included in original adopted CIP.
- *** Project Management & Contingency was reduced to off-set the additional funding for T-hangars, update project management and contingency at 10%.



AIRPORT PROJECT UPDATE

- David Cornelius, Airport Manager
- Noel Bernal, Assistant City Manager

AIRPORT PROJECT TIMELINE

July 28: Texas Transportation Commission approved a \$2.9M grant for construction projects at the Taylor Airport

Aug 7-Sep 13: Bid solicitation

Sep 13: Bid opening by KSA at City Hall

Sep 13-19: Bids tabulated and evaluated by KSA and recommendation provided to TxDOT - Aviation



CONTRACTOR SELECTION

TxDOT Aviation evaluates bids:

- Contractor selection based upon lowest bid
- Lowest bid was eliminated due to improperly filling out the electronic bid form
- Contract was awarded to Jordan Foster Infrastructure of Pflugerville TX

Total project costs expected to be ~\$2.7M

Contract between TxDOT and Jordan Foster currently being completed

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HANGAR COSTS

Jordan Foster hangar costs are higher than the engineer's estimates:

- TxDOT contributes a maximum of \$600,000 – the sponsor is responsible for any extra amount
- JF hangar cost = \$885K (others: \$800K–\$1.2M)
- Options: accept bid or separate pavement and hangar construction and re-bid the project
- City will be responsible for additional \$177,972 above previous cost share of \$291,820



RE-CAP

- Construction project awarded to Jordan Foster
- Anticipated cost: \$2.7M instead of \$2.9M
- Hangar costs higher than expected
- TxDOT hangar funding capped at \$600K
- Additional \$177,972 needed from City for increased hangar cost



QUESTIONS?





City Council Meeting October 13, 2016 Agenda Item Transmittal

Agenda Item #: 12

Agenda Title: Approve Reimbursement Resolution R16-27 expressing official intent to reimburse certain expenditures of the City of Taylor for the Airport project and Wastewater Treatment Plant Improvements.

Council Action to be taken: Approve Reimbursement Resolution R16-27

Initiating Department: Finance Department

Staff Contact: Rosemarie Dennis, Finance Director

1. INTRODUCTION/PURPOSE

Staff is asking for approval of Resolution 16-27 to allow for the reimbursement of any costs incurred prior to moving forward with a bond issuances. The intent to issue debt will be brought before City Council on October 27th meeting. This resolution will allow the City to reimburse itself with the bond proceeds in the amount not to exceed \$1,200,000. This amount is to cover the City's cost for the construction of the Airport T-hangar in the amount of \$177,972 and the Waste Water Treatment Plant emergency repairs of \$970,000.

2. DESCRIPTION/ JUSTIFICATION

A reimbursement resolution was approved in July for the City's cash match for \$291,820 with amount not to exceed \$300,000 on the Airport. Additional funding is needed before the construction work can begin at the Airport. This reimbursement resolution will allow the City to begin work at the Waste Water Treatment Plant on repairs before we are able to secure funding with debt issuance.

Since the city has already met the \$10 million bank-qualified (tax-exempt) threshold for the 2016 calendar year as a result of completing a Refunding of a debt for savings and a lease purchase financing, we are having to wait until the new calendar year to issue debt.

3. FINANCIAL/BUDGET

The City's shared cost of TxDOT Airport projects and the Waste Water Treatment Plant repairs and improvement will be funded through a bond issuance in 2017 and will be discussed at the next council meeting. This debt issuance by the Airport and Waste Water Treatment Plant will be self-supported with Airport and Utility revenues.

4. TIMELINE CONSIDERATIONS

TxDOT has invoiced the City for the difference that is not covered by TxDOT on the T-hangars in the amount of \$177,972. A payment is requested no later than October 17th. The emergency repairs to the Waste Water Treatment Plant is critical to the operation of the plant.

5. RECOMMENDATION

Staff recommends approval of the reimbursement resolution R16-27.

6. REFERENCE FILES

12a. [Reimbursement Resolution R16-27](#)

12b. [TxDOT Invoice](#)

CERTIFICATE FOR RESOLUTION 16-27

THE STATE OF TEXAS '
COUNTY OF WILLIAMSON '
CITY OF TAYLOR '

I, the undersigned City Clerk of the City of Taylor, Texas, hereby certify as follows:

1. The City Council of said City convened in Regular Session on _____, 2016, at the regular meeting place thereof, and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Jesse Ancira, Jr., Mayor
Brandt Rydell, Mayor Pro Tem
Christine Lopez, Councilmember
Christopher Gonzales, Councilmember
Robert Garcia, Councilmember

and all of said persons were present, except for the following: _____; thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written Resolution entitled

RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE FOR CERTAIN COSTS RELATED TO AIRPORT PROJECTS AND WASTEWATER TREATMENT PLANT PROJECT

was duly introduced for consideration and passage on first reading. It was then duly moved and seconded that said Resolution be passed on first reading; and, after due discussion, said motion, carrying with it the passage of said Resolution, prevailed and carried by the following vote:

AYES: _____

NOES: _____

2. A true, full and correct copy of the aforesaid Resolution passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Resolution has been duly recorded in the official minutes of said City Council; the above and foregoing paragraph is a true, full and correct excerpt from said minutes of said meeting pertaining to the passage of said Resolution; the persons named in the above and foregoing paragraph, at the time of said meeting and the passage of said Resolution, were the duly chosen, qualified and acting officers and members of said City Council as indicated therein; each of said officers and members was duly and sufficiently notified officially and personally in advance, of the time, place and purpose of the aforesaid meeting and that said Resolution would be introduced and considered for passage at said meeting, and each of said officers and members consented in advance to the holding of said meeting for such purpose; and said meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Tex. Gov't Code Ann., ch. 551.

SIGNED AND SEALED this _____.

City Clerk, City of Taylor, Texas

[CITY SEAL]

RESOLUTION NO. _____

**RESOLUTION EXPRESSING OFFICIAL INTENT TO
REIMBURSE FOR CERTAIN COSTS RELATED TO AIRPORT PROJECTS AND
WASTEWATER TREATMENT PLANT PROJECT**

WHEREAS, the City Council of the City of Taylor, Texas (the "City") expects to pay expenditures in connection with the projects described on Exhibit A attached hereto (collectively, the "Project") prior to the issuance of obligations to finance the Project; and

WHEREAS, the City finds, considers and declares that the reimbursement of the City for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Project.

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

Section 1. The City reasonably expects to incur debt, as one or more separate series of various types of obligations, with an aggregate maximum principal amount not to exceed \$1,200,000 for the purpose of paying the costs of the Project prior to issuance of such obligations.

Section 2. All costs to be reimbursed pursuant hereto will be capital expenditures. No tax-exempt obligations will be issued by the City in furtherance of this Resolution after a date which is later than 18 months after the later of (1) the date the expenditures are paid or (2) the date on which the property, with respect to which such expenditures were made, is placed in service.

Section 3. The foregoing notwithstanding, no tax-exempt obligation will be issued pursuant to this Resolution more than three years after the date any expenditure which is to be reimbursed is paid.

PASSED, APPROVED AND EFFECTIVE THIS _____.

Mayor
City of Taylor, Texas

ATTEST:

City Clerk
City of Taylor, Texas

EXHIBIT A

Airport improvements and improvements, equipment

Wastewater treatment plant improvements including replace cilmbur screen, cilmbur screen conveyor and container, influent gates

Other costs related to the above projects including payment of professional services in connection therewith including legal, fiscal, and engineering fees.



125 EAST 11TH STREET, AUSTIN, TEXAS 78701-2483 | 512.463.8588 | WWW.TXDOT.GOV

October 3, 2016

Mr. David Cornelius
Airport Manager, City of Taylor
400 Porter Street
Taylor, Texas 76574

TxDOT CSJ No.: 1514TAYLR
Fund Source: 41900
Project No. : AP TAYLOR 7

Dear Mr. Cornelius:

Enclosed are several documents that must be completed by the City of Taylor in order to initiate the construction phase of the airport development project for the Taylor Municipal Airport. Please review the instructions in this transmittal letter for completing the documents and **return the accepted documents not later than October 17, 2016**. We are most pleased to provide any assistance possible to help complete this project in a timely manner.

Enclosed are two copies of the Airport Project Participation Agreement (APPA) between the City of Taylor, as airport sponsor, and TxDOT, Aviation Division, as your agent for this project. We request that you proceed as expeditiously as possible to execute the Agreement and complete the attached certifications. It will be necessary for your attorney to endorse your acceptance of the Agreement to assure that it has been accepted in accordance with local laws. Both copies of the Agreement and Certifications should have original signatures for acceptance. **A notice to proceed for the construction phase will not be issued until this agreement is fully executed and funds have been received.** Please return both copies of the fully signed and witnessed documents to: Texas Department of Transportation, Aviation Division, 125 E. 11th Street, Austin, Texas 78701-2483.

The sponsor's share of the construction project costs is estimated to be \$469,792. Our records indicate we have received \$291,820. We are requesting the additional funds of \$177,972. Please remit payment to the address as follows not later than October 17, 2016 to: Texas Department of Transportation, Attn.: Seth Reed, P.O. Box 149001, Austin, Texas 78714.

If you have questions concerning the enclosed documents, please contact **Allison Martin** at 1-800-687-4568. The Texas Department of Transportation looks forward to working with you on this important project for your community.

Respectfully,

David S. Fulton
Director

cc: Terry G. McCoy, P.E., Austin District Engineer
Seth Reed, Finance

OUR VALUES: People • Accountability • Trust • Honesty

OUR MISSION: Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods.

An Equal Opportunity Employer



***City Council Meeting
October 13, 2016
Agenda Item Transmittal***

Agenda Item #: 13
Agenda Title: Discuss proposal from the Texas Department of Transportation (TxDOT) regarding rehabilitation options for Martin Luther King, Jr. Blvd and Highway 112.

Council Action to be taken: Discussion only; no action requested.

Initiating Department: Public Works

Staff Contact: Walter Ragsdale P.E. Interim Director

1. INTRODUCTION/PURPOSE

The Texas Dept. of Transportation has proposed to rebuild the road and then give the improved road to the City.

2. DESCRIPTION/ JUSTIFICATION

This discussion includes a project of 1.4 mile of road that includes 60 to 100 feet of Right of Way and is 50 feet wide.

3. FINANCIAL/BUDGET

No current Budget issues.

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

This report is for discussion and information only; no action is required at this time.

6. REFERENCE FILES

13a. [TxDOT proposal power point](#)



TXDOT PROPOSAL

LOCATION



BACKGROUND

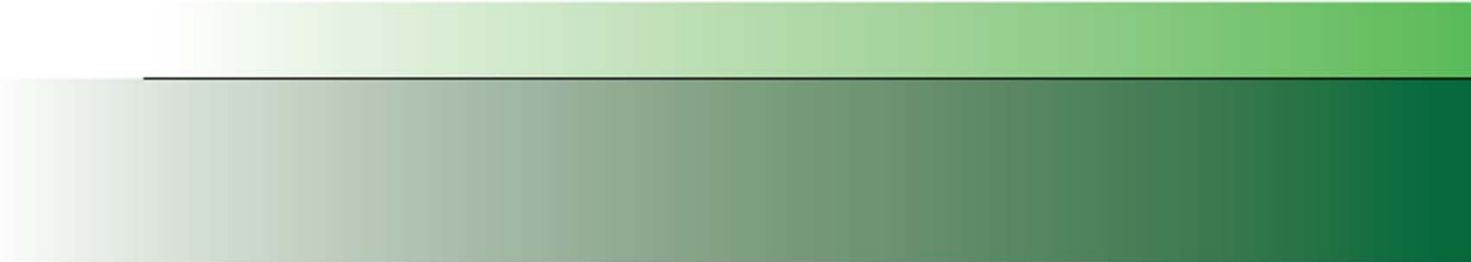
- Length 1.4 Miles
- ROW 60-100 feet
- Width 50 feet



BACKGROUND

TxDOT advised City that they will not have any future funding for improvements to SH 112 other than minimum maintenance. A meeting was held July 2016.

TxDOT indicated that the Legislature authorized funding through its “Turnback” Program for road improvements if the City would take over the road

A decorative horizontal bar at the bottom of the slide, consisting of two overlapping rectangular sections with a green-to-dark-green gradient.

BACKGROUND

TxDOT would apply for funding to rebuild the Road (TxDOT est. \$6-8 million) and turn it over to the City

It would then be a City Street for the City To maintain (City est. \$7-900,000 over the next 30 years)



TXDOT REBUILDING CONSIDERATIONS

TxDOT's design process would consider a number of items to rebuild including improvements to existing and new items

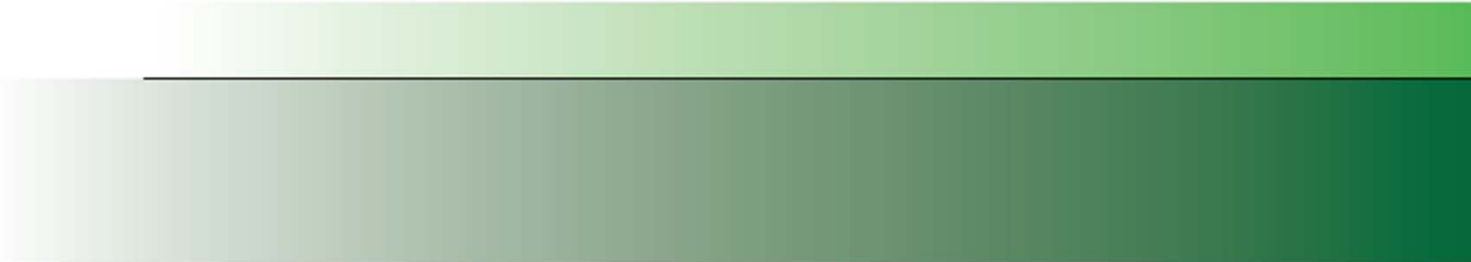


TXDOT REBUILDING CONSIDERATIONS

Existing:

- Pavement
- Signage
- Drive approaches
- Intersections
- Drainage
- Railroad crossing

New:

- Curb and gutter
 - Sidewalk where possible
 - Storm drainage improvements
 - Bike lanes
- 
- A decorative horizontal bar at the bottom of the slide, consisting of two overlapping rectangular sections. The top section is a light green gradient, and the bottom section is a darker green gradient, creating a layered effect.

INSTALL NEW CURB AND GUTTER



INSTALL NEW PAVEMENT



INSTALL NEW SIGNS



NEW DRIVE APPROACHES



REDO CITY STREET INTERSECTIONS



INSTALL CONTINUOUS SIDEWALK IN THE DEVELOPED AREAS



INSTALL INLETS AND UNDERGROUND STORM DRAIN SYSTEM



REBUILD DRAINAGE STRUCTURES THAT ARE UNDERSIZED THAT MAY CAUSE FLOODING



INSTALL A NEW SMOOTH RAILROAD CROSSING



INSTALL BIKE LANES TO THE PARK



PROS & CONS

- The use of state funding to rebuild and /or upgrade the road
- The City will have control of the street
- The City will fund maintenance and future road repairs



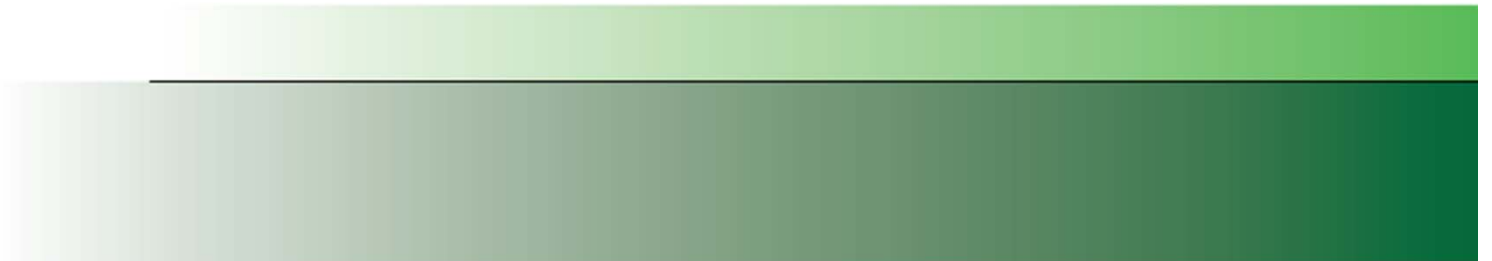
TIME LINE FOR THE PROPOSAL

Neighborhood meeting	6 months
Formal approval by City	6 months
Inter-local Agreement with TxDOT	6 months
Engineering design	2 years
Project letting	6 months
Construction	2 years



NEXT STEPS

With City Council approval, the next step is to hold a public meeting to receive input.





City Council Meeting October 13, 2016 Agenda Item Transmittal

Agenda Item #: 14

Agenda Title: Discuss parcel versus business methodology for assessing non-residential Transportation User Fee.

Council Action to be taken:

Initiating Department: City Council

Staff Contact: Isaac D. Turner, City Manager

1. INTRODUCTION/PURPOSE

This item is on the agenda at the request of a council member.

2. DESCRIPTION/ JUSTIFICATION

Currently the data base in use to determine the TUF charge is maintained by the Williamson Central Appraisal District. The information is provided by parcel and includes the name of the owner, type of use, structure(s) square footage and size of parcel. Our engineering consultants, financial software provider, and City Staff conducted numerous iterations to refine the data for billing purposes.

3. FINANCIAL/BUDGET

There are 435 non residential accounts.

4. TIMELINE CONSIDERATIONS

Council voted to use the parcel method at their February 11, 2016 meeting. The fee was implemented on June 1, 2016.

5. RECOMMENDATION

6. REFERENCE FILES

14a. [February 11, 2016 minutes](#)

14b. [May 12, 2016 presentation](#) on methodologies

The City Council of the City of Taylor met on February 11, 2016, at City Hall, 400 Porter St., Taylor, Texas. Mayor Jesse Ancira declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro Tem Chris Gonzales (arrived at 6:23 pm)
Council Member Scott Green
Council Member Don Hill
Council Member Brandt Rydell

Isaac Turner, City Manager
Noel Bernal, Assistant City Manager
Susan Brock, City Clerk
Ted Hejl, City Attorney

INVOCATION

Mr. Bernal led the group in prayer.

PLEDGE OF ALLEGIANCE

PROCLAMATION/RECOGNITION

1. PROCLAMATION: KINDNESS WITH A SMILE: TISD FAMILY SUPPORT PARENT SUMMIT.

Mayor Ancira invited Ms. Tisha Kolek and other participants to accept the proclamation as a part of the larger effort of the TISD to teach positive traits to the students, parents, and community members as they focus on Kindness.

TEXAS MAIN STREET AWARD

Mayor Ancira took a moment to make a public announcement that the City of Taylor was once again designated a Main Street community by the Texas Historical Commission and commended the work by Ms. Deby Lannen, Main Street Manager and the Main Street Advisory Board.

CITIZENS COMMUNICATION

Citizens that had signed up to speak were given the opportunity to speak at this point or to wait until later during the meeting to come forward. No one came forward at this time.

CONSENT AGENDA

2. APPROVE RESOLUTION R16-03 AUTHORIZING SUBMITTING, AND ACCEPTING IF AWARDED, AN APPLICATION FOR A GRANT FROM THE CAPCOG (CAPITAL AREA OF COUNCIL OF GOVERNMENTS) JAG (JUSTICE ASSISTANCE GRANT) PROGRAM.
3. APPROVE RESOLUTION R16-05 AUTHORIZING SUBMITTING THE CHIEF OF POLICE TO SUBMIT A GRANT APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE ACCIDENT TASK MODULE OF THE ELECTRONIC TICKET WRITERS AND TO ACCEPT THE GRANT IF AWARDED.
4. RECEIVE SEMIANNUAL REPORT FROM TAYLOR MARKETING PARTNERSHIP.
5. APPROVE MINUTES FOR JANUARY 28, 2016.

Council Member Hill moved to approve the consent agenda as presented and Council Member Green seconded the motion. VOTE: Four voted AYE. Motion passed.

PUBLIC HEARINGS/ORDINANCES

6. APPROVE ORDINANCE 2016-03 ESTABLISHING A TRANSPORTATION USER FEE AND RATES, POLICIES, AND METHODOLOGIES TO IMPLEMENT THE FEE TO BE ASSESSED AGAINST, AND COLLECTED FROM, OWNERS OR OCCUPANTS OF BENEFITTED PROPERTY FOR THE PURPOSE OF MAINTAINING THE STREET SYSTEM OF THE CITY.

Mr. Turner asked Mr. Hejl to review the most recent changes to the proposed Ordinance. Due to the absence of Mayor Pro Tem Gonzales, Mayor Ancira requested a delay in the discussion or action related to agenda item number 6, the Transportation User Fee, until Mr. Gonzales was present.

7. CONDUCT A PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2016-01 REQUESTING A SPECIFIC USE PERMIT FOR PROPERTY LOCATED AT 922 W. 2ND STREET.

Ms. Ashley Lumpkin, Director of Planning and Development Services, presented a request to consider granting a Specific Use Permit (SUP) for property located at 922 W. 2nd Street. She stated that the Planning and Zoning Commission approved the request. Council Member Green expressed some concern for how to keep the property from housing vehicles visible from the street and requested additional restrictions be added to the ordinance to prohibit this from happening. Mayor Ancira opened the Public Hearing; hearing no comments, the hearing was closed and Mr. Hejl introduced the ordinance.

ORDINANCE NO. 2016-01

AN ORDINANCE ALLOWING A SPECIFIC USE PERMIT FOR MAJOR AUTOMOTIVE REPAIR AS DEFINED IN THE TAYLOR ZONING ORDINANCE 2001-17 AS AMENDED, BUT EXCLUDING AUTOMOTIVE AND OTHER VEHICULAR PAINTING FROM THE SUP, ON PROPERTY HEREIN DESCRIBED; AND PROVIDING A SAVINGS CLAUSE.

REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

8. DISCUSS CALENDAR AND GUIDELINES FOR THE BUDGET PROCESS FOR FISCAL YEAR 2016/2017.

Ms. Rosemarie Dennis, Director of Finance, presented an overview of the proposed calendar and process for the upcoming budget year. This item was for information and no action was taken.

(Mayor Pro Tem Gonzales apologized for his late arrival and joined the meeting at 6:23 p.m.)

9. RECEIVE UPDATE ON ANIMAL SHELTER FACILITY AND PROGRAM.

Chief Henry Fluck presented an overview of recent enhancements and program activities at the Animal Shelter. This item was for information only and no action was taken.

10. RECEIVE UPDATE ON HOTEL PROJECT.

Mr. Nimesh Patel presented a brief update on his plans to enter into an agreement with the city to bring a name brand hotel to the city within the year. He cited funding issues for the delay but assured council that the project was moving forward. No action was taken on this item.

(At 6:42 p.m., Mayor Ancira reopened the discussion on agenda item number 6.)

6. (Continued: APPROVE ORDINANCE 2016-03 ESTABLISHING A TRANSPORTATION USER FEE AND RATES, POLICIES, AND METHODOLOGIES TO IMPLEMENT THE FEE TO BE ASSESSED AGAINST, AND COLLECTED FROM, OWNERS OR OCCUPANTS OF BENEFITTED PROPERTY FOR THE PURPOSE OF MAINTAINING THE STREET SYSTEM OF THE CITY.)

Council members discussed a variety of issues including using the parcel method rather than each individual business to assess the fee. Mayor Pro Tem Gonzales suggested another tier be added to the chart to allow a sixth level for commercial properties. Council Member Green asked to consider if the fee could be phased in over the next 12 months rather than all at once.

Public comment was received from Ms. Celia Garrett (no address given), Mr. Ross Flint, 800 Mallard Lane, Mr. Angel Ramirez, 408 Branch St., and Mr. Robert Garcia, 1903 Holly Springs.

Citing additional legal questions, Mayor Ancira adjourned the Council into a closed executive meeting pursuant to the provisions of the Open Meetings Law, Chapter 551, Texas Local Government Code, and the authority contained in Section 551.071 of the Open Meetings Act to consult with their attorney at 7:24 p.m. Council reentered the open meeting at 7:31 p.m. and Mayor Ancira stated that no action was taken during the closed session.

After further discussion, members agreed to set a residential fee at \$8.00 and a six tiered rate structure for commercial properties (\$25, \$33, \$50, \$67, \$84 and \$133), the creation of an appeals/review process, and a 3-year review of the fee by Council. Council Member Hill moved to approve Ordinance 2016-03 using the parcel method with a 6 tiered approach to become effective on June 1, 2016 at the full rate proposed. Council Member Rydell seconded the motion. VOTE: Three voted AYE; two voted NO (Gonzales, and Green). Motion passed. (Both Mayor Pro Tem Gonzales and Council Member Green stated that they support the plan but would have preferred to have the fee phased in at this time.)

11. CONSIDER APPOINTMENTS AND REAPPOINTMENTS TO CITY BOARDS AND COMMISSIONS.

Ms. Brock continued this item from the previous meeting to complete council appointments and reappointments of the remaining boards and/or commissions not addressed at their February 11th meeting.

Airport Board: Council Member Rydell moved to reappoint Tom Mowdy and appoint Marcus Goetting, Jeffrey Heyman, and Laurie Civik. Mayor Pro Tem Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

Building and Standards Commission: Council Member Rydell moved to reappoint Roy Rogers and Cornelius Ray Henry and to appoint Arnold Cuba and Steve Smith. Council Member Hill seconded the motion. VOTE: Five voted AYE.

Main Street Board: Ms. Lannen stated that they had one new resignation and were in need of five new appointees. Council Member Rydell moved to reappoint Miguel Espitia and to appoint Sharla Gola, Melody Huber, Deborah Parker, Erwin Stauffer and Wesley West. Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

Moody Museum Board: Council Member Rydell moved to reappoint Samye Turner and to appoint Stacey Smith. Council Member Hill seconded the motion. VOTE: Five voted AYE. Motion passed.

Parks and Recreation Board: Reappointments and a student representative appointment were made to this board at the February 11th meeting. Council Member Rydell moved to appoint Laurie Connally to the board and Mayor Pro Tem Gonzales seconded the motion. VOTE: Five voted AYE. Motion passed.

Planning and Zoning Commission: Council Member Green moved to reappoint Jim Killough and Leland Stevens and to appoint Mike Eaton and Faith Gardner. Council Member Hill seconded the motion. VOTE: Five voted AYE. Motion passed.

Taylor Economic Development Corporation Board: Council expressed interest in a future discussion of the possible expansion of this board of directors and/or adding two new positions. Council Member Hill moved to reappoint Council Member Scott Green to the Board and Council Member Rydell seconded the motion. VOTE: Three voted AYE; one no (Gonzales) and one abstention (Green). Motion passed.

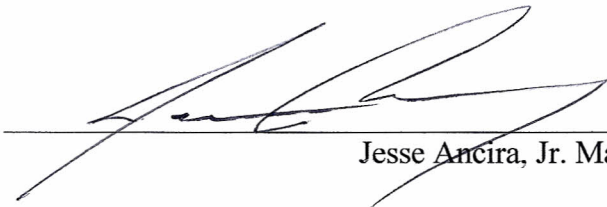
Tree Board: Council Member Hill moved to appoint Nathan Abbott and Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

12. CONSIDER PROPOSED FUTURE AGENDA TOPICS AND ITEMS FOR DISCUSSION.

Mayor Ancira asked council members for any items in need of further discussion. Council Member Rydell requested an update on code enforcement efforts and future strategies; Mayor Pro Tem Gonzales requested a recurring 6-month update from the Police Department; and Council Member Hill asked for joint meetings with the TEDC, Chamber, and TISD as well as additional consideration of CDBG funding for the Givens Recreation Center.

ADJOURN

With no further action Mayor Ancira declared the meeting adjourned at 8:04 p.m.


Jesse Ancira, Jr. Mayor

ATTEST:


Susan Brock, City Clerk



A Toolbox for Implementing Public Infrastructure Projects
Freese and Nichols University
May 6, 2015



Transportation User Fee COUNCIL UPDATE

May 26, 2016



INTRODUCTIONS

Sledge Engineering, LLC

Freese and Nichols, Inc.



BACKGROUND

- Pavement Management Report 2012
- Street Needs
- Street Committee
- Revenue Options:
 - Property Tax
 - Sales Tax
 - Grants
 - User Fee





TRANSPORTATION USER FEE

- Based on trip generation per land use
- On-going & paid by property occupants
- Charged on Utility Bill similar to the MDUS
- **Rate X Trip Factor X Building Area = Fee**
- Trip Factors are from Institute of Transportation Engineers (ITE) Manuals



BENEFITS

- Funds go directly to streets
- Better aligns costs to users
- Provides a stable and sustainable funding source for street rehabilitation and maintenance



STREET GOALS

- Street Maintenance
 - \$ 950,000 (annualized) needed per year
- Street Rehab
 - Council discussed repairing % of Failed Streets



OTHER CITIES

Reviewed and discussed similar fees from Cities of:

- Austin
- Bryan
- Corpus Christi



RATE GENERATION METHODOLOGY

- WCAD Data /Gross Square Footage
- PARCEL DATA to simplify billing
- ITE Trip Factors
- Five Original Land Use Types
 - Single Family Residential
 - Multi Family Residential
 - Schools
 - Industrial
 - Commercial
- Commercial Uses expanded

Transportation User Fee   

CATEGORY SELECTION

- Evaluated over 60 classifications of use
 - Narrowed to 22
- When categories grouped, lowest rate in the group was used (not weighted avg)

Transportation User Fee   

22 CATEGORIES

1. Building Materials	13. Auto Part/Service/Wash
2. Convenience Market	14. Large School/Day Care
3. Medical Office	15. Day Care
4. Restaurant	16. Supermarket/Pharmacy
5. Fast Food	17. Prison
6. Hospital/Nursing Home	18. Superstore
7. Indoor Recreation	19. Outdoor Recreation
8. Lodging	20. Car Sales
9. Business Office	21. Warehousing
10. Bank	22. Industrial
11. Salon	
12. General Retail	

COMMUNITY INVOLVEMENT

- Town Hall Meetings
- Street Maintenance & Reconstruction Committee
- Chamber of Commerce
 - Streets Funding Task Force

NON-RESIDENTIAL MODIFICATIONS

- Began with Trip Generation Method direct from ITE
- Modified Tier structure
- Chamber A option
- Chamber B option
- 5 Tier Alternative
- 5 Tier Alternative 2
- 6 Tiers approved



PARCEL DATA

- 6,833 original parcels
- 25 columns of data
- Scrubbed 18 times to get comprehensive list
 - Manipulated over 3M pieces of data
 - Looked at every parcel repeatedly
 - Looked at multiple-tenant parcels



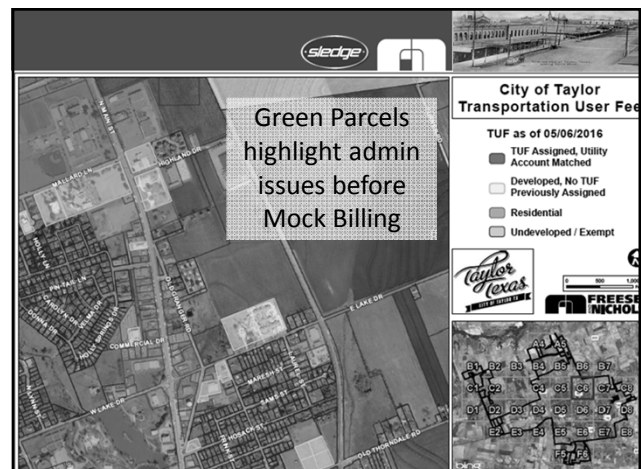
PARCEL DATA FINAL PROCESS

- Comprehensive list has to be merged into billing system (INCODE)
- Mock billing required due to INCODE software
- Mock billing started early May 2016
- Mock billing finishes end of May 2016
- Final List after Mock billing in June 2016

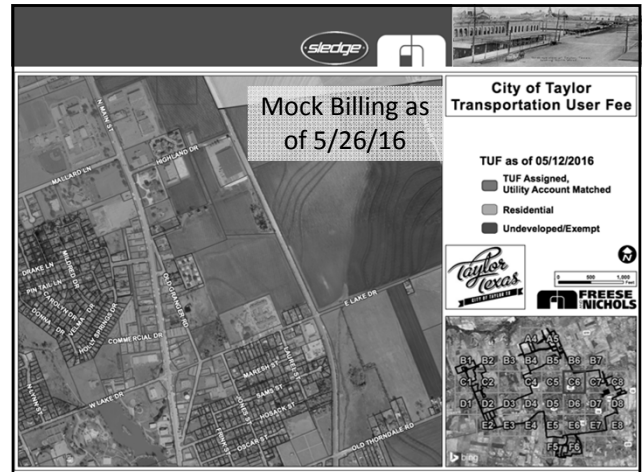
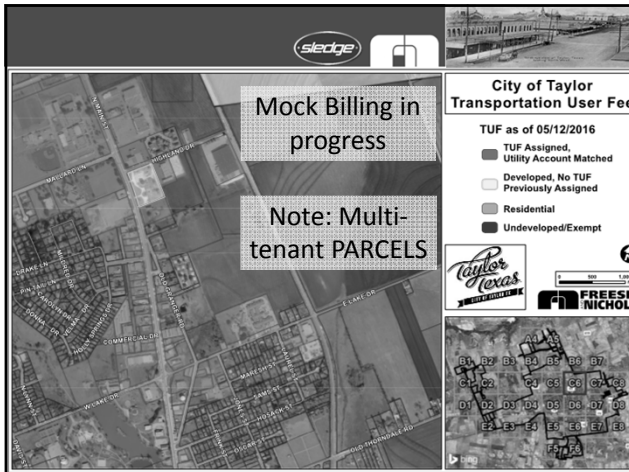


PARCEL DATA

- Data referenced at last Council Meeting:
 - List had not been through Mock Billing
 - Database has ALL parcels and is complete
 - Data was not yet merged with INCODE and appeared to be 'missing' but was simply sitting in another category.



A Toolbox for Implementing Public Infrastructure Projects
Freese and Nichols University
May 6, 2015



DATA SUMMARY

- Data is very thorough and complete
- Merge into billing system is underway as planned
- Only expected disputes should be regarding Category designation

TRANSPORTATION USER FEE

NEXT STEPS

- Complete mock billing in May
- Final review of data and mock billing results in June
- Ready to go live in June

A Toolbox for Implementing Public Infrastructure Projects
Freese and Nichols University
May 6, 2015



FOR QUESTIONS:
CALL OR EMAIL: JENNIFER BLACK, P.E.
817.559.2842 OR JENNIFER@SLEDGE.BIZ

May 12, 2016



City Council Meeting October 13, 2016 Agenda Item Transmittal

Agenda Item #: 15
Agenda Title: Update on Community Cleanup Efforts
Council Action to be taken: Receive update
Initiating Department: Development Services Dept. / PIO
Staff Contact: Ashley Lumpkin, Holli Nelson

1. INTRODUCTION/PURPOSE

The 3rd Taylor Community Cleanup will take place on Oct. 22 in the West MLK Neighborhood. A project overview and scope of work proposal will be presented.

2. DESCRIPTION/ JUSTIFICATION

Since 2015, our Community Cleanup events have been held in conjunction with the City-Wide cleanup each spring and fall and have been huge successes. With help from partner organizations throughout the City, we have been able to focus on proactive approaches to code enforcement with enhanced focus on beautification efforts in the community.

This year's event will coincide with the Parks Department's Arbor Day and includes a service project at the Doak Street Ball Fields. Additionally, we have added a tire amnesty program for residents to dispose of used or unwanted tires at no cost. The Animal Control Officer will also be on hand to inform residents on proper animal care and microchipping pets and the Code Enforcement officer will be there to discuss common code violations and ways to prevent them.

Past cleanup events have brought in volunteer numbers totaling over 100 and we are expected to meet or exceed that number this time around. During the April 2016 cleanup, more than 25 tons of debris and 156 tires were removed.

3. FINANCIAL/BUDGET

With the assistance of volunteers and in-kind sponsorships, cost to the City are low. Anticipated project costs are under \$2500.

4. TIMELINE CONSIDERATIONS

The event will take place on Oct. 22 from 8 a.m. until 12 p.m.

5. RECOMMENDATION

Receive report.

6. REFERENCE FILES

15a. [Taylor Community Cleanup presentation](#)



TAYLOR COMMUNITY CLEANUP & CITY-WIDE CLEANUP

OCT. 22, 2016

TAYLOR COMMUNITY Cleanup

October 22 | 8am-12pm

Join us as we partner together to beautify the West MLK neighborhood.

Hot Dog cookout afterwards!

Trash Pick-up / Tree Trimming / Mowing / Debris Removal /
Sidewalk Clean up / & more!



CITY-WIDE CLEANUP

SATURDAY, OCTOBER 22 | 8 AM - 3 PM

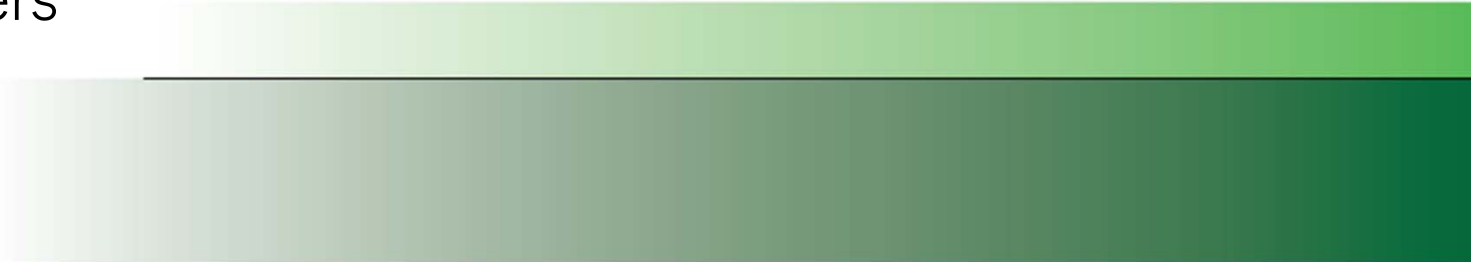
Free service for Taylor citizens offering
extended drop off for debris and materials at 2
locations in town:

1424 N. Main Street & 1200 Welch St.



By working together as partners, WE can make a DIFFERENCE in
Taylor!

OVERVIEW

- 3rd event – West MLK neighborhood
 - Focus on proactive approach to code enforcement and beautification
 - In conjunction with the City-Wide cleanup
 - New additions include:
 - Service Project with Parks Dept. for Arbor Day
 - Tire Amnesty Program
 - Literature on common code violations
 - Inclusion of Animal Control and Code Enforcement Officers
- 
- A decorative horizontal bar at the bottom of the slide, consisting of two overlapping rectangular sections. The top section is a light green gradient, and the bottom section is a darker green gradient, creating a layered effect.

CLEANUP AREA



OVERVIEW CONTINUED

- Area encompasses W. Walnut, Pecan St., Dickey St, S. Doak St., Maple St., Gano St. and Symes St.
- 5 teams designated to specific areas
- Most of the work will be debris removal



CODE ENFORCEMENT EFFORTS



Paul Estrada
Code Enforcement

- Meet & Greet with residents
- Advise on common code violations
- Hand out literature & educational information on code enforcement

BEFORE PICTURES



BEFORE PICTURES



QUESTIONS?





City Council Meeting October 13, 2016 Agenda Item Transmittal

Agenda Item #: 16

Agenda Title: Consider meeting dates for council meetings in November and December.

Council Action to be taken: Hold only one meeting in November and one in December.

Initiating Department: City Administration

Staff Contact: Isaac D. Turner, City Manager

1. INTRODUCTION/PURPOSE

The City Council generally meets twice a month; the City Charter only requires you meet at least once. Due to the holiday schedule this year regular council meeting dates are on Thanksgiving Day, November 24 and the day before the staff holiday for Christmas Eve, December 22.

2. DESCRIPTION/ JUSTIFICATION

Traditionally, if there are no time sensitive items scheduled on these agendas council only has one meeting in November and December.

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

To cancel the 2nd meeting of the city council in November (Nov. 24) and December (Dec. 22).

6. REFERENCE FILES



***City Council Meeting
October 13, 2016
Agenda Item Transmittal***

Agenda Item #: 17

Agenda Title: Consider proposed future agenda topics and any items for future discussion.

Council Action to be taken: Discuss possible future agenda items.

Initiating Department: City Council

Staff Contact: Mayor

1. INTRODUCTION/PURPOSE

Under this item, staff will be receiving input regarding future agenda items from you. This agenda item will be added as a routine matter on each of your upcoming agendas and will not be an action item unless specific items are listed for consideration. Staff will also be bringing potential agenda items before you at this time.

2. DESCRIPTION/ JUSTIFICATION

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

6. REFERENCE FILES

17a. [Continuous list of items](#)

Topics still to be addressed:

Ancira:

- joint meetings or workshop with the TEDC- (TEDC mtg scheduled for June 3 cancelled; new date yet TBD).
- Investigate possibility of Public Improvement Districts (PID)
- Update on Retail Study done by Retail Coach in 2012/2013
- Proposed Projects timeline (Nov. 10)
- Hotel update (October 13)
- Update on code enforcement approach and process (Nov. 10)

Garcia:

- Continue to research the parcel method for business TUF rates (October 13)
- Update on 6th and Kimbro industrialized home issue (Oct. 27)

Gonzales:

- a city facilities assessment
- Cemetery streets
- TEDC Board member issue for continued discussion prior to next year appts.
- Review staffing needs after January
- Charter review

Lopez:

- Update on Robinson Park grant
- Future Land Use update
- MDUS Project update to include Mr. Hill's sites on 4th Street RR, Mariposa, Mustang and Mockingbird Lane
- Historical review of West End steps taken (Oct. 27)

Rydell:

- Developing historic preservation ordinances
- Curbside recycling options (Nov. 10)

October 10, 2016



***City Council Meeting
October 13, 2016
Agenda Item Transmittal***

Agenda Item #: 18
Agenda Title: Executive Session.
Council Action to be taken: Consult with City Attorney
Initiating Department: City Administration
Staff Contact: Isaac Turner, City Manager
Ted Hejl, City Attorney

1. INTRODUCTION/PURPOSE

This Executive Session is called to consult with City Attorney.

2. DESCRIPTION/ JUSTIFICATION

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

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

6. REFERENCE FILES

18a. [Executive Session form](#)

**TAYLOR CITY COUNCIL
CERTIFIED AGENDA - EXECUTIVE SESSION**

1. OPEN MEETING ANNOUNCEMENT

The City of Taylor City Council convened in Open Session, declared a quorum on October 13, 2016 and has posted an Official Agenda indicating the possible need for an Executive Session. The Council will now adjourn into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section:

- | | | |
|-------------------------------------|---------|--|
| ☒ | 551.071 | To consult with its attorney regarding a matter in which the duty of the attorney to the City conflicts with the Open Meetings Act. |
| ☐ | 551.072 | To conduct deliberations regarding the purchase, exchange, lease, or value of real property. |
| ☐ | 551.074 | Regarding personnel matters |
| ☐ | 551.087 | Regarding economic development negotiations and considering financial or other incentives to a business prospect that the City seeks to have locate in or near the City of Taylor. |

Any action resulting from the Executive Session will be taken in Open Session immediately following the Executive Session.

2. BACK TO OPEN SESSION

The time is now _____ and we will reconvene into Open Session. No action or vote was taken on any matter discussed in Executive Session.

CERTIFICATION

As Mayor of the City of Taylor, I do hereby certify that this Agenda of an Executive Session of the City Council is a true and correct record of the proceedings.

WITNESS my hand this the 13th day of October 2016.

Mayor