AGENDA

CITY OF TAYLOR, TEXAS

CITY COUNCIL MEETING

CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

MARCH 12, 2026, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

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

CONSENT AGENDA

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

1. Consider approval of the minutes from the February 23, 2026, Special Called City Council Workshop meeting. *Lucy Aldrich*
2. Consider approval of the minutes from the February 26, 2026, Regular City Council meeting. *Lucy Aldrich*
3. Consider appointment of Stacy Stork to the Charter Review Commission to fill a vacancy. *Lucy Aldrich*
4. Concur with Monthly Financial Report for January 2026. *Robert Powers*
5. Consider approval of resolution R26-07 adopting the 2025 Taylor-Thrall-Lower Brushy Creek Water Control Improvement District (LBCWCID) Hazard Mitigation Plan Update. *Daniel Baum*
6. Consider approval of Ordinance 2026-10, a Place Type Amendment from P2: Rural to P2C: Rural Commercial for property generally located at 600 Potomac St, legally described as Washington Heights, Part of Block 52 and part of Block 58, consisting of approximately 2.5 acres of land, more particularly described by Williamson Central Appraisal District Parcel R018516, Taylor, Williamson County, Texas. *Martin Griggs*
7. Consider approval of Ordinance 2026-11, a Special Use Permit to allow 326 multifamily residential dwellings for a Planned Development referred to as Gateway, generally located at 505 Carlos G Parker Blvd SW, legally described as approximately 38.099 acres of land situated in the G.M Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel's R019657, R020063 and R331030, Taylor, Williamson County, Texas. *Martin Griggs*

8. Consider approval of Ordinance 2026-12, regarding a request for a Place Type Amendment from P4:Mix to P3M:Manufactured Housing for property generally located at 1025 Scott Street, legally described as approximately 0.15 acres of land situated in the P. Coursey Survey, Abstract 131, Block 317, Tract 12, more particularly described by Williamson Central Appraisal District Parcel R018962, Taylor, Williamson County, Texas. *Martin Griggs*

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

9. Receive and accept the Annual Racial Profiling Report. *Joseph Branson*

10. Discussion, consideration, and possible action on Resolution R26-08 expressing the City's concerns regarding the proposed Oncor 345-kilovolt Transmission Line Project and authorizing the Mayor to transmit a letter to Members of Congress and other State Officials requesting assistance in advocating for routing alternatives that avoid the City of Taylor. *Brian LaBorde, Mark Schroeder*

11. Discussion, consideration, and possible action on the release of a Request for Proposal - Depository and Banking Services. *Robert Powers*

12. Discussion, consideration, and possible action on awarding the 2025 Curb Replacement Project. *Jim Gray, Conor Stuart*

EXECUTIVE SESSION

Convene into Closed Executive Session.

EXECUTIVE SESSION I
The Taylor City Council will convene in closed executive session pursuant to Texas Government Code 551.071 (Consultation with Attorney) and 551.072 (Deliberation Regarding Real Property) to receive legal advice from the City Attorney and to deliberate regarding the following matters:

1. Possible acquisition of a utility easement across property commonly known as the Tammi Lane property, including discussion of negotiations with the property owner and possible acquisition by purchase, settlement, or condemnation.
2. City of Taylor, Texas v. Ubiquity DFW, LP; Balsas Directional Drilling, LLC; and Mears Group, Inc., Cause No. 25-0472-C368, in the 368th Judicial District Court of Williamson County, Texas – pending litigation.
3. Robert Marek, et al. v. City of Taylor, et al., Cause No. 24-0447-C425, in the 425th Judicial District Court of Williamson County, Texas – pending litigation and possible settlement.
4. Possible acquisition of a drainage easement from the Schmidt property for the 1st Street and Royal Street Drainage Improvement Project, including discussion of negotiations and possible acquisition by purchase or eminent domain, consisting of approximately 0.0841 acres (3,663 square feet) out of Lots 7 and 8, Block 4 of the Baker Addition, a subdivision of record in Cabinet A, Slide 176 of the Plat Records of Williamson County, Texas.

POSSIBLE ACTION FOLLOWING EXECUTIVE SESSION I
Discussion and possible action regarding matters discussed in executive session, including:

1. Approval of a settlement agreement or other acquisition documents for the acquisition of a utility easement across the Tammi Lane property and authorization for the Mayor or City Manager to

execute all documents necessary to close the transaction, satisfy title company requirements, and pay the agreed purchase amount;
2. Approval of a settlement agreement or other resolution of the litigation in Robert Marek, et al. v. City of Taylor, et al., Cause No. 24-0447-C425, and authorization for appropriate City officials to execute documents necessary to resolve the litigation;
3. Approval of Resolution R26-09 authorizing the use of the power of eminent domain to acquire a drainage easement consisting of approximately 0.0841 acres (3,663 square feet) out of Lots 7 and 8, Block 4 of the Baker Addition for the 1st Street and Royal Street Drainage Improvement Project; and
4. Such other action, if any, as may be necessary regarding the pending litigation matters discussed in executive session.

EXECUTIVE SESSION II. The Taylor City Council will convene in closed executive session pursuant to Texas Government Code 551.071 (Consultation with Attorney) and 551.072 (Deliberation Regarding Real Property) to receive legal advice from the City Attorney and to deliberate regarding the following matters:

1. Project Spear.

Reconvene into open session and take any action.

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. As authorized by Section 551.071(2) of the Texas Government Code, the Workshop Meeting and/or Regular Meeting may be convened into Closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 5:00 p.m. on March 6, 2026, and remained posted for at least three business days before the scheduled date of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

In compliance with the ADA the City Hall and Council Chambers is wheelchair accessible. Reasonable accommodations will be provided for persons attending city council meetings in need of special assistance. Please contact the City Clerk at least 24 hours prior to the meeting for special assistance.
Posted by: *Lucy Aldrich* Date: March 6, 2026

City Council Meeting
March 12, 2026
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 1.

Agenda Title: **Consider approval of the minutes from the February 23, 2026, Special Called City Council Workshop meeting.**

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

Department Submitted: City Clerk

Staff Contact: Lucy Aldrich, City Clerk

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

NA

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. February 23, 2026 Workshop Meeting

City of Taylor
Special Called City Council Workshop
Taylor Public Library, Meeting Room
801 Vance Street
February 23, 2026, 6:00 PM

Mayor Pro Tem Cmerek declared a quorum and called the meeting to order at 6:06 p.m. with the following present:

Mayor Pro-Tem Kelly Cmerek	Brian LaBorde, City Manager
Council Member Greg Redden	Tyler Bybee, Managing Director
Council Member Shelli Cobb	LaShon Gros, Managing Director
Council Member Heather Long	Lucy Aldrich, City Clerk

Absent: Mayor Dwayne Ariola

Agenda Item

1. **Presentation and discussion of the Comprehensive Plan and Land Development Code diagnostic prepared by Freese & Nichols, including possible direction to staff and consultants regarding findings and next steps**.
   Presentation and discussion were held regarding the Comprehensive Plan and Land Development Code diagnostic prepared by Freese and Nichols, including an overview of public input and potential next steps. City Council provided feedback and direction to staff and consultants.

   The following citizens spoke on the item:
   Kevin Stuart, Carrie D'Anna (Lisa Drummond donated her time to Ms. D'Anna), Pam Harper (John Harper donated his time to Ms. Harper), Harry Schroder, Kenneth Flippin, JD Gins, and Kay Peebles.

   No action was taken.

Mayor Pro Tem Cmerek adjourned the meeting at 8:22 p.m.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

City Council Meeting
March 12, 2026
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 2.

Agenda Title: **Consider approval of the minutes from the February 26, 2026, Regular City Council meeting.**

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

Department Submitted: City Clerk

Staff Contact: Lucy Aldrich, City Clerk

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

NA

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. February 26, 2026 Meeting Minutes

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
February 26, 2026, at 6:00 p.m.

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

Mayor Pro Tem Kelly Cmerek
Council Member Greg Redden
Council Member Shelli Cobb
Council Member Heather Long
Mayor Dwayne Ariola

Brian LaBorde, City Manager
Tyler Bybee, Interim Assistant City Manager
Mark Schroeder, City Attorney
Lucy Aldrich, City Clerk

INVOCATION

PLEDGE OF ALLEGIANCE

Mayor Ariola recognized the internal management promotions of Tyler Bybee to Interim Assistant City Manager, Daniel Seguin to Interim Executive Director of Community Services, Betsy Schultz to Interim Parks and Recreation Director, and Jerrod Kingery to Communications Manager.

Mayor Ariola also read the obituary of Mr. John Nelson, recognizing his contributions to the community.

CITIZENS COMMUNICATION

Maria Newman expressed appreciation for the Mayor's recognition of Mr. Nelson and offered remarks in his memory.
DeeDee Yelverton spoke about Oncor Poles.

CONSENT AGENDA

1. **Consider approval of the minutes from the February 12, 2026, regularly scheduled City Council meeting.**
2. **Consider authorizing the City Manager to enter into a Joint Election Agreement and Contract for Election Services with the Williamson County Elections Division for the May 2, 2026, General Election.**
3. **Consider approval of Resolution R26-06 nominating Compal USA Technology Inc. for the Texas Enterprise Zone Program.**
4. **Consider approval of a Possession and Use Agreement between the City of Taylor, Texas and Vickie and Dwight Schmidt for the possession and use of approximately 0.4451 acres of real property, together with temporary construction easements totaling approximately 0.5372 acres, located in the Parthinia Coursey Survey, Abstract No. 131, Williamson County, Texas, and authorizing the City Manager to execute the agreement and related documents.**
5. **Consider approval of Amendment No. 1 to Task Order No. 41 with HDR Engineering for permit expediting services.**
6. **Consider approval of Amendment No. 4 to Task Order No. 23 with HDR Engineering for development review and inspection services related to the Samsung project.**
7. **Consider approval of Amendment No. 1 to Task Order No. 42 with HDR Engineering, Inc. for development permit review and code compliance inspection services related to the development of the Samsung "Fab 2" project.**

8. **Consider approval of Amendment No. 3 to Task Order No. 29 with HDR Engineering for development review and inspection services related to third-party facilities associated with the Samsung project.**

   Motion was made by Councilman Redden to the Consent Agenda as presented. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried unanimously.

PUBLIC HEARINGS / ORDINANCES

9. **Hold a public hearing and introduce Ordinance 2026-10, a Place Type Amendment from P2: Rural to P2C: Rural Commercial for property generally located at 600 Potomac St, legally described as Washington Heights, Part of Block 52 and part of Block 58, consisting of approximately 2.5 acres of land, more particularly described by Williamson Central Appraisal District Parcel R018516, Taylor, Williamson County, Texas.**
   Director of Development Services, Martin Griggs – the applicant has requested this Place Type Amendment to P2C: Commercial, to allow the development of a convenience store with fuel sales (gas station). The subject property is currently zoned P2: Rural. The proposed request is consistent with the surrounding Place Types and is consistent with the Future Land Use and Growth Sector from the Comprehensive Plan. Three notices were sent to adjacent property owners within 200 feet of the subject property; staff received no responses in opposition, and one (1) response was received for approval. On February 10, 2026, Planning and Zoning Commission held a public hearing and voted (8-0) to recommend approval.

   Mayor Ariola opened the public hearing at 6:16 p.m.
   Applicant Amanda Brown was available to answer questions and provide additional information.
   Mayor Ariola closed the public hearing at 6:17 p.m.

   The City Attorney read the caption of the ordinance.

   ORDINANCE NO. 2026-10

   AN ORDINANCE CHANGING THE PLACE TYPE ZONING OF PROPERTY LOCATED AT 600 POTOMAC STREET FROM P2 – RURAL TO P2C – RURAL COMMERCIAL, AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.
   The ordinance was introduced. No action was taken.

10. **Hold a public hearing and introduce Ordinance 2026-11, a Special Use Permit to allow 326 multifamily residential dwellings for a Planned Development referred to as Gateway, generally located at 505 Carlos G Parker Blvd SW, legally described as approximately 38.099 acres of land situated in the G.M. Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel's R019657, R020063 and R331030, Taylor, Williamson County, Texas.**
    Director of Development Services, Martin Griggs – the applicant is requesting a Special Use Permit for 326 multifamily residential dwellings units. The existing Place Type is P5: Urban Center with Planned Development Overlay. This Special Use Permit is required as the applicant is requesting to increase the number of multi-family Units for the Gateway Square Neighborhood Plan from 256 to 326, adding 70 units. The request is consistent with the Comprehensive Plan. The proposed SUP would allow uses that are consistent with the future land use. Seven (7) notices were sent to adjacent property owners within 200 feet of the subject property; staff

received no responses in support nor opposition. On February 10, 2026, Planning and Zoning Commission voted (8-0) to recommend approval.

Mayor Ariola opened the public hearing at 6:28 p.m.
Applicant Marco Sanchez was available to answer questions and provide additional information.
Mayor Ariola closed the public hearing at 6:29 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2026-11

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR 326 MULTIFAMILY RESIDENTIAL DWELLINGS GENERALLY LOCATED AT 505 SW CARLOS G PARKER BLVD, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL DISTRICT PARCEL'S R019657, R020063 AND R331030, TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

The ordinance was introduced. No action was taken.

11. **Hold a public hearing and introduce Ordinance 2026-12, regarding a request for a Place Type Amendment from P4:Mix to P3M:Manufactured Housing for property generally located at 1025 Scott Street, legally described as approximately 0.15 acres of land situated in the P. Coursey Survey, Abstract 131, Block 317, Tract 12, more particularly described by Williamson Central Appraisal District Parcel R018962, Taylor, Williamson County, Texas.**
Director of Development Services, Martin Griggs – the applicant is requesting the Place Type Amendment to P3M: Manufactured Housing, to allow for a manufactured home use. The proposed request is not consistent with the surrounding Place Types but is consistent with the Future Land Use and Growth Sector from the Comprehensive Plan. Seventeen (17) notices were sent to adjacent property owners within 200 feet of the subject property; staff received no responses in support or opposition. On February 10, 2026, Planning and Zoning Commission voted (8-0) to recommend approval.

Mayor Ariola opened the public hearing at 6:36 p.m. With no one speaking, the public hearing was closed at 6:37 p.m.

Prior to the City Attorney reading the caption, citizen Essie Bass was invited to the podium to express concerns about cars being stacked up on properties.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2026-12

AN ORDINANCE CHANGING THE PLACE TYPE ZONING OF PROPERTY LOCATED AT 1025 SCOTT STREET FROM P4 – MIX TO P3M – MANUFACTURED HOUSING, AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

The ordinance was introduced. No action was taken.

12. **Hold a public hearing and introduce Ordinance 2026-13, regarding a request for an Employment Center Plan referred to as Oncor Muscovy Switch, generally located at Hwy 79, legally described as approximately 51.19 acres of land in the J C Eaves Survey, Abstract**

No. 213, more particularly described by the Williamson Central Appraisal District Parcels R565218, Taylor, Williamson County, Texas.
Director of Development Services, Martin Griggs – the applicant, Kimley-Horn, and the property owner, Oncor Electric Delivery, is requesting a Employment center Plan to develop a switch station on a 51.9-acre site located on the north side of US 79, approximately 2700 feet east of FM3349. The Plan is consistent with the Comprehensive Plan. The proposed plan would allow uses that are consistent with the future land use. Six (6) notices were sent to adjacent property owners within 200 feet of the subject property; staff received no responses in support or opposition. On February 10, 2026, Planning and Zoning Commission voted (7-0-1) to recommend approval.

Mayor Ariola opened the public hearing at 6:47 p.m.
Carrie D'Anna spoke.
Ashton Miller and Cory Miksch with Oncor were both available to answer questions and provide additional information.
Mayor Ariola closed the public hearing at 6:55 p.m.

During discussions, City Council requested that staff look into setting a condition in the ordinance that includes the construction of a masonry fence around the subject property.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2026-13

AN ORDINANCE APPROVING A EMPLOYMENT CENTER PLAN REFERRED TO AS ONCOR MUSCOVY SWITCH STATION, CONSISTING OF APPROXIMATELY 51.19 ACRES OF LAND IN THE J C EAVES SURVEY, ABSTRACT NO. 213, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R565218, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.
The ordinance was introduced. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

13. **Receive the Annual Comprehensive Financial Report for Fiscal Year 2025.**
Robert Powers, Chief Financial Officer, introduced Mike Brooks with Brooks Watson & Co., who gave a brief presentation on the Annual Comprehensive Finance report.

Motion was made by Mayor Pro Tem Cmerek to receive the Annual Comprehensive Finance report as presented. Motion was seconded by Councilman Redden. Motion carried unanimously.

14. **Discussion, consideration, and possible action on Ordinance 2026-02, a Special Use Permit to allow lodging without a full time, on-site operator at property generally located at 3004 Don Hill Lane, legally described Rob Roy Estates, Block C, Lot 94, 0.027 acres of land, more particularly described by Williamson Central Appraisal District Parcel R427227, Taylor, Williamson County, Texas.**
Director of Development Services, Martin Griggs, presented the item. City Council held a public hearing and introduced this ordinance at its December 11, 2025, meeting. Council raised questions and directed staff to look into short term rentals throughout the City. Planning and Zoning Commission voted 4-1 to recommend disapproval of the request.

Motion was made by Councilwoman Long to approve Ordinance 2026-02 as presented. Without a second, the motion failed. Council directed staff to bring this SUP back to Council when the Short-Term Rental Ordinance comes to Council for consideration.

15. **Receive an update on field services and Local Drainage Project Updates.**
Jacob Walker with HDR, providing City Engineering services - the purpose of this item is to present an update on field services that are occurring at future project sites and an update on the Local Drainage Projects.

Motion was made by Mayor Pro Tem Cmerek to receive the update as presented. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.

EXECUTIVE SESSION

Mayor Ariola read the executive session item and adjourned into closed session at 7:55 p.m.

EXECUTIVE SESSION I. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code, to consult with City Attorney; and Section 551.087 of the Texas Government Code, to consider economic development negotiations regarding:
1. Project Comal
2. Project Red

EXECUTIVE SESSION II. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code, to consult with City Attorney regarding:
1. Wastewater Treatment Plant Capacity and Discharge Permit
2. Robert Marek, et.al. v. City of Taylor, et. al., Cause No. 24-0447-C425
3. Kristopher Kibodeaux and Jamie Kibodeaux v. City of Taylor et. al., Cause No. 24-1746-C425

EXECUTIVE SESSION III. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code, to consult with City Attorney; and Section 551.074 of the Texas Government Code, personnel manners, regarding:
1. Update and deliberate the Police Chief recruitment and selection process

Mayor Ariola reconvened into open session at 9:40 p.m. No action was taken.

ADJOURN
With no further business Mayor Ariola declared the meeting adjourned at 9:41 p.m.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

City Council Meeting
March 12, 2026
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 3.

Agenda Title: **Consider appointment of Stacy Stork to the Charter Review Commission to fill a vacancy.**

Council Action to be Taken: Approve on consent.

Department Submitted: City Clerk

Staff Contact: Lucy Aldrich, City Clerk

1. PURPOSE / DESCRIPTION

To appoint Stacy Stork to the Charter Review Commission to fill the vacancy created by the resignation of Teri Williams.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

On December 11, 2025, the City Council appointed members to the Charter Review Commission to conduct a general review of the full City Charter and present recommendations for potential amendments and ballot language for the November 2026 election.

The original appointment process directed that Positions 1 through 5 be filled by the Mayor and each Councilmember's first-choice nominee, while Positions 6 and 7 were to be at-large seats selected by Council from the pool of nominees. Teri Williams was Councilmember Redden's first-choice nominee and was appointed as part of this process.

Following that appointment, Ms. Williams resigned prior to the first Commission meeting, creating a vacancy. At the time of the original appointments, Councilmember Redden's second-choice nominee, Richard Stone, was eligible but is no longer available to serve. Councilmember Redden now recommends Stacy Stork to fill the vacancy.

3. PROS and CONS

PROS	CONS

• n/a	• n/a

4. RECOMMENDATION

Approve the appointment of Stacy Stork to the Charter Review Commission to fill the vacancy created by the resignation of Teri Williams.

5. FUNDING SOURCE

No fiscal impact.

6. TIMELINE

Upon Council approval. The Commission is scheduled to meet twice monthly March through July 2026.

7. OTHER OPTIONS

- Appoint a different eligible candidate.
- Reopen the nomination process.
- Reduce the size of the Commission.

8. ATTACHMENTS

None

City Council Meeting March 12, 2026 Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 4.

Agenda Title: **Concur with Monthly Financial Report for January 2026.**

Council Action to be Taken: Approve by Consent

Department Submitted: Finance

Staff Contact: Robert Powers, Chief Financial Officer

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Council has approved previous monthly financial reports by consent.

3. PROS and CONS

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

4. RECOMMENDATION

Concur with the preliminary monthly financial report by consent.

5. FUNDING SOURCE

N/A

6. TIMELINE

Immediate consideration

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. CC Jan 26 Monthly Report

Monthly Finance Report as of :

January 2026

City of Taylor
400 Porter Street
Taylor, TX 76574

Attachment A

Financial Summary

Monthly Financial Report Summary for January 2026

The following provides a brief overview on the preliminary status and/or activity of the major funds or groups of funds as of January 31, 2026.

General Fund:

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

- Revenues in the General Fund are up by $1,897,491.60 or 15% over last fiscal year-to-date.

- The City's portion of the total sales tax collection is $766,069 in January, down by $135,780 or 15% when compared to this same time last year. The payment received in January represents sales that occurred in November. January revenues were lower than the previous year and less than budgeted.

Special Revenue Funds:

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

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

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

- Hotel Occupancy Tax of $32,498.96 was collected in January.

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

- Municipal Court Special Revenues are $9,414 and current revenues total 36% of budget. Expenditures from this fund are for security work and technology at the Municipal Court.

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

- PEG (Public, Educational and Government) – New fund for the FY 26.

- Transportation User Fee (TUF) Fund – User fees collected in January are reported at $75,799. Expenditures are associated with wage and benefit costs, engineering costs, equipment costs and the cost of materials for street maintenance.

- Municipal Drainage Utility System (MDUS) Fund – Drainage fees collected in January are reported at $56,517. Expenditures are related to wage and benefit costs, engineering costs, and equipment costs.

Enterprise Funds:

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

Utility Fund

- Revenues through January totaled $1,728,587 which includes $1,591,973 in charges for service. Expenditures fiscal year-to-date total $6,179,214.

Airport Fund

- Revenues consist of airport hangar rental, sale of fuel and interest income. Hangar rental is reported at $28,007 and fuel sales are $22,803 in revenue collected through January 2026.

Cemetery Fund

- Revenues through January are reported at $736,321. Revenues are dependent on the number of lots sold and graves dug, and these sources can be variable.
- Expenditures of $114,609 through January.

Other Funds:

- Roadway Impact Fund – There was $219,316 in revenue collected through January.
- Water Impact Fee - There was $67,447 in revenue collected in January.
- Sewer Impact Fee – There was $64,208 in revenues collected in January.

Internal Service Funds:

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

- The Fleet Operating Fund charges rental fees and replacement fees to the various City departments and these fees are used to off-set the expenditures for repairs and maintenance to the City's vehicles. This same concept is applied to the Fleet Replacement Fund for the purpose of purchasing vehicles.

- Expenditures in the Fleet Operating Fund are operating as anticipated.

- The Fleet Replacement Fund reflects expenditures that include capital lease payments for purchases are made either monthly, quarterly or annually throughout the year. Expenditures also reflect cash purchases for equipment and vehicles made on behalf of the other funds.

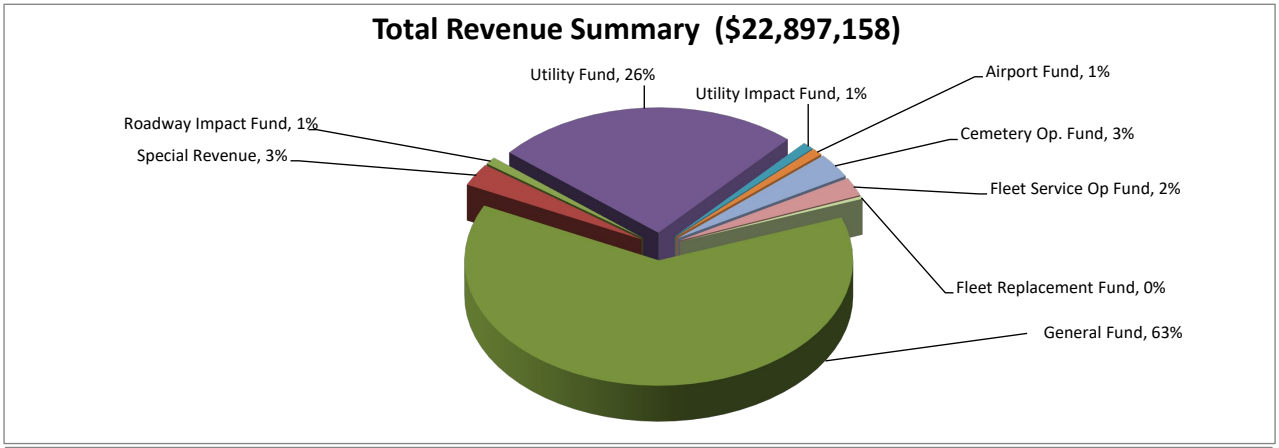
Monthly Investment Report

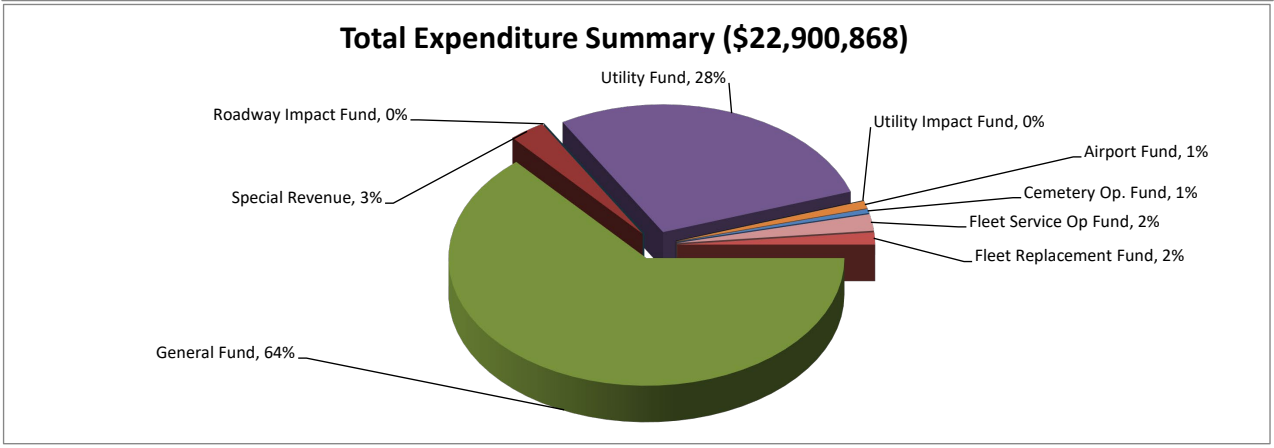
- The Monthly Investment Report from our investment consultant covers the period of January 1 – January 31. This report reflects the coordinated efforts of City staff and Meeder (Patterson & Associates) to manage the City funds that are not immediately needed for operational purposes. The report shows the average yield obtained on the City's funds was 3.78% during the reporting period. The portfolio remains heavily invested in our liquid, pooled accounts and other short-term investments that are advantageous with the current inverted yield curve. We continue to monitor the interest rate environment and will adjust the portfolio's weighted average maturity as needed.

Summary Revenue/Expenditures

Preliminary Year-to-Date as of January 31, 2026

	Revenue			Expenditures			
	Annual Budget	Actual Y-T-D	% of Budget	Annual Budget	Actual Y-T-D	% of Budget	Surplus/Deficit
General Fund	$ 31,115,342	$ 14,449,649	46%	$ 37,643,572	$ 13,859,478	37%	590,172
Special Rev Funds Totals	$ 11,700,950	$ 670,963	6%	$ 11,525,817	$ 644,251	6%	26,712
Enterprise Funds Totals	17,125,970	$ 6,702,944	39%	17,135,047	$ 7,600,906	44%	328,261
Roadway Impact Fund	$ 600,000	$ 219,316	37%	$ -	$ -	0%	219,316
Water Impact Fund	$ 500,000	$ 223,310	45%	$ 525,000	$ 3,557	1%	219,753
Sewer Impact Fund	$ 600,000	$ 343,245		$ 475,000	$ 3,557	0%	339,688
Fleet Service Operating Fund	$ 1,070,808	$ 551,240	51%	$ 1,148,085	$ 456,551	40%	94,689
Fleet Replacement Fund	$ 1,999,088	$ 79,736	4%	$ 1,999,088	$ 336,126	17%	(256,390)
Total	$ 64,712,158	$ 22,897,158	35%	$ 70,451,609	$ 22,900,868	33%	(3,710)





Attachment B

Financial Statements by Fund

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

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

100-GENERAL FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	23,233,415.00	7,192,239.02	10,179,840.83	43.82	0.00	13,053,574.17
320-PERMITS AND LICENSES	1,598,850.00	397,244.81	648,838.40	40.58	0.00	950,011.60
330-INTERGOVERNMENTAL REV	486,875.00	245,561.12	287,330.43	59.02	0.00	199,544.57
340-CHARGES FOR SERVICES	2,773,340.00	206,061.00	891,586.53	32.15	0.00	1,881,753.47
410-FINES AND FORFEITURES	245,000.00	18,034.53	75,003.07	30.61	0.00	169,996.93
420-ASSESSMENTS	4,500.00	11,700.00	11,700.00	260.00	0.00	(7,200.00)
430-USE OF MONEY AND PROP	676,680.00	114,463.67	259,083.38	38.29	0.00	417,596.62
440-DONATIONS FROM PRIVAT	0.00	0.00	(4,250.00)	0.00	0.00	4,250.00
450-INTERFUND OPERATING T	2,094,682.00	483,513.02	2,098,889.69	100.20	0.00	(4,207.69)
460-PROCEEDS GEN FIXED AS	2,000.00	0.00	0.00	0.00	0.00	2,000.00
470-PROCEEDS GEN LONG TER	0.00	1,626.69	1,626.69	0.00	0.00	(1,626.69)
*** TOTAL REVENUES ***	31,115,342.00	8,670,443.86	14,449,649.02	46.44	0.00	16,665,692.98
EXPENDITURE SUMMARY						
500-CITY COUNCIL	472,457.00	2,777.38	131,516.98	36.36	40,275.05	300,664.97
501-CITY MANAGER'S OFFICE	813,516.00	80,903.59	233,472.69	29.97	10,347.19	569,696.12
503-COMMUNICATIONS	361,172.00	34,753.67	151,399.56	46.68	17,206.52	192,565.92
504-HUMAN RESOURCES	594,681.00	63,075.01	191,458.59	38.64	38,303.01	364,919.40
505-CITY CLERK	207,284.00	22,330.12	63,389.84	31.07	1,014.95	142,879.21
512-FINANCIAL SERVICES	1,011,004.00	87,815.81	364,768.26	52.35	164,452.32	481,783.42
516-MUNICIPAL COURT	395,570.00	32,180.18	114,388.05	38.66	38,531.23	242,650.72
522-DEVELOPMENT SERVICES	2,916,211.00	197,343.48	641,484.50	69.99	1,399,577.48	875,149.02
524-MAIN STREET PROGRAM	274,136.00	20,320.95	47,589.66	17.70	919.21	225,627.13
527-MOODY MUSEUM	32,925.00	1,798.55	5,330.26	41.29	8,265.00	19,329.74
532-PUBLIC LIBRARY	778,299.00	71,990.33	209,726.16	30.09	24,478.76	544,094.08
542-FIRE DEPARTMENT	4,990,956.00	582,849.75	1,779,974.20	37.94	113,610.19	3,097,371.61
552-POLICE DEPARTMENT	6,245,048.00	687,048.36	2,080,303.21	35.87	159,934.60	4,004,810.19
558-ANIMAL CONTROL	568,249.00	61,416.18	198,466.37	42.57	43,440.94	326,341.69
563-STREETS & GROUNDS	3,236,349.00	322,854.67	946,548.49	40.34	358,848.06	1,930,952.45
565-PARKS & RECREATION	1,863,258.00	159,865.35	508,689.35	32.02	87,854.91	1,266,713.74
566-BUILDING MAINTENANCE	826,974.00	72,718.00	303,822.31	47.82	91,600.13	431,551.56
573-ENGINEERING	0.00	0.00	0.00	0.00	109,439.11	(109,439.11)
575-INFORMATION TECHNOLOG	380,939.00	25,961.23	93,392.69	63.28	147,652.22	139,894.09
592-NON-DEPARTMENTAL	11,674,544.00	4,652,271.36	5,793,756.35	53.83	491,035.92	5,389,751.73
*** TOTAL EXPENDITURES ***	37,643,572.00	7,180,273.97	13,859,477.52	45.71	3,346,786.80	20,437,307.68
*** TOTAL PROFIT / (LOSS) ***	(6,528,230.00)	1,490,169.89	590,171.50	42.23	(3,346,786.80)	(3,771,614.70)

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

118-TIF NO.2 (SAMSUNG)

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	8,465,000.00	0.00	0.00	0.00	0.00	8,465,000.00
430-USE OF MONEY AND PROP	25,000.00	2,565.89	10,692.79	42.77	0.00	14,307.21
*** TOTAL REVENUES ***	8,490,000.00	2,565.89	10,692.79	0.13	0.00	8,479,307.21
EXPENDITURE SUMMARY						
520-TIF NO. 2 ADMINISTRAT	8,403,000.00	7,000.00	14,000.00	0.17	0.00	8,389,000.00
*** TOTAL EXPENDITURES ***	8,403,000.00	7,000.00	14,000.00	0.17	0.00	8,389,000.00
*** TOTAL PROFIT / (LOSS) ***	87,000.00	(4,434.11)	(3,307.21)	3.80-	0.00	90,307.21

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

119-TIF NO.1 (DOWNTOWN)

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	660,000.00	0.00	0.00	0.00	0.00	660,000.00
330-INTERGOVERNMENTAL REV	450,000.00	0.00	0.00	0.00	0.00	450,000.00
430-USE OF MONEY AND PROP	25,000.00	3,592.48	15,514.18	62.06	0.00	9,485.82
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	1,135,000.00	3,592.48	15,514.18	1.37	0.00	1,119,485.82
EXPENDITURE SUMMARY						
520-TIF NO. 1 ADMINISTRAT	941,850.00	127,712.50	263,994.00	40.76	119,892.25	557,963.75
*** TOTAL EXPENDITURES ***	941,850.00	127,712.50	263,994.00	40.76	119,892.25	557,963.75
*** TOTAL PROFIT / (LOSS) ***	193,150.00	(124,120.02)	(248,479.82)	190.72-	(119,892.25)	561,522.07

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

120-HOTEL/MOTEL FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	350,000.00	32,521.22	121,952.34	34.84	0.00	228,047.66
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	5,000.00	0.00	2,456.63	49.13	0.00	2,543.37
*** TOTAL REVENUES ***	355,000.00	32,521.22	124,408.97	35.04	0.00	230,591.03
EXPENDITURE SUMMARY						
612-HOTEL/MOTEL TAX	265,000.00	65,948.93	93,972.12	41.95	17,190.00	153,837.88
*** TOTAL EXPENDITURES ***	265,000.00	65,948.93	93,972.12	41.95	17,190.00	153,837.88
*** TOTAL PROFIT / (LOSS) ***	90,000.00	(33,427.71)	30,436.85	14.72	(17,190.00)	76,753.15

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

123-MAIN STREET REVENUE FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	0.00	21.01	0.00	0.00	(21.01)
440-DONATIONS FROM PRIVAT	39,000.00	(181.31)	19,332.69	49.57	0.00	19,667.31
450-INTERFUND OPERATING T	53,100.00	1,250.00	2,500.00	4.71	0.00	50,600.00
*** TOTAL REVENUES ***	92,100.00	1,068.69	21,853.70	23.73	0.00	70,246.30
EXPENDITURE SUMMARY						
615-MAIN STREET ADMINISTR	92,100.00	6,695.52	33,464.12	37.36	944.90	57,690.98
*** TOTAL EXPENDITURES ***	92,100.00	6,695.52	33,464.12	37.36	944.90	57,690.98
*** TOTAL PROFIT / (LOSS) ***	0.00	(5,626.83)	(11,610.42)	0.00	(944.90)	12,555.32

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

125-MUNICIPAL CRT SPECIAL FEE

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
410-FINES AND FORFEITURES	20,850.00	1,731.78	8,113.93	38.92	0.00	12,736.07
430-USE OF MONEY AND PROP	5,000.00	0.00	1,300.19	26.00	0.00	3,699.81
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	25,850.00	1,731.78	9,414.12	36.42	0.00	16,435.88
EXPENDITURE SUMMARY						
625-COURT BLDG SECURITY	9,642.00	0.00	767.29	7.96	0.00	8,874.71
626-COURT TECHNOLOGY	12,110.00	0.00	3,990.12	124.58	11,096.72	(2,976.84)
627-JUDICIAL EFFICIENCY	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	21,752.00	0.00	4,757.41	72.89	11,096.72	5,897.87
*** TOTAL PROFIT / (LOSS) ***	4,098.00	1,731.78	4,656.71	157.15-	(11,096.72)	10,538.01

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

129-LIBRARY GRANTS/DONATIONS

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	12,500.00	0.00	0.00	0.00	0.00	12,500.00
430-USE OF MONEY AND PROP	10,000.00	1,044.21	5,106.77	51.07	0.00	4,893.23
440-DONATIONS FROM PRIVAT	0.00	0.00	253.42	0.00	0.00	(253.42)
*** TOTAL REVENUES ***	22,500.00	1,044.21	5,360.19	23.82	0.00	17,139.81
EXPENDITURE SUMMARY						
624-LIBRARY	0.00	387.99	8,981.12	0.00	2,160.00	(11,141.12)
*** TOTAL EXPENDITURES ***	0.00	387.99	8,981.12	0.00	2,160.00	(11,141.12)
*** TOTAL PROFIT / (LOSS) ***	22,500.00	656.22	(3,620.93)	25.69-	(2,160.00)	28,280.93

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

131-PEG FUNDS

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	30,000.00	0.00	0.00	0.00	0.00	30,000.00
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	30,000.00	0.00	0.00	0.00	0.00	30,000.00
EXPENDITURE SUMMARY						
503-PEG ADMINISTRATION	30,000.00	819.18	2,556.06	30.32	6,538.72	20,905.22
*** TOTAL EXPENDITURES ***	30,000.00	819.18	2,556.06	30.32	6,538.72	20,905.22
*** TOTAL PROFIT / (LOSS) ***	0.00	(819.18)	(2,556.06)	0.00	(6,538.72)	9,094.78

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

200-ROADWAY IMPACT FEE FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
420-ASSESSMENTS	600,000.00	82,522.00	194,602.00	32.43	0.00	405,398.00
430-USE OF MONEY AND PROP	0.00	0.00	24,714.42	0.00	0.00	(24,714.42)
*** TOTAL REVENUES ***	600,000.00	82,522.00	219,316.42	36.55	0.00	380,683.58
EXPENDITURE SUMMARY						
631-ROADWAY IMPACT FEE	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL PROFIT / (LOSS) ***	600,000.00	82,522.00	219,316.42	36.55	0.00	380,683.58

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

210-TRANSPORTATION FUND(TUF)

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	875,000.00	75,798.87	265,953.12	30.39	0.00	609,046.88
430-USE OF MONEY AND PROP	0.00	0.00	19,817.59	0.00	0.00	(19,817.59)
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	875,000.00	75,798.87	285,770.71	32.66	0.00	589,229.29
EXPENDITURE SUMMARY						
632-TRANSPORTATION	1,346,615.00	34,966.09	96,448.75	22.11	201,220.94	1,048,945.31
*** TOTAL EXPENDITURES ***	1,346,615.00	34,966.09	96,448.75	22.11	201,220.94	1,048,945.31
*** TOTAL PROFIT / (LOSS) ***	(471,615.00)	40,832.78	189,321.96	2.52	(201,220.94)	(459,716.02)

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

300-MUNICIPAL DRAINAGE UTILIT

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	663,500.00	56,937.96	189,107.48	28.50	0.00	474,392.52
430-USE OF MONEY AND PROP	12,000.00	0.00	8,840.80	73.67	0.00	3,159.20
460-PROCEEDS GEN FIXED AS	0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	675,500.00	56,937.96	197,948.28	29.30	0.00	477,551.72
EXPENDITURE SUMMARY						
750-MUNICIPAL DRAINAGE	675,500.00	41,525.05	126,077.07	18.66	0.00	549,422.93
*** TOTAL EXPENDITURES ***	675,500.00	41,525.05	126,077.07	18.66	0.00	549,422.93
*** TOTAL PROFIT / (LOSS) ***	0.00	15,412.91	71,871.21	0.00	0.00	(71,871.21)

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

320-SANITATION FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	0.00	0.00	(128,588.92)	0.00	0.00	128,588.92
430-USE OF MONEY AND PROP	0.00	0.00	2,267.28	0.00	0.00	(2,267.28)
*** TOTAL REVENUES ***	0.00	0.00	(126,321.64)	0.00	0.00	126,321.64
EXPENDITURE SUMMARY						
721-SANITATION	0.00	0.00	1,097,634.48	0.00	0.00	(1,097,634.48)
*** TOTAL EXPENDITURES ***	0.00	0.00	1,097,634.48	0.00	0.00	(1,097,634.48)
*** TOTAL PROFIT / (LOSS) ***	0.00	0.00	(1,223,956.12)	0.00	0.00	1,223,956.12

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

340-PUBLIC UTILITIES FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
320-PERMITS AND LICENSES	500.00	0.00	0.00	0.00	0.00	500.00
330-INTERGOVERNMENTAL REV	0.00	34,112.53	60,051.14	0.00	0.00	(60,051.14)
340-CHARGES FOR SERVICES	15,015,500.00	1,591,972.63	5,478,365.19	36.48	0.00	9,537,134.81
420-ASSESSMENTS	892,570.00	90,574.17	240,091.13	26.90	0.00	652,478.87
430-USE OF MONEY AND PROP	191,500.00	11,300.51	101,442.22	52.97	0.00	90,057.78
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS	3,000.00	626.78	2,922.21	97.41	0.00	77.79
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	16,103,070.00	1,728,586.62	5,882,871.89	36.53	0.00	10,220,198.11
EXPENDITURE SUMMARY						
701-UTILITY BILLING	724,174.00	63,243.07	243,818.32	42.65	65,019.81	415,335.87
706-WASTEWATER TREATMENT	2,066,619.00	119,384.51	427,521.85	40.96	419,059.30	1,220,037.85
708-UTILITY MAINTENANCE	2,810,641.00	325,481.60	913,583.11	39.05	184,054.59	1,713,003.30
709-NON-DEPARTMENTAL	10,501,636.00	1,907,901.59	4,594,290.59	75.59	3,343,461.08	2,563,884.33
*** TOTAL EXPENDITURES ***	16,103,070.00	2,416,010.77	6,179,213.87	63.28	4,011,594.78	5,912,261.35
*** TOTAL PROFIT / (LOSS) ***	0.00	(687,424.15)	(296,341.98)	0.00	(4,011,594.78)	4,307,936.76

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

345-WATER IMPACT FEE FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
340-CHARGES FOR SERVICES	500,000.00	67,447.00	190,231.00	66.33-	(521,901.50)	831,670.50
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	0.00	33,079.07	0.00	0.00	(33,079.07)
*** TOTAL REVENUES ***	500,000.00	67,447.00	223,310.07	59.72-	(521,901.50)	798,591.43
EXPENDITURE SUMMARY						
592-NON-DEPARTMENTAL	525,000.00	2,312.24	3,557.29	3.39	14,229.21	507,213.50
*** TOTAL EXPENDITURES ***	525,000.00	2,312.24	3,557.29	3.39	14,229.21	507,213.50
*** TOTAL PROFIT / (LOSS) ***	(25,000.00)	65,134.76	219,752.78	265.51	(536,130.71)	291,377.93

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

346-SEWER IMPACT FEE FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
340-CHARGES FOR SERVICES	600,000.00	64,208.00	319,617.00	24.05	(175,337.50)	455,720.50
430-USE OF MONEY AND PROP	0.00	0.00	23,628.49	0.00	0.00	(23,628.49)
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	600,000.00	64,208.00	343,245.49	27.98	(175,337.50)	432,092.01
EXPENDITURE SUMMARY						
592-NON-DEPARTMENTAL	475,000.00	2,312.25	3,557.31	3.74	14,229.19	457,213.50
*** TOTAL EXPENDITURES ***	475,000.00	2,312.25	3,557.31	3.74	14,229.19	457,213.50
*** TOTAL PROFIT / (LOSS) ***	125,000.00	61,895.75	339,688.18	120.10	(189,566.69)	(25,121.49)

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

350-AIRPORT FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
320-PERMITS AND LICENSES	0.00	0.00	0.00	0.00	0.00	0.00
330-INTERGOVERNMENTAL REV	30,000.00	0.00	0.00	0.00	0.00	30,000.00
340-CHARGES FOR SERVICES	649,400.00	52,848.28	202,192.17	31.14	0.00	447,207.83
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	20,000.00	2,435.13	10,147.67	50.74	0.00	9,852.33
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	699,400.00	55,283.41	212,339.84	30.36	0.00	487,060.16
EXPENDITURE SUMMARY						
732-AIRPORT OPERATIONS	652,487.00	55,387.10	209,448.95	44.03	77,832.20	365,205.85
738-AIRPORT GRANT	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	652,487.00	55,387.10	209,448.95	44.03	77,832.20	365,205.85
*** TOTAL PROFIT / (LOSS) ***	46,913.00	(103.69)	2,890.89	159.75-	(77,832.20)	121,854.31

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

370-CEMETERY OPERATING FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	200,500.00	24,450.00	76,655.00	38.23	0.00	123,845.00
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	3,000.00	50.00	10,357.89	345.26	0.00	(7,357.89)
440-DONATIONS FROM PRIVAT	0.00	0.00	10,000.00	0.00	0.00	(10,000.00)
450-INTERFUND OPERATING T	621,230.00	600,286.08	613,478.23	98.75	0.00	7,751.77
460-PROCEEDS GEN FIXED AS	95,000.00	1,665.00	25,830.00	27.19	0.00	69,170.00
*** TOTAL REVENUES ***	919,730.00	626,451.08	736,321.12	80.06	0.00	183,408.88
EXPENDITURE SUMMARY						
761-CEMETERY OPERATIONS	924,490.00	33,341.12	114,608.55	25.97	125,435.70	684,445.75
*** TOTAL EXPENDITURES ***	924,490.00	33,341.12	114,608.55	25.97	125,435.70	684,445.75
*** TOTAL PROFIT / (LOSS) ***	(4,760.00)	593,109.96	621,712.57	425.98-	(125,435.70)	(501,036.87)

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

382-FLEET SERVICES OPERATING

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
340-CHARGES FOR SERVICES	1,056,408.00	264,102.00	528,204.00	50.00	0.00	528,204.00
420-ASSESSMENTS	0.00	0.00	17,274.37	0.00	0.00	(17,274.37)
430-USE OF MONEY AND PROP	14,400.00	0.00	5,761.61	40.01	0.00	8,638.39
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	1,070,808.00	264,102.00	551,239.98	51.48	0.00	519,568.02
EXPENDITURE SUMMARY						
517-FlEET SERVICES	1,148,085.00	71,210.93	456,550.91	56.16	188,191.51	503,342.58
*** TOTAL EXPENDITURES ***	1,148,085.00	71,210.93	456,550.91	56.16	188,191.51	503,342.58
*** TOTAL PROFIT / (LOSS) ***	(77,277.00)	192,891.07	94,689.07	121.00	(188,191.51)	16,225.44

FINANCIAL STATEMENT

AS OF: JANUARY 31ST, 2026

384-FLEET REPLACEMENT FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	804.71	6,159.23	0.00	0.00	(6,159.23)
450-INTERFUND OPERATING T	1,999,088.00	47,993.00	70,204.00	3.51	0.00	1,928,884.00
460-PROCEEDS GEN FIXED AS	0.00	0.00	3,372.50	0.00	0.00	(3,372.50)
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	1,999,088.00	48,797.71	79,735.73	3.99	0.00	1,919,352.27
EXPENDITURE SUMMARY						
518-FLEET REPLACEMENT	1,999,088.00	9,782.57	336,126.16	191.49	3,491,949.15	(1,828,987.31)
*** TOTAL EXPENDITURES ***	1,999,088.00	9,782.57	336,126.16	191.49	3,491,949.15	(1,828,987.31)
*** TOTAL PROFIT / (LOSS) ***	0.00	39,015.14	(256,390.43)	0.00	(3,491,949.15)	3,748,339.58

Attachment C

Council Report

Checks Posted in January 2026

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	AFLAC		AFLAC 2026 INVOICE	875.76
		AT&T		LOCAL REIMB/REFUND	16.60-
		MISCELLANEOUS	MARK MATA	MARK MATA:DEPOSIT REFUND	200.00
			LUCILLE WRIGHT	LUCILLE WRIGHT:DEPOSIT REF	200.00
			RUBY MARMOLEJO	RUBY MARMOLEJO:LEAGUE REFU	95.00
			RAELEIGH WHITLOW	RAELEIGH WHITLOW:DEPOSIT R	200.00
			DON JACKSON	DON JACKSON:DEPOSIT REFUND	200.00
			CRISTINA TORREZ	CRISTINA TORREZ:DEPOSIT RE	200.00
			CHRISTIANA CARRASCO	CHRISTIANA CARRASCO:DEP RE	200.00
			IGNACIO ALDERETE	IGNACIO ALDERETE:DEPOSIT R	200.00
			IGNACIO ALDERETE	IGNACIO ALDERETE:DEPOSIT R	35.00
			VALERIA ALANIS	VALERIA ALANIS:DEPOSIT REF	200.00
		McCREARY, VESELKA, BRAGG & ALLEN PC		MVBA CT COLLECTIONS DEC25	699.90
				CC FEES DECEMBER 2025	198.50
		OMNIBASE SERVICES OF TEXAS LP		4TH QRT OMNI FEE:OCT-DEC	112.52
		NATIONWIDE RETIREMENT SOLUTIONS		457B DEF COMP PLAN	1,315.00
				457B DEF COMP PLAN ROTH	340.00
				457B DEF COMP PLAN	1,310.00
				457B DEF COMP PLAN ROTH	335.00
		PNC BANK NATIONAL ASSOCIATION		VICTIM SUPPLIES	10.83
		TEXAS COMPTROLLER OF PUBLIC ACCOUNTS		DEC 2025 STATE SALES TAX	9,849.14
				FY26 Q1 CRIMINAL COSTS & F	39,191.34
		TEXAS MUNICIPAL RETIREMENT SYSTEMS		TMRS MONTHLY CONTRIBUTION	71,306.26
				TMRS MONTHLY CONTRIBUTION	7,480.42
		UNITED WAY FOR GREATER AUSTIN		UNITED WAY CONTRIBUTIONS	5.00
				UNITED WAY CONTRIBUTIONS	5.00
		WEX HEALTH, INC. DBA: WEX		38705 FSA	1,126.85
				38705 FSA	1,126.85
				38705 FSA-BEN WHITE (TEDC)	166.67
		TAYLOR PROFESSIONAL FIREFIGHTER ASSOCI		ACCT #2091015 TAYLOR FF AS	1,102.00
				ACCT #2091015 TAYLOR FF AS	1,102.00
		INTERNATIONAL CITY MANAGEMENT ASSOC RE		PLAN ID 307325-CONTRIBUTOR	1,487.00
				PLAN ID 307325-ROTH	565.00
				PLAN ID 307325-CONTRIBUTOR	1,487.00
				PLAN ID 307325-ROTH	565.00
		LIBERTY NATIONAL LIFE INSURANCE		GLOBE LIFE JAN 2026	461.04
				GLOBE LIFE DEC-JAN2026	691.56
		HEALTH CARE SERVICE CORPORATION		BCBS INV.	28,962.35
				RETIREE DEPENDENT	986.07
				BCBS/ TEDC	2,727.08
		HUMANA INSURANCE COMPANY		CARLSON/WHITE-TEDC	14.37
				HUMANA VISION 2025	344.77
				CARLSON/WHITE -TEDC	70.86
				HUMANA DENTAL 2025	2,912.20
		SYMETRA LIFE INSURANCE COMPANY		SYMETRA VOL LIFE	1,598.91
				SYMETRA VOL LIFE/TEDC	60.00
				SYMETRA BASIC LIFE/TEDC	54.00
				TOTAL:	182,359.65
CITY COUNCIL	GENERAL FUND	PNC BANK NATIONAL ASSOCIATION		FOOD FOR COUNCIL MEETING	148.85
				SNACKS FOR COUNCIL MEETING	11.28
				CHAMBER LUNCHEON 12/5	80.00
				RETIREMENT PLAQUE	76.99
				CHAMBER LUNCHEON	75.00
		VERIZON WIRELESS		CELLPHONES	197.30
				MIFI	37.99

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		DENTON NAVARRO ROCHA BERNAL SANTEE & Z	LEGAL SERVICES - CHARTER	589.00
			LEGAL REVIEW-TPIA	65.00
		UNIVERSE TECHNICAL TRANSLATION INC	TRANSLATING SERVICES	217.52
		TAYLOR LIONS FOUNDATION	COUNCIL CHILI MEAL 1.22	120.00
		GWOSDZ, THOMAS A. DBA: THE GWOSDZ LAW	HISTORICAL DISTRICT LEGAL	481.25
			TOTAL:	2,100.18
CITY MANAGER OFFICE	GENERAL FUND	PNC BANK NATIONAL ASSOCIATION	CARLY NAME TAG	25.47
			ENVELOPES	15.88
			ENVELOPES	36.28
			ADOBE	10.81
			CITY COUNCIL CHRISTMAS CAR	24.48
			TISCHLER BISE DEPT. MEETIN	33.58
			TISCHLER BISE DEPT. MEETIN	97.47
			CHAMBER LUNCHEON 12/5	95.00
			FUNERAL FLOWERS CHRIS/MIRE	230.01
			I-CLOUD STORAGE	0.99
			PROJECT MGMNT CERTIFICATIO	395.00
			CHAMBER LUNCHEON	75.00
			COFFEE	6.22
		TAYLOR OFFICE PRODUCTS INC	CH: COPY PAPER	32.34
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	6,249.35
		VERIZON WIRELESS	CELL PHONES	118.38
			CITY MANAGER	57.99
		BLUETRITON BRANDS, INC.	CH/BOTTLED WATER 12/18/25	6.44
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	1,746.44
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	14.37
			HUMANA DENTAL 2025	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	94.41
			SYMETRA LIFE & AD&D	56.55
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	9,565.45
COMMUNICATIONS	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	PROJECTOR REPLACEMENT	359.00
		ART OFFICE SIGNS	DONNA CHANNEL SIGNS	90.00
		PNC BANK NATIONAL ASSOCIATION	FRAUD REFUNDS FACEBOOK	43.00-
			FRAUD REFUNDS FACEBOOK	47.00-
			FRAUD REFUNDS FACEBOOK	17.56-
			FRAUD REFUNDS FACEBOOK	11.71-
			EMBROIDERY SHIRT	15.00
			ENVELOPES	15.88
			DRONE PARTS	5.99
			EMBROIDERY SHIRT	12.50
			ENVELOPES	36.28
			REPLACEMENT BOLTS & NUTS P	13.26
			COFFEE LEAD TAYLOR	16.24
			MEETING MAYOR/ZION PASTER	14.07
			AUSTIN BUSINESS JOURNAL	4.00
			ROCKVILLE AUDIO	10.77
			CHAMBER LUNCHEON 12/5	20.00
		TAYLOR OFFICE PRODUCTS INC	CH: COPY PAPER	32.34
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	2,124.12
		VERIZON WIRELESS	CELL PHONES	78.92
		BLUETRITON BRANDS, INC.	CH/BOTTLED WATER 12/18/25	6.44
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	1,746.44
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HUMANA DENTAL 2025	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	48.27
			SYMETRA LIFE & AD&D	29.10
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.74
			TOTAL:	4,711.91
HUMAN RESOURCES	GENERAL FUND	PNC BANK NATIONAL ASSOCIATION	TML DUES	100.00
			ENVELOPES	15.89
			ENVELOPES	36.28
			EMP. APR. JACKETS	329.74
			EMP. APR. JACKETS	1,831.55
			EMP. APR. JACKETS	2,811.05
			TML MEMBERSHIP FEE	100.00
			EMPLOYEE APP. CUPCAKES	65.92
		TAYLOR OFFICE PRODUCTS INC	CITY AWARDS/TROPHIES	1,299.00
			CITY AWARDS ENGRAVING	60.00
			CH: COPY PAPER	32.34
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	4,092.90
		VERIZON WIRELESS	CELL PHONES	124.38
		BLUETRITON BRANDS, INC.	CH/BOTTLED WATER 12/18/25	6.44
		BULA NETWORK, LLC	LASHON G/COACHING DEC2025	200.00
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	1,746.44
		HUB INTERNATIONAL TEXAS, INC.	HUB JANUARY 2026	3,150.00
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	14.37
			HUMANA DENTAL 2025	70.86
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	79.33
			SYMETRA LIFE & AD&D	47.55
			TOTAL:	16,214.04
CITY CLERK	GENERAL FUND	PNC BANK NATIONAL ASSOCIATION	ENVELOPES	15.89
			ENVELOPES	36.28
			TMCA CHAPTER DUES	30.00
		TAYLOR OFFICE PRODUCTS INC	CH: COPY PAPER	32.34
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	1,735.11
		VERIZON WIRELESS	CELL PHONES	39.46
		STERICYCLE, INC. DBA: SHRED-IT	SHREDDING SERVICES DEC 25	903.07
		BLUETRITON BRANDS, INC.	CH/BOTTLED WATER 12/18/25	6.44
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			HUMANA DENTAL 2025	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	37.81
			SYMETRA LIFE & AD&D	22.80
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	3,011.77
FINANCE	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	WIRED HEADPHONES	28.94
			CALENDAR, PRINTER CABLE	32.34
			LINDSAY'S STAPLER	38.55
			SCANNER, CLIPBOARD, CALEN	200.88
		CITY NATIONAL BANK	SAFE DEPOSIT BOX RENTAL	55.00
		PNC BANK NATIONAL ASSOCIATION	ENVELOPES	15.89
			ENVELOPES	36.27
			TEXAS SMART BUY MEMBERSHI	100.00
			LUNCH FOR TRAINING/PURCHAS	48.99
			LUNCH FOR TRAINING/PURCHAS	32.93
		GRANITE MEDIA PARTNERS, INC. DBA: TAYL	AUDIT SERVICES AD	237.00
			AUDIT SERVICES AD	225.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TAYLOR OFFICE PRODUCTS INC	CH: COPY PAPER	32.34
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	6,683.24
		VERIZON WIRELESS	CELL PHONES	78.92
		BLUETRITON BRANDS, INC.	CH/BOTTLED WATER 12/18/25	6.44
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	3,492.88
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	19.16
			HUMANA DENTAL 2025	94.48
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	137.25
			SYMETRA LIFE & AD&D	82.20
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	11,774.45
MUNICIPAL COURT	GENERAL FUND	AT&T	MUNICIPAL COURT	237.86
		ADT SECURITY SERVICES INC	109 W 5TH ST SEC FEB2026	82.73
		BRINKS, INCORPORATED	BRINKS JANUARY 2026	1,064.61
		TEXAS DEPARTMENT OF INFORMATION RESOUR	DECEMBER 2025 MUNICIPAL CO	0.56
		TYLER TECHNOLOGIES, INC	INSITE TRANSACTION FEES	336.00
			COURT NOTIFICATION CALLS	123.20
			BRAZOS ECITATION MAINTEN	7,165.02
		ODP BUSINESS SOLUTIONS, LLC	OFFICE DEPORT- TAPE	16.99
			TMC ENVELOPES/PENS	58.59
		PNC BANK NATIONAL ASSOCIATION	BACKGROPUND CHECKS	125.00
			REFUND	29.99-
			TMCEC - FINE BOOK	20.22
			WATER	10.94
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	1,390.01
		ATMOS ENERGY	NATURAL GAS-109 W 5TH ST	129.61
		VERIZON WIRELESS	CELL PHONES	39.46
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	XEROX CONTRACT BASE/OVER	1,435.59
		QUADIENT LEASING USA, INC.	TMC POSTAGE RENTAL FY26	214.62
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	205.78
		WILSON, LUCAS C. DBA: ATTORNEY AT LAW	MUNICIPAL JUDGE SVC DEC25	2,275.00
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	1,746.44
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			HUMANA DENTAL 2025	47.24
		SYMETRA LIFE INSURANCE COMPANY	TERM AVILA	32.88-
			SYMETRA LTD	30.48
			TERM ERICA AVILA	10.96-
			SYMETRA LIFE & AD&D	18.45
			TERM ERICA AVILA	6.60-
			TOTAL:	16,703.55
DEVELOPMENT SERVICES	GENERAL FUND	ART OFFICE SIGNS	COMP PLAN TOWN HALL SIGNS	1,275.00
		TEXAS DEPARTMENT OF INFORMATION RESOUR	DISPATCH CIRCUIT DEC 2025	413.28
		HDR ENGINEERING INC	TO # 41 PERMIT EXPEDITING	20,390.00
			HDR GIS - DEV SVCS SUPPOR	2,209.62
			DEVELOPMENT STAFF AUGMENT	39,599.43
			DEVELOPER APP PERMIT REVS	23,200.28
			DEVELOPMENT INSPECTION	3,662.03
		WASTE CONNECTIONS LONE STAR, INC.	711 BURKETT ST ROLOFFS	1,297.86
		PNC BANK NATIONAL ASSOCIATION	INTERVIEW PANEL FOR DEV SR	125.82
			BULK MAIL OUT	994.34
			ENVELOPES	15.89
			ENVELOPES	36.27
		GRANITE MEDIA PARTNERS, INC. DBA: TAYL	PZ-2025-2580 & 2025-2578	235.00
			HIST PRESERV DIS NOTICE	190.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PZ-2025-2651	237.00
		TAYLOR OFFICE PRODUCTS INC	CH: COPY PAPER	32.36
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	6,868.38
		VERIZON WIRELESS	CELL PHONES	321.23
		AFFION PUBLIC	EXECUTIVE JOB SEARCHES	9,333.33
		DELL FINANCIAL SERVICES	DEV SERVICES COMPUTERS	1,049.01
		BLUETRITON BRANDS, INC.	CH/BOTTLED WATER 12/18/25	6.45
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	6,112.54
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	23.95
			HUMANA DENTAL 2025	165.34
		SYMETRA LIFE INSURANCE COMPANY	TERM PEYTON SACKETT	1.93-
			SYMETRA LTD	117.79
			ADJ DANIEL CISNEROS	1.10
			TERM PEYTON SACKETT	15.30-
			SYMETRA LIFE & AD&D	70.80
			ADJ DANIEL CISNEROS	0.60
			TERM PEYTON SACKETT	9.30-
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	118,053.92
MAIN STREET PROGRAM	GENERAL FUND	PNC BANK NATIONAL ASSOCIATION	NIECY BAUM NAME TAGS	47.38
			STORAGE TUBS	51.22
			CONSTANT CONTACT	59.00
		TAYLOR OFFICE PRODUCTS INC	CH: COPY PAPER	32.34
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	926.36
		VERIZON WIRELESS	CELL PHONES	78.92
			CELL PHONES	20.00
		ASCAP	ASCAP ANNUAL LICENSE	459.08
		BMI	BMI ANNUAL CONTRACT 2026	459.00
		BLUETRITON BRANDS, INC.	CH/BOTTLED WATER 12/18/25	6.45
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	1,746.44
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			HUMANA DENTAL 2025	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	52.35
			SYMETRA LIFE & AD&D	31.35
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
		KINGERY-BOLES, CHANNING C.	MS MEETING/RENT HOWARD	99.00
		SESAC RIGHTS MANAGEMENT INC DBA: SESAC	SESAC ANNUAL MUSIC LICENS	637.45
			SESAC ANNUAL MUSIC LICENS	641.00
			TOTAL:	5,499.91
CD-MOODY MUSEUM	GENERAL FUND	ADT SECURITY SERVICES INC	ADT MOODY SECURITY	419.79
		PNC BANK NATIONAL ASSOCIATION	ADT SECURITY	428.32
			ADT SECURITY	428.32
		ATMOS ENERGY	114 W 9TH ST-NATURAL GAS	143.68
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	378.44
			TOTAL:	1,798.55
PUBLIC LIBRARY	GENERAL FUND	AT&T	LIBRARY	505.11
		AMAZON.COM SALES, INC DBA: AMAZON.COM	PROGRAM MATERIALS	28.25
			LANYARDS	7.59
			PAPER	29.07
			FREEZER BAGS	9.48
			POWER STRIPS	19.98
			RUBBERBANDS, COFFEE CUPS	14.58
			PRINTER PAPER	64.33

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SIGN HOLDERS	37.99
			CREDIT POWER STRIPS	19.98-
			SUPPLIES YELLOW CARDSTOCK	26.98
			BATTERIES, POSTERS	18.22
		DEMCO, INC.	BOOKMARKS, SPINES, LABELS	187.26
		INGRAM BOOK COMPANY	LIBRARY BOOKS	70.23
			LIBRARY BOOKS	40.56
			LIBRARY BOOKS	125.24
			LIBRARY BOOKS	147.03
			LIBRARY BOOKS	28.79
			LIBRARY BOOKS	50.94
			LIBRARY BOOKS	32.08
			LIBRARY BOOKS	136.18
			LIBRARY BOOKS	16.87
			LIBRARY BOOKS	128.62
			LIBRARY BOOKS	102.61
			LIBRARY BOOKS	101.60
			LIBRARY BOOKS	28.57
			LIBRARY BOOKS	22.29
			LIBRARY BOOKS	175.68
			LIBRARY BOOKS	81.11
			LIBRARY BOOKS	47.68
			LIBRARY BOOKS	22.32
		MISCELLANEOUS STEPHANIE ORTON	STEPHANIE ORTON:RETURNED B	17.00
		PNC BANK NATIONAL ASSOCIATION	TML DUES	50.00
			STAMPS	78.00
			SUPPLIES	66.34
			AUSTIN AMERICAN STATEMAN	31.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	4,369.37
		ATMOS ENERGY	NATURAL GAS-801 VANCE ST	281.17
		VERIZON WIRELESS	CELL PHONES	39.46
			LIBRARY GATEWAY	30.00
		CHARTER COMMUNICATIONS DBA SPECTRUM	LIBRARY INTERNET JAN 2026	143.49
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	1,093.10
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	6,985.76
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	33.53
			HUMANA DENTAL 2025	165.34
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	99.56
			ADD ABIGAIL SACHNIK	14.30
			SYMETRA LIFE & AD&D	60.00
			ADD ABIGAIL SACHNIK	8.55
			TOTAL:	15,853.23
FIRE DEPARTMENT	GENERAL FUND	AT&T	CITY HALL (CIVIL DEF)	48.72
			VICTORIA STATION	48.72
			FIRE DEPT	200.86
		AMAZON.COM SALES, INC DBA: AMAZON.COM	A/AA BATTERIES	72.95
			6L BATTERY	19.00
		BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	3.45
			MEDICAL SUPPLIES	1,285.88
			MEDICAL SUPPLIES	1,824.80
		CASCO INDUSTRIES INC.	SCBA FLOW TESTS	340.00
			RIT bags & SCBA accessori	10,264.00
		TEXAS DEPARTMENT OF INFORMATION RESOUR	DECEMBER 2025 FIRE DEPT	1.16
		PNC BANK NATIONAL ASSOCIATION	BALL CAPS	384.00
			CARDS	166.49

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			OFFICER MEETING	49.98
			STAMPS	78.00
			RATS TRAINING	300.00
			COFFEE	54.36
			CLEANING SUPPLIES	47.82
			I-CLOUD STORAGE	0.99
			1/28/2026 REGISTRATION	575.00
			FIRE SATELLITE RADIO	67.45
			I-CLOUD CHARGES	0.99
			I-CLOUD STORAGE	0.99
			I-CLOUD STORAGE	0.99
			CHRISTMAS TREE FOR FIRE DE	39.22
			OFFICER 1 CERTIFICATION	87.17
			RR ANNUAL TRUCK SCHOOL	300.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	34,540.39
		ATMOS ENERGY	NATURAL GAS-705 CARLOS PA	198.75
			NATURAL GAS-200 WASHBURN	312.47
		VERIZON WIRELESS	FIRE DEPT GATEWAY	60.00
			FD CELL MDM	13.50
			CELL PHONE	223.26
			DATA CARDS	443.08
		WILLIAMSON COUNTY AUDITOR'S OFFICE	FD 2ND QRT RADIO BILLING	4,508.64
			FY26-DISPATCH SERVICE FEE	14,078.96
		MES I ACQUISITION INC.	MIGHTY STRUT SYSTEM	9,499.99
			AIR BAGS AND ACCESSORIES	7,600.03
			1 DEPARTMENT JOB SHIRT	82.45
			AIR BAGS AND ACCESSORIES	242.49
			AIR BAGS AND ACCESSORIES	478.00
			AIR BAGS AND ACCESSORIES	1,999.00
		AT&T U-VERSE	FD INTERNET JAN 2026	128.40
		IMPACT PROMOTIONAL SERVICES, LLC DBA:	SHIPPING FOR UNIFORMS	25.82
		DELL FINANCIAL SERVICES	FIRE DEPT COMPUTERS	1,579.82
		ACROSS THE STREET PRODUCTIONS	ANNUAL RENEWAL	2,625.00
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	1,239.44
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	23,576.94
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	129.33
			HUMANA DENTAL 2025	637.74
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	667.52
			ADJ BRANDON SELLEARS	0.50
			SYMETRA LIFE & AD&D	399.45
			ADJ BRANDON SELLEARS	0.30
			TOTAL:	121,554.26
POLICE DEPARTMENT	GENERAL FUND	AT&T	POLICE DEPT	241.00
		AMAZON.COM SALES, INC DBA: AMAZON.COM	POLOS	50.00
			SURGE PROTECTORS/EX CORDS	102.53
			SUGAR REFUND PO#261516	50.42-
			DIVIDERS, PINS, TACKS	390.25
			EVIDENCE STICKERS	11.98
			SHREDDER/DYMO PRINTERS	312.82
			HOOKS, DESK ORGANIZERS	88.12
			GAUZE	19.94
			PRINTERS/SWITCH	464.92
		R. BRENT KRIEGEL, INC. DBA: BROOKSHIRE	K.URBAN NOTARY CERT	71.57
		TEXAS DEPARTMENT OF INFORMATION RESOUR	DECEMBER 2025 POLICE	0.47
		GLOBALSTAR, INC AND SUBSIDIARY DBA: GL	PD SATELLITE PHONE FINAL	132.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ABSOLUTE SOFTWARE, INC	PD VPN RENEWAL (42)	4,665.00
		PNC BANK NATIONAL ASSOCIATION	CHRISTMAS DECORATIONS	28.50
			PAPER TOWELS	32.29
			DRINKS FOR SWEAR IN	13.26
			SWORN POLOS EMBROIDERY	113.40
			TARGET FOR FIREARMS	379.13
			PHONE CASES SGTS PHONES	91.52
			BICYCLE REPAIRS	344.83
			CAKE FOR SWEAR IN	49.98
			SWORN LONG SLEEVE SHIRT	537.57
			2025 CHRISTMAS CARDS	57.00
			POLOS EMBROIDERY	268.62
			I-CLOUD STORAGE	0.99
			DESKS FOR EVIDENCE	1,133.00
			PD SATELLITE RADIO	107.45
			PD SATELLITE RADIO PURCHA	1,499.00
		TSCHOERNER, RANDOLPH DBA: RANDY'S WREC	TOW FEE RE:20260104002	277.80
			MOVE FEE RE:20260104002	80.00
			MOVE FEE RE:20251016001	80.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	43,651.21
		TRANSUNION RISK AND ALTERNATIVE DATA S	TLO CID SEARCHES DEC 2025	100.00
		VERIZON WIRELESS	PD CELL MDM	51.75
			PD CELL PHONE	966.27
			DATA CARDS	795.04
		AFFION PUBLIC	POLICE CHIEF CONSULTING	9,333.33
		WILLIAMSON COUNTY AUDITOR'S OFFICE	FY26 WILCO RADIO QRT 2	7,420.47
		IT VOICE	FY26 PD MONTHLY IT FEB26	8,390.34
		CLARIS INTERNATIONAL INC.	FILEMAKER RENEWAL X6 LICE	1,188.00
		CSE, INC	2026 CRIMESOFT RENEWAL	495.00
		SECURITAS TECHNOLOGY CORPORATION	FEB 2026 KEYSCAN MAINT	67.02
		DELL FINANCIAL SERVICES	POLICE DEPT COMPUTERS	5,374.98
			POLICE DEPT COMPUTERS	1,429.26
		CHARTER COMMUNICATIONS DBA SPECTRUM	BACKUP INTERNET JAN 2026	343.45
		AVAYA FINANCIAL SERVICES	FY26 AVAYA - PD SOFTWARE	355.49
		KONICA MINOLTA PREMIER FINANCE	C4050I RECOR COPIER LEASE	170.00
			C250I PATROL COPIER LEASE	268.11
		AT&T CORP	PHONE - CLAUDIA	41.89
			PD CAD UNIT #351	30.00
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	1,312.81
		VERSATERM PUBLIC SAFETY US, INC.	IAPRO/BLUETEAM RENEWAL	5,512.50
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	30,562.70
			TERM COVERAGE ARCE	2,150.46-
			TERM CAMPBELL, ERIC	926.93-
			TERM VILLALOBOS	873.22-
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	172.44
			TERM E. CAMPBELL	4.79-
			TERM VILLALOBOS	4.79-
			HUMANA DENTAL 2025	897.56
			TERM E. CAMPBELL	23.62-
			TERM VILLALOBOS	23.62-
		SYMETRA LIFE INSURANCE COMPANY	ADD AURIEL RIVERA	16.00
			SYMETRA LTD	809.96
			ADJ POLICE /ADD RIVERA	24.04
			SYMETRA LIFE & AD&D	487.80
			ADJ POLICE/ADD A. RIVERA	14.40
			TOTAL:	127,869.41

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
ANIMAL CONTROL	GENERAL FUND	AT&T	ANIMAL CONTROL	216.24
		AMAZON.COM SALES, INC DBA: AMAZON.COM	ACO/LYSOL SPRAY	28.95
			ACO/MICROCHIPS, ODOBAN	283.47
			ACO/COPY PAPER	44.80
			ACO/SYRINGES & NEEDLES	71.94
			ACO/SYRINGES	32.22
		TEXAS DEPARTMENT OF INFORMATION RESOUR	DECEMBER 2025 ANIMAL CONTR	4.00
		PNC BANK NATIONAL ASSOCIATION	ACO INTERNET	165.00
			ACO INTERNET	165.00
			SHELTERMANAGER	395.00
			NOBIVAC CANINE VACCINES	425.42
			PINE BEDDING	41.94
			LITTER	56.46
			CLEANING SUPPLIES	182.31
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	3,165.75
		VERIZON WIRELESS	CELL PHONES	118.38
			ACO GATEWAY	30.00
		DELL FINANCIAL SERVICES	ANIMAL SHELTER COMPUTERS	789.91
		CHARTER COMMUNICATIONS DBA SPECTRUM	ACO SPECTRUM INTERNET	128.64
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	1,385.66
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	4,366.10
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	23.95
			HUMANA DENTAL 2025	118.10
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	66.02
			SYMETRA LIFE & AD&D	36.00
		MARATHON STAFFING GROUP, INC.	KENNEL TECHS 12/28-1/3/26	1,472.44
			KENNEL TECHS 1/4-1/10/26	1,798.40
			KENNEL TECHS 1/11-1/17/26	1,618.56
		LITTLE VETERINARY SERVICES PLLC	FY 26 VETERINARIAN SRVCS	1,695.00
			FY 26 VETERINARIAN SRVCS	1,115.00
			FY 26 VETERINARIAN SRVCS	855.00
			FY 26 VETERINARIAN SRVCS	780.00
			TOTAL:	21,675.66
STREETS & GROUNDS	GENERAL FUND	A-LINE AUTO	UNIT#587&585 PURUS DEF	19.98
			PURUS DEF 2.5 GALLON	9.99
			PURUS DEF 2.5 GALLON	9.99
			UNIT#585 PURUS DEF 2.5 GA	19.98
			SANDER&LOADER/PURUS DEF	29.97
		AT&T	PUBLIC WORKS	306.10
		AMAZON.COM SALES, INC DBA: AMAZON.COM	MULTIMETER	35.99
			CALENDARS 2026	36.64
			COVERALLS- M. REYES	79.99
			LAPTOP BAG/MOUSE J.GENSLE	22.88
			INSULATED OVERALS	185.88
			JIM GRAY/OTTERBOX	44.75
		AMERICAN PUBLIC WORKS ASSOCIATION	GRAY/BACHMEYER/THOMAS DUE	723.00
		CENTERLINE SUPPLY, INC	NO TRUCK SIGNS	453.60
			YELLOW DELINEATORS	222.00
			ORANGE BARRELS	539.55
		UNITED AG & TURF	BACK PACK BLOWER (1)	359.80
			CHAINSAW CHAINS	335.79
		TEXAS DEPARTMENT OF INFORMATION RESOUR	DECEMBER 2025 PUBLIC WORKS	2.35
		HDR ENGINEERING INC	HDR/CITY MEETINGS 50%	2,118.88
		HEART OF TEXAS LANDSCAPE & IRRIGATION	MOODY/IRRIGATION REPAIR	1,102.00
		KRUSE, KELLY D DBA KRUSE ELECTRIC SER	FIX WELCOME SIGN-N MAIN	575.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		THE LEVY COMPANY, INC.	PAULA&MALL/RANDALL&NORTH	1,958.00
		MARTINEZ, ROBERTO	2026 TX-APWA WORKSHOP	78.00
		PNC BANK NATIONAL ASSOCIATION	I-CLOUD STORAGE	0.99
			I-CLOUD STORAGE	2.99
			I-CLOUD STORAGE	2.99
			TOLL CHARGES 589	28.02
			TOLL CHARGES #504	109.50
			TOLL CHARGES #575	46.73
			TREE WRAPPING AT HERITAGE	48.48
			TREE WRAPPING AT HERITAGE	630.24
			HERBICIDE LICENSE CUE'S	65.87
			TOLL CHARGES # 580	5.34
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	13,744.58
		TRACTOR SUPPLY COMPANY	BOOTS-HEATHER STEFFEK	189.99
			FUEL FILTER-DIESEL TANK	54.99
		ATMOS ENERGY	NATURAL GAS-1424 N MAIN	369.90
		UNITED RENTALS (NORTH AMERICA), INC.	40-50' BOOM-CHRISTMAS REM	1,604.14
		VERIZON WIRELESS	CELL PHONES	333.22
			GATEWAY ROUTER	30.00
			GATEWAY SIGN	37.99
		BACHMEYER, BRETT	2026 TX-APWA WORKSHOP	78.00
		MCCOY'S BUILDING SUPPLY	KEY MASTER PADLOCK	25.92
			PIN PADLOCK	24.00
			UN#504 SLEDGE HAMMER	35.76
			CONCRETE @ JANICE/YEMEN	11.78
			TIE DOWN STRAP	21.06
			MARKING PAINT	44.48
			WEDGE ANCHORS	20.72
			POST HOLE DIGGER	57.12
			CONCRETE MIX	11.78
		CTWP	ST/GR COPIER MAINT AGMT	30.72
			ST/GR COPIER MAINT AGMT	53.14
		DELL FINANCIAL SERVICES	STREET DEPT COMPUTER	1,443.56
		COMMUNITY COFFEE COMPANY LLC	1424 N MAIN/COFFEE SERVIC	196.15
		UNIFIRST HOLDINGS INC	ST/GR UNIFORMS	357.61
			ST/GR UNIFORMS	357.61
			ST/GR UNIFORMS	358.96
			ST/GR UNIFORMS	357.61
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	39,177.65
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	13,098.30
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	71.85
			HUMANA DENTAL 2025	330.68
		SYMETRA LIFE INSURANCE COMPANY	ADD DANIEL NIEVES	1.93
			SYMETRA LTD	262.27
			ADD DANIEL NIEVES	13.04
			SYMETRA LIFE & AD&D	150.00
			ADD DANIEL NIEVES	7.80
		YOUNG, TOMMY	2026 TX-APWA WORKSHOP	78.00
		SITEONE LANDSCAPE SUPPLY HOLDING, LLC	LANDSCAPE MIX-CEMETERY	259.71
		DIY EQUIPMENT LLC	CHAINSAW CHAINS	243.00
			CHAINSAW CHAINS	114.00
			CHAINSAW CHAINS	41.00
			TOTAL:	83,911.28
PARKS & RECREATION	GENERAL FUND	AT&T	PARKS & REC	54.91
		AMAZON.COM SALES, INC DBA: AMAZON.COM	OFFICE COFFEE SUPPLIES	29.95

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CABLE TIES HEAVY DUTY	263.94
			TRP/NOTEBOOKS	15.28
			CLOROX CLEANING	34.61
			TRPSC/DRAIN GRATES	27.00
		EAGLE FLAG PRODUCTS, INC.	SESQUICENTENNIAL FLAGS	647.12
		FERGUSON FACILITIES SUPPLY #61	SOAP, GLOVES, PINE-SOL	3,333.59
		WILLIAMS SCOTSMAN, INC.	MOBILE MINI 1/8/26-2/6/26	102.00
		PNC BANK NATIONAL ASSOCIATION	HERITAGE SQ LIGHTS	249.56
			FACEBOOK ADS	27.00
			OFFICE WATER	25.44
			I-CLOUD STORAGE	0.99
			ICLOUD STORAGE	0.99
			STAFF LUNCH	224.84
			RETURNED LIGHTS	135.84-
			STAFF MEETING & LUNCH	51.44
			DRINKS	49.24
			CHRISTMAS DECO	38.52
			DRINKS FOR STAFF MEAL	23.80
			CHRISTMAS TREE LIGHTING EV	129.03
			CHRISTMAS TREE LIGHTING EV	34.95
			STAFF LUNCH	38.93
			MEMBERSHIP	100.00
			MEMBERSHIP	100.00
			LANDSCAPE MULCH	674.48
			I-CLOUD STORAGE	0.99
		TAYLOR SPORTING GOODS	2025 BASKETBALL JERSEYS	3,928.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	9,062.06
		ATMOS ENERGY	NATURAL GAS-1418 DAVIS ST	108.58
			NATURAL GAS-1418 DAVIS ST	150.39
		ULINE, INC.	ULINE STORAGE SHELF	664.05
		VERIZON WIRELESS	CELL PHONES	197.30
			IPAD	20.00
			PARKS GATEWAY	30.00
		FRANKS, VANLAWRANCE	2026 BASKETBALL REFEREE	200.00
		MCCOY'S BUILDING SUPPLY	DUCT TAPE, HANDLE, SCREWS	118.59
			TORPEDO LEVELS	8.41
			SPRAY BOTTLE, WALL BRUSH	38.05
			CONTAINERS, BRUSH, PRIMER	192.47
			CREDIT NAIL SET	25.55-
			NAIL BRIGHT	14.33
			MEASURE CONTAINER	2.44
		TEXAS RECREATION & PARK SOCIETY	2026 TRAPS STATE CONF.	2,370.00
		ERIC DONNELL JACKSON	MURPHY PARK REPAIR LOCKS	150.00
		RYAN SANDERS SPORTS SERVICES, LLC	FIELD CHALK & CONDITIONER	1,086.20
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	TRPSC MONTHLY SERVICE	39.81
		WHIRLIX DESIGN INC.	FITNESS STRUCTURE PARTS	424.00
		DELL FINANCIAL SERVICES	PARKS & REC COMPUTER	789.91
		FAISON, TONY	2026 BASKETBALL REFEREE	120.00
		JACKSON FENCING & WELDING	TRP GATE REPAIRS	2,850.00
			REPAIR HAND RAIL AT TRP	250.00
		DAVID FENSKE SAND & GRAVEL LLC	TRP SELECT TOP DRESSING	925.00
		AVAYA FINANCIAL SERVICES	AVAYA P&R TRP PHONES	121.60
		MOORE, DE'QUINNA	2026 BASKETBALL REFEREE	160.00
		EZROW CLEANING LLC	DICKEY JANITORIAL JAN2026	282.00
			DICKEY JANITORIAL JAN2026	85.00
		NORTHWEST CASCADE INC DBA HONEY BUCKET	PORTAPOTTY PICKLEBALL	211.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			BULL BRANCH PORTAPOTTY	145.00
			DELIVERY CHARGE	225.00
			HONEY BUCKET PORTA POTTY	145.00
		PRIMARY CONCRETE, LLC	ANNUAL RESEAL SKATEPARK	2,900.00
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	12,858.24
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	6,112.54
			TERM RAMIREZ	873.22-
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	38.32
			TERM RAMIREZ	4.79-
			HUMANA DENTAL 2025	188.96
			TERM B. RAMIREZ	23.62-
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	166.54
			SYMETRA LIFE & AD&D	97.20
		DOH, NATASHA	2026 BASKETBALL REFEREE	160.00
		HD SUPPLY, INC.	CAN LINERS/TOILET PAPER	195.12
		THE WRIGHT VENTURE COMPANY, LLC	P&R THOR GUARD LIGHTNING	1,125.00
		ENSOR, MATT DBA: LAZY E RANCH LLC	MEMORIAL FIELD SOIL ADDIT	2,940.00
			TOTAL:	57,112.19
BUILDING MAINTENANCE	GENERAL FUND	AT&T	CITY HALL FAX	661.83
		AMAZON.COM SALES, INC DBA: AMAZON.COM	NICOLE - OFFICE L/S SHIRT	69.97
			TOLIET PAPER	72.74
			PRINTER DRUM REPLACEMENT	28.49
			CLEANING SUPPLIES/TABLETS	28.64
			ODOR ELIMINATOR	54.30
			PHONE CASE, NOTBOOK, TAPE	51.78
		EAGLE FLAG PRODUCTS, INC.	SESQUICENTENNIAL FLAGS	970.68
		HOME DEPOT CREDIT SERVICES	CITY HALL - PORTABLE A/C	479.00
		PNC BANK NATIONAL ASSOCIATION	ENVELOPES	15.89
			ENVELOPES	36.27
			CHRISTMAS DECORATIONS	91.30
			CHRISTMAS DECOR	50.28
			I-CLOUD STORAGE	0.99
			MISC TEAM BLDG	24.92
			DRINKS FOR TEAM BLDG	9.91
			LUNCH FOR TEAM BLDG	94.94
			SAFEGUARD AMEERICA	10.77
			I-CLOUD STORAGE	0.99
			BROOM/DUST PAN	10.78
			BROOM/DUST PAN	10.78
			INK FOR PRINTER	56.92
			SHIRTS	18.00
		TAYLOR OFFICE PRODUCTS INC	CH: COPY PAPER	32.34
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	4,417.32
		ATMOS ENERGY	NATURAL GAS-400 PORTER ST	252.68
		VERIZON WIRELESS	CELL PHONES	236.76
			MDM LICENSE	2.25
		MCCOY'S BUILDING SUPPLY	CH/WO10719 ALUM PLATE	10.28
			NEW PW BLDG/KEYS	10.37
			CH/WO10723 PUTTY KNIFE	27.80
			PW/WO10724 FLUSH LEVER	10.26
			CH/WO10726 SCRAPER BOTTLE	9.92
			CH/WO10722 LATEX PAINT	32.50
		WILLIAMS, JAMES D. DBA:	FS1: MOLD INSP/AIR SAMPLE	1,900.00
			FS2: MOLD INSP/AIR SAMPLE	1,200.00
		UNIFIRST HOLDINGS INC	1201 N MAIN ST/MATS	4.10

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			1424 N MAIN ST/MATS	20.32
			1201 N MAIN ST/MATS	4.10
			1424 N MAIN ST/MATS	20.32
			1201 N MAIN ST/MATS	4.10
			1424 N MAIN ST/MATS	10.51
			1424 N MAIN ST/MATS	9.81
			1201 N MAIN ST/MATS	4.10
			1424 N MAIN ST/MATS	20.32
		BLUETRITON BRANDS, INC.	CH/BOTTLED WATER 12/18/25	6.45
		AMBASSADOR SERVICES, LLC.	JANITORIAL SERVICES JAN26	3,122.86
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	1,792.06
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	3,492.88
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	19.16
			HUMANA DENTAL 2025	94.48
		SYMETRA LIFE INSURANCE COMPANY	ADD GLORIA DEL TORO	30.00
			SYMETRA LTD	94.17
			ADD GLORIA DEL TORO	14.35
			SYMETRA LIFE & AD&D	56.85
			ADD GLORIA DEL TORO	8.70
		HD SUPPLY, INC.	PAPER TOWELS	30.17
		PERRY	NABC, GLASS CLEANER, CIDE	193.36
			BOWL CLEANER, TISSUE, KLE	341.59
			TOTAL:	20,387.41
INFORMATION TECHNOLOGY	GENERAL FUND	AT&T	PD, AT&T FIBER INTERNET	868.31
			CH, AT&T FIBER INTERNET	868.31
		PNC BANK NATIONAL ASSOCIATION	MURPHY POOL INTERNET	105.55
			ATT UVERSE MOODY MUSEUM	80.42
			ATT UVERSE MURPHY POOL	105.55
			CHRISTMAS DECOR	80.42
			INTERNET 205 E EDMOND ST	155.72
		TIME WARNER CABLE DBA SPECTRUM	NEW PW BDG - INTERNET	155.72
		VERIZON WIRELESS	GATEWAY SERVER ROOM	30.00
			GATEWAY UNASSIGNED	30.00
		IT VOICE	NEW PW BDG:MERAKI LICENSE	452.00
			ANTIVIRUS SOFTWARE PD	648.96
			MANAGED SUPPORT JAN2025	18,010.10
		DELL FINANCIAL SERVICES	IT COMPUTER	789.91
		AVAYA FINANCIAL SERVICES	FY26 AVAYA - CH PHONES	2,344.50
		GRANDE COMMUNICATIONS NETWORK LLC	ASTOUND PD INTERNET FIBER	814.56
			TOTAL:	25,540.03
NON-DEPARTMENTAL	GENERAL FUND	HDR ENGINEERING INC	ONCOR INTERSECT TRAFFIC ST	2,068.23
			HDR EDC ASSISTANCE	6,386.40
		WASTE CONNECTIONS LONE STAR, INC.	(3) 40 YD ROLOFFS	1,956.92
			(2) 40 YD ROLOFFS	769.82
		WILLIAMSON COUNTY & CITIES HEALTH DIST	FY26 QUARTERLY FEES	10,499.80
		SIEMENS INDUSTRY INC.	YR 9 OF 15 YR AGREEMENT	8,870.00
		HEALTH CARE SERVICE CORPORATION	RETIREE COVERAGE	6,985.76
		HUMANA INSURANCE COMPANY	HUMANA VISION RETIREES 202	38.32
			HUMANA DENTAL 2025/RETIREE	118.10
		P3WORKS, LLC	PID ADMINISTRATION	2,725.02
			PID ADMINISTRATION	975.00
			TOTAL:	41,393.37
TIF NO. 1 ADMINISTRATI	TIF NO.1 (DOWNTOWN	COWBOY BROADCASTING NETWORK LLC DBA: K	112 W 2ND SIGN GRANT	1,500.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	1,500.00
HOTEL/MOTEL TAX	HOTEL/MOTEL FUND	SADYA CAPITAL LLC	PAYMENT #25; YRQ2	30,178.53
		TAYLOR CHAMBER OF COMMERCE	HOTEL/MOTEL NOV 2025	17,289.93
			TOTAL:	47,468.46
NON-DEPARTMENTAL	MAIN STREET REVENU	AMAZON.COM SALES, INC DBA: AMAZON.COM	SANTA COSTUME MS EVENT	181.31
			TOTAL:	181.31
615-MAIN STREET ADMINI	MAIN STREET REVENU	MICHAEL C. PESCHEL	SOUND SERVICES	400.00
			CHRISTMAS PARADE SOUND	400.00
		PNC BANK NATIONAL ASSOCIATION	BATTERIES FOR FLOAT	10.48
			HAY FOR CHRISTMAS FLOAT	116.00
			MATERIALS FOR CHRISTMAS FL	54.82
			MATERIALS FOR CHRISTMAS FL	56.27
			MARKETING FOR SHOP SMALL S	350.00
			MATERIALS FOR CHRISTMAS FL	97.97
			TOTAL:	1,485.54
LIBRARY	LIBRARY GRANTS/DON	AMAZON.COM SALES, INC DBA: AMAZON.COM	SEWING MACHINE TOTE	69.99
			TRAVEL BAGS	34.95
			LOT STORAGE BAG	15.95
			TONIEBOX 2 STARTER SETS	31.98
			BINOCULARS	15.10
			CREDIT CLEAR BACKPACKS	9.99-
			CREIDT CLEAR BACKPACKS	9.99-
		BROGDEN, PHILIP JOSEPH	CHAIR MASSAGE 1-22-2026	60.00
			CHAIR MASSAGE 1-29-2026	60.00
			CHAIR MASSAGE 1.8.2026	60.00
			GREEN MAN MASSAGE 1.15.26	60.00
			TOTAL:	387.99
PEG ADMINISTRATION	PEG FUNDS	CHARTER COMMUNICATIONS DBA SPECTRUM	PIO CABLE	93.20
			TOTAL:	93.20
ADMINSTRATIVE COSTS	GRANT CAPITAL PROJ	ART OFFICE SIGNS	28S &15L SESQ BANNERS	3,389.95
		PNC BANK NATIONAL ASSOCIATION	FIVERR	110.56
			TOTAL:	3,500.51
DONNA CHA/MUST CR DRAI	MDUS IMPROVEMENT P	HDR ENGINEERING INC	TO # 02/03 AMENDMENT 2	1,702.83
			TOTAL:	1,702.83
DRAINAGE IMPROVEMENTS	MDUS IMPROVEMENT P	HDR ENGINEERING INC	TO # 4 MUSTANG CREEK	2,193.05
			TOTAL:	2,193.05
ADMINISTRATIVE COSTS	2013 COMBINATION C	WILLIAMSON COUNTY AUDITOR'S OFFICE	CR366 ILA PAYMENT	200,000.00
			TOTAL:	200,000.00
PERFORMANCE CONTRACT	2017 PERFORMANCE C	AMAZON.COM SALES, INC DBA: AMAZON.COM	NEW PW BLDG DESK/CREDIT	288.99
			NEW PW BLDG DESK/CREDIT	288.99-
			TOTAL:	0.00
NON-DEPARTMENTAL	TRANSPORTATION FUN	TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	975.45
		WEX HEALTH, INC. DBA: WEX	38705 FSA	126.92
			38705 FSA	126.92
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	455.87

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			HUMANA DENTAL 2025	68.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	9.30
			TOTAL:	1,772.28
TRANSPORTATION	TRANSPORTATION FUN	BRAUNTEX MATERIALS, INC.	HMCL TY D ASPHALT	4,699.06
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	1,956.50
		HJD REHAB, LLC	1450/1500 OLD THORNDALE R	3,753.60
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	2,619.66
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	14.37
			HUMANA DENTAL 2025	70.86
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	41.09
			SYMETRA LIFE & AD&D	24.75
			TOTAL:	13,179.89
NON-DEPARTMENTAL	MUNICIPAL DRAINAGE	TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	1,432.22
		WEX HEALTH, INC. DBA: WEX	38705 FSA	40.89
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	1,384.66
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			HUMANA DENTAL 2025	68.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	8.00
			TOTAL:	2,943.59
MUNICIPAL DRAINAGE	MUNICIPAL DRAINAGE	TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	2,872.62
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	4,366.10
			ADD ROBLES	873.22
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	23.95
			ADD DANIEL ROBLES	4.79
			HUMANA DENTAL 2025	118.10
			ADD DANIEL ROBLES	23.62
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	69.30
			SYMETRA LIFE & AD&D	37.20
			TOTAL:	8,388.90
NON-DEPARTMENTAL	PUBLIC UTILITIES F	AFLAC	AFLAC 2026 INVOICE	45.71
		NATIONWIDE RETIREMENT SOLUTIONS	457B DEF COMP PLAN	70.00
			457B DEF COMP PLAN	70.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	11,589.08
		WEX HEALTH, INC. DBA: WEX	38705 FSA	162.11
			38705 FSA	120.00
		INTERNATIONAL CITY MANAGEMENT ASSOC RE	PLAN ID 307325-CONTRIBUTOR	60.00
			PLAN ID 307325-ROTH	204.73
			PLAN ID 307325-CONTRIBUTOR	60.00
			PLAN ID 307325-ROTH	213.81
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	2,800.41
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	27.76
			HUMANA DENTAL 2025	201.04
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	136.69
			TOTAL:	15,761.34
UTILITY BILLING	PUBLIC UTILITIES F	AMAZON.COM SALES, INC DBA: AMAZON.COM	UB/DESK CALENDARS	34.27
		BRINKS, INCORPORATED	BRINKS JANUARY 2026	1,925.32
		FLUID METER SERVICE CORPORATION	(2) METER TESTINGS	250.00
		TYLER TECHNOLOGIES, INC	UB ERP PRO ANNUAL FEES	270.00
		PNC BANK NATIONAL ASSOCIATION	ENVELOPES	15.89
			ENVELOPES	36.27

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HOODIE EMBROADARY	87.50
			EMBROIDERY HOODIES	150.00
		TAYLOR OFFICE PRODUCTS INC	CH: COPY PAPER	32.36
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	4,405.57
		VERIZON WIRELESS	CELL PHONES	118.38
			IPAD	64.50
		BLUETRITON BRANDS, INC.	CH/BOTTLED WATER 12/18/25	6.45
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	6,112.54
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	33.53
			HUMANA DENTAL 2025	141.72
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	92.58
			SYMETRA LIFE & AD&D	55.80
			TOTAL:	13,832.68
WASTEWATER TREATMENT	PUBLIC UTILITIES F	A-LINE AUTO	25FT 800AMP JUMPER CABLE	207.62
		AT&T	WASTE WATER	96.14
		AMAZON.COM SALES, INC DBA: AMAZON.COM	WWTP JACKET	129.99
		TEXAS DEPARTMENT OF INFORMATION RESOUR	DECEMBER 2025 WASTE WATER	0.12
		WASTE CONNECTIONS LONE STAR, INC.	WWTP SLUDGE (5) 20 YDS	2,425.25
			WWTP SLUDGE (7) 20 YDS	3,395.35
		OMNI-SITE.NET	ANNUAL PLANT LIFTSTATIONS	1,554.00
		PNC BANK NATIONAL ASSOCIATION	FILTERS	1,391.00
			WWTP INTERNET	165.00
			WWTP INTERNET	165.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	5,831.22
		VERIZON WIRELESS	CELL PHONES	118.38
			WWTP INTERNET GATEWAY	30.00
		USABLUEBOOK	AMMONIA TESTS, FIBER FILT	907.92
			FIBER&MEMBRANE FILTER/AMP	706.14
		MCCOY'S BUILDING SUPPLY	TAPE/ADAPTER/SEALANT/PRIM	85.04
		HAYDAY, INC. DBA: CTWP	WWTP COPIER RENTAL	236.90
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	23,267.17
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	5,239.32
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	28.74
			HUMANA DENTAL 2025	141.72
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	111.04
			SYMETRA LIFE & AD&D	67.05
		SCHWING BIOSET, INC.	SEALED BEARINGS/IDLER	1,066.96
			TOTAL:	47,367.07
UTILITY MAINTENANCE	PUBLIC UTILITIES F	A-LINE AUTO	12G-12MP	20.78
			UTILITY MAINT PREMIX	90.00
			HITCH PIN/ADAPTER	25.20
			DIESEL/GASOLINE CONTAINER	44.34
		AT&T	PUMP STATION	254.95
		AMAZON.COM SALES, INC DBA: AMAZON.COM	PAP TOWEL/CHARG/PAPER	60.84
			JACKET	129.99
			SPOONS	17.57
			CHARGER	19.78
			RAIN BOOTS	29.63
			RULER/CHARGER/NOTE PAD	44.44
		CITY OF ROUND ROCK	BAC'T TESTING DEC 2025	550.00
		COPELAND QUARRY INC	SANDY LOAM	522.41
		PVS DX INC.	CHLORINE	1,523.16
			CHLORINE	100.00
		CORE & MAIN LP	BLUE/GREEN/WHITE PAINT LO	385.64

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			T10 5/8 METERS	27,500.00
		PNC BANK NATIONAL ASSOCIATION	WATER LAB CLASS	505.00
			TCEQ CLASS D LIC RENEWAL	111.00
			BOOTS	69.96
			CORD,VINEGAR,ALCOHOL	179.55
			ATT UVERSE UTILITY MAINT	96.78
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	13,007.57
		TECHLINE PIPE, L.P	CLAMPS	1,108.84
			CLAMPS	972.57
			ADAPTERS	184.24
			PIPE/GASK/GLUE/PRIMER	1,126.57
		UNITED RENTALS (NORTH AMERICA), INC.	FLANGE/NUTS/BOLTS	670.00
		VERIZON WIRELESS	CELL PHONES	315.68
			IPAD	185.67
			U.M. INTERNET GATEWAY	30.00
		IT VOICE	SERVICE SCADA PC	250.00
		MCCOY'S BUILDING SUPPLY	TUBE CUTTER	11.53
			KEYS/LOCK/PADLOCK	99.59
			RED HOT/PRIMER/CUTOFF	183.72
			MENS/LADIES TOILET SEATS	43.55
			SHOVEL/CUTTER/WRENCH	66.11
			LED BULBS	20.56
			PADLOCK	24.98
			KEY	14.68
			CHLOR GRAN/HITCH PIN	37.46
			ANCHOR/GRAB HOOK	96.57
			SHOVEL/TRANSPLNTR/PLIERS	104.11
			GENERATOR/KEY	885.17
			COUPLING/PVPIPE/TAPE	45.85
			COLORPLUS/5LB HD	46.73
		CTWP	UT MAINT COPIER RENTAL	217.65
		ALTERMAN INC.	NORTH PUMP FCV	4,804.35
			SCADA TROUBLE SHOOTING	1,571.78
		UNIFIRST HOLDINGS INC	UTILITY MAINT UNIFORMS	287.08
			UTILITY MAINT UNIFORMS	287.08
			UTILITY MAINT UNIFORMS	302.04
			UTILITY MAINT UNIFORMS	278.04
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	14,259.66
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	12,225.08
			ADD CAPETILLO	926.93
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	71.85
			HUMANA DENTAL 2025	401.54
			ADD CAPETILLO	55.90
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	245.82
			SYMETRA LIFE & AD&D	148.65
			TOTAL:	87,896.22
NON-DEPARTMENTAL	PUBLIC UTILITIES F	BRAZOS RIVER AUTHORITY	EWC WTP/O&M 34378	316,295.31
		HDR ENGINEERING INC	TO # 58 AIRPORT SANITARY	8,167.91
			T/O 71 W/WW RATE STUDY	3,861.75
			TO # 53 TAYLOR EDC WATER	2,198.19
			HDR/CITY MEETINGS 50%	2,118.88
			UTILITY SYSTEM OPERATIONS	12,701.22
			WATER/SEWER COORD MEETING	7,579.63
			WATER/SEWER/PLANT CIP DEVE	4,477.40
			LEAD AND COPPER PROGRAM	2,058.64

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		LONGHORN TITLE COMPANY	GARTAYLOR EASEMENT	3,740.42
		TISCHLERBISE, INC	FINANCIAL IMPACT MODEL	13,770.00
		SUNDANCE ANALYTICS, INC.	TAX INCREMENT REINVEST	3,020.00
			TOTAL:	379,989.35
NON-DEPARTMENTAL	WATER IMPACT FEE F	HDR ENGINEERING INC	TO#74 W/WW IMPACT FEE UPD	2,312.24
			TOTAL:	2,312.24
NON-DEPARTMENTAL	SEWER IMPACT FEE F	HDR ENGINEERING INC	TO#74 WW IMPACT FEE UPD	2,312.25
			TOTAL:	2,312.25
NON-DEPARTMENTAL	AIRPORT FUND	TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	686.72
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	53.71
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	15.21
			TOTAL:	755.64
AIRPORT OPERATIONS	AIRPORT FUND	AT&T	AIRPORT	100.74
		PNC BANK NATIONAL ASSOCIATION	SIGNS	86.07
			COOKIES CHRISTMAS	11.92
			WATER, COKES, CUPS, COFFEE	216.52
			RISE BROADBAND	115.53
			AVIATION NOZZLE PROTECTIVE	87.42
			WINDSOCK	338.95
			LUNCH	34.42
			LUNCH	55.15
			LUNCH	33.88
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	1,377.35
		VERIZON WIRELESS	CELL PHONES	78.92
		DELL FINANCIAL SERVICES	AIRPORT COMPUTERS	2,500.45
		AVAYA FINANCIAL SERVICES	AIRPORT SECURITY CAMERAS	187.41
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	1,214.79
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	873.22
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			HUMANA DENTAL 2025	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	34.45
			SYMETRA LIFE & AD&D	20.85
			TOTAL:	7,424.86
NON-DEPARTMENTAL	CEMETERY OPERATING	TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	816.55
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	53.71
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			HUMANA DENTAL 2025	68.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	21.45
			TOTAL:	969.53
CEMETERY OPERATIONS	CEMETERY OPERATING	AT&T	CEMETERY	62.44
		AMAZON.COM SALES, INC DBA: AMAZON.COM	CEM/BOSCH LOCATOR	570.63
		PNC BANK NATIONAL ASSOCIATION	WEBCEMETERIES SOFTWARE	299.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	1,637.77
		VERIZON WIRELESS	CELL PHONES	39.46
			CEMETERY IPAD	20.00
			CEMETERY INTERNET GATEWAY	30.00
		KNIPPA CEMETERY SERVICES	GRAVE DIGGING/12/15-12/31	3,150.00
			GRAVE DIGGING/1/3-1/14/26	5,050.00
		NORTHWEST CASCADE INC DBA HONEY BUCKET	PORTY POTTY- 2 WEEKS	126.50
		MP2 ENERGY TEXAS LLC DBA: SHELL ENERGY	MONTHLY ELECTRIC BILL	42.14

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	1,746.44
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			HUMANA DENTAL 2025	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	34.74
			SYMETRA LIFE & AD&D	21.00
			TOTAL:	12,886.94
NON-DEPARTMENTAL	FLEET SERVICES OPE	AFLAC	AFLAC 2026 INVOICE	48.62
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	1,214.96
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	53.71
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	9.58
			HUMANA DENTAL 2025	68.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	8.00
			TOTAL:	1,403.11
FLEET SERVICES	FLEET SERVICES OPE	A-LINE AUTO	UNIT #533 ANTIFREEZE	15.22
			UNIT #532 HYDRAULIC OIL	51.68
			FD/STOCK PURUS DEF 2.5 GAL	39.96
			UNIT #504 OIL FILTER	7.12
			UM UNIT# 635 FILTER & OIL	18.75
			RV PINK ANTIFREEZE/DE-ICER	80.70
			UTILITY MAINT UNIT#628 OIL	48.66
			WWTP TANK FUEL FILTER	42.13
			UNIT #632 WAND HOSE	545.40
		AMAZON.COM SALES, INC DBA: AMAZON.COM	FD/T1 - AIR SYS VALV PRES	27.96
			CHAIN LINK CONNECTOR	12.88
			SHOP:DIESEL FUEL ADDITIVE	183.18
			UM UNIT#643 - SAFETY FLAG	69.99
			UNIT #643 SAFETY SWITCH	11.39
		AMERICAN PUBLIC WORKS ASSOCIATION	JODY PERRY/MEMBERSHIP DUE	241.00
		ART OFFICE SIGNS	FLEET - DECALS (150TH)	90.00
		UNITED AG & TURF	P&R: SPARE GATOR KEYS	47.52
		GDI TIMS	FLEET INSPECTION LINE	0.16
		GRAINGER, W. W. INC.	FIRE EXTINGUISHERS (6)	222.24
			FIRST AID KITS (4)	120.56
			WWTP/TANK FUEL ADDITIVE	273.06
			NPUMP STATION FUEL ADDITI	273.06
		HENNA CHEVROLET INC	STREETS#572 - CONDENSER	174.88
		O'REILLY AUTOMOTIVE, INC.	TIRE TPMS SENSORS 4PK	118.73
			UNIT #572 REFRIGERANT	143.85
			UNIT #635 FILTERS/MOTOR OI	157.12
		INTERSTATE BATT. N AUSTIN	PD #308 MT34 BATTERY	156.72
			PD #310 MTX49 BATTERY	286.59
			SURCHARGE	9.04
		PNC BANK NATIONAL ASSOCIATION	TRUCK WASH # 571	20.00
			TRUCK WASH # 573	20.00
			TRUCK WASH # 504	25.00
			HYDRAULIC TIPS 588	39.98
			TOLL CHARGES # 108	35.45
			HYDRAULIC FITTING 588	22.78
			BILLYGOAT SOD CUTTER	60.44
			ZTURN PM 712	165.54
			CAR WASH 582	10.00
			MISC TEAM BLDG	24.92
			DRINKS FOR TEAM BLDG	9.91
			LUNCH FOR TEAM BLDG	94.94

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		DOGGETT FREIGHTLINER OF SOUTH TEXAS, L	#632-OIL/AIR/FUEL FILTERS	311.42
		TSCHOERNER, RANDOLPH DBA: RANDY'S WREC	PD#343 - WRECKER SVCS.	80.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS MONTHLY CONTRIBUTION	2,436.85
		VERIZON WIRELESS	CELLPHONES	118.38
		HEIL OF TEXAS	UNIT #632 COOLING REPAIR	1,342.43
		KEYSTONE AUTOMOTIVE OPERATIONS, INC.	UM/#643 - SAFETY LIGHTING	285.54
			CREDIT CM9303753	93.43-
		DELL FINANCIAL SERVICES	FLEET ATB COMPUTER	789.91
		SIDDONS MARTIN EMERGENCY GROUP LLC	FIRE #T1 - COOLANT SENSOR	103.64
		AIRGAS USA, LLC	FLEET, OXYGEN RENTAL/DEC	293.36
		SOUTHERN TIRE MART	UTIL BILL #616 (4) TIRES	588.88
		UNIFIRST HOLDINGS INC	FLEET UNIFORMS	85.27
			FLEET UNIFORMS	44.86
			FLEET UNIFORMS	53.86
			FLEET UNIFORMS	34.79
		HEALTH CARE SERVICE CORPORATION	BCBS INV.	3,492.88
		HUMANA INSURANCE COMPANY	HUMANA VISION 2025	19.16
			HUMANA DENTAL 2025	70.86
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	53.22
			SYMETRA LIFE & AD&D	32.10
		VERIZON COMMUNICATIONS INC.	GPS TRACKING DEVICES	1,041.44
			TOTAL:	15,183.93
FLEET REPLACEMENT	FLEET REPLACEMENT	JOHN DEERE FINANCIAL F.S.B.DBA DEERE C	#751 JOHN DEERE GATOR LEA	469.89
			#736/737 JOHN DEERE GATOR	915.51
		TEXAS FIRE APPARATUS LLC	UPFIT NEW SQUAD	8,397.17
			TOTAL:	9,782.57
DEVELOPMENT SERVS	SAMSUNG DRRA ESCRO	HDR ENGINEERING INC	SAS T/O#23 AMENT#3	259,716.25
		AT&T CORP	CRADLE POINT SAMSUNG	30.00
			TOTAL:	259,746.25
2023A BOND	2023A BOND	HDR ENGINEERING INC	TO # 40 CITY HALL/JUSTICE	52,482.60
			TOTAL:	52,482.60
2024 BOND STREETS	2024 TAX SUPPORTED	HDR ENGINEERING INC	TO #65 2024 STREET MAINT	3,986.25
			TO # 48 2024 ST MAINT	6,658.78
			TO # 48 AMEND # 2	15,229.35
			TO # 67 DESIGN OD 2025	7,679.04
			TO # 50 MLK SIDEWALK	12,643.91
		TEXAS ROAD, LLC	2024 ST MAINTENANCE	137,606.23
			TOTAL:	183,803.56
2024 BOND PARKS	2024 TAX SUPPORTED	RABA KISTNER, INC.	DRAC RENOVATION PROJECT	2,076.25
			CONSTRUCTION MATERIAL	1,497.10
			TOTAL:	3,573.35
CITY FAC MASTER PLAN	2024 TAX SUPPORTED	HDR ENGINEERING INC	TO#2 CITY-WIDE AMENDMENT	13,344.75
			TOTAL:	13,344.75
NON-DEPARTMENTAL	2024 TAX SUPPORTED	HDR ENGINEERING INC	2024 BOND MANAGEMENT 50%	1,420.39
			TOTAL:	1,420.39
510-GENERAL CIP	CO SERIES 2025	HDR ENGINEERING INC	FS#2 CONSTR. ADMIN. SRVS	2,591.48
		GRANITE MEDIA PARTNERS, INC. DBA: TAYL	205 S EDMOND-FENCE BID AD	190.00
			205 S EDMOND-FENCE BID AD	180.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		IT VOICE	EDMOND ST NETWORK HRDWARE	1,339.92
		MCCOY'S BUILDING SUPPLY	SUPPLIES FOR TEMP STA 2	65.36
			NYLON ROPE	39.19
			EYE BOLTS	5.75
		ALURA, SUSMITHA	LEASE AGREEMENT FEB 2026	3,500.00
			TOTAL:	7,911.70
TRANSPORTATION/DRAINAG	CO SERIES 2025	HDR ENGINEERING INC	TO # 68 PRELIMINARY ENG.	16,310.00
			2025 BOND MANAGEMENT 50%	2,061.86
		GRANITE MEDIA PARTNERS, INC. DBA: TAYL	2025 CURB REPLACE PROJ	192.00
			2025 CURB REPLACE PROJ	180.00
			TOTAL:	18,743.86
UTILITY CAP IMPROVEMEN	UTILITY CAP IMPROV	HDR ENGINEERING INC	TO # 37 AIRPORT SEWER	1,212.00
			TOTAL:	1,212.00
CAPITAL PROJECTS	2024 UTILITY BOND	HDR ENGINEERING INC	2024 BOND MANAGEMENT 50%	1,420.39
			TOTAL:	1,420.39
580-WASTEWATER CIP	UTILITY CO SERIES	HDR ENGINEERING INC	2025 BOND MANAGEMENT 50%	2,061.86
			TOTAL:	2,061.86

========== FUND TOTALS ==========		
100	GENERAL FUND	887,090.22
119	TIF NO.1 (DOWNTOWN)	1,500.00
120	HOTEL/MOTEL FUND	47,468.46
123	MAIN STREET REVENUE FUND	1,666.85
129	LIBRARY GRANTS/DONATIONS	387.99
131	PEG FUNDS	93.20
162	GRANT CAPITAL PROJECTS	3,500.51
164	MDUS IMPROVEMENT PROJECTS	3,895.88
165	2013 COMBINATION CO	200,000.00
166	2017 PERFORMANCE CONTRACT	0.00
210	TRANSPORTATION FUND(TUF)	14,952.17
300	MUNICIPAL DRAINAGE UTILIT	11,332.49
340	PUBLIC UTILITIES FUND	544,846.66
345	WATER IMPACT FEE FUND	2,312.24
346	SEWER IMPACT FEE FUND	2,312.25
350	AIRPORT FUND	8,180.50
370	CEMETERY OPERATING FUND	13,856.47
382	FLEET SERVICES OPERATING	16,587.04
384	FLEET REPLACEMENT FUND	9,782.57
502	SAMSUNG DRRA ESCROW	259,746.25
504	2023A BOND	52,482.60
505	2024 TAX SUPPORTED BOND	202,142.05
506	CO SERIES 2025	26,655.56
601	UTILITY CAP IMPROVEMENTS	1,212.00
602	2024 UTILITY BOND	1,420.39
603	UTILITY CO SERIES 2025	2,061.86
	GRAND TOTAL:	2,315,486.21

TOTAL PAGES: 21

Attachment D

Balance Sheets by Funds

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

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
100-100-100	PETTY CASH	0.00	
100-100-102	CLAIM ON POOLED CASH	7,817,475.54	
100-100-103	SECURITY INVESTMENTS	10,056,806.80	
100-100-104	SAFEKEEPING	0.00	
100-100-105	MONEY MARKET @CNB #4260618	12,366.47	
100-100-107	GEN OPERATING TXCLASS 0008	3,925,028.69	
100-100-108	NED TRUST(MOODY)TEXSTAR	212,061.29	
100-100-113	TEXPOOL 2465300015 N MOODY	25,115.09	
100-120-013	ALLOWANCE - GARBAGE	0.00	
100-120-100	PROPERTY TAXES RECEIVABLE	249,595.53	
100-120-103	MISC. ACCOUNTS RECEIVABLE	10,654.49	
100-120-110	ALLOWANCE UNCOLLECTED TAXES	(54,611.46)	
100-120-120	SALES TAXES RECEIVABLE	0.00	
100-120-121	MIXED BEV TAX RECEIVABLE	0.00	
100-120-130	ACCTS RECEIVABLE GARBAGE	127,235.42	
100-120-131	ALLOWANCE - GARBAGE	(818.82)	
100-120-140	GRANTS RECEIVABLE	0.00	
100-120-141	FRANCHISE TAX RECEIVABLE	(14,863.72)	
100-120-150	LEASE RECEIVABLE KAPSCH	110,149.22	
100-120-250	DUE FROM FUND 350 FOR LOAN	0.00	
100-120-252	DUE FROM CIP FUND	5,325.00	
100-120-255	DUE FROM OTHER FUNDS	0.00	
100-120-302	TEDC REIMBURSE FOR MAIN ST	0.00	
100-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
100-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00	
100-170-102	PREPAID EXPENSES	0.00	
100-170-103	PRE-PAY HEALTH INSURANCE	0.00	
100-180-101	DUE FROM SOURCES-GRANT REVENUE	0.00	
			22,481,519.54
	TOTAL ASSETS		22,481,519.54
LIABILITIES			
100-200-100	ACCRUED PAYABLES	0.00	
100-200-110	ENCUMBERED PAYABLE GEN.	0.00	
100-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
100-200-200	FICA & MEDICARE PAYABLE	(130.98)	
100-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
100-200-202	TMRS PAYABLE	113,366.37	
100-200-203	DEFERRED COMP PAYABLE	1,889.53	
100-200-204	CIVIL SERVICE-SICK LEAVE	0.00	
100-200-205	TEDC SALES TAX PAYABLE	0.00	
100-200-209	CHILD SUPPORT PAYABLE	0.00	
100-200-210	CHILD SUPPORT PAYABLE	(747.71)	
100-200-211	GARNISHMENTS PAYABLE	3,272.94	
100-200-212	LIFE INSURANCE PAYABLE	11,218.47	
100-200-213	DENTAL PAYABLE	(5,032.71)	
100-200-214	AFLAC PAYABLE	11,608.90	

BALANCE SHEET

AS OF: JANUARY 31ST, 2026

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
100-200-215	CLOTHES RENTAL PAYABLE	0.00	
100-200-216	CINCINNATI LIFE PAYABLE	5,406.75	
100-200-218	BLUE CHOICE PAYABLE	27.62	
100-200-219	HEALTH INSURANCE PAYABLE	1,549.14	
100-200-220	S&W PAYABLE 2001-2011	(9,793.98)	
100-200-221	FLEXIBLE SPENDING (FSA) PAYABL	(2,241.81)	
100-200-222	PRE-PAID LEGAL PAYABLE	0.00	
100-200-228	MISC DEDUCTIONS PAYABLE	0.00	
100-200-229	MET LIFE DENTAL PAYABLE	(551.91)	
100-200-230	UNITED WAY PAYABLE	0.00	
100-200-231	MEMBERSHIP/DUES PAYABLE	200.00	
100-200-232	COURT BOND REFUND PAYABLE	(651.80)	
100-200-233	OTHER A/P PENDING (AUDITOR)	(18,506.98)	
100-200-234	GLOBE LIFE PAYABLE	(3,842.98)	
100-200-235	VISION PLAN PAYABLE	889.82	
100-200-300	RETAINAGE PAYABLE	0.00	
100-200-301	COURT COLLECTIONS	4,538.76	
100-200-401	WAGES PAYABLE	0.00	
100-200-500	ACCOUNTS PAYABLE PENDING	194,723.97	
100-200-502	DUE TO STATE/COURT FEES	37,207.01	
100-200-503	DUE TO COMPT. SALES TAX	22,798.11	
100-200-504	DUE TO TEDC-MONTHLY SALES TAX	0.00	
100-200-505	DUE TO OMNIBASE SERVICES INC	(616.98)	
100-200-507	DUE TO HEALTH/COBRA FROM OTHER	(27,690.29)	
100-200-508	DUE TO TISD:HOUSING AUTH PILOT	0.00	
100-200-509	DUE TO TMRS FROM TEDC	(87.08)	
100-200-600	POLICE DONATIONS	1,566.67	
100-200-601	ANIMAL SHELTER DONATIONS	28,279.31	
100-200-602	VICTIM SERVICES DONATIONS	101.36	
100-200-603	M.O.M. DONATIONS	18,000.00	
100-200-604	FIRE LA FRANCE DONATION	18,950.00	
100-200-605	FIRE DONATIONS	0.00	
100-200-606	PARKS DONATIONS	(255.29)	
100-200-607	MOODY MUSEUM DONATIONS	0.00	
100-210-111	DUE TO I&S (TAX COLLECTIONS)	0.00	
100-210-191	DUE TO OTHERS FROM EVIDENCE	0.00	
100-220-100	TAX DISTRIBUTION	0.00	
100-220-110	DEFERRED INFLOW OF RESOURCES	86,009.73	
100-240-100	DEFERRED TAX REVENUE	194,984.07	
100-240-101	UNCLAIMED FUNDS	14,999.34	
100-240-102	DEFERRED REV-BOND PREMIUM	0.00	
100-240-103	DEFERRED REVENUE	0.00	
100-240-104	REFUNDABLE FACILITY DEPOSITS	10,283.95	
100-241-110	PREPAYMNT PERMT M2E3LLC 100YRS	2,478.19	
100-241-111	RESERVE CHRISTMAS DONATIONS	4.66	
100-241-113	ESCROW-BONDS POSTED-DEFENDENTS	11,760.45	
	TOTAL LIABILITIES		725,964.62

BALANCE SHEET

AS OF: JANUARY 31ST, 2026

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
EQUITY				
======				
100-260-111	ESCROW: EXPEDITED PLAN REVIEWS	0.00		
100-260-113	ESCROW:DEVELOPER PAYMENTS	32,000.00		
100-260-115	ESCROW:TEDC	60,000.00		
100-260-119	ESCROW: PID DEVELOPMENT AGR	50,000.00		
100-265-100	RESTRICTED PORTION FUND BA	0.00		
100-270-100	FUND BALANCE	20,951,994.27		
100-280-100	ASSIGNED FUND BALANCE	71,389.15		
	TOTAL BEGINNING EQUITY	21,165,383.42		
	TOTAL REVENUE	14,449,649.02		
	TOTAL EXPENSES	13,859,477.52		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	590,171.50		
	TOTAL EQUITY & FUND BALANCE		21,755,554.92	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			22,481,519.54

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

118-TIF NO.2 (SAMSUNG)

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
118-100-102	CLAIM ON POOLED CASH	(14,000.00)		
118-100-103	SECURITY INVESTMENTS	0.00		
118-100-104	SAFEKEEPING CHECKING ACCT	0.00		
118-100-115	TEXPOOL 2465300022 TIF #2	816,936.49		
118-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
118-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
118-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			802,936.49	
	TOTAL ASSETS			802,936.49
LIABILITIES				
118-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
118-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
118-200-300	RETAINAGE PAYABLE	0.00		
118-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
118-270-100	FUND BALANCE	806,243.70		
	TOTAL BEGINNING EQUITY	806,243.70		
	TOTAL REVENUE	10,692.79		
	TOTAL EXPENSES	14,000.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(3,307.21)		
	TOTAL EQUITY & FUND BALANCE		802,936.49	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			802,936.49

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

119-TIF NO.1 (DOWNTOWN)

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
119-100-102	CLAIM ON POOLED CASH	(156,306.47)		
119-100-103	SECURITY INVESTMENTS	0.00		
119-100-104	SAFEKEEPING CHECKING ACCT	0.00		
119-100-115	TEXPOOL 246530004 TIF PROP TAX	1,143,775.42		
119-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
119-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
119-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			987,468.95	
	TOTAL ASSETS			987,468.95
LIABILITIES				
119-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
119-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
119-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
119-200-300	RETAINAGE PAYABLE	0.00		
119-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
119-270-100	FUND BALANCE	1,235,948.77		
	TOTAL BEGINNING EQUITY	1,235,948.77		
	TOTAL REVENUE	15,514.18		
	TOTAL EXPENSES	263,994.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(248,479.82)		
	TOTAL EQUITY & FUND BALANCE		987,468.95	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			987,468.95

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

120-HOTEL/MOTEL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
120-100-102	CLAIM ON POOLED CASH	280,075.73		
120-120-103	MISC ACCOUNTS RECEIVABLE	24,520.19		
120-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
120-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			304,595.92	
	TOTAL ASSETS			304,595.92
LIABILITIES				
120-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
120-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
120-200-500	ACCOUNTS PAYABLE PENDING	17,230.47		
120-200-505	DUE TO SAYDA 380 AGREEMENT	0.00		
	TOTAL LIABILITIES		17,230.47	
EQUITY				
120-270-100	FUND BALANCE	256,928.60		
	TOTAL BEGINNING EQUITY	256,928.60		
	TOTAL REVENUE	124,408.97		
	TOTAL EXPENSES	93,972.12		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	30,436.85		
	TOTAL EQUITY & FUND BALANCE		287,365.45	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			304,595.92

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

123-MAIN STREET REVENUE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
123-100-102	CLAIM ON POOLED CASH	(7,006.56)		
123-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
123-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
123-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			(7,006.56)	
	TOTAL ASSETS			(7,006.56)
LIABILITIES				
123-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
123-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
123-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
123-200-500	ACCOUNTS PAYABLE PENDING	5,071.75		
123-240-100	PRE-REGISTER FESTIVAL/CARSHOW	0.00		
123-240-101	UNCLAIMED FUNDS	0.00		
	TOTAL LIABILITIES		5,071.75	
EQUITY				
123-270-100	FUND BALANCE	(467.89)		
	TOTAL BEGINNING EQUITY	(467.89)		
	TOTAL REVENUE	21,853.70		
	TOTAL EXPENSES	33,464.12		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(11,610.42)		
	TOTAL EQUITY & FUND BALANCE		(12,078.31)	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			(7,006.56)

BALANCE SHEET

AS OF: JANUARY 31ST, 2026

125-MUNICIPAL CRT SPECIAL FEE

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
125-100-102	CLAIM ON POOLED CASH	149,950.51		
125-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
125-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			149,950.51	
	TOTAL ASSETS			149,950.51
LIABILITIES				
125-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
125-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
125-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
125-270-100	FUND BALANCE	145,293.80		
	TOTAL BEGINNING EQUITY	145,293.80		
	TOTAL REVENUE	9,414.12		
	TOTAL EXPENSES	4,757.41		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	4,656.71		
	TOTAL EQUITY & FUND BALANCE		149,950.51	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			149,950.51

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

129-LIBRARY GRANTS/DONATIONS

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
129-100-102	CLAIM ON POOLED CASH	79,259.77		
129-100-103	TEXSTAR: NOBLE TRUST - 3444	1,087.00		
129-100-108	NED TRUST (LIBRARY) TEXSTAR	331,583.20		
129-120-103	MISC ACCTS RECEIVABLE	0.00		
129-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
129-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			411,929.97	
	TOTAL ASSETS			411,929.97
				==========
LIABILITIES				
==========				
129-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
129-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
129-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
129-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
======				
129-270-100	FUND BALANCE	415,550.90		
	TOTAL BEGINNING EQUITY	415,550.90		
	TOTAL REVENUE	5,360.19		
	TOTAL EXPENSES	8,981.12		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(3,620.93)		
	TOTAL EQUITY & FUND BALANCE		411,929.97	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			411,929.97
				==========

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

131-PEG FUNDS

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
131-100-102	CLAIM ON POOLED CASH	(1,830.08)		
			(1,830.08)	
	TOTAL ASSETS			(1,830.08)
LIABILITIES				
131-200-500	ACCOUNTS PAYABLE PENDING	725.98		
	TOTAL LIABILITIES		725.98	
EQUITY				
131-270-100	FUND BALANCE	0.00		
	TOTAL BEGINNING EQUITY	0.00		
	TOTAL REVENUE	0.00		
	TOTAL EXPENSES	2,556.06		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(2,556.06)		
	TOTAL EQUITY & FUND BALANCE		(2,556.06)	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			(1,830.08)

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

200-ROADWAY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
200-100-102	CLAIM ON POOLED CASH	2,934,079.58		
200-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
200-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			2,934,079.58	
	TOTAL ASSETS			2,934,079.58
LIABILITIES				
200-200-110	CURRENT YR ENCUMBRANCES	0.00		
200-200-111	PRIOR YR ENCUMBRANCES	0.00		
200-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
200-270-100	FUND BALANCE	2,714,763.16		
	TOTAL BEGINNING EQUITY	2,714,763.16		
	TOTAL REVENUE	219,316.42		
	TOTAL EXPENSES	0.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	219,316.42		
	TOTAL EQUITY & FUND BALANCE		2,934,079.58	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,934,079.58

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

210-TRANSPORTATION FUND(TUF)

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
210-100-101	2019 CO BOND FUNDS TEXSTAR	0.00		
210-100-102	CLAIM ON POOLED CASH	2,374,601.02		
210-100-103	SECURITY INVESTMENTS	0.00		
210-100-104	SAFEKEEPING CHECKING ACCT	0.00		
210-120-103	MISC. ACCOUNTS RECEIVABLE	0.00		
210-120-130	ACCTS RECEIVABLE TRANSPORTATIO	64,406.16		
210-120-131	ALLOWANCE-TRANSPORTATION	(10,343.73)		
210-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
210-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			2,428,663.45	
	TOTAL ASSETS			2,428,663.45
LIABILITIES				
210-200-100	ACCRUED PAYABLES	0.00		
210-200-110	CURRENT YR ENCUMBRANCES	0.00		
210-200-111	PRIOR YR ENCUMBRANCES	0.00		
210-200-200	FICA & MEDICARE PAYABLE	0.00		
210-200-201	FEDERAL WITHHOLDING PAYABLE	0.00		
210-200-202	TMRS PAYABLE	(2,034.52)		
210-200-209	CHILD SUPPORT PAYABLE	0.00		
210-200-212	LIFE INSURANCE PAYABLE	(22.16)		
210-200-213	DENTAL PAYABLE	139.50		
210-200-214	AFLAC PAYABLE	52.29		
210-200-219	HEALTH INSURANCE PAYABLE	1,031.94		
210-200-221	FLEXIBLE SPENDING (FSA) PAYABL	0.00		
210-200-222	PRE-PAID LEGAL PAYABLE	0.00		
210-200-235	VISION PLAN PAYABLE	27.02		
210-200-236	ARBITRAGE REBATE TAX PAYABLE	6,559.68		
210-200-401	WAGES PAYABLE	0.00		
210-200-500	ACCOUNTS PAYABLE PENDING	126.92		
210-240-101	UNCLAIMED FUNDS	0.00		
	TOTAL LIABILITIES		5,880.67	
EQUITY				
210-270-100	FUND BALANCE	2,233,460.82		
	TOTAL BEGINNING EQUITY	2,233,460.82		
	TOTAL REVENUE	285,770.71		
	TOTAL EXPENSES	96,448.75		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	189,321.96		
	TOTAL EQUITY & FUND BALANCE		2,422,782.78	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,428,663.45

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

300-MUNICIPAL DRAINAGE UTILIT

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
300-100-102	CLAIM ON POOLED CASH	1,058,976.76		
300-120-100	DRAINAGE RECEIVABLE	31,980.21		
300-120-130	ALLOWANCE FOR DOUBTFUL ACCTS	(6,099.42)		
300-160-206	FIXED ASSETS-WORK IN PROGRESS	0.00		
300-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
300-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
300-190-103	ACCUMULATED DEPRECIATION	0.00		
			1,084,857.55	
	TOTAL ASSETS			1,084,857.55
LIABILITIES				
300-200-104	ACCRUED INTEREST PAYABLE	0.00		
300-200-110	CURRENT YEAR ENCUMBRANCES	0.00		
300-200-111	PRIOR YEAR ENCUMBRANCES	0.00		
300-200-200	FICA & MEDICARE PAYABLE	0.00		
300-200-201	FEDERAL WITHHOLDING PAYABLE	0.00		
300-200-202	TMRS PAYABLE	3,134.95		
300-200-203	DEFERRED COMP PAYABLE	(5.01)		
300-200-208	ACCRUED VACATION	0.00		
300-200-209	CHILD SUPPORT PAYABLE	0.00		
300-200-212	LIFE INSURANCE PAYABLE	88.43		
300-200-213	DENTAL PAYABLE	32.38		
300-200-219	HEALTH INSURANCE PAYABLE	305.87		
300-200-221	FLEXIBLE SPENDING (FSA) PAYABL	18.52		
300-200-222	PRE-PAID LEGAL PAYABLE	(223.20)		
300-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
300-200-235	VISION PLAN PAYABLE	12.44		
300-200-240	BOND PAYABLE - CURRENT	0.00		
300-200-300	RETAINAGE PAYABLE	0.00		
300-200-401	WAGES PAYABLE	0.00		
300-200-500	ACCOUNTS PAYABLE PENDING	40.89		
	TOTAL LIABILITIES		3,405.27	
EQUITY				
300-250-100	CONTRIBUTED CAPITAL-DRAINAGE	0.00		
300-270-100	FUND BALANCE	1,009,581.07		
	TOTAL BEGINNING EQUITY	1,009,581.07		
	TOTAL REVENUE	197,948.28		
	TOTAL EXPENSES	126,077.07		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	71,871.21		
	TOTAL EQUITY & FUND BALANCE		1,081,452.28	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,084,857.55

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

320-SANITATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
320-100-102	CLAIM ON POOLED CASH	169,472.49		
320-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
320-120-130	ACCTS RECEIVABLE GARBAGE	0.00		
320-120-131	ALLOWANCE - GARBAGE	0.00		
320-120-141	FRANCHISE TAX RECEIVABLE	0.00		
320-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
320-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			169,472.49	
	TOTAL ASSETS			169,472.49
LIABILITIES				
320-200-100	ACCRUED PAYABLES	0.00		
320-200-110	CURRENT YR ENCUMBRANCES	0.00		
320-200-111	PRIOR YR ENCUMBRANCES	0.00		
320-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
320-200-500	ACCOUNTS PAYABLE PENDING	0.00		
320-200-503	DUE TO STATE COMPT SALES TAX	0.00		
320-240-101	UNCLAIMED FUNDS	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
320-270-100	FUND BALANCE	1,393,428.61		
	TOTAL BEGINNING EQUITY	1,393,428.61		
	TOTAL REVENUE	(126,321.64)		
	TOTAL EXPENSES	1,097,634.48		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(1,223,956.12)		
	TOTAL EQUITY & FUND BALANCE		169,472.49	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			169,472.49

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
340-100-100	PETTY CASH	1,600.00	
340-100-101	2019 CO BOND FUNDS TEXSTAR	94,524.30	
340-100-102	CLAIM ON POOLED CASH	6,037,010.99	
340-100-103	SECURITY INVESTMENTS	0.00	
340-100-104	SAFEKEEPING CHECKING ACCT	0.00	
340-100-107	TEXPOOL 2465300012 TOWER RENT	548,468.67	
340-100-110	TEXPOOL 2465300001 UTILITY FD	59,440.65	
340-100-116	UTILITY OPERATING-TXCLASS 0007	1,211,496.15	
340-100-118	TEXPOOL RATE STABILIZATION 18	186,395.80	
340-100-119	TEXPOOL CAPITAL OUTLAY-ASSETS	367,600.90	
340-100-120	TEXPOOL WORKING CAPITAL-CIP	543,299.44	
340-100-121	TEXPOOL 2017 WWTP IMPROVMNTS	0.00	
340-100-122	RESTRICTED CASH-ESCROW	0.00	
340-120-100	ACCOUNTS RECEIVABLE	716,863.33	
340-120-101	CURRENT REFUND PAYABLE	16,265.78	
340-120-102	UNAPPLIED CREDITS	(16,206.58)	
340-120-103	MISC. ACCOUNTS RECEIVABLE	6,650.00	
340-120-104	AR - AUDIT ACCRUALS	0.00	
340-120-130	ALLOWANCE-ACCTS. RECEIVABLE	(5,303.61)	
340-120-150	LEASE RECEIVABLE VERIZON	0.00	
340-120-151	LEASE RECEIVABLE ATT	34,232.62	
340-140-100	INVENTORY	57,236.92	
340-150-100	BOND ISSUANCE COSTS	0.00	
340-150-105	DEFERRED AMT ON REFUNDING	0.00	
340-160-100	LAND	457,201.00	
340-160-200	BUILDINGS	6,462,391.34	
340-160-206	FIXED ASSETS-WORK IN PROGRESS	(34,572.86)	
340-160-225	PLANT DISTRIBUTION/COLLECTION	63,064,094.77	
340-160-235	EQUIPMENT	1,287,936.97	
340-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
340-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00	
340-170-103	PRE-PAY HEALTH INSURANCE	0.00	
340-190-103	ACCUMULATED DEPRECIATION	(30,478,914.55)	
			50,617,712.03
	TOTAL ASSETS		50,617,712.03
LIABILITIES			
340-200-104	ACCRUED INTEREST PAYABLE	198,764.23	
340-200-110	CURRENT YEAR ENCUMBRANCES	0.00	
340-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
340-200-200	FICA & MEDICARE PAYABLE	(526.13)	
340-200-201	FEDERAL WITHHOLDING PAYABLE	(1,073.32)	
340-200-202	TMRS PAYABLE	13,750.40	
340-200-203	DEFERRED COMP PAYABLE	(434.32)	
340-200-204	DEFERRED CHARGES	0.00	
340-200-205	Pension Liability	804,641.92	
340-200-206	EPCOR ESCROW	150,000.00	

BALANCE SHEET

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340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
340-200-208	ACCRUED VACATION	58,306.98
340-200-209	CHILD SUPPORT PAYABLE	0.00
340-200-210	CHILD SUPPORT PAYABLE	0.00
340-200-211	OPEB-SDBF LIABILITY	64,904.84
340-200-212	LIFE INSURANCE PAYABLE	1,849.16
340-200-213	DENTAL PAYABLE	39.53
340-200-214	AFLAC PAYABLE	1,601.93
340-200-215	CLOTHES RENTAL PAYABLE	0.00
340-200-216	CINCINNATI LIFE PAYABLE	390.42
340-200-218	BLUE CHOICE PAYABLE	175.48
340-200-219	HEALTH INSURANCE PAYABLE	(3,496.51)
340-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00
340-200-222	PRE-PAID LEGAL PAYABLE	(251.40)
340-200-228	MISC. DEDUCTIONS PAYABLE	0.00
340-200-229	MET LIFE DENTAL PAYABLE	(135.78)
340-200-230	UNITED WAY PAYABLE	(1.00)
340-200-233	OTHER A/P PENDING (AUDITOR)	(15,805.47)
340-200-235	VISION PLAN PAYABLE	86.45
340-200-236	ARBITRAGE REBATE TAX PAYABLE	8,353.63
340-200-240	BONDS PAYABLE-CURRENT	0.00
340-200-300	RETAINAGE PAYABLE	0.00
340-200-401	WAGES PAYABLE	0.00
340-200-500	ACCOUNTS PAYABLE PENDING	18,698.41
340-200-505	DUE TO OTHER FUNDS	0.00
340-200-999	UNRECONCILED DIFFERENCE	0.00
340-210-100	UNAMORT. BOND DISCOUNT	0.00
340-210-101	BOND PREMIUM	1,880,811.92
340-210-102	DEFERRED AMT ON REFUNDING	(270,097.59)
340-210-110	DEFERRED OUTFLOW RESORCES TMRS	(183,043.76)
340-210-111	SDBF DEF OUTFLOW RES CONTRIB	(1,585.52)
340-210-113	SDBF DEF INFLOW ACT EX VS ASS	3,713.33
340-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	10,701.39
340-210-115	DEFERRED OUTFLOW INVST TMRS	(117,139.90)
340-210-118	DEFERRED INFLOW-ACTUAL VS ASSM	(91,842.63)
340-210-119	DEFERRED OUTFLOW-CHNG IN ASSUM	21,492.65
340-220-110	DEFERRED INFLOW OF RESOURCES	32,320.23
340-230-109	CAPITAL LEASE BANC ONE NEMI	0.00
340-230-114	4.5M CO SERIES 2003 (65%)	0.00
340-230-115	4.2M COMB CO 2006 (4M)	805,000.00
340-230-116	10M COMB SERIES 2007 (7M)	1,450,000.00
340-230-117	9.615M COMB SERIES 08 (6.615M)	0.00
340-230-118	8.995 GO REFUNDING 2009	0.00
340-230-119	2.625 GO REF 2010	0.00
340-230-120	5.450M GO REF 2012 (1.460M)	0.00
340-230-121	4.595M 2015 GO REF (1.695M)	0.00
340-230-122	8.010M 2016 GO REF (5.065M)	5,065,000.00
340-230-123	5.34M COMB SERIES 2017(2.250M)	2,170,000.00
340-230-124	3.02M GO REF 2017 (1.585M)	895,000.00
340-230-125	12.590M 2019 COs (4.425M)	3,770,000.00
340-230-126	4.035M 2021 GO Ref	0.00
340-230-127	22.91M 2022 CO (10.575M)	9,575,000.00

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
340-230-128	2024 REV BOND (8.93M)	8,875,000.00		
340-230-129	12.68M SERIES 2025 CO (5M)	4,880,000.00		
340-240-100	METER DEPOSITS	632,430.50		
340-240-101	UNCLAIMED FUNDS	5,611.58		
340-240-103	DEFERRED REVENUE	0.00		
340-240-120	ALLOWANCE FOR BAD DEBT	0.00		
	TOTAL LIABILITIES		40,708,211.65	
EQUITY				
======				
340-250-100	CONTRIBUTED CAPITAL-WATER OPER	454,779.30		
340-250-101	CONTRIBUTED CAPITAL SEWER OPER	60,475.00		
340-270-100	FUND BALANCE	9,690,588.86		
	TOTAL BEGINNING EQUITY	10,205,843.16		
	TOTAL REVENUE	5,882,871.89		
	TOTAL EXPENSES	6,179,213.87		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(296,341.98)		
	TOTAL EQUITY & FUND BALANCE		9,909,501.18	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			50,617,712.83
				==========
	*** AMOUNT OUT OF BALANCE ***			0.80-

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

345-WATER IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
345-100-102	CLAIM ON POOLED CASH	3,868,632.15		
345-100-103	SECURITY INVESTMENTS	0.00		
345-100-104	SAFEKEEPING CHECKING ACCT	0.00		
345-160-206	WORK IN PROGRESS	136,411.14		
345-160-225	PLANT DISTRIBUTION	143,311.29		
345-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
345-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			4,148,354.58	
	TOTAL ASSETS			4,148,354.58
LIABILITIES				
345-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
345-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
345-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
345-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
345-270-100	FUND BALANCE	3,928,601.80		
	TOTAL BEGINNING EQUITY	3,928,601.80		
	TOTAL REVENUE	223,310.07		
	TOTAL EXPENSES	3,557.29		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	219,752.78		
	TOTAL EQUITY & FUND BALANCE		4,148,354.58	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			4,148,354.58

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

346-SEWER IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
346-100-102	CLAIM ON POOLED CASH	2,885,640.22		
346-160-206	WORK IN PROGRESS	0.00		
346-160-225	PLANT DISTRIBUTION	0.00		
346-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
346-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			2,885,640.22	
	TOTAL ASSETS			2,885,640.22
				==========
LIABILITIES				
==========				
346-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
346-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
346-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
======				
346-270-100	FUND BALANCE	2,545,952.04		
	TOTAL BEGINNING EQUITY	2,545,952.04		
	TOTAL REVENUE	343,245.49		
	TOTAL EXPENSES	3,557.31		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	339,688.18		
	TOTAL EQUITY & FUND BALANCE		2,885,640.22	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,885,640.22
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BALANCE SHEET
AS OF: JANUARY 31ST, 2026

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
350-100-102	CLAIM ON POOLED CASH	(419,307.58)	
350-100-106	TEXPOOL 2017 AIRPORT CONST	775,290.48	
350-120-100	AIRPORT RECEIVABLES	13,707.60	
350-120-101	REFUND CHECKS PAYABLE	0.00	
350-120-103	MISC. ACCOUNTS RECEIVABLE	(385.00)	
350-120-140	GRANTS RECEIVABLE	0.00	
350-120-150	LEASE RECEIVABLE GRIZZLY	37,667.74	
350-120-250	DUE FROM OTHER FUNDS (AUDITOR)	0.00	
350-150-100	BOND ISSUANCE COSTS	0.00	
350-150-105	DEFERRED AMT ON REFUNDING	0.00	
350-160-100	LAND	859,833.00	
350-160-200	T-HANGERS (BUILDINGS)	4,344,298.10	
350-160-206	FIXED ASSETS-WORK IN PROGRESS	692,141.82	
350-160-210	EQUIPMENT	118,846.06	
350-160-300	RUNWAY	2,238,415.96	
350-160-335	FIELD EQUIPMENT	0.00	
350-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
350-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00	
350-170-103	PRE-PAY HEALTH INSURANCE	0.00	
350-190-103	ACCUMULATED DEPRECIATION	(2,543,025.82)	
			6,117,482.36
	TOTAL ASSETS		6,117,482.36
LIABILITIES			
350-200-100	ACCRUED ACCOUNTS PAYABLE	0.00	
350-200-110	CURRENT YEAR ENCUMBRANCE	0.00	
350-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
350-200-200	FICA & MEDICARE PAYABLE	0.00	
350-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
350-200-202	TMRS PAYABLE	(3,117.79)	
350-200-208	ACCRUED VACATION	855.08	
350-200-210	NET PENSION LIABILITY	53,453.10	
350-200-211	NEW OPEB-SDBF LIABILITY	4,311.69	
350-200-212	LIFE INSURANCE PAYABLE	(72.82)	
350-200-213	DENTAL PAYABLE	42.71	
350-200-214	AFLAC PAYABLE	0.00	
350-200-219	HEALTH INSURANCE PAYABLE	(9.44)	
350-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	47.22	
350-200-222	PRE-PAID LEGAL	0.00	
350-200-228	MISC. DEDUCTIONS PAYABLE	0.00	
350-200-233	OTHER A/P PENDING (AUDITOR)	(617.76)	
350-200-235	VISION PLAN PAYABLE	4.37	
350-200-240	BONDS PAYABLE-CURRENT	0.00	
350-200-300	RETAINAGE PAYABLE	0.00	
350-200-401	WAGES PAYABLE	0.00	
350-200-500	ACCOUNTS PAYABLE PENDING	265.77	
350-200-501	DUE TO FUND 100 (LOAN ADVANCE)	0.00	

BALANCE SHEET
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350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
350-200-502	DUE TO GENERAL FUND	0.00		
350-200-505	DUE TO OTHER FUNDS	0.00		
350-200-999	UNRECONCILED DIFFERENCE	(271.67)		
350-210-100	UNAMORT. BOND DISCOUNT	0.00		
350-210-101	BOND PREMIUM	13,407.76		
350-210-110	DEFERRED OUTFLOW TMRS CONT	(12,159.76)		
350-210-111	SDBF DEF OUTFLOW RES CONTRIB	(105.33)		
350-210-113	SDBF DEF INFLOW ACT EXP VS ASS	246.68		
350-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	710.90		
350-210-115	DEFERRED OUTLOW INVST TMRS	(7,781.71)		
350-210-118	DEFERRED INFLOW ACT VS ASSMPT	(6,101.19)		
350-210-119	DEFERRED OUTFLOW CNGS IN ASSUM	1,427.78		
350-220-110	DEFERRED INFLOW OF RESOURCES	37,077.96		
350-230-101	LONG TERM DEBT	0.00		
350-230-102	BOND PAYABLE-$290K REF 2010	0.00		
350-230-103	5.34M COMB SERIES 2017(1.445M)	1,055,000.00		
350-240-101	ACCRUED INTEREST PAYABLE	3,697.64		
	TOTAL LIABILITIES		1,140,311.19	
EQUITY				
350-250-100	CONTRIBUTED CAPITAL GRANT	4,274,320.92		
350-250-101	CONTRIBUTED CAPITAL CITY	75,265.82		
350-280-100	RETAINED EARNINGS	182,211.45		
350-281-100	PRIOR PERIOD ADJUSTMENT	442,482.09		
	TOTAL BEGINNING EQUITY	4,974,280.28		
	TOTAL REVENUE	212,339.84		
	TOTAL EXPENSES	209,448.95		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	2,890.89		
	TOTAL EQUITY & FUND BALANCE		4,977,171.17	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			6,117,482.36

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
370-100-102	CLAIM ON POOLED CASH	840,534.95		
370-100-103	SECURITY INVESTMENTS	0.00		
370-100-104	SAFEKEEPING CHECKING ACCT	0.00		
370-120-103	MISC. ACCOUNTS RECEIVABLE	0.00		
370-160-206	FIXED ASSETS-WORK IN PROGRESS	56,600.00		
370-160-225	INFRASTRUCTURE	10,032.80		
370-160-301	VEHICLES	36,464.95		
370-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
370-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
370-170-103	PRE-PAY HEALTH INSURANCE	0.00		
370-190-103	ACCUMULATED DEPRECIATION	(8,662.90)		
			934,969.80	
	TOTAL ASSETS			934,969.80
LIABILITIES				
370-200-110	CURRENT YR ENCUMBRANCE	0.00		
370-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
370-200-200	FICA & MEDICARE PAYABLE	0.00		
370-200-201	FEDERAL WITHHOLDING PAYABLE	0.00		
370-200-202	TMRS PAYABLE	(75.95)		
370-200-208	ACCRUED VACATION	2,635.26		
370-200-210	NET PENSION LIABILITY	53,717.78		
370-200-211	NEW OPEB-SDBF LIABILITY	4,333.04		
370-200-212	LIFE INSURANCE PAYABLE	(37.32)		
370-200-213	ASSURANT DENTAL PAYABLE	(82.16)		
370-200-214	AFLAC PAYABLE	0.00		
370-200-219	HEALTH INSURANCE PAYABLE	262.65		
370-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00		
370-200-222	PRE-PAID LEGAL	0.00		
370-200-228	MISC DEDUCTIONS PAYABLE	0.00		
370-200-233	OTHER A/P PENDING (AUDITOR)	(1,342.29)		
370-200-235	VISION PLAN PAYABLE	0.85		
370-200-300	RETAINAGE PAYABLE	0.00		
370-200-401	WAGES PAYABLE	0.00		
370-200-500	ACCOUNTS PAYABLE PENDING	1,207.74		
370-210-100	DUE TO CEMETERY LAND PURCHASE	0.00		
370-210-110	DEFERRED OUTFLOW CONT TMRS	(12,219.98)		
370-210-111	SDBF DEF OUTFLOW RES CONTRIB	(105.85)		
370-210-113	SDBF DEF INFLOW ACT EX VS ASSU	247.90		
370-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	714.42		
370-210-115	DEFERRED OUTFLOW INVST TMRS	(7,820.24)		
370-210-118	DEFERRED INFLOW ACTUAL VS ASSM	(6,131.40)		
370-210-119	DEFERRED OUTFLOW-CHG ASSUMP	1,434.85		
	TOTAL LIABILITIES		36,739.30	

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
EQUITY				
370-270-100	FUND BALANCE	283,523.73		
	TOTAL BEGINNING EQUITY	283,523.73		
	TOTAL REVENUE	736,321.12		
	TOTAL EXPENSES	114,608.55		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	621,712.57		
	TOTAL EQUITY & FUND BALANCE		905,236.30	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			941,975.60
	*** AMOUNT OUT OF BALANCE ***			7,005.80-

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
======			
382-100-102	CLAIM ON POOLED CASH	742,517.42	
382-100-104	SAFEKEEPING CHECKING ACCT	0.00	
382-120-250	DUE FROM OTHER FUNDS	0.00	
382-160-206	ESCROW FOR EQUIPMENT PURCHASES	0.00	
382-160-301	VEHICLES	0.00	
382-160-303	OFFICE EQUIPMENT	0.00	
382-160-305	FIELD EQUIPMENT	0.00	
382-160-306	HEAVY EQUIPMENT	0.00	
382-160-320	EQUIPMENT	0.00	
382-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
382-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00	
382-170-103	PRE-PAY HEALTH INSURANCE	0.00	
382-190-103	ACCUMULATED DEPRECIATION	0.00	
			742,517.42
	TOTAL ASSETS		742,517.42
			==========
LIABILITIES			
==========			
382-200-110	CURRENT YEAR ENCUMBRANCE	0.00	
382-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
382-200-200	FICA & MEDICARE PAYABLE	0.00	
382-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
382-200-202	TMRS PAYABLE	1,103.56	
382-200-203	DEFERRED COMP PAYABLE	0.00	
382-200-208	ACCRUED VACATION	8,291.19	
382-200-210	NET PENSION LIABILITY	67,739.54	
382-200-211	NEW OPEB-SDBF LIABILITY	5,459.65	
382-200-212	LIFE INSURANCE PAYABLE	(337.56)	
382-200-213	DENTAL PAYABLE	(221.01)	
382-200-214	AFLAC PAYABLE	292.74	
382-200-215	CLOTHES RENTAL PAYABLE	0.00	
382-200-216	CINCINNATI LIFE PAYABLE	261.10	
382-200-218	BLUE CHOICE PAYABLE	0.00	
382-200-219	HEALTH INSURANCE PAYABLE	(623.83)	
382-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	4.42	
382-200-222	PRE-PAID LEGAL PAYABLE	(626.20)	
382-200-228	MISC DEDUCTIONS PAYABLE	0.00	
382-200-229	MET LIFE DENTAL PAYABLE	0.00	
382-200-233	OTHER A/P PENDING (AUDITOR)	(847.06)	
382-200-235	VISION PLAN PAYABLE	(7.70)	
382-200-401	WAGES PAYABLE	0.00	
382-200-500	ACCOUNTS PAYABLE PENDING	54,748.69	
382-210-110	DEFERRED OUTFLOW CONTB TMRS	(15,409.71)	
382-210-111	SDBF DEF OUTFLOW RES CONTRIB	(133.48)	
382-210-113	SDBF DEF INFLOW ACT EXP VS ASS	312.61	
382-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	900.91	
382-210-115	DEFERRED OUTFLOW INVST TMRS	(9,861.53)	
382-210-118	DEFERRED INFLOW ACTUAL VS ASSM	(7,731.86)	

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
382-210-119	DEFERRED OUTLOW-CHNG IN ASSUMP	1,809.38		
382-240-101	UNCLAIMED FUNDS	78.32		
	TOTAL LIABILITIES		105,202.17	
EQUITY				
======				
382-260-121	RESERVE:FUTURE EQUIP PURCHASES	0.00		
382-270-100	FUND BALANCE	542,626.18		
	TOTAL BEGINNING EQUITY	542,626.18		
	TOTAL REVENUE	551,239.98		
	TOTAL EXPENSES	456,550.91		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	94,689.07		
	TOTAL EQUITY & FUND BALANCE		637,315.25	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			742,517.42
				==========

BALANCE SHEET
AS OF: JANUARY 31ST, 2026

384-FLEET REPLACEMENT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
384-100-102	CLAIM ON POOLED CASH	147,911.86		
384-100-104	CAPITAL EQUIP ACCT 2139517	0.00		
384-100-105	SIGNATURE BANK EQUIP (ESCROW)	0.00		
384-100-106	FROST LEASING ESCROW 010597724	0.00		
384-100-107	UMB BANK CLAYTON HOLDINGS	0.00		
384-100-108	2018 FLEET/EQUIP TEXSTAR 20180	256,363.80		
384-100-109	GOVERNMENT CAPITAL CORP	0.00		
384-100-110	US BANCORP GOVERNMENT LEAS	0.00		
384-100-111	US BANCORP GOV ESCROW	0.00		
384-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
384-140-100	PREPAID CAP LEASE	0.00		
384-150-100	BOND ISSUANCE COSTS	0.00		
384-160-206	FIXED ASSETS-WORK IN PROGRESS	158,164.89		
384-160-320	MACHINERY & EQUIPMENT	9,778,798.50		
384-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
384-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
384-190-103	ACCUMULATED DEPRECIATION	(7,821,799.41)		
			2,519,439.64	
	TOTAL ASSETS			2,519,439.64
LIABILITIES				
384-200-104	ACCRUED INTEREST PAYABLE	0.00		
384-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
384-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
384-200-236	ARBITRAGE REBATE TAX PAYABLE	3,329.31		
384-200-500	ACCOUNTS PAYABLE PENDING	0.00		
384-200-505	DUE TO OTHER FUNDS	0.00		
384-210-101	UNAMORT BOND PREMIUM	26,335.32		
384-230-103	5.44M COMB SERIES 2015(2.66M)	715,000.00		
384-230-115	CAPITAL LEASE PAYABLE-CURRENT	0.00		
384-230-120	CAP LEASE PAYABLE-NONCURRENT	83,133.66		
384-230-125	NOTES PAYABLE	647,125.72		
384-240-101	ACCRUED INTEREST PAYABLE	16,080.93		
	TOTAL LIABILITIES		1,491,004.94	
EQUITY				
384-270-100	FUND BALANCE	1,284,825.13		
	TOTAL BEGINNING EQUITY	1,284,825.13		
	TOTAL REVENUE	79,735.73		
	TOTAL EXPENSES	336,126.16		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(256,390.43)		
	TOTAL EQUITY & FUND BALANCE		1,028,434.70	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,519,439.64

Attachment E

Sales Tax Tracking Report

Sales Tax Tracking (Total Amount) FY 2025-26

	2024-25 Actual	2025-26 Actual	2025-26 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	863,245	1,056,589	940,000	116,589	12.4%	193,344	22.4%
November	965,850	1,040,807	1,050,000	(9,193)	-0.9%	74,957	7.8%
December	940,035	1,000,916	1,020,000	(19,084)	-1.9%	60,881	6.5%
January	1,202,465	1,021,425	1,310,000	(288,575)	-22.0%	(181,040)	-15.1%
February	1,054,758		1,150,000	(1,150,000)	-100.0%	(1,054,758)	-100.0%
March	1,178,383		1,280,000	(1,280,000)	-100.0%	(1,178,383)	-100.0%
April	839,320		910,000	(910,000)	-100.0%	(839,320)	-100.0%
May	804,010		880,000	(880,000)	-100.0%	(804,010)	-100.0%
June	1,328,382		1,450,000	(1,450,000)	-100.0%	(1,328,382)	-100.0%
July	977,134		1,070,000	(1,070,000)	-100.0%	(977,134)	-100.0%
August	951,360		1,040,000	(1,040,000)	-100.0%	(951,360)	-100.0%
Sept.	1,129,144		1,230,000	(1,230,000)	-100.0%	(1,129,144)	-100.0%
	$ 12,234,085		$ 13,330,000			$ (8,114,348)	

Sales Tax Tracking (Taylor EDC Portion) FY 2025-26

	2024-25 Actual	2025-26 Actual
October	$ 215,811	$ 264,147
November	$ 241,463	$ 260,202
December	$ 235,009	$ 250,229
January	$ 300,616	$ 255,356
February	$ 263,690	$ -
March	$ 294,596	$ -
April	$ 209,830	$ -
May	$ 201,002	$ -
June	$ 332,095	$ -
July	$ 244,284	$ -
August	$ 237,840	$ -
Sept.	$ 282,286	$ -
	3,058,521	1,029,934

Sales Tax Tracking (City's Portion) FY 2025-26

	2024-25 Actual	2025-2026 Actual	2025-26 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	647,434	792,442	705,000	87,442	12.4%	145,008	22.4%
November	724,388	780,605	787,500	(6,895)	-0.9%	56,218	7.8%
December	705,026	750,687	765,000	(14,313)	-1.9%	45,661	6.5%
January	901,849	766,069	982,500	(216,431)	-22.0%	(135,780)	-15.1%
February	791,069		862,500	(862,500)	-100.0%	(791,069)	-100.0%
March	883,787		960,000	(960,000)	-100.0%	(883,787)	-100.0%
April	629,490		682,500	(682,500)	-100.0%	(629,490)	-100.0%
May	603,007		660,000	(660,000)	-100.0%	(603,007)	-100.0%
June	996,286		1,087,500	(1,087,500)	-100.0%	(996,286)	-100.0%
July	732,851		802,500	(802,500)	-100.0%	(732,851)	-100.0%
August	713,520		780,000	(780,000)	-100.0%	(713,520)	-100.0%
Sept.	846,858		922,500	(922,500)	-100.0%	(846,858)	-100.0%

Cumulative Year-to-Date (City's Portion) FY 2025-26

	2024-25 Actual	2025-26 Actual	2025-26 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	647,434	792,442	705,000	87,442	12.4%	145,008	22.4%
November	1,371,821	1,573,047	1,492,500	80,547	5.4%	201,226	14.7%
December	2,076,847	2,323,734	2,257,500	66,234	2.9%	246,887	11.9%
January	2,978,696	3,089,803	3,240,000	(150,197)	-4.6%	111,107	3.7%
February	3,769,765		4,102,500	(4,102,500)	-100.0%	(3,769,765)	-100.0%
March	4,653,552		5,062,500	(5,062,500)	-100.0%	(4,653,552)	-100.0%
April	5,283,042		5,745,000	(5,745,000)	-100.0%	(5,283,042)	-100.0%
May	5,886,049		6,405,000	(6,405,000)	-100.0%	(5,886,049)	-100.0%
June	6,882,336		7,492,500	(7,492,500)	-100.0%	(6,882,336)	-100.0%
July	7,615,186		8,295,000	(8,295,000)	-100.0%	(7,615,186)	-100.0%
August	8,328,706		9,075,000	(9,075,000)	-100.0%	(8,328,706)	-100.0%
Sept.	9,175,564		9,997,500	(9,997,500)	-100.0%	(9,175,564)	-100.0%
% Y-T-D Increase over prior year	-57.7%						

Attachment F

Monthly Investment Report

City of Taylor

Investment Report

As of January 31, 2026

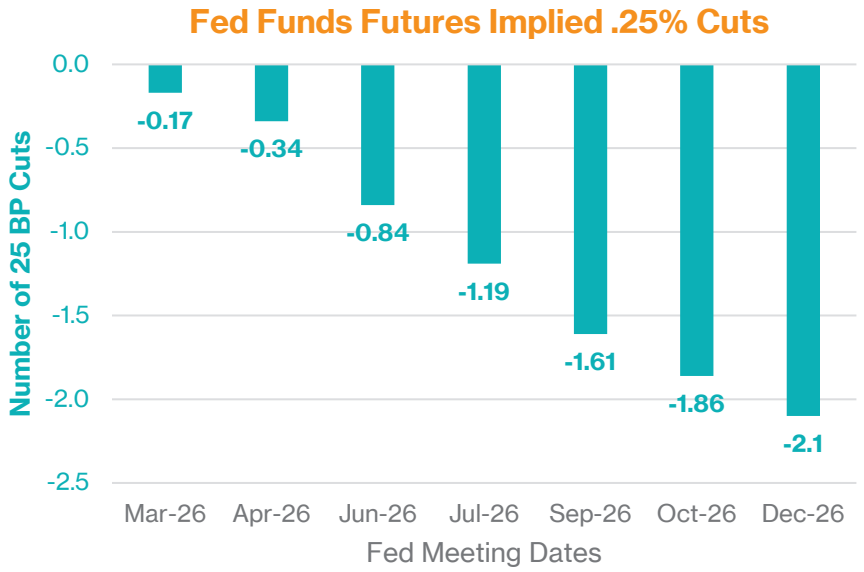
MEEDER

PUBLIC FUNDS

OBSERVATIONS AND EXPECTATIONS

- Interest rates across the yield curve were up slightly for January
- The Fed paused their recent rate cutting by holding rates steady at their January meeting
- Economic growth continued to expand at a solid pace
- Labor market data showed there's not much hiring or firing taking place
- Inflation remained sticky and above the Fed 2 percent target rate

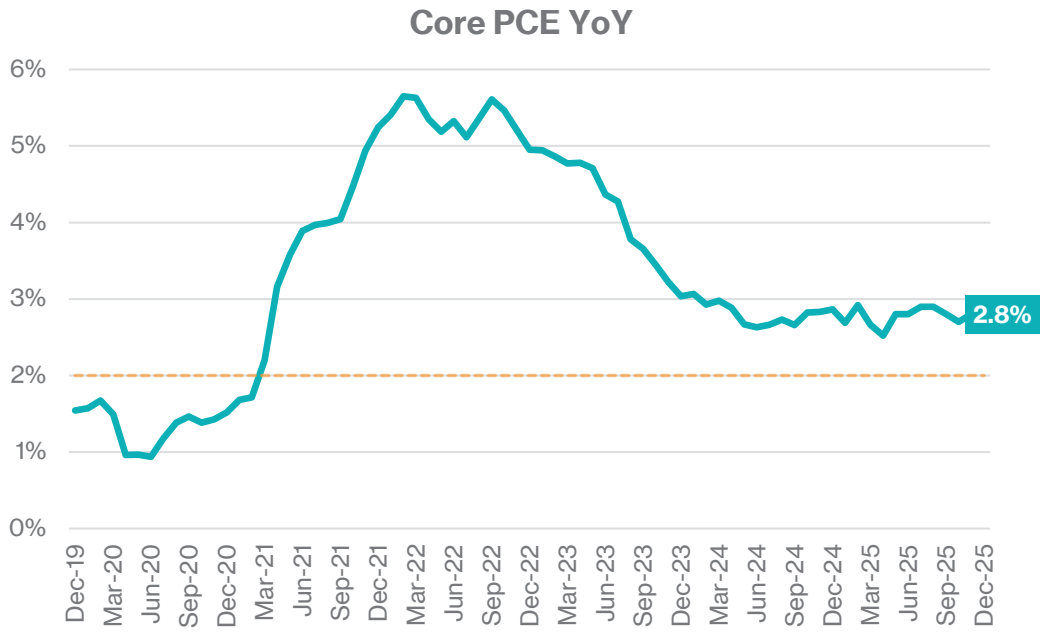
- The Fed Funds futures market is ever changing with the release of new economic and market data.
- At the end of January, the futures market was pricing in about two .25% Fed cuts by the end of 2026.

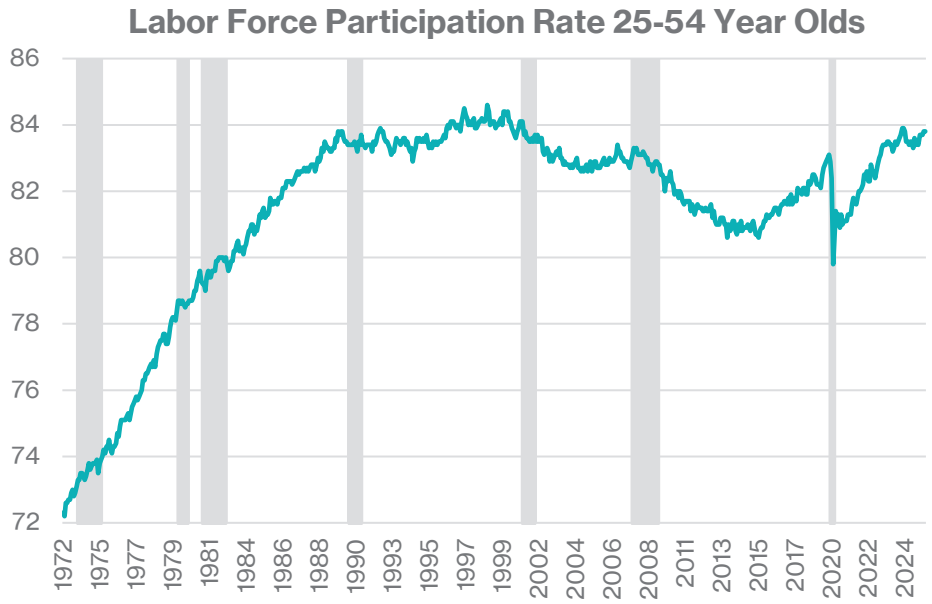


SOURCES: BLOOMBERG

- Core Personal Consumption Expenditure YoY is the Fed's preferred inflation gauge.
- Core excludes food and energy components.
- It's been above the Fed's 2% target for 58 consecutive months.
- Economists expect Core PCE YoY to remain above the Fed's target this year.

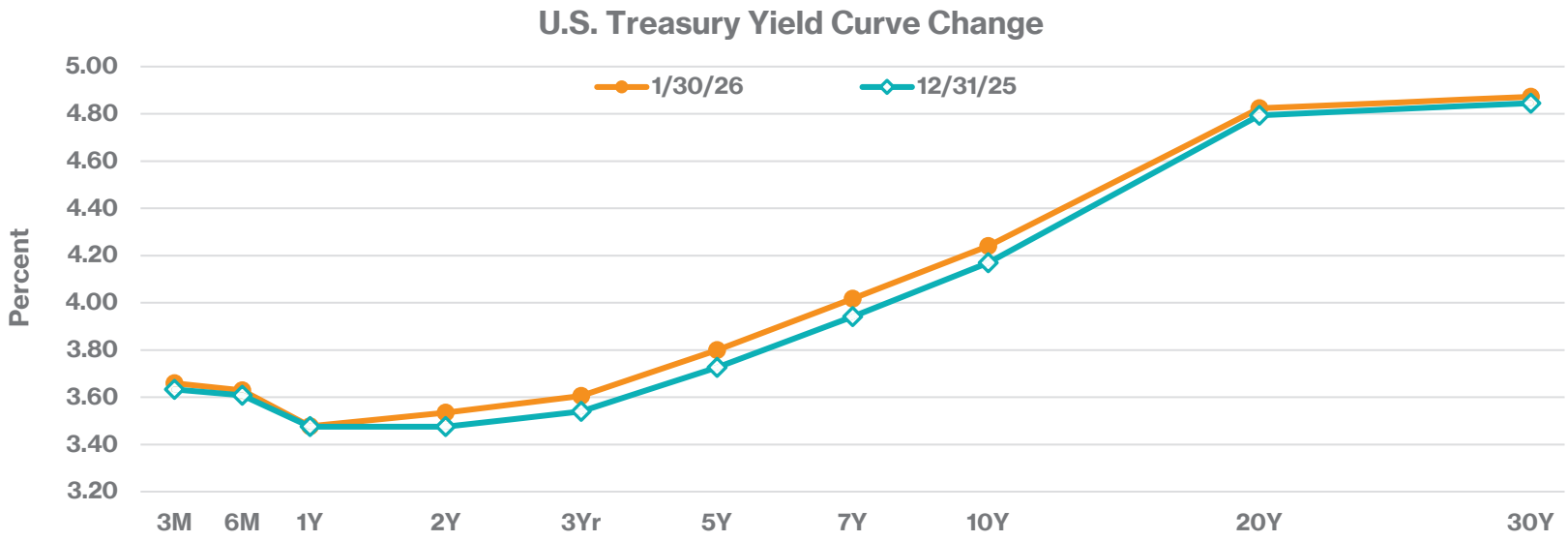
SOURCES: BLOOMBERG

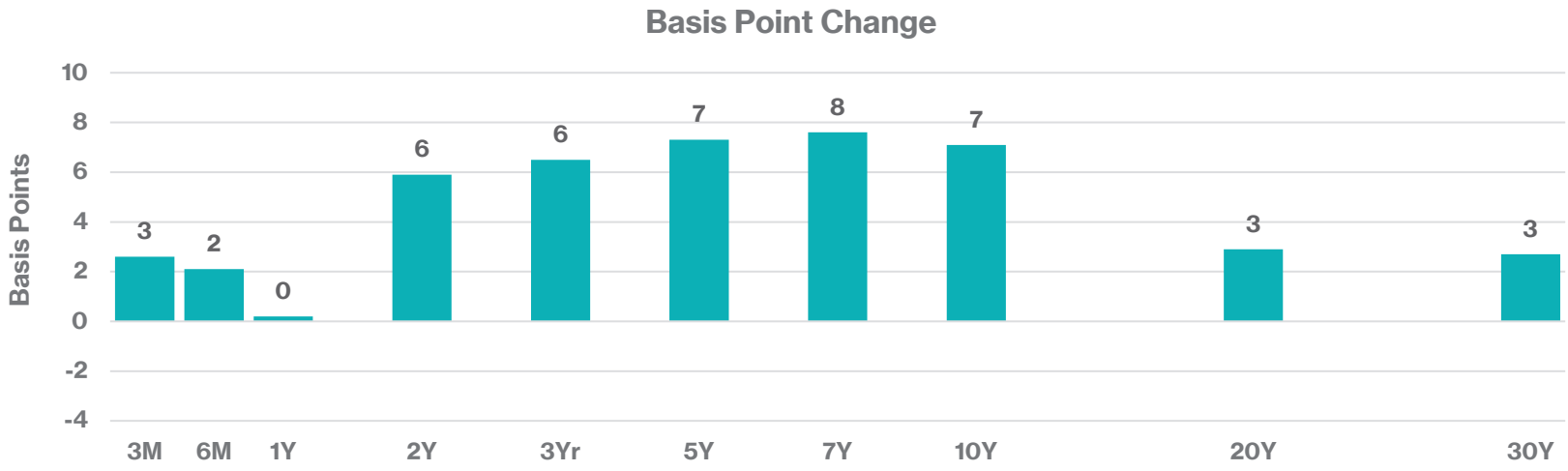




- The labor force participation rate (LFPR) for "prime aged workers" (25-54 year olds) has been climbing since pandemic lows.
- Fed Chair Powell stated recently that the labor market is stable.
- The large increase in the LFPR in 1970s and 1980s was primarily due to many more women entering the workforce.

SOURCE: BLOOMBERG





SOURCES: BLOOMBERG

MEEDER PUBLIC FUNDS

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MEEDER
PUBLIC FUNDS

Portfolio Summary

3.78
Weighted Average Yield to Maturity

0.10
Weighted Average Maturity (Years)

0.11
Portfolio Effective Duration (Years)

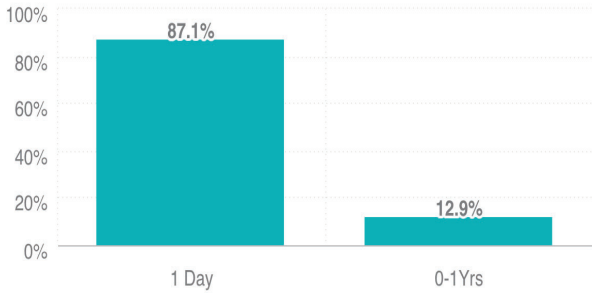
0.10
Weighted Average Life (Years)

AAA
Average Credit Rating

Portfolio Position

Par Value	$155,760,608
Principal Cost	$155,850,452
Book Value	$155,842,774
Market Value	$155,849,671
Unrealized Gain/Loss	$6,897
Accrued Interest	$179,531

Maturity Distribution



Sector Allocation

LGIP	87.10%
U.S. Treasuries	12.89%
Money Market Funds	0.01%

MEEDER PUBLIC FUNDS

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
LGIP	135,748,242.02	135,748,242.02	135,748,242.02	87.10%	1	3.79
Money Market Funds	12,366.47	12,366.47	12,366.47	0.01%	1	0.40
U.S. Treasuries	20,000,000.00	20,089,062.50	20,082,165.95	12.89%	288	3.72
TOTAL	**155,760,608.49**	**155,849,670.99**	**155,842,774.44**	**100.00%**	**38**	**3.78**

CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		21,650.55	21,650.55			
TOTAL CASH AND INVESTMENTS	**155,760,608.49**	**155,871,321.54**	**155,864,424.99**		**38**	**3.78**

TOTAL EARNINGS

CURRENT MONTH
494,203.88

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
2019 BOND FUND						
LGIP	1	687,933.88	687,933.88	0.44	3.70	1
TOTAL	**1**	**687,933.88**	**687,933.88**	**0.44**	**3.70**	**1**
2022 DEBT NON-TAX SUPPORTED						
LGIP	1	4,109,035.28	4,109,035.28	2.63	3.83	1
TOTAL	**1**	**4,109,035.28**	**4,109,035.28**	**2.64**	**3.83**	**1**
2022 DEBT TAX SUPPORTED						
LGIP	1	3,568,517.44	3,568,517.44	2.29	3.83	1
TOTAL	**1**	**3,568,517.44**	**3,568,517.44**	**2.29**	**3.83**	**1**
2022 TAX SUPPORTED LIMITED TAX						
LGIP	1	489,306.11	489,306.11	0.31	3.83	1
TOTAL	**1**	**489,306.11**	**489,306.11**	**0.31**	**3.83**	**1**
2023A TAX & REVENUE CO						
LGIP	1	46,273,326.87	46,273,326.87	29.66	3.83	1
U.S. Treasuries	1	10,000,000.00	10,054,687.50	6.49	3.71	303
TOTAL	**2**	**56,273,326.87**	**56,328,014.37**	**36.14**	**3.81**	**55**
2024 DNTS						
LGIP	1	9,721,704.51	9,721,704.51	6.23	3.83	1
TOTAL	**1**	**9,721,704.51**	**9,721,704.51**	**6.24**	**3.83**	**1**
2024 DTS						
LGIP	1	15,932,197.01	15,932,197.01	10.21	3.83	1

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
TOTAL	**1**	**15,932,197.01**	**15,932,197.01**	**10.22**	**3.83**	**1**
AIRPORT FUND						
LGIP	1	775,290.48	775,290.48	0.50	3.69	1
TOTAL	**1**	**775,290.48**	**775,290.48**	**0.50**	**3.69**	**1**
CEMETERY PERMANENT FUND						
LGIP	3	67,839.03	67,839.03	0.04	3.70	1
TOTAL	**3**	**67,839.03**	**67,839.03**	**0.04**	**3.70**	**1**
CTR TAX SERIES 2025A						
LGIP	1	7,459,161.16	7,459,161.16	4.78	3.83	1
TOTAL	**1**	**7,459,161.16**	**7,459,161.16**	**4.79**	**3.83**	**1**
CTR UTILITY SERIES 2025B						
LGIP	1	5,107,773.07	5,107,773.07	3.27	3.83	1
TOTAL	**1**	**5,107,773.07**	**5,107,773.07**	**3.28**	**3.83**	**1**
FLEET REPLACEMENT FUND						
LGIP	1	256,363.80	256,363.80	0.16	3.70	1
TOTAL	**1**	**256,363.80**	**256,363.80**	**0.16**	**3.70**	**1**
GENERAL FUND						
LGIP	3	36,422,379.86	36,422,379.86	23.34	3.71	1
Money Market Funds	1	12,366.47	12,366.47	0.01	0.40	1
U.S. Treasuries	1	10,000,000.00	10,027,478.45	6.50	3.74	273

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
TOTAL	**5**	**46,434,746.33**	**46,462,224.78**	**29.82**	**3.71**	**60**
SPECIAL REV-TAX INCREMENT FUND						
LGIP	1	1,960,711.91	1,960,711.91	1.26	3.69	1
TOTAL	**1**	**1,960,711.91**	**1,960,711.91**	**1.26**	**3.69**	**1**
UTILITY FUND						
LGIP	2	2,916,701.61	2,916,701.61	1.87	3.75	1
TOTAL	**2**	**2,916,701.61**	**2,916,701.61**	**1.87**	**3.75**	**1**
GRAND TOTAL	**23**	**155,760,608.49**	**155,842,774.44**	**100.00**	**3.78**	**38**

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
2019 BOND FUND												
LGIP												
TEXSTAR	TexSTAR	01/31/2026 01/31/2026	687,933.88	687,933.88 0.00	687,933.88	3.70		1	1.00 687,933.88	0.00 687,933.88	0.44	AAA
LGIP TOTAL			**687,933.88**	**687,933.88** **0.00**	**687,933.88**	**3.70**		**1**	**1.00** **687,933.88**	**0.00** **687,933.88**	**0.44**	**AAA**
2019 BOND FUND TOTAL			687,933.88	687,933.88 0.00	687,933.88	3.70		1	687,933.88	0.00 687,933.88	0.44	AAA
2022 DEBT NON-TAX SUPPORTED												
LGIP												
TXCLASS	Texas CLASS	01/31/2026 01/31/2026	4,109,035.28	4,109,035.28 0.00	4,109,035.28	3.83		1	1.00 4,109,035.28	0.00 4,109,035.28	2.64	AAA
LGIP TOTAL			**4,109,035.28**	**4,109,035.28** **0.00**	**4,109,035.28**	**3.83**		**1**	**1.00** **4,109,035.28**	**0.00** **4,109,035.28**	**2.64**	**AAA**
2022 DEBT NON-TAX SUPPORTED TOTAL			4,109,035.28	4,109,035.28 0.00	4,109,035.28	3.83		1	4,109,035.28	0.00 4,109,035.28	2.64	AAA
2022 DEBT TAX SUPPORTED												
LGIP												
TXCLASS	Texas CLASS	01/31/2026 01/31/2026	3,568,517.44	3,568,517.44 0.00	3,568,517.44	3.83		1	1.00 3,568,517.44	0.00 3,568,517.44	2.29	AAA
LGIP TOTAL			**3,568,517.44**	**3,568,517.44** **0.00**	**3,568,517.44**	**3.83**		**1**	**1.00** **3,568,517.44**	**0.00** **3,568,517.44**	**2.29**	**AAA**
2022 DEBT TAX SUPPORTED TOTAL			3,568,517.44	3,568,517.44 0.00	3,568,517.44	3.83		1	3,568,517.44	0.00 3,568,517.44	2.29	AAA
2022 TAX SUPPORTED LIMITED TAX												
LGIP												
TXCLASS	Texas CLASS	01/31/2026 01/31/2026	489,306.11	489,306.11 0.00	489,306.11	3.83		1	1.00 489,306.11	0.00 489,306.11	0.31	AAA
LGIP TOTAL			**489,306.11**	**489,306.11** **0.00**	**489,306.11**	**3.83**		**1**	**1.00** **489,306.11**	**0.00** **489,306.11**	**0.31**	**AAA**

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
2022 TAX SUPPORTED LIMITED TAX TOTAL			489,306.11	489,306.11 0.00	489,306.11	3.83		1	489,306.11	0.00 489,306.11	0.31	AAA
2023A TAX & REVENUE CO												
LGIP												
TXCLASS	Texas CLASS	01/31/2026 01/31/2026	46,273,326.87	46,273,326.87 0.00	46,273,326.87	3.83		1	1.00 46,273,326.87	0.00 46,273,326.87	29.69	AAA
LGIP TOTAL			**46,273,326.87**	**46,273,326.87 0.00**	**46,273,326.87**	**3.83**		**1**	**1.00 46,273,326.87**	**0.00 46,273,326.87**	**29.69**	**AAA**
U.S. TREASURIES												
91282CLY5	US TREASURY 4.250 11/30/26	11/17/2025 11/17/2025	10,000,000.00	10,054,687.50 0.00	10,054,687.50	3.71	11/30/2026	303	100.55 10,054,687.50	0.00 10,054,687.50	6.45	Aa1 AA+
U.S. TREASURIES TOTAL			**10,000,000.00**	**10,054,687.50 0.00**	**10,054,687.50**	**3.71**		**303**	**100.55 10,054,687.50**	**0.00 10,054,687.50**	**6.45**	**AA+**
2023A TAX & REVENUE CO TOTAL			56,273,326.87	56,328,014.37 0.00	56,328,014.37	3.81		55	56,328,014.37	0.00 56,328,014.37	36.14	AAA
2024 DNTS												
LGIP												
TXCLASS	Texas CLASS	01/31/2026 01/31/2026	9,721,704.51	9,721,704.51 0.00	9,721,704.51	3.83		1	1.00 9,721,704.51	0.00 9,721,704.51	6.24	AAA
LGIP TOTAL			**9,721,704.51**	**9,721,704.51 0.00**	**9,721,704.51**	**3.83**		**1**	**1.00 9,721,704.51**	**0.00 9,721,704.51**	**6.24**	**AAA**
2024 DNTS TOTAL			9,721,704.51	9,721,704.51 0.00	9,721,704.51	3.83		1	9,721,704.51	0.00 9,721,704.51	6.24	AAA
2024 DTS												
LGIP												
TXCLASS	Texas CLASS	01/31/2026 01/31/2026	15,932,197.01	15,932,197.01 0.00	15,932,197.01	3.83		1	1.00 15,932,197.01	0.00 15,932,197.01	10.22	AAA
LGIP TOTAL			**15,932,197.01**	**15,932,197.01 0.00**	**15,932,197.01**	**3.83**		**1**	**1.00 15,932,197.01**	**0.00 15,932,197.01**	**10.22**	**AAA**
2024 DTS TOTAL			15,932,197.01	15,932,197.01 0.00	15,932,197.01	3.83		1	15,932,197.01	0.00 15,932,197.01	10.22	AAA

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
AIRPORT FUND												
LGIP												
TEXPOOL	TexPool	01/31/2026 01/31/2026	775,290.48	775,290.48 0.00	775,290.48	3.69		1	1.00 775,290.48	0.00 775,290.48	0.50	AAA
LGIP TOTAL			**775,290.48**	**775,290.48** **0.00**	**775,290.48**	**3.69**		**1**	**1.00** **775,290.48**	**0.00** **775,290.48**	**0.50**	**AAA**
AIRPORT FUND TOTAL			**775,290.48**	**775,290.48** **0.00**	**775,290.48**	**3.69**		**1**	**775,290.48**	**0.00** **775,290.48**	**0.50**	**AAA**
CEMETERY PERMANENT FUND												
LGIP												
TEXSTAR	TexSTAR	01/31/2026 01/31/2026	66,385.71	66,385.71 0.00	66,385.71	3.70		1	1.00 66,385.71	0.00 66,385.71	0.04	AAA
TXCLASS	Texas CLASS	01/31/2026 01/31/2026	1,027.21	1,027.21 0.00	1,027.21	3.83		1	1.00 1,027.21	0.00 1,027.21	0.00	AAA
TEXPOOL	TexPool	01/31/2026 01/31/2026	426.11	426.11 0.00	426.11	3.69		1	1.00 426.11	0.00 426.11	0.00	AAA
LGIP TOTAL			**67,839.03**	**67,839.03** **0.00**	**67,839.03**	**3.70**		**1**	**1.00** **67,839.03**	**0.00** **67,839.03**	**0.04**	**AAA**
CEMETERY PERMANENT FUND TOTAL			**67,839.03**	**67,839.03** **0.00**	**67,839.03**	**3.70**		**1**	**67,839.03**	**0.00** **67,839.03**	**0.04**	**AAA**
CTR TAX SERIES 2025A												
LGIP												
TXCLASS	Texas CLASS	01/31/2026 01/31/2026	7,459,161.16	7,459,161.16 0.00	7,459,161.16	3.83		1	1.00 7,459,161.16	0.00 7,459,161.16	4.79	AAA
LGIP TOTAL			**7,459,161.16**	**7,459,161.16** **0.00**	**7,459,161.16**	**3.83**		**1**	**1.00** **7,459,161.16**	**0.00** **7,459,161.16**	**4.79**	**AAA**
CTR TAX SERIES 2025A TOTAL			**7,459,161.16**	**7,459,161.16** **0.00**	**7,459,161.16**	**3.83**		**1**	**7,459,161.16**	**0.00** **7,459,161.16**	**4.79**	**AAA**

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
CTR UTILITY SERIES 2025B												
LGIP												
TXCLASS	Texas CLASS	01/31/2026 01/31/2026	5,107,773.07	5,107,773.07 0.00	5,107,773.07	3.83		1	1.00 5,107,773.07	0.00 5,107,773.07	3.28	AAA
LGIP TOTAL			**5,107,773.07**	**5,107,773.07** **0.00**	**5,107,773.07**	**3.83**		**1**	**1.00** **5,107,773.07**	**0.00** **5,107,773.07**	**3.28**	**AAA**
CTR UTILITY SERIES 2025B TOTAL			**5,107,773.07**	**5,107,773.07** **0.00**	**5,107,773.07**	**3.83**		**1**	**5,107,773.07**	**0.00** **5,107,773.07**	**3.28**	**AAA**
FLEET REPLACEMENT FUND												
LGIP												
TEXSTAR	TexSTAR	01/31/2026 01/31/2026	256,363.80	256,363.80 0.00	256,363.80	3.70		1	1.00 256,363.80	0.00 256,363.80	0.16	AAA
LGIP TOTAL			**256,363.80**	**256,363.80** **0.00**	**256,363.80**	**3.70**		**1**	**1.00** **256,363.80**	**0.00** **256,363.80**	**0.16**	**AAA**
FLEET REPLACEMENT FUND TOTAL			**256,363.80**	**256,363.80** **0.00**	**256,363.80**	**3.70**		**1**	**256,363.80**	**0.00** **256,363.80**	**0.16**	**AAA**
GENERAL FUND												
LGIP												
TXCLASS	Texas CLASS	01/31/2026 01/31/2026	3,925,028.69	3,925,028.69 0.00	3,925,028.69	3.83		1	1.00 3,925,028.69	0.00 3,925,028.69	2.52	AAA
TEXSTAR	TexSTAR	01/31/2026 01/31/2026	1,007,305.21	1,007,305.21 0.00	1,007,305.21	3.70		1	1.00 1,007,305.21	0.00 1,007,305.21	0.65	AAA
TEXPOOL	TexPool	01/31/2026 01/31/2026	31,490,045.96	31,490,045.96 0.00	31,490,045.96	3.69		1	1.00 31,490,045.96	0.00 31,490,045.96	20.21	AAA
LGIP TOTAL			**36,422,379.86**	**36,422,379.86** **0.00**	**36,422,379.86**	**3.71**		**1**	**1.00** **36,422,379.86**	**0.00** **36,422,379.86**	**23.37**	**AAA**
MONEY MARKET FUNDS												
60618	City National Bank MMF - Public Funds	01/31/2026 01/31/2026	12,366.47	12,366.47 0.00	12,366.47	0.40		1	1.00 12,366.47	0.00 12,366.47	0.01	NA NA
MONEY MARKET FUNDS TOTAL			**12,366.47**	**12,366.47** **0.00**	**12,366.47**	**0.40**		**1**	**1.00** **12,366.47**	**0.00** **12,366.47**	**0.01**	**NA**

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
U.S. TREASURIES												
91282CLS8	US TREASURY 4.125 10/31/26	11/17/2025 11/17/2025	10,000,000.00	10,035,156.25 21,650.55	10,056,806.80	3.74	10/31/2026	273	100.34 10,034,375.00	6,896.55 10,027,478.45	6.44	Aa1 AA+
U.S. TREASURIES TOTAL			**10,000,000.00**	**10,035,156.25 21,650.55**	**10,056,806.80**	**3.74**		**273**	**100.34 10,034,375.00**	**6,896.55 10,027,478.45**	**6.44**	**AA+**
GENERAL FUND TOTAL			**46,434,746.33**	**46,469,902.58 21,650.55**	**46,491,553.13**	**3.71**		**60**	**46,469,121.33**	**6,896.55 46,462,224.78**	**29.82**	**AAA**
SPECIAL REV-TAX INCREMENT FUND												
LGIP												
TEXPOOL	TexPool	01/31/2026 01/31/2026	1,960,711.91	1,960,711.91 0.00	1,960,711.91	3.69		1	1.00 1,960,711.91	0.00 1,960,711.91	1.26	AAA
LGIP TOTAL			**1,960,711.91**	**1,960,711.91 0.00**	**1,960,711.91**	**3.69**		**1**	**1.00 1,960,711.91**	**0.00 1,960,711.91**	**1.26**	**AAA**
SPECIAL REV-TAX INCREMENT FUND TOTAL			**1,960,711.91**	**1,960,711.91 0.00**	**1,960,711.91**	**3.69**		**1**	**1,960,711.91**	**0.00 1,960,711.91**	**1.26**	**AAA**
UTILITY FUND												
LGIP												
TXCLASS	Texas CLASS	01/31/2026 01/31/2026	1,211,496.15	1,211,496.15 0.00	1,211,496.15	3.83		1	1.00 1,211,496.15	0.00 1,211,496.15	0.78	AAA
TEXPOOL	TexPool	01/31/2026 01/31/2026	1,705,205.46	1,705,205.46 0.00	1,705,205.46	3.69		1	1.00 1,705,205.46	0.00 1,705,205.46	1.09	AAA
LGIP TOTAL			**2,916,701.61**	**2,916,701.61 0.00**	**2,916,701.61**	**3.75**		**1**	**1.00 2,916,701.61**	**0.00 2,916,701.61**	**1.87**	**AAA**
UTILITY FUND TOTAL			**2,916,701.61**	**2,916,701.61 0.00**	**2,916,701.61**	**3.75**		**1**	**2,916,701.61**	**0.00 2,916,701.61**	**1.87**	**AAA**
GRAND TOTAL			**155,760,608.49**	**155,850,452.24 21,650.55**	**155,872,102.79**	**3.78**		**38**	**155,849,670.99**	**6,896.55 155,842,774.44**	**100.00**	**AAA**

MEEDER PUBLIC FUNDS

Cash Reconciliation Report

MEEDER PUBLIC FUNDS

Transaction Statement

NO ACTIVITY DURING CURRENT PERIOD

MEEDER PUBLIC FUNDS

Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
2023A TAX & REVENUE CO									
91282CLY5	US TREASURY 4.250 11/30/26	10,000,000.00	10,054,687.50	54,687.50	10,054,687.50	0.00	10,054,687.50	0.00	54,687.50
TOTAL		**10,000,000.00**	**10,054,687.50**	**54,687.50**	**10,054,687.50**	**0.00**	**10,054,687.50**	**0.00**	**54,687.50**
GENERAL FUND									
91282CLS8	US TREASURY 4.125 10/31/26	10,000,000.00	10,035,156.25	35,156.25	10,030,610.18	(3,131.73)	10,027,478.45	(7,677.80)	27,478.45
TOTAL		**10,000,000.00**	**10,035,156.25**	**35,156.25**	**10,030,610.18**	**(3,131.73)**	**10,027,478.45**	**(7,677.80)**	**27,478.45**
GRAND TOTAL		**20,000,000.00**	**20,089,843.75**	**89,843.75**	**20,085,297.68**	**(3,131.73)**	**20,082,165.95**	**(7,677.80)**	**82,165.95**

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
2019 BOND FUND									
TEXSTAR	TexSTAR	2026-01-31	687,933.88	687,933.88	0.00	0.00	2,159.31	2,159.31	0.00
TOTAL			**687,933.88**	**687,933.88**	**0.00**	**0.00**	**2,159.31**	**2,159.31**	**0.00**
2022 DEBT NON-TAX SUPPORTED									
TXCLASS	Texas CLASS	2026-01-31	4,109,035.28	4,109,035.28	0.00	0.00	13,448.29	13,448.29	0.00
TOTAL			**4,109,035.28**	**4,109,035.28**	**0.00**	**0.00**	**13,448.29**	**13,448.29**	**0.00**
2022 DEBT TAX SUPPORTED									
TXCLASS	Texas CLASS	2026-01-31	3,568,517.44	3,568,517.44	0.00	0.00	11,662.29	11,662.29	0.00
TOTAL			**3,568,517.44**	**3,568,517.44**	**0.00**	**0.00**	**11,662.29**	**11,662.29**	**0.00**
2022 TAX SUPPORTED LIMITED TAX									
TXCLASS	Texas CLASS	2026-01-31	489,306.11	489,306.11	0.00	0.00	1,629.06	1,629.06	0.00
TOTAL			**489,306.11**	**489,306.11**	**0.00**	**0.00**	**1,629.06**	**1,629.06**	**0.00**
2023A TAX & REVENUE CO									
TXCLASS	Texas CLASS	2026-01-31	46,273,326.87	46,273,326.87	0.00	0.00	150,823.99	150,823.99	0.00
91282CLY5	US TREASURY 4.250 11/30/26	2025-11-17	10,000,000.00	10,054,687.50	37,362.64	0.00	36,195.05	0.00	73,557.69
TOTAL			**56,273,326.87**	**56,328,014.37**	**37,362.64**	**0.00**	**187,019.04**	**150,823.99**	**73,557.69**
2024 DNTS									
TXCLASS	Texas CLASS	2026-01-31	9,721,704.51	9,721,704.51	0.00	0.00	31,770.69	31,770.69	0.00
TOTAL			**9,721,704.51**	**9,721,704.51**	**0.00**	**0.00**	**31,770.69**	**31,770.69**	**0.00**
2024 DTS									
TXCLASS	Texas CLASS	2026-01-31	15,932,197.01	15,932,197.01	0.00	0.00	52,176.69	52,176.69	0.00
TOTAL			**15,932,197.01**	**15,932,197.01**	**0.00**	**0.00**	**52,176.69**	**52,176.69**	**0.00**

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
AIRPORT FUND									
TEXPOOL	TexPool	2026-01-31	775,290.48	775,290.48	0.00	0.00	2,435.13	2,435.13	0.00
TOTAL			**775,290.48**	**775,290.48**	**0.00**	**0.00**	**2,435.13**	**2,435.13**	**0.00**
CEMETERY PERMANENT FUND									
TEXPOOL	TexPool	2026-01-31	426.11	426.11	0.00	0.00	1.24	1.24	0.00
TEXSTAR	TexSTAR	2026-01-31	66,385.71	66,385.71	0.00	0.00	208.39	208.39	0.00
TXCLASS	Texas CLASS	2026-01-31	1,027.21	1,027.21	0.00	0.00	3.38	3.38	0.00
TOTAL			**67,839.03**	**67,839.03**	**0.00**	**0.00**	**213.01**	**213.01**	**0.00**
CTR TAX SERIES 2025A									
TXCLASS	Texas CLASS	2026-01-31	7,459,161.16	7,459,161.16	0.00	0.00	24,376.42	24,376.42	0.00
TOTAL			**7,459,161.16**	**7,459,161.16**	**0.00**	**0.00**	**24,376.42**	**24,376.42**	**0.00**
CTR UTILITY SERIES 2025B									
TXCLASS	Texas CLASS	2026-01-31	5,107,773.07	5,107,773.07	0.00	0.00	16,692.50	16,692.50	0.00
TOTAL			**5,107,773.07**	**5,107,773.07**	**0.00**	**0.00**	**16,692.50**	**16,692.50**	**0.00**
FLEET REPLACEMENT FUND									
TEXSTAR	TexSTAR	2026-01-31	256,363.80	256,363.80	0.00	0.00	804.71	804.71	0.00
TOTAL			**256,363.80**	**256,363.80**	**0.00**	**0.00**	**804.71**	**804.71**	**0.00**
GENERAL FUND									
60618	City National Bank MMF - Public Funds	2026-01-31	12,366.47	12,366.47	0.00	0.00	4.20	4.20	0.00
TEXPOOL	TexPool	2026-01-31	31,490,045.96	31,490,045.96	0.00	0.00	86,187.78	86,187.78	0.00

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
TEXSTAR	TexSTAR	2026-01-31	1,007,305.21	1,007,305.21	0.00	0.00	3,212.82	3,212.82	0.00
TXCLASS	Texas CLASS	2026-01-31	3,925,028.69	3,925,028.69	0.00	0.00	12,826.94	12,826.94	0.00
91282CLS8	US TREASURY 4.125 10/31/26	2025-11-17	10,000,000.00	10,035,156.25	70,649.17	0.00	35,324.59	0.00	105,973.76
TOTAL			**46,434,746.33**	**46,469,902.58**	**70,649.17**	**0.00**	**137,556.33**	**102,231.74**	**105,973.76**
SPECIAL REV-TAX INCREMENT FUND									
TEXPOOL	TexPool	2026-01-31	1,960,711.91	1,960,711.91	0.00	0.00	6,158.37	6,158.37	0.00
TOTAL			**1,960,711.91**	**1,960,711.91**	**0.00**	**0.00**	**6,158.37**	**6,158.37**	**0.00**
UTILITY FUND									
TEXPOOL	TexPool	2026-01-31	1,705,205.46	1,705,205.46	0.00	0.00	5,274.62	5,274.62	0.00
TXCLASS	Texas CLASS	2026-01-31	1,211,496.15	1,211,496.15	0.00	0.00	3,959.15	3,959.15	0.00
TOTAL			**2,916,701.61**	**2,916,701.61**	**0.00**	**0.00**	**9,233.77**	**9,233.77**	**0.00**
GRAND TOTAL			**155,760,608.49**	**155,850,452.24**	**108,011.81**	**0.00**	**497,335.61**	**425,815.97**	**179,531.45**

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
2019 BOND FUND											
TEXSTAR	TexSTAR	687,933.88	685,774.57	687,933.88	01/31/2026	5.30	3.70	2,159.31	0.00	0.00	2,159.31
TOTAL		**687,933.88**	**685,774.57**	**687,933.88**		**5.30**	**3.70**	**2,159.31**	**0.00**	**0.00**	**2,159.31**
2022 DEBT NON-TAX SUPPORTED											
TXCLASS	Texas CLASS	4,109,035.28	4,095,586.99	4,109,035.28	01/31/2026	0.00	3.83	13,448.29	0.00	0.00	13,448.29
TOTAL		**4,109,035.28**	**4,095,586.99**	**4,109,035.28**		**0.00**	**3.83**	**13,448.29**	**0.00**	**0.00**	**13,448.29**
2022 DEBT TAX SUPPORTED											
TXCLASS	Texas CLASS	3,568,517.44	3,556,855.15	3,568,517.44	01/31/2026	0.00	3.83	11,662.29	0.00	0.00	11,662.29
TOTAL		**3,568,517.44**	**3,556,855.15**	**3,568,517.44**		**0.00**	**3.83**	**11,662.29**	**0.00**	**0.00**	**11,662.29**
2022 TAX SUPPORTED LIMITED TAX											
TXCLASS	Texas CLASS	489,306.11	487,677.05	489,306.11	01/31/2026	0.00	3.83	1,629.06	0.00	0.00	1,629.06
TOTAL		**489,306.11**	**487,677.05**	**489,306.11**		**0.00**	**3.83**	**1,629.06**	**0.00**	**0.00**	**1,629.06**
2023A TAX & REVENUE CO											
91282CLY5	US TREASURY 4.250 11/30/26	10,000,000.00	10,054,687.50	10,054,687.50	11/30/2026	4.25	3.71	36,195.05	0.00	0.00	36,195.05
TXCLASS	Texas CLASS	46,273,326.87	45,910,002.88	46,273,326.87	01/31/2026	0.00	3.83	150,823.99	0.00	0.00	150,823.99
TOTAL		**56,273,326.87**	**55,964,690.38**	**56,328,014.37**		**0.76**	**3.81**	**187,019.04**	**0.00**	**0.00**	**187,019.04**
2024 DNTS											
TXCLASS	Texas CLASS	9,721,704.51	9,689,933.82	9,721,704.51	01/31/2026	0.00	3.83	31,770.69	0.00	0.00	31,770.69
TOTAL		**9,721,704.51**	**9,689,933.82**	**9,721,704.51**		**0.00**	**3.83**	**31,770.69**	**0.00**	**0.00**	**31,770.69**
2024 DTS											
TXCLASS	Texas CLASS	15,932,197.01	15,880,020.32	15,932,197.01	01/31/2026	0.00	3.83	52,176.69	0.00	0.00	52,176.69

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
TOTAL		**15,932,197.01**	**15,880,020.32**	**15,932,197.01**		**0.00**	**3.83**	**52,176.69**	**0.00**	**0.00**	**52,176.69**
AIRPORT FUND											
TEXPOOL	TexPool	775,290.48	772,855.35	775,290.48	01/31/2026	5.34	3.69	2,435.13	0.00	0.00	2,435.13
TOTAL		**775,290.48**	**772,855.35**	**775,290.48**		**5.34**	**3.69**	**2,435.13**	**0.00**	**0.00**	**2,435.13**
CEMETERY PERMANENT FUND											
TEXPOOL	TexPool	426.11	424.87	426.11	01/31/2026	5.34	3.69	1.24	0.00	0.00	1.24
TEXSTAR	TexSTAR	66,385.71	66,177.32	66,385.71	01/31/2026	5.30	3.70	208.39	0.00	0.00	208.39
TXCLASS	Texas CLASS	1,027.21	1,023.83	1,027.21	01/31/2026	0.00	3.83	3.38	0.00	0.00	3.38
TOTAL		**67,839.03**	**67,626.02**	**67,839.03**		**5.22**	**3.70**	**213.01**	**0.00**	**0.00**	**213.01**
CTR TAX SERIES 2025A											
TXCLASS	Texas CLASS	7,459,161.16	7,434,784.74	7,459,161.16	01/31/2026	0.00	3.83	24,376.42	0.00	0.00	24,376.42
TOTAL		**7,459,161.16**	**7,434,784.74**	**7,459,161.16**		**0.00**	**3.83**	**24,376.42**	**0.00**	**0.00**	**24,376.42**
CTR UTILITY SERIES 2025B											
TXCLASS	Texas CLASS	5,107,773.07	5,091,080.57	5,107,773.07	01/31/2026	0.00	3.83	16,692.50	0.00	0.00	16,692.50
TOTAL		**5,107,773.07**	**5,091,080.57**	**5,107,773.07**		**0.00**	**3.83**	**16,692.50**	**0.00**	**0.00**	**16,692.50**
FLEET REPLACEMENT FUND											
TEXSTAR	TexSTAR	256,363.80	255,559.09	256,363.80	01/31/2026	5.30	3.70	804.71	0.00	0.00	804.71
TOTAL		**256,363.80**	**255,559.09**	**256,363.80**		**5.30**	**3.70**	**804.71**	**0.00**	**0.00**	**804.71**
GENERAL FUND											

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
60618	City National Bank MMF - Public Funds	12,366.47	12,362.27	12,366.47	01/31/2026	0.11	0.40	4.20	0.00	0.00	4.20
91282CLS8	US TREASURY 4.125 10/31/26	10,000,000.00	10,030,610.18	10,027,478.45	10/31/2026	4.13	3.74	35,324.59	(3,131.73)	0.00	32,192.85
TEXPOOL	TexPool	31,490,045.96	22,041,502.38	31,490,045.96	01/31/2026	5.34	3.69	86,187.78	0.00	0.00	86,187.78
TEXSTAR	TexSTAR	1,007,305.21	1,028,038.24	1,007,305.21	01/31/2026	5.30	3.70	3,212.82	0.00	0.00	3,212.82
TXCLASS	Texas CLASS	3,925,028.69	3,912,201.75	3,925,028.69	01/31/2026	0.00	3.83	12,826.94	0.00	0.00	12,826.94
TOTAL		**46,434,746.33**	**37,024,714.82**	**46,462,224.78**		**4.62**	**3.71**	**137,556.33**	**(3,131.73)**	**0.00**	**134,424.59**
SPECIAL REV-TAX INCREMENT FUND											
TEXPOOL	TexPool	1,960,711.91	1,954,553.54	1,960,711.91	01/31/2026	5.34	3.69	6,158.37	0.00	0.00	6,158.37
TOTAL		**1,960,711.91**	**1,954,553.54**	**1,960,711.91**		**5.34**	**3.69**	**6,158.37**	**0.00**	**0.00**	**6,158.37**
UTILITY FUND											
TEXPOOL	TexPool	1,705,205.46	1,659,911.79	1,705,205.46	01/31/2026	5.34	3.69	5,274.62	0.00	0.00	5,274.62
TXCLASS	Texas CLASS	1,211,496.15	1,207,537.00	1,211,496.15	01/31/2026	0.00	3.83	3,959.15	0.00	0.00	3,959.15
TOTAL		**2,916,701.61**	**2,867,448.79**	**2,916,701.61**		**3.12**	**3.75**	**9,233.77**	**0.00**	**0.00**	**9,233.77**
GRAND TOTAL		**155,760,608.49**	**145,829,161.20**	**155,842,774.44**		**1.84**	**3.78**	**497,335.61**	**(3,131.73)**	**0.00**	**494,203.88**

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City Council Meeting
March 12, 2026
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Streets/Infrastructure

Agenda Item Number: 5.

Agenda Title: **Consider approval of resolution R26-07 adopting the 2025 Taylor-Thrall-Lower Brushy Creek Water Control Improvement District (LBCWCID) Hazard Mitigation Plan Update.**

Council Action to be Taken: Approve on Consent.

Department Submitted: Fire

Staff Contact: Daniel Baum, Fire Chief

1. PURPOSE / DESCRIPTION

The purpose of this agenda item is to consider adoption of the 2025 Taylor-Thrall-LBCWCID Hazard Mitigation Plan update.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Taylor–Thrall–LBCWCID Hazard Mitigation Plan is a multi-jurisdictional plan covering three jurisdictions: two cities and one special district. The previous hazard mitigation plan for the area was the 2019 Hazard Mitigation Plan. This 2025 Plan Update covers the same communities.

The updated plan builds on the 2019 version, incorporating new capabilities, updated risk assessments, and mitigation actions, each focused on mitigating a single hazard. The scope of the 2025 Plan includes a detailed understanding of the planning area, including existing capabilities, historical data, and future development patterns.

Additionally, the area's vulnerability to different natural hazards has been thoroughly studied, resulting in a detailed assessment of hazard risk. This assessment was used to assist the planning team in identifying and ranking mitigation activities based on their likelihood of reducing risk.

Adoption of this plan is required to maintain eligibility for FEMA Hazard Mitigation Assistance grants.

3. PROS and CONS

PROS	CONS
• Plan adoption is required to be eligible for FEMA Hazard Mitigation Assistance grants.	• N/A

4. RECOMMENDATION

Consider Resolution R26-07 adopting the 2025 Taylor-Thrall-LBCWCID Hazard Mitigation Plan Update.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. Presentation - Hazard Mitigation Plan Update
2. Resolution R26-07
3. Taylor Thrall LBCWCID HMP

Hazard Mitigation Plan Update

Daniel Baum, Fire Chief

March 12, 2026

Background & Staff Analysis

- The Taylor-Thrall-LBCWCID Hazard Mitigation Plan is a multi-jurisdictional Plan covering 3 jurisdictions: the cities of Taylor and Thrall, and the Lower Brushy Creek Water Control Improvement District.
- The prior Hazard Mitigation Plan for the area was the 2019 Hazard Mitigation Plan. This 2025 Plan Update covers the same communities.
- The Hazard Mitigation Plan should be reviewed and resubmitted to FEMA every five years.

Background & Staff Analysis

- The purpose of the plan is to reduce or eliminate the long-term risks to life and property from the full range of natural disasters.
- The plan was prepared by Langford Community Management Services on behalf of, and with extensive input from representatives of the planning team and participating jurisdictions.
- An updated FEMA-approved Hazard Mitigation Plan is a condition of eligibility for certain types of non-emergency disaster assistance, including funding for mitigation programs and projects.

Timeline

- Kickoff Meeting: September 25th, 2024
- Community Outreach Meeting: October 29th, 2024
- City of Taylor Mitigation Action Development: May 27th, 2025
- City of Thrall Mitigation Action Development: June 4th, 2025
- City of Taylor Development Services Meeting: June 20th, 2025
- Core Team Meeting #2 (All Jurisdictions): August 15th, 2025
- LBCWC&ID Follow-Up Meeting: September 10th, 2025
- Core Team Plan Review: November 2025 - January 2026
- Hazard Mitigation Plan Public Review: Posted on City of Taylor Website, Feb. 11th - 25th 2026
- Plan Submission to TDEM for review: March 2nd, 2026

Proposed Mitigation Actions

Mitigation Action	Status	Priority	Hazards Addressed	Funding
Install Stream Guage Network	Ongoing	High	Dam Failure	HMGP,FMA, TWDB
Tabletop Exercises	Ongoing	High	All Hazards	Local
Community Rating System	New	Low	Flood	Local
Flood Prone Property Buyouts	New	Low	Flood	Local, HMGP, SRL, CDBG
Bull Branch Watershed Study	New	Medium	Flood, Dam Failure	Local, TWDB
Donna Channel Phase II	New	High	Flood	Local, TWDB, FIF, CDBG
Kimbro/Shaw, 2nd Street	Ongoing	High	Flood	Local, HMGP
Shelter Management Plan	Ongoing	Medium	All Hazards	Local
Industrial Water Reuse	New	Low	Drought	Local

Proposed Mitigation Actions

Mitigation Action	Status	Priority	Hazards Addressed	Funding
Drought Restrictions Enforcement	Ongoing	Medium	Drought	Local, TWDB
Community Education Programs	Ongoing	Medium	Wildfire	Local, AFG, TFS
Defensible Space Brush Pickup	Ongoing	Medium	Lightning, Windstorm	Local, TFS
Safe Development Education	Ongoing	Medium	Expansive Soils	Local
Pavement Management System	Ongoing	Medium	Expansive Soils	Local
Water Line Installation Standards	Ongoing	Medium	Expansive Soils, Drought	Local, CDBG
Police Department Repairs	Ongoing	Medium	Expansive Soils	Local
Expansive Soils Structural Mitigation	Ongoing	Medium	Expansive Soils	Local
Emergency Generator Installation	Ongoing	Medium	All Hazards	Local, FEMA, HMGP

Proposed Mitigation Actions

Mitigation Action	Status	Priority	Hazards Addressed	Funding
LIHEAP Program Assistance	New	High	Extreme Heat, Winter Storms	Local, LIHEAP
LEED Design Standards	Ongoing	Medium	Extreme Heat, Winter Storms, Drought	Local
Lightning Protection for Water Towers	New	Medium	Lightning	Local, FEMA, HMGP
Lightning Detection Equipment	New	Medium	Lightning	Local, FEMA, HMGP
Achieve StormReady Designation	Ongoing	Medium	Windstorm, Lightning, Tornado	Local
Update City Building Codes	New	Low	All Hazards	Local
Drainage Improvement Projects	New	Medium	Flood	FEMA, HMGP, TWDB, FIF

Proposed Mitigation Actions

Mitigation Action	Status	Priority	Hazards Addressed	Funding
Low Water Crossing Barriers	New	Medium	Flood	FEMA, HMGP, TWDB, FIF
Address INI Issues	New	Medium	Flood	FEMA, HMGP, Local, CDBG
Emergency Management Plan Update	New	High	All Hazards	Local
Municipal Water Reuse	New	Low	Drought, Wildfire	Local
De-icing Equipment	New	Low	Winter Storms	Local
Outdoor Warning Sirens	New	Low	Flood, Tornado, Hail	Local, HMGP
SCADA Upgrades	New	Medium	Lightning	FEMA, HMGP, TWDB, DWSRF
Drainage Master Plan	New	High	Flood	Local

Recommendation

- Staff recommends adoption of the 2025 Taylor-Thrall-LBCWCID Hazard Mitigation Plan update.

RESOLUTION NO. R26-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, ADOPTING THE 2025 HAZARD MITIGATION PLAN UPDATE FOR PURPOSES OF FEDERAL GRANT ELIGIBILITY AND FEMA COMPLIANCE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Federal Disaster Mitigation Act of 2000 amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), creating the framework for state, local, tribal, and territorial governments to engage in hazard mitigation planning to receive certain types of non-emergency disaster assistance; and,

WHEREAS, the Disaster Mitigation Act of 2000 was amended in May 2023 to require an Active Hazard Mitigation Plan for federal grant funding eligibility; and,

WHEREAS, a Core Team comprised of members of the City of Taylor, the City of Thrall, and the Lower Brushy Creek Water Control & Improvement District took part in the identification of Critical Facilities, Community Capabilities, Identification and Prioritization of Natural Hazard Risks, and the identification of new Hazard Mitigation Actions; and,

WHEREAS, Stakeholders and Participants also provided input; and,

WHEREAS, the City of Taylor and its City Council commit to comply with the annual Plan review as described by FEMA; and,

WHEREAS, the Plan incorporates the comments, ideas, and concerns of the communities, which this updated Plan is designed to protect, ascertained through a series of Public Outreach Meetings, newspaper coverage, publication of the draft plan for public review and comment, and other activities; and,

WHEREAS, the Plan is currently under review by FEMA, and additional edits to the Plan's contents may be required to ensure compliance with 44 CFR § 201.6.

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

SECTION 1. The recitals set forth above are incorporated herein for all purposes.

SECTION 2. The City Council hereby approves and adopts the 2025 Hazard Mitigation Plan Update, including any future edits required by FEMA to ensure compliance with 44 C.F.R. § 201.6 and eligibility for federal grant funding.

SECTION 3. The City Council resolves to implement and execute the actions identified in the Plan to the best of its ability, subject to available funding and applicable law.

SECTION 4. This Resolution shall take effect immediately upon its passage and approval.

PASSED AND APPROVED by the City Council of the City of Taylor, Texas, on this 12th day of March, 2026.

_____
Dwayne Ariola
Mayor

ATTEST:

_____
Lucy Aldrich
City Secretary

City of Taylor, City of Thrall, and Lower Brushy Creek WC&ID Hazard Mitigation Plan

City of THRALL

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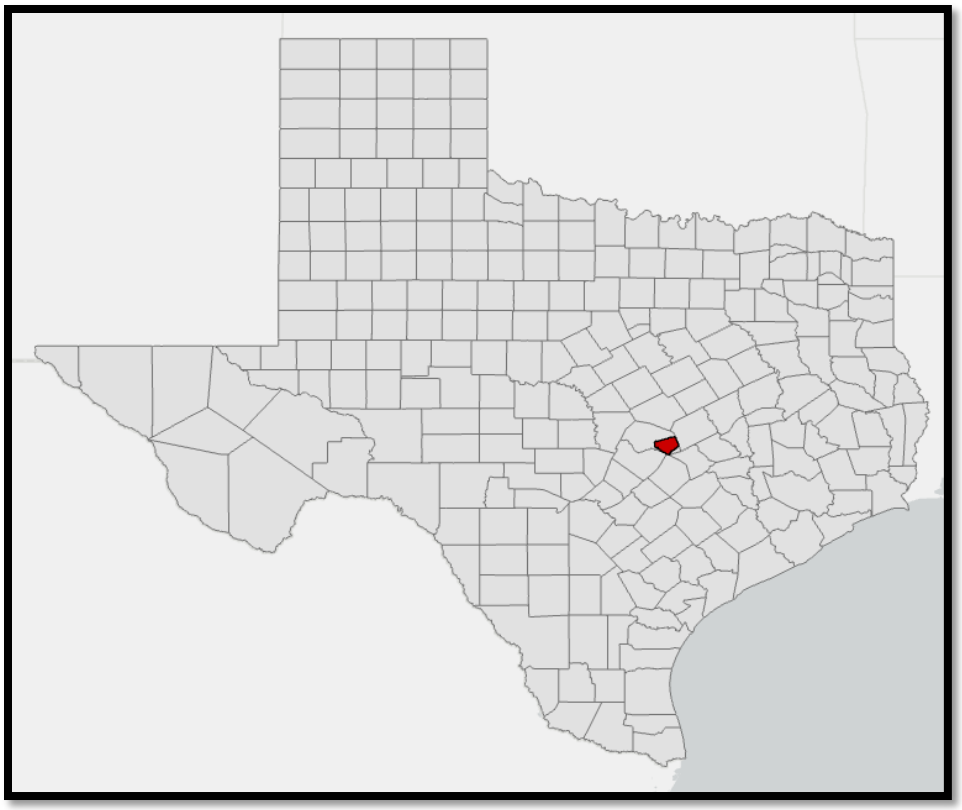
SECTION 1: INTRODUCTION



The Cities of Taylor & Thrall, and the Lower Brushy Creek Water Control and Improvement District (LBCWCID) are in the southeast corner of Williamson County in the Central Region of Texas. Drawn to the arable land along Brushy Creek and the San Gabriel River, farmers and settlers pushed for the creation of Williamson County, which was formally established in 1848. The Cities of Taylor and Thrall developed with the building of the International-Great Northern Railroad in the late 1870s and grew with the development of the grain, cotton, and cattle industry. As the cities grew, their industries shifted, resulting in a focus on construction, retail trade, and health care.

The planning area has a hazard profile similar to many other Central Texas communities. It deals with flooding, hailstorms, thunderstorm winds, and severe winter weather events. With climate change affecting weather patterns on the Texas coast, these and other hazards are forecast by national weather monitors to become more frequent and greater in magnitude.

These hazards can be life-threatening, destroy property, disrupt the economy, and lower the overall quality of life for individuals. Hazard mitigation is defined by the Federal Emergency Management Agency (FEMA) as sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects. FEMA is the federal agency responsible for preparing for, responding to, and recovering from disasters in the United States. Hazard mitigation planning is an investment in a community's safety and sustainability. It is widely accepted that the most effective hazard mitigation measures are

implemented at the local government level, where decisions on the regulation and control of development are ultimately made.

This hazard mitigation plan is a framework for the Taylor, Thrall, and LBCWCID planning team to address hazard vulnerabilities by reducing the future impact of various hazards on people and property that exist today and in the foreseeable future.

Participation and Scope

The Taylor-Thrall-LBCWCID Hazard Mitigation Plan is a multi-jurisdictional Plan covering 3 jurisdictions: two cities and one special district. The prior Hazard Mitigation Plan for the area was the 2019 Hazard Mitigation Plan. This 2025 Plan Update covers the same communities.

Additional entities were invited to participate but chose to do so as stakeholders, rather than jurisdictions. These are listed in Section Two under Public and Stakeholder Involvement.

The updated Plan builds on the 2019 version, incorporating new capabilities, updated risk assessments, and mitigation actions that each focus on mitigating a single hazard. Unlike the 2019 Plan Update, this document will not cover any man-made hazards such as train derailment.

The 2025 Plan scope includes a detailed understanding of the planning area regarding existing capabilities, historical data, and future development patterns. Additionally, the area's vulnerability to different natural hazards has been studied thoroughly, resulting in a detailed assessment of hazard risk. The assessment was used to assist the planning team in identifying and ranking mitigation activities based on their likelihood of reducing risk.

Purpose

The Mission Statement of the Plan is to reduce or eliminate the long-term risks to loss of life and property damage in the Cities of Taylor and Thrall and the Lower Brushy Creek WCID from the full range of natural disasters. The Plan was prepared by Langford Community Management Services on behalf of and with extensive input from representatives of the planning team and participating jurisdictions. The purpose of the Plan is to minimize or eliminate long-term risks to human life and property from known hazards and to break the cycle of high-cost disaster response and recovery throughout

To accomplish this, cost-effective hazard mitigation actions within the planning area are identified along with information critical to successful implementation, such as estimated cost, responsible departments, funding sources, and timelines. In addition, an updated FEMA-approved Hazard Mitigation Plan is a condition of eligibility for certain types of non-emergency disaster assistance, including funding for mitigation programs and projects.

A successful Hazard Mitigation Plan will:

1. Align risk reduction with other Federal, State, or community objectives.
2. Build or encourage partnerships for risk reduction involving government, organizations, businesses, and the public.
3. Communicate priorities to potential sources of funding.
4. Identify long-term, broadly supported strategies for risk reduction.
5. Review the Plan with Core Team participants annually.
6. Identify implementation approaches that focus resources on the greatest risks and vulnerabilities; and
7. Increase education and awareness around threats, hazards, and vulnerabilities.

The Core Planning Team has identified 11 natural hazards to be addressed in the 2025 plan. Detailed information about these hazards and risks can be found in Section 4, while detailed risk assessments for each hazard are discussed in Sections 5-15. The Plan's specific goals are identified in Section 16, with mitigation actions outlined in Section 17. Section 18 discusses the ongoing maintenance of the Plan, how information will be incorporated into existing plans (such as land use and ordinances), funding mechanisms, monitoring, and evaluation, annual and 5-year updates, and a commitment to involve the public continuously.

SECTION 2: PLANNING PROCESS

1. **Organize the Planning Process and Resources** – At the start, the participating jurisdictions focus on assembling the resources needed for a successful mitigation planning process. This includes securing technical expertise, defining the planning area, and identifying key individuals, agencies, neighboring jurisdictions, businesses, and/or other stakeholders to participate in the process. The planning process for local and tribal governments must include opportunities for the public to comment on the Plan.
2. **Assess Risks** – Next, the local government needs to identify the characteristics and potential consequences of hazards. It is important to understand what geographic areas each hazard might impact and what people, property, or other assets might be vulnerable.
3. **Develop a Mitigation Strategy** – The local government then sets priorities and develops long-term strategies for avoiding or minimizing the undesired effects of disasters. The mitigation strategy addresses how the mitigation actions will be implemented and administered.
4. **Adopt and Implement the Plan** – Once FEMA has received notification of the adoption from the governing body and approved the Plan, the state, county, or local government will adopt the plan and then have 5 years to implement the projects identified in the plan.

Planning Team

The Cities of Taylor & Thrall and the Lower Brushy Creek WCID hired Langford Community Management Services to provide technical support and oversee the Plan's development. The Plan update was created using a direct representative model, where each participating jurisdiction chooses and sends a representative to represent its interests.

A local planning team was also established at the jurisdictional level, which was responsible for assembling representatives to participate in the meetings and complete relevant tasks. This group was primarily responsible for developing and eventually implementing the mitigation actions at the local level.

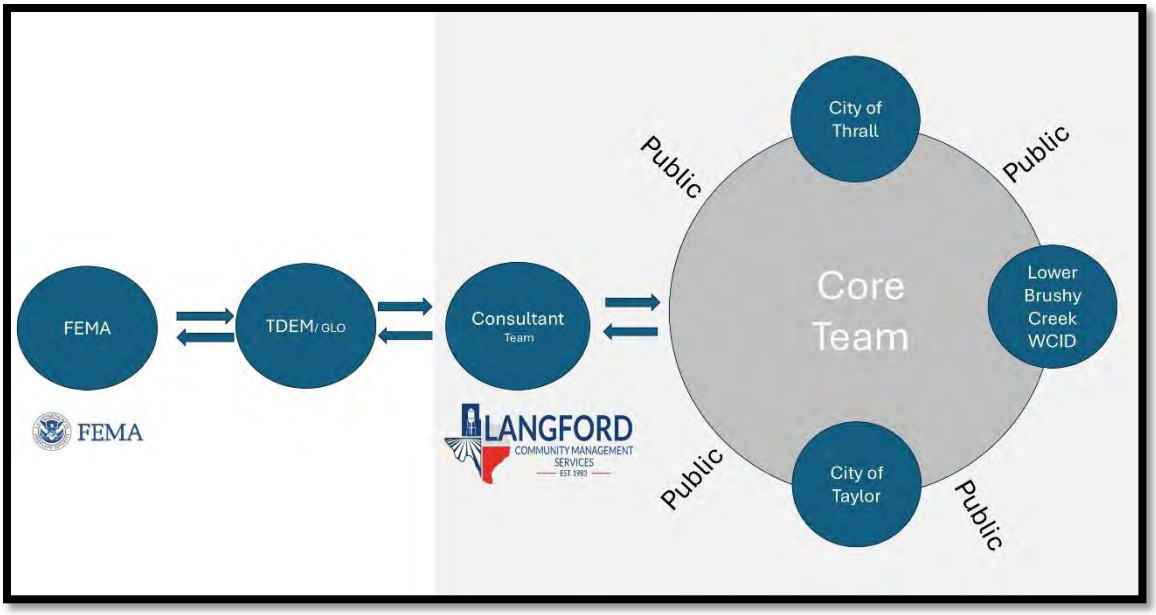
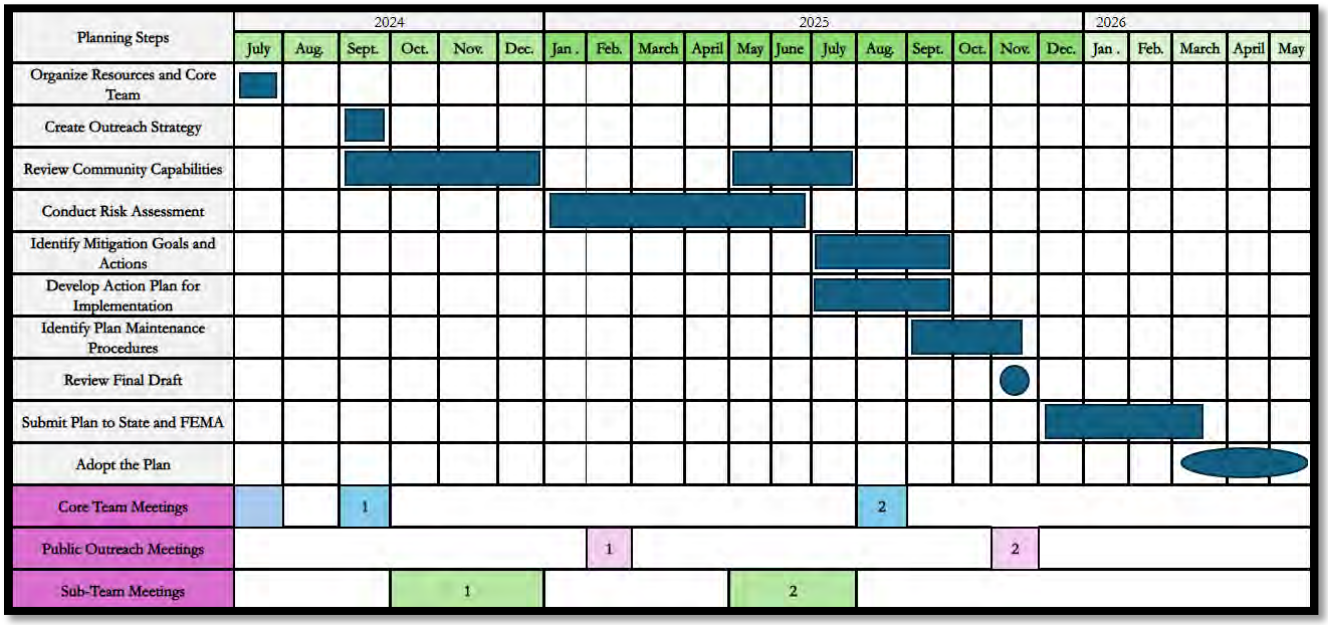


Table 2-1. Core Planning Team

Organization	Title	Department or Organization
City of Taylor	Mayor	City Hall
City of Taylor	City Manager	City Hall
City of Taylor	Fire Chief	Taylor Fire Department
City of Thrall	Mayor	Thrall City Hall
City of Thrall	Engineer	Hejl, Lee & Associates
Lower Brushy Creek WCID	General Manager	Lower Brushy Creek WCID
Lower Brushy Creek WCID	District Clerk	Lower Brushy Creek WCID

Figure 2-1: Plan Schedule



Resources and Existing Plans

Resources

Various resources were used to gather and analyze data on past hazard events and their impact on the planning area to conduct hazard risk assessments. The preliminary findings of the hazard risk assessments were presented at Core Meeting 2 and then shared in their entirety with the participants to develop mitigation actions. The information obtained from these assessments facilitated discussions that helped participants develop actions for their respective communities.

Resources used for the assessments include the National Oceanic and Atmospheric Administration (NOAA, Texas Geographic Society, U.S. Geographic Society (USGS, U.S. Department of Health and Human Services, US Departments of Agriculture, FEMA, U.S. Army Corp of Engineers (USACE, Texas Water Development Board (TWDB, Texas A & M Forest Service, Texas Division of Emergency Management (TDEM, local reporting, and other sources).

Existing Plans Reviewed:

- City of Taylor Comprehensive Plan 2021
- Williamson County Wildfire Protection Plan 2018
- City of Taylor Drought Contingency Plan 2014
- Taylor, Thrall, Lower Brushy Creek WCID Hazard Mitigation Plan 2019
- City of Taylor Drainage Master Plan 2022

City of Taylor Codes and Regulations

The City of Taylor has adopted the 2018 Edition of the International Building Code and the International Existing Building Code with slight modifications to fit the local context and align building codes with their Flood Damage Prevention Ordinance when the base flood elevation is not known.

Chapter 7, Article II is the city's flood damage prevention ordinance, which establishes the 2019 Flood Insurance Study for Williamson County and the City of Taylor Floodplain as the basis for issuing floodplain permits. The ordinance requires residential and non-residential construction to be elevated two feet above base flood elevation where possible. The same standards apply to newly placed or substantially improved mobile homes, including requirements for the design of the structure to resist flotation, collapse, and the effects of high winds. For new construction and substantial improvements to structures within shallow flooding hazard areas, Zones AO/AH, residential construction must be elevated to the floodwater elevation specified on the firm, with a minimum of at least two feet. This requirement applies to non-residential construction as well, unless designed to resist the impacts of flooding.

The city has also adopted the National Electrical Code, 2020 Edition, and the Energy Conservation Code, 2018 Edition, to ensure that negative environmental impacts are limited, and energy resources are being used efficiently. The International Fire Code, 2018 Edition, has also been adopted to ensure fire suppression access and structural design for fire ignition prevention and suppression, with the Fire Chief in charge of code enforcement.

The City of Taylor also includes regulations that address landscaping for development, excluding single-family structures, property in the CBD, the airport, and rural character areas. This ordinance encourages the use of drought-resistant native plants to encourage water conservation.

City of Thrall Codes and Regulations

The City of Thrall has adopted the 2019 Flood Insurance Study as the basis for the enforcement of its Flood Damage Prevention Ordinance. The ordinance requires residential and non-residential construction and substantial improvements to be elevated to or above base flood elevation. When the base flood elevation is known, manufactured homes must be elevated to or above the base flood elevation or designed to resist flotation, collapse, or lateral movement.

The City of Thrall also has an ordinance prohibiting mobile homes within the city limits and requiring permits for manufactured homes. Additionally, a burn ban ordinance was adopted to prevent the burning of brush and garbage within the city.

In 2017, the City of Thrall also adopted the 2009 Editions of the following codes: International Residential Code, International Building Code, National Electric Code, Existing Building Code, International Fire Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code, Property Maintenance Code, Energy Conservation Code, and the International Electrical Code.

Public and Stakeholder Involvement

Figure 2-2: Taylor-Thrall-LBCWCID Public Engagement Meeting – Oct. 29th, 2024

The process of hazard mitigation planning presents an opportunity for residents of the cities of Taylor & Thrall, as well as the unincorporated communities within the boundaries of the Lower Brushy Creek Water Control and Improvement District, to assess and develop effective actions to mitigate the risk of loss of life and property damage that may result from a disaster occurring within or around the planning area. Public participation and stakeholder involvement in the Plan are critical to ensure that the components of the Plan are accurate and relevant to the needs of the community. The Planning Team develops a greater understanding of local concerns and legacy knowledge with input from individual citizens and the community as a whole. If citizens and stakeholders are involved, it also imparts more credibility to the final Plan and increases the likelihood of successfully implemented mitigation actions.

Table 2-2. Plan Stakeholders

Location	Position	Organization
City of Taylor	Representative	City of Taylor Citizens Coalition

Survey Results

Summary of Findings from the Survey: 40 total survey responses, with zero manually entered.

1. 70% of respondents were residents of the city of Taylor, with the remaining 30% being represented by the city of Thrall.
2. Tornadoes were identified as the highest threat with 22.5% of all responses, with extreme heat ranked second at 17.5% and flooding was the 3rd highest threat at 15%.
3. Severe winter storms, extreme heat, and drought are the more prominent responses to the hazards that have been experienced or hazards expected to be experienced.
4. 30 of the 40 respondents said that they are not located in a floodplain, with 7 not knowing if they were in a floodplain, and around 3 respondents identifying their home as being in a floodplain.
5. 72.5% of respondents identified as not having flood insurance, with around 12.5% having purchased flood insurance and 15% not knowing if they had flood insurance. The reasons for not having flood insurance were that their house was elevated or otherwise protected (16%), their house was not located in a floodplain (57%), while 13.5% said it was too expensive, and around 13.5% said they had never considered it.
6. 27.5% of respondents are extremely concerned about being impacted by a disaster. A majority of respondents, 67.5%, are somewhat concerned, and 5% are not concerned at all.
7. Slightly less than half of the respondents, 47.5%, have taken steps to make their homes, businesses, or communities more hazard-resistant; 92.5% of respondents would like to know more about how to make their families and homes more resilient.
8. The internet was identified as the most effective way for citizens to receive information regarding how to make their homes, businesses, and communities more resistant to hazards, followed by communication through the mail.
9. Contact by text or e-mail was identified by 57.5% of respondents as the best single way to alert the public to an imminent disaster. All of the above, including TV, internet, text, or social media, was identified by 30% to alert the public to an imminent disaster, indicating less of a concern for the medium through which they're alerted.
10. The top mitigation activities favored by residents to be enacted by their governments were: Working on improving the resilience of utilities, retrofitting infrastructure, elevating roadways and improving drainage systems, and replacing inadequate or vulnerable bridges and roads. The mitigation actions identified as very important by respondents were administrative or regulatory interventions, natural resource protection, structural protections, enhancing emergency capabilities, and public education and awareness campaigns.

SECTION 3: PLANNING AREA PROFILE

This section provides a profile of the hazard mitigation planning area.

Social Vulnerability Across the Lower Brushy Creek Planning Area

The Centers for Disease Control use census data and other reliable sources to create a Social Vulnerability Index. Social Vulnerability is defined as the characteristics of a person or group in terms of their capacity to cope with and recover from the impacts of a disaster. Social Vulnerability Indices are tools that government officials use to identify areas that may be more socially vulnerable, i.e., areas that have higher proportions of people with characteristics that might make preparing for and recovering from a disaster more difficult. Examples of these groups include those who have physical or mental disabilities, those who do not speak English as a first language, and those who do not own a vehicle with which they could evacuate.

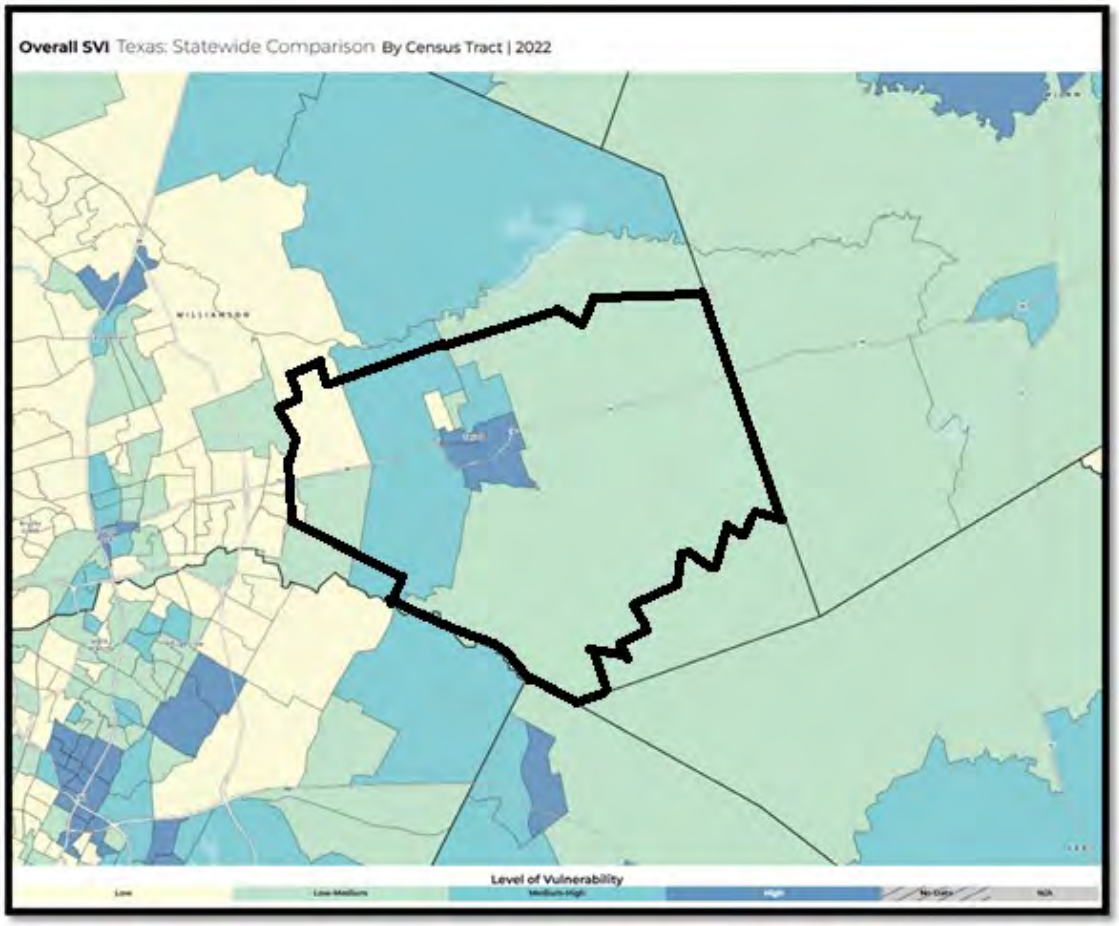


Figure 3-1: Social Vulnerability Across LBCWCID

The census tracts within and surrounding the city of Taylor are more socially vulnerable than the surrounding census tracts. The dark blue census tract in the southern region of Taylor is the most economically vulnerable, with household characteristics contributing the greatest to social vulnerability in northern Taylor. Historically marginalized groups, such as racial and ethnic minorities, are more concentrated within the western region of the planning area, while a lack of safe housing and transportation poses an issue to the entire planning area, except for the two smaller census tracts north of the City of Taylor, shown in yellow and light green in the map above.

Table 3-1: Vulnerable Populations Across Lower Brushy Creek Planning Area

Jurisdiction	2020 Census Population	2023 Population Estimate	Estimated Vulnerable or Sensitive Populations: Youth (Under 5)	Elderly (Over 65)	Below Poverty Level	Percentage of Low to Moderate Income
City of Taylor	16,267	16,767	1,143	3,253 (20%)	1526 (9.1%)	10,860 (64.8%)
City of Thrall	816	902	97	138 (15.3%)	67 (7.4%)	460 (51%)
LBCWCID	25,796	28,898	2097	4898 (16.9%)	NA	NA

Municipal History and Economies

City of Taylor

Figure 3-2: The First Depot at the City of Taylor

The city of Taylor developed with the construction of the railroad in 1876 and was named after Edward Taylor, an official for the railroad. The city was incorporated shortly after the railroad's construction finished in 1882, and the local economy and community services quickly developed. Early in the 1900s, cotton was the primary industry, but their economy diversified significantly as the city headed into the 21st century.

City of Thrall

With a similar story to the city of Taylor, the city of Thrall was established in 1876 with the construction of the railroad and was incorporated in 1915 after the discovery of oil led to a rapid increase in the city's population. The town was named after Reverend Homer S. Thrall, a respected minister and historian in the area. The City of Thrall, like most Texas communities, has faced many significant disasters since its incorporation. On September 10th, 1921, the city of Thrall received over 39 inches of rain in the previous 36 hours, and dozens of residents drowned, with a total fatality count of 87 in the Taylor-Thrall area.

Lower Brushy Creek WC&ID

In 1917, through an amendment to Article 16 of the Texas Constitution, the control, storage, preservation, and distribution of the waters and natural resources of the state of Texas was made a public right and duty, giving the Texas legislature the right to establish conservation and reclamation districts. 40 years later, House Bill No. 531 was passed, establishing the Brushy Creek Water Control and Improvement District, covering what is today both the Upper Brushy Creek and Lower Brushy Creek Water Control and Improvement Districts. In 2001, the main Brushy Creek WCID was split into the Upper and Lower WCID, with each district getting 23 dams. From that point onward, the LBCWCID has worked to maintain and improve dam infrastructure as development quickly grows along the creeks and waterways of southeast Williamson County, resulting in the reclassification of many of the dams in the LBCWCID area.

Economic Profile

The city of Taylor's top three industries, based on the percent of those who work in Taylor, are Retail Trade, Utilities, and Manufacturing.

Table 3-2: City of Taylor Job Counts by Industry Sector

NAICS Industry	Count	Share
Retail Trade	756	13.00%
Utilities	698	12.00%
Manufacturing	693	11.90%
Educational Services	615	10.60%
Construction	611	10.50%
Accommodation and Food Services	557	9.60%
Health Care and Social Assistance	530	9.10%
Administration & Support, Waste Management and Remediation	325	5.60%
Finance and Insurance	191	3.30%
Wholesale Trade	179	3.10%
Transportation and Warehousing	174	3.00%
Professional, Scientific, and Technical Services	126	2.20%
Public Administration	127	2.20%
Other Services (excluding Public Administration)	109	1.90%
Real Estate and Rental and Leasing	56	1.00%
Information	43	0.70%
Arts, Entertainment, and Recreation	24	0.40%

The City of Thrall has a less diverse economy, with only 6 main industries compared to the 17 industries with employees in the city of Taylor. The Education industry accounts for a vast majority of employment in the city, with Transportation & Warehousing and Real Estate, Rental, & Leasing being the second and third major industries in the planning area.

Table 3-3: City of Thrall Job Counts by Industry Sector

NAICS Industry	Count	Share
Educational Services	186	69.40%
Transportation and Warehousing	31	11.60%
Real Estate and Rental and Leasing	29	10.80%
Accommodation and Food Services	10	3.70%
Construction	8	3.00%
Retail Trade	2	0.70%
Professional, Scientific, and Technical Services	2	0.70%

Approximately 1,900 people both live and work within the planning area. Approximately 5,300 people live outside of the planning area but commute into the boundaries of the LBCWCID, with over 13,000 people who live in the planning area but commute and work outside of the district boundaries. This indicates that the population of working adults likely decreases significantly during the workday, which could result in a significant difference in disaster impacts depending on the time of day the disaster strikes.

Climate and Environment

The planning area is in the humid subtropical climate region of Texas, with the peak average being around 96 degrees Fahrenheit in August, and the lowest average minimum temperature being around 35 degrees Fahrenheit in January.

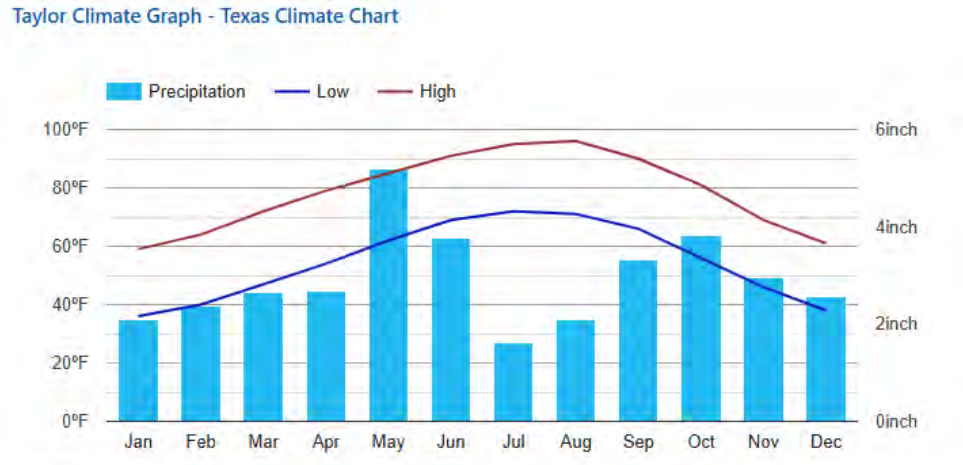


Figure 3-3: Taylor, Texas Climate Data

The planning area is in the Texas Blackland Prairie ecoregion, defined by level and occasionally rolling plains. The soil in the planning area is very clayey, contributing to the lack of trees, but it was converted to agricultural land many decades ago and has since been repurposed with the growth of the planning area.

Population Growth

Table 3-4: Population Growth from 2010-2023

Jurisdiction	2010 Census	2020 Census	2023 Estimate	Pop. Change 2010-2020	% Change 2010 -2020	Pop. Change 2010 - 2023	% Change 2010-2023	Pop. Change 2020 - 2023	% Change 2020-2023
City of Taylor	14,928	16,267	16,767	1339	8.97%	1839	12.3%	500	3.0%
City of Thrall	827	816	902	-11	-1.33%	75	9.07%	86	10.54%
LBCWCID	23,222	25,796	28,898	2574	11.1%	5,676	24.4%	3,102	12.0%

Population Projections

Texas Water Development Board creates population projections to estimate future water needs. Taylor is expected to add slightly more than 10,000 residents within the timeline of this plan update, posing a significant increase in the number of residents who must be accounted for when preparing the city for natural disasters.

Table 3-5: TWDB Population Projections for the City of Taylor

Projection Year	2030	2040	2050	2060	2070	2080
Taylor Pop.	27,500	39,552	35,155	65,755	79,921	95,847

Development and Vulnerability

The City of Taylor and its surrounding area have experienced significant growth over the past 15 years. As a result of major industrial development, Taylor has seen a notable increase in construction activity. Between 2017 and 2020, nearly 500 residential permits were issued, with the number of permits in 2020 being more than double that of 2017. This growth, both within the city limits and in the surrounding region, means that there are more people and properties at risk within the LBCWCID planning area. However, despite this increased risk, Taylor and Thrall have not become more vulnerable. This is due to several factors, including regularly updated building codes, a focus on infill development, and ensuring that community resources are adequate to support the growing population.

The Lower Brushy Creek Water Control and Improvement District does not have land use regulatory authority. As a result, the district's vulnerability can only be assessed based on the condition of its infrastructure. Due to ongoing annual maintenance on dams and continued progress in repairing vulnerable structures within the district, there has been no change in the district's vulnerability.

SECTION 4: HAZARDS AND RISKS

Based upon a full review of the range of hazards suggested under FEMA planning guidance and input from Lower Brushy Creek Core Team members, 11 hazards have been identified as important to be addressed in the Lower Brushy Creek Hazard Mitigation Plan Update. These were chosen based upon a review of the State Hazard Mitigation Plan, a review of the historical record of disaster declarations for the planning area, historical incidents contained in the National Centers for Environmental Information (NCEI), and local records and accounts of magnitude and damages from different and distinct hazard events.

According to the State Hazard Mitigation Plan, the planning area is located within the central portion of the Texas Division of Emergency Management Region 8, where flooding, hailstorms, and hurricanes can be expected to dominate the hazard profile.

Table 4-1: Region 8 Hazard Ranking (2023 State of Texas Hazard Mitigation Plan)

Region 8 Hazard Rankings by Total Damages

Hazard	Hazard Ranking	Total Damages
Flood	1	$918,648,267
Hailstorm	2	$523,983,715
Hurricane	3	$396,448,860
Wildfire	4	$375,070,231
Drought	5	$178,167,259
Severe Wind	6	$165,558,701
Severe Winter Weather	7	$75,739,872
Tornado	8	$53,345,816
Lightning	9	$7,643,801
Extreme Heat	10	$0
Grand Total		**$2,694,606,522**

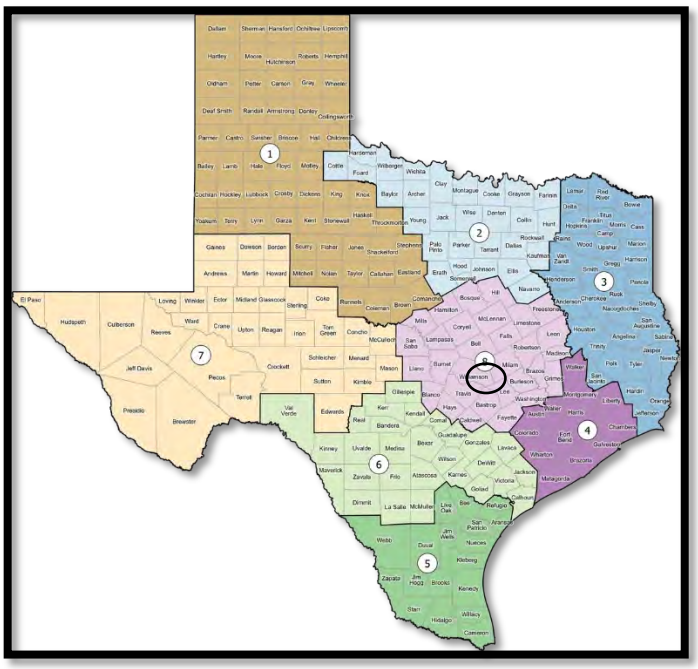


Figure 4-1: Texas Division of Emergency Management Regions Source: TDEM

The increased risk for these specific hazards in the planning area is confirmed in the table below. Disaster declarations are made at the county level and are not specific to any one city or sub-area; however, it is illustrative for local emergency planners to understand the type and frequency of the hazards impacting the larger region. Keep in mind that the incidents listed are only those that had a level of impact sufficient to necessitate a disaster declaration, and that hazards have affected the area more frequently than the table may initially suggest. Statewide disaster declarations are not included in this list.

Table 4-2: Disaster Declarations in LBCWCID Planning Area

Declaration Date	Disaster Number	Incident Subcategory
04/21/2023	4705	Winter Storm
02/19/2021	4586	Severe Ice Storm
03/25/2020	4485	Biological
05/29/2015	4223	Severe Storm
09/09/2011	4029	Fire
06/29/2007	1709	Severe Storm
01/11/2006	1624	Fire
09/24/2005	1606	Hurricane
08/26/1998	1239	Severe Storm
12/26/1991	930	Flood
05/19/1989	828	Severe Storm
11/30/1974	454	Flood

Since the U.S. Federal Government began issuing disaster declarations in 1953, Williamson County has had 12 major disaster declarations where individual and/or public assistance has been approved. Based on Table 4-2 above, 8 of the 12 disaster declarations have been issued in the past 25 years. The infographics below provide a summary of the type of hazard,

year, and time of year in which it occurred. The types of hazards that have had disaster declarations for Williamson County since 1953 are shown in Figure 4-2 below.

Figure 4-2: Williamson County Disaster Declarations Since 1953 by Type

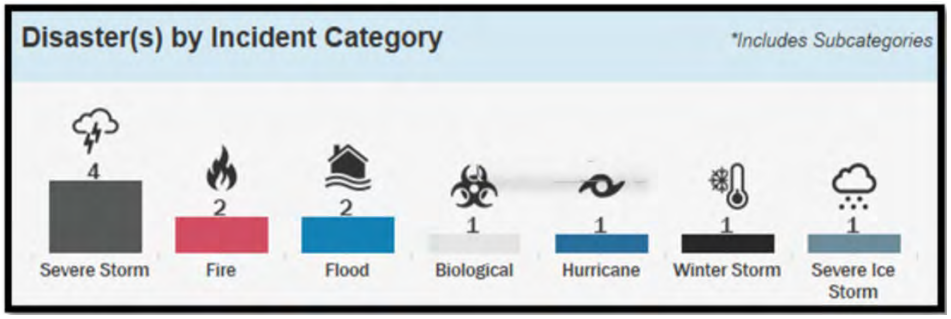
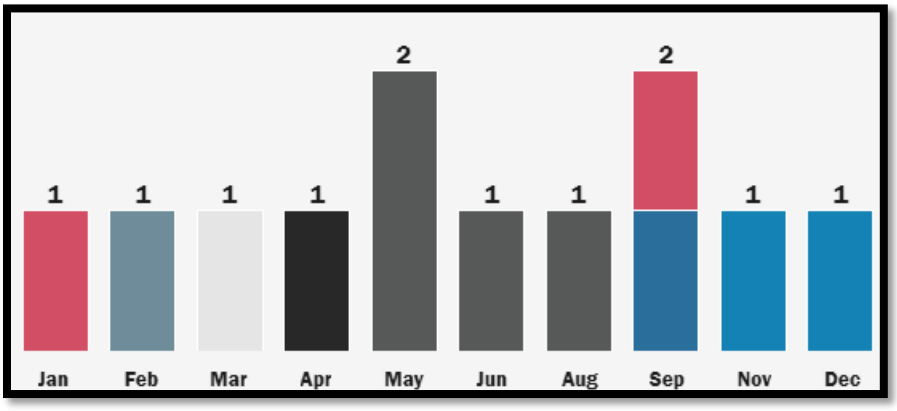
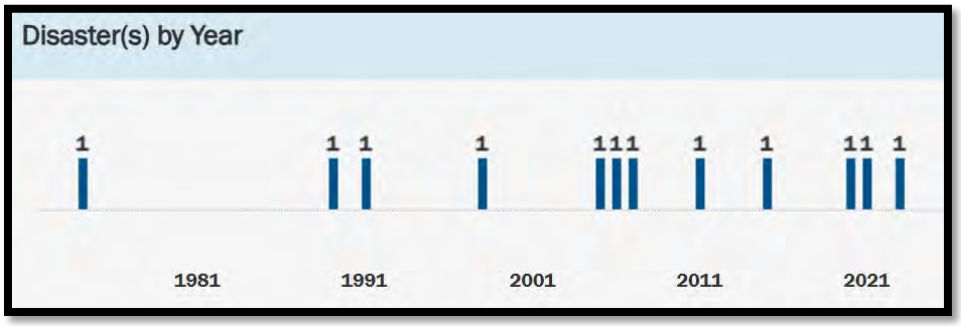


Figure 4-3: Williamson County Disaster Declarations Since 1953 by Month of Occurrence



The years in which disasters have been declared in the planning area are shown in Figure 4-4 below. Table 4-2 on the previous page can be used as a reference for more details.

Figure 4-4: Disaster Declaration Timeline



Hazard Descriptions

The following 11 hazards are included in the State of Texas Hazard Mitigation Plan and are determined to be a risk to the planning area.

Table 4-3: Hazards Impactful to the LBCWCID Planning Area

HAZARD	DESCRIPTION
HYDROLOGIC	
Drought	A deficiency in precipitation over an extended period, usually a season or more, results in a water shortage, causing adverse impacts on vegetation, animals, and/or people.
Floods	Flooding is a general or temporary condition of partial or complete inundation of water, usually in floodplains. A floodplain is an area of land susceptible to being inundated by floodwater from any source.
Expansive Soils	Expansive soils are soils with the ability to absorb moisture and expand significantly with seasonal changes. These changes in volume can put significant amounts of force on building foundations and additional infrastructure, causing structural damage.
ATMOSPHERIC	
Extreme Heat	Extreme Heat is a condition when temperatures hover above local excessive heat criteria combined with high humidity levels.
Hailstorm	Hail is showery precipitation in the form of irregular pellets or balls of ice more than 5 mm (about 0.2 in) in diameter.
Lightning	These are sudden charges of electricity that develop from storms or excessive heat.
Severe Winter Storms	A condition when temperatures hover below freezing and can include ice, snow, and sleet.
Tornado	A tornado is a narrow, violently rotating column of air that extends from the base of a thunderstorm to the ground.
Thunderstorm Winds	Severe windstorms can occur alone or when accompanied by severe thunderstorms. Flying debris can cause major damage to utilities, infrastructure, and property.
Other	
Wildfire	Wildfires are unplanned, unwanted fires burning in a natural area, like a forest, grassland, or prairie. Buildings and human development that are susceptible to wildfires are considered the wildland-urban interface.
Dam Failure	A structural failure of a dam that results in the sudden, rapid, and often uncontrolled release of impounded water

Despite the data indicating that hurricanes impact the Central Texas region overall, the Lower Brushy Creek planning area does not have a history of being impacted by hurricanes, and therefore, hurricanes have not been profiled in this plan.

Table 4-4: Lower Brushy Creek Planning Area Hazard Impact Summary (1999-2025)

Hazard	Deaths	Injuries	Property Damage	Crop Damage	Frequency
Drought	0	0	$0	$0	Highly Likely
Floods	2	10	$1,939,000	$0	Highly Likely
Extreme Heat	1	0	$0	$0	Highly Likely
Hailstorm	0	0	$155,000	$150,000	Highly Likely
Expansive Soils	0	0	$0	$0	Highly Likely
Lightning	0	0	$0	$0	Highly Likely
Severe Winter Storms	3	0	$9,850,000	$0	Highly Likely
Tornado	0	2	$0	$0	Occasional
Thunderstorm Winds	0	2	$940,000	$0	Highly Likely
Wildfire	0	0	$0	$0	Highly Likely
Dam Failure	0	0	$0	$0	Unlikely

Please note that not all disasters profiled in the plan had reported monetary damages. A $0 figure does not necessarily indicate that the hazard has not impacted the planning area.

Natural Hazards and Climate Change

Climate change describes the rapid and relatively recent increase in global average temperatures that has helped drive a fivefold increase in the number of weather-related disasters in the last 50 years. Climate change means disasters are happening simultaneously, too.

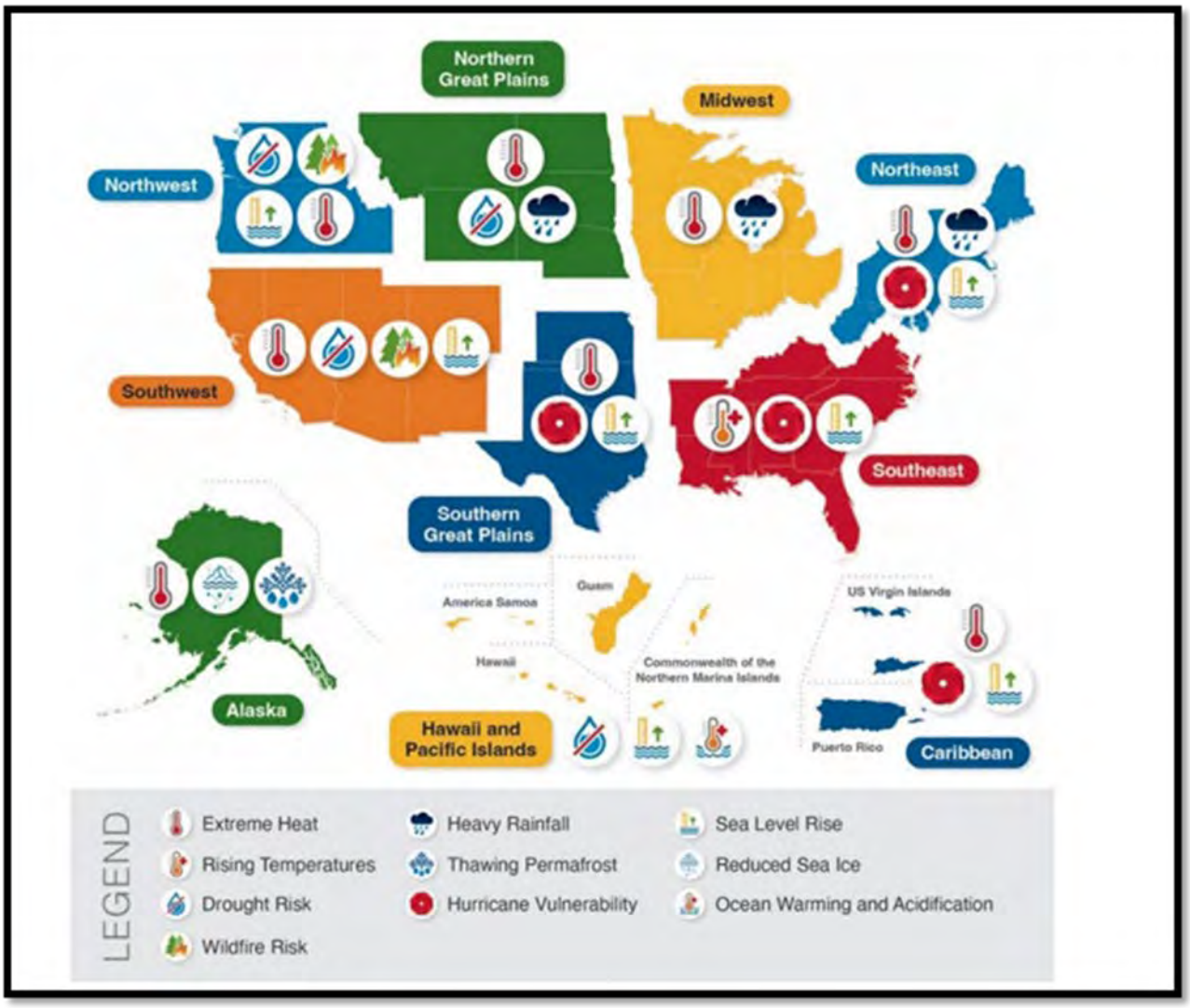


Figure 4-5 Climate-Related Hazards by Region: Source: Climate Adaptation Planning (fema.gov)

With increasing global surface temperatures, the possibility of more droughts and increased intensity of storms will likely occur. As more water vapor evaporates into the atmosphere, it becomes fuel for more powerful storms to develop. More heat in the atmosphere and warmer ocean surface temperatures can lead to increased wind speeds in tropical storms. Rising sea levels expose higher locations not usually subjected to the power of the sea and to the erosive forces of waves and currents.

Texas is considered one of the more vulnerable states in the U.S. to abrupt climate changes and to the impact of gradual climate changes on the natural and built environments. Texas is one of the highest-ranked states in the U.S. concerning the frequency with which it experiences natural and climate-driven disasters. Extreme heatwaves and extreme storms will become more frequent, and coastal Texas will face significant sea-level rise. Megadroughts can trigger abrupt changes to regional ecosystems and the water cycle, drastically increase extreme summer temperature and fire risk, and reduce the availability of water resources, as Texas experienced during 2011-2012. Adapting to climate change through efforts like flood control measures or drought-resistant crops partially reduces climate change risks, although some limits to adaptation have already been reached.

Overview of Hazard Analysis

The hazard risk analysis methodology involves reviewing historical data and conducting statistical analysis on the impact of hazards in the planning area. To gather this information, we retrieved records from the National Centers for Environmental Information (NCEI) and the National Oceanic and Atmospheric Administration (NOAA) that were reported in the Lower Brushy Creek Planning Area. We also evaluated other local and state records whenever they were available.

Additionally, we used geographic information system (GIS) mapping software to identify and assess the risks for the Lower Brushy Creek planning area and other participating jurisdictions by evaluating community critical facilities and their vulnerability to hazards.

The Risk Assessment includes general parameters for each hazard, such as the location in the planning area, the expected extent or magnitude of the hazard, the frequency of its occurrence based on the number of historical events over the study period, the approximate annualized losses, a description of the general vulnerability, and a statement of the hazard's impact.

The Priority Risk Index definitions are defined in Table 4-5 and were adapted from Brazos County OEM and the North Carolina Emergency Management Division. Contributing to community risk are three major factors: population growth, changes in development, and a shifting global and local climate. Communities need to consider how their growth and broad climate phenomena will impact them in the future, to avoid putting current and future community members at risk.

Table 4-5: Priority Risk Index Definitions

	Degree of Risk			Assigned Weighting Factor
	Level	Criteria	Index Value	
Probability	Unlikely	Event Possible in next 10 Years	1	30%
	Possible	Event possible in next 5 years	2	
	Likely	Event probable in next 3 years	3	
	Highly Likely	Event nearly certain to occur in the next year	4	
Impact (Impact is subdivided into 3 categories: social impact, property impact, and CIKR impact)	Minor	Very few injuries, if any. Only minor property damage and minimal disruption on quality of life. Temporary shutdown of critical facilities.	1	30%
	Limited	Minor injuries only. More than 10% of property in affected area damaged or destroyed. Complete shutdown of critical facilities for more than one day.	2	
	Critical	Multiple deaths/injuries possible. More than 25% of property in affected area damaged or destroyed. Complete shutdown of critical facilities for more than one week.	3	
	Catastrophic	High number of deaths/injuries possible. More than 50% of property in affected area damaged or destroyed. Complete shutdown of critical facilities for 30 days or more	4	
Spatial extent	Negligible	Less than 1% of area affected	1	20%
	Small	Between 1 and 10% of area affected	2	
	Moderate	Between 10 and 50% of area affected	3	
	Large	Between 50 and 100% of area affected	4	
Warning Time	More than 24 hours	Self-explanatory	1	10%
	12 to 24 hours	Self-explanatory	2	
	6 to 24 hours	Self-explanatory	3	
	Less than 6 hours	Self-explanatory	4	
Duration	Less than 6 hours	Self-explanatory	1	10%
	Less than 24 hours	Self-explanatory	2	
	Less than one week	Self-explanatory	3	
	More than one week	Self-explanatory	4	

Source: adapted from North Caroline Emergency Management Division

These hazards are the most concerning natural hazards. While the historical impact of some of these lower-ranked disasters may not be severe, most still have the potential to produce unprecedented destruction and damage and severely impact critical infrastructure.

Figure 4-6: Lower Brushy Creek Planning Area Priority Risk Index

	PROBABILITY	EXTENT	IMPACT					Incident Exposure		
			Social Impact		Property Impact	Critical Infrastructure Impact				
	Probability	*Spatial Extent*	*Historical Human*	*Possible Human*	*Extent of Damage*	*Duration of Shutdown*	*Average Impact*	*Duration of Exposure*	*Warning Time*	***Priority Risk Index***
Weights	**0.3**	**0.2**					**0.3**	**0.1**	**0.1**	
Lower Brushy Creek Planning Area										
Severe Winter Weather	4	4	4	4	4	3	3.75	4	1	3.625
Extreme Heat	4	4	4	4	1	2	2.75	4	1	3.325
Lightning	4	4	1	3	4	3	2.75	1	4	3.325
Flood	4	2	4	4	4	4	4	3	2	3.3
Windstorms	4	4	1	3	2	1	1.75	3	2	3.025
Drought	4	4	**1**	**2**	**1**	**2**	1.5	4	1	2.95
Hailstorm	4	4	1	3	2	1	1.75	1	3	2.925
Wildfire	4	1	1	3	4	4	3	3	3	2.9
Expansive Soils	4	4	1	1	2	1	1.25	4	1	2.875
Dam Failure	1	3	1	4	4	4	3.25	3	4	2.575
Tornado	2	1	3	4	3	4	3.5	1	4	2.35

Climate Change and Population Growth

Drought

Climate Change: Climate change is expected to cause decreased precipitation and increased temperatures over a broad time scale, leading to water sources such as lakes and underground aquifers drying up, which will increase the frequency and intensity of droughts.

Population Growth: As the population grows, the demand for water resources also increases, leading to higher water consumption. This can exacerbate drought conditions, especially in regions already experiencing water scarcity.

Floods

Climate Change: With climate change leading to more intense and frequent rainfall events, riverine flooding and flash flood events are expected to increase in frequency and intensity.

Population Growth: As population growth continues in the planning area, more people will be exposed to flood hazard risks, putting more lives at risk of flooding. Population

growth will increase the strain on existing drainage systems, in addition to emergency response efforts.

Extreme Heat

Climate Change: As mean annual temperatures continue to increase due to climate change, extreme heat events will be more intense and frequent.

Population Growth: With a growing population, there may be an increased demand for water resources, which could impact water supply for both households and agriculture during extreme heat events. Population growth, especially of vulnerable populations such as children and the elderly, can lead to increased strain on cooling centers and medical facilities to treat heat-related illness.

Hailstorm

Climate Change: Evidence shows that warming temperatures may make hail events less frequent, as hail formation requires sufficiently cold temperatures, but will likely lead to far more intense hailstorms with larger hail sizes, given increased atmospheric moisture.

Population Growth: As more people move into the planning area, more people and their properties will be impacted by more intense hailstorms, as essential items such as vehicles and residential structures will experience significant damage, leading to significant hardship, especially for those already experiencing financial hardship.

Lightning

Climate Change: While research on the topic is still evolving, as average temperatures increase and atmospheric moisture increases, lightning strikes will likely increase in frequency and result in more cloud-to-ground strikes, increasing the intensity of lightning events.

Population Growth: Increased population growth means a denser population, which increases the likelihood of lightning causing death, injury, or property damage when concentrated in an area.

Severe Winter Storms

Climate Change: The impacts of climate change on the frequency and severity of winter storms in Texas are complex and hard to clearly predict, as they depend on interactions between the stratospheric and tropospheric polar vortexes, in addition to whether Texas is experiencing dry La Niña or wet El Niño conditions. Overall, there are likely to be less frequent but more intense winter storms.

Population Growth: Population growth will lead to a greater concentration of vulnerable populations to extreme cold brought on by severe winter storms, particularly young and elderly populations.

Tornado

Climate Change: Changes in the frequency and severity of Tornadoes due to climate change are uncertain for Texas, according to the 2022 State Climate Summary for the State of Texas provided by the NOAA National Centers for Environmental Information.

Population Growth: A higher population density in tornado-prone regions increases the potential for casualties and property damage during tornado events. Increased Development: An increase in infrastructure can obstruct natural wind patterns, potentially enhancing localized wind damage during tornadoes.

Thunderstorm Winds

Climate Change: As stated for tropical storms, depressions, and hurricanes, the frequency of thunderstorm wind events is unlikely to increase; however, the intensity of the winds will likely increase, leading to more damage.

Population Growth: With increasing populations in the planning area, population density will increase, and thunderstorm winds will have a more significant impact on a higher number of people, especially those living in mobile homes and older or more vulnerable structures.

Wildfire

Climate Change: The Lower Brushy Creek Planning Area may experience more frequent droughts caused by climate change, combined with higher overall temperatures, which will lead to more frequent wildfires as fuel levels increase. The intensity of wildfires is also likely to increase with increased fuel levels.

Population Growth: As more people move into wildland-urban interface areas (where human development meets natural vegetation), the risk of wildfires and their impacts on communities increases. Human activities can also inadvertently trigger wildfires.

Dam Failure

Climate Change: As rainfall events become more extreme from climate change, dam infrastructure that is built for a certain capacity of water is likely to fail more often. Therefore, dam failures are more likely to occur and become more frequent given the increased frequency of intense hurricanes that weaken dam infrastructure.

Population Growth: In the unlikely event of a dam failure, the effects on the population within the surrounding area could be catastrophic. With a growing population, especially in areas surrounding the dam, the risk for loss of life and loss of property from a high-hazard dam breach would be severe.

Expansive Soil:

Climate Change: As climate change increases the intensity of extreme heat/drought and severe thunderstorms, and rain events, expansive soil damage is likely to become more frequent.

Population Growth: Separate from the ramifications of population growth on development, a growing population is unlikely to have any significant impact on community vulnerability to expansive soils.

SECTION 5: DROUGHT

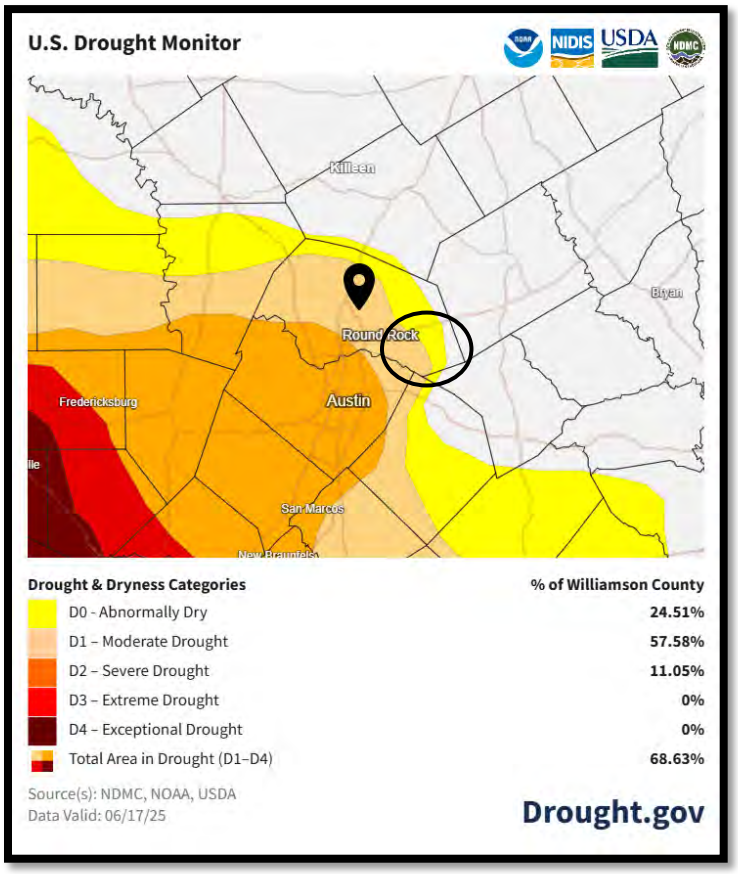
Description

Drought is a deficiency in precipitation over an extended period, usually a season or more, resulting in a water shortage, causing adverse impacts on vegetation, animals, and/or people. Droughts are defined as a moisture deficit at a magnitude high enough to have social, environmental, or economic effects, and can become very prolonged and persist from one year to the next. Common effects of drought include crop failure, water supply shortages, and fish and wildlife mortality. The Texas Hazard Mitigation Plan describes the climate of 2/3 of Texas Counties as arid or semi-arid, with these Counties almost always in varying stages of drought.

Location

Droughts vary greatly in their intensity and duration and can occur regularly throughout the Lower Brushy Creek Planning Area, including all participating jurisdictions, equally. Drought is monitored nationwide by the National Drought Mitigation Center (NDMC), which provides the Drought Monitor map in Figure 5-1 showing the entirety of the planning area currently experiencing moderate drought (D1) conditions or abnormally dry conditions (D0). The planning area has experienced exceptional drought conditions within the last fifteen years, particularly during the drought of summer 2011, when the entire state of Texas was at some level of drought (Figure 5-2).

Figure 5-1: US Drought Monitor, June 17th, 2025



Extent

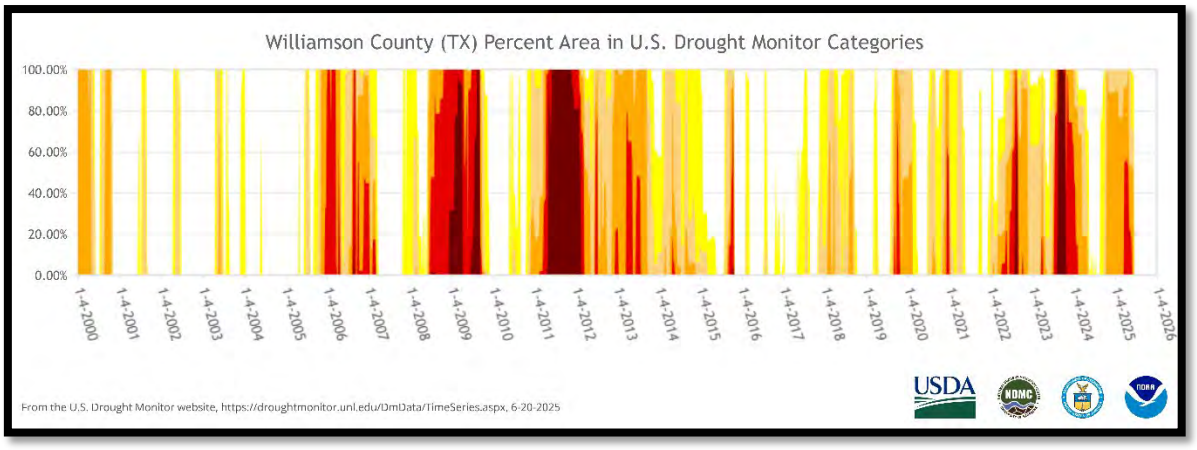
The Palmer Drought Severity Index (PDSI) is based on precipitation and temperature and is used to measure the extent of drought. The index measures the moisture supply of the environment. The PDSI classifications vary roughly between -4.0 and +4.0, ranging from extremely dry to extremely wet periods. NOAA's United States Drought Monitor (USDM) Categories range from D0 to D4 according to the intensity of drought, and are based on several indicators, including the PDSI, and are used to describe broad-scale drought conditions across the United States. Table 5-1 describes the basic PDSI classification descriptions and depicts the magnitude of drought with descriptions of possible impacts.

Table 5-1: Drought Index Categories and Impacts

Category	Description	Possible Impacts	Palmer Drought Severity Index (PDSI)	CPC Soil Moisture Model Percentiles	USGS Weekly Streamflow (Percentiles)	Standardized Precipitation Index (SPI)	Objective Drought Indicator Blends
D0	Abnormally Dry	Going into drought: short-term dryness slows planting, growth of crops, or pastures. Coming out of drought: some lingering water deficits, pastures or crops not fully recovered	-1.0 to -1.9	21 to 30	21 to 30	0.5 to -0.7	21 to 30
D1	Moderate Drought	Some damage to crops, pastures, Streams, reservoirs, or wells, low, some water shortages developing, or imminent Voluntary water-use restrictions requested.	-2.0 to -2.9	11 to 20	11 to 20	-0.8 to -1.2	11 to 20
D2	Severe Drought	Crop or pasture losses are likely. Water shortages common Water restrictions imposed.	-3.0 to -3.9	6 to 10	6 to 10	-1.3 to -1.5	6 to 10

D3	Extreme Drought	Major crop/pasture losses, Widespread water shortages or restrictions	-4.0 to -4.9	3 to 5	3 to 5	-1.6 to -1.9	3 to 5
D4	Exceptional Drought	Exceptional and widespread crop/pasture losses. Shortages of water in reservoirs, streams, and wells are creating water emergencies.	-5.0 or less	0 to 2	0 to 2	-2.0 or less	0 to 2

Figure 5-2: Drought Index Timeline from 2000-2025



Based on the extent and location of historic and current drought conditions, the Lower Brushy Creek planning area can anticipate a range of drought from abnormally dry to exceptional, or D0 to D4, based on the USDM Drought Intensity Category.

The Keetch-Byram Drought Index is used by the Texas Forest Service to determine the fire potential based on daily water balance, precipitation, and soil moisture. Figure 5-3 shows the Keetch-Byram Drought Index rating classification for all of Texas and color-coded by County with a scale of 0 to 800 (low risk to high risk). The Lower Brushy Creek planning area is mostly in the 0 - 200 category of low risk, with some smaller areas at slightly higher risk at the time this report was written. The Keetch-Byram Drought Index is also discussed in relation to wildfires in section 13.

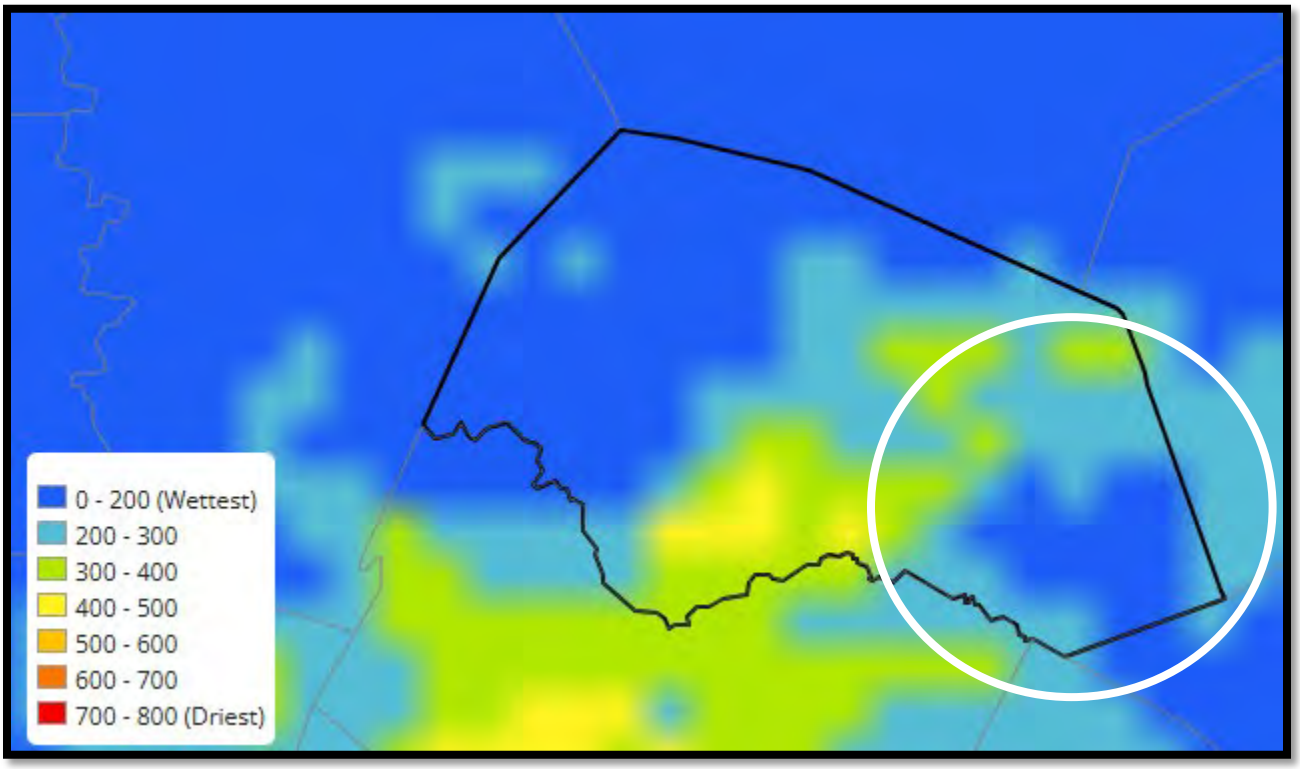


Figure 5-3: Keetch-Byram Drought Index – June 18th, 2024

Historical Occurrences

2011 Drought

In 2011, Texas experienced one of the most severe droughts in recorded history. Williamson County experienced months of dry heat, little rain, and significant agricultural losses.

July 11th, 2023 – Mar. 19th, 2024

Williamson County was significantly impacted by drought in 2023 and 2024. News reports indicated that many farmers experienced significant losses due to harsh weather and a lack of rain.

The data used to assess the historical experience with drought for the planning area came from NOAA's NCEI National Storms Database. This database contains extensive and authoritative information for weather-related events in the country from 2000 through 2025 (25 years). Agricultural producers such as farmers and ranchers purchase crop insurance to protect their yield in a natural disaster such as drought, hail, or flood. Historical crop damages are typically not found in the public record and are likely much higher than quantified by NCEI data due to agricultural losses being a transaction between the agricultural landowner and insurance policyholder. Furthermore, the extent of crop loss due to drought is difficult to quantify because a drought during a growing season can impact the next two years of crop production. Table 5-2 lists historical events that have occurred in the LBCWCID Planning area as reported in the NCEI.

There have not been any events recorded past the listed dates.

Table 5-2: Historical Occurrences of Drought in the Lower Brushy Creek Planning Area (2000-2025)

Date Range	Length of Drought (Days)	Direct Injuries	Direct Fatalities	Property Damage	Crop Damage
July 1st – Oct. 23rd, 2000	115	0	0	0	0
May 1st, 2011 – March 31st, 2012	243	0	0	0	0
Nov. 1st, 2012 – Aug. 31st, 2013	304	0	0	0	0
Sept. 1, 2015 – Oct. 27th, 2015	57	0	0	0	0
Aug. 1st – Sept. 11th, 2018	42	0	0	0	0
Sept. 1st – Nov. 12th, 2019	73	0	0	0	0
Jan 1st – Feb. 18th, 2020	49	0	0	0	0
Nov. 1st, 2020 – Jan 31st, 2021	92	0	0	0	0
May 1st – Nov 29th, 2022	213	0	0	0	0
March 1st – Apr. 11th, 2023	42	0	0	0	0
July 11th, 2023 – Mar. 19th, 2024	252	0	0	0	0
Oct. 22, 2024 – May 31st, 2025	130	0	0	0	0

Table 5-3: Historical Drought Magnitude

Drought Category	Description	# of Weeks	Percentage
None	Normal to Wet Conditions	521	39.23%
D0	Abnormally Dry	203	15.29%
D1	Moderate Drought	233	17.6%
D2	Severe Drought	187	14.1%
D3	Extreme Drought	113	8.51%
D4	Exceptional Drought	70	5.27%
Total		1327	100%

Data provided by the NOAA drought monitor also provides a perspective of historical occurrences of drought in the planning area by summarizing the percentage of area in each drought category weekly. The table above provides a summary of the number of weeks in each drought category or the magnitude of the drought that describes the drought condition for the majority of the county for each weekly period from January 4, 2000, to June 16, 2025. This 25-year window of drought data provides a clear picture of how often the occurrence of different drought categories can be expected in the future.

Probability of Future Events

Based on available records of historic events from NCEI, there have been 4.4 total years of declared drought within the 25-year reporting period. The National Drought Monitor data suggest that the county, including the Lower Brushy Creek Planning Area has been under drought conditions (D1-D4) for around 45.5% of the past 25 years. This provides a probability of occurrence of one drought condition occurring every two years. Given the likely impact of climate change and decreased precipitation in the future, drought conditions can become unpredictably worse, so a Highly Likely frequency is appropriate.

Frequency of Occurrence
Highly likely: Event probable in next year.
Likely: Event probable in the next 3 years
Occasional: Event possible in the next 5 years.
Unlikely: Event possible in next 10 years.

Vulnerability and Impacts

Drought affects large areas, creating vulnerability for people, animals, property, agriculture, and the environment. Over the entirety of the planning area, the biggest impacts of drought are dead crops and grazing land, edible plants for animals, and even trees. This primarily affects farming and wildlife, but people can be directly impacted as well due to shortages of potable water supply. Communities will also ration the use of water during prolonged drought, particularly for lawn care, swimming pools, and irrigation. Drought is related to, and can exacerbate, the natural hazards of wildfires and extreme heat. Drought can contribute to the cause of wildfires due to dying vegetation serving as ignition fuel and it can be intensified by extreme heat. The impacts of drought mostly affect water shortages and crop/livestock losses and do not typically extend to buildings and critical facilities.

The entire population of the Lower Brushy Creek Planning Area is vulnerable to water supply shortages, which present widespread health risks since people can only survive a few days without water. Potable water is used for many essential functions such as drinking, bathing, heating and cooling systems, and some electricity production. This affects vulnerable populations more acutely, such as children, older adults, and people with illnesses or fragile health conditions. Also, vulnerable populations that do not have adequate air conditioning units in their homes are more at risk for injury or death.

The planning area has a total population of 28,898 according to the 2023 ACS population estimate. Those over the age of 65 represent 16.95% (4898) of the total population, and children under the age of 5 represent 7.3% (2097) of the total population. Table 5-4 presents the 2023 American Community Survey population and age cohort estimates below, estimating the LBCWCID population count based on total voters registered in the district and extrapolating a total population count assuming the average percent of youth across Taylor and Thrall holds for the unincorporated areas in the district.

Table 5-4: Populations at Greater Risk by Jurisdiction

Jurisdiction	Population Under 5	Population 65 and Older	Population Below Poverty Level
Taylor	1,143	3,253	1526 (9.1%)
Thrall	97	138	67 (7.4%)
Lower Brushy Creek Water Control and Improvement District	2097	4898	NA

*Based On 2023 5-Year ACS Estimates

The environment of the Lower Brushy Creek planning area is also vulnerable to damage during drought. Through lack of food and water and habitat degradation, aquatic and terrestrial species can both experience significant reductions due to death and lower reproduction rates.

Water is central to the ability of people to inhabit and transact commerce in a region, and the economic impacts of drought can be significant, especially during prolonged drought. The ability to produce goods and provide services is dependent on direct and indirect access to clean water. Due to the interconnected nature of supply and production chains, the negative effects of droughts can have ripple effects on many industries and sectors of the economy. The overall impact of damage caused by periods of drought is dependent on its extent and duration. It is rare that drought alone leads to a direct risk to the health and safety of people in the Lower Brushy Creek planning area; however, severe water shortages could lead to a direct risk to the health and safety of the population. The severity of the impact of a drought can be mitigated by preparedness and planning by the community, comprised of government, businesses, and citizens.

The National Drought Mitigation Center (NDMC) at the University of Nebraska-Lincoln developed the drought impact reporter to provide a national database of drought impacts by county. The number of impacts in ten distinct impact categories from 1999-2024 is provided below. Table 5-5 lists the drought impacts in Williamson County based on reports received by the Drought Impact Reporter. These reports are predominantly provided by the media, but can also come from NWS, other agencies, CoCoRaHS, legacy reports, and user reports.

Figure 5-4: Drought Impacts, 2005-2024

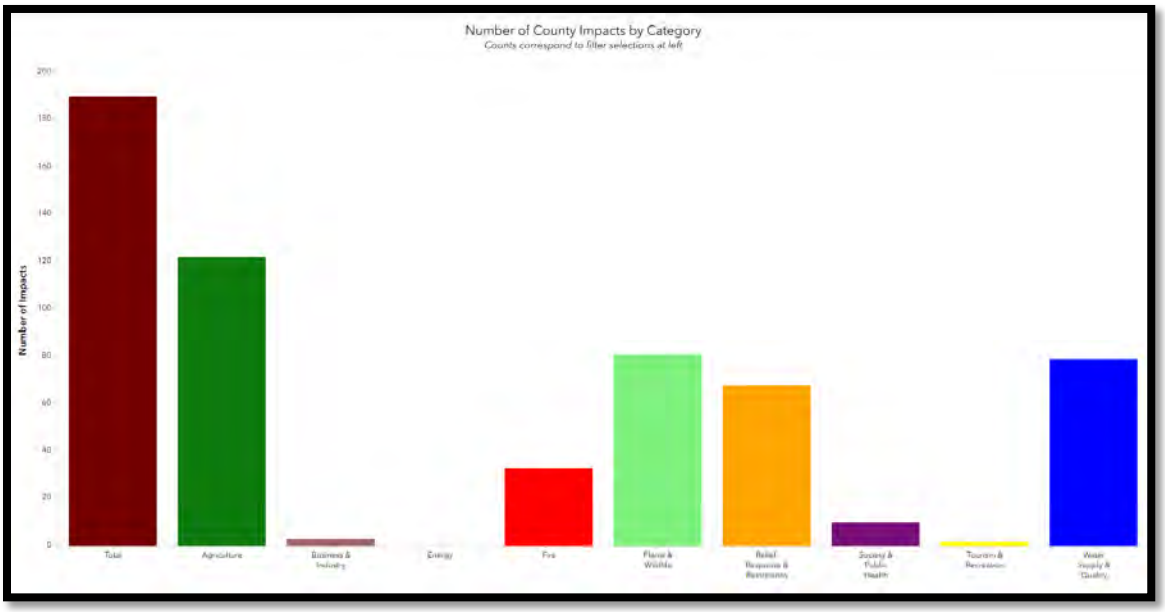


Table 5-5 Drought Impacts, 2005-2024

Williamson County	Impact Count
Total	190
Agriculture	122
Business & Industry	3
Energy	0
Fire	33
Plants & Wildlife	81
Relief, Response & Restrictions	68
Society & Public Health	10
Tourism & Recreation	2
Water Supply & Quality	79

Based on 25 years of data from the NCEI, the direct impacts of droughts in the Lower Brushy Creek planning area have resulted in no known property or crop losses and no known injuries or fatalities.

The impact of drought on the planning area has been limited and negligible based on data reported to the NCEI from 2000-2025. Drought impact reports like those presented above, however, come from several different sources and provide a different perspective of the impact that drought can have on communities beyond direct monetary property or crop damages that typically aren't reported publicly. It is important to consider that crop damage information is rarely publicly reported, and water availability issues are not easily quantified, but with 122 reports of the impact of drought on agricultural production in the past 25 years, the true cost of drought on the planning area is likely significantly higher.

Historic Drought Impacts

No injuries, fatalities, property, or crop damage were reported in the 25 years of analysis. Based on historical records, annual loss impacts and estimates are negligible.

Drought Impacts Forecast

No injuries, fatalities, property, or crop damage were reported in the 25 years of analysis. However, given the long-standing record of drought impacts and the prediction of aquifers drying up and precipitation decreasing, the impact of drought is likely to get worse in the next five years.

SECTION 6: WILDFIRE

Description

Wildfires are unplanned, unwanted fires burning uncontrolled in a natural area rich with vegetative fuels, like a forest, grassland, or prairie. Meteorological conditions such as high temperatures, low humidity, droughts, and high winds increase wildfire risk. Sparks from agricultural, industrial, or automobile activity are often the cause of wildfires, with humans the most common source of initial ignition. Wildfires can also be naturally ignited by lightning strikes as a part of the natural management of forest ecosystems. While wildfires can occur any time of year, they are especially likely over the spring and summer months, when fuel is often dry, so flames can move unchecked through a highly vegetative area.

Location

Wildfires are most likely to occur in open grasslands but are not confined to any specific geographic location and can vary greatly in terms of size, location, intensity, and duration. The populated, urban areas of the planning area are less likely to experience large, sweeping fires. The more rural and sparsely populated unincorporated areas of the Lower Brushy Creek WCID planning area are more vulnerable to large sweeping wildfire events. The threat to people and property is greatest in the wildland-urban interface/intermix; however, the entire planning area of the Lower Brushy Creek WCID planning area is at risk for wildfires.

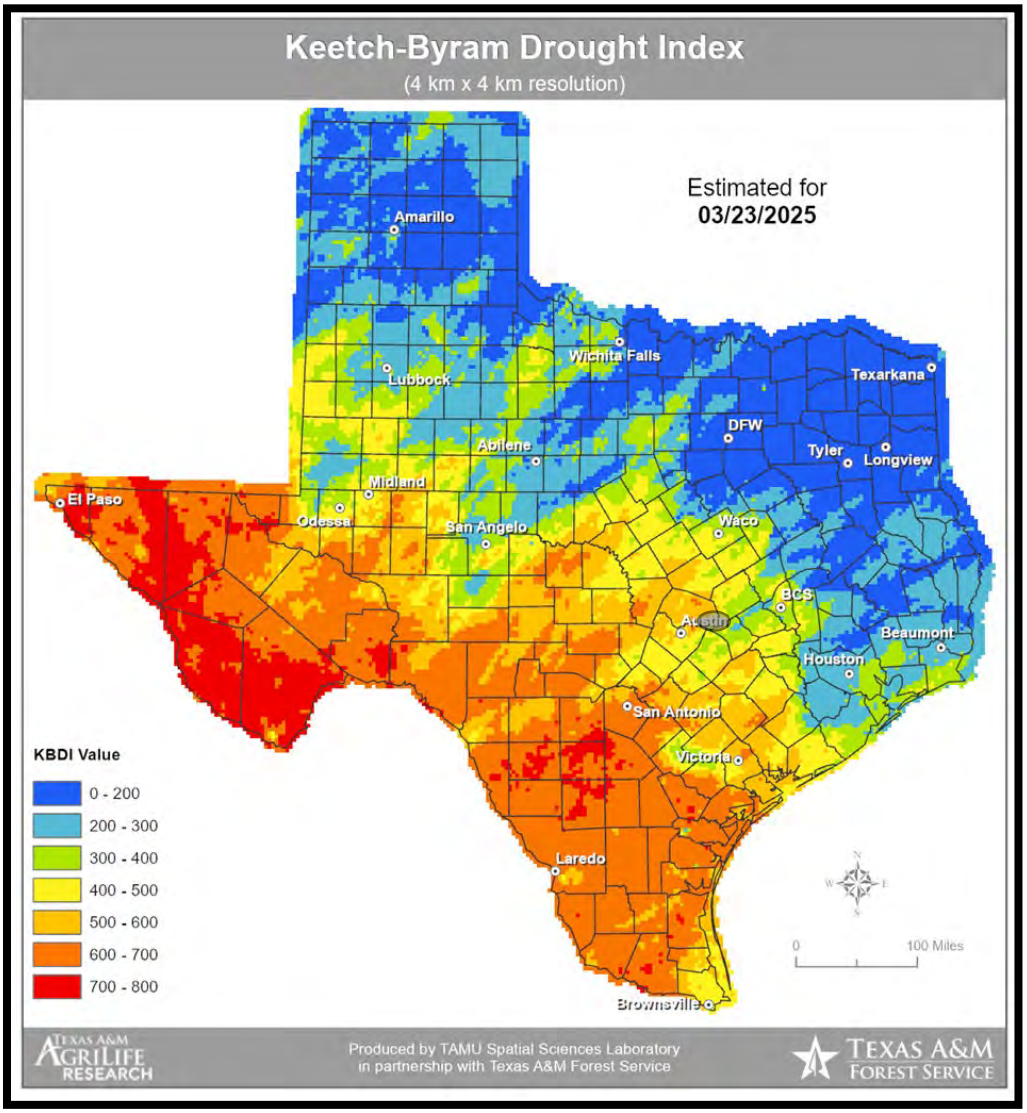
Extent

The likelihood that a wildfire event will occur in the planning area is measured using the Keetch-Byram Drought Index (KBDI) and the Texas Forest Service's Fire Intensity Scale (FIS). The KBDI describes the potential for wildfire based upon weather conditions such as daily water balance, precipitation, and soil moisture (Table 6-1). The index ranges from 0-800, with a score of 0 indicating no moisture depletion and a score of eight hundred representing completely dry conditions.

Table 6-1: Keetch Byram Drought Index Descriptions

KBDI Score Range	Description
0-200	Soil moisture and large-class fuel moisture are high and do not contribute much to fire intensity. Typical early spring following winter precipitation.
200-400	Fuels are beginning to dry and contribute to wildfire intensity. Heavier fuels will still not readily ignite and burn. This is often seen in late spring or early summer.
400-600	Lower litter and duff layers contribute to fire intensity and will burn actively. Wildfire intensity begins to increase significantly. Larger fuels could burn or smolder for several days. This is often seen in late summer and early fall.
600-800	Often associated with more severe drought with increased wildfire occurrence. Intense, deep-burning fires with extreme intensities can be expected. Live fuels can also be expected to burn actively at these levels.

Figure 6-1: Keetch-Byram Drought Index – March 2025



Based on Figure 6-1 above, the planning area exhibits values in the 500-600 range in the eastern corner. At these levels, often associated with more severe drought, fire intensity, and occurrence begin to increase significantly, and fires could burn for significant durations. The KBDI is a good measure of the readiness of fuels to ignite in the event of a wildfire. Drought or extreme weather conditions can greatly influence the KDBI in a short period of time, so the current KBDI should always be monitored to more accurately assess risk.

The Texas Wildfire Risk Assessment Portal (TXWRAP) is the primary mechanism for the Texas A&M Forest Service to deploy risk information and create awareness about wildfire issues across the state. www.TexasWildfireRisk.com The tool uses the Fire Intensity Scale (FIS) layer to determine the potential fire intensity for the specified location. FIS quantifies potential fire intensity based on high to extreme weather conditions, fuels, and topography. It is similar to the Richter scale for earthquakes, providing a standard scale to measure potential wildfire intensity by magnitude. FIS consists of five classes where the order of magnitude between classes is tenfold. The minimum class, Class 1, represents very low wildfire intensities, and the maximum class, Class 5, represents very high wildfire intensities.

Class 1, Very Low: Very small, discontinuous flames, usually less than 1 foot in length; very low rate of spread; no spotting. Fires are typically easy to suppress by firefighters with basic training and nonspecialized equipment.

Class 2, Low: Small flames, usually less than two feet long; a small amount of very short-range spotting possible. Fires are easy to suppress by trained firefighters with protective equipment and specialized tools.

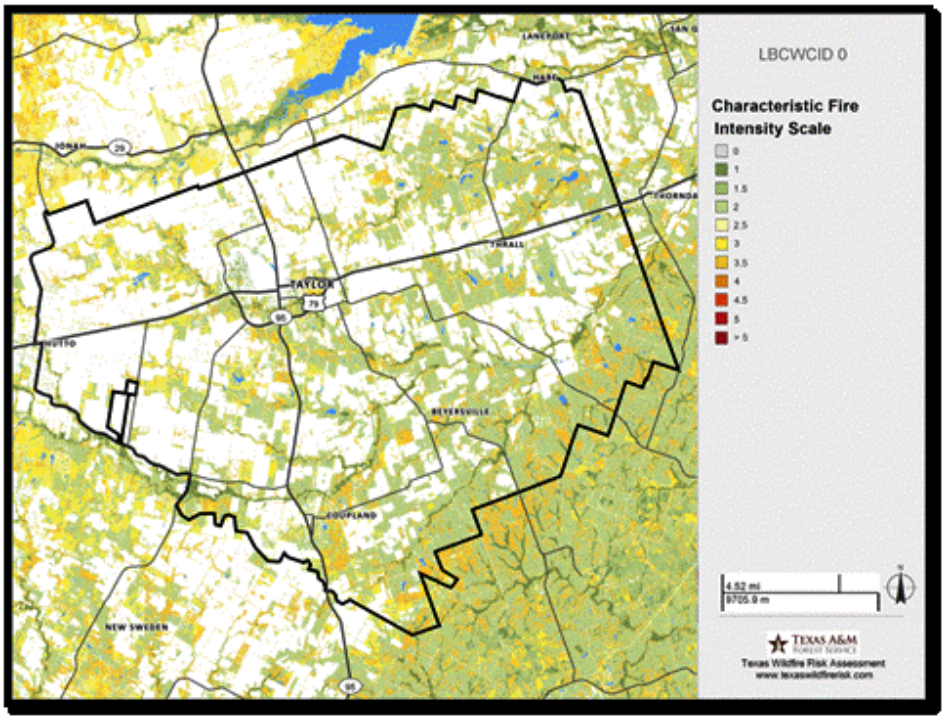
Class 3, Moderate: Flames up to eight feet in length; short-range spotting is possible. Trained firefighters will find these fires difficult to suppress without support from aircraft or engines, but dozers and plows are generally effective. Increasing potential for harm or damage to life and property.

Class 4, High: Large Flames, up to 30 feet in length; short-range spotting common; medium-range spotting. Direct attack by trained firefighters, engines, and dozers is generally ineffective; indirect attack may be effective. Significant potential for harm or damage to life and property.

Class 5, Very High: Very large flames up to 150 feet in length; profuse short-range spotting, frequent long-range spotting; strong fire-induced winds. Indirect attack is marginally effective at the head of the fire. Great potential for harm or damage to life and property.

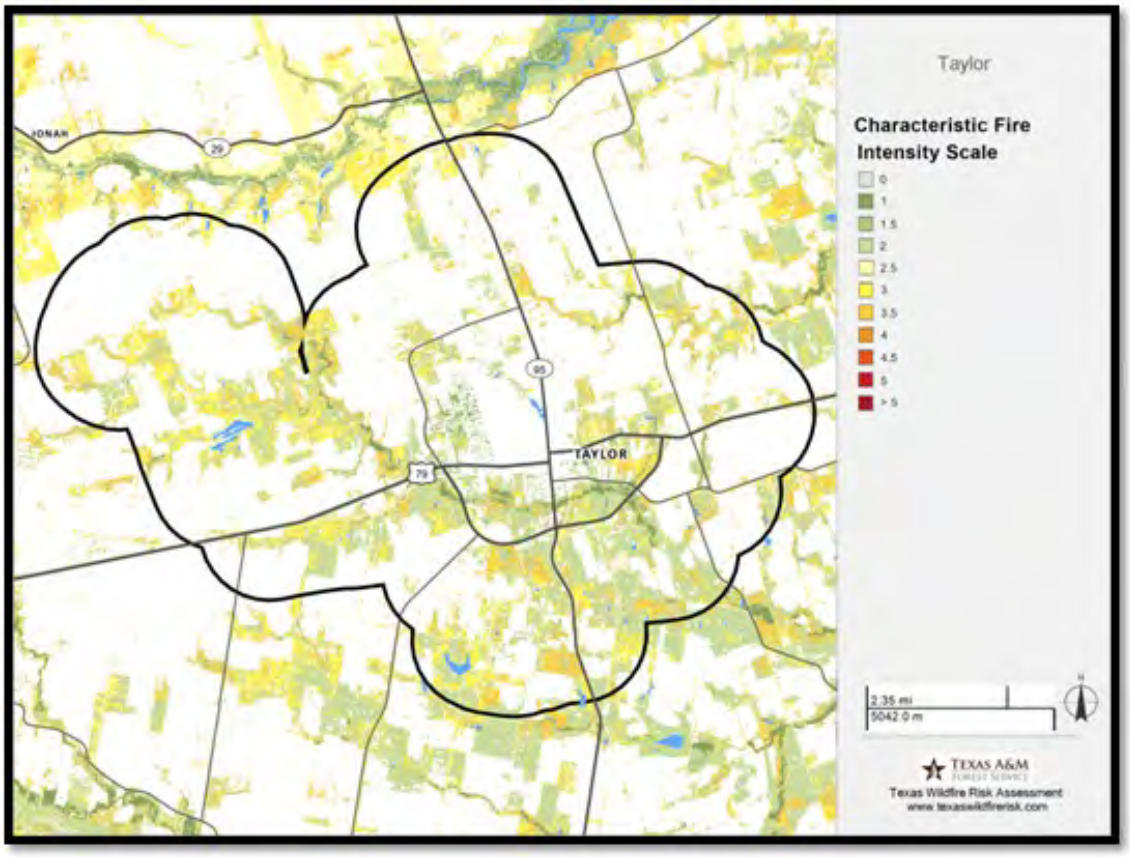
The Fire Intensity Scale evaluates the potential fire behavior for an area, regardless of whether any fires have occurred there in the past. This additional information allows local officials and mitigation planners to quickly identify areas where dangerous fire behavior potential exists in relation to nearby homes or other valued assets. The wildfire risk for the Lower Brushy Creek WCID planning area is Low to Very Low based on the characteristic wildfire intensity scale for 87% of the Lower Brushy Creek WCID area, with 13% of the area being Class 3, Moderate.

Table and Figure 6-2: Fire Intensity Scale Mapping and Percent of Area for the Lower Brushy Creek WCID



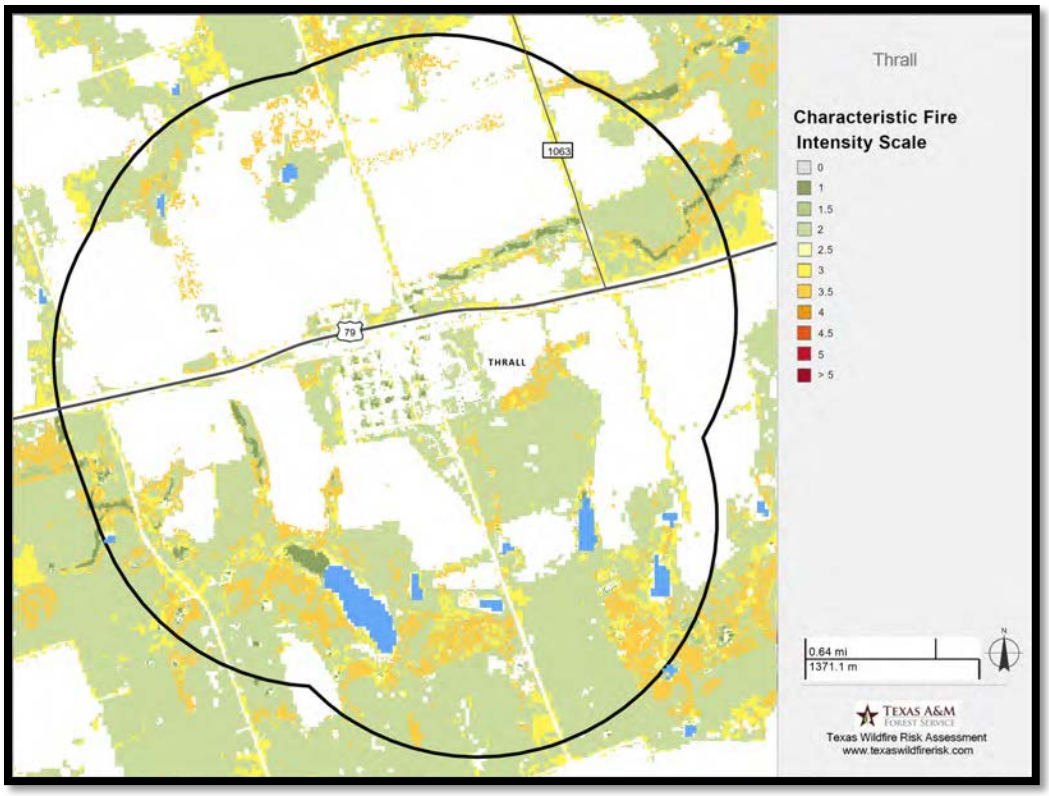
	Characteristic Fire Intensity Scale Category	Acres	Percent
	0	81,771	54 %
	1	3,216	2 %
	1.5	1,606	1 %
	2	45,591	30 %
	2.5	598	0 %
	3	8,805	6 %
	3.5	10,682	7 %
	4	1	0 %
	4.5	0	0 %
	5	0	0 %
	> 5	0	0 %
	Total	**152,270**	**100 %**

Table and Figure 6-3: Fire Intensity Scale Mapping and Percent of Area for City of Taylor



	Characteristic Fire Intensity Scale Category	Acres	Percent
	0	24,743	68 %
	1	322	1 %
	1.5	445	1 %
	2	6,297	17 %
	2.5	244	1 %
	3	2,738	7 %
	3.5	1,779	5 %
	4	1	0 %
	4.5	0	0 %
	5	0	0 %
	> 5	0	0 %
	Total	**36,568**	**100 %**

Table and Figure 6-4: Fire Intensity Scale Mapping and Percent of Area for City of Thrall



	Characteristic Fire Intensity Scale Category	Acres	Percent
	0	2,449	56 %
	1	35	1 %
	1.5	33	1 %
	2	1,321	30 %
	2.5	12	0 %
	3	242	6 %
	3.5	280	6 %
	4	0	0 %
	4.5	0	0 %
	5	0	0 %
	> 5	0	0 %
	Total	**4,372**	**100 %**

Historical Occurrences

The NCEI storm events database carries limited information on historical wildfire occurrences, so estimates of monetary damages, injuries, and fatalities are difficult to access. Based on data from the Texas A&M Forest Service, Figure 6-5 shows the number of wildfires reported in the Lower Brushy Creek WCID area by agency from 2005 to 2024. Figure 6-6 and Table 6-5 show the ignition causes for all wildfires in the planning area between 2005- 2024, the number of times of each unique ignition cause, and the percentage of total ignitions.

Figure 6-5: Reported Wildfire Incidents from 2021-2024 in the Lower Brushy Creek Planning Area

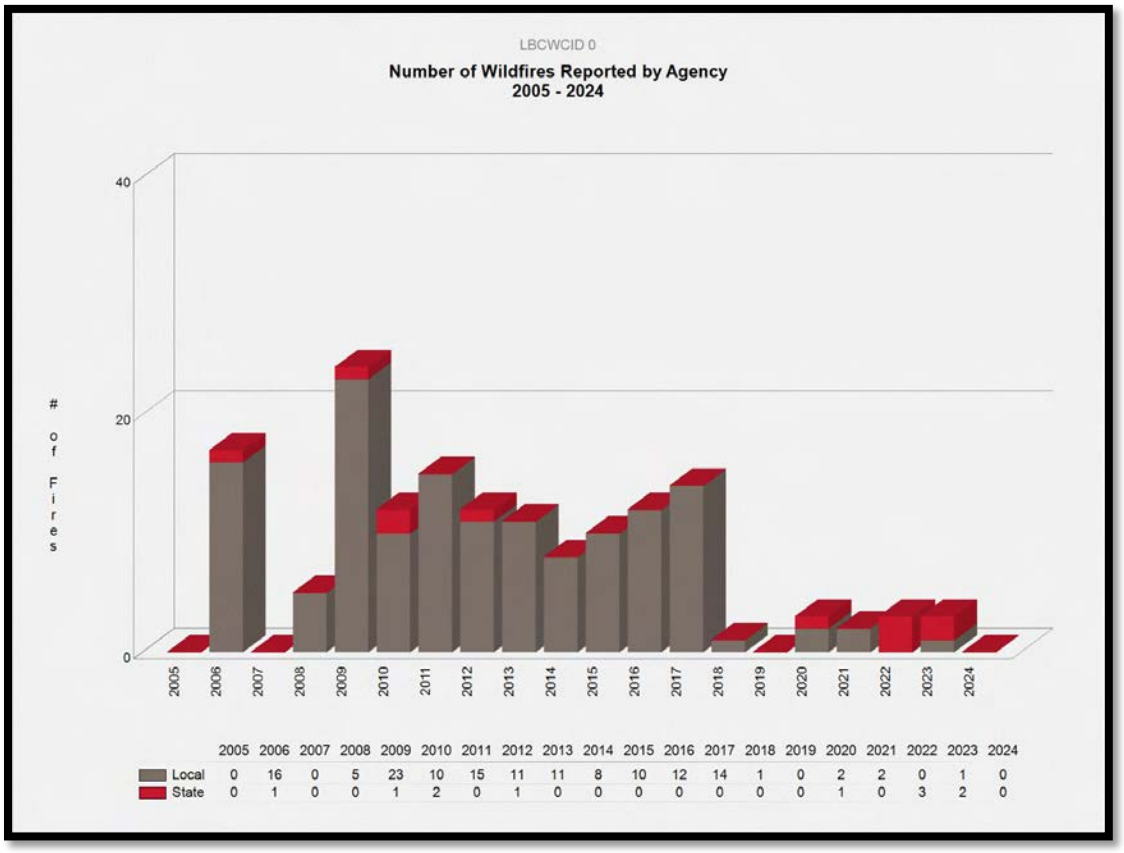


Figure 6-6: Wildfire Ignition Causes from 2005-2024 in Lower Brushy Creek Planning Area

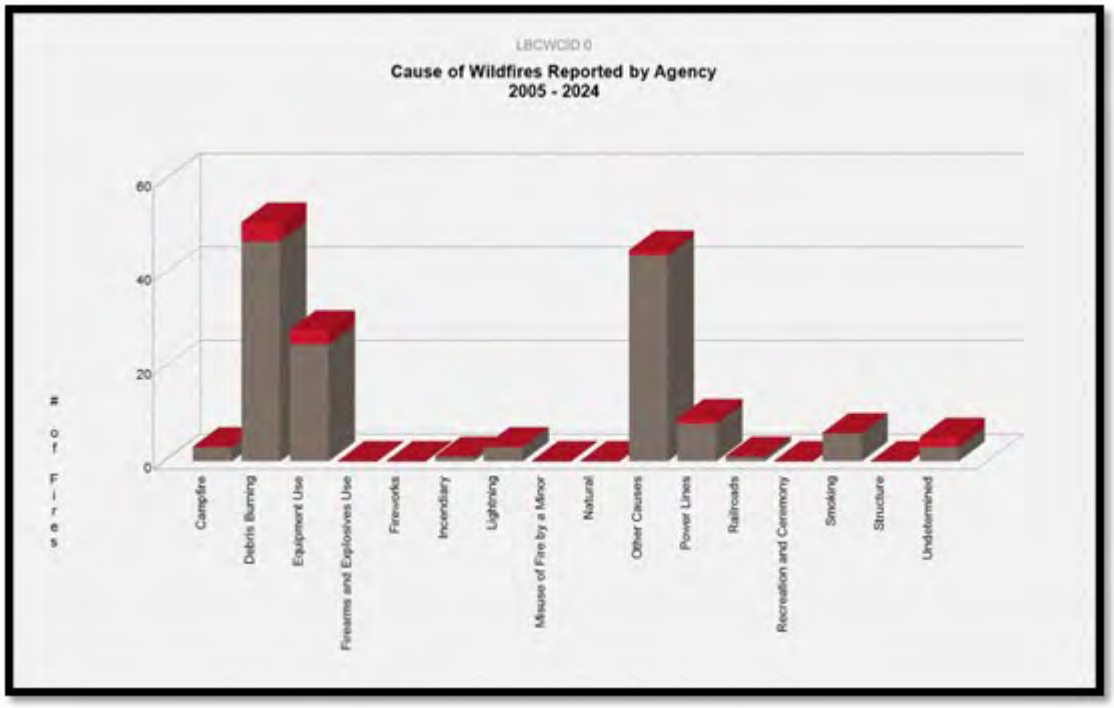


Table 6-5, Wildfire Ignitions by Causes From 2005-2024

Ignition Cause	Count	% of Total
Campfire	3	1.97%
Children	0	0
Debris Burning	51	33.55%
Equipment Use	28	18.42%
Fireworks	0	0
Incendiary	0	0
Lightning	3	1.97%
Miscellaneous	45	29.61%
Power Lines	9	5.92%
Railroads	1	0.66%
Smoking	6	3.95%
Structure	0	0%
Unknown	6	3.95%
Grand Total	**152**	**100%**

Source: Texas Wildfire Risk Assessment Portal (TxWRAP)

Significant Events

The Huffy Fire

On August 12, 2022, a grass fire dubbed the Huffy Fire was ignited near Thrall off County Road 492. The fire quickly consumed 60 Acres, prompting the evacuation of two homes.

The Tree Line Fire

On March 4, 2025, fire crews responded to multiple reports of wildfires during high winds. The largest of which, named the Tree Line fire, grew up to 4 acres southeast of Taylor near County Road 480.

Probability of Future Events

Based on reported historical occurrences of wildfire, 152 wildfire events occurred in a 19-year reporting period for the Lower Brushy Creek planning area. This data establishes an approximate probability of occurrence of 8 events per year. This frequency supports a yearly probability of future events, meaning a wildfire event is Highly Likely within the next year. The risk of future wildfires with greater impact on people and property will increase if existing development patterns continue into the wildlands.

Frequency of Occurrence
Highly likely: Event probable in next year.
Likely: Event probable in the next 3 years
Occasional: Event possible in the next 5 years.
Unlikely: Event possible in next 10 years.

Vulnerability and Impact

Populations and structures that are most susceptible to wildfire risk are in the wildland-urban interface and/or intermix (WUI). WUI fires occur in areas where the built environment meets undeveloped wildland or vegetative fuels. Natural vegetation provides the fuel for wildfires in natural, uninhabited areas, while WUI fires consume both vegetation and materials from the built environment.

The severity of the impact of major wildfire events can be substantial. Such events have caused deaths and injuries, damaged or destroyed property and critical facilities, and disrupted infrastructure and services. The severity of impact is gauged by homes and structures lost, acreage burned, and the number of resulting injuries and fatalities. The vulnerability of the jurisdictions in the planning area to wildfire events is increased where critical facilities are in the WUI, as they are more likely to sustain damage from the hazard event.

Functional WUI represents a classification of the land near buildings into zones that describe the wildfire risk mitigation activities appropriate for each zone.

Direct Exposure—The Direct Exposure zone is burnable land cover within 75 m of a structure. Reducing fire intensity and ember production in this zone would reduce the exposure of nearby buildings to heat and embers. Buildings in this zone also require hardening of the structure to resist ignition.

Indirect Exposure—The Indirect Exposure zone is non-burnable land cover within 1500 m of burnable land cover that is within 75 m of a structure, meaning that embers and home-to-home spread could reach within this zone. Indirectly exposed structures would benefit from the hardening of the structure to resist ignition from embers and nearby structures, but defensible space is usually not required due to the heavily developed nature of the zone.

Critical Fireshed—The Critical Fireshed is the unpopulated land within about 2.4 km of a group of structures. Fires that originate within or spread to the Critical Fireshed have an immediate threat of reaching the nearby structures; fuel treatments that slow fire spread in this zone can reduce risk to these structures.

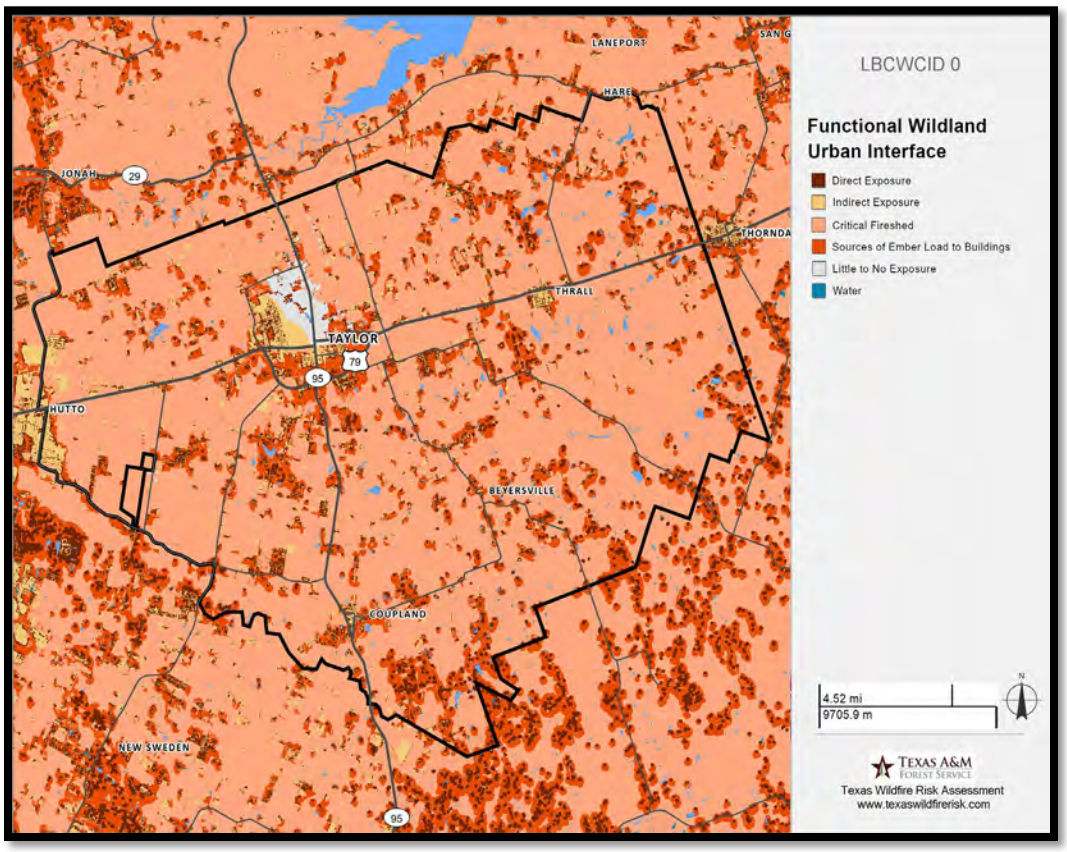
Sources of Ember Load to Buildings—These are areas of burnable land cover that produce embers capable of reaching nearby buildings. Ember production is a function of fire type and intensity, and ember travel is a function of wind speed and direction. Fuel treatment in this zone is a priority for reducing ember load to the nearby buildings.

Little-to-no Exposure—The Little-to-no-Exposure zone is non-burnable land that is within 75 m of a structure but greater than 1500 m from a large (500 ha) contiguous block of burnable land cover. Flames—even from home-to-home spread—and embers are unlikely to reach the Little-to-no-Exposure zone, but smoke and evacuations could still impact this area.

*Buildings used in producing Functional WUI are defined as greater than 40 square meters.

Table 6-6 and Figure 6-7: Functional WUI Categories in Table and Map Form

	Functional Wildland Urban Interface (WUI) Category	LBCWCID	Taylor	Thrall
	Direct Exposure	6 %	7 %	5 %
	Indirect Exposure	4 %	8 %	5 %
	Critical Fireshed	74 %	66 %	78 %
	Sources of Ember Load to Buildings	13 %	14 %	10 %
	Little to No Exposure	1 %	4 %	0 %
	Water	1 %	0 %	1 %
	Total	**100 %**	**100 %**	**100 %**



Six percent of the Lower Brushy Creek WCID planning area is under threat of direct exposure from wildfires, with a significant portion of the planning area belonging to the Critical Fireshed classification (74%) and Sources of Ember Load to Buildings classification (13%). Indicating a prioritization of fuel treatments to reduce wildfire risk should be considered to reduce the risk to vulnerable communities and structures nearby.

Figure 6-8: City of Thrall Functional WUI Map

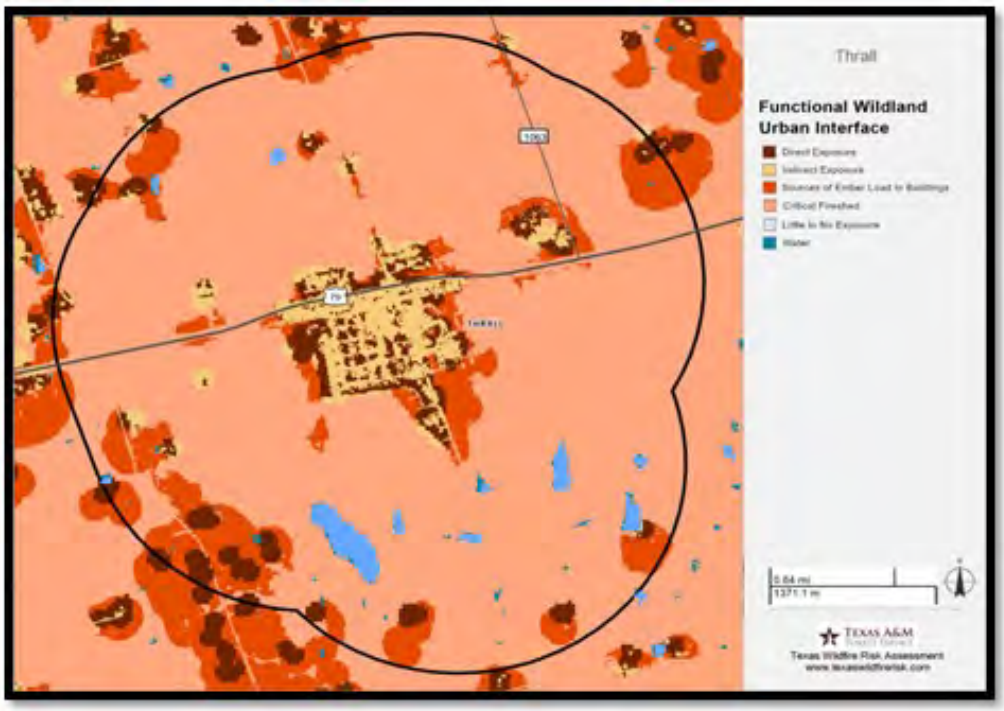
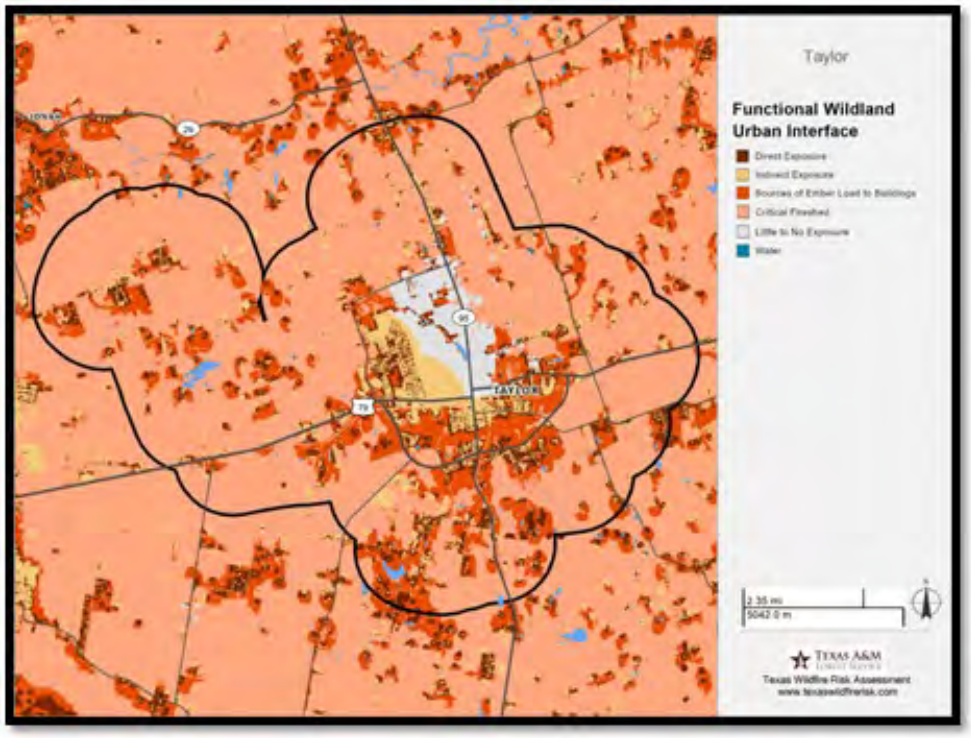


Figure 6-9: City of Taylor Functional WUI Map



The impacts from a wildfire on the Lower Brushy Creek WCID planning area would be severe based on the overall moderate to high-risk rating. Impacts would include air quality degradation due to the wildfire producing large amounts of smoke and other pollutants. This situation can cause health problems for residents, especially those with respiratory issues. If the wildfire is severe enough or close enough to populated areas, it can result in the need for evacuations.

Evacuation can be a traumatic experience for many people, especially if they must leave their homes and possessions behind, including pets. Wildfires often harm or destroy homes, businesses, and other buildings, leading to significant property damage. They can cause power outages, which can disrupt normal life and cause economic impacts, especially to places that depend on tourism or agriculture. The loss of power and disruption to normal life can result in financial losses for businesses and individuals.

To reduce these vulnerabilities and impacts, cities can take steps to prepare for wildfires, such as creating evacuation plans, conducting regular fire drills, implementing building codes and other regulations to reduce fire risk, and working with fire departments to improve fire suppression and response capabilities.

SECTION 7: LIGHTNING

Description

Lightning is sudden charges of electricity that develop from storms or excessive heat. This massive electrostatic discharge can occur between electrically charged regions within clouds, or between a cloud and the Earth's surface. A bolt of lightning, or the visible sparks, can cause air temperatures surrounding the bolt to approach 50,000°F, causing rapid air expansion leading to thunder, which often accompanies lightning strikes. Lightning is most often associated with severe thunderstorms; however, it can strike outside of heavy rain, even up to ten miles away from any rainfall.

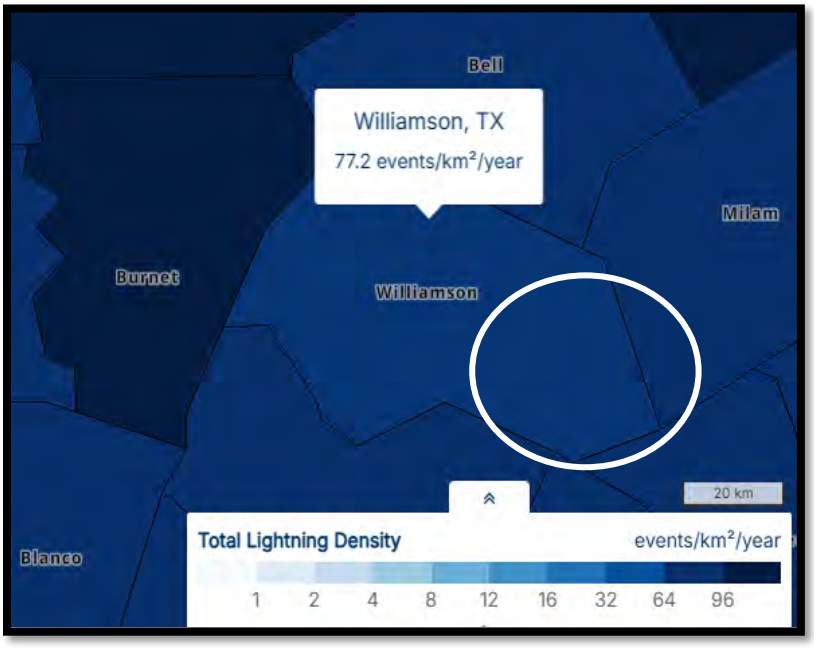
Location

The planning area is in a region of the country that is very susceptible to lightning strikes. Lightning can occur at any location within the entire planning area, and it is assumed that all areas within are uniformly exposed to the threat of lightning due to the consistent geography and terrain found throughout.

Extent

Lightning's extent is defined in terms of the frequency of lightning strikes within a defined geographic area and a set time period. The Vaisala's U.S. National Lightning Detection Network lightning flash density map, Figure 7-1, shows the average number of lightning events per km2 per year. According to the map below, the Lower Brushy Creek planning area has a total lightning density of 77.2 events/km2/year for the planning area from 2016 to 2024.

Figure 7-1: Lightning Density in Strikes Per KM Squared Per Year in Williamson County



Source: https://interactive-lightning-map.vaisala.com/

A total lightning density of more than 64 events/km2/year in an area is considered to be a major severity, and a total lightning density of more than 96 events/km2/year in an area is considered to be an extreme severity. Any lightning strike that causes death or property damage is likewise considered a major severity. The lightning hazard is considered to be a major severity for the planning area, given the density of 77.2 events/km2/year.

The magnitude of lightning hazard events can also be measured in terms of the number of strikes in a smaller interval of time. The Lightning Activity Levels (LALs) scale is used by NOAA to express the extent of lightning events and is on a scale of 1 to 6, along with descriptions of corresponding cloud and thunderstorm development. The LAL rankings scale reflects the frequency of lightning strikes from cloud to ground within a 15-minute interval. Lightning activity levels are described in more detail in Table 7-1 below.

Table 7-1: Lightning Activity Level

LAL	Cloud and Storm Development	Lightning Strikes Per 15 Min
1	No thunderstorms.	0
2	Cumulus clouds are common, but only a few reach the towering cumulus stage. A single thunderstorm must be confirmed in the observation area. The clouds produce mainly virga, but light rain will occasionally reach the ground. Lightning is very infrequent.	1-8
3	Towering cumulus covers less than two-tenths of the sky. Thunderstorms are few, but two to three must occur within the observation area. Light to moderate rain will reach the ground, and lightning is infrequent.	9-15
4	Towering cumulus covers two to three-tenths of the sky. Thunderstorms are scattered, and more than three must occur within the observation area. Moderate rain is common, and lightning is frequent.	16-25
5	Towering cumulus and thunderstorms are numerous. They cover more than three-tenths and occasionally obscure the sky. Rain is moderate to heavy, and lightning is frequent and intense.	➢ 25
6	Similar to LAL 3 except thunderstorms are dry.	9-15

The Lower Brushy Creek planning area can generally experience all lightning activity levels based on the extent and location of thunderstorm conditions, and all areas are vulnerable to a LAL of 5, the most severe threat of lightning.

Historical Occurrences

While lightning occurs quite frequently in the planning area, the only lightning data contained within NOAA Storm Data are lightning events that result in fatality, injury, and/or property and crop damage. There were no lightning events reported for the planning area according to the NOAA National Centers for Environmental Information (NCEI) data. Structural damages resulting from lightning events are considered severe, with the risk of injury or death representing the greatest risk. There have not been any events recorded past the listed dates.

Significant Events

No significant lightning events have been recorded for the Lower Brushy Creek planning area.

Texas A&M Forest Service (Wildfires Caused by Lightning)

Lightning occurrences and damage are not well documented in the NCEI data, but other sources and accounts from the Core planning team members indicate that lightning strikes occur frequently in the planning area. The Texas A&M Forest Service maintains a wildfire occurrence database based on state and local reports. The local reports are based on a voluntary online fire department reporting system that is used by the paid and volunteer fire departments. Table 7- 2 lists wildfires caused by lightning strikes recorded by the Texas Forest Service from 2005 to 2021 within the planning area.

Table 7-2: Wildfire Ignitions Caused by Lightning

Location	Ignitions Caused By Lightning
Taylor	**0**
Thrall	**0**
Unincorporated LBCWCID Planning Area	**3**

Source: Texas Wildfire Risk Assessment Portal (TWRAP)

Lightning is believed to be responsible for only 3 of the 152 (2%) of the recorded wildfire ignitions from 2005 through 2021, indicating that while lightning is a significant hazard, it has a relatively minimal history of being a compounding or coupled hazard.

Probability of Future Events

With limited reported incidents in the planning area, the team utilized the most current lightning flash density estimate developed by Vaisala, Figure 7-1, for the risk assessment. The most current lightning flash density estimate indicates a probability of occurrence of approximately 77 lightning events per square kilometer per year. The Lower Brushy Creek planning area is 237.9 square miles or 616 square kilometers. The Vaisala flash density estimate, combined with the total area, produces an estimate of approximately 47,432 flashes per year. A Highly Likely probability of occurrence for future lightning events in the planning area is supported by this frequency. This means that an event is probable in the next year.

Frequency of Occurrence
Highly likely: Event probable in next year.
Likely: Event probable in the next 3 years
Occasional: Event possible in the next 5 years.
Unlikely: Event possible in next 10 years.

Vulnerability and Impacts

Lightning strikes are random, making most property and people within the Lower Brushy Creek planning area vulnerable to the impact of lightning. Lightning can also be responsible for damage to buildings, electrical systems, forests, and/or wildfires, and damage to infrastructure such as power transmission lines and communication towers. Lightning is attracted to tall metal structures, making water towers, electric power stations, and power poles particularly vulnerable to strikes. Lightning strikes can disrupt communication systems, including telephone and internet services, which can impact emergency response times and communication between businesses and customers. Lightning strikes can cause power outages that can affect large areas and cause disruption to businesses, transportation, and other essential services. The damage caused by lightning strikes can have a significant economic impact on cities, particularly in areas where businesses and tourism are major industries. Damage to buildings and electrical equipment can result in costly repairs and downtime. Lightning strikes can cause fires that can spread quickly and cause extensive damage to buildings and surrounding areas, and are a cause of wildfires, making agricultural land vulnerable as well. Agricultural losses from this hazard can be extensive.

Lightning strikes can also pose a risk to public safety, particularly in outdoor areas such as parks, sports fields, and other public spaces. The peak lightning season in the State of Texas is from June to August; however, the most fatalities occur in July, as fatalities occur most often when people are outdoors, working, or participating in some form of recreation. Moving inside will decrease a person's vulnerability to injury or death due to lightning strikes.

Communities can take steps to mitigate the impact of lightning strikes by implementing lightning protection systems, maintaining electrical infrastructure, and educating the public on lightning safety measures. Doing so can minimize the risks associated with lightning strikes and ensure the safety and well-being of their residents and visitors.

The dams and utility facilities owned by Lower Brushy Creek WC&ID are not vulnerable to lightning. Currently, all water monitoring systems owned by LBCWC&ID are grounded and surge protected, so they have been fully retrofitted to withstand the effects of lightning and remain functional. The dam structures themselves are not vulnerable to the impacts of lightning. Earthen embankment dams are generally not susceptible to structural damage from lightning because lightning effects in soil are localized and have a negligible physical impact on an earthen dam, and would not impact their structural integrity. Therefore the vulnerability of LBCWCID to lightning is none and it does not need to be addressed through mitigation actions.

SECTION 8: FLOODS

Description

Floods are defined as the accumulation of water within a water body and the overflow of excess water into adjacent floodplain lands. When surface water runoff enters streams, rivers, or dry creek beds, riverine flooding conditions occur whenever the water carrying capacity of the water channel is compromised by excess runoff. Types of flooding include riverine flooding, coastal flooding, and shallow flooding. If the local basin drainage area is relatively flat, then slow-moving floodwater can last for days. In drainage areas with substantial slopes, or when the channel is narrow and confined, rapidly moving and extremely high-water conditions, called a flash flood, can occur.

Common impacts of flooding include damage to personal property, buildings, and infrastructure; bridge and road closures; service disruptions; and injuries and fatalities. In this report, historical damage from flooding is reported here, even if associated with another weather event.

Location

In 2019, the Federal Emergency Management Agency (FEMA) revised the floodplain boundaries for Williamson County. FEMA issued a revised Flood Insurance Study (FIS) report and issued new Flood Insurance Rate Map (FIRM) panels for the applicable areas included in the study. The revised FIS and FIRM panels became effective December 20, 2019.

Unincorporated Brushy Creek Planning Area

The Williamson County Flood Damage Prevention Order was adopted by the Commissioners Court of Williamson County on March 12, 1971, adhering to Section 232.003 of the Texas Local Government Code. This order was revised several times, its most recent revision being June 22, 2021, and shall be known as the Williamson County Subdivision Regulations. In 2019, the Federal Emergency Management Agency (FEMA) revised the floodplain boundaries for Williamson County. FEMA issued a revised Flood Insurance Study (FIS) report and issued new Flood Insurance Rate Map (FIRM) panels for the applicable areas included in the study. FIRM delineates the Special Flood Hazard Areas (SFHAs) as those at the highest risk of flooding.

City of Taylor

The City of Taylor first adopted an ordinance addressing flood damage prevention in 1977, and officially became a member of the National Flood Insurance Program with its FIRM adopted in 1982. The city completely revised its flood damage prevention ordinance in 2008 and adopted the updated FIRM in 2019.

City of Thrall

The City of Thrall adopted a flood damage prevention ordinance in September of 1991, officially becoming a member of the National Flood Insurance Program. In October of 2019, the City of Thrall completely updated its flood damage prevention ordinance with the adoption of the updated FIRM.

FEMA has released estimated Base Flood Elevation (estBFE) data on their viewer, which updated floodplain area zones for Williamson County. Both the FIRMs from 2019 for Williamson County and the newer estBFE viewer identify the 500-year floodplain; however, in the non-regulatory estBFE viewer, the 100 and 500-year floodplains are more extensive than seen in the 2019 FIRMs.

In 2001, voters split the original WCID into Upper Brushy Creek WCID and Lower Brushy Creek WCID, each managing 23 dams. As urbanization increased, Upper Brushy Creek WCID saw all its dams reclassified as high hazard. Similarly, Lower Brushy Creek WCID now has 14 of 23 dams classified as significant or high hazard, with more expected. In response, the district developed Emergency Action Plans (EAPs) with Williamson County and local fire departments. In November 2018, Lower Brushy Creek WCID voters approved a 2-cent per $100 valuation maintenance tax to fund state-mandated dam maintenance and improvements.

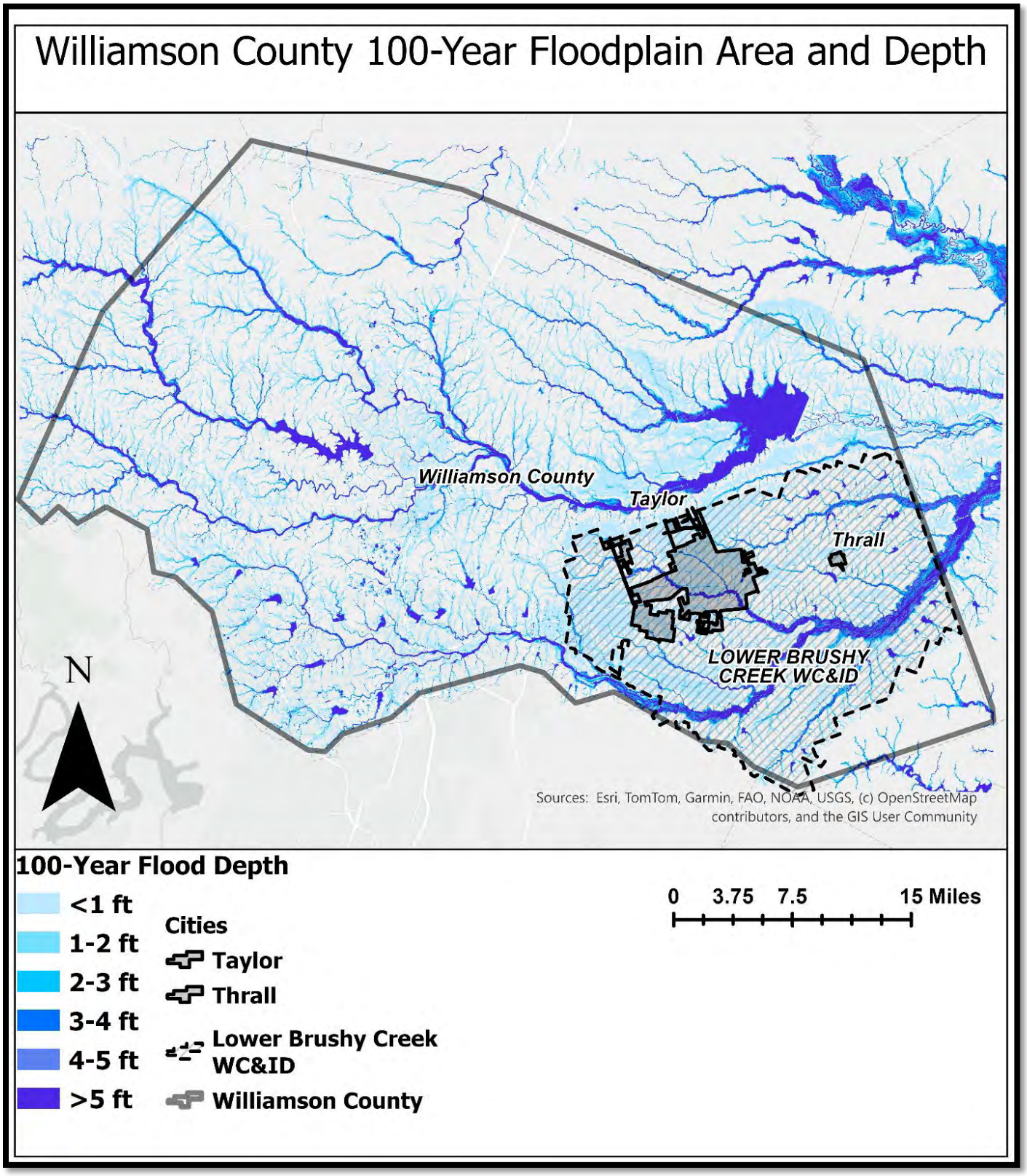


Figure 8-1: Williamson County 100-Year Base Flood Elevation

Figure 8-2: Lower Brushy Creek WC&ID 100-Year Base Flood Elevation

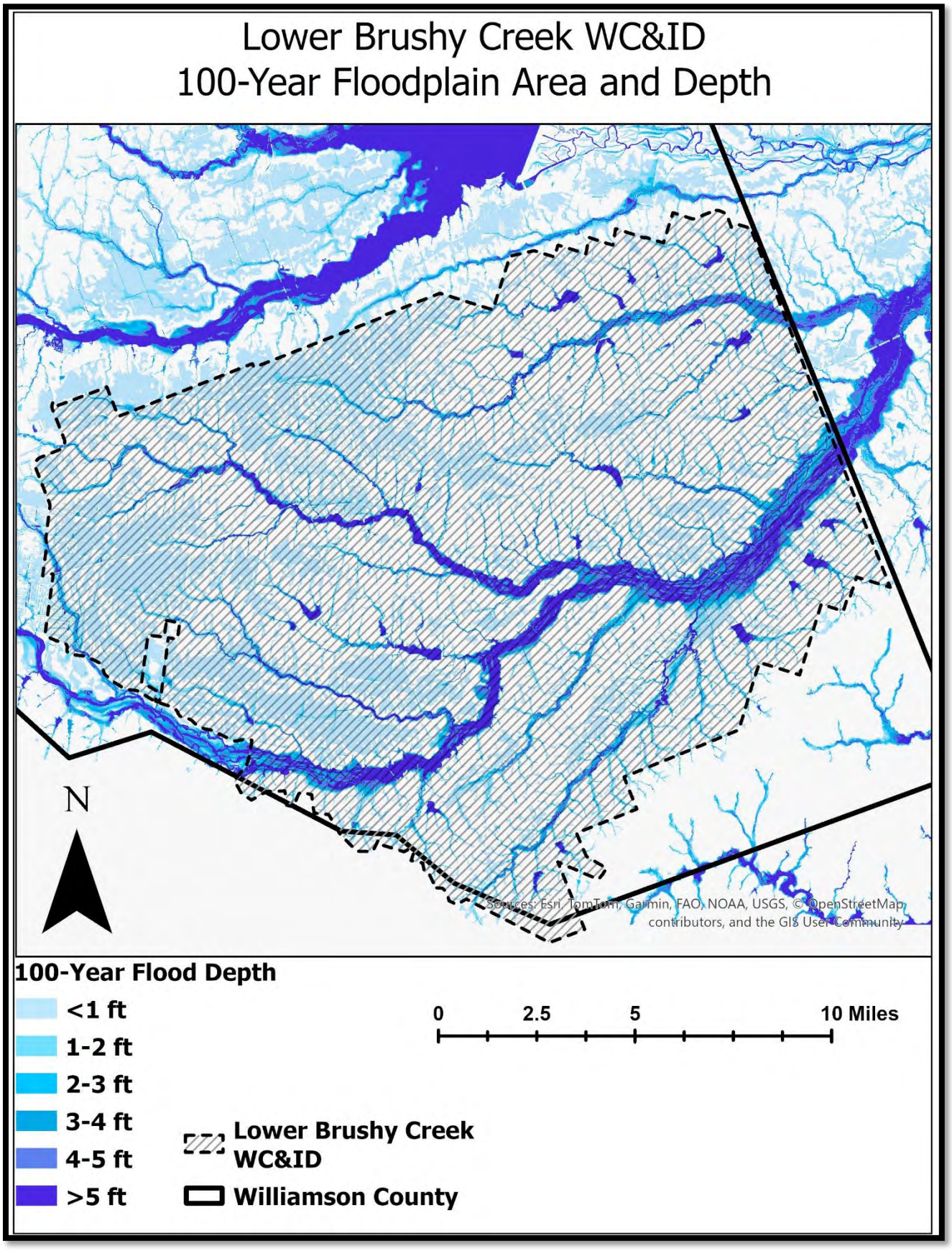


Figure 8-3: City of Taylor WC&ID 100-Year Base Flood Elevation

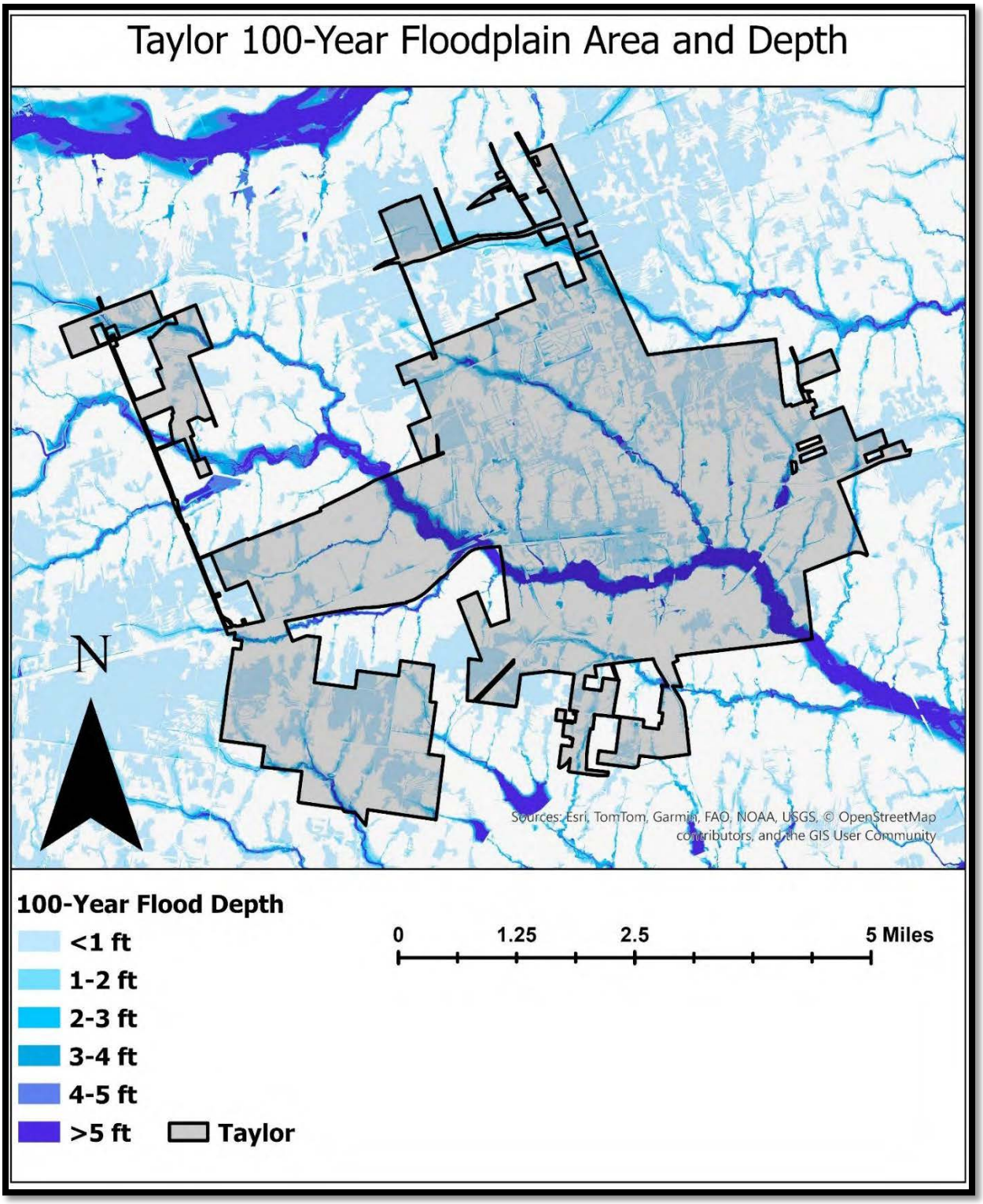


Figure 8-4: City of Thrall 100-Year Base Flood Elevation

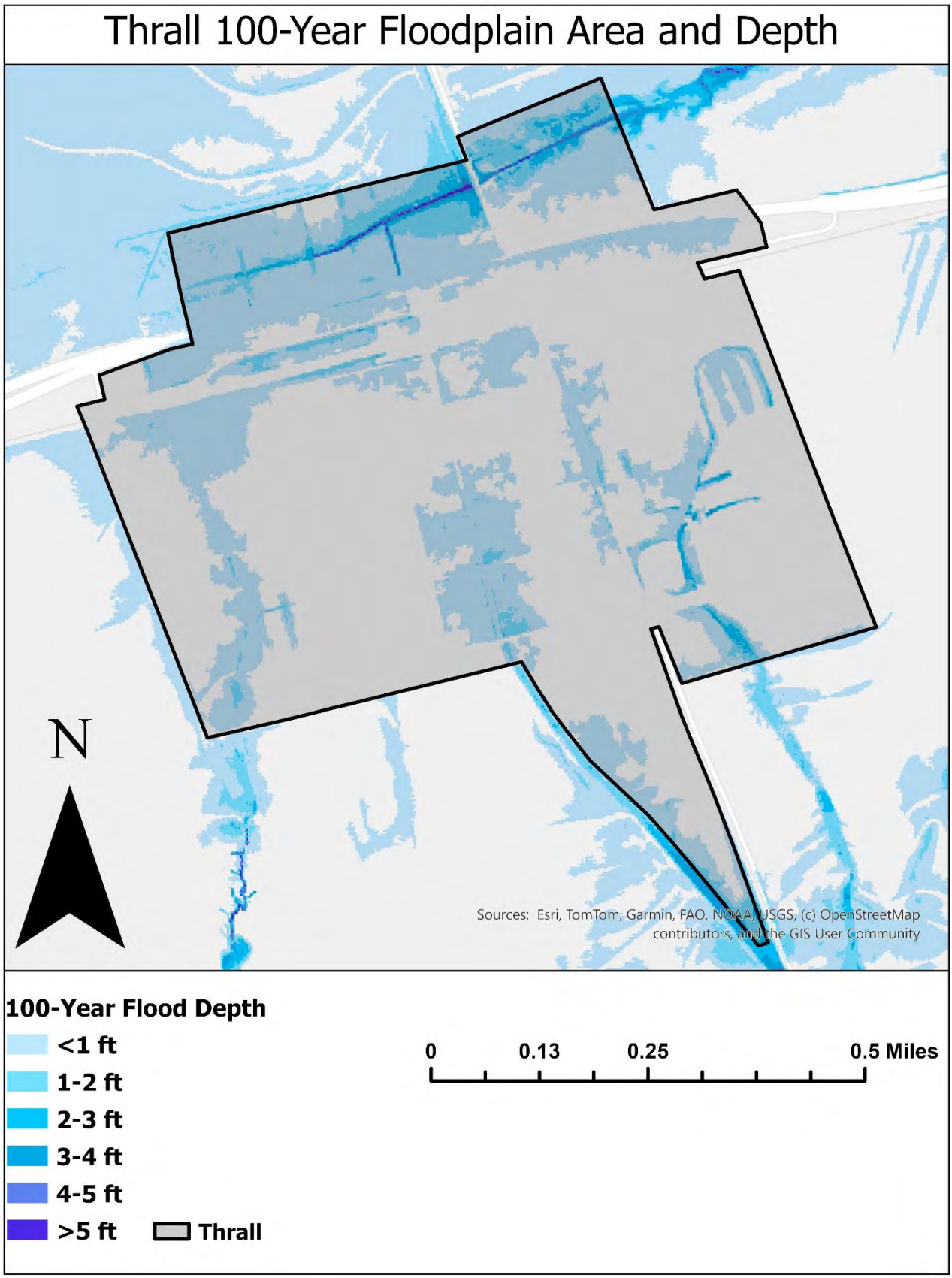


Table 8-1: Percentage of Community Area Within the 100-year Floodplain

Jurisdiction	Floodplain Type	Percent of Community Area
Taylor	1% Annual	12.20%
Thrall	1% Annual	8.40%
LBCWCID	1% Annual	14.30%

Data Layer: *FEMA's Estimated Base Flood Elevation (BFE) Viewer (usgs.gov)* Analysis in ArcGIS Pro.

When looking at Table 8-1, we can see that the flood hazard is most geographically extensive in the Lower Brushy Creek Water Control Improvement District (LBCWCID), with 14.30% of the district being within the 100-year floodplain. For Taylor, 12.20% of the floodplain is within city limits, which overlaps major roads and poses a risk to many residential areas. Thrall has the lowest percentage within city limits, at 8.40%; however, we must consider Thrall's size and population compared to Taylor. The floodplain runs through a residential area, which includes some manufactured homes.

Table 8-2 shows the results from intersecting the 100-year floodplain data with the given critical facilities for each community. We saw that Thrall had the most critical facilities within the 100-year floodplain. Of the 13 critical facilities identified, 4 were intersecting with the floodplain. The LBCWCID named its High Hazard Potential dams as their critical facilities, all 7 of which are in the 100-year floodplain. Taylor has no critical facilities intersecting.

Table 8-2: Critical Facilities Intersecting the 100-year Floodplain

Jurisdiction	Critical Facilities
City of Taylor	None
City of Thrall	Animal Shelter, Water Department, Public Works, Site Number 18 Wastewater
Lower Brushy Creek Water Control Improvement District	Dams: 32, 29, 25, 18, 9, 30, 20

After intersecting the floodplain and floodway data with manufactured housing locations, it was revealed that Thrall has approximately 9 manufactured homes at risk. Taylor has 7 that are within the floodplain boundaries. Lower Brushy Creek Water Control Improvement District has nearly 300 manufactured homes within the floodplain, including those already identified in Taylor and Thrall, inside its district boundaries.

Extent

Flood event severity is a complex science studied by hydrologists and engineers. The severity of a flood event is established by a combination of several factors, including stream and river basin topography and physiography, precipitation, weather patterns, recent soil moisture conditions, and degree of vegetative clearing and impervious surface. Urbanization, due to its relationship to increased impervious cover, contributes to flood severity. Based on historical occurrences, flood events can last anywhere from a couple of hours to several days.

A flood zone provides a measure of a flood's intensity and magnitude. A base flood is defined by FEMA as a flood having a one percent chance of being equaled or exceeded in any given year. It is also known as the "100-year flood" or the "1% annual chance event". The base flood is the national standard used by the National Flood Insurance Program. Flood zones are delineated on Flood Insurance Rate Maps, and the depths of flooding can be interpreted from the summary data and profiles in the Flood Insurance Study. Flood depths may range from less than one foot to more than five feet in places, depending on the severity of the event (as measured in annual chance exceedance). Table 8-3 provides a description of FEMA flood zones and the flood impact in terms of severity or potential harm. Flood Zones A, AE, AO, and X are the hazard areas mapped in the planning area and determine the intensity of a potential flood event. As stated previously, a majority of Williamson County is designated as Zone A, with BFE now available through new hydrological studies accessible through the FEMA Estimated Base Flood Elevation Viewer.

Table 8-3: FEMA Flood Zone Categories

Floodway	A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. For streams and other watercourses where FEMA has provided Base Flood Elevations (BFEs), but no floodway has been designated, the community must review floodplain development on a case-by-case basis to ensure that increases in water surface elevations do not occur or identify the need to adopt a floodway if adequate information is available.
Zone A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.
Zone AE	Areas subject to inundation by the 1-percent-annual-chance flood event are determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.
Zone AO	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

0.2 SFHA	These are the areas that have a 0.2 percent chance of being equaled or exceeded in any given year.
Zone X	The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are Zone X.

Historical Occurrence

Historical evidence indicates that areas within the planning area are susceptible to flooding, especially in the form of flash flooding. It is important to note that only reported flood events have been factored into this risk assessment; therefore, it is likely that additional flood occurrences have gone unreported before and during the recording period. Table 8-4 identifies historical flood events that resulted in damage, injuries, or fatalities within the planning area. Historical Data is provided by the Storm Prediction Center (NOAA) and, NCEI database for Williamson County. There have not been any events recorded past the listed dates.

Table 8-4: Historical Flood Events, 1999-2024

LOCATION	DATE	TIME	FATALITIES	INJURIES	PROPERTY DAMAGE	CROP DAMAGE
Countywide	5/10/1999	1330	0	0	$15,000	$0
Taylor	5/11/1999	2040	0	0	$15,000	$0
Countywide	6/21/1999	1500	0	0	$8,000	$0
Countywide	7/10/1999	1800	0	0	$20,000	$0
Countywide	7/12/1999	1800	0	0	$5,000	$0
Countywide	5/1/2000	2330	0	0	$40,000	$0
Taylor	3/12/2001	215	0	0	$100,000	$0
Taylor	6/21/2001	2230	0	0	$50,000	$0
Countywide	11/15/2001	1030	2	10	$500,000	$0
Taylor	6/16/2002	200	0	0	$100,000	$0
Taylor	6/16/2002	213	0	0	$0	$0
Taylor	6/26/2002	1746	0	0	$100,000	$0
Countywide	7/2/2002	1000	0	0	$0	$0
Countywide	7/3/2002	830	0	0	$0	$0
Countywide	9/7/2002	1945	0	0	$0	$0
Countywide	9/8/2002	930	0	0	$0	$0
Countywide	11/4/2002	1600	0	0	$0	$0
Countywide	2/20/2003	830	0	0	$10,000	$0
Countywide	4/6/2004	530	0	0	$0	$0
Countywide	6/25/2004	1900	0	0	$0	$0
Countywide	11/16/2004	2330	0	0	$0	$0
Countywide	11/22/2004	100	0	0	$0	$0
Countywide	8/10/2005	900	0	0	$0	$0
Taylor	5/6/2006	140	0	0	$0	$0
Taylor	1/13/2007	1000	0	0	$0	$0

Thrall	7/3/2007	1400	0	0	$0	$0
Thrall	7/5/2007	930	0	0	$0	$0
Taylor Muni. Arpt.	8/25/2009	1630	0	0	$250,000	$0
Taylor Muni. Arpt.	2/3/2012	2300	0	0	$0	$0
Taylor Muni. Arpt.	2/4/2012	410	0	0	$0	$0
Taylor	9/9/2013	1600	0	0	$0	$0
Taylor	5/25/2015	1600	0	0	$721,000	$0
Taylor Muni. Arpt.	9/22/2018	400	0	0	$0	$0
Taylor	4/9/2020	1416	0	0	$5,000	$0
Taylor Muni. Arpt.	3/21/2022	1746	0	0	$0	$0

Across the 9th through the 10th of September, 1921, Taylor received 23 in. of rain and Thrall received 38 in. which was a national record for rainfall in a 24 hour period. The flood waters from San Gabriel River and the smaller creeks in the area killed 87 people from the City of Taylor and 215 people across the state of Texas.

While there are no specifics available on flood events within the planning area, nearby communities across Williamson County have experienced severe flooding events throughout the period of analysis for this plan. In 2001, two people drowned in their cars at low water crossings due to flash flooding along Brushy Creek. In 2018, a cold front moved into a very moist environment, leading to a thunderstorm. Heavy rain turned to flash flooding, which quickly rose along the South Fork of the San Gabriel River, South of Liberty Hill.

Probability of Future Events

FEMA states that flooding is the most common natural disaster in the United States, affecting every region and every state. Based on recorded historical occurrences and extent within the Williamson County planning area, 35 recorded flooding events occurred in the 25-year reporting period, meaning one to two flood events per year. This frequency supports a Highly Likely probability of future events, meaning that an event is probable in the next year.

Frequency of Occurrence
Highly likely: Event probable in next year.
Likely: Event probable in the next 3 years
Occasional: Event possible in the next 5 years.
Unlikely: Event possible in next 10 years.

Vulnerability and Impacts

The flood hazard areas throughout Williamson County are subject to periodic inundation, which may result in loss of life and property, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect public safety. Riverine Flooding has killed and injured more people than

any other weather-related hazard, and the greatest number of deaths is due to people driving into water, going over roads. For this study, the location and proximity to the floodplain or SFHA determine a property's vulnerability to a flood. Structures that lie along the banks of a waterway are the most vulnerable and are often repetitive loss structures. Future development outside of a floodplain is encouraged, although there are some critical facilities, homes, and businesses already located in the floodplain due to their development before the current floodplain regulations.

Flood losses are exacerbated by the cumulative effect of obstructions in floodplains. Occupancy of flood hazard areas is especially hazardous when development is inadequately elevated, flood-proofed, or otherwise protected from flood damage. Moreover, increased development in floodplains can increase flood heights and velocities, making flooding more intense and widespread than predicted. Mitigation actions are included to address flood infrastructure maintenance issues as well (Section 17), such as regular dam maintenance. Expanding drainage culverts and stormwater structures to convey flood waters more adequately is critical to flood mitigation as well.

Table 8-5 below shows Williamson County-Taylor-Thrall dollar losses from January 1999 through December 2024.

Table 8-5: Lower Brushy Creek Planning Area and Williamson County Loss Summary

Brushy Creek Planning Area Loss Summary				
Timer Period	Fatalities	Injuries	Property Damage	Crop Damage
25-year Total	2	10	$ 1,939,000.00	$ -
Per Year	<1	<1	$ 77,560.00	$ -
Per Capita Dollar Losses				
25-year Total	<1	<1	$ 67.10	$ -
Per Year	<1	<1	$ 2.68	$ -

Table 8-6 distributes the countywide impacts presented previously in tables 8-4 amongst the various participating jurisdictions based on historic records and scale of flooding impact.

Table 8-6: Flood Losses by Jurisdiction 1999-2024

Jurisdiction	Est. Prop. Losses	Est. Crop Losses	Total Est. Losses
Taylor	$1,341,000	0	$1,341,000
Thrall	0	0	0

National Flood Insurance Program (NFIP) Participation

Williamson County, in addition to all the municipal governments, Taylor, and Thrall, are participant in the National Flood Insurance Program. The NFIP protects businesses and homeowners from devastating losses in the event of a flood hazard. As an additional indicator of floodplain management responsibility, communities may choose to participate in FEMA's Community Rating System (CRS). This is an incentive-based program that allows communities to undertake flood mitigation activities that go beyond NFIP requirements. Currently, neither the cities of Taylor nor Thrall participates in CRS. It is the purpose of all NFIP jurisdictions participating in the Hazard Mitigation Plan to continue to promote public health, safety, and general welfare by minimizing public and private losses due to flood conditions in specific areas. According to the NFIP Community Status Book and confirmed by the jurisdictions, all jurisdictions in this plan have adopted a Flood Damage Prevention Ordinance. They will continue to comply with NFIP requirements through their local permitting, inspection, and record-keeping requirements for new and substantially improved or damaged construction. Per the 2023 NFIP changes, the Substantial Damage Estimator and Repetitive Damage forms have been incorporated into the Subdivision Rules and Regulations. The Floodplain Administrators for Taylor and Thrall are their city engineers, and development in the unincorporated areas of the Lower Brushy Creek Water Control Improvement District is regulated by the County Engineer's office.

Table 8-7: Repetitive Loss and Severe Repetitive Loss Properties

Jurisdiction	Number of Structures	Number of Losses
City of Taylor	10	32
City of Thrall	0	0
Total	10	32

The table above shows us that there are 10 repetitive loss structures and 32 severe repetitive loss properties as defined by NFIP within the planning area. The following table (Table 8-8 is a breakdown of property type and total losses across NFIP communities.

Table 8-8: Repetitive Loss Properties by NFIP Community Type

Property Number	City	NFIP Community Name	Property Type	Total Losses
1	Taylor	City of Taylor	Single-family residence	3
2	Taylor	City of Taylor	Single-family residence	2
3	Taylor	City of Taylor	Single-family residence	2
4	Taylor	City of Taylor	Single-family residential building, with the exception of a mobile home or a single residential unit within a multi-unit building	2
5	Taylor	Williamson County	Single-family residential building, with the exception of a mobile home or a single residential unit within a multi-unit building	3
6	Taylor	Williamson County	Single-family residence	6
7	Taylor	Williamson County	Single-family residence	2
8	Taylor	Williamson County	Single-family residence	4
9	Taylor	Williamson County	Single-family residence	5
10	Taylor	Williamson County	Single-family residence	3

Floodplain Management

The Flood Damage Prevention Ordinances for the Cities of Taylor and Thrall fully define and address bringing substantial improvement/damage to properties up to the most recent flood mitigation standards through the floodplain ordinance permitting process by requiring substantially improved or damaged properties to be elevated or mitigated according to the most recent flood map data. The cities of Taylor and Thrall will also be reviewing building codes for flood resilience in the future and examining strategies to meet the most recent NFIP requirements for structural resilience in flood hazard areas.

SECTION 9: THUNDERSTORM WIND

Description

Severe Wind can occur as straight-line events (derechos) or with other natural hazards, such as severe thunderstorms. According to the National Weather Service (NWS), a thunderstorm occurs when thunder accompanies rainfall. Thunderstorms create extreme wind events and are created when heat and moisture near the Earth's surface are transported to the upper levels of the atmosphere. The clouds, precipitation, and severe winds that become thunderstorms are the result of this process. Straight-line winds can have gusts of 87 knots (100 mph) or more and are responsible for most thunderstorm wind damage. One type of straight-line wind, the downburst, is a small area of rapidly descending air beneath a thunderstorm. A downburst can cause damage equivalent to a strong tornado and make air travel extremely hazardous.

Location

Thunderstorms are unpredictable and can occur anywhere in the planning area. The Lower Brushy Creek planning area is equally at risk of thunderstorm winds. According to FEMA's Wind Zones map of the United States (Figure 9-1), the planning area falls under Wind Zone III, which is associated with winds that can reach up to 200 mph. The planning area is outside of the hurricane-susceptible region, aligning with the lack of historical data of hurricanes impacting the planning area and reinforcing the decision not to profile hurricanes in this plan.

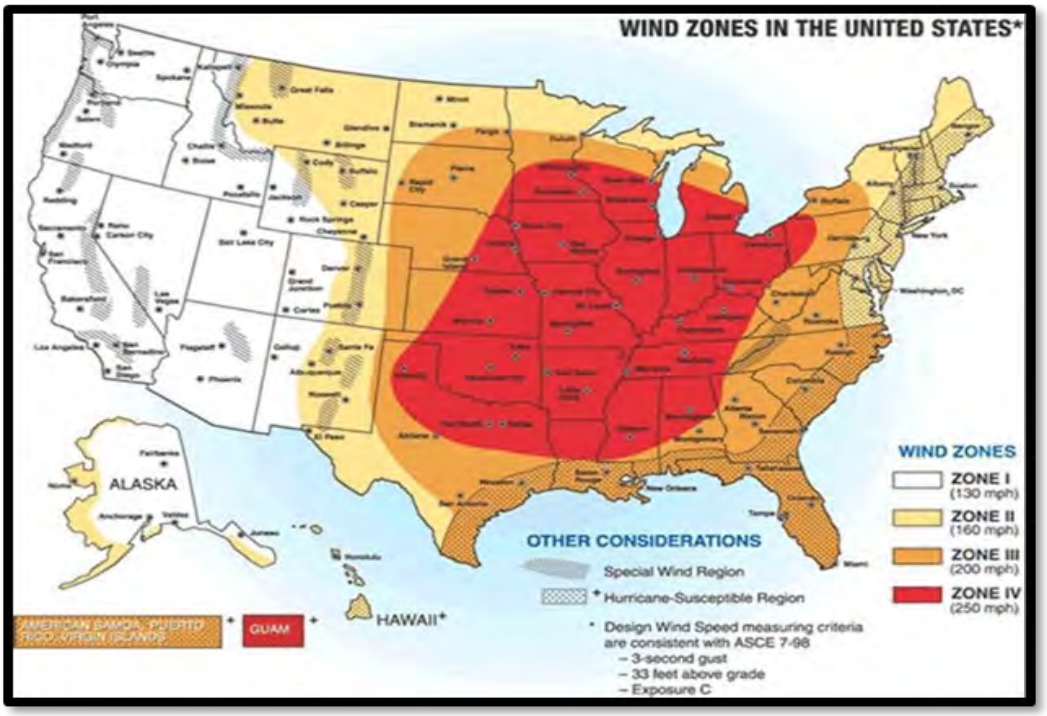


Figure 9-1: Wind Speed Zones Across the United States

Extent

The extent or magnitude of a specific thunderstorm wind event is measured by the Beaufort Wind Scale, developed in 1805. Table 9-1 describes the Beaufort Wind Scale, with different intensities of wind events in terms of speed and effect, from calm to violent and destructive.

Based on historical occurrences, the planning area is expected to experience a windstorm with a maximum magnitude of 200 mph.

Table 9-1: Beaufort Wind Scale

Beaufort Number	MPH range	Level - Effect
0	0	Calm – smoke rises vertically
1	1-3	Light air – wind motion is visible in the smoke
2	4-7	Light breeze – wind felt on skin
3	8-12	Gentle breeze – leaves in constant motion
4	13-18	Moderate breeze – loose paper is raised
5	19-24	Fresh breeze – small trees sway
6	25-31	Strong breeze – large branches in motion
7	32-38	Near gale – whole trees in motion, difficulty walking
8	39-46	Gale – twigs break off trees, cars veer off road
9	47-54	Severe gale – light structure damage
10	55-63	Storm – considerable structure damage
11	64-73	Violent storm – widespread structural damage
12	74-95	Hurricane – considerable and widespread damage

Historical Occurrences

Historical occurrences of thunderstorm wind events with resulting damages that have impacted the Lower Brushy Creek planning area are shown in Table 9-1 below. Only high wind events associated with thunderstorm winds are considered in this section. Wind damage associated with tornadoes is accounted for in the next section. From 2000-2024, there have been 21 thunderstorm wind events recorded in the NCEI storm events database that have impacted the Lower Brushy Creek planning area. The NCEI, organized under the National Oceanic and Atmospheric Administration, is the largest archive available for climate data; however, it is important to note that only incidents and damages reported to the NCEI have been factored into this risk assessment. Some occurrences appear multiple times due to reports from various locations throughout the planning area. There have not been any events recorded past the listed dates.

Table 9-2: Historical Thunderstorm-Wind Events, 1999-2024

Location	Date	Type	Mag	Fatalities	Injuries	Property Damage	Crop Damage
Taylor	3/12/2001	Thunderstorm Wind		0	0	$100,000	$0
Taylor	6/21/2001	Thunderstorm Wind		0	0	$50,000	$0
Taylor	6/16/2002	Thunderstorm Wind		0	0	$100,000	$0
Taylor	6/16/2002	Thunderstorm Wind	57 kts.	0	0	$0	$0
Taylor	6/26/2002	Thunderstorm Wind		0	0	$100,000	$0

Coupland	8/8/2003	Thunderstorm Wind	60 kts.	0	0	$100,000	$0
Taylor	5/6/2006	Thunderstorm Wind	65 kts.	0	0	$0	$0
Williamson (Zone)	1/31/2008	Strong Wind	34 kts.	0	0	$10,000	$0
Hare	4/25/2008	Thunderstorm Wind	50 kts.	0	0	$5,000	$0
Norman Crossing	5/14/2008	Thunderstorm Wind	70 kts.	0	0	$200,000	$0
Taylor	8/25/2009	Thunderstorm Wind	70 kts.	0	0	$250,000	$0
Siloam	1/25/2012	Thunderstorm Wind	43 kts.	0	0	$5,000	$0
Williamson (Zone)	2/25/2013	High Wind	50 kts.	0	0	$0	$0
Williamson (Zone)	2/25/2013	High Wind	50 kts.	0	0	$0	$0
Williamson (Zone)	2/25/2013	High Wind	50 kts.	0	0	$0	$0
Taylor	9/9/2013	Thunderstorm Wind	50 kts.	0	0	$0	$0
Thrall	2/20/2017	Thunderstorm Wind	100 kts.	0	2	$0	$0
Shiloh	5/8/2019	Thunderstorm Wind	61 kts.	0	0	$5,000	$0
Taylor	4/9/2020	Thunderstorm Wind	52 kts.	0	0	$5,000	$0
Coupland	7/31/2020	Thunderstorm Wind	56 kts.	0	0	$10,000	$0
Taylor Muni Arpt.	3/21/2022	Thunderstorm Wind	56 kts.	0	0	$0	$0

Significant Events

There have been 6 major thunderstorm wind events that have caused $850,000 out of the total $940,000 in damages to Lower Brushy Creek, with the 15 other storm events causing $90,000 in damages. A total of 21 thunderstorm wind events have caused $940,000 in damage to property and $0 to crops in the planning area from 2000 to 2024. Thunderstorm wind events have exposed the vulnerabilities in older structures and mobile homes to thunderstorm wind events. In February of 2017, a couple was injured when their RV was blown over by 100 mph gusts.

Probability of Future Events

Thunderstorm season and the winds they bring are commonly associated with late spring and early summer. The months with the highest number of thunderstorm wind incidents

are February and June, with 4 incidents, followed by May with 3 incidents. Wind events categorized as Forces 10-12 on the Beaufort scale, with hurricane-force winds, have routinely impacted the area and are the level of windstorm hazard the area should mitigate for in the future. The Lower Brushy Creek planning area has experienced, on average, 1-2 thunderstorm wind events every year, meaning that an event is Highly Likely within the next year for the planning area.

Frequency of Occurrence
Highly likely: Event probable in next year.
Likely: Event probable in the next 3 years
Occasional: Event possible in the next 5 years.
Unlikely: Event possible in next 10 years.

Vulnerability and Impacts

Thunderstorm winds exist at different strength levels and occur randomly throughout the planning area with the potential to cause injury and property damage. All people, animals, existing and future structures, and facilities in the Lower Brushy Creek planning area could potentially be impacted and remain vulnerable to strong winds. A thunderstorm wind event can impact human health, including injuries from windblown debris, direct injuries, traffic accidents, and, in rare cases, fatalities. Debris from damaged structures can also cause damage to other buildings not directly impacted by the event. Infrastructure, such as power lines, poles, radio towers, water towers, and streetlights, is vulnerable to the impacts of severe thunderstorm winds. In addition, street signs, garbage cans, outdoor furniture, storage sheds, roofs, vehicles, trees, and other objects commonly found outdoors are at risk. While these vulnerabilities do exist, the overall impacts of thunderstorm wind are limited in scope and have thankfully not yet resulted in any reported fatalities, with only two minor injuries reported. The exception to this vulnerability is the facilities owned by Lower Brushy Creek WC&ID. Their dams and river monitoring equipment exhibit a negligible vulnerability to thunderstorm wind events. Their monitoring equipment is built to withstand wind-borne projectiles and the damage of wind-blown projectiles is negligible to the dams, especially given the dams are in a grassland agricultural area, so there is already a very low potential for trees to be downed surrounding the dams and any damage would be localized, cosmetic, and not impact the structural integrity of the dam. Therefore the vulnerability to thunderstorm winds for the LBCWC&ID is none, and there is no need to address it through mitigation actions.

The Lower Brushy Creek planning area features mobile and manufactured home parks, which are more vulnerable to thunderstorm winds than site-built structures. These types of homes are also located in rural areas throughout the district, which could result in limited access to essential services and emergency aid in the event of a disaster. Based on 2023 American Community Survey estimates, there are 12,558 housing units in the district, of which 3.55%, or 447 units, are mobile or manufactured homes. In addition, 4,313 (34.3%) of the housing units in the overall planning area were built before 1980. These structures are likely to have been built to less stringent construction standards than newer construction and could be more susceptible to damage during significant events.

Table 9-2: Structures at Greatest Risk by Jurisdiction Source: 2023 ACS 5-year estimate.

Jurisdiction	Total Housing Units	Mobile Housing Units	Housing Built Before 1980
Taylor	7,102	83	3838
Thrall	319	18	121
Lower Brushy Creek WCID	12,558	447	4,313

*LBCWCID totals include all jurisdictions, ISDs, and unincorporated areas. LBCWCID estimates are produced based on the percentage of census tracts within the planning area.

Historic Thunderstorm Winds Impacts

On the next page is the Taylor, Thrall, and Lower Brushy Creek Water Control and Improvement District Loss Summary Table, 9-3, which shows the 25-year column totals and the average annual (Per Year) losses in these categories. The bottom half of each table shows per capita dollar loss rates for the total and average annual losses. These rates are important measures for comparing losses between different areas. The average annual loss estimate of property and crops is $37,600.

Table 9-3: Lower Brushy Creek Planning Area Loss Summary

Loss Summary				
Time Period	**Deaths**	**Injuries**	**Property Damage**	**Crop Damage**
25-year Total	**0**	**2**	**$940,000**	**$0**
Per Year	**0**	**< 1**	**$37,600**	**$0**
Per Capita Dollar Losses (2020 Census Pop)				
25-year Total	**0**	**< 1**	**$32.52**	**$0**
Per Year	**0**	**< 1**	**$1.30**	**$0**

SECTION 10: TORNADOS

Description

A tornado is a narrow, violently rotating column of air that extends from the base of a cumulonimbus cloud to the ground. Tornadoes, among the most violent storms on the planet, are capable of tremendous destruction with wind speeds that can reach as high as 250-300mph. Typically, the vortex of air will remain suspended in the atmosphere and be visible as a funnel cloud. If the lower tip of the vortex touches the ground, however, the path of the tornado will often leave destruction in its wake and can be more than one mile wide and 50 miles long. Supercell thunderstorms, created when horizontal wind shears (winds moving in different directions at different altitudes) begin to rotate the storm, can produce the most extreme and powerful tornadoes. The economic and financial impacts of a tornado event on a community can be devastating, depending on the scale of the event and the population density of the area that is hit. The damage caused in the aftermath of a tornado event can be minimized with collaborative preparedness and pre-event planning by the government, businesses, and citizens.

Location

Tornadoes do not have any specific geographic boundary and can occur uniformly throughout the planning area for Taylor, Thrall, and Lower Brushy Creek WCID is located in Wind Zone III in the Central Texas Region (Figure 10-1), where tornado winds can be as high as 200 mph.

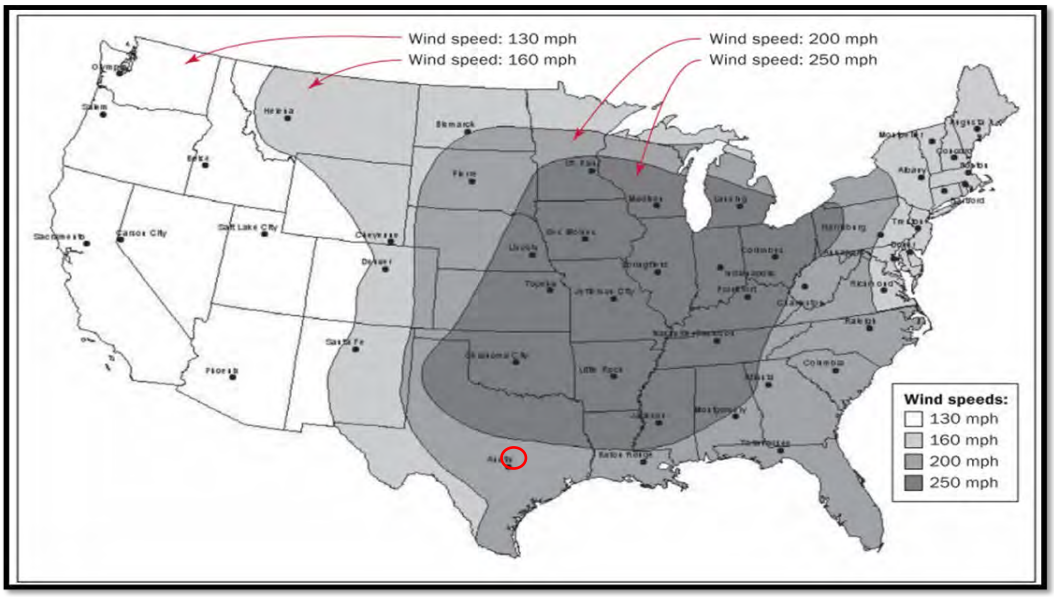


Figure 10-1: United States Wind Zones

Tornado Alley refers to an area in the southern plains of the central United States that experiences a higher-than-normal frequency of tornadoes each year due to weather patterns and geography. This area extends from central Texas to northern Iowa, and from central Kansas and Nebraska east to Western Ohio (Figure 10-2). Tornadoes in this region typically occur in late spring and occasionally in the early fall. The Lower Brushy Creek planning area is outside of the area known as tornado alley, but it is still prone to tornado events.

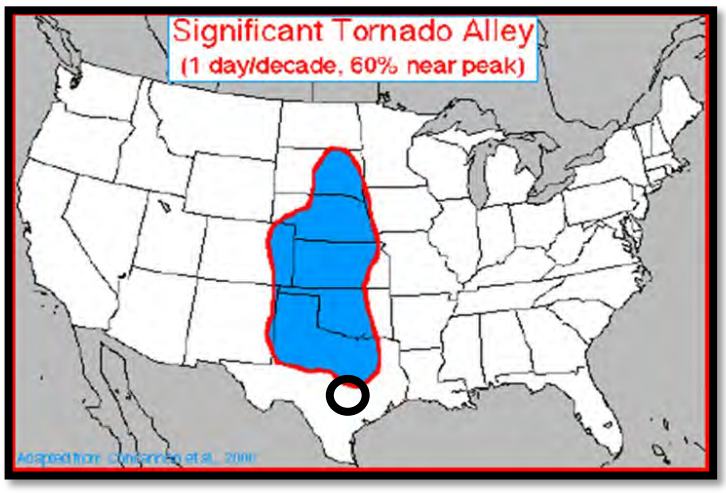
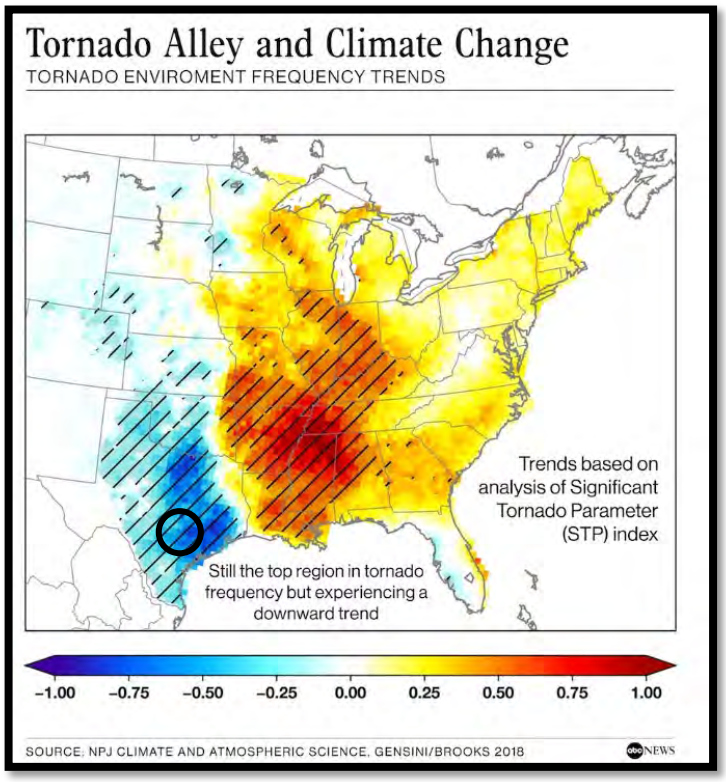


Figure 10-2: Tornado Alley

Recent research indicates that with climate change, Tornado Alley is shifting away from the Midwestern United States and moving towards the Southern and Central East Coast slightly. Climate change will likely also lead to a shift in when the peak of Tornado season occurs in Southeast Texas. Tornados may be less likely to strike in the late Spring and Summer months, spanning from March through August ('Tornado Alley' Has Shifted, Study Says, Weather.com).

Figure 10-3: Tornado Alley and Climate Change



Extent

Tornado events before 2007 follow the original Fujita scale, in Table 10-1 below. The current measure of the extent of tornado damage is the enhanced Fujita scale, and it took effect on February 1st, 2007. The scale ranges from EF0, generally weak tornadoes with the ability to do minor damage, to EF5, tornadoes with winds in excess of 200 mph and the ability to do devastating damage to areas they come in contact with. Tornadoes can range from weak to violent and typically cause the greatest damage to structures of light construction, such as single-family, manufactured, and mobile homes.

Table 10-1 The Fujita Tornado Scale Source: https://www.spc.noaa.gov/efscale/ef-scale.html

Scale	Wind speed estimate (mph)	Potential damage	Example of damage
F0	40-72	Light damage.	Some damage to chimneys; branches broken off trees; shallow-rooted trees pushed over; signboards damaged.
F1	73-112	Moderate damage.	The lower limit is the beginning of hurricane wind speed; peels surface off roofs; mobile homes pushed off foundations or overturned; moving vehicles pushed off the roads; attached garages may be destroyed.
F2	113-157	Significant damage.	Roofs torn off frame houses; mobile homes demolished; boxcars overturned; large trees snapped or uprooted; high-rise windows broken and blown in; light-object missiles generated.
F3	158-206	Severe damage.	Roofs and some walls were torn off well-constructed houses; trains overturned; most trees in forests uprooted; heavy cars lifted off the ground and thrown.
F4	207-260	Devastating damage.	Well-constructed houses leveled; structures with weak foundations blown away some distance; cars thrown, and large missiles generated.
F5	261-318	Incredible damage.	Strong frame houses lifted off foundations and carried considerable distances to disintegrate; automobile-sized missiles fly through the air farther than 100 meters (110 yards); trees debarked; steel-reinforced concrete structures badly damaged, and skyscrapers toppled.

Table 10-2 The Enhanced Fujita Tornado Scale (Source: Enhanced Fujita Tornado Damage Scale)

Scale	Wind speed estimate (mph)	Potential damage	Example of damage
EF0	65–85	Minor damage.	Peels the surface off some roofs; some damage to gutters or siding; branches broken off trees; shallow-rooted trees pushed over. Confirmed tornadoes with no reported damage (i.e., those that remain in open fields) are always rated EF0.
EF1	86-110	Moderate damage.	Roofs severely stripped; mobile homes overturned or badly damaged; loss of exterior doors, windows, and other glass broken.
EF2	111–135	Considerable damage.	Considerable damage. Roofs torn off from well-constructed houses; foundations of frame homes shifted; mobile homes completely destroyed; large trees snapped or uprooted; light-object missiles generated; cars lifted off the ground.
EF3	136–165	Severe damage.	Entire stories of well-constructed houses destroyed; severe damage to large buildings such as shopping malls; trains overturned; trees debarked; heavy cars lifted off the ground and thrown; structures with weak foundations are badly damaged.
EF4	166–200	Devastating damage.	Well-constructed and whole-frame houses are completely leveled; cars and other large objects are thrown, and small missiles are generated.
EF5	>200	Incredible damage.	Strong-framed, well-built houses leveled off foundations are swept away; steel-reinforced concrete structures are critically damaged; tall buildings collapse or have severe structural deformations; some cars, trucks, and train cars can be thrown approximately 1 mile (1.6 km).

The Enhanced Fujita Scale has 28 Damage Indicators (DI), or types of structures and vegetation, each with a varying number of Degrees of Damage (DoD). Larger degrees of damage done to the damage indicators correspond to higher wind speeds. Each damage indicator has a unique Degree of Damage scale, summarized in Table 10-3. For example, damage indicator two, One and Two-family Residences, Degree of Damage Scale is provided as Table 10-4. For Degree of Damage Scales for the remaining Damage Indicators, refer to the National Oceanic and Atmospheric Administration website.

Table 10-3: Degrees of Damage Scale

DI No.	Damage indicator (DI)	Degree of Damage (DOD)
1	Small barns or farm outbuildings (SBO)	8
2	One- or two-family residences (FR12)	10
3	Manufactured home – single-wide (MHSW)	9
4	Manufactured home – double wide (MHDW)	12
5	Apartments, condominiums, townhouses [three stories or less] (ACT)	6
6	Motel (M)	10
7	Masonry apartment or motel building (MAM)	7
8	Small retail building [fast-food restaurants] (SRB)	8
9	Small professional buildings [doctor's office, branch banks] (SPB)	9
10	Strip mall (SM)	9
11	Large shopping mall (LSM)	9
12	Large, isolated retail building [K-Mart, Wal-Mart] (LIRB)	7
13	Automobile showroom (ASR)	8
14	Automobile service building (ASB)	8
15	Elementary school [single-story; interior or exterior hallways] (ES)	10
16	Junior or senior high school (JHSH)	11
17	Low-rise building [1–4 stories] (LRB)	7
18	Mid-rise building [5–20 stories] (MRB)	10
19	High-rise building [more than 20 stories] (HRB)	10
20	Institutional building [hospital, government, or university building] (IB)	11
21	Metal building system (MBS)	8
22	Service station canopy (SSC)	6
23	Warehouse building [tilt-up walls or heavy-timber construction] (WHB)	7
24	Electrical transmission lines (ETL)	6

25	Free-standing towers (FST)	3
26	Free-standing light poles, luminary poles, flag poles (FSP)	3
27	Trees: hardwood (TH)	5
28	Trees: softwood (TS)	5

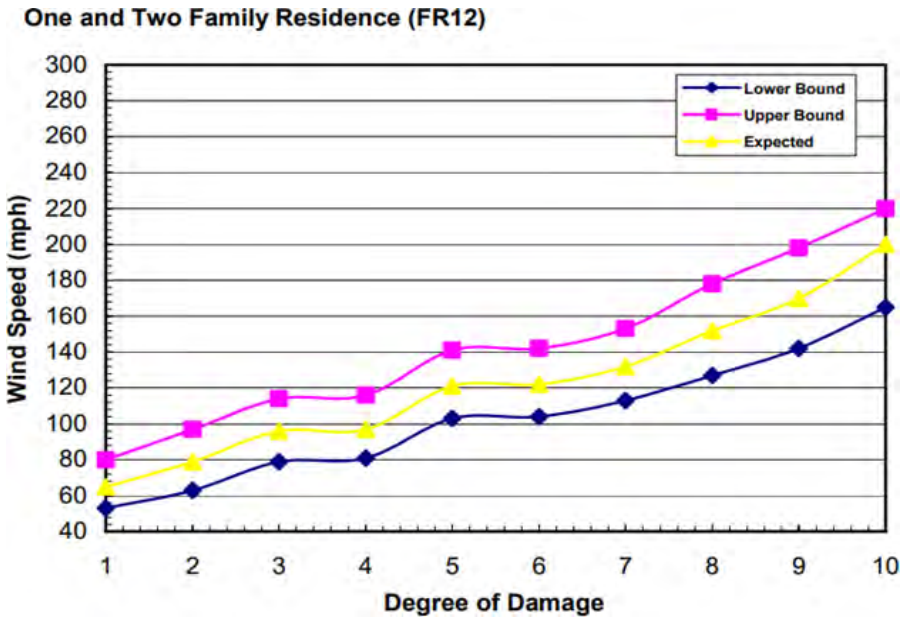
Table 10-4: One and Two-Family Residences Degree of Damage Indicator

Typical Construction

- Asphalt shingles, tile, slate or metal roof covering
- Flat, gable, hip, mansard or mono-sloped roof or combinations thereof
- Plywood/OSB or wood plank roof deck
- Prefabricated wood trusses or wood joist and rafter construction
- Brick veneer, wood panels, stucco, EIFS, vinyl or metal siding
- Wood or metal stud walls, concrete blocks or insulating-concrete panels
- Attached single or double garage

DOD*	Damage description	Exp**	LB	UB
1	Threshold of visible damage	65	53	80
2	Loss of roof covering material (<20%), gutters and/or awning; loss of vinyl or metal siding	79	63	97
3	Broken glass in doors and windows	96	79	114
4	Uplift of roof deck and loss of significant roof covering material (>20%); collapse of chimney; garage doors collapse inward or outward; failure of porch or carport	97	81	116
5	Entire house shifts off foundation	121	103	141
6	Large sections of roof structure removed; most walls remain standing	122	104	142
7	Exterior walls collapsed	132	113	153
8	Most walls collapsed in bottom floor, except small interior rooms	152	127	178
9	All walls collapsed	170	142	198
10	Destruction of engineered and/or well constructed residence: slab swept clean	200	165	220

* DOD is degree of damage **Wind Speed values are in mph



LB and UB are the lower bound and upper bound for wind speeds. The graph above indicates the wind speeds of a tornado to the expected Degree of Damage.

The tornadic events in Williamson County have been between F0 and F2 pre-2007, and between EF0 and EF2 post-2006 (Table 10-6, 10-7). However, because Williamson County is in Wind Zone III, the Lower Brushy Creek planning area could experience anywhere from an EF0 to an EF4. Therefore, the range of intensity that the planning area would be expected to mitigate is a tornado that could cause minor to devastating damage, an EF0 to EF4.

Significant Events

Table 10-5 lists historical tornado events in the planning area from 1999-2024 that were reported to the NCEI or NOAA. The impact of each tornado event in the Taylor, Thrall, Lower Brushy Creek WCID planning area is listed by date with additional impact information related to the specific jurisdiction of touchdown, the magnitude of the event, total dollar losses related to crop and property damage, injuries, and fatalities. There have not been any events recorded past the listed dates.

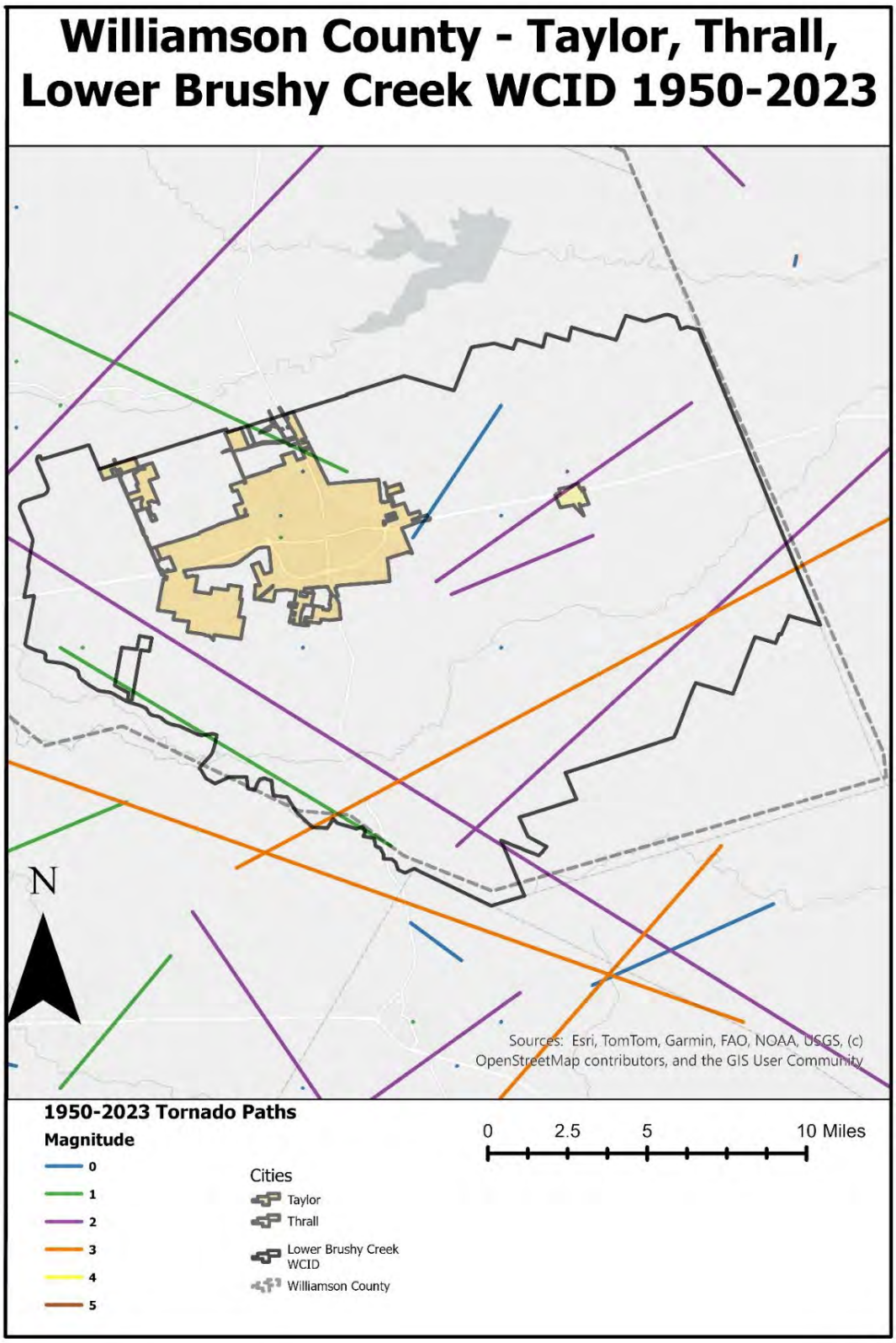
Table 10-5: Historical Tornado Events by Jurisdiction, 1999 – 2024

LOCATION	DATE	MAGNITUDE	DEATHS	INJURIES	PROPERTY DAMAGE	CROP DAMAGE
Taylor	11/15/2001	F0	0	0	0	0
Taylor	11/23/2004	F0	0	0	0	0
Beyersville*	2/20/2017	EF2	0	0	0	0
Hayden*	2/20/2017	EF2	0	2	0	0
Taylor	3/21/2022	EF2	0	0	Unknown	0

*Located within Lower Brushy Creek WCID boundaries |Source: NCEI Storm Events Database and Local News Stories

The locations of previous occurrences from 1950 through 2023 in the planning area are shown in Figure 10-4. This map displays historic tornado tracks, the distance traveled, and the direction they traveled. Only reported tornadoes were plotted and factored into the risk assessment; however, events have likely gone unreported over the past 67 years. Not all tornado paths were available in GIS form.

Figure 10-4: Historic Tornado Tracks 1950-2023, Distance Travelled, Magnitude, and Direction



Number of Events	Magnitude (Fujita Scale)						
	N/A	F0	F1	F2	F3	F4	F5
2	**0**	**2**	**0**	**0**	**0**	**0**	**0**

Table 10-6: Historical Tornado Events Magnitude Summary, 1999 – 2006

Number of Events	Magnitude (Enhanced Fujita Scale)						
	N/A	EF0	EF1	EF2	EF3	EF4	EF5
3	**0**	**0**	**0**	**3**	**0**	**0**	**0**

Table 10-7: Historical Tornado Events Magnitude Summary, 2007-2024

In Williamson County, there have been many extremely damaging tornadoes over the past 25 years. Within the Taylor, Thrall, Lower Brushy Creek WCID planning area, many tornadoes have touched down, but thankfully the impact has been relatively limited. However, it is important to list the occurrences in the planning area so that the community can be aware of the hazard threat.

F0 Tornado - 2001

On November 15, 2001, in Taylor, Texas, a small F0 tornado was spotted near the Williamson County Sheriff's Department between Taylor and Thrall. The tornado tracked northeastward across open country, and no damage was indicated.

F0 Tornado - 2004

On November 23, 2004, an F0 tornado dropped northwest of Taylor. The tornado was small and short-lived, with no damage being reported.

EF2 Tornado – 2017

On February 20, 2017, a tornado touched down a few miles south of Highway 79, as the northernmost of a pair of tornadoes on near-parallel tracks. It followed a zig-zagging path while moving generally northeast. Damage along the track was sporadic but concentrated in certain areas. The most significant damage occurred to a metal building system home, at least five single-family homes, and 12 railroad cars that were blown off the tracks east of Thrall. It is possible that some of the train damage was caused by strong straight-line winds. No estimate of monetary losses is available.

EF2 Tornado – 2017

On February 20, 2017, a tornado touched down a few miles south of Highway 79, as the southernmost of a pair of tornadoes on near-parallel tracks. It moved north-northeast through the small town of Noack before turning north approximately one mile north-northeast of town. The tornado produced sporadic but concentrated damage along its path. The most significant damage occurred at a 3-bin grain storage facility, where the bins were destroyed and swept from their foundations. Additional damage was observed at an extension of Christ Lutheran Church of Noack on FM112, where the extension was torn from the main structure despite being bolted to the foundation. No estimate of monetary losses is available. A couple was trapped when the tornado rolled their mobile home three times, leaving them bruised and injured.

EF2 Tornado - March 21st, 2022

During a widespread tornado outbreak across Central Texas, one tornado traveled from Round Rock to just south of Granger, striking Northwest Taylor and damaging the Balcones Resources facility and some nearby houses.

Probability of Future Events

Tornadic storms are typically more common in the spring months during the late afternoon and evening hours, but can occur at any time of year and at any time of day. A smaller, high-frequency period can also emerge in the fall during the brief transition between the warm and cold seasons. Table 10-8 provides a general overview of tornado severity, probability, fatality impacts, and defining characteristics.

Table 10-8: Tornado Categories and Associated Impacts

Weak Tornadoes	Strong Tornadoes	Violent Tornadoes
69% of all tornadoes	29% of all tornadoes	2% of all tornadoes
Less than 5% of tornado deaths	Nearly 30% of all tornado deaths	70% of all tornado deaths
Lifetime 1-10+ minutes	May last 20 minutes or longer	Lifetime can exceed one hour
Winds less than 110 mph	Winds 110 – 205 mph	Winds greater than 205 mph

According to historical records, there were 5 events in a 25-year reporting period in Williamson County. This provides a probability of occurrence of approximately once every 5 years for the Taylor, Thrall, LBCWCID planning area. This frequency supports an occasional probability of future events for the planning area, including all participating jurisdictions, meaning that a tornadic event is expected Occasionally.

Frequency of Occurrence
Highly likely: Event probable in next year.
Likely: Event probable in the next 3 years
Occasional: Event possible in the next 5 years.
Unlikely: Event possible in next 10 years.

Vulnerability and Impacts

All existing and future buildings, facilities, and populations in the Taylor, Thrall, and Lower Brushy Creek Water Control Improvement District planning area are considered to be vulnerable to tornadoes and could potentially be impacted. High wind velocity, wind-blown debris, lightning, and large hail are typically the cause of damage done by a tornado. The high winds and flying debris can cause roofs to collapse, windows to shatter, and walls to crumble. Tornadoes can also cause significant damage to buildings, roads, bridges, and other infrastructure in cities. First responders and those needing to evacuate an area may encounter blocked roads as a result of the debris, rendering some areas inaccessible or inescapable. Tornadoes can have a significant impact on the local economy as well, causing damage to businesses and homes, as well as disrupting transportation and causing productivity losses. The psychological trauma of experiencing a tornado, losing property or loved ones, or being displaced from one's home can have lasting effects on mental health.

Tornadoes pose a severe threat to communities as they often result in power outages, which could cause health and safety risks to vulnerable populations who rely on electricity for medical necessities, as well as patients in hospitals. Power outages can also disrupt electricity supply to neighborhoods and even entire cities, causing problems with heating, cooling, lighting, and communication. Anyone in the path of a tornado can incur serious injuries or even fatalities. Falling trees, branches, utility lines, poles, and flying debris pose safety risks, and people caught in the open or unable to take adequate cover are at the highest risk of injury or death. Certain buildings and structures are more prone to damage than others from the high wind velocity associated with tornado events. The three most susceptible types of structures to tornado damage are:

1. Manufactured Homes
2. Homes on crawlspaces (more susceptible to lift), and
3. Buildings with large spans, such as shopping malls, gymnasiums, and factories.

The Lower Brushy Creek planning area features mobile and manufactured home parks. Because manufactured and temporary housing is located sporadically throughout rural portions of the planning area, they are not only vulnerable to tornado hazards but also more prone to being isolated from essential needs and emergency services in the event of a disaster. Additionally, any structures built before 1980 are likely to have been built to lower or less stringent construction standards than newer construction and may be more susceptible to damage during significant events.

Table 10-9: Structures at Greater Risk by Jurisdiction

Jurisdiction	Total Housing Units	Mobile Housing Units	Housing Built Before 1980
Taylor	7,102	83	3838
Thrall	329	18	113
LBCWCID	12,558	447	4,313

*County totals include all jurisdictions, ISDs, and unincorporated areas. Source: 2023 ACS 5-year estimate

Historic Tornado Impacts

While there are descriptions of the damage that tornadoes have done to the planning area, there are no financial estimates of the cost to repair the structures and infrastructure. Therefore, any form of average annual loss or per capita loss from tornadoes cannot be calculated. Both cities in the Lower Brushy Creek Water Control and Improvement District have experienced two tornadoes each over the past 25 years.

SECTION 11: EXPANSIVE SOILS

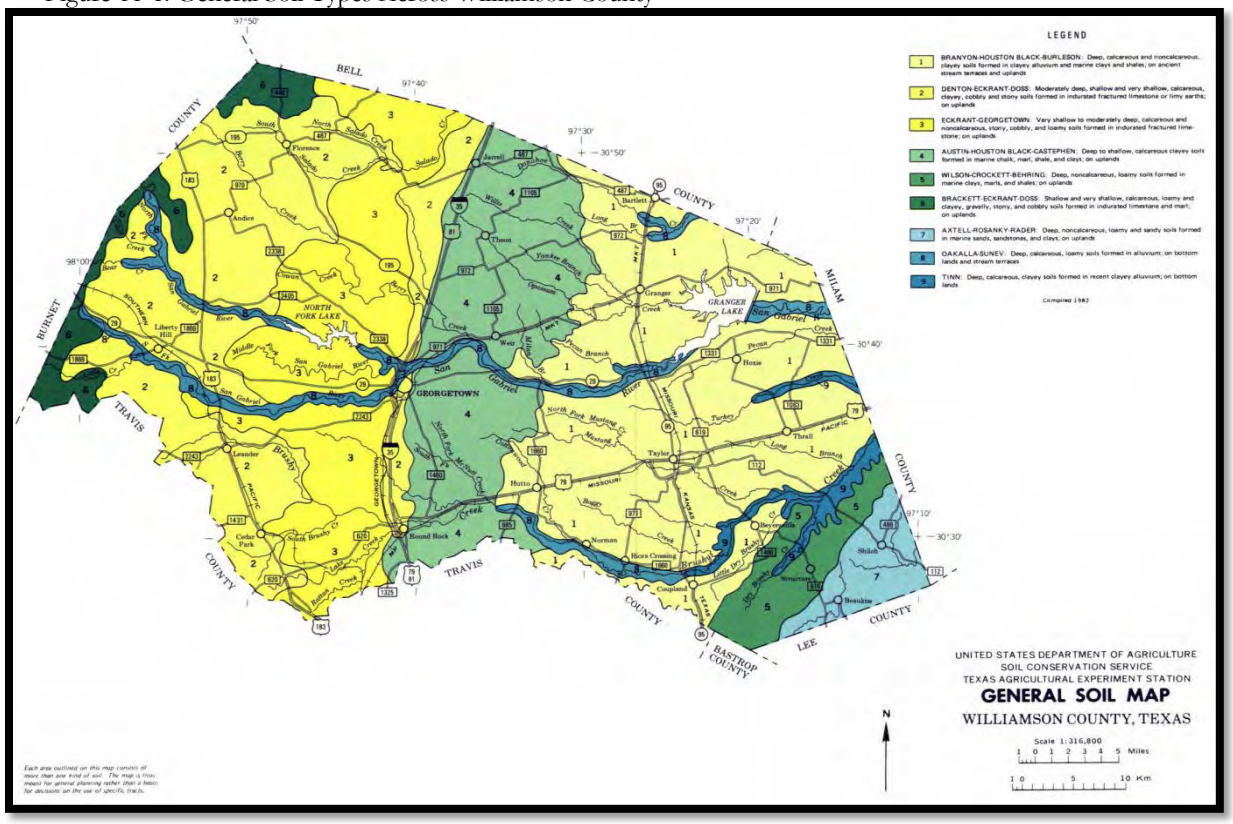
Description

Expansive soils have high amounts of clay minerals alongside soil and soft rocks. The clay in the soil changes volume drastically when exposed to wet or dry conditions, swelling with water and shrinking with dryness. The change in moisture causes the soil to expand, shifting buildings, structures, and even large tree roots, causing damage. Damage to buildings includes shifting foundations and cracks in walls and floors. Damage can range from minor to structurally unsafe in buildings. Roads may be affected by soil expansion, causing cracks and possibly even potholes. Dry and drought conditions cause the shrinking of clay-heavy soil. The reduction in volume can affect support to buildings and other structures and also create fissures in the soil. Fissures in the soil cause a deep penetration of water when rain or extra moisture occurs. These fissures can further uneven soil expansion and shrinkage as the water and moisture allow for deeper penetration. Uneven expansion creates further instability in buildings and roads.

Location

The Lower Brushy Creek Planning Area falls within the Blackland Prairie Ecoregion which is known for its high concentration of dark gray clay, which can shrink and swell dramatically depending on moisture levels in the environment. This shrink-swell potential can lead to soil degradation.

Figure 11-1: General Soil Types Across Williamson County



Extent

Expansive soils can impact any building or road in an area with high amounts of clay. The US Department of Agriculture (USDA) measures linear extensibility as the change in volume as the soil goes from a moist to an oven-dry state. Linear extensibility is then split into 4 categories: "Low", "Moderate", "High", and "Very High" based on volume change and associated impact. These ratings are determined by the soil properties and how they affect the capacity to support a load without movement. This is vital data for the construction of buildings, as it helps understand the impacts of shrinking and expanding soils. These ratings are explained in Table 11-1 below.

Table 11-1: USDA Soil Ratings for Linear Extensibility

Rating	Description
Low	The soil has less than a 3% change in volume when it goes from a moist to an oven-dry state. This small volume change has little effect on structural integrity.
Moderate	The soil has between a 3% and a 6% change in volume as it changes from a moist to an oven-dry state. This soil rating can cause minor damage to structures and infrastructure; some design modifications may be required in these areas.
High	The soil has between a 6% and a 9% change in volume as it goes from a moist to an oven-dry state. This high shrink-swell potential brings a high risk of cracking, shifting, and can damage structures unless engineering and design modifications are made.
Very High	This soil has between a 9% and a 30% change in volume as it goes from a moist to an oven-dry state. This extremely high shrink-swell potential poses severe limitations for any construction or development below or above ground, unless extensive and very expensive mitigation solutions are used.

The City of Taylor is 65.9% "Very High" Potential, 27.4% "High" Potential, and 6.8% "Moderate" Potential. This is shown below in Figure 11-2. The City of Thrall is 56.5% "Very High" Potential, and 43.5% "High" Potential, with no soil within city limits rated as Moderate or Low shrink-swell potential. This is shown below in Figure 11-3.

Figure 11-2: Map of Linear Extensibility Ratings in the City of Taylor, Texas.

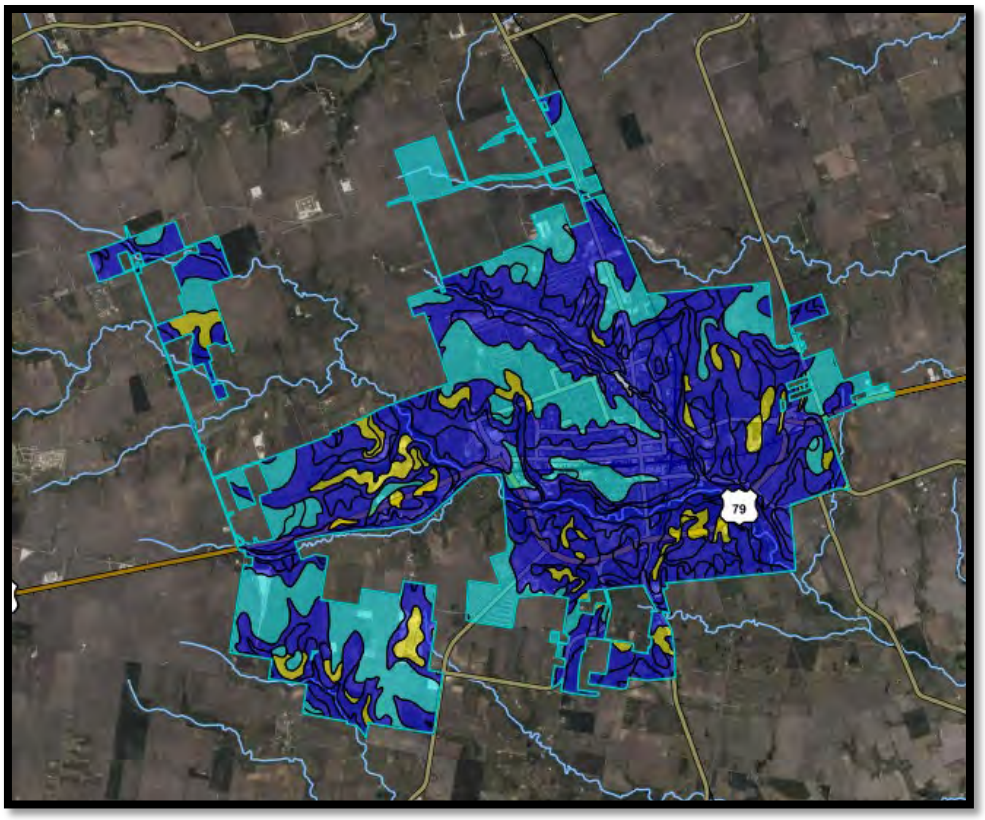


Figure 11-3: Map of Linear Extensibility Ratings in the City of Thrall, Texas.

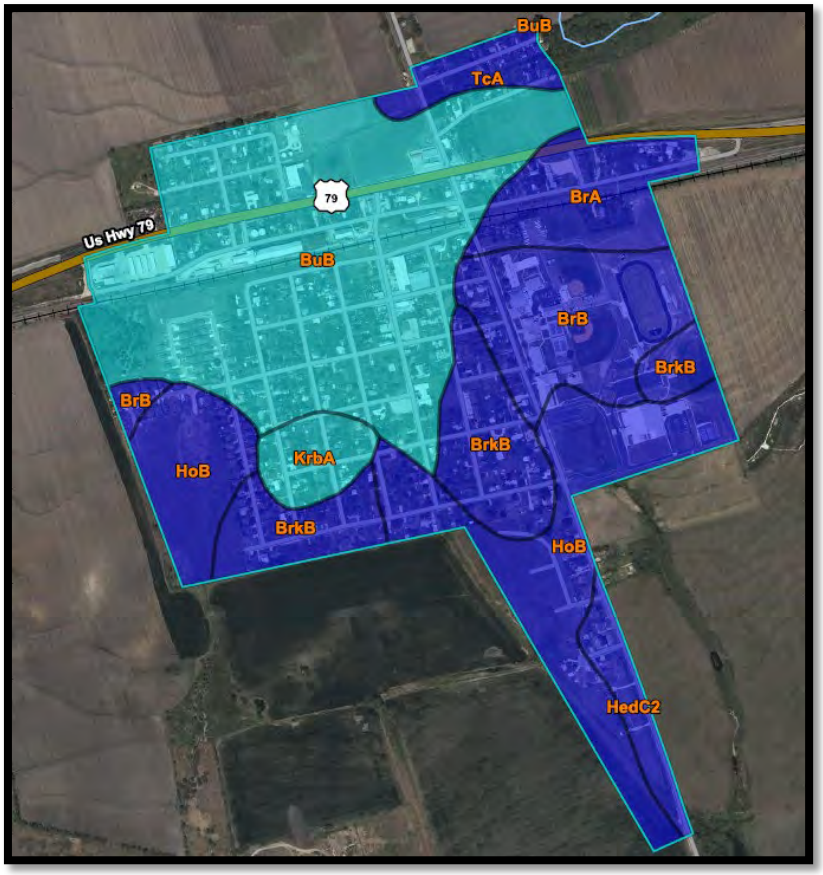


Table 11-2 below further breaks down the percentage of soil ratings in both the Taylor and Thrall jurisdictions. According to this data, all participating districts are at high risk, with all localities having over 90% of their area designated as High or Very High Linear Extensibility.

Table 11-2: USDA Soil Rating by Jurisdiction (Source: USDA Soil Rating)

Rating	Percentage of Area
City of Taylor	
Moderate	6.8%
High	27.3%
Very High	65.9%
City of Thrall	
High	43.5%
Very High	56.5%

For this specific rating, the Lower Brushy Creek jurisdiction was too large to be analysed using the Web Soil Survey tool developed by the NRCS, which allows us to calculate these percentages based on physical soil properties, but given the percentage of overlap with the municipalities and overall composition of the county, we can assume that the planning area is similarly impacted by expansive soils.

Historical Occurrences

The Lower Brushy Creek Planning Area, including all participating jurisdictions, has no reported history of death, injury, or crop damage, with some reported property damage. However, the planning area and all participating jurisdictions are at risk of soil expansion. Soil expansion impacts buildings the most, so there may be unreported damage to houses or buildings. On personal property, recording this damage may be difficult. However, on public and government property, these damages can be reported more easily.

Significant Events

There are no reported significant soil expansion events in the Lower Brushy Creek planning area.

Probability of Future Events

The Lower Brushy Creek Planning Area has a history of being impacted by expansive soils; the gradual process of soil swelling and shrinking has resulted in critical facilities, such as the old Taylor Police Department, being damaged. Additionally, many homes may have experienced shifting or damaged foundations, but these were never reported to FEMA or other sources. Residents of the Lower Brushy Creek planning area and its jurisdictions have likely incurred expenses for house repairs due to expansive soils. Expansive soils may also cause damage to major infrastructure like thoroughfares; however, normal wear and tear on roads often masks these concerns. Taking these into consideration, it is Highly Likely that an event will happen in the next year.

Frequency of Occurrence
Highly likely: Event probable in next year.
Likely: Event probable in the next 3 years
Occasional: Event possible in the next 5 years.
Unlikely: Event possible in next 10 years.

Vulnerability and Impact

As 94.6% of the County and participating jurisdictions are under somewhat or very limited soil ratings, many of the County's buildings are vulnerable to expansive soils. All residential buildings, critical facilities, and public buildings are at risk of damage from expansive soil, particularly buildings without a slab concrete foundation. Homes and buildings built before 1960 are more likely to be pier-and-beam construction. Pier-and-beam foundations are more likely to see the impact of expansive soils, as the walls start to crack, and the floors become uneven.

Each jurisdiction has a significant number of homes built before 1960, increasing the probability of expansive soils causing property damage to residents. The City of Taylor has 28.6% of houses built before 1960, making them the leader in possible housing and building damages from expansive soils. The Cities of Thrall is just slightly lower, with around 26% of houses built before the 1960s. Damaged houses can cause unnecessary financial strain on low-income households and risk the safety of the residents if they are unable to repair the damage.

Table 11-3: Houses built before 1960 by Jurisdiction (Source: 2023 ACS data)

Jurisdiction	Total Housing Units	Housing built before 1960 (%)
City of Taylor	7,102	2,033 (28.63%)
City of Thrall	329	86 (26.14%)
LBC WC&ID*	12,558	2397 (19.09%)

*LBCWCID housing units are estimated using the percentage of census tracts within the planning area.

Roadways and major arterial roads are unlikely to experience noticeable impacts from expansive soils, as many roads experience normal wear and tear and require regular maintenance. Expansive soils are a concern for economic stability. Wear and tear on homes, roadways, and public facilities causes excessive financial burden on residents in the County and the jurisdictions, and puts additional stress on taxes to help pay for public improvements.

SECTION 12: SEVERE WINTER STORMS

Description

A severe winter storm event is when temperatures hover below freezing, and precipitation includes freezing ice, snow, and sleet. Strong winds often accompany severe winter storms and combine with freezing precipitation to produce a low wind chill. Severe winter storms may include snowstorms, blizzards, cold waves, and ice storms. Snowstorms include four or more inches of snow in 12 hours. Blizzards are characterized by low temperatures and strong winds in excess of 35 mph with large amounts of drifting snow. A cold wave is a winter cold front with a drastic drop in temperature. An ice storm occurs when rain falls out of the warm and moist upper layers of the atmosphere into a cold and dry layer near the ground. The rain freezes on contact with the cold ground and accumulates on exposed surfaces. If a half inch of rain freezes on trees and utility wires, damage can occur, especially if accompanied by high winds. Half an inch is used as the criterion before an icing event is categorized as an "ice storm".

Table 12-1: Extent Scale -Winter Weather Alerts

Winter Weather Advisory	This alert may be issued for a variety of severe conditions. Weather advisories may be announced for snow, blowing or drifting snow, freezing drizzle, freezing rain, or a combination of weather events.
Winter Storm Watch	Severe winter weather conditions may affect your area (freezing rain, sleet, or heavy snow may occur separately or in combination).
Winter Storm Warning	Severe winter weather conditions are imminent.
Freezing Rain or Freezing Drizzle	Rain or drizzle is likely to freeze upon impact, resulting in a coating of ice glaze on roads and all other exposed objects.
Sleet	Small particles of ice are usually mixed with rain. If enough sleet accumulates on the ground, it makes travel hazardous.
Blizzard Warning	Sustained wind speeds of at least 35 mph are accompanied by considerable falling or blowing snow. This alert is for the most perilous winter storms with visibility dangerously restricted.
Frost/Freeze Warning	Below-freezing temperatures are expected and may cause significant damage to plants, crops, and fruit trees.
Wind Chill	A strong wind combined with a temperature slightly below freezing can have the same chilling effect as a temperature nearly 50 degrees lower in a calm atmosphere. The combined cooling power of the wind and temperature on exposed flesh is called the wind−chill factor.

Location

Severe winter storm events are not confined to specific geographic boundaries and vary in intensity and duration. All existing and future buildings, facilities, and populations in the Lower Brushy Creek planning area are considered to be uniformly exposed to a winter storm hazard and could potentially be impacted.

Extent

The extent or magnitude of a severe winter storm is measured on an intensity scale from "Mild" to "Severe" based on temperature ranges and snow accumulation levels. Table 12-2, Magnitude of Severe Winter Storms, is an index developed by the National Weather Service (NWS).

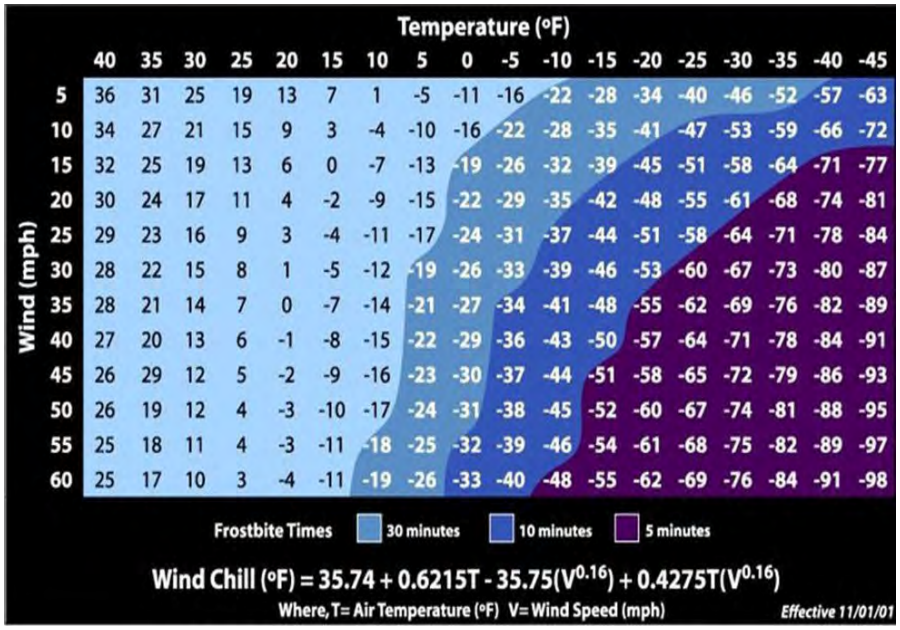
This table should be referenced with the wind chill factor, Figure 12-1, to better determine the intensity of a winter storm. Based on past events, the planning area can expect to experience severe winter storms with extreme intensity in the future.

Table 12-2: Magnitude of Severe Winter Storms

Intensity	Temperature Range (F)	Extent Description
Mild	40˚-50˚	Winds less than 10 mph and freezing rain or light snow falling for short durations with little or no accumulations
Moderate	30˚-40˚	Winds 10 – 15 mph and sleet and/or snow up to 4 inches
Significant	25˚-30˚	Intense snow showers accompanied by strong gusty winds, between 15 and 20 mph, with significant accumulation
Extreme	20˚-25˚	Wind-driven snow that reduces visibility, heavy winds (between 20 to 30 mph), and sleet or ice up to 5 millimeters in diameter
Severe	Below 20˚	Winds of 35 mph or more, and snow and sleet greater than 4 inches

Wind chill temperature is a measure of how cold the wind makes real air temperature feel to the human body. Since wind can dramatically accelerate heat loss from the body, a 30° day would feel just as cold as a calm day with 0° temperatures. Figure 12-1 is a chart for calculating wind chill using the wind speed and air temperature. Please note that it is not applicable in calm winds or when the temperature is over 50°F.

Figure 12-1: Wild Chill Index



Significant Events

Based on NCEI data, from 1999 through March 2024, the Lower Brushy Creek planning area experienced 47 severe winter weather events in the form of winter storms, winter weather, and extreme cold/wind chill. 3 fatalities and 0 injuries were reported for the following severe winter events.

Table 12-3: Historical Severe Winter Weather

Date	Severe Winter Weather Type	Deaths	Injuries	Property Damage	Crop Damage
12/12/2000	Winter Storm	0	0	$0	$0
11/28/2001	Winter Storm	0	0	$0	$0
2/24/2003	Winter Storm	0	0	$0	$0
12/7/2005	Winter Storm	0	0	$0	$0
1/15/2007	Winter Storm	0	0	$0	$0
1/27/2009	Winter Storm	1	0	$0	$0
2/23/2010	Winter Storm	0	0	$0	$0
2/3/2011	Winter Storm	0	0	$0	$0
2/9/2011	Winter Weather	0	0	$0	$0
11/24/2013	Winter Weather	0	0	$0	$0
11/25/2013	Winter Weather	0	0	$0	$0
12/5/2013	Winter Weather	0	0	$0	$0
12/7/2013	Winter Weather	0	0	$0	$0
1/23/2014	Winter Weather	0	0	$0	$0
1/27/2014	Winter Weather	0	0	$0	$0
2/7/2014	Winter Weather	0	0	$0	$0
3/4/2014	Winter Weather	0	0	$0	$0
1/10/2015	Winter Storm	0	0	$0	$0
2/16/2015	Winter Weather	0	0	$0	$0
2/23/2015	Winter Weather	0	0	$0	$0
2/27/2015	Winter Storm	0	0	$0	$0

3/4/2015	Winter Weather	0	0	$0	$0
12/28/2015	Winter Weather	0	0	$0	$0
12/7/2017	Winter Weather	0	0	$0	$0
12/31/2017	Winter Weather	0	0	$0	$0
1/16/2018	Winter Storm	0	0	$0	$0
11/11/2019	Winter Weather	0	0	$0	$0
2/5/2020	Winter Weather	0	0	$0	$0
1/10/2021	Winter Storm	0	0	$0	$0
2/11/2021	Winter Storm	0	0	$250,000	$0
2/13/2021	Winter Storm	0	0	$0	$0
2/14/2021	Extreme Cold	2	0	$0	$0
2/16/2021	Winter Storm	0	0	$0	$0
1/11/2022	Winter Weather	0	0	$0	$0
1/20/2022	Winter Weather	0	0	$0	$0
2/3/2022	Winter Storm	0	0	$0	$0
2/24/2022	Winter Weather	0	0	$0	$0
12/22/2022	Extreme Cold	0	0	$0	$0
1/30/2023	Winter Storm	0	0	$0	$0
2/1/2023	Winter Storm	0	0	$9,600,000*	$0
1/14/2024	Winter Weather	0	0	$0	$0
1/14/2024	Cold/Wind Chill	0	0	$0	$0
1/15/2024	Cold/Wind Chill	0	0	$0	$0
1/16/2024	Cold/Wind Chill	0	0	$0	$0
1/9/2025	Winter Weather	0	0	$0	$0
1/20/2025	Winter Storm	0	0	$0	$0
2/22/2025	Winter Weather	0	0	$0	$0

*This estimate is for all of Williamson County; sub-county estimates were unavailable.

Winter Storm Uri – Mid February 2021

An arctic front brought Winter Storm Uri to Central Texas in mid-February, with the Lower Brushy Creek Planning Area in sleet, ice, and snow. The Texas Department of Health and Human Services reports two indirect deaths, of which the potential causes are vehicular accidents, falling or slipping, frostbite, or heater-related events such as carbon monoxide poisoning.

Winter Storm – February 1st, 2023

With freezing rain starting two days before, by the 1st of February, a significant buildup of ice occurred, making roads dangerous and downing trees and powerlines. Over 9.6 million in damages to infrastructure and vehicles occurred as a result of the storm.

Probability of Future Events

According to historical records, the Lower Brushy Creek Planning Area experiences approximately two extreme winter weather events every year. The probability of a future winter storm event occurring in the planning area is Highly Likely, with a winter storm likely to occur within the next year.

Frequency of Occurrence
Highly likely: Event probable in next year.
Likely: Event probable in the next 3 years
Occasional: Event possible in the next 5 years.
Unlikely: Event possible in next 10 years.

Vulnerability and Impacts

All infrastructure, critical facilities, populations, and buildings in the Lower Brushy Creek Planning Area are vulnerable to severe winter events. Winter weather, such as ice hazards and extremely cold temperatures, as well as snow, presents a risk to the planning area.

Populations of people and animals are subject to direct health risks from extended exposure to cold air and precipitation. Animals, such as pets and livestock, typically cannot survive the effects of direct exposure to severe winter weather and should be provided with shelter. In addition, House fires can occur more frequently during winter storm events due to increased and improper use of alternative heating sources, which can cause injury or death. Moreover, house fires during winter storms present a greater danger because some areas may not be easily accessible due to icy roads, and water supplies may freeze and impede firefighting efforts. The people most at risk of the effects of severe winter storms are children younger than five and older adults over 65. Vulnerable populations are at greater risk of death from hypothermia during these events, especially in the rural areas of the county where populations are sparse, icy roads may impede travel, and there are fewer neighbors to check in on the elderly.

The planning area has a total population of 28,898 according to the 2023 ACS population estimate. Those over the age of 65 represent 11.26% (3,253) of the total population, and children under the age of 5 represent 7.26% (2097) of the total population. Table 12-4 presents the 2023 American Community Survey population and age cohort estimates below.

Table 12-4 Populations at Greater Risk by Jurisdiction

Jurisdiction	Population 65 and Older	Population Under 5	Population Below Poverty Level
City of Taylor	3,253	1,143	1526
City of Thrall	138	97	67
LBCWC&ID	4898	2097	NA

*Based On 2023 5-Year ACS Estimates

Public and private infrastructure is also vulnerable to severe winter storms. These events can disrupt electric service for long periods of time. In addition, extended periods of freezing temperatures can cause water pipes to freeze and crack. The buildup of ice can cause power lines and tree limbs to break under the weight, potentially causing damage to property or the electric grid. During these times of ice and snow accumulation, response times will increase until public works road crews can clear roads of ice, snow, and other obstructions.

Historic Severe Winter Storm Impacts

A total of $9,850,000 of property damage was reported over the 25 years of analysis for all of Williamson County. This results in an annual damage estimate of $394,000.

SECTION 13: HAIL

Description

Hail is showery precipitation in the form of irregular pellets or balls of ice that typically measure 0.2 inches and 6 inches in diameter. It is a particularly damaging form of frozen precipitation resulting from thunderstorms, with the size of the hail being a direct result of the size and severity of the storms. Hail is produced when warm air rapidly rises into the upper atmosphere, and the air mass is cooled. Frozen droplets within the cooled air mass accumulate to form ice crystals that then fall to the Earth as precipitation. The strength of the updraft is dependent on heating on the surface of the Earth, with larger temperature gradients between the upper atmosphere and the surface responsible for increased suspension time and, therefore, increased hailstone size.

Location

Hailstorms are not confined to any specific geographic location and can vary greatly in size, location, intensity, and duration. As a result, all areas within the Lower Brushy Creek Planning Area are equally at risk of hail.

Extent

The NCEI Intensity Scale, depicted in Table 13-1, shows how the intensity category of a hailstorm depends on hail size and the potential damage it could cause. The intensity scale ranges from H0 to H10, with increments of intensity or damage potential in relation to hail size (distribution and maximum), texture, fall speed, speed of storm translation, and strength of the accompanying wind. The National Weather Service (NWS) classifies a storm as "severe" if there is hail one inch in diameter (approximately the size of a quarter) or greater, based on radar intensity or as seen by observers. Based on historical data, hail of up to 4 in can be expected in the planning area.

Table 13-1: Hail Intensity and Magnitude

Size Code	Intensity Category	Size (Diameter Inches)	Descriptive Term	Typical Damage
H0	Hard Hail	Up to 0.33	Pea	No damage
H1	Potentially Damaging	0.33 - 0.60	Marble	Slight damage to plants and crops
H2	Potentially Damaging	0.60 - 0.80	Dime	Significant damage to plants and crops
H3	Severe	0.80 - 1.2	Nickel	Severe damage to plants and crops
H4	Severe	1.2 - 1.6	Quarter	Widespread glass and auto damage
H5	Destructive	1.6 - 2.0	Half Dollar	Widespread destruction of glass, roofs, and the risk of injuries
H6	Destructive	2.0 - 2.4	Ping Pong Ball	Aircraft bodywork dented and brick walls pitted
H7	Very Destructive	2.4 - 3.0	Golf Ball	Severe roof damage and risk of serious injuries

H8	Very Destructive	3.0 - 3.5	Hen Egg	Severe damage to all structures
H9	Super Hailstorms	3.5 - 4.0	Tennis Ball	Extensive structural damage could cause fatal injuries
H10	Super Hailstorms	4.0 +	Baseball	Extensive structural damage could cause fatal injuries

The Lower Brushy Creek Planning Area may experience hailstorms ranging from an H0 to an H10 based on previous occurrences for the area discussed further below. The Core Team can plan to mitigate storms ranging from hard hail (low risk) to super hailstorms (high risk), the latter potentially leading to widespread destruction of glass and roofs, and the potential risk of injuries. Given that climate change is likely to make hailstorms more intense in the future, preparing for an H10-magnitude hailstorm is recommended.

Historical Occurrence

Historical evidence suggests that the entire planning area is vulnerable to hail events. Historical events with reported damage, injuries, or fatalities are shown in Table 13-2 below. A total of 17 reported historical hail events impacted the planning area during the 25 years from 2000 through 2025. These reported events may not represent all hail events to have occurred during this time since they were only the events reported to the NCEI and NOAA databases. There have not been any events recorded past the listed dates.

Table 13-2: Historical Hailstorm Events from 2000-2025

Location	Date	Magnitude	Fatalities	Injuries	Property Damage	Crop Damage
Taylor	5/1/2000	1	0	0	$80,000	$150,000
Taylor	6/26/2002	1.75	0	0	0	0
Taylor	10/31/2005	0.75	0	0	0	0
Coupland	5/14/2008	1	0	0	0	0
Norman Crossing	5/14/2008	0.75	0	0	0	0
Coupland	3/25/2009	0.75	0	0	0	0
Taylor	5/25/2011	1.75	0	0	0	0
Taylor	3/19/2013	1	0	0	0	0
Rice's Crossing	3/18/2018	1.25	0	0	0	0
Taylor	6/3/2018	0.88	0	0	0	0
Rice's Crossing	4/30/2022	1	0	0	0	0
Taylor	4/9/2024	1.75	0	0	$75,000	0
Taylor	5/9/2024	1.75	0	0	0	0
Beyersville	5/30/2024	1	0	0	0	0
Beyersville	5/30/2024	2.75	0	0	0	0
Coupland	5/30/2024	2.5	0	0	0	0
Coupland	5/30/2024	4	0	0	0	0

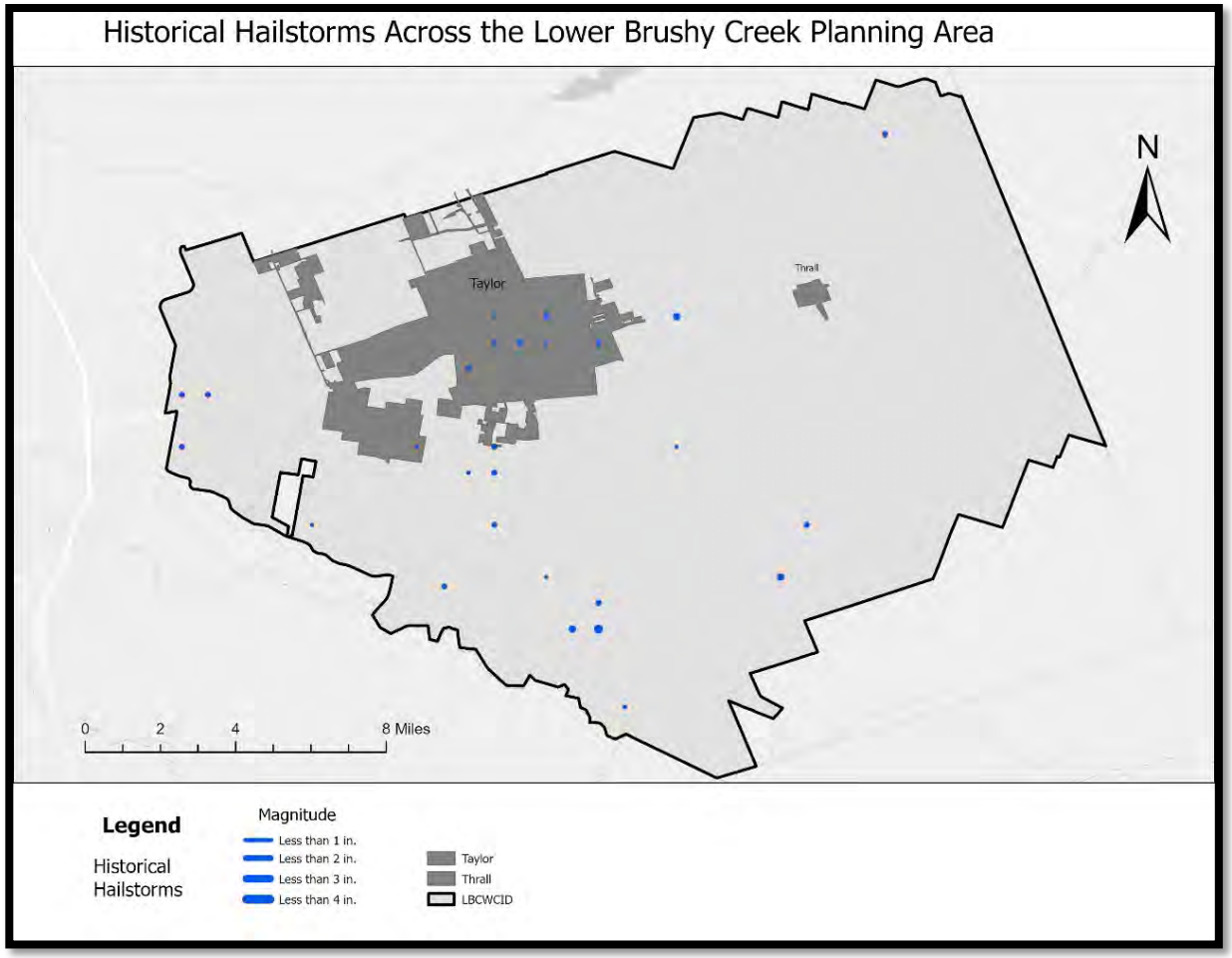


Figure 13-1: Historical Hailstorms Across the LBC Planning Area

Figure 13-1 above plots this historical evidence by locating past hail events in the planning area where latitude and longitude were available. While there have been no documented deaths or injuries related to hailstorms in the planning area, hailstorms over the past 25 years have caused $255,000 in damage. Given that it is just damage reported, the true financial impact of hailstorms is likely greater. All reported hailstorms have been at H10 magnitude or lower.

Probability of Future Events

Based on available records of historic events, there were 17 events in a 25-year reporting period for the Lower Brushy Creek planning area. This provides a probability of one hailstorm every one to two years. This frequency supports a Highly Likely probability of future events, meaning that an event is probable somewhere in the planning area in the next year.

Frequency of Occurrence
Highly likely: Event probable in next year.
Likely: Event probable in the next 3 years
Occasional: Event possible in the next 5 years.
Unlikely: Event possible in next 10 years.

Vulnerability and Impacts

Hail can cause significant injury to humans and has been fatal in some circumstances. People could be struck by hail, falling trees, and branches. Also, hail could cause power outages, which could cause health and safety risks to more vulnerable populations in the planning area. The most common impacts of hailstorms are on crops, trees, and landscaping, since even small hail can tear plants apart in a short amount of time. Vehicles, roofs of buildings, and homes are also commonly damaged by hail. Older structures not built to current codes may be more susceptible to hail damage than newer structures. HVAC and electrical service systems, particularly those on roofs, at schools, and critical facilities, would be vulnerable and could also be damaged.

The Lower Brushy Creek Planning Area features mobile and manufactured home parks, which are more vulnerable to hailstorms than site-built structures. In addition, manufactured and temporary housing is located sporadically throughout rural portions of the planning area, which are also vulnerable to the hailstorm hazard and more prone to being isolated from essential needs and emergency services in the event of a disaster. Also, structures built before 1980 are likely to have been built to lower or less stringent construction standards than newer construction and may be more susceptible to damage during significant events.

Table 13-3: Structures at Greater Risk by Jurisdiction

Jurisdiction	Total Housing Units	Mobile Housing Units	Housing Built Before 1980
Taylor	7,102	83 (1.1%)	3838 (54%)
Thrall	329	18 (5.5%)	113 (34.34%)
LBCWCID	12,558	447 (3.5%)	4,313 (34.3%)

*Totals include all jurisdictions, ISDs, and unincorporated areas. Source: 2023 ACS 5-year estimate

Based on the ACS 2023 data, the proportion of housing built before 1980 is 20% higher in the city of Taylor than the proportion for the City of Thrall. Mobile and non-traditional housing types make up only 3.5% of all housing in the planning area, with the city of Thrall having the greatest proportion. To mitigate the risks associated with the impacts of hailstorms, it is important to have early warning systems in place, build structures that can withstand high-velocity impacts from hail, and establish emergency response plans to quickly respond to disasters. The Lower Brushy Creek WC&ID is not vulnerable to hail. Earthen Dams are not vulnerable to hailstorms and all water monitoring equipment is fully designed and retrofitted to withstand the impact of hail, including hail guards on all outdoor equipment. Therefore the vulnerability for hail to the LBCWC&ID is none, and there is no need to address it through mitigation actions.

Historic Hailstorm Impacts

The summary table below, 13-4, shows the 25-year property and crop damage totals as well as the average annual (Per Year) losses summarizing historic hailstorm impacts. The bottom half of the table shows per capita dollar loss rates for the total and average annual losses. These rates are important measures for comparing losses between different hazards and areas. The average annual loss estimate of property and crops is $9,200 for the Lower Brushy Creek Planning Area.

Table 13-4: County Loss Summary

Time Period	Fatalities	Injuries	Property Damage	Crop Damage
Loss Summary, LBCWC&ID				
25-year Total	0	0	$155,000	$150,000
Per Year	0	0	$6,200	$6,000
Per Capita Dollar Losses				
25-year Total	0	0	$5.36	$5.19
Per Year	0	0	$0.21	$0.21

Since weather varies from year to year, forecasts of specific years are less likely to be true (less reliable) than these totals and averages for the period. The second summary table shows per capita dollar loss rates based on 2020 Census population counts. This is an important measure for comparing historical losses between different hazards and areas. Table 13-5 below displays the hailstorm losses by jurisdictions within the planning area.

Table 13-5: Hailstorm Losses by Jurisdiction 1999-2024

Jurisdiction	Est. Prop. Losses	Est. Crop Losses	Total Est. Losses
Taylor	$155,000	$150,000	$305,000
Thrall	$0	$0	$0
LBCWCID	$0	$0	$0

*Unincorporated communities are included in LBCWCID Planning Area Totals

SECTION 14: EXTREME HEAT

Description

Extreme heat is a condition where temperatures exceed local average high temperatures by ten degrees or more for an extended period of time and is also characterized by high humidity levels. Extreme heat is a common occurrence in Texas during the summer months. Extended periods of extreme heat are called heat waves and can lead to illness and death, particularly among vulnerable populations. In fact, heat waves have been the top cause of U.S. weather fatalities, on average, over the past 30 years. Texas had a particularly deadly year in 2011 when 203 heat-related deaths were reported. The major human risks associated with severe summer heat include heat cramps, sunburn, dehydration, fatigue, heat exhaustion, and heat stroke. Extreme heat can lead to power outages as heavy demands for air conditioning strain the power grid, and prolonged exposure to excessive temperatures can damage crops and injure or kill livestock. As the Earth's climate warms, overall heat waves are expected to become more frequent, longer, and more intense.

Location

Extreme heat is not confined to any specific geographic area and can occur anywhere within the planning area. City residents can face a heightened risk of extreme heat because of warmer temperatures in cities from the urban heat island effect. The urban heat island effect is caused by large amounts of paved surfaces that absorb and re-radiate heat. The lack of green spaces and tree cover in these areas adds to the issue. Although the Cities of Taylor and Thrall are relatively close to the urban core of the City of Austin, the urban heat island effect is likely not as pronounced as it is in more immediate suburbs like Cedar Park. This results in a negligible variance in extreme temperatures from heat waves in the unincorporated Lower Brushy Creek planning area versus the incorporated cities of Taylor and Thrall.

Extent

The "Heat Index" is the relationship between temperature and relative humidity established by the National Oceanic and Atmospheric Administration (NOAA) to measure the magnitude or intensity of an extreme heat event. This index combines the effect of high temperatures with high humidity to determine how hot it feels outside. Figure 14-1 on the next page describes the heat index as it relates to the likelihood of heat disorders due to prolonged exposure or strenuous activity. As an example, if the air temperature is 98°F and the relative humidity is 65%, the heat index, or how hot it feels, is 128°F. The red area indicates extreme danger, and the example below would fall into this category. Also, exposure to full sunshine can increase heat index values by up to 15°F, since the heat index values in the chart below were devised for shady light wind conditions.

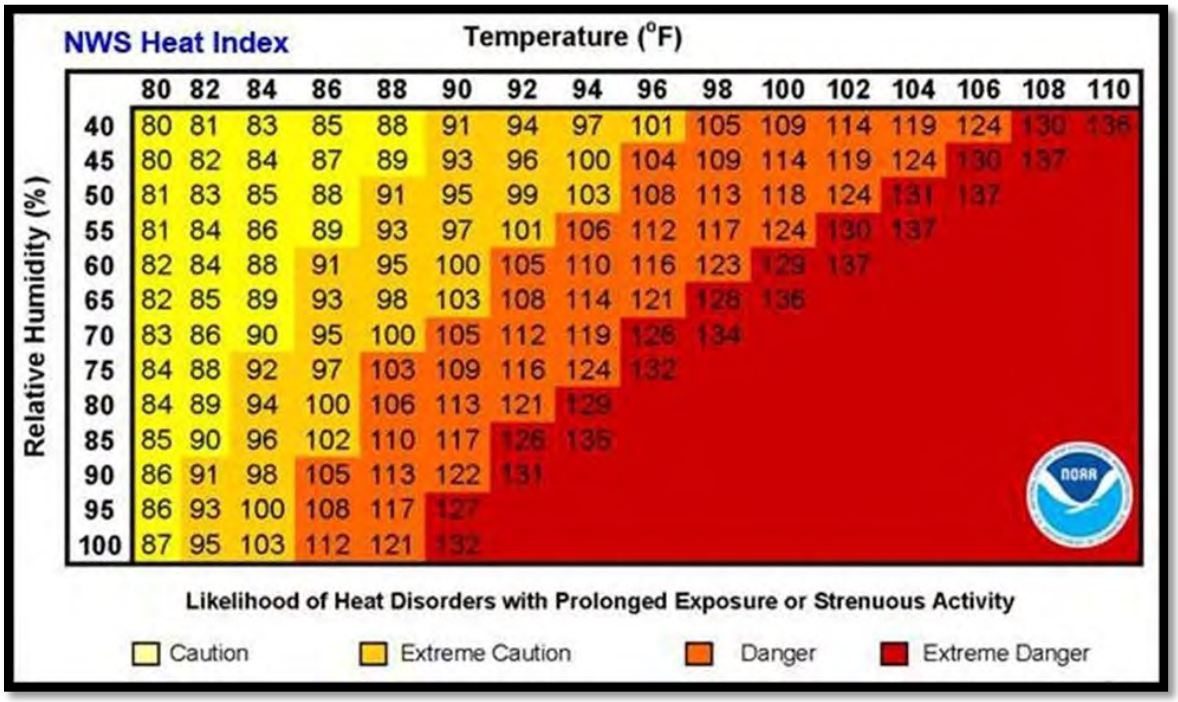


Figure 14-1: National Weather Service Heat Index

The likelihood of health disorders associated with a ranges of heat index values is displayed below. The classifications of "Caution," "Extreme Caution," "Danger," and "Extreme Danger" are associated with increasingly harmful effects on the body. Effects on the body depend on the magnitude or intensity of the event, with the shaded rows in the table below (Table 14-1) corresponding to the colors in the chart above (Figure 14-1). The National Weather Service will initiate alert procedures when the Heat Index is expected to exceed 105°-110°F, depending on local climate, for at least two consecutive days.

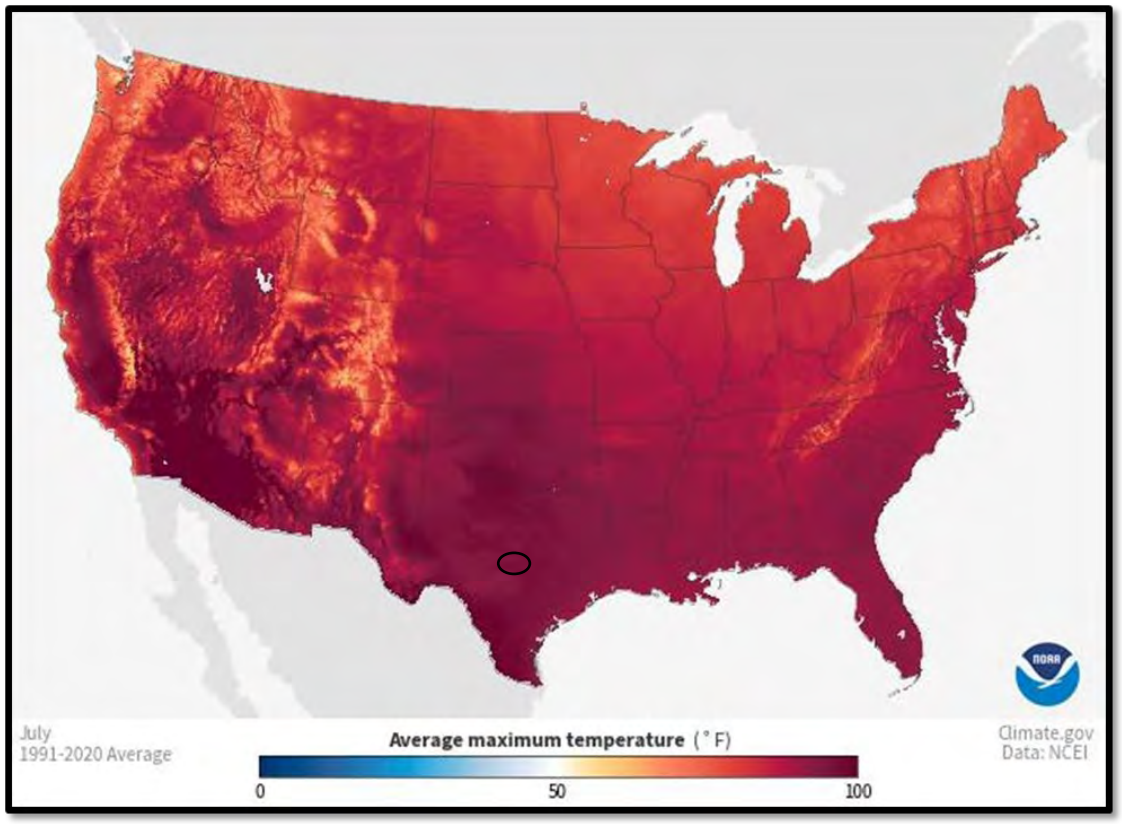
Table 14-1: Heat Index and Warnings

Warning	Heat index	Effect on the body
Caution	80°F-90°F	Fatigue possible with prolonged exposure and/or physical activity
Extreme caution	90°F-103°F	Heat stroke, heat cramps or heat exhaustion possible with prolonged exposure and/or physical activity
Danger	103°F-124°F	Heat cramps or heat exhaustion likely, and heat stroke possible with prolonged exposure and/or physical activity
Extreme danger	125°F and above	Heat stroke highly likely

The hottest month of the year for the Lower Brushy Creek planning area is typically August, with an average high temperature of 96 degrees Fahrenheit and an average relative humidity of 64%.

According to the Heat Index Calculator provided by the National Weather Service's Weather Prediction Center, this would put the average Heat Index score at around 121 degrees Fahrenheit, on the higher end of the Danger Classification. In sunlight, this would expose community members to extremely dangerous levels of heat. The National Oceanic and Atmospheric Administration (NOAA) provides the map below that shows the long-term average maximum temperature in each climate division across the contiguous United States for August. This data (Figure 14-2) is based on daily observations from 1981 to 2010. The planning area exhibits an average maximum temperature of 90-100°F or above based on historical data and has the potential to reach "dangerous" heat index levels at just 92°F and "extremely dangerous" heat index levels at 98°F.

Figure 14-2: Average Maximum Temperature, Contiguous United States, August 1981-2010



Based on the average maximum temperature (92°F) and the average relative humidity of 67% from May through September in the County planning area, extreme heat events to the extent of "Danger" and "Extreme Danger" should be mitigated to reduce threats to humans, livestock, and pets. With the continued increase in global temperatures and the urbanization of the area, we can expect heat events higher than the average maximum temperature. When the heat index reaches a "Danger" classification, effects can include sunstroke, muscle cramps, heat exhaustion, and prolonged exposure can bring on heatstroke. When the heat index reaches an "Extreme Danger" classification, effects on the body can include all of the above in addition to increasing the risk of heat stroke and even death.

Based on a study of visits to the emergency room for heat-related illness for the Austin Metropolitan region, 14% of ER visits were in Williamson County, and while this is not necessarily where the heat illness occurred, there is likely a spatially dependent and causal relationship between extreme heat events in Williamson County and ER visits. Recent investigations reveal insufficient methods of tracking heat-related deaths across Texas, indicating that the mortality rate of extreme heat events is likely underestimating the true danger of extreme heat. There was one extreme heat associated death in Williamson County, with the specific location unknown.

Table 14-2: Historical Extreme Heat Events from 2000-2025

Start Date	End Date	Event Type	Deaths	Injuries	Property Damage	Crop Damage
7/25/2000	7/25/2000	Heat	1	0	0	0
7/19/2018	7/23/2018	Excessive Heat	0	0	0	0
6/15/2023	6/21/2023	Heat	0	0	0	0
7/12/2023	7/18/2023	Excessive Heat	0	0	0	0
8/7/2023	8/28/2023	Excessive Heat	0	0	0	0
8/20/2024	8/22/2024	Excessive Heat	0	0	0	0

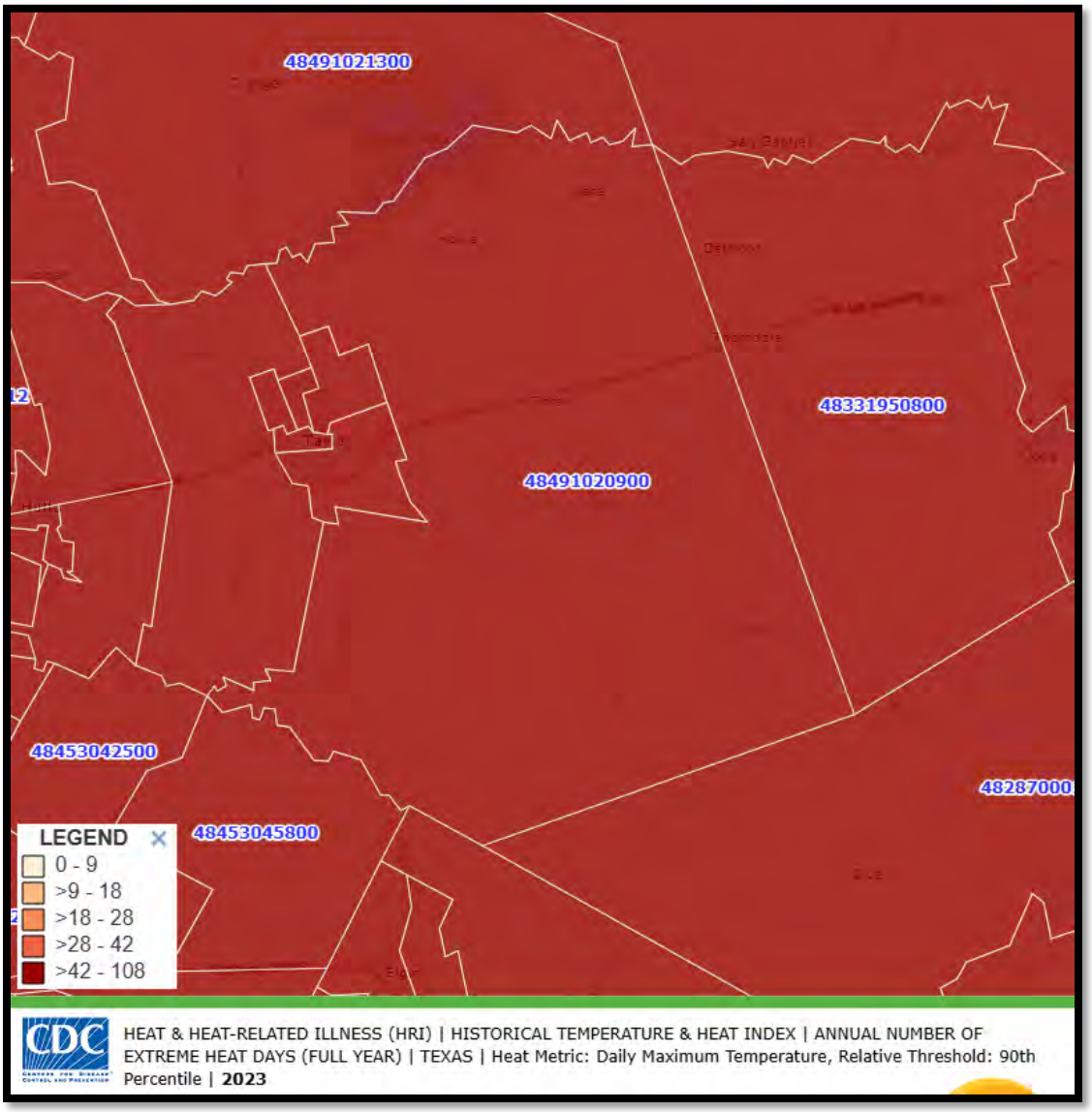
Significant Events

The Lower Brushy Creek Planning Area experiences frequent excessive heat events in the summer months, with the number of extreme heat events increasing for the planning area over the past decade.

Table 14-3: Average Annual Extreme Heat Days by Tract in Lower Brushy Planning Area

Annual Extreme Heat Days Across Census Tracts in Planning Area	
Year	# of Events
2023	80
2022	57
2021	3
2020	31
2019	25
2018	15

Figure 14-3: Extreme Heat Days by Census Tract in 2023



Source: National Environmental Public Health Tracking Network Data Explorer

Based on historical monitoring data from 2010 through 2023, the average number of days with extreme heat for the planning area is 34, with a high of 86 in 2011 and a low of 3 in 2021.

Data from the CDC can also help tell a story of how the number of extreme heat days to be expected each summer is increasing. The two maps below depict an average number of extreme heat days over the 29 years from 1981 - 2010, and below it the average for the 10 years from 2000-2010. The Lower Brushy Creek planning area is depicted within the black circle in Central Texas on the maps below.

Figure 14-4: 1981-2010 Average Heat Wave Days Based on Daily Maximum Heat Index for Texas

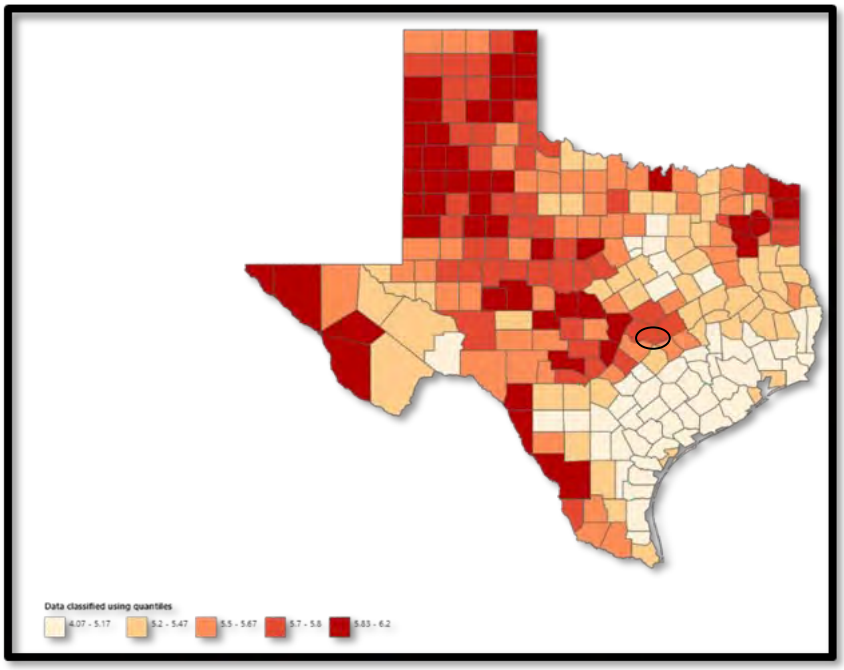
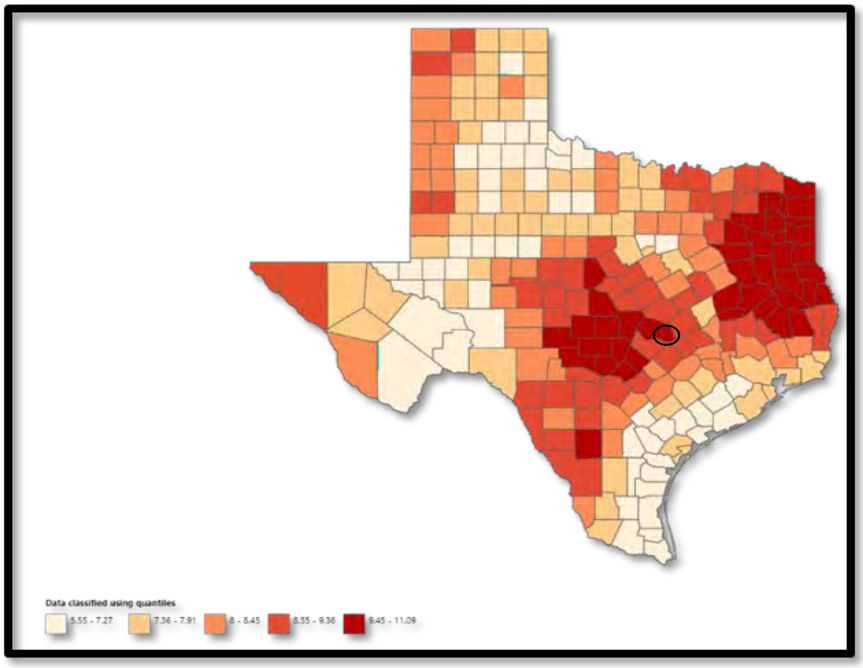


Figure 14-5: 2000-2010 Average heat wave days based on daily maximum heat index for Texas.



The Extreme Heat Events data available on the CDC WONDER website are county-level measures of the number of heat wave days in May through September spanning the years 1981-2010. The CDC defines heat wave days as those that are 95th percentile of the daily maximum Heat Index. The number of heat wave days is computed at the county level, and the choropleth map and associated legends show the average number of heat wave days occurring based on the selected time period and location. The average for the Lower Brushy Creek Planning Area shifts from between 5-6 days over the long term, but increases to an average of 9-11 extreme heat days from 2000 to 2010.

Probability of Future Events

The planning area can expect between 15 to 20 extreme heat days and at least one extreme heat event, or heat wave, each summer due to the warm, sunny, and humid subtropical climate in the Lower Brushy Creek planning area. The probability of the area experiencing at least one extreme heat event in the next year is Highly Likely, meaning an extreme heat event is extremely likely to occur in the next year.

Frequency of Occurrence
Highly likely: Event probable in next year.
Likely: Event probable in the next 3 years
Occasional: Event possible in the next 5 years.
Unlikely: Event possible in next 10 years.

The probability that the number of extreme heat days will continue to increase in the future is also highly likely. According to NOAA, the past ten years across the globe have been the top ten warmest years on record (1850-2024). The table below ranks the warmest years on record with land and ocean annually averaged measurements compiled from 1850-2024.

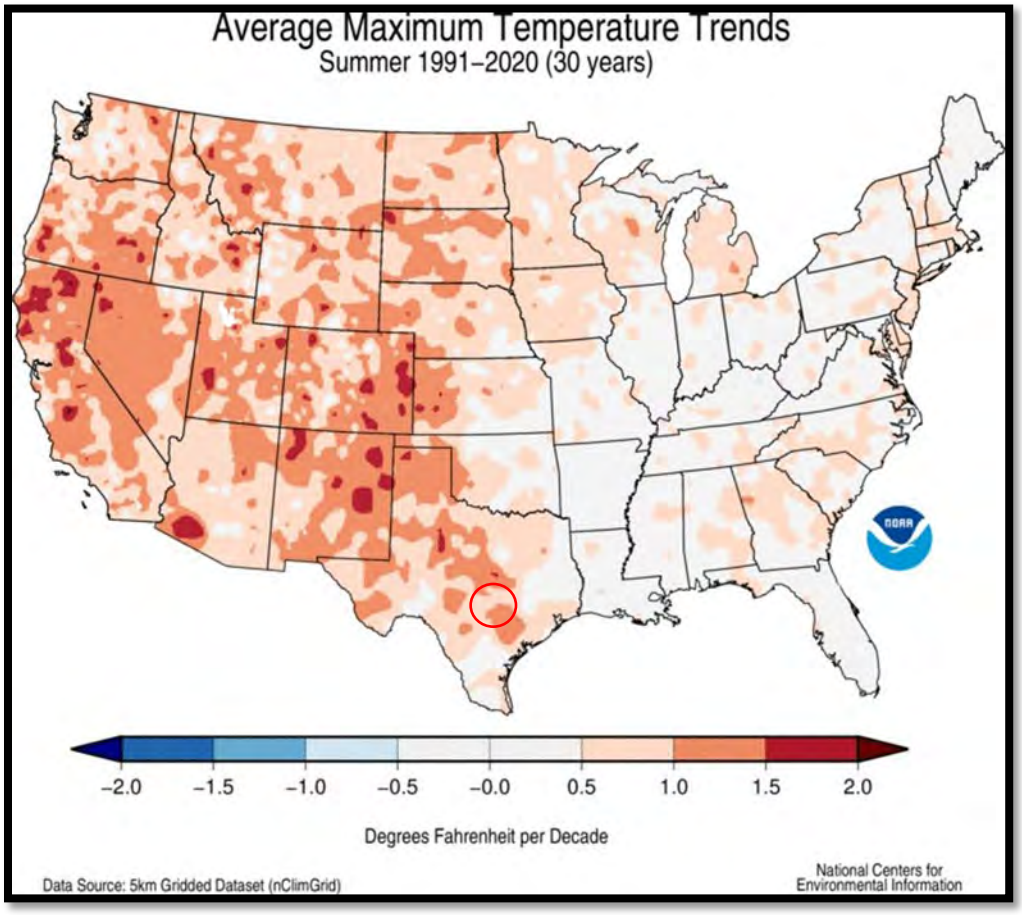
Table 14-4: Top ten warmest years, globally (NOAA, 1850-2024)

Rank: 1 = Warmest Period of Record: 1850–2024	Year	Anomaly °C	Anomaly °F
1	2024	1.29	2.32
2	2023	1.19	2.14
3	2016	1.03	1.85
4	2020	1.02	1.84
5	2019	0.98	1.76
6	2017	0.94	1.69
7	2015	0.91	1.64
8	2022	0.90	1.62
9 (tied)	2018	0.87	1.57
9 (tied)	2021	0.87	1.57

Source: "Global Climate Report – Annual 2024". NOAA.

The average maximum temperature maps in Figure 14-6 are produced by the U.S. National Climatic Data Center and depict trends for the most recent complete 30-year period as well as the trend when looking at all recorded temperatures since 1896. The maps show average maximum temperature trends across the United States during the summer periods from 1991-2020, which shows how on a smaller time scale of the past thirty years, maximum temperatures have been increasing. The Lower Brushy Creek planning area is in a region that can expect an increase of 1-1.5^{0}F in average maximum summer temperatures over the next century.

Figure 14-6: Average Maximum Temperature Trends, Summer 1991-2020 (30 years) https://www.ncdc.noaa.gov/temp-and-precip/us-trends/



Vulnerability and Impacts

Residents of the area, especially vulnerable populations such as children under five and those over 65, should exercise caution by staying out of the heat for prolonged periods when a heat advisory or excessive heat warning is in effect. In addition to children and the elderly, the most vulnerable population to heat illnesses and casualties is the infirm, who frequently live on low fixed incomes and cannot afford to run air-conditioning regularly. This population is sometimes isolated, with no immediate family or friends to look out for their well-being, so it is important for communities to get to know which immediate neighbors may be at the highest risk to health impacts from heat. Those working or remaining outdoors for extended periods of time and overweight individuals are also at higher risk. It is never safe to leave a baby, child, disabled person, or pet in a locked car. Cars heat up quickly in the sun. This is true even in the winter; in fact, the first toddler death due to being left in a locked car in the U.S. in 2018 occurred in February. The graphic in Figure 14-7 on the next page is produced by NOAA with tips on how to practice heat safety in different situations.

Figure 14-7: Extreme Heat Safety Guidance

Higher heat index values (which combine temperature and humidity to describe perceived temperature) are expected to increase discomfort and aggravate health issues. Conversely, cold spells are expected to decrease. In most locations, scientists expect daily minimum temperatures—which typically occur at night—to become warmer at a faster rate than daily maximum temperatures. This change will provide less time to cool off and recover from daytime heat.

As the region continues to warm overall, it will be important to educate the public about strategies to stay cool during extreme heat events and how to recognize and respond to heat-related illnesses.

SECTION 15: DAM FAILURE

Description

Dams are water storage, control, or diversion structures that impound water upstream in reservoirs. Benefits provided by dams include water supplies for drinking, irrigation, and industrial uses. Dams also provide flood control, hydroelectric power, recreation, and navigation. At the same time, dams also represent a risk to public safety. Dams require ongoing maintenance, monitoring, safety inspections, and sometimes even rehabilitation to continue safe service.

Dam failure can take several forms, including a collapse of or breach in the structure. Hundreds of dam failures have occurred throughout U.S. history. These failures have caused immense property and environmental damage and have taken thousands of lives. As the nation's dams age and the population increases, the potential for deadly dam failures grows. No one knows precisely how many dam failures have occurred in the U.S., but they have been documented in every state. From January 2005 through June 2013, state dam safety programs reported 173 dam failures and 587 "incidents" - episodes that, without intervention, would likely have resulted in dam failure. The graphic below depicts the history of dam failures throughout the US.

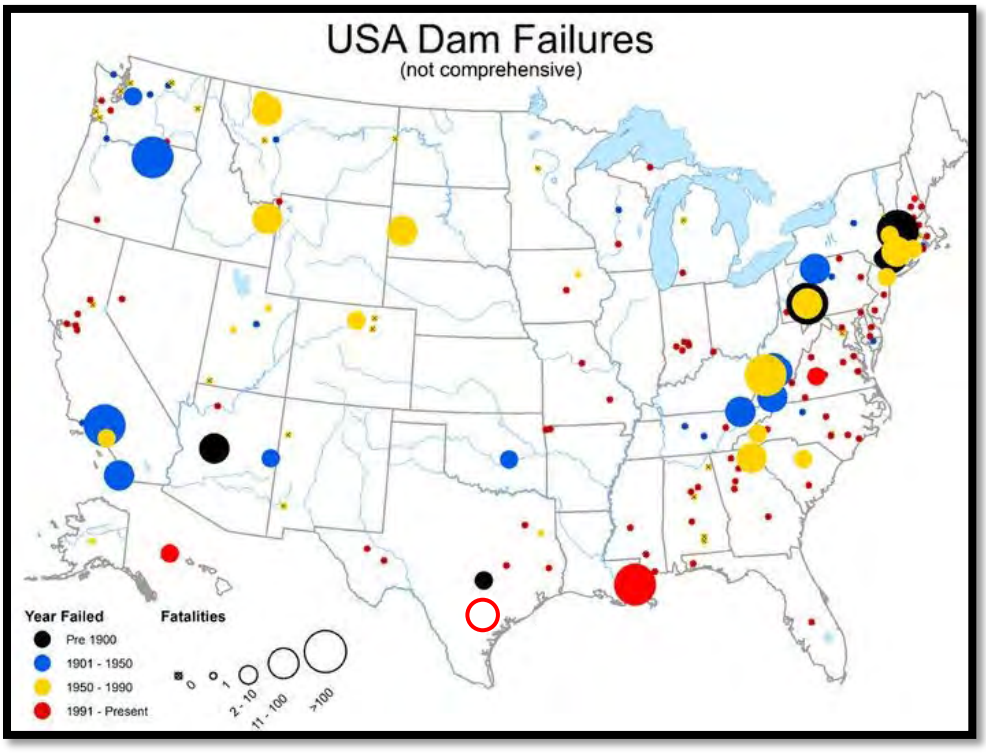


Figure 15- 1 Diagram of USA Dam Failures

In the event of a dam failure, the energy of the water stored behind the dam can cause rapid and unexpected flooding downstream, resulting in loss of life and substantial property damage. A devastating effect on water supply and power generation could be expected as well. The causes of dam failures are many, but they are most likely to happen for one of five reasons.

1. **Overtopping is** caused by water spilling over the top of a dam. Overtopping of a dam is often a precursor of dam failure. National statistics show that overtopping due to inadequate spillway design, debris blockage of spillways, or settlement of the dam crest accounts for approximately 34% of all U.S. dam failures. Overtopping can happen after periods of prolonged rainfall and flooding for which the dam was not designed, or failure of upstream dams in the same drainage basin.
2. **Foundation Defects**, including settlement and slope instability, cause about 30% of all dam failures.
3. **Cracking is** caused by movements like the natural settling of a dam.
4. **Inadequate maintenance and upkeep**.
5. **Piping** occurs when seepage through a dam is not properly filtered, and soil particles continue to progress and form sinkholes in the dam. Another 20% of U.S. dam failures have been caused by piping. Seepage often occurs around hydraulic structures, such as pipes and spillways; through animal burrows; around roots of woody vegetation; and through cracks in dams, dam appurtenances, and dam foundations.

Location

The Lower Brushy Creek Water Control and Improvement District (LBCWCID) is responsible for the operation and maintenance of 23 flood control structures in eastern Williamson and western Milam Counties. These eastern dams were designed and constructed by the USDA Natural Resources Conservation Service (NRCS). The Lower Brushy Creek WCID provides over $1.4 million in annual benefits, including $113,000 in annual flood control reduction benefits to bridges and numerous county, state, and federal roads, according to the Natural Resource Conservation Center.

There were some reclassifications on 2 dams, sites 10 and 9, within the Lower Brushy Creek WCID-Williamson County planning boundary. SCS Site 9 dam was reclassified from Significant to High. Figures 15-2 and 15-3 provide a summary and illustrate general locations for each dam in the Taylor, Thrall, Lower Brushy Creek Water Control Improvement District (LBCWCID) planning area. Currently, there are 67 total dams located in Williamson County, and 31 in the planning area, 23 of which are maintained by LBCWCID.

There are 7 classified as “high-hazard”, 8 as “significant-hazard”, 15 as “low-hazard” dams, 0 as “undetermined,” and 0 as “not available.”

Figure 15- 2 Dams of Williamson County | National Inventory of Dams (NID)

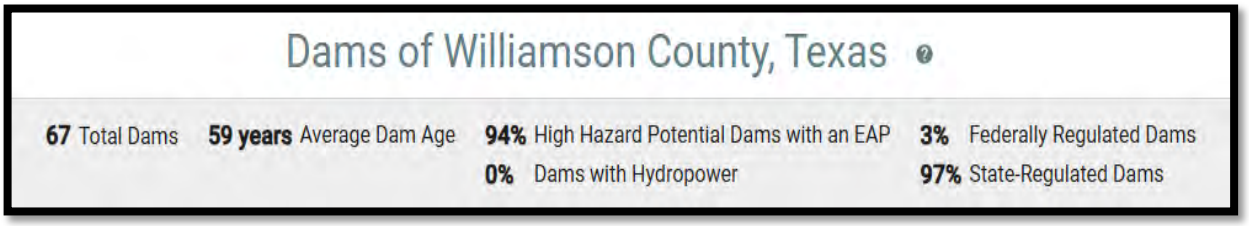
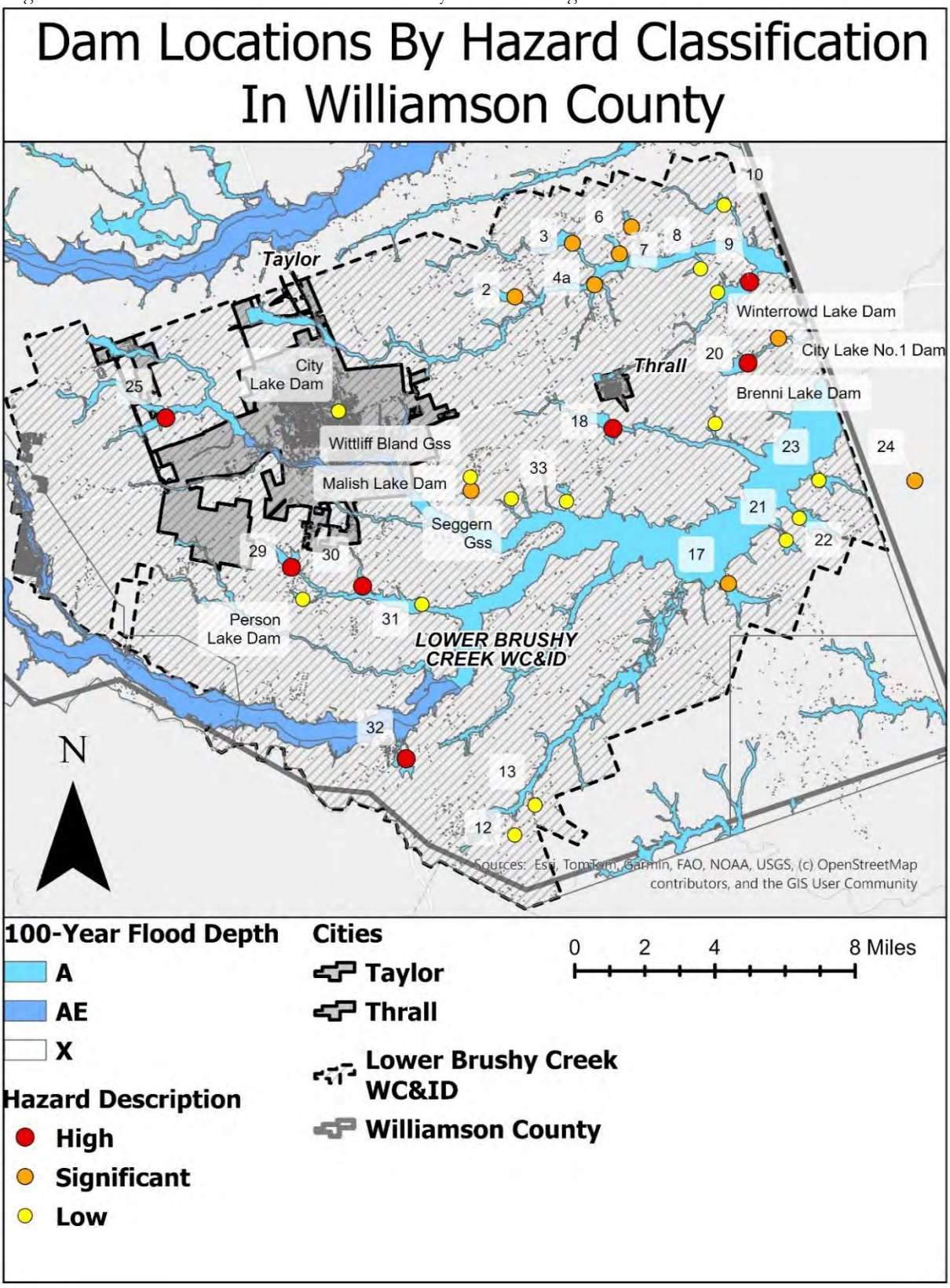


Figure 15-3: Dam Locations Across the Lower Brushy Creek Planning Area



The survey of dams within the Taylor, Thrall, and Lower Brushy Creek WCID planning area is presented in Table 15-1 below. The survey provides the dam's name, the year it was built, its height, the maximum storage in acre-feet of the impoundment, and its hazard potential. This data was taken from the National Inventory of Dams website, along with information given by the Lower Brushy Creek Water Control Improvement District.

Table 15-1: Williamson County – Lower Brushy Creek Dam Survey

Dam Name	NID ID	State Regulated Dam	Federally Regulated Dam	Dam Height (Ft)	Year Completed	Normal Storage (Acre-Ft)	Hazard Classification	EAP Prepared
Upper Brushy Creek WS SCS Site 32 Dam	TX01325	Yes	No	23	1960	79	High	Yes
Upper Brushy Creek WS SCS Site 29 Dam	TX01340	Yes	No	37	1972	200	High	Yes
Upper Brushy Creek WS SCS Site 25 Dam	TX01339	Yes	No	35	1975	196	High	Yes
Lower Brushy Creek WS SCS Site 18 Dam	TX01337	Yes	No	43	1963	194	High	Yes
Lower Brushy Creek WS SCS Site 9 Dam	TX01333	Yes	No	37	1966	469	High	Yes
Upper Brushy Creek WS SCS Site 30 Dam	TX01341	Yes	No	27	1959	109	High	Yes
Lower Brushy Creek WS SCS Site 20 Dam	TX01328	Yes	No	26	1966	89.1	High	Yes
Lower Brushy Creek WS SCS Site 6 Dam	TX01344	Yes	No	36	1964	114	Significant	Yes
Lower Brushy Creek WS SCS Site 3 Dam	TX01343	Yes	No	40	1960	193	Significant	Yes
Lower Brushy Creek WS SCS Site 4a Dam	TX01338	Yes	No	35	1961	197	Significant	Yes
Lower Brushy Creek WS SCS Site 17 Dam	TX01336	Yes	No	27	1963	198	Significant	Yes
Lower Brushy Creek WS SCS Site 7 Dam	TX01346	Yes	No	28	1960	86	Significant	Yes
Lower Brushy Creek WS SCS Site 2 Dam	TX01335	Yes	No	26	1960	130	Significant	Yes

City Lake No. 1 Dam	TX01332	Yes	No	20	1955	145	Significant	No
Malish Lake Dam	TX05588	Yes	No	21	1968	41	Significant	Yes
Lower Brushy Creek WS SCS Site 24 Dam	TX02377	Yes	No	37	1964	163	Significant	Yes
Lower Brushy Creek WS SCS Site 23 Dam	TX01331	Yes	No	30	1961	103	Low	Yes
Upper Brushy Creek WS SCS Site 33 Dam	TX01334	Yes	No	31	1959	102	Low	Yes
Lower Brushy Creek WS SCS Site 13 Dam	TX01327	Yes	No	23	1960	130	Low	Yes
Lower Brushy Creek WS SCS Site 12 Dam	TX01326	Yes	No	22	1966	97	Low	Yes
Lower Brushy Creek WS SCS Site 22 Dam	TX01330	Yes	No	26	1961	176	Low	Yes
Upper Brushy Creek WS SCS Site 31 Dam	TX04488	Yes	No	44	1977	197	Low	Yes
Brenni Lake Dam	TX05587	Yes	No	29	1974	59	Low	Not Required
Seggern Gss	TX06249	Yes	No	23	1981	46	Low	Not Required
Pearson Lake Dam	TX05992	Yes	No	23	1980	51	Low	Not Required
Winterrowd Lake Dam	TX05586	Yes	No	23	1956	93	Low	Not Required
Wittliff Bland Gss	TX06250	Yes	No	24	1967	49	Low	Not Required
City Lake Dam	TX06850	Yes	No	15	1963	26	Low	Not Required
Lower Brushy Creek WS SCS Site 10 Dam	TX01347	Yes	No	37	1963	160	Low	Yes
Lower Brushy Creek WS SCS Site 21 Dam	TX01329	Yes	No	19	1960	54	Low	Yes
Lower Brushy Creek WS SCS Site 8 Dam	TX01345	Yes	No	42	1960	103	Low	Yes

All census blocks within five miles of a dam with a maximum storage capacity of 100,000 acre-feet or more are considered at risk of potential dam failure hazards. For dams with a maximum storage capacity between 10,000 and 100,000 acre-feet, all census blocks within three miles are deemed to be at risk of potential dam failure hazards. For dams with a maximum storage capacity of less than 10,000 acre-feet, all census blocks within one mile are considered to be at risk from potential dam failure hazards.

The 7 high-hazard dams in the planning area represent max storage capacities of 930, 1,476, 1,728, 3,586, 3,202, 574, and 1,223.2 acre-feet. All 7 have a storage capacity that is far less than the 10,000-acre-feet maximum threshold for the one-mile distance stated above, suggesting that the downstream census blocks that would be at risk would be much less than a mile. With residential and agricultural developments located downstream of the dams, all populations are at risk if a dam failure occurs. Of the 7 dams, 4 (numbered 18, 29, 30, and 32) are less than 1 mile upstream of a roadway. There have been no recorded dam failures within the planning area; however, the potential consequences of such failures should be taken seriously.

The number of census blocks at risk as they relate to dam size is to be used only as a rough guide. Inundation maps based on hydraulic and hydrologic modeling can be used to provide precise risk from dam failure. The owners of the high-hazard dams in the Lower Brushy Creek Planning Area all have the mandated Emergency Action Plans prepared.

Extent

The extent or magnitude of a dam failure event is described in terms of the classification of damages that could result from a dam's failure, not the probability of failure. The National Interagency Committee on Dam Safety defines high-hazard dams as those where failure or mis-operation would cause loss of human life. Low-hazard potential dams are those at which failure or mis-operation probably would not result in loss of human life but would cause limited economic and/or environmental losses. Losses would be limited mainly to the owner's property.

Classifications for dam failure extent are found in Table 15-2 below.

Table 15-2: Dam Hazard Classification Criteria Source: Federal Guidelines for Dam Safety

Hazard Classification	Loss of Human Life	Economic, Environmental, Lifeline Losses
Low	None expected	Low and generally limited to owner
Significant	None expected	Yes
High	Probable. One or more expected	Yes (but not necessary for this classification)

Table 15- 2 Extent for Participating Jurisdiction

Jurisdiction	Dams and Classification	Extent Classification	Level of Intensity to Mitigate
City of Taylor	**1-Low Hazard** **2-High Hazard Within 1 Mile of City Limits.** **Protected Critical Infrastructure Information Has Been Stored in a Separate Appendix. For more information about dam inundation areas, please contact LBCWCID**	**High**	The City Lake Dam is a low-hazard dam owned by the City of Taylor. Due to its classification, failure is not expected to result in loss of life, and property damage is minimal. The dam's relatively small storage capacity and distance from densely populated areas contribute to its low-risk assessment. However, regular maintenance and inspections are essential to ensure its stability. While the dam poses a low threat to surrounding infrastructure, any significant rainfall or structural failure could still impact nearby properties. The Upper Brushy Creek WS SCS Site 25 and 29 Dams are the 2 High Hazard dams that are located within 1 mile of Taylor's city limits. A dam failure poses a great threat to the lives of the residents and would cause significant damage to properties.
City of Thrall	**No Dams in City Limits.** **1-High Hazard Within 1 Mile of City Limits.**	**High**	The City of Thrall has no dams within its limits, but a High Hazard dam is located one mile south. The Lower Brushy Creek Water Control & Improvement District and Taylor SWCD manage the Lower Brushy Creek WS SCS Site 18 Dam.

			Additional analysis shows that the Site 18 dam is located near the Thrall Wastewater Treatment plant and could be impacted by a potential breach. Agricultural land and some residences are directly within the flood path, and could potentially experience damage to crops, livestock, equipment, and structures. This dam requires regular, thorough inspections and stringent maintenance protocols to ensure its safety and structural integrity. The consequences of dam failure would likely include considerable flooding, which may endanger lives, damage homes and businesses, and disrupt vital services.
Lower Brushy Creek Water Control Improvement District Boundaries	**31 Dams Total:** **15-Low Hazard** **9-Significant Hazard** **7-High Hazard**	**High**	Dam failure presents a high threat to the Lower Brushy Creek Water Control Improvement District (LBCWCID). **There are 7 High Hazard Dams in the LBCWCID area that pose a threat to human life.** 1) Lower Brushy Creek WS SCS Site 9 Dam The Lower Brushy Creek WS SCS Site 9 Dam is controlled and maintained by the Lower Brushy Creek WCID. It was completed in 1966 for Flood Risk Reduction. The dam's height is 37 feet high and has a normal storage of 459 acre-feet. The maximum discharge is 6,467 cubic feet per second, with the drainage area being 5.3 square miles.

			Given its High Hazard classification, this dam requires regular, thorough inspections and stringent maintenance protocols to ensure its safety and structural integrity. The consequences of dam failure would likely include considerable flooding, which may endanger lives, damage homes and businesses, and disrupt vital services. 2) Lower Brushy Creek WS SCS Site 18 Dam The Lower Brushy Creek WS SCS Site 18 Dam is controlled and maintained by the Lower Brushy Creek WCID. It was completed in 1963 for Flood Risk Reduction. The dam's height is 43 feet and has a normal storage of 194 acre-feet. The max discharge is 14,367 cubic feet per second, and the drainage area is 4.8 square miles. Additional analysis shows that the Site 18 dam is located near the Thrall Wastewater Treatment plant and could be impacted by a potential breach. Agricultural land and some residences are directly within the flood path, and could potentially experience damage to crops, livestock, equipment, and structures. This dam requires regular, thorough inspections and stringent maintenance protocols to ensure its safety and structural integrity. The consequences of dam failure would likely include considerable flooding, which may endanger lives, damage homes and businesses, and disrupt vital services.

			3) Lower Brushy Creek WS SCS Site 20 Dam The Lower Brushy Creek WS SCS Site 20 Dam is controlled and maintained by the Lower Brushy Creek WCID. The dam was completed in 1966 for Flood Risk Reduction. Its normal storage is 89.1-acre feet, with a height of 26 feet. The max discharge is 4,304 cubic feet per second and has a drainage area of 1.4 square miles. This dam requires regular, thorough inspections and stringent maintenance protocols to ensure its safety and structural integrity. Dam failure can pose a threat to human life, as well as impact economic or environmental assets. 4) Upper Brushy Creek WS SCS Site 25 Dam The Upper Brushy Creek WS SCS Site 25 Dam is controlled and maintained by the Lower Brushy Creek WCID. It was completed in 1975 to use for Flood Risk Reduction. It has a height of 35 feet and a normal storage of 196 acre-feet. The max discharge is 1,728 cubic feet per second, with a drainage area of 3.4 square miles.

			5) Upper Brushy Creek WS SCS Site 29 Dam The Upper Brushy Creek WS SCS Site 29 Dam is controlled and maintained by the Lower Brushy Creek WCID. It was completed in 1972 to be used for Flood Risk Reduction. Its height is 37 ft and has a normal storage of 200 acre-feet. The max discharge is 2,483 cubic feet per second and has a drainage area of 2.5 square miles. 6) Upper Brushy Creek WS SCS Site 30 Dam The Upper Brushy Creek WS SCS Site 30 Dam is controlled and maintained by the Lower Brushy Creek WCID. It was completed in 1959 to be used for Flood Risk Reduction. The dam height is 27 feet and has a normal storage of 109 acre-feet. Its max discharge is 1,461 cubic feet per second and has a drainage area of 0.92 square miles. 7) Upper Brushy Creek WS SCS Site 32 Dam The Upper Brushy Creek WS SCS Site 32 Dam is controlled and maintained by the Lower Brushy Creek WCID. The dam was completed in 1960 to be used for Flood Risk Reduction. The dam's height is 23 feet and has a normal storage of 79 acre-feet. It has a max discharge rate of 9,541 cubic feet per second, with a drainage area of 1.2 square miles.

			There are 9 Significant Hazard Dams in the LBCWCID area. 1) Lower Brushy Creek WS SCS Site 2 Dam The Lower Brushy Creek WS SCS Site 2 Dam is controlled and maintained by the Lower Brushy Creek WCID. It was completed in 1960 to be used for Flood Risk Reduction. The dam's height is 26 feet and has a normal storage of 130 acre-feet. It has a max discharge rate of 1,296 cubic feet per second, with a drainage area of 1.1 square miles. This dam does not pose any risk to human life, but it could impact economic or environmental assets, as there is a large area of agricultural land near the dam site. Future reassessments will be conducted to better understand the specific downstream impacts of this dam should developments increase. 2) Lower Brushy Creek WS SCS Site 3 Dam The Lower Brushy Creek WS SCS Site 3 Dam is controlled and maintained by the Lower Brushy Creek WCID. It was completed in 1960 to be used for Flood Risk Reduction. The dam's height is 40 feet, and its normal storage is 193 acre-feet. It has a max discharge rate of 3,621 cubic feet per second, with a drainage area of 4.03 square miles. This dam does not pose any risk to human life, but it could impact economic or environmental assets, as there is a large area of agricultural land near the dam site. Future reassessments will be conducted to better understand the specific downstream impacts of this dam should developments increase.

			3) Lower Brushy Creek WS SCS Site 4a Dam The Lower Brushy Creek WS SCS Site 4a Dam is controlled and maintained by the Lower Brushy Creek WCID. It was completed in 1961 to be used for Flood Risk Reduction. The dam's height is 35 feet, and its normal storage is 197 acre-feet. It has a max discharge rate of 2,916 cubic feet per second, with a drainage area of 3 square miles. Some residences, scattered along the creek, are located within 1 mile downstream of the dam, posing a significant risk to the people and properties. Future reassessments will be conducted to better understand the specific downstream impacts of this dam should developments increase. 4) Lower Brushy Creek WS SCS Site 6 Dam The Lower Brushy Creek WS SCS Site 6 Dam is controlled and maintained by the Lower Brushy Creek WCID. It was completed in 1964 to be used for Flood Risk Reduction. The dam's height is 36 feet, and it has a normal storage of 114 acre-feet. It has a max discharge rate of 2,566 cubic feet per second, with a drainage area of 1.38 square miles. Some residencies are located within 1 mile downstream of the dam, posing a significant risk to the people and properties. Future reassessments should be conducted to better understand the specific downstream impacts of this dam if development increases. 5) Lower Brushy Creek WS SCS Site 7 Dam The Lower Brushy Creek WS SCS Site 7 Dam is controlled and maintained by the Lower Brushy Creek WCID.

			It was completed in 1960 to be used for Flood Risk Reduction. The dam's height is 28 feet, and it has a normal storage of 86 acre-feet. Its max discharge rate is 1,390 cubic feet per second, with a drainage area of 0.9 square miles. This dam does not pose any risk to human life, but it could impact economic or environmental assets, as there is a large area of agricultural land near the dam site. Future reassessments will be conducted to better understand the specific downstream impacts of this dam should developments increase. 6) Lower Brushy Creek WS SCS Site 17 Dam The Lower Brushy Creek WS SCS Site 17 Dam is controlled and maintained by the Lower Brushy Creek WCID. It was completed in 1963 to be used for Flood Risk Reduction. The dam's height is 27 feet, and it has a normal storage of 198 acre-feet. Its max discharge rate is 3,659 cubic feet per second, with a drainage area of 2.79 square miles. This dam does not pose any risk to human life, but it could impact economic or environmental assets, as there is a large area of agricultural land near the dam site. Future reassessments will be conducted to better understand the specific downstream impacts of this dam should developments increase.

			7) Lower Brushy Creek WS SCS Site 24 Dam The Lower Brushy Creek WS SCS Site 24 Dam is located just outside of the Williamson County boundaries, south of Thorndale. This dam is controlled and maintained by the Lower Brushy Creek WCID and should be considered even if it is not within the boundaries of Williamson County. The dam was completed in 1964 to be used for Flood Risk Reduction. Its height is 37 feet, and it has a normal storage of 163 acre-feet. The max discharge is 2,261 cubic feet per second, with a drainage area of 1.9 square miles. 8) City Lake No. 1 Dam The City Lake No. 1 Dam is privately owned by Alma McDaniel, Barbara Barton, and Merrilyn Barton. It was completed in 1955, and recreation is the primary use for this dam. Its height is 20 feet, and it has a normal storage of 145 acre-feet. The max drainage rate is 5,543 cubic feet per second, with a drainage area of 2 square miles. While an official inundation map is not available, the 100-year floodplain area and BFE is a good estimate of the area and extent of impact if the dam were to fail. Based on FEMA structures data, all structures are at least 200 feet away from the floodplain boundaries. This dam does not pose any risk to human life, but it could cause property damage and impact environmental assets downstream should a dam failure occur. Future reassessments will be conducted to better understand the specific downstream impacts of this dam should developments increase.

			9) Malish Lake Dam The Malish Lake Dam is privately owned by DBA K and M Manufacturing, Elton Malish, and Judith Malish. It was completed in 1968 to be used for Recreation, Fire Protection, Stock, or a Small Fishpond. The dam's height is 21 feet, and it has a normal storage of 41 acre-feet. Its max discharge is 1,200 cubic feet per second, with a drainage area of 0.78 square miles. While an official inundation map is not available, the 100-year floodplain area and BFE is a good estimate of the area and extent of impact if the dam were to fail. There are multiple structures, including what appears to be two residential structures within less than 50 feet from the 100-year floodplain boundary. It is likely that these residences could be impacted by dam failure. However, given the dam is privately owned and outside of city boundaries, it is outside of the scope of responsibility for the participants of this plan to engage with private dam owners. **There are 14 Low Hazard Dams in the LBCWCID area. (Excluding City Lake dam)** The 14 Low Hazard Dams within the planning area are all isolated from populated areas (at least 1 mile from city limits) and have a relatively low volume of water. Until development patterns change, there is no need to profile the dams in future hazard mitigation plans.

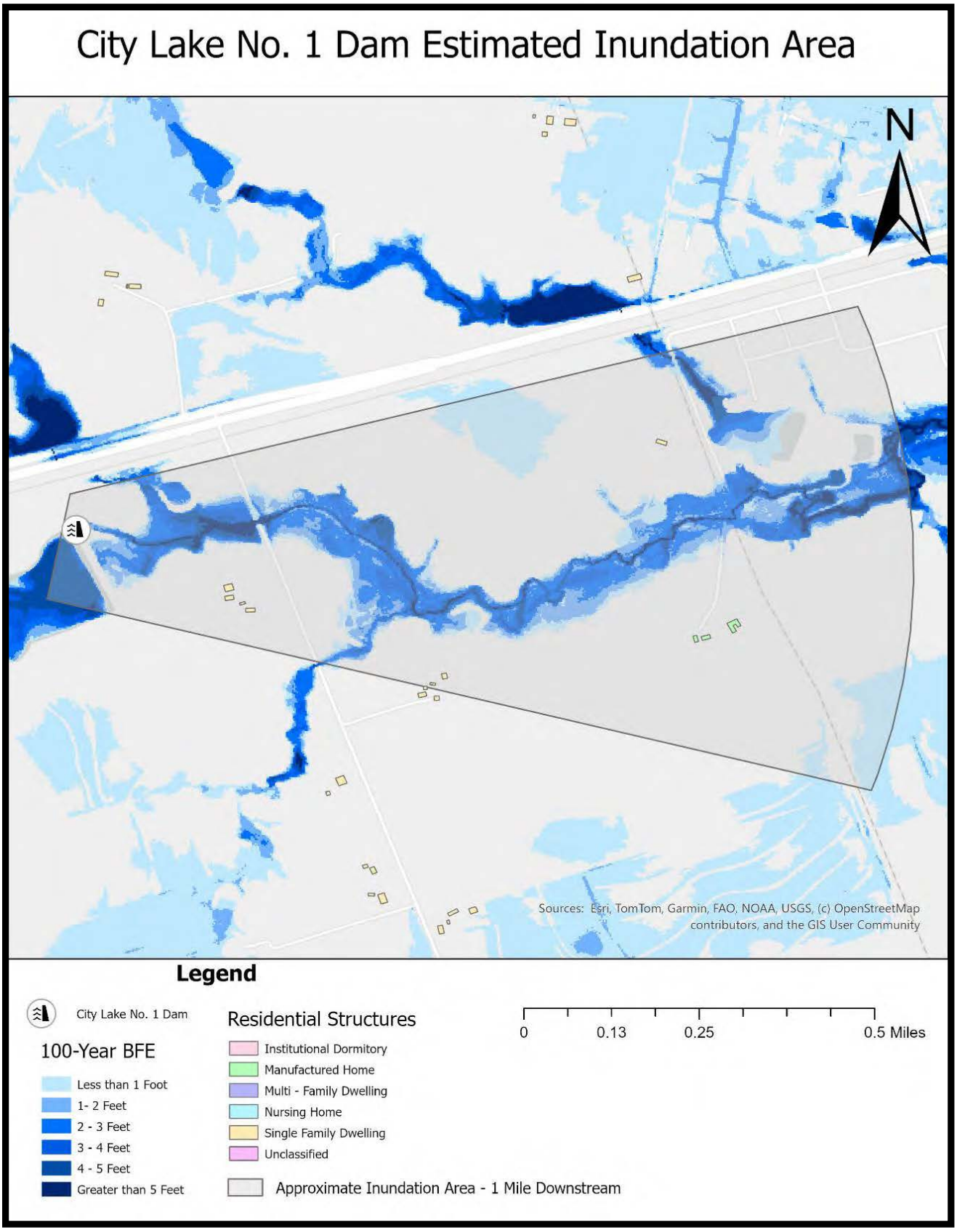


Figure 15-4: City Lake No. 1 Dam – Maximum Potential Inundation Area

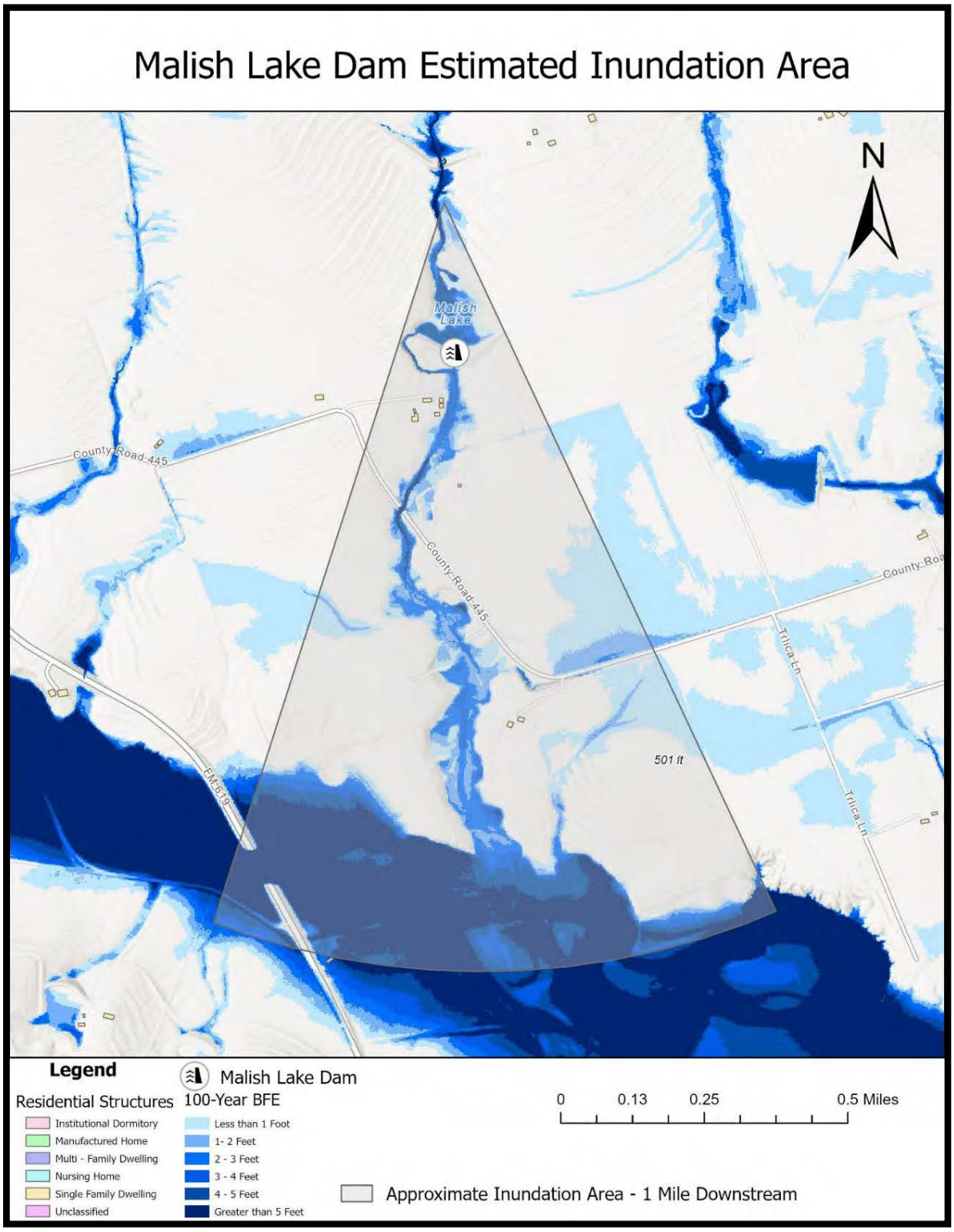


Figure 15-5: Malish Lake Dam – Maximum Potential Inundation Area

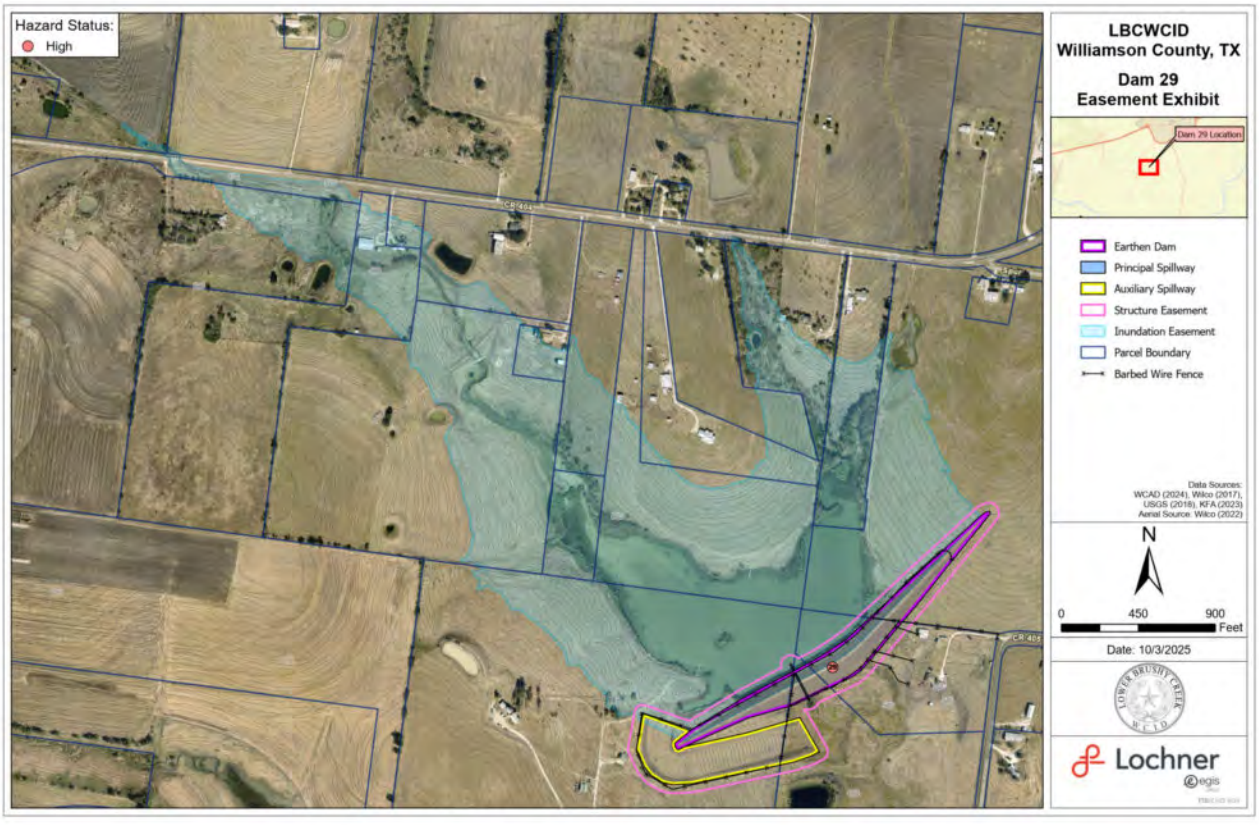
While the Malish Lake and City Lake No. 1 Dams could impact structures within the unincorporated planning area, given that they are outside of the city limits, the Williamson County Office of Emergency Management is the organization with primary responsibility for coordinating with private dam owners.

As can be seen through the mitigation actions established by the Lower Brushy Creek Water Control and Improvement District, coordination with the local entities to ensure they have a comprehensive understanding of their role in supporting dam safety and infrastructure enhancements is essential for developing financial and political support to make the necessary infrastructure upgrades and reduce long-term exposure to dam inundation.

Constructing and maintaining flood control infrastructure is essential for reducing public safety, but a well-documented phenomenon, termed the safe development paradox, is commonly seen in areas with dams. Dams reduce the impacts of flooding and create a perception of relative safety. This perception of safety allows for more extensive development in the areas surrounding dams. This significantly increases the potential impact of dam inundation and leads to dams being reclassified from low hazard to high hazard. Ensuring that developers and community members are aware of the dams in their area and have a plan if dam failure were to occur is essential to ensuring that community members aren't trading off a more visible and known hazard for a less frequent and devastating one.

To support this effort, the Lower Brushy Creek WC&ID has a list of their dams with maps, pictures, and completed or planned improvements for their structures.

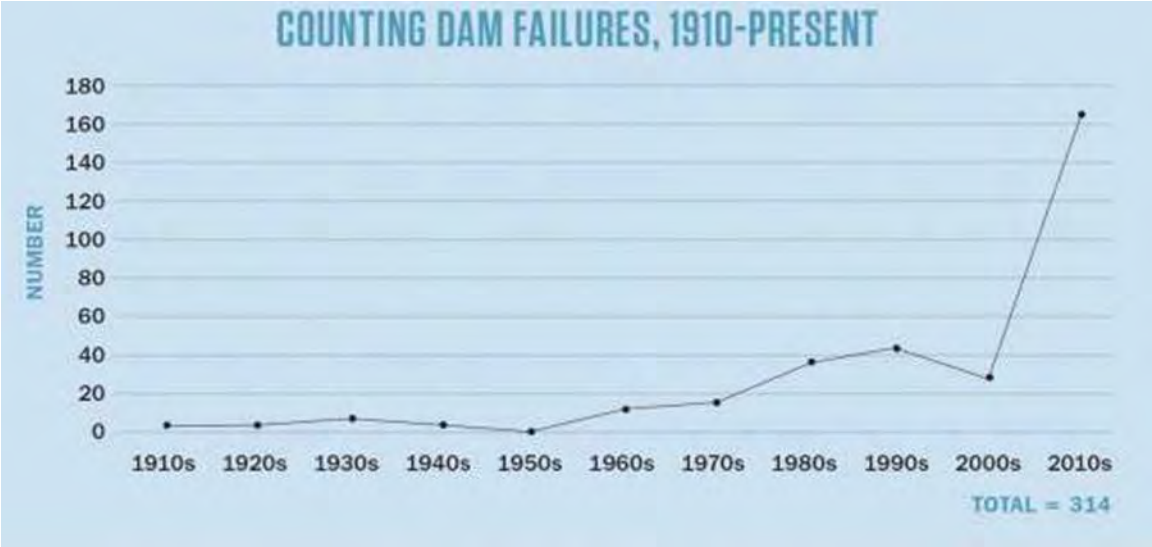
Figure 15-6: Example of LBCWCID Information Publicly Available



Historical Occurrences

Texas dams earn a "D" grade from the American Society of Civil Engineers. Of the approximately 300 dam failures in Texas since 1910, half have occurred in the last fifteen years.

Figure 15-6 Texas Dam Failures, 1910-2019



Source: Texas Observer

Many of the dams in the planning area are classified as small dams, and their failure has the capacity to cause physical and economic harm. It is important to note that in Texas, hazard classification is based on downstream impact, not the size of the dam. A federal study found that from 1960-1998, dam failures accounted for 300 fatalities that occurred nationally, and more than 85 percent were caused by dams less than 50 feet in height.

In Texas, almost half of all dams are considered too small to regulate, and they are exempt from inspections and oversight. Based on an investigation by the Texas Observer, "This investigation found that the vast majority of failures in Texas involve dams that impound less than 1,000 acre-feet. Despite their size, many small dams are ticking time bombs, according to safety experts. Big dams are usually owned by government agencies such as river authorities, which have money for upgrades and are regulated by TCEQ. Small dams are typically owned by individuals, homeowners' associations, and cash-strapped counties that can't afford expensive improvements."

This article highlights an important point that while dams with a large storage capacity receive more attention regarding their potential for failure, small volume dams can still pose a threat to human lives, regardless of whether the state disregards their hazard classification because of their volume or height.

Significant Events

There have been no significant dam failure events in the Taylor, Thrall, and Lower Brushy Creek WCID planning area. However, the planning area has experienced significant flooding events that could consequently affect the dam infrastructure. There was no immediate danger of failure or breach, but continuous monitoring is necessary to adequately assess its structural integrity to prevent potential failure.

Table 15-3 Dam Inspections, Condition Assessments, EAP Revisions for Significant and High Hazard Dams

Dam Name	Last Inspection Date	Condition Assessment	Condition Assessment Date	Date of last EAP Revision
Upper Brushy Creek WS SCS Site 32 Dam	1/14/2021	Satisfactory	11/30/2020	12/4/2023
Upper Brushy Creek WS SCS Site 29 Dam	6/4/2021	Fair	8/30/2017	12/4/2023
Upper Brushy Creek WS SCS Site 25 Dam	3/29/2022	Fair	10/31/2024	12/4/2023
Lower Brushy Creek WS SCS Site 18 Dam	12/16/2022	Fair	4/1/2019	12/4/2023
Lower Brushy Creek WS SCS Site 9 Dam	1/12/2021	Fair	11/30/2017	12/4/2023
Upper Brushy Creek WS SCS Site 30 Dam	1/29/2022	Fair	11/30/2020	12/4/2023
Lower Brushy Creek WS SCS Site 20 Dam	3/29/2022	Satisfactory	11/30/2020	12/4/2023
Lower Brushy Creek WS SCS Site 6 Dam	1/12/2021	Fair	8/30/2017	12/4/2023
Lower Brushy Creek WS SCS Site 3 Dam	1/22/2022	Fair	8/30/2017	12/4/2023
Lower Brushy Creek WS SCS Site 17 Dam	1/14/2021	Fair	11/30/2020	12/4/2023
Lower Brushy Creek WS SCS Site 7 Dam	1/26/2021	Fair	8/30/2017	12/4/2023
Lower Brushy Creek WS SCS Site 2 Dam	1/12/2021	Fair	11/30/2017	12/4/2023
Lower Brushy Creek WS SCS Site 4a Dam	1/25/2022	Fair	11/30/2020	12/4/2023
Lower Brushy Creek WS SCS Site 24 Dam	3/29/2022	Fair	11/30/2020	12/4/2023
City Lake No. 1 Dam	7/8/2020	Unsatisfactory	5/23/2022	N/A
Malish Lake Dam	6/4/2024	Not Rated	7/16/2024	6/21/2011

Probability of Future Events

According to historical records, from 1999-2024, the Lower Brushy Creek planning area has experienced zero (0) dam failures. The probability of a dam failure event occurring in the planning area is Unlikely, with a dam failure event probable in the next 10 years.

Frequency of Occurrence
Highly likely: Event probable in next year.
Likely: Event probable in the next 3 years
Occasional: Event possible in the next 5 years.
Unlikely: Event possible in next 10 years.

Vulnerability and Impact

All areas that are directly downstream of one of the 31 dams in the planning area are vulnerable to a breach. The impact of dam failure on a significant portion of the Taylor, Thrall, Lower Brushy Creek WCID Planning area is **"High"**, with there being 7 High Hazard dams that pose significant threats, 3 of which are within 1 mile of Taylor and Thrall city limits. If a dam failure is extensive, a large amount of water would enter the downstream waterways, forcing them out of their banks. There may be significant environmental effects, resulting in flooding that could disperse debris and hazardous materials downstream, which can damage local ecosystems. If the event is severe, debris carried downstream can block traffic flow, cause power outages, disrupt local utilities, such as water and wastewater, and result in school closures. Areas directly downstream would need to be immediately evacuated in the event of failure or if failure were imminent.

The City of Taylor has only one dam located within city limits, City Lake Dam, and it is classified as a low-hazard dam. Low Hazard dam failures are not expected to result in loss of human life, and cause low Economic, Environmental, and Lifeline losses that are generally limited to the dam owner. However, Taylor has 2 High Hazard dams, 1 mile from city limits, which are the Upper Brushy Creek WS SCS Site 29 and 25 Dams. A potential dam failure at either site could significantly impact Taylor's roads, bridges, and residential areas. These effects may not be limited to direct flooding but could also include erosion, soil saturation, debris deposition, utility disruptions, and other related consequences. Furthermore, numerous homes, businesses, and agricultural properties located downstream would face severe damage in the event of a dam break. Due to the supposed threat that the 2 dams pose for Taylor, it receives an impact of "**High**".

The City of Thrall's impact of dam failure is "**High**", because of the High Hazard dam located 1 mile south of Thrall's city limits. The Lower Brushy Creek WS SCS Site 18 Dam is located near the Thrall Wastewater Treatment Plant, making the possibility of a dam failure more threatening. This could halt necessary plant functions that will affect the city, as well as increase the possibility of health risk and contamination should the flood waters overtake the treatment area.

The Lower Brushy Creek Water Control and Improvement District receives an impact rating of **"High,"** given that there is a significant potential for dams to fail and result in cascading dam failure, given the proximity of dams with estimated inundation areas overlapping.

No dams within the Lower Brushy Creek planning area are classified as High Hazard Potential as defined by FEMA. TCEQ uses hazard classification to describe the potential for downstream impacts, and those definitions are what are used to classify dams within this section. FEMA developed a High Hazard Potential Dam grant program, which has an additional set of criteria in addition to hazard classification, including whether an EAP exists for the dam and whether the dam is in poor or unsatisfactory condition. While there are dams within the planning area that have a high hazard classification based on the downstream impacts, none meet the additional set of criteria outlined by the HHPD funding notice to be declared High Hazard Potential Dams and be eligible for that source of funding.

SECTION 16: MITIGATION GOALS

State of Texas Mitigation Goals

- **Goal 1**: Minimize the suffering, including loss of life and injuries, and damages to property, environment, economy, and infrastructure, which result from natural hazard events.
- **Goal 2**: Create a stable environment for business and investment in Texas through proactive and integrated hazard mitigation.
- **Goal 3**: Support Texas communities in making themselves safer from hazards.
- **Goal 4**: Maximize grant and technical assistance by ensuring aid is provided to communities that need it most.

Taylor-Thrall- LBC WC&ID Mitigation Goals

- **Goal 1**: Reduce community exposure to hazardous conditions, which may cause injury or loss of life.
- **Goal 2**: Reduce community exposure to hazardous conditions, which may cause property damage.
- **Goal 3**: Reduce community exposure to repetitive losses due to frequent events, especially for vulnerable populations.
- **Goal 4**: Promote individual responsibility and proactive mitigation by disseminating facts about hazards.
- **Goal 5**: Promote a well-coordinated regional emergency management response in recognition that hazards do not respect jurisdictional boundaries.
- **Goal 6**: Respect and protect natural systems.

SECTION 17: MITIGATION ACTIONS

The mitigation actions developed by the Core Team, Jurisdictional sub-teams, and community stakeholders are presented in this section for the Lower Brushy Creek planning area jurisdictions. Core Team members and Jurisdictional sub-team members met for two mitigation workshops in May-June 2025 and August 2025 to develop mitigation actions for each of the natural hazards described in the Plan, Sections 5-15.

This began with a review of mitigation actions from the prior Taylor-Thrall-Lower Brushy Creek Hazard Mitigation Plan to assess whether they had been completed and, if not, whether they were still relevant. The Action items with an "Ongoing" label in the New Action column are those that have been carried over from the previous plan. New actions were developed with unique insight from planning team members, community and regional plans, capital improvement plans, and mitigation ideas developed by FEMA and the Texas Division of Emergency Management (TDEM).

Based on the input, the following action items from the previous Plan were completed or are being updated to better fit the County or jurisdiction's needs. Action items previously listed but still ongoing are included in the current mitigation actions in the tables below.

Table 17-1: List of Completed or Removed Actions

City of Taylor		
Mitigation Action	**Hazard(s) Addressed**	**Status**
Install an emergency warning system. Conduct a feasibility study that evaluates the coverage area, property ownership and availability, power requirements, telemetry requirements, technology, cost, and other local considerations.	Flood, Tornado	Cancel - City has access to CAPCOG system
Phase I: Study the Mustang Creek Watershed for flood protection options, including the feasibility of a regional detention facility.	Flood, Dam Failure	Complete
Referring to the Mustang Creek Watershed study, determine the appropriateness of an increased BFE elevation requirement.	Flood, NFIP	Complete
Provide education materials online, and to real estate and insurance agencies, to increase community understanding of flood insurance. Hold a town hall meeting with NFIP representatives to discuss the insurance purchase process.	Flood, NFIP	Cancelled

Install remote monitoring equipment (water level, video, rainfall) at Dam #25.	Dam Failure, Flood	Cancelled
Build a Safe Room near the geographic center of the population. Conduct a feasibility study to evaluate site options, including utilities, transportation, proximity to vulnerable populations, cost, and other local considerations.	Tornado, Wind; Lightning; Hail; Severe Winter Weather	Cancelled
Implement Automatic Meter Reading instrumentation for all meters in the city to enable closer monitoring of water use and early leak detection.	Drought, Expansive Soils	Cancelled
Develop a rebate/conservation program that incentivizes low-flow fixtures.	Drought	Cancelled
Develop and implement a rainwater harvesting program.	Drought, Extreme Heat	Cancelled
Establish a treated effluent program for city facilities, including parks and the cemetery. Incorporate this action into the Drought Contingency Plan and the Wastewater CIP.	Drought, Wildfire	Cancelled
Provide NOAA Weather Radios to alert residents of evacuation.	All Hazards	Canceled - No Longer Needed with CAPCOG System
Purchase sanding equipment/spreader for the Public Works Department	Severe Winter Weather	Complete

Purchase detection equipment for all school facilities and youth activity programs.	Lightning	Complete
Review and upgrade the emergency notification system as necessary.	All Hazards	Complete

City of Thrall		
Conduct a detailed-level study of the Brushy Creek tributaries in the City of Thrall and its ETJ.	Flood	Complete
Evaluate the feasibility of a levee system to protect the wastewater treatment plant.	Flood, Dam Failure	Complete
Require additional review of land subdivisions in the vicinity of the breach inundation zone.	Dam Failure	Complete
Install emergency generators at the sewer plant and all well facilities - Phase 1	All Hazards	Complete
Determine the most appropriate location for an emergency warning system and install.	Tornadoes, Thunderstorm Winds, Lightning, Winter Weather	Complete
Review radio interoperability; determine common technology; purchase additional equipment as necessary.	All Hazards	Complete
Develop a set of educational materials about expansive soils and mitigation practices related to foundation design and slab perimeter watering.	Expansive Soils	Complete
Review and incorporate LEED design goals for all new public facilities and retrofits.	Extreme Heat, Winter Weather	Complete
Identify options through the LIHEAP Program to assist non-profits, churches.	Extreme Heat, Winter Weather	Complete
Start a fan program to offer fans to vulnerable populations.	Extreme Heat, Winter Weather	Complete
Purchase and install an emergency generator for City Hall.	Winter Weather	Complete
Expand/enhance detection equipment for use by the Police Department.	Lightning	Complete

Assess the need for and install lightning protection at city wells.	Lightning	Complete
Purchase surge equipment for city hall.	Lightning	Complete
Review and upgrade the emergency notification system as necessary.	All Hazards	Complete
Review building code for opportunities to harden new construction.	Tornado	Complete
Soil Stabilization for City Facilities Phase 1	Expansive Soils	Complete

Lower Brushy Creek WC&ID		
Implement District fees through an election. The District needs a reliable revenue source to perform inspections, routine maintenance, deferred maintenance, produce local match for more grants, and eventually leverage bond funds to complete its mission.	Dam Failure, Flood	Complete
Complete Emergency Action Plans for all Significant and High-Hazard Dams. TCEQ requires all significant and high-hazard dams to have an Emergency Action Plan (EAP) on file. Currently, there is an approved EAP for Site 32 and a draft EAP for Site 20. Both of these are high-hazard dams. At this time, EAPs are needed for Site 9 (high hazard) and for Sites 2, 3, 6, 7, 17, 18 (significant hazard). As additional dams are reclassified, additional dams will require EAPs.	Dam Failure, Flood	Complete – EAPs exist for all 23 dams.
Develop and implement an Education Program.	All Hazards	Complete
Phase 1: Rehabilitate Dam #25, Dam #18, Dam #9, and Dam #29. Applications for grant assistance to rehabilitate all high-hazard dams should be filed with the USDA-NRCS and the Texas State Soil and Water Conservation Board.	Dam Failure	Completed Dam 18. Split into two phases.
Perform a detailed hydrologic & hydraulic study of the Mustang Creek watershed. Flooding from Upper Mustang Creek has had significant impacts on the City of Taylor and its residents.	Flood	Cancelled
Study, develop a plan, and install a stream gauge network on Mustang Creek. Over time, this will enable a more accurate hydrologic model of the creek and its tributaries, particularly with regard to hydrograph timing and the effects of regional storage.	Flood	Cancelled

Develop an additional regional detention basin in the Mustang Creek watershed. Site 25 controls approximately 25% of the drainage area in this basin. A second flood retarding structure would greatly reduce flooding and damage within and downstream. This would be a joint project with the City and other partners.	Flood	Cancelled
Phase 1: Implement real-time water level monitoring technology at all impoundments. Water level gauges located at high and significant hazard sites would allow the WCID and emergency management partners access to real-time water levels during major rainfall events without needing "boots on the ground". These gauges would supplement EAPs for dams and allow emergency management personnel to plan for notifications and evacuations. Key bridges and creek crossings should also have similar gauges to assist county personnel with planning for road closings.	Flood, Dam Failure	Complete, The first set of locations has been finished
Remove silt/sediment to restore storage volumes to design capacity and store more water for agricultural use and/or firefighting. The dams were designed with sediment storage capacity, which may be able to provide flood storage if the sediment is removed. A bathymetric study would be the first step to determining if there is potential at each site and how much volume could potentially be reclaimed.	Flood, Dam Failure, Drought	Cancelled
Upgrade stream crossings on CR 368 and CR 369. While these are County structures, their improvement should be evaluated in the context of the PMF analyses.	Flood	Cancelled
Upgrade stream crossings on CR 445 and CR 424. While these are County structures, their improvement should be evaluated in the context of the PMF analyses.	Flood	Cancelled
Construct all telemetry equipment (see LBC-8 and LBC-12) to be able to withstand severe winds, hail, and lightning. Additional hardening features should be considered during the design evaluation.	Lightning, Thunderstorm Winds, Tornado, Hail	Cancelled
Provide information flyers about the risks of hail, extreme heat, and expansive soils to the public at the District Office in Hutto.	Hail, Extreme Heat, Expansive Soil	Cancelled

Construct irrigation piping at each dam site that can be used to moisture condition areas of expansive soil.	Expansive Soils	Cancelled
Install cameras/surveillance equipment at Dams 18, 20, 25, 29, 32, for security and to ground truth water level data provided by USGS gauges.	Dam Failure	Cancelled

The following participating jurisdictions have active NFIP participation and will continue to uphold the status:

- City of Taylor
- City of Thrall

The Core Planning team reviewed the remaining actions, presenting them to their respective departments and stakeholders to get feedback and develop them further. The goals listed in the Hazard Mitigation Plan in Section 16 were used as guidance while considering factors such as existing and future growth, hazard risk assessments, individual community priorities, critical facilities, and unique community vulnerabilities.

Each Action is associated with a type in the following tables, with the color code shown below.

Educational Outreach	Structural Projects	Natural System Enhancements	Local Plans and Regulations

Mitigation action types include Local plans and regulations, Structural projects, Natural systems protection, and Education programs. Additional information provided for each mitigation action includes the jurisdictional department responsible for implementation, potential funding sources, timeline for implementation, and benefit to the community based on the cost and resources to implement the action.

An action that is ranked as "High" indicates that it scored among the top actions in the STAPLEE Prioritization exercise. A "Medium" action may not be implemented right away, depending on the cost and how many barriers there are for effective implementation. A "Low" action is one whose benefit is hard to quantify in relation to the cost and the significant barriers for implementation, but it is still considered of value to the community and is to be implemented when funds and resources are available.

Mitigation Action Plan

The Mitigation Action Plan is a method to prioritize mitigation actions and assign departmental responsibility, ensuring a higher rate of successful action implementation and administration. Each jurisdiction has multiple authorities to implement the mitigation strategy, including, but also limited to, local planning and zoning, public works efforts, emergency management, tax authority, building codes and ordinances, and legislative and managerial departments.

All of the new and old mitigation actions in this section were prioritized primarily based on FEMA's Social, Technical, Administrative, Political, Legal, Economic, and Environmental (STAPLE-E) criteria. These criteria are considered necessary for each action's successful and enduring implementation. Each participating jurisdiction in the Plan had an opportunity to discuss and consider each of the criteria as they related to each action and rate them from 1 to 5. The total scores from the STAPLE-E exercises were then used to assign overall priority to each mitigation action for each of the participating jurisdictions. In addition to the STAPLE-E exercise, jurisdictions analyzed each action in terms of which department or agency would be responsible for the administration of the action, action timeline, and potential funding sources, measuring whether the potential benefit to be gained from the action outweighs the costs associated with it.

City of Taylor Mitigation Actions

Mitigation Action #1 Status: Ongoing	Install Stream Gauge Network
Description and Objective	Install a stream gage network on Mustang Creek. Conduct a feasibility study that identifies optimal locations, technology, site-specific requirements, and other local considerations.
Hazards Addressed	Flood, Dam Failure
Priority	High
Possible Funding Sources	Local (Departmental Budget), HMGP, FMA, TWDB
Responsible Department	LBCWCID, Taylor EM
Time to Complete	42 Months

Mitigation Action #2 Status: Ongoing	Tabletop Exercises
Description and Objective	Conduct “tabletop exercises” with emergency response personnel from multiple agencies to determine further mitigation opportunities and response vulnerabilities.
Hazards Addressed	Flood, Dam Failure, Wildfire, Hailstorms, Thunderstorm Winds, Tornadoes, Severe Winter Storms, Lightning, Expansive Soils, Drought, Extreme Heat
Priority	High
Possible Funding Sources	Local (Departmental Budget)
Responsible Department	Taylor Emergency Manager, Taylor Police Department
Time to Complete	12 Months

Mitigation Action #3 Status: New (No Prior Progress)	Community Rating System Participation
Description and Objective	Enter the Community Rating System (CRS) program to enable reduced insurance premiums within the community.
Hazards Addressed	Floods
Priority	Low
Possible Funding Sources	Local (Departmental Budget)
Responsible Department	Taylor Floodplain Administrator
Time to Complete	48 Months

Mitigation Action #4 Status: New (No Prior Progress)	Flood Prone Property Buyouts and Retrofit Program
Description and Objective	Consider the establishment of a voluntary "acquisition and demolition program", "acquisition and structure relocation program", "structure elevation program" to address repetitive loss, flood-prone properties.
Hazards Addressed	Floods
Priority	Low
Possible Funding Sources	Local (Departmental Budget), HMGP, SRL FMA, CDBG
Responsible Department	Taylor Floodplain Administrator
Time to Complete	48 Months

Mitigation Action #5 Status: New (No Prior Progress)	Bull Branch Watershed Study
Description and Objective	Perform a detailed study of the Bull Branch watershed, including a dam safety study of the City Lake dam and downstream.
Hazards Addressed	Flood, Dam Failure
Priority	Medium
Possible Funding Sources	Local (Departmental Budget), TWDB
Responsible Department	Taylor City Engineer
Time to Complete	42 Months

Mitigation Action #6 Status: New	Donna Channel Improvements
Description and Objective	Phase II: Construct drainage improvements by the engineering recommendations of the study.
Hazards Addressed	Flood
Priority	High
Possible Funding Sources	Local (Departmental Budget), TWDB, FIF, CDBG
Responsible Department	Taylor City Engineer
Time to Complete	24 Months

Mitigation Action #7 Status: Ongoing	Kimbro/Shaw 2nd Street Drainage Improvement
Description and Objective	The project proposes new storm drains and channels to convey stormwater runoff downstream. The project will also include new inlets, grading, street reconstruction, and new drainage easements. The project will reduce the risk of interior flood inundation to existing structures in the convey storm runoff downstream of the problem area via local storm drain improvements.
Hazards Addressed	Flood
Priority	High
Possible Funding Sources	Local (Departmental Budget), HMGP
Responsible Department	Taylor City Engineer
Time to Complete	30 Months

Mitigation Action #8 Status: Ongoing	Enhance Shelter Management Plan
Description and Objective	Enhance the Shelter Management Plan through a review of available spaces and education of other partners about the City of Taylor's capabilities.
Hazards Addressed	Tornado, Thunderstorm Winds, Lightning, Hailstorms, Severe Winter Weather
Priority	Medium
Possible Funding Sources	Local (Departmental Budget)
Responsible Department	Taylor EM
Time to Complete	24 Months

Mitigation Action #9 Status: New	Industrial Water Reuse
Description and Objective	Study industrial water reuse projects within city limits. Implement projects based on study results.
Hazards Addressed	Drought
Priority	Low
Possible Funding Sources	Local
Responsible Department	Taylor Utilities, Taylor City Engineer
Time to Complete	60 Months

Mitigation Action #10 Status: Ongoing	Drought Restrictions Code Enforcement
Description and Objective	Continue enforcement of restrictions set through the Drought Contingency Plan.
Hazards Addressed	Drought
Priority	Medium
Possible Funding Sources	Local, TWDB
Responsible Department	Taylor Utilities, Taylor City Engineer
Time to Complete	12 Months

Mitigation Action #11 Status: Ongoing	**Community Education Programs**
Description and Objective	Provide education materials, such as the FireWise program, to all new residents, neighborhood associations, and under the fire department page on the City website.
Hazards Addressed	Wildfire
Priority	Medium
Possible Funding Sources	Local (Departmental Budget), TA&MFS, AFG
Responsible Department	Taylor Fire Department
Time to Complete	24 Months

Mitigation Action #12 Status: Ongoing	**Defensible Space Brush Pickup Events**
Description and Objective	Coordinate multiple large brush pickup events/dates per year to enable fuel reduction on private property.
Hazards Addressed	Lightning, Windstorm
Priority	Medium
Possible Funding Sources	Local (Departmental Budget), TA&MFS
Responsible Department	Taylor Fire Department
Time to Complete	12 Months

Mitigation Action #13 Status: Ongoing	Safe Development Educational Material
Description and Objective	Distribute a set of educational materials about expansive soils and mitigation practices related to foundation design, slab perimeter watering.
Hazards Addressed	Expansive Soil
Priority	Medium
Possible Funding Sources	Local
Responsible Department	Taylor Building Official
Time to Complete	12 Months

Mitigation Action #14 Status: Ongoing	Pavement Management System
Description and Objective	Develop a Pavement Management System for City Streets to track repairs, known issue areas, and the use of different pavement designs over time.
Hazards Addressed	Expansive Soil
Priority	Medium
Possible Funding Sources	Local
Responsible Department	Taylor Public Works; Taylor City Engineer
Time to Complete	24 Months

Mitigation Action #15 Status: Ongoing	Water Line Installation Standards
Description and Objective	Develop enhanced standards for water line installations, which provide additional separation and restraint from expansive soils.
Hazards Addressed	Expansive Soil, Drought
Priority	Medium
Possible Funding Sources	Local, CDBG
Responsible Department	Taylor Public Works; Taylor City Engineer
Time to Complete	30 Months

Mitigation Action #16 Status: Ongoing	Police Department Repairs
Description and Objective	Complete repairs at the Police Department caused by expansive soils.
Hazards Addressed	Expansive Soils
Priority	Medium
Possible Funding Sources	Local
Responsible Department	Taylor Police Chief; Building Official
Time to Complete	24 Months

Mitigation Action #17 Status: Ongoing	**Expansive Soils Structural Mitigation**
Description and Objective	Where recommended by geotechnical consultant, excavate and replace expansive soil with stable material for all new city facilities.
Hazards Addressed	Expansive Soils
Priority	Medium
Possible Funding Sources	Local
Responsible Department	Taylor City Engineer, Building Official
Time to Complete	36 Months

Mitigation Action #18 Status: Ongoing	**Emergency Generator Installation**
Description and Objective	Install emergency generators at all Water and wastewater plants, pump and lift stations, City Hall, Fire Station(s), Water Supply Maintenance Building, and all other critical facilities
Hazards Addressed	Floods, Wildfire, Expansive Soils, Tornadoes, Lightning, Extreme Heat, Severe Winter Storms, Drought, Hailstorms, Thunderstorm Winds, Dam Failure
Priority	Medium
Possible Funding Sources	Local, FEMA HMGP
Responsible Department	Taylor Emergency Management, Public Works Director
Time to Complete	36 Months

Mitigation Action #19 Status: New (No Previous Progress)	LIHEAP Program Assistance
Description and Objective	Identify options through the LIHEAP Program to assist non-profits, churches with renovation activities.
Hazards Addressed	Extreme Heat, Severe Winter Storms
Priority	High
Possible Funding Sources	Local, LIHEAP
Responsible Department	Taylor Planning Director, Building Official, Tourism Director
Time to Complete	24 Months

Mitigation Action #20 Status: Ongoing	LEED Design Standards for Public Facilities
Description and Objective	Review and incorporate LEED design goals for all new public facilities and retrofits.
Hazards Addressed	Extreme Heat, Severe Winter Storms, Drought
Priority	Medium
Possible Funding Sources	Local
Responsible Department	Taylor Building Official
Time to Complete	24 Months

Mitigation Action #21 Status: New	Enhance Lightning Protection Systems for Water Towers
Description and Objective	Review and assess the lightning protection system at all water tower facilities; Make improvements as recommended by MEP Engineer.
Hazards Addressed	Lightning
Priority	Medium
Possible Funding Sources	Local; FEMA HMGP
Responsible Department	Public Works Director
Time to Complete	36 Months

Mitigation Action #22 Status: New	Lightning Detection Equipment
Description and Objective	Purchase detection equipment for public works.
Hazards Addressed	Lightning
Priority	Medium
Possible Funding Sources	Local; FEMA HMGP
Responsible Department	Parks & Recreation Director
Time to Complete	24 Months

Mitigation Action #23 Status: Ongoing	Achieve StormReady Designation
Description and Objective	Prepare/submit an application for Storm Ready Designation to the National Weather Service that attests to the community's level of preparedness for severe weather.
Hazards Addressed	Windstorm, Lightning, Tornado
Priority	Medium
Possible Funding Sources	Local
Responsible Department	Taylor Emergency Management
Time to Complete	24 Months

Mitigation Action #24 Status: New	Update City Building Codes
Description and Objective	Review building codes for opportunities to harden new construction. Adopt ICC 2024.
Hazards Addressed	Thunderstorm Winds, Tornadoes, Wildfires, Expansive Soils
Priority	Low
Possible Funding Sources	Local
Responsible Department	Taylor Building Official
Time to Complete	18 Months

Mitigation Action #25 Status: New	Drainage Improvement Projects
Description and Objective	Implement Master Drainage Plan Projects at the following locations: Mallard Lane - Bel Aire Drive, Davis Street S to 2nd Street, TH Johnson Drive
Hazards Addressed	Flood
Priority	Medium
Possible Funding Sources	FEMA HMGP, TWDB FIF
Responsible Department	Local (Departmental Budget),
Time to Complete	48 Months

Mitigation Action #26 Status: New	Low Water Crossing Automatic Barriers
Description and Objective	Conduct a study on low water crossing automatic flood barriers at East Rio Grande. Install flood barriers based on the results of the study.
Hazards Addressed	Floods
Priority	Medium
Possible Funding Sources	FEMA HMGP, Local, CDBG
Responsible Department	Emergency Management, Public Works
Time to Complete	60 Months

Mitigation Action #27 Status: New	Address INI Issues
Description and Objective	Continue to address Inflow and Infiltration for the sewer collection system.
Hazards Addressed	Flood
Priority	Medium
Possible Funding Sources	FEMA HMGP, Local, CDBG
Responsible Department	Taylor Public Works
Time to Complete	48 Months

Mitigation Action #29 Status: New	Municipal Water Reuse
Description and Objective	Phase 1: Study potential municipal water reuse projects. Phase 2: Implement identified projects based on study recommendations.
Hazards Addressed	Drought, Wildfire
Priority	Low
Possible Funding Sources	Local
Responsible Department	Taylor Public Works
Time to Complete	60 Months

Mitigation Action #30 Status: New	**Emergency Management Plan**
Description and Objective	Update the city's Emergency Management Plan
Hazards Addressed	Floods, Wildfire, Expansive Soils, Tornadoes, Lightning, Extreme Heat, Severe Winter Storms, Drought, Hailstorms, Thunderstorm Winds
Priority	High
Possible Funding Sources	Local
Responsible Department	Taylor Emergency Management
Time to Complete	18 Months

Mitigation Action #31 Status: New	**De-icing Equipment**
Description and Objective	Investigate the effectiveness of liquid vs. sand de-icing equipment and purchase equipment based on identified needs.
Hazards Addressed	Severe Winter Storms
Priority	Low
Cost Estimate	$15,000
Possible Funding Sources	Local
Responsible Department	Taylor Public Works
Time to Complete	36 Months

Mitigation Action #32 Status: New	**Outdoor Warning Sirens**
Description and Objective	Phase 1: Conduct a study assessing the effectiveness of an Outdoor Warning Siren system and the best locations for siren placement. Phase 2: Construct warning system based on study results.
Hazards Addressed	Flood, Tornado, Hail
Priority	Low
Possible Funding Sources	HMGP, Local
Responsible Department	Taylor Emergency Management
Time to Complete	48 Months

Mitigation Action #33 Status: New	**SCADA System Upgrades**
Description and Objective	Upgrade water and wastewater SCADA systems.
Hazards Addressed	Lightning
Priority	Medium
Possible Funding Sources	FEMA HMGP, TWDB, DWSRF
Responsible Department	Taylor Public Works
Time to Complete	48 Months

Mitigation Action #34 Status: New	**Drainage Master Plan**
Description and Objective	The most recent Drainage Master Plan was approved in 2022. Develop a 2026 Drainage Master Plan update, documenting progress made and identifying new projects for implementation.
Hazards Addressed	Floods
Priority	High
Possible Funding Sources	Local
Responsible Department	Taylor Public Works, Taylor City Engineer
Time to Complete	24 Months

Lower Brushy Creek WC&ID Mitigation Actions

Mitigation Action #1 Status: New	**Local Official Training and Education Program**
Description and Objective	Develop and administer a training program to educate local officials on structural mitigation efforts and emergency response & evacuation procedures.
Hazards Addressed	Dam Failure, Flood, Tornado, Wildfire
Priority	High
Possible Funding Sources	USDA, TSSWCB
Responsible Department	LBCWCID, USDA, Williamson County OEM, Precinct 4, Cities of Taylor, Thrall, NRCS, TCEQ
Time to Complete	36 Months

Mitigation Action #2 Status: New (Split into Phases)	**Dam Rehabilitation Phase 2**
Description and Objective	Initiate the Final Design stage and construction for Dam #25 and Dam #29 rehabilitation. Confirm grant funding, finalize environmental engineering review, and initiate the final design and construction for Dams #9 and #30.
Hazards Addressed	Dam Failure, Flood
Priority	Medium
Possible Funding Sources	USDA, TSSWCB, FEMA HMGP, LBCWCID
Responsible Department	LBCWCID, USDA, TSSWCB, TCEQ
Time to Complete	36 Months

Mitigation Action #3 Status: New	Stream Gauge Monitoring Installation Phase 2
Description and Objective	Install real-time water level monitoring technology at Dam #9 and other high-hazard dams as they are reclassified by TCEQ. Water level gauges located at high and significant hazard sites would allow the WCID and emergency management partners access to real-time water levels during major rainfall events without needing "boots on the ground". These gauges would supplement EAPs for dams and allow emergency management personnel to plan for notifications and evacuations. Key bridges and creek crossings should also have similar gauges to assist county personnel with planning for road closings.
Hazards Addressed	Flood, Dam Failure, Wildfire
Priority	High
Possible Funding Sources	LBCWCID, TWDB, HMGP, BRIC, FMA
Responsible Department	LBCWCID, USGS, Williamson County
Time to Complete	36 Months

Mitigation Action #4 Status: Ongoing	Dam Inspections
Description and Objective	Inspect all dams on an annual basis for structural integrity, vegetative cover, erosion, and expansion concerns.
Hazards Addressed	Dam Failure, Floods, Expansive Soils
Priority	Medium
Possible Funding Sources	LBCWCID
Responsible Department	LBCWCID, USDA, TCEQ
Time to Complete	12 Months

Mitigation Action #5 Status: New	Dam Access Improvements
Description and Objective	Strengthen access restrictions to the dam site. The precise improvements to each site are unique and should be prioritized by LBCWCID. In each case, limiting vehicular access with a gate is envisioned. Secure two routes of ingress/egress and maintain defensible space.
Hazards Addressed	Dam Failure, Wildfire
Priority	Medium
Possible Funding Sources	LBCWCID, HSGP
Responsible Department	LBCWCID
Time to Complete	36 Months

Mitigation Action #6 Status: New	Flood Warning System Improvements
Description and Objective	Collaborate with the USGS to ensure that the flood monitoring system infrastructure is resilient and remains functional during extreme weather events
Hazards Addressed	Floods
Priority	Low
Possible Funding Sources	LBCWCID, HMGP, USGS
Responsible Department	LBCWCID, USGS
Time to Complete	24 Months

Mitigation Action #7 Status: Ongoing	EAP Updates
Description and Objective	Annually update Emergency Action Plans for all dams.
Hazards Addressed	Dam Failure
Priority	High
Possible Funding Sources	LBCWCID
Responsible Department	LBCWCID, TCEQ
Time to Complete	12 Months

Mitigation Action #8 Status: New	Dam Structural Repairs – Significant Hazard
Description and Objective	Conduct major structural repairs to significant hazard dams (3, 17, 24).
Hazards Addressed	Dam Failure, Floods, Expansive Soils
Priority	High
Possible Funding Sources	LBCWCID; HMGP; TSSWCB
Responsible Department	LBCWCID
Time to Complete	48 Months

Mitigation Action #9 Status: New	**Dam Structural Repairs – Low Hazard**
Description and Objective	Conduct major structural repairs to low-hazard dams (13, 21, 33).
Hazards Addressed	Dam Failure, Floods, Expansive Soils
Priority	Low
Possible Funding Sources	LBCWCID; HMGP; TSSWCB
Responsible Department	LBCWCID
Time to Complete	48 Months

Mitigation Action #10 Status: New (Phase 2 of Project)	**Water Level Monitoring**
Description and Objective	Install real-time water level sensors at strategic locations along streams for general monitoring, flood control, emergency warning, and evacuation purposes.
Hazards Addressed	Floods, Drought, Extreme Heat
Priority	Medium
Possible Funding Sources	LBCWCID, USGS
Responsible Department	LBCWCID, Williamson County, USGS
Time to Complete	36 Months

City of Thrall Mitigation Actions

Mitigation Action #1 Status: New (Split into Phases)	Barker St. Drainage Improvements
Description and Objective	Phase II: Construct the Barker St. Drainage Improvements Project to maximize flood protection in the area around Barker St. and the unnamed tributary, Zone A floodplain in the City of Thrall.
Hazards Addressed	Flood
Priority	Medium
Possible Funding Sources	Local; HMGP; PDM; FMA; CDBG
Responsible Department	Mayor; City Engineer; Floodplain Administrator
Time to Complete	24 Months

Mitigation Action #2 Status: Ongoing	Community NFIP Education
Description and Objective	Provide education materials online, and to real estate and insurance agencies, to increase community understanding of flood insurance. Hold a town hall meeting with NFIP representatives to discuss the insurance purchase process.
Hazards Addressed	Flood
Priority	Medium
Possible Funding Sources	Local
Responsible Department	Mayor; Floodplain Administrator
Time to Complete	36 Months

Mitigation Action #3 Status: New (No Previous Progress)	New Wastewater Treatment Plant
Description and Objective	Evaluate the feasibility of building a new wastewater treatment plant. Construct the new plant based on the feasibility study.
Hazards Addressed	Flood
Priority	Low
Possible Funding Sources	Local, CDBG
Responsible Department	Mayor, City Engineer
Time to Complete	60 Months

Mitigation Action #4 Status: New	Tabletop Exercises
Description and Objective	Conduct "tabletop exercises" with emergency response personnel from multiple agencies to determine further mitigation opportunities & response vulnerabilities.
Hazards Addressed	Severe Winter Storms, Extreme Heat, Lightning, Dam Failure, Expansive Soil, Wildfire, Floods, Thunderstorm Winds, Hail, Drought, Tornado
Priority	High
Possible Funding Sources	Local
Responsible Department	Williamson County OEM, TDEM
Time to Complete	12 Months

Mitigation Action #5 Status: New (No Previous Progress)	Safe Room Construction
Description and Objective	Build a Safe Room near the geographic center of the population.
Hazards Addressed	Tornado, Thunderstorm Winds, Lightning, Severe Winter Weather, Extreme Heat, Hailstorms, Wildfire
Priority	Medium
Possible Funding Sources	FEMA HMGP, Local
Responsible Department	Mayor, Emergency Manager
Time to Complete	48 Months

Mitigation Action #6 Status: New (No Previous Progress)	Residential Safe Room Construction
Description and Objective	Participate in the State program for Residential Saferooms.
Hazards Addressed	Tornado, Thunderstorm Winds, Lightning, Severe Winter Weather, Extreme Heat, Hailstorms, Wildfire
Priority	Medium
Possible Funding Sources	FEMA HMGP, Local
Responsible Department	Mayor, Emergency Manager
Time to Complete	42 Months

Mitigation Action #7 Status: New (New Project Location	**Emergency Generators**
Description and Objective	Install emergency generators at the sewer plant at the Sewer Pond behind the spillway.
Hazards Addressed	Severe Winter Storms, Extreme Heat, Lightning, Dam Failure, Expansive Soil, Wildfire, Floods, Thunderstorm Winds, Hail, Drought, Tornado
Priority	Medium
Possible Funding Sources	HMGP, Local
Responsible Department	Mayor, Emergency Manager
Time to Complete	42 Months

Mitigation Action #8 Status: New (No Previous Progress)	**Effluent Reuse Program**
Description and Objective	Develop and construct a reclaimed (effluent reuse) facility and distribution network in connection with work on the wastewater treatment plant.
Hazards Addressed	Drought, Wildfire
Priority	Low
Possible Funding Sources	Local, TWDB
Responsible Department	Mayor, City Engineer
Time to Complete	60 Months

Mitigation Action #9 Status: Ongoing	Community Educational Campaign
Description and Objective	Provide education materials to the public, such as the FireWise program, to address properties in the Wildland Urban Interface and other hazardous areas.
Hazards Addressed	Severe Winter Storms, Extreme Heat, Lightning, Dam Failure, Expansive Soil, Wildfire, Floods, Thunderstorm Winds, Hail, Droughts, Wildfire
Priority	High
Possible Funding Sources	Local, TFS
Responsible Department	Emergency Manager
Time to Complete	24 Months

Mitigation Action #10 Status: Ongoing	Update Building Codes
Description and Objective	Review building codes to strengthen fire resistance in new and renovation construction.
Hazards Addressed	Severe Winter Storms, Extreme Heat, Lightning, Dam Failure, Expansive Soil, Wildfire, Floods, Thunderstorm Winds, Hail, Droughts, Wildfire
Priority	Medium
Possible Funding Sources	Local
Responsible Department	Mayor, Emergency Manager
Time to Complete	18 Months

Mitigation Action #11 Status: New (No Prior Progress)	Membrane Roof at City Hall
Description and Objective	Install a membrane roof at City Hall.
Hazards Addressed	Hail
Priority	Low
Possible Funding Sources	HMGP, Local
Responsible Department	Mayor
Time to Complete	42 Months

Mitigation Action #12 Status: New (No Prior Progress)	Covered City Vehicles
Description and Objective	Construct canopies at the Police Department and Public Works Department to provide cover for the fleets.
Hazards Addressed	Hail
Priority	Medium
Possible Funding Sources	HMGP, Local
Responsible Department	Mayor, Police Department, Public Works
Time to Complete	36 Months

Mitigation Action #13 Status: New (No Prior Progress)	Storm-Proof Windows at City Hall
Description and Objective	Install tempered glass at City Hall windows.
Hazards Addressed	Hail, Thunderstorm Winds, Tornado
Priority	Low
Possible Funding Sources	HMGP, Local
Responsible Department	Mayor
Time to Complete	36 Months

Mitigation Action #14 Status: New	Soil Stabilization for City Facilities
Description and Objective	Conduct soil stabilization improvements and/or foundation repairs at all City Facilities. Phase 2: Conduct soil stabilization at the Police Department building and other city facilities.
Hazards Addressed	Expansive Soils
Priority	High
Possible Funding Sources	Local, FEMA HMGP
Responsible Department	Mayor
Time to Complete	48 Months

Mitigation Action #15 Status: Ongoing	Non-Profit Partnership
Description and Objective	Form a non-profit partnership with Opportunities Williamson/Burnet Counties. This organization provides assistance with food insecurity and energy assistance.
Hazards Addressed	Extreme Heat, Winter Weather
Priority	High
Possible Funding Sources	Local
Responsible Department	Mayor
Time to Complete	30 Months

Mitigation Action #16 Status: Ongoing	LIHEAP Assistance
Description and Objective	Identify LIHEAP Program options to assist non-profits, churches, in providing emergency heaters to vulnerable populations.
Hazards Addressed	Severe Winter Weather
Priority	High
Possible Funding Sources	Local, LIHEAP
Responsible Department	Mayor
Time to Complete	24 Months

Mitigation Action #17 Status: Ongoing	Storm Ready Designation
Description and Objective	Prepare/submit an application for Storm Ready Designation to the National Weather Service that attests to the community's level of preparedness for severe weather.
Hazards Addressed	Thunderstorm Winds, Tornadoes, Severe Winter Storms
Priority	High
Possible Funding Sources	Local
Responsible Department	Emergency Management
Time to Complete	24 Months

Mitigation Action #18 Status: New	Drought Contingency Plan Enforcement
Description and Objective	Evaluate existing restrictions enforced during drought for opportunities to strengthen or improve restrictions and ensure adjustments are thoroughly enforced.
Hazards Addressed	Drought, Wildfire
Priority	Medium
Possible Funding Sources	Local
Responsible Department	Mayor, Public Works,
Time to Complete	24 Months

Mitigation Action #19 Status: New	Collaborate with Thrall ISD for Lightning Alert Systems
Description and Objective	Collaborate with Thrall ISD to provide residents with advanced warning of lightning events through a lightning detection and alert system.
Hazards Addressed	Lightning
Priority	Medium
Possible Funding Sources	Local, HMGP,
Responsible Department	Emergency Manager, Public Works
Time to Complete	30 Months

Mitigation Action #20 Status: New	Install Lightning Arrestors on Critical Facilities
Description and Objective	Ensure that all Critical Facilities have lightning arresters and surge protection equipment installed and are properly grounded for full protection from lightning strikes.
Hazards Addressed	Lightning
Priority	Medium
Possible Funding Sources	HMGP, Local,
Responsible Department	Public Works
Time to Complete	42 Months

SECTION 18: PLAN MAINTENANCE

This section describes how the Lower Brushy Creek planning area and its jurisdictions will implement the Plan and continue to evaluate and enhance it over time. As indicated in the previous section, each action has been assigned to a specific department within the jurisdiction. To ensure that the Plan remains current and relevant, the following Plan maintenance procedures will be addressed:

Ensure the mitigation strategy remains current and that actions are implemented according to the timeline.

Develop an ongoing mitigation program throughout the community for each participating jurisdiction and work together at the county level to update and review the Plan. Integrate short and long-term mitigation objectives into community officials' daily roles and responsibilities.

Continue public involvement and maintain momentum with education programs and materials, routine publication of accomplishments, and briefings to decision-makers on the Plan's progress.

Table 18-1: Team Members Responsible for Plan Maintenance.

Jurisdiction/Entity	Title
City of Taylor	Mayor & City Manager
City of Thrall	Mayor & City Secretary
Lower Brushy Creek WC&ID	General Manager

Incorporation

Following approval and adoption of the Plan, all participating jurisdictions will implement actions they have developed and prioritized in the Plan based on funding availability and continuing public input. A timeline is provided with each action and is used to assess whether actions are being completed on time based on the date of Plan adoption. Potential funding sources are also listed for each action below in this Section. Additional funding sources can include federal disaster declarations and other non-federal grant sources.

Local funding: This is funding that the community can allocate in the budget process, and with other local funding mechanisms such as impact fees and drainage utility fees. This funding can be used entirely for specific hazard mitigation activities and projects or can be used as a match to leverage federal and state funding.

CWDG: The Community Wildfire Defense Grant Program, or CWDG, is intended to help at-risk local communities and tribes plan for and reduce the risk of wildfire. This program, which the Bipartisan Infrastructure Law authorized, prioritizes at-risk communities in an area identified as having high or very high wildfire hazard potential, are low-income, or have been impacted by a severe disaster that affects the risk of wildfire. More details on these three priorities are in the Notices of Funding Opportunity (NOFOs) below. The program provides funding for communities for two primary purposes:

- Develop and revise Community Wildfire Protection Plans (CWPP).

- ❖ Implement projects described in a Community Wildfire Protection Plan less than ten years old.

The CWDG Grant Program also helps communities in the wildland-urban interface (WUI) implement the three goals of the National Cohesive Wildland Fire Management Strategy.

HMGP: The purpose of Hazard Mitigation Grant Programs is to help communities implement hazard mitigation measures following a Presidential Major Disaster Declaration in the areas of the state, tribe, or territory requested by the Governor or Tribal Executive. The key purpose of this grant program is to enact mitigation measures that reduce the risk of loss of life and property from future disasters.

CDBG: The Community Development Block Grant (CDBG) focuses on developing livable communities by providing affordable housing and suitable living environments for principally low-to-moderate income residents. The program helps communities fund infrastructure projects that help with water, sewer, generators, or key road improvements. These funds may supplement utility development that helps mitigate hazards.

Methods of Incorporating the Plan

Grant Applications	Hazard mitigation grant funding will be sought to fund eligible action items as the funding is awarded. If a need for additional action items is presented, an amendment will be necessary to include the action in the plan.
Annual Budget Review	The Plan and mitigation actions will be reviewed annually to determine any funding needs to be included during the budget process and will involve various departments and team members who participated in the planning process. Local funds that match requirements for grants will be considered by the appropriate departments, such as engineering, planning, code enforcement, and others, to achieve the mitigation action based on the timeline.
Floodplain Management Plans and Watershed Studies	These types of plans include preventative and corrective actions to address the flood hazard.
Regulatory Plans and Future Growth Plans	The Cities of Taylor and Thrall have additional studies and regulatory plans in place that require occasional updating. This Plan will be consulted when City departments review or revise their current regulatory planning mechanisms and growth plans, such as land development and building codes, comprehensive plans, and capital improvement plans.

The Core Team members will conduct a review of the plans and policies in place at least annually. The review and analysis will guide any updates and incorporate new actions into the plan as

appropriate. The plans and policies that require review include emergency operations or management plans, capital improvement plans, comprehensive land use and future growth plans, transportation plans, annual budgeting, and any building codes that guide and control development in a way that will contribute to the goals of this Plan to reduce long-term risk to life and property from all hazards.

In the past five years, the hazard mitigation plan was consulted when updating the Taylor Comprehensive Plan under the GLO Resilient Communities Program.

A list of regulatory and planning capabilities currently available to the jurisdictions can be found in Appendix A. In the process of integrating the mitigation actions into new and existing planning mechanisms, the participating jurisdictions will do the following:

Periodic annual tracking of the Plan is required to ensure that the mitigation actions are implemented over the 5-year cycle and that the Plan is kept current based on the latest information about hazards and their impacts. The team members designated by department and jurisdiction in Table 18-1 are responsible for monitoring, evaluating, and updating the Plan for their participating jurisdiction. The Core Team will meet on an annual basis or when other plans are being developed, reviewed, or updated. In addition to annual monitoring, the Plan will be similarly reviewed immediately after extreme weather events, including, but not limited to, state and federally declared disasters.

Monitoring

The Plan will be monitored in its entirety, using multiple methods, including but not limited to:

1. Public participation
2. Plan evaluation methods
3. Update methods
4. Action prioritization
5. Administration of identified mitigation actions
6. Risk assessment

Incorporating planning mechanisms

The parties responsible for the monitoring vary based on the city and district departments involved. This ensures that all identified new changes are integrated into the updated Plan, existing policies and procedures, and that mitigation actions funded by City Councils are implemented in the projected timeline.

All planning team meetings for monitoring the Plan will include a sign-in sheet to record attendance and a brief report that identifies policies and actions in the Plan that have been successfully implemented since its adoption. The report will also document the steps to be followed to develop action items into a policy or project that has not yet been completed, and how the Plan has been incorporated into other planning mechanisms.

Evaluation

As part of the annual tracking of the Plan, Core Planning Team members will evaluate changes in risk and hazard data associated with the planning area to determine if there are any needed changes to mitigation action timelines, prioritization, or if any action needs to be amended, added, or deleted. This is an opportunity to detect if there are any new obstacles to the implementation of actions, such as funding, political, legal, or coordination within departments, such as changes in departmental programs and goals that may affect mitigation priorities.

The Plan evaluation is also an opportunity to review the effectiveness of public participation and outreach efforts and to update or expand upon those efforts. The effectiveness of public participation can be measured by surveys, the number of website hits, the number of people in attendance, and the number of materials printed. The annual evaluation process is necessary to make any necessary amendments to the Plan to keep the Plan relevant and most effective in mitigating the identified hazards in the Plan. Team meetings for evaluating the Plan will include a sign-in sheet to record attendance and a brief report that identifies any changes to the Plan or to the local jurisdiction's implementation process needed for continued success.

Updating

The designated Core Planning Team members from each community evaluating the Plan will prepare annual reports that will be used to keep the Plan updated and keep them on file, using the mitigation action implementation tracking tables found in Appendix F. Major changes to mitigation actions, the overall direction of the Plan, or the policies contained within the Plan are subject to formal adoption by each city, and the amendment will be submitted to TDEM. To determine whether to recommend approval or denial of a Plan amendment request, each City or Special District will consider the following factors:

- Changes in information, data, or assumptions from those on which the Plan was based.
- New issues or needs that were not adequately addressed in the Plan.
- Errors or omissions made in the identification of issues or needs during the preparation of the Plan.

This annual Plan Maintenance process enables all participating jurisdictions to keep their Hazard Mitigation Plan relevant based on the latest information, capabilities, needs, and community input. The process also provides an opportunity to ensure that mitigation actions meet the goals in this Plan and that they are implemented in the manner they were intended. This is a valuable opportunity to identify mitigation actions in the annual report that were not successful and to recommend the removal of those that are no longer needed.

Five-Year Review and Update

The Plan will be thoroughly reviewed by Planning Team members at the end of three years from the approval date to determine whether there have been any significant changes in the planning area that may require updating, amending, or deleting parts of the Plan. It is wise to begin considering Plan updates in advance of the five-year deadline due to the timelines for grant funding, Plan reviews, and to ensure eligibility. Oftentimes, the timelines for grant and planning cycles can take more than a year to apply and receive funding.

The 5-year Plan review allows for evaluating successful and unsuccessful mitigation actions, documenting avoided losses, and considering factors affecting the Plan. Necessary revisions will be summarized and integrated into the existing Plan or reserved for the 5-year Plan update. The revised or new Plan will be submitted to TDEM and FEMA for final review and approval.

Continued Public Involvement

Input from the stakeholders and public was an integral part of the preparation of this Plan and will remain integral while the Plan is reviewed, revised, and updated. This Plan will be posted on the cities' and special district's websites, and/or made available at key locations where the public will be invited to review and provide feedback via e-mail. All public participation will be available for a minimum of two weeks, or as outlined by FEMA requirements. Core Planning Team members are tasked with notifying stakeholders and community members when the annual review of the Plan is undertaken.

The Core Team may also develop a voluntary citizen/stakeholder advisory group comprised of members from throughout the planning area to provide feedback on an annual basis. The public and stakeholders must maintain a vested interest in the Plan to keep the Plan relevant as it relates to the broader community's sustained health, safety, and welfare. Media such as websites, social media, local newspapers, and radio stations will be used to notify the public of any maintenance or periodic review activities taking place.

Public participation is critical to creating a Plan that is enduring and one that has meaning to the community. The direct involvement of local officials and the public has been and will continue to be sought during the development, implementation, and maintenance phases of this Taylor-Thrall-Lower Brushy Creek WC&ID Hazard Mitigation Plan Update.

APPENDIX A: Community Capabilities

City of Taylor and City of Thrall
Hazard Mitigation Action Plan Update
Community Capabilities Table

	Capabilities			City of Taylor	City of Thrall					
Planning and Regulatory	Comprehensive Plan									The planning and regulatory mechanisms that guide growth and development and emergency plans
	Economic Development Plan									
	Transportation Plans									
	Emergency Operation Plans				X					
	Continuity of Operations Plan									
	Stormwater Management Plan									
	Zoning ordinances				X					
	Building Codes (follow fire codes)				X					
	Subdivision Ordinance (Court Order)				X					
	Floodplain Ordinance (Court Order)				X					
Administrative and Technical	Engineers				X					This refers to staff, skills, and tools a community has. So provide staff numbers and any credentials or certificate trainings in reference to hazard mitigation
	Planners				X					
	GIS Analysts				X					
	Building inspectors				X					
	Emergency managers				X					
	Grant writers				X					
	Chief Building Official				X					
	Floodplain Administrator				X					
Financial	CDBG				X					The resources that a jurisdiction has access to or is eligible to use to fund mitigation efforts
	Capital Improvement Program									
	Stormwater utility fees									
	Development impact fees				X					
Education and Outreach	School programs				X					The programs and methods already in place that could be used to implement mitigation activities
	Firewise communities				X					
	Storm Ready communities									
	Hazard awareness campaigns									
	Public Information Officer				X					
	Community newsletter				X					

City of Taylor and City of Thrall
Hazard Mitigation Action Plan Update
Community Capabilities Table

	Capabilities			City of Taylor	City of Thrall					
Planning and Regulatory	Comprehensive Plan			X						The planning and regulatory mechanisms that guide growth and development and emergency plans
	Economic Development Plan									
	Transportation Plans			X						
	Emergency Operation Plans			X						
	Continuity of Operations Plan									
	Stormwater Management Plan			X						
	Zoning ordinance			X						
	Building Code			X						
	Subdivision Ordinance			X						
	Floodplain Ordinance			X						
Administrative and Technical	Engineers			X						This refers to staff, skills, and tools a community has. Do provide staff numbers and any credentials or certificate trainings in reference to hazard mitigation
	Planners			X						
	GIS Analysts			X						
	Building inspectors			X						
	Emergency managers			X						
	Grant writers			X						
	Chief Building Official			X						
	Floodplain Administrator			X						
Financial	CDBG			X						The resources that a jurisdiction has access to or is eligible to use to fund mitigation efforts
	Capital Improvement Program			X						
	Stormwater utility fees			X						
	Development impact fees			X						
Education and Outreach	School programs									The programs and methods already in place that could be used to implement mitigation activities
	Firewise communities									
	Storm Ready communities									
	Hazard awareness campaigns			X						
	Public Information Office			X						
	Community newsletter			X						

APPENDIX B: STAPLEE – Action Prioritization Worksheets

LBCWCID

The projects should be evaluated based on the STAPLEE criteria below on a scale of 1 to 5 indicating the extent to which each action satisfies each consideration.
(1= Does Not Satisfy 3 = Moderately Satisfies 5 = Strongly Satisfies)

Action Number	Action	Socially Acceptable	Technically Feasible	Administratively Possible	Politically Acceptable	Legal	Economically Sound	Environmentally Sound	BONUS: Addresses Multiple Hazards (5pts)	BONUS: Complements another entity's efforts (5pts)	Total Score
1	Local Official Training and Education Program: Develop and administer a training program to educate local officials on structural mitigation efforts and emergency response & evacuation procedures. (High Importance)	3	5	5	5	5	5	5	5	5	43
2	Dam Rehabilitation Phase 2: Initiate the Final Design stage and construction for Dam #25 and Dam #29 rehabilitation. Confirm grant funding, finalize environmental engineering review, and initiate the final design and construction for Dams #9 and #30.	5	5	5	5	5	5	5	5	5	45
3	Stream Gauge Monitoring Installation Phase 2: Install real-time water level monitoring technology at Dam #9 and other high-hazard dams as they are reclassified by TCEQ. Water level gauges located at high and significant hazard sites would allow the WCID and emergency management partners access to real-time water levels during major rainfall events without needing "boots on the ground". These gauges would supplement EAPs for dams and allow emergency management personnel to plan for notifications and evacuations. Key bridges and creek crossings should also have similar gauges to assist county personnel with planning for road closings.	5	5	5	5	5	5	5	5	5	45
4	Inspect all dams on an annual basis for structural integrity, vegetative cover, erosion and expansion concerns.	5	5	5	5	5	5	5	5	5	40
5	Dam Access Improvements: Strengthen access restrictions to the dam site. The precise improvements to each site are unique and should be prioritized by LBCWCID. In each case, limiting vehicular access with a gate is envisioned. Secure two routes of ingress/egress and maintain defensible space.	5	5	5	4	5	5	5	5	5	39
6	Collaborate with the USGS to ensure that the flood monitoring system infrastructure is resilient and remains functional during extreme weather events.	5	5	5	5	5	5	5	5	5	40
7	Update All EAPs	5	5	5	5	5	5	5	5	5	45

8	Dam Structural Repairs - Significant Hazard : Conduct major structural repairs to significant hazard dams (3, 17, 24).	5	5	5	5	4	5	5	5		39
9	Dam Structural Repairs – Low Hazard: Conduct major structural repairs to low-hazard dams (13, 21, 33).	5	5	5	5	4	5	5	5		39
10	Water Level Monitoring: Install real-time water level sensors at strategic locations along streams for general monitoring, flood control, emergency warning, and evacuation purposes. (619 at brushy creek)	5	5	5	5	5	5	5	5	5	45

City of Thrall

The projects should be evaluated based on the STAPLEE criteria (below on a scale of 1 to 5 indicating the extent to which each action satisfies each consideration.
(1= Does Not Satisfy 3 = Moderately Satisfies 5 = Strongly Satisfies)

Action Number	Action	Socially Acceptable	Technically Feasible	Administratively Possible	Politically Acceptable	Legal	Economically Sound	Environmentally Sound	BONUS: Addresses Multiple Hazards (Girls)	BONUS: Complements another entity's efforts (Girls)	Total Score
1	Phase II: Construct the Barker St. Drainage Improvements Project to maximize flood protection in the area around Barker St. and the unnamed tributary, Zone A floodplain in the City.	4	5	5	5	5	3	4	5	5	42
2	Provide education materials online, and to real estate and insurance agencies, to increase community understanding of flood insurance. Hold a town hall meeting with NFIP representatives to discuss the insurance purchase process.	5	5	5	5	5	5	3	2	5	42
3	Evaluate the feasibility of building a new wastewater treatment plant.	4	2	4	5	5	2	5	2	2	31
4	Conduct "tabletop exercises" with emergency response personnel from multiple agencies to determine further mitigation opportunities & response vulnerabilities.	5	5	5	5	5	5	5	5	5	45
5	Build a Safe Room near the geographic center of the population.	5	2	5	5	5	5	5	5	5	43
6	Participate in the State program for Residential Saferooms.	5	5	5	5	5	5	5	5	5	45

7	Develop and construct a reclaimed (effluent reuse) facility and distribution network in connection with work on the wastewater treatment plant.	2	5	5	5	5	4	5	5	5	5	41	43
8	Provide education materials to the public, such as the FireWise program, to address properties at the rural fringe.	5	5	5	5	4	5	5	5	5	5	49	47
9	Review building codes to strengthen fire resistance in new and renovation construction.	5	5	5	5	5	5	5	5	5	5	42	45
10	Install a membrane roof at City Hall	5	2	5	5	5	5	5	5	5	5	39	45
11	Construct canopies at Police Department and Public Works Department to provider cover for the fleets.	5	5	5	5	5	5	5	5	5	5	41	45
12	Install tempered glass at City Hall	5	2	5	5	5	5	5	5	5	5	36	45
13	Conduct soil stabilization improvements and/or foundation repairs at all City Facilities	5	5	5	5	5	5	5	5	5	5	34	45
14	Form a non-profit partnership with Opportunities Williamson/Burnet Counties.	5	5	5	5	5	5	5	5	5	5	43	45
15	Identify LIHEAP Program options to assist non-profits, churches, in providing emergency heaters to vulnerable populations.	5	5	5	5	5	5	5	5	5	5	43	45

16	Prepare/submit an application for Storm Ready Designation to the National Weather Service that attests to the community's level of preparedness for severe weather.	5	5	5	5	5	5	5	5	5
17		4	4	5	5	5	5	5	5	5
18		4	4	5	5	5	5	5	5	5
19		5	5	5	5	5	5	5	5	5
20		5	5	5	5	5	5	5	5	5
21										
22										
23										
24										
25										
26										
27										
28										

City of Taylor		The projects should be evaluated based on the STAPLEE criteria below on a scale of 1 to 5 indicating the extent to which each action satisfies each consideration. (1= Does Not Satisfy 3 = Moderately Satisfies 5 = Strongly Satisfies)									
Action Number	Action	Socially Acceptable	Technically Feasible	Administratively Possible	Politically Acceptable	Legal	Economically Sound	Environmentally Sound	BONUS: Addresses Multiple Hazards (5pts)	BONUS: Complements another entity's efforts (5pts)	Total Score
1	**Install a stream gage network on Mustang Creek. Conduct a feasibility study which identifies optimal locations, technology, site-specific requirements, and other local considerations.**	5	5	5	5	5	3	5		5	38
2	**"Conduct ""tabletop exercises"" with emergency response personnel from multiple agencies, to determine further mitigation opportunities and response vulnerabilities."**	5	5	5	5	5	5	5	5	5	45
3	**Enter the Community Rating System (CRS) program to enable reduced insurance premiums within the community.**	5	3	3	4	5	3	5	5		33
4	**Consider the establishment of a voluntary "acquisition and demolition program", "acquisition and structure relocation program", "structure elevation program" to address repetitive loss, flood prone properties.**	3	5	4	3	5	3	5			28
5	**Perform a detailed study of the Bull Branch watershed, including a dam safety study of the City Lake dam and downstream.**	5	5	5	5	5	3	5			33
6	**Phase I: Perform a study to evaluate upstream detention and Donna Channel improvement options for the Bull Branch watershed. Phase II: Construct drainage improvements by the engineering recommendations of the study.**	5	5	5	5	5	5	5			35
7	**Kimbro/Shaw 2nd Street Drainage Improvement. The project proposes new storm drains and channels to convey stormwater runoff downstream. The project will also include new inlets, grading, street reconstruction and new drainage easements. The project will reduce the risk of interior flood inundation to existing structures in convey storm runoff downstream of the problem area via local storm drain improvements.**	5	5	5	5	5	5	5			35

9	Enhance the Shelter Management Plan through a review of available spaces and education of other partners about the City of Taylor's capabilities.	5	5	3	4	3	5	5			34	
10	Explore industrial water reuse within city limits	5	5	3	4	4	4	5			29	
11	Ongoing enforcement of Drought Contingency Plan	3	5	3	5	4	5	5			33	
12	Provide education materials, such as the FireWise program, to all new residents, neighborhood associations, under fire department page on City website.	5	5	3	5	3	5	5			36	
13	Coordinate multiple large brush pickup events/dates per year to enable fuel reduction on private property.	5	5	3	5	4	5	5			34	
14	Distribute a set of educational materials about expansive soils and mitigation practices related to foundation design, slab perimeter watering.	5	5	5	5	5	5	5			35	
15	Develop a Pavement Management System for City Streets, to track repairs, known issue areas, and the use of different pavement designs over time.	5	5	5	5	5	4	5			34	
16	Develop enhanced standards for water line installations, which provide additional separation and restraint from expansive soils.	5	5	5	5	5	4	5			34	
17	Complete repairs at the Police Department ceased by expansive soil.	4	5	5	5	5	4	5			33	
18	Where recommended by geotechnical consultant, excavate and replace expansive soil with stable material for all new city facilities.	5	5	5	5	5	4	5			34	
19	Install emergency generators at all Water and wastewater plants, pump and lift stations, City Hall, Fire Station(s), Water Supply Maintenance Building, and all other critical facilities	5	5	5	5	5	4	5			39	
20	Identify options through the LIHEAP Program to assist non-profits, churches with renovation activities.	5	5	5	5	5	5	5			40	
21	Review and incorporate LEED design goals for all new public facilities and retrofits.	5	5	5	5	5	4	5			34	
23	Install emergency generators at all Water and wastewater plants, pump and lift stations, City Hall, Fire Station(s), Water Supply Maintenance Building, and all other critical facilities	5	5	5	5	5	4	5			34	
24	Review and assess the lightning protection system at all water tower facilities; Make improvements as recommended by MEP Engineer.	5	5	5	5	5	5	5			35	
25	Purchase detection equipment for public works.	5	5	5	5	5	5	5			35	

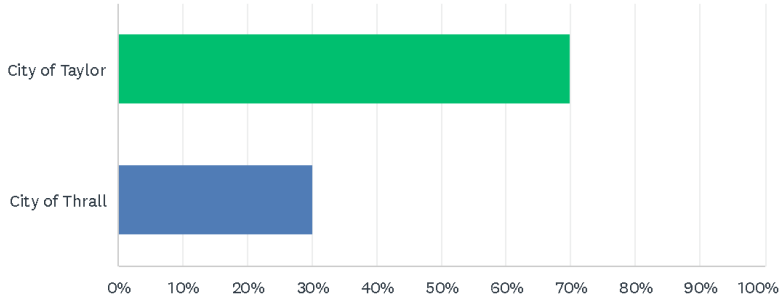
26	Prepare/submit an application for Storm Ready Designation to the National Weather Service that attests to the community's level of preparedness for severe weather.	5	5	3	5	5	5	5	5			33
27	Adoption of ICC 2024.	4	5	3	5	5	5	5	5			32
28	Update Drainage Master Plan (Updated in 2021)	5	5	5	5	5	5	5	5			35
29	Add in identified drainage projects from plan (include percentage of projects comleted for 2021 plan)	5	5	5	5	5	5	5	5			35
30	Conduct a study for potential lower water crossing automatic flood barriers at East Rio Grande	5	5	3	5	3	5	5	5			35
31	Continue to address inflow and infiltration for sewer collection system.	5	5	4	5	5	5	5	5			34
32	Explore municipal water reuse projects	4	2	5	5	5	4	5	5			32
33	Update the cities Emergency Management Plan	5	5	4	5	5	5	5	5			34
34	Study for liquid vs. sand de-icing equipment and purchase equipment based on identified needs.	5	5	5	5	5	3	5	5			33
35	Phase 1: Conduct study assessing effectiveness of Outdoor Warning Siren system and best locations for siren locations. Phase 2: Implement/construct	5	5	4	4	5	3	5	5			31
36	Upgrade water and wastewater SCADA systems	5	5	5	5	5	3	5	5			33

APPENDIX C: Hazard Mitigation Community Survey

Taylor and Thrall Hazard Mitigation Plan Update

Q1 Please tell us where you live

Answered: 40 Skipped: 0

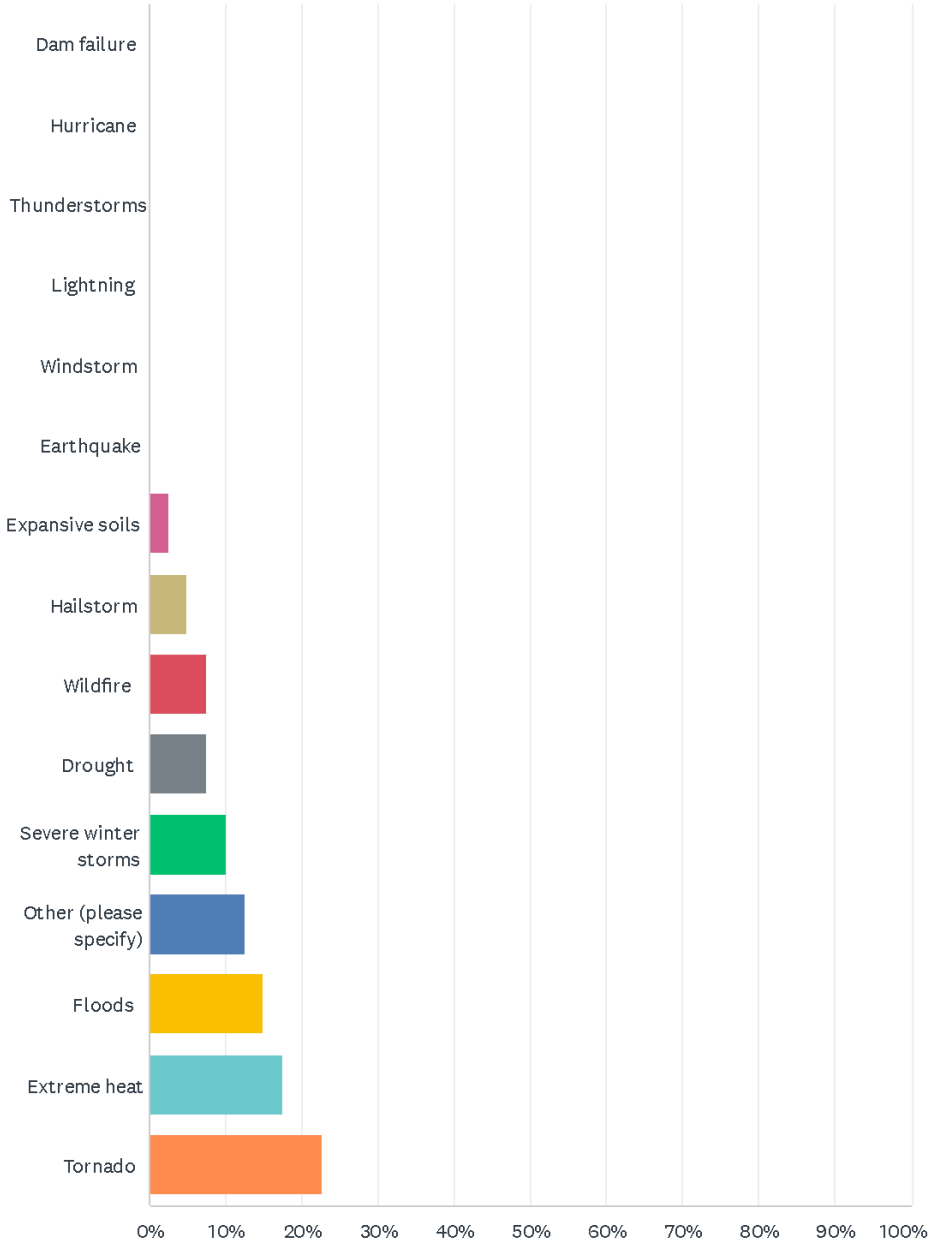


ANSWER CHOICES	RESPONSES	
City of Taylor	70.00%	28
City of Thrall	30.00%	12
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

Q2 Please select the hazard you think is the highest threat to you, your business and/or your community. (Please check only one)

Answered: 40 Skipped: 0



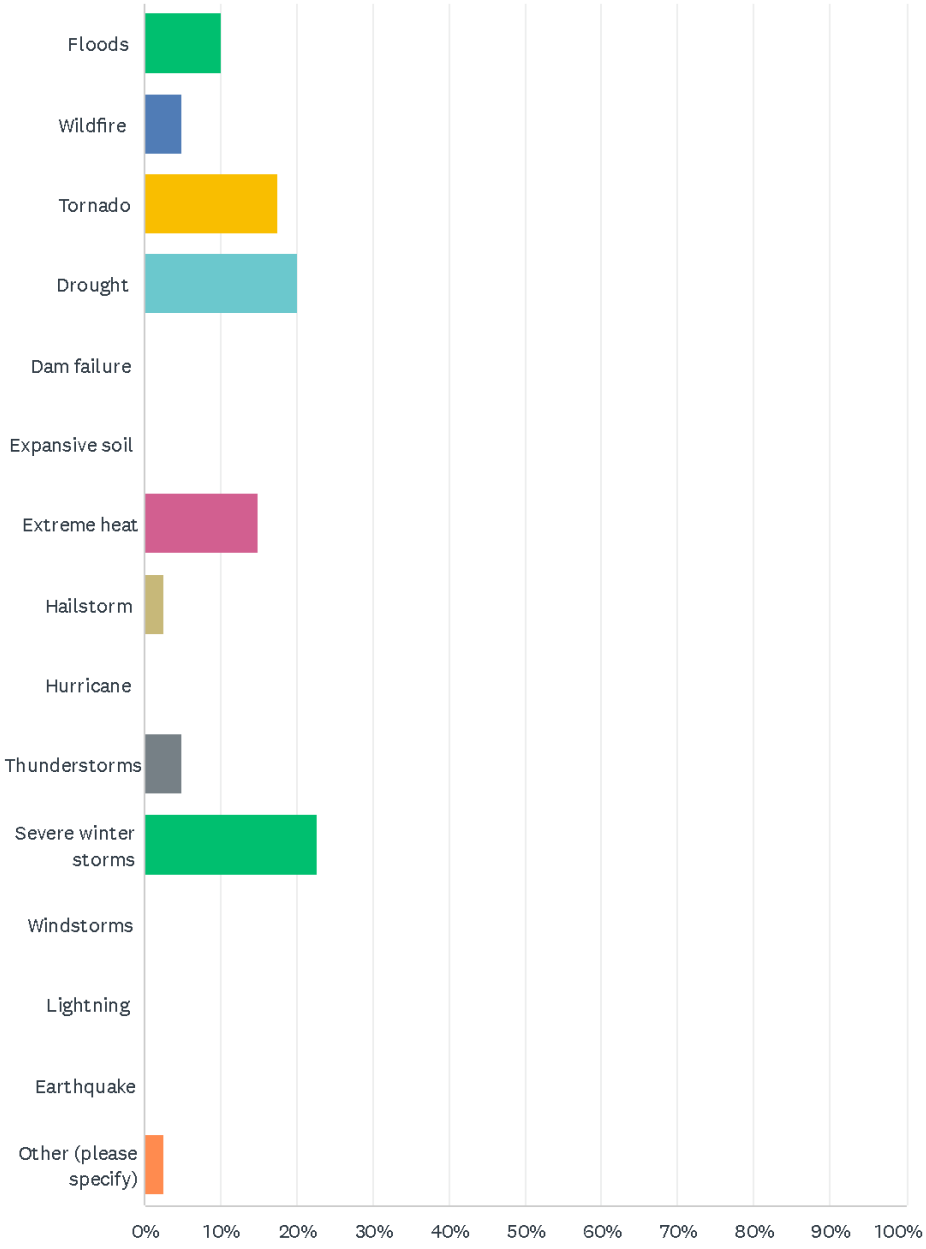
Taylor and Thrall Hazard Mitigation Plan Update

ANSWER CHOICES	RESPONSES	
Dam failure	0.00%	0
Hurricane	0.00%	0
Thunderstorms	0.00%	0
Lightning	0.00%	0
Windstorm	0.00%	0
Earthquake	0.00%	0
Expansive soils	2.50%	1
Hailstorm	5.00%	2
Wildfire	7.50%	3
Drought	7.50%	3
Severe winter storms	10.00%	4
Other (please specify)	12.50%	5
Floods	15.00%	6
Extreme heat	17.50%	7
Tornado	22.50%	9
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

Q3 Please select the hazard you think is the second highest threat to you, your business and/or your community. (Please check only one)

Answered: 40 Skipped: 0



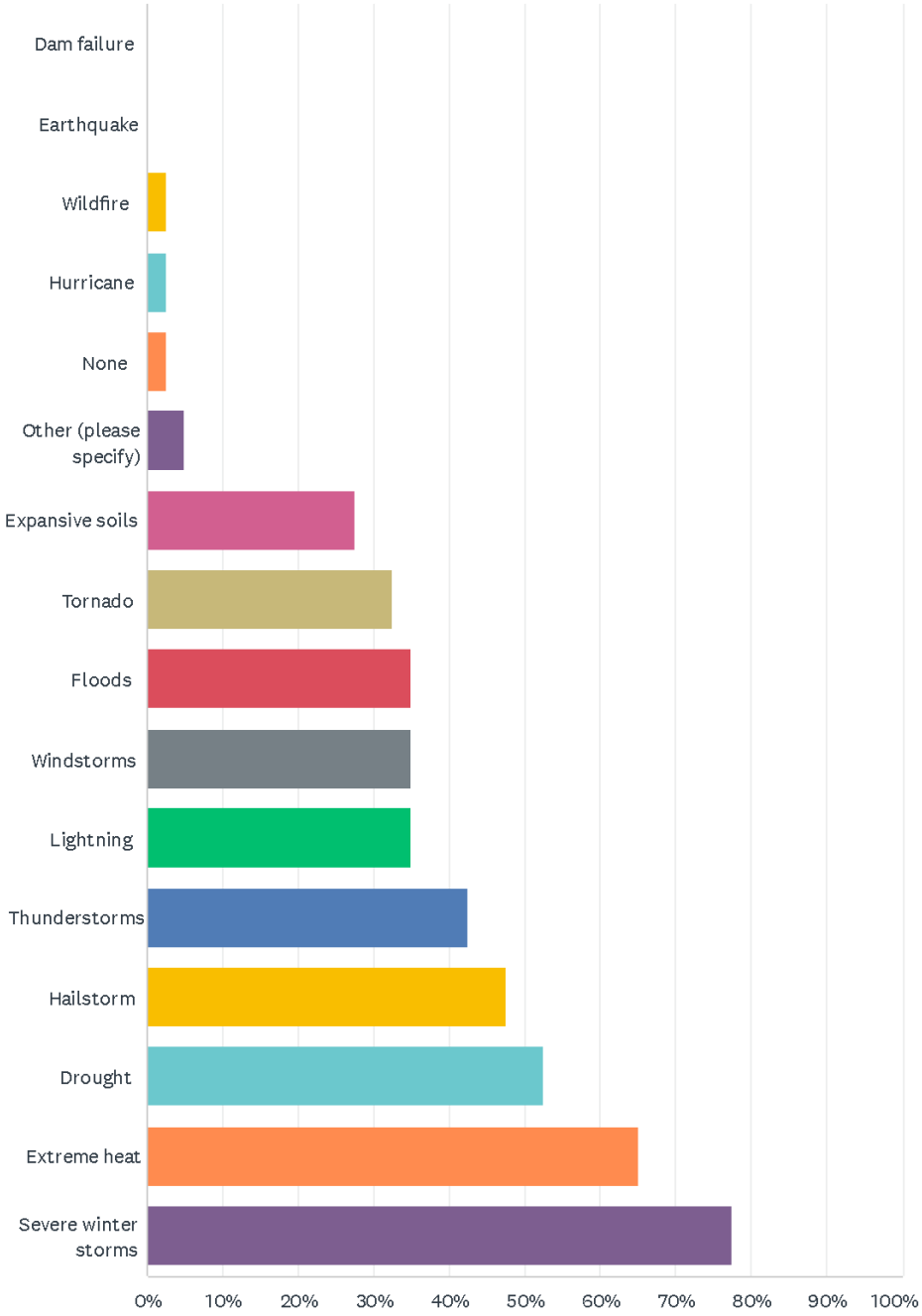
Taylor and Thrall Hazard Mitigation Plan Update

ANSWER CHOICES	RESPONSES	
Floods	10.00%	4
Wildfire	5.00%	2
Tornado	17.50%	7
Drought	20.00%	8
Dam failure	0.00%	0
Expansive soil	0.00%	0
Extreme heat	15.00%	6
Hailstorm	2.50%	1
Hurricane	0.00%	0
Thunderstorms	5.00%	2
Severe winter storms	22.50%	9
Windstorms	0.00%	0
Lightning	0.00%	0
Earthquake	0.00%	0
Other (please specify)	2.50%	1
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

Q4 While living here in Taylor or Thrall, have you experienced a disaster? (please check all that apply)

Answered: 40 Skipped: 0



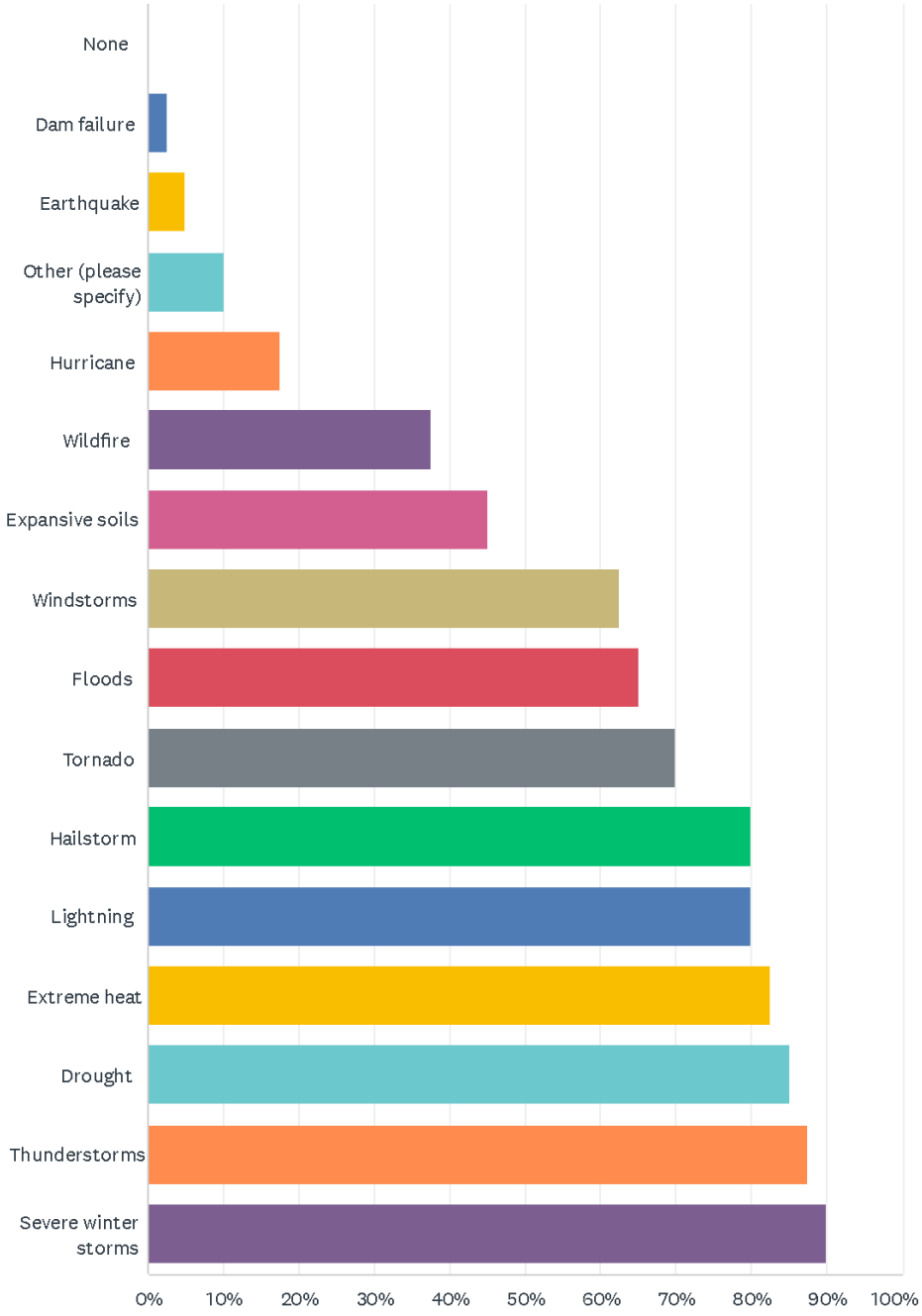
Taylor and Thrall Hazard Mitigation Plan Update

ANSWER CHOICES	RESPONSES	
Dam failure	0.00%	0
Earthquake	0.00%	0
Wildfire	2.50%	1
Hurricane	2.50%	1
None	2.50%	1
Other (please specify)	5.00%	2
Expansive soils	27.50%	11
Tornado	32.50%	13
Floods	35.00%	14
Windstorms	35.00%	14
Lightning	35.00%	14
Thunderstorms	42.50%	17
Hailstorm	47.50%	19
Drought	52.50%	21
Extreme heat	65.00%	26
Severe winter storms	77.50%	31
Total Respondents: 40		

Taylor and Thrall Hazard Mitigation Plan Update

Q5 Which of the following are likely to occur in your area at least once in your lifetime? (please check all that apply)

Answered: 40 Skipped: 0



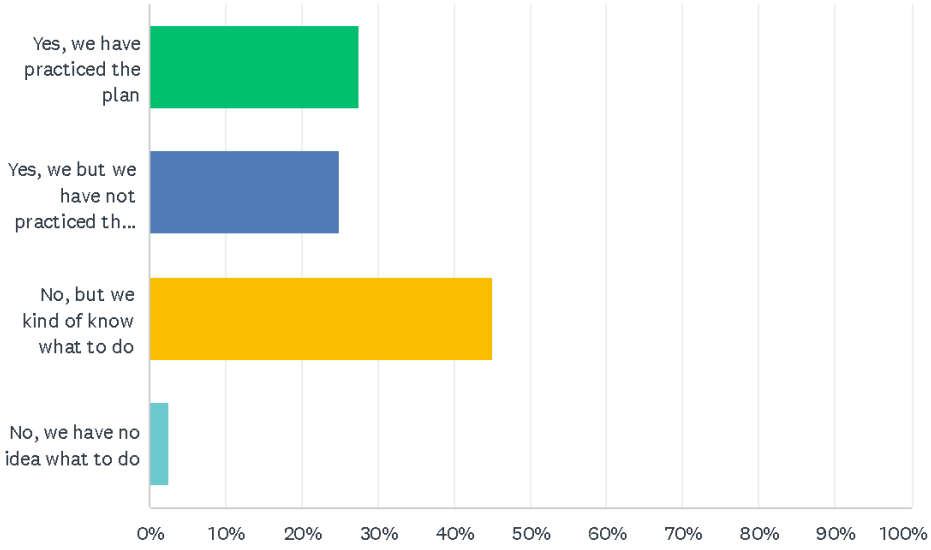
Taylor and Thrall Hazard Mitigation Plan Update

ANSWER CHOICES	RESPONSES	
None	0.00%	0
Dam failure	2.50%	1
Earthquake	5.00%	2
Other (please specify)	10.00%	4
Hurricane	17.50%	7
Wildfire	37.50%	15
Expansive soils	45.00%	18
Windstorms	62.50%	25
Floods	65.00%	26
Tornado	70.00%	28
Hailstorm	80.00%	32
Lightning	80.00%	32
Extreme heat	82.50%	33
Drought	85.00%	34
Thunderstorms	87.50%	35
Severe winter storms	90.00%	36
Total Respondents: 40		

Taylor and Thrall Hazard Mitigation Plan Update

Q6 My household has a plan in the event of a disaster such as a flood, tornado, etc.

Answered: 40 Skipped: 0

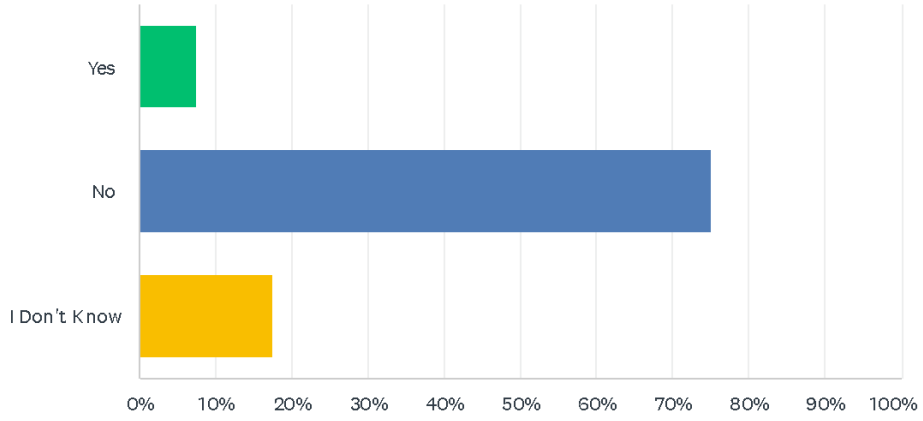


ANSWER CHOICES	RESPONSES	
Yes, we have practiced the plan	27.50%	11
Yes, we but we have not practiced the plan	25.00%	10
No, but we kind of know what to do	45.00%	18
No, we have no idea what to do	2.50%	1
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

Q7 Is your home located in a floodplain?

Answered: 40 Skipped: 0

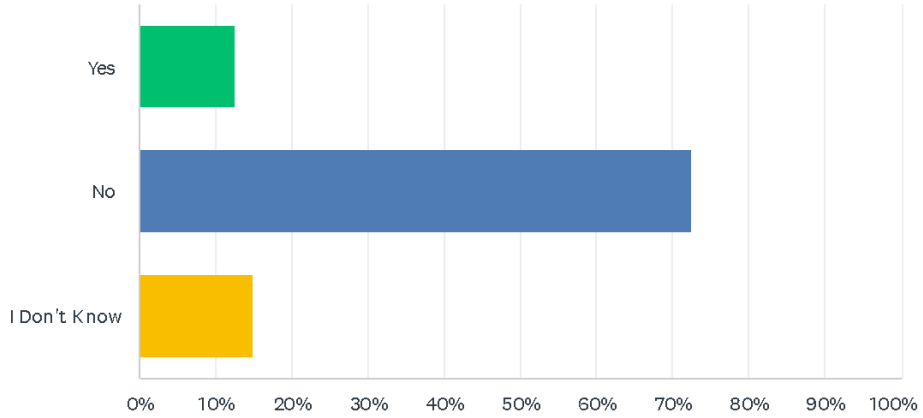


ANSWER CHOICES	RESPONSES	
Yes	7.50%	3
No	75.00%	30
I Don't Know	17.50%	7
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

Q8 Do you have flood insurance?

Answered: 40 Skipped: 0

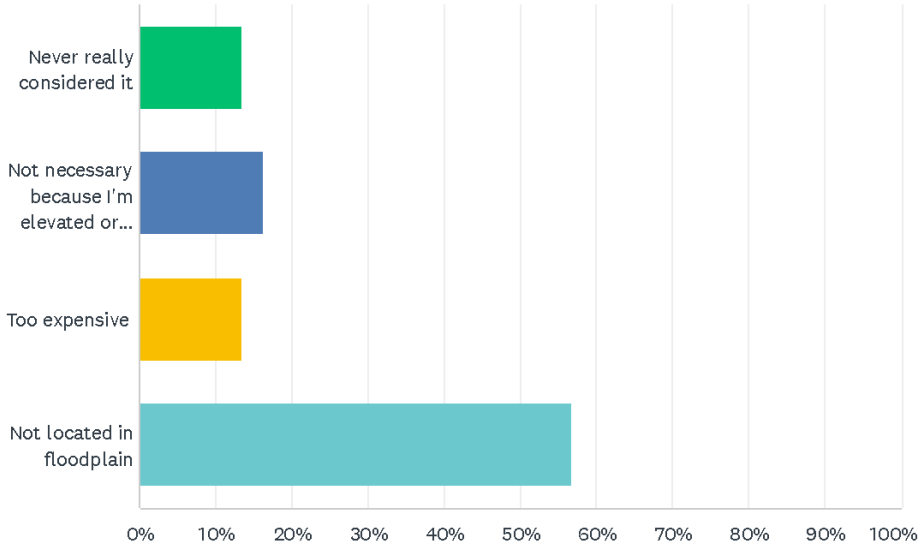


ANSWER CHOICES	RESPONSES	
Yes	12.50%	5
No	72.50%	29
I Don't Know	15.00%	6
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

Q9 If you do not have flood insurance, why not?

Answered: 37 Skipped: 3

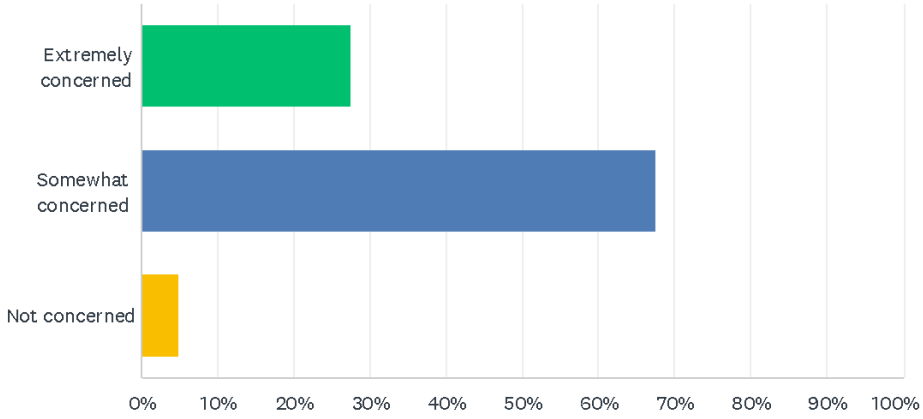


ANSWER CHOICES	RESPONSES	
Never really considered it	13.51%	5
Not necessary because I'm elevated or otherwise protected	16.22%	6
Too expensive	13.51%	5
Not located in floodplain	56.76%	21
TOTAL		37

Taylor and Thrall Hazard Mitigation Plan Update

Q10 How concerned are you about the possibility of you or your community being impacted by a disaster?

Answered: 40 Skipped: 0

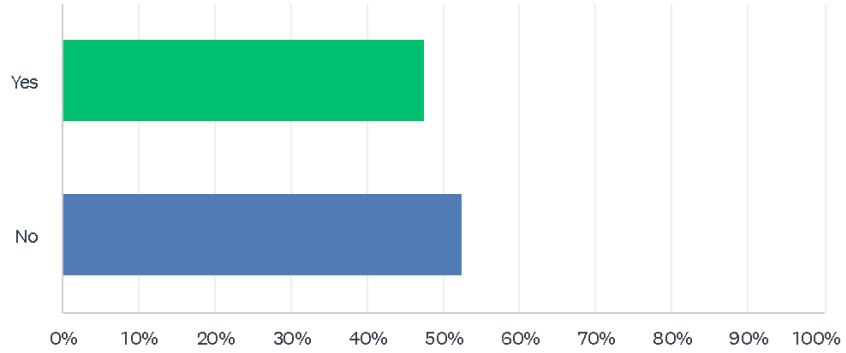


ANSWER CHOICES	RESPONSES	
Extremely concerned	27.50%	11
Somewhat concerned	67.50%	27
Not concerned	5.00%	2
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

Q11 Have you taken any actions to make your home, business and/or community more resistant to hazards?

Answered: 40 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	47.50%	19
No	52.50%	21
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

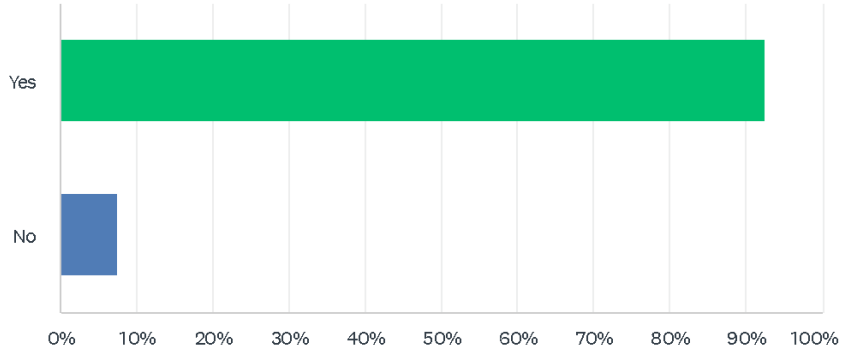
Q12 If "Yes", please described the action you have taken:

Answered: 24 Skipped: 16

Taylor and Thrall Hazard Mitigation Plan Update

Q13 Are you interested in making your home, business and/or community more resistant to hazards?

Answered: 40 Skipped: 0

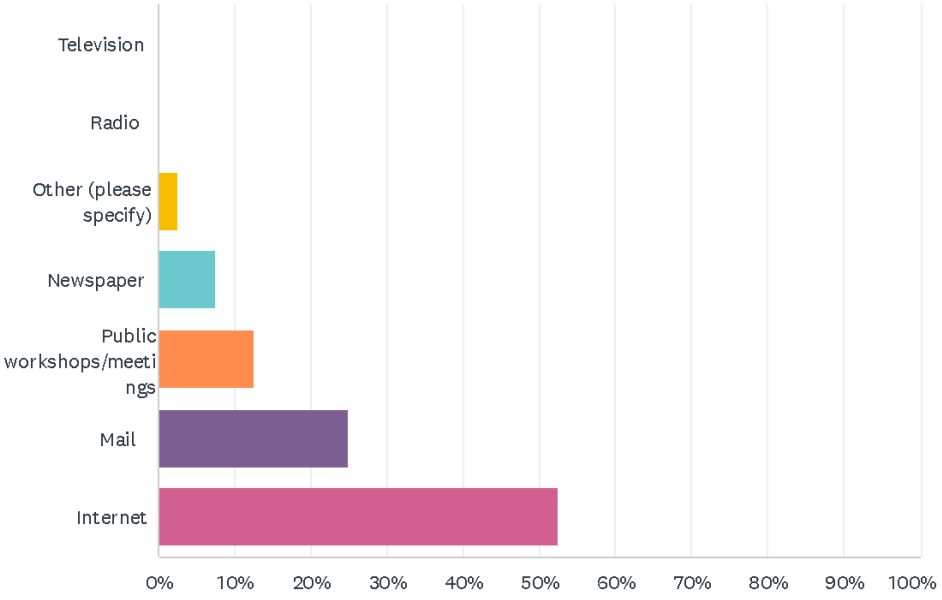


ANSWER CHOICES	RESPONSES	
Yes	92.50%	37
No	7.50%	3
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

Q14 What is the most effective way for you to receive information about how to make your home, business and/or community more resistant to hazards?

Answered: 40 Skipped: 0

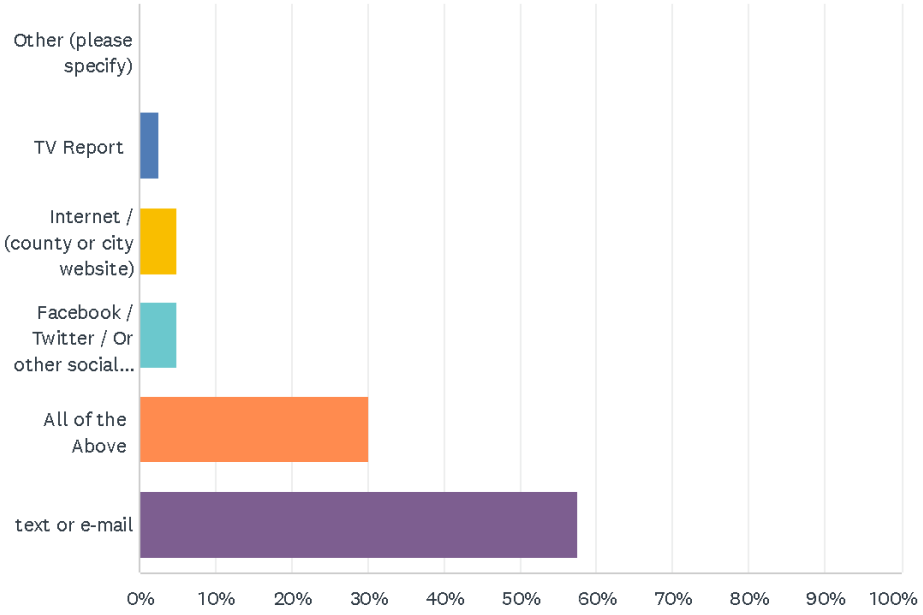


ANSWER CHOICES	RESPONSES	
Television	0.00%	0
Radio	0.00%	0
Other (please specify)	2.50%	1
Newspaper	7.50%	3
Public workshops/meetings	12.50%	5
Mail	25.00%	10
Internet	52.50%	21
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

Q15 Which of the following would be the best way to alert you and your household to an imminent disaster?

Answered: 40 Skipped: 0

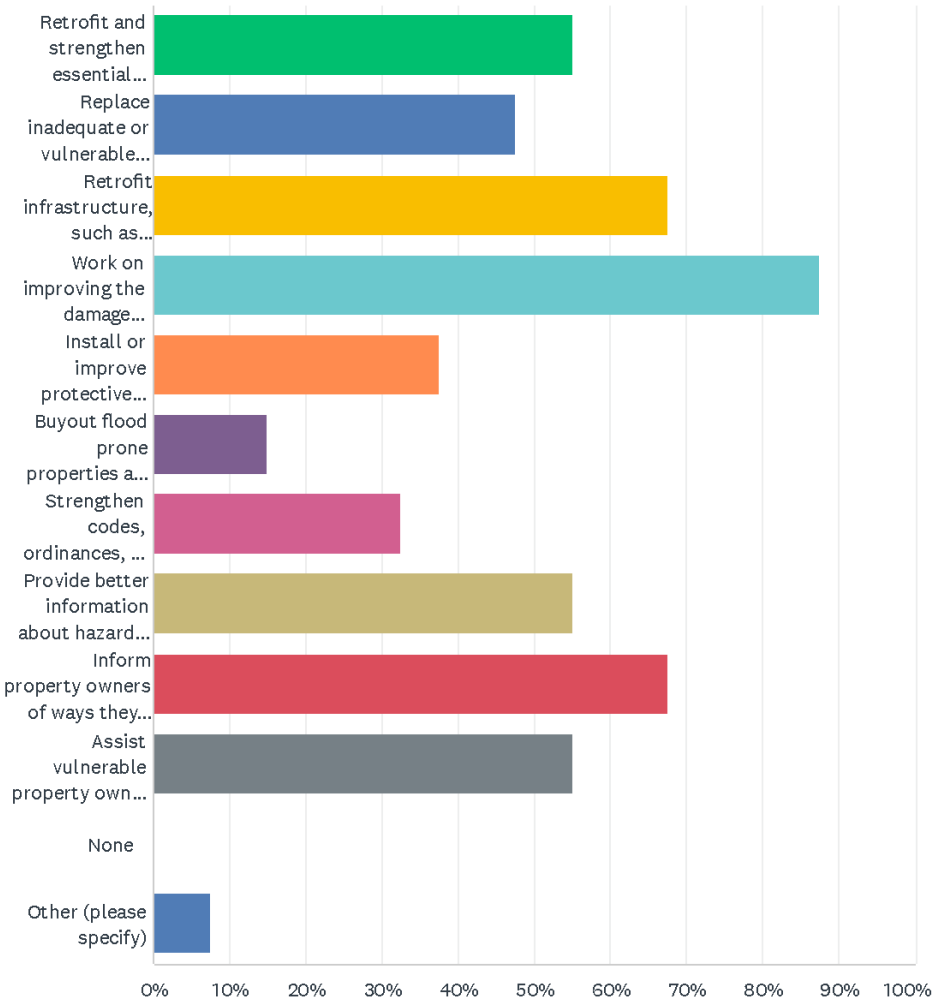


ANSWER CHOICES	RESPONSES	
Other (please specify)	0.00%	0
TV Report	2.50%	1
Internet / (county or city website)	5.00%	2
Facebook / Twitter / Or other social media	5.00%	2
All of the Above	30.00%	12
text or e-mail	57.50%	23
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

Q16 Which of the following mitigation activities do you believe your local government should employ to reduce or eliminate the risk of future hazard damages in your neighborhood and/or community. (Please check all that apply)

Answered: 40 Skipped: 0



Taylor and Thrall Hazard Mitigation Plan Update

ANSWER CHOICES	RESPONSES	
Retrofit and strengthen essential facilities such as police, fire, emergency medical services, hospitals, schools, etc.	55.00%	22
Replace inadequate or vulnerable bridges and roads.	47.50%	19
Retrofit infrastructure, such as elevating roadways and improving drainage systems.	67.50%	27
Work on improving the damage resistance of utilities (electricity, communications, water / wastewater facilities, etc.).	87.50%	35
Install or improve protective structures, such as floodwalls and levees or individual/community saferooms.	37.50%	15
Buyout flood prone properties and maintain as open-space.	15.00%	6
Strengthen codes, ordinances, and plans to require higher hazard risk management standards.	32.50%	13
Provide better information about hazard risk and high-hazard areas.	55.00%	22
Inform property owners of ways they can mitigate damage to their properties.	67.50%	27
Assist vulnerable property owners with securing funding to mitigate impacts to their property(s).	55.00%	22
None	0.00%	0
Other (please specify)	7.50%	3
Total Respondents: 40		

Taylor and Thrall Hazard Mitigation Plan Update

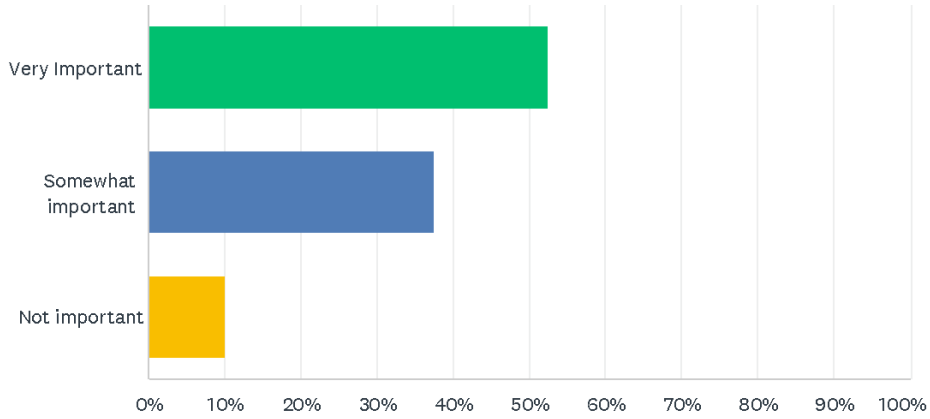
Q17 Are there any other issues regarding the reduction of risk and loss associated with hazards or disasters in the community that you think are important?

Answered: 18 Skipped: 22

Taylor and Thrall Hazard Mitigation Plan Update

Q18 Prevention of Hazards is any administrative or regulatory action that influences the way land is developed and buildings are built. Some examples include planning and zoning, building codes, open space prevention, and flood plain regulation. Please rank how important you believe it is for your community to pursue the prevention of hazards .

Answered: 40 Skipped: 0

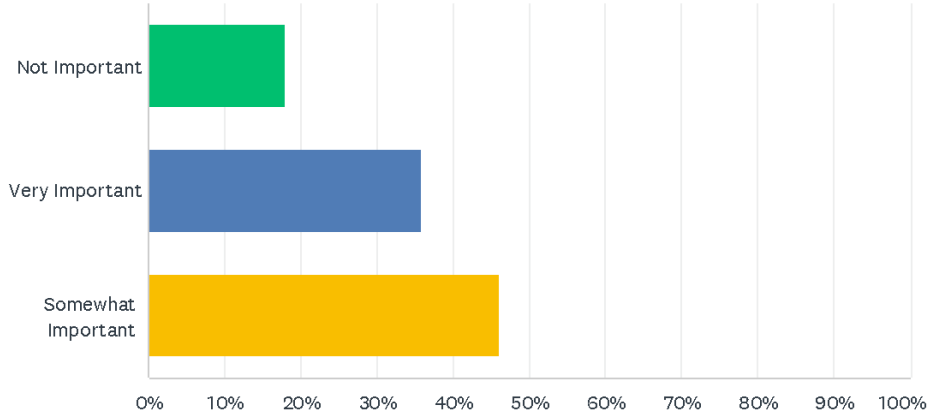


ANSWER CHOICES	RESPONSES	
Very Important	52.50%	21
Somewhat important	37.50%	15
Not important	10.00%	4
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

Q19 Reducing community risks from hazards can also include property protection. This involves actions that involve the modification of existing buildings to protect them from a hazard or removal from the hazard area. Examples include acquisition, relocation, elevations, structural retrofits and storm shutters. How important is it to you that your community should pursue property protection?

Answered: 39 Skipped: 1

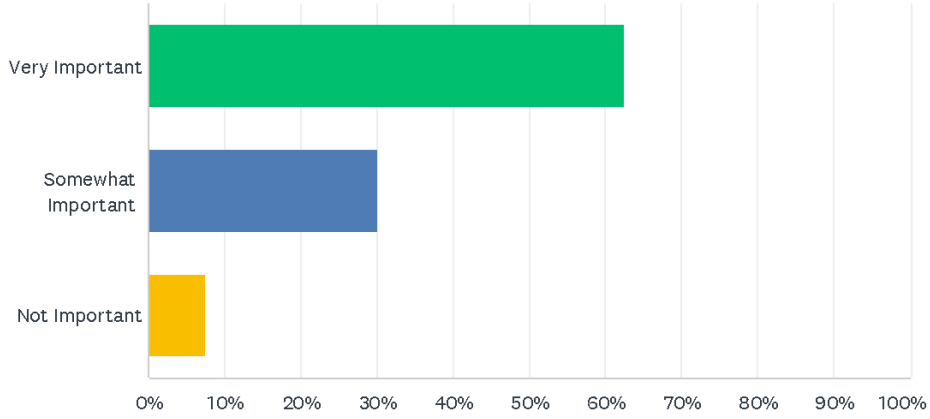


ANSWER CHOICES	RESPONSES	
Not Important	17.95%	7
Very Important	35.90%	14
Somewhat Important	46.15%	18
TOTAL		39

Taylor and Thrall Hazard Mitigation Plan Update

Q20 Reducing community risks from hazards can also include natural resource protection. This kind of protection is in addition to minimizing hazard losses, preserve or restoring the functions of natural systems. Some examples include flood plain protection, habitat preservation, slope stabilization, riparian buffers and forest management. Do you believe this is important for your community to pursue? Please rank below.

Answered: 40 Skipped: 0

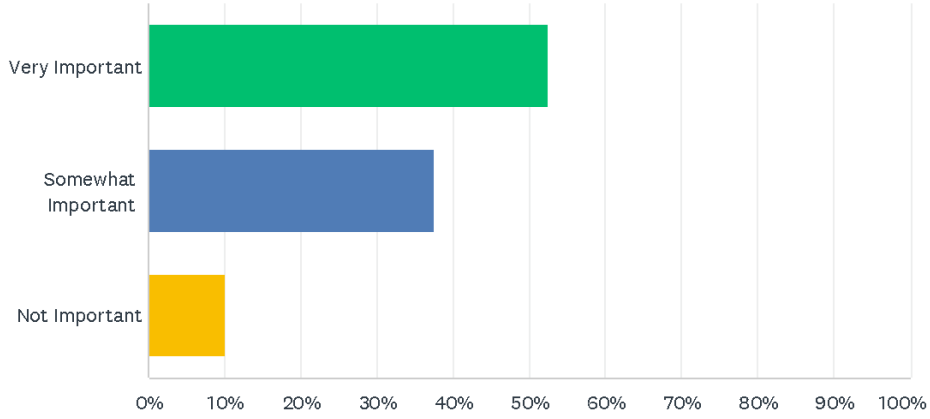


ANSWER CHOICES	RESPONSES	
Very Important	62.50%	25
Somewhat Important	30.00%	12
Not Important	7.50%	3
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

Q21 Structural Projects can also help to reduce hazards.These actions are intended to lessen the impact of a hazard by modifying the natural progression of the hazard. Examples include dams, levees, seawalls, detention/retention basins, channel modifications, retaining walls and storm sewers. Do you believe this is important for your community to pursue? Please rank below.

Answered: 40 Skipped: 0

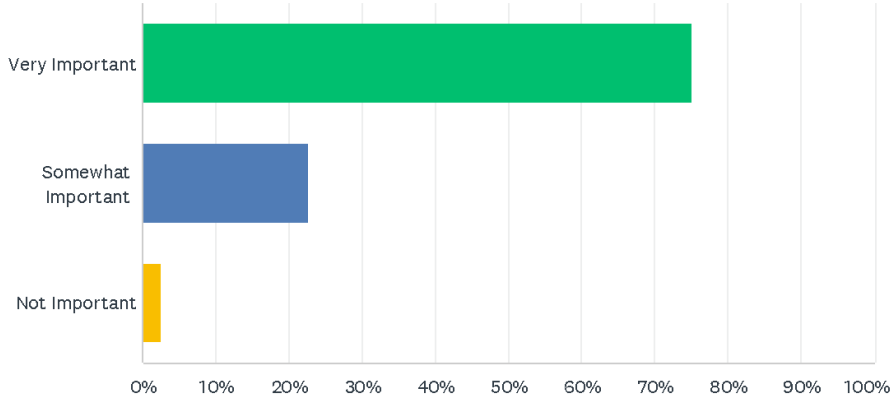


ANSWER CHOICES	RESPONSES	
Very Important	52.50%	21
Somewhat Important	37.50%	15
Not Important	10.00%	4
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

Q22 Emergency Services are actions that protect people and property during and immediately after a hazard event . Some examples include warning systems, evacuation planning, emergency planning, emergency response training and protection of critical emergency facilities/system. Do you believe this is important for your community to pursue? Please rank below.

Answered: 40 Skipped: 0

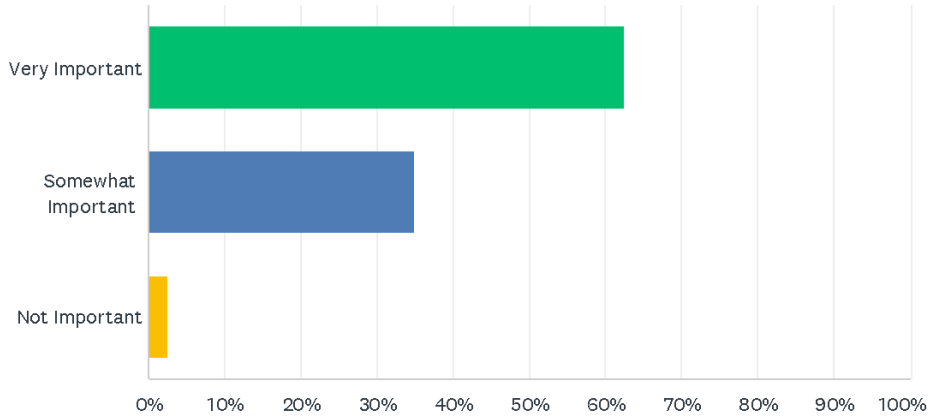


ANSWER CHOICES	RESPONSES	
Very Important	75.00%	30
Somewhat Important	22.50%	9
Not Important	2.50%	1
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

Q23 Public Education and Awareness are actions to inform citizens about hazards and the techniques they can use to protect themselves and their property. Examples include outreach projects, school education programs, library materials and demonstration events. Do you believe this is important for your community to pursue? Please rank below.

Answered: 40 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very Important	62.50%	25
Somewhat Important	35.00%	14
Not Important	2.50%	1
TOTAL		40

Taylor and Thrall Hazard Mitigation Plan Update

Q24 If you want to be notified of upcoming public meetings for Mitigation Plan Updates, please leave your name and email below. Thank you for your time!Name:

Answered: 22 Skipped: 18

Taylor and Thrall Hazard Mitigation Plan Update

Q25 e-mail:

Answered: 22 Skipped: 18

APPENDIX D: Critical Facilities

City of Thrall:

City of Thrall, Thrall Fire Station, Thrall Elementary School, Thrall Middle School, Thrall High School, Thrall City Police Department, Lower Brushy Creek WCID, Thrall Water Department, Thrall Public Works, Thrall Animal Shelter, Waste Water Infill, Williamson County Jail, Thrall Volunteer Fire Department, Oncor Electric Delivery, Baylor Scott & White Medical Center - Taylor, Williamson County EMS Medic 42, Williamson County EMS Medic 41, S.P.J.S.T. Skilled Nursing, Rehabilitation & Memory Care, S.P.J.S.T. Assisted Living

City of Taylor:

Taylor City Hall, Taylor Fire Department, City of Taylor Fire Station, Taylor Police Department, Fire Station 2, Taylor Public Works Department, Taylor Water & Sewer Administration, Mustang Creek WWTP, City of Taylor, Texas Animal Shelter, Taylor Electric Service Distribution System, Baylor Scott & White Medical Center - Taylor, Williamson County EMS Medic 42, Williamson County EMS Medic 41, S.P.J.S.T. Skilled Nursing, Rehabilitation & Memory Care, S.P.J.S.T. Assisted Living, ERCOT (T1, T2 & T3 Delivery Entrance), Taylor Municipal Airport - T74, Taylor Public Library, Taylor Opportunity Center

Lower Brushy Creek Water Control & Improvement District:

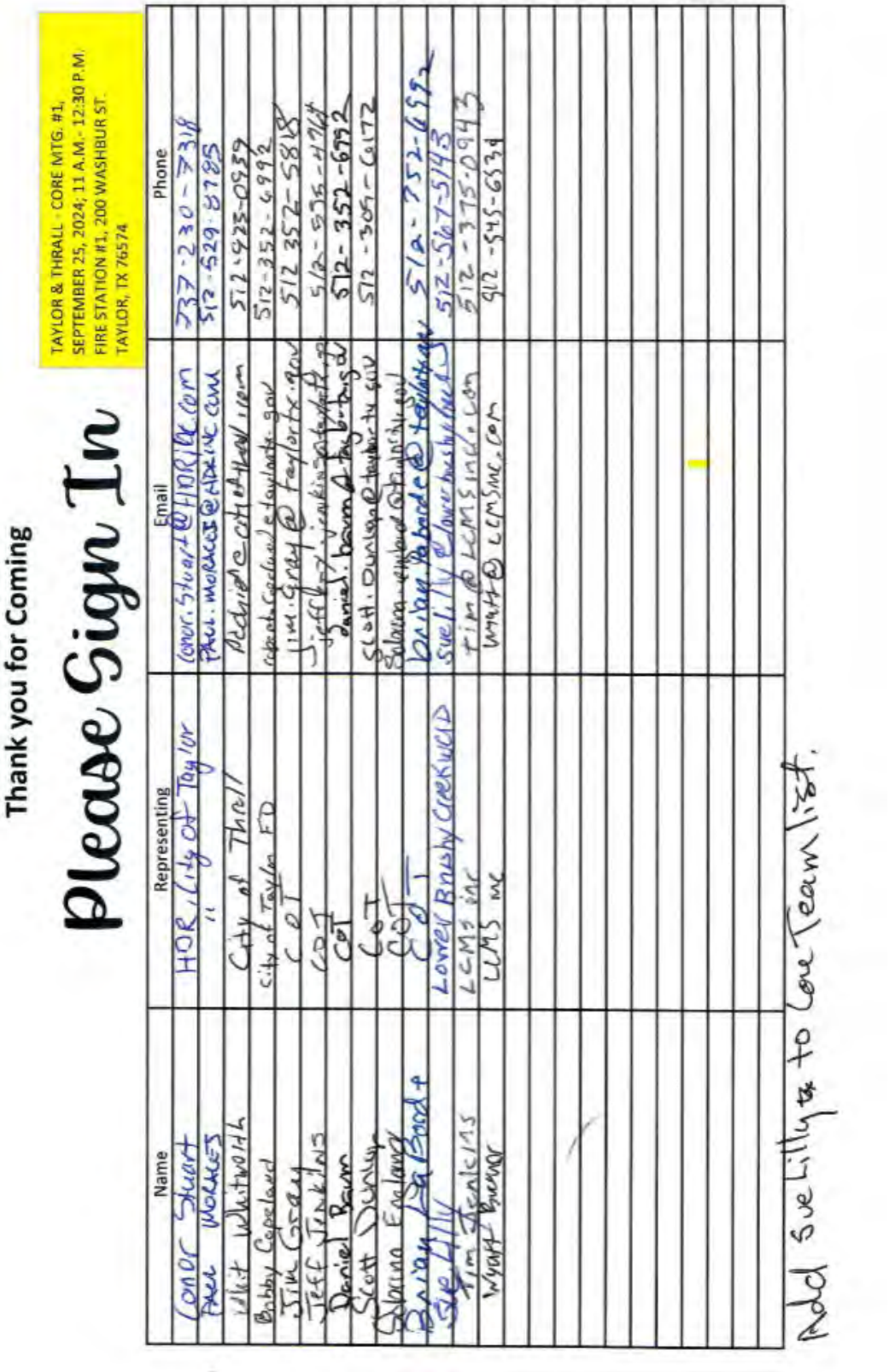
LBC WC&ID Administrative Office

Low Hazard: Dam Site #8, Dam Site #10, Dam Site #12, Dam Site #13, Dam Site #21, Dam Site #22, Dam Site #23, Dam Site #31, Dam Site #33

Significant Hazard: Dam Site #2, Dam Site #3, Dam Site #4A, Dam Site# 6, Dam Site #7, Dam Site #17, and Dam Site #24

High Hazard: Dam Site #9, Dam Site #18, Dam Site #20, Dam Site #25, Dam Site #29, Dam Site #30 and Dam Site #32

APPENDIX E: Meeting Documentation



Please Sign In

Thank you for Coming

TAYLOR & THRALL - CORE MTG. #1,
SEPTEMBER 25, 2024; 11 A.M.- 12:30 P.M.
FIRE STATION #1, 200 WASHBUR ST.
TAYLOR, TX 76574

Name	Representing	Email	Phone
Conor Stuart	HDR, City of Taylor	conor.stuart@HDRINC.com	737-230-7318
Paul Workues	"	paul.workues@AECOM.com	512-529-8785
Matt Whitworth	City of Thrall	Mwhitworth@cityofthrall.com	512-925-0959
Bobby Copeland	City of Taylor FD	rcopeland@taylortx.gov	512-352-6992
Jim Gray	CDT	Jim.Gray@Taylortx.gov	512 352-5818
Jeff Jenkins	CDT	Jeffrey.jenkins@taylortx.gov	512-535-4764
Daniel Baum	CDT	daniel.baum@taylortx.gov	512-352-6592
Scott Dunlap	CDT	scott.dunlap@taylortx.gov	512-305-6172
Shaina Endaley	CDT	Shaina.endaley@taylortx.gov	
Brian Ba Boad +	CDT	brian.baboad@taylortx.gov	512-752-6552
Sue Lilly	Lower Brushy Creek WCID	sue.lilly@lowerbrushycreek.com	512-567-5143
Tim Jenkins	LCMS inc	tim@LCMSinc.com	512-375-0943
Wyatt Brewer	LCMS inc	wyatt@LCMSinc.com	512-545-6534

Added Sue Lilly to Core Team list.

SERVING
1886

Thank you for Coming

Please Sign In

TAYLOR & THRALL - PUBLIC OUTREACH
OCTOBER 29, 2024; 5 P.M.- 8 P.M.
TAYLOR PUBLIC LIBRARY
801 VANCE ST., TAYLOR TX 76574

Name	Representing	Email	Phone
Wyatt Bueker	Lowford Community Management Services	wyatt@icesinc.com	(512) 565-6559
Jesse Contreras	LCMS	jesse@icmsinc.com	832-579-8188
Jim Counts	LCMS	jtimm@lcmsinc.com	512-375-0943
Daniel Baum	COT	daniel.baum@taylortx.gov	512-352-6592
Daniel Bivens	Self	dbivens@gmail.com	512 658 9322
Roberto Chavez	COT	robert.chavez@taylortx.gov	512-365-4665
Lonnie Zychal	Self/Citizens Coalition	lonniezychal@yahoo.com	512-565-2032
Conor Stuart	HDR/City of Taylor engineering	Conor.Stuart@HDR.inc.com	737-230-7318
Ed Komandosky	LBC WCID	[illegible]	512 365-7396
[illegible]	COT	[illegible]	512 696-4464
Brian Cassorla	COT	brian.cassorla@taylortx.gov	512-352-7195
Jim Crane	LBC WCID	jim.crane@att.net	512 517-7502
Alfred DAVID	CR WCID		512-455-0226

PUBLIC INPUT REQUEST

The Cities of Taylor & Thrall seek feedback as they review and update the Hazard Mitigation Plan. Public input will help the local planning teams identify and analyze potential natural hazards including flooding and drought affecting residents, and recommend possible actions to reduce their impact throughout the County.

A Community Open House will be held in Taylor on **Tuesday, October 29**, from 6 pm – 8 pm at the Taylor Public Library, 801 Vance St., Taylor, TX 76574.

An online survey is available to the public at https://www.surveymonkey.com/r/FFLT32L. Or, use the QR code provided. The planning and grant consultants will be present to facilitate the meeting and answer questions.

Under the Disaster Mitigation Act of 2000, the Federal Emergency Management Agency (FEMA) requires communities to develop a mitigation plan to minimize or eliminate the long-term risk to human life and property from known hazards. Communities with a FEMA-approved plan are eligible for specific grant funding under the Hazard Mitigation Assistance (HMA) Program. Your feedback will help ensure that the plan will prepare the area and its residents for future hazards.

YOU'RE INVITED!

The Cities of Taylor & Thrall are Hosting an Open House

APPENDIX F: Adoption Resolutions & Implementation Trackers

Mitigation Worksheet Project Tracking					
Jurisdiction:					
Action Number/Title	Mitigation Action Progress	Current Priority (L, M, H)	Action Status (Cancelled, Ongoing, Finished)	Next Steps	Date

Mitigation Worksheet Project Tracking					
Jurisdiction:					
Action Number/Title	Mitigation Action Progress	Current Priority (L, M, H)	Action Status (Cancelled, Ongoing, Finished)	Next Steps	Date

Mitigation Worksheet Project Tracking					
Jurisdiction:					
Action Number/Title	Mitigation Action Progress	Current Priority (L, M, H)	Action Status (Cancelled, Ongoing, Finished)	Next Steps	Date

City Council Meeting
March 12, 2026
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 6.

Agenda Title: **Consider approval of Ordinance 2026-10, a Place Type Amendment from P2: Rural to P2C: Rural Commercial for property generally located at 600 Potomac St, legally described as Washington Heights, Part of Block 52 and part of Block 58, consisting of approximately 2.5 acres of land, more particularly described by Williamson Central Appraisal District Parcel R018516, Taylor, Williamson County, Texas.**

Council Action to be Taken: Approve on Consent.

Department Submitted: Development Services Department

Staff Contact: Martin Griggs, Director of Development Services

1. PURPOSE / DESCRIPTION

The applicant is requesting a Place Type Amendment (zoning change) from P2: Rural to P2C: Commercial. The applicant has requested this Place Type Amendment to P2C: Commercial, to allow the development of a convenience store with fuel sales (gas station). The gas station will be intended to serve both large trucks and commuter vehicles traveling along Carlos G Parker. The property is located directly south of the Mustang Creek Golf Course and has frontage on Carlos G Parker Boulevard. To the east and west there are residences on properties greater than 1 acre. The sizes of the adjacent residential properties provide buffering, lessening the likelihood that the Subject Property would negatively impact adjacent properties. The subject property is currently zoned P2: Rural, a designation that has functioned as a transitional zoning. The Comprehensive Plan identifies this area as underutilized by the Future Land Use and Growth Sector Maps. The future land use designation is Neighborhood Greenfield, and the growth sector is Intended Growth Sector (G-3). Both designations encourage the development or redevelopment of these areas as a mixed-use extension of the Taylor urban fabric. If the Place Type Amendment is approved, the property will need to be re-platted to correct the lots non-conformity.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Upon analyzing the request for a Place Type Amendment from P4: Mix to P2C: Commercial, the

proposed request is consistent with the surrounding Place Types and is consistent with the Future Land Use and Growth Sector from the Comprehensive Plan. The request is consistent with the following Land Use Policies outlined in the Envision Taylor Comprehensive Plan:

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
    - The development is not located in an area that contains a floodplain

- LU9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
    - The development is already served by existing infrastructure.

City Council held a public hearing and introduced the ordinance on February 26, 2026.

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

On February 10, 2026, the Planning and Zoning Commission voted (8-0) to recommend approval of the request. The Planning and Zoning Commission had no questions, and no further discussion was held.

1. Is the Place Type Amendment consistent with the Comprehensive Plan?
    - The request is consistent with the Comprehensive Plan Land Use policy and the Future Land Use and Growth Sectors. The proposed development would use existing infrastructure and increase density in the area

2. Is the Place Type Amendment compatible with the surrounding area?
    - The Place Type is compatible with the current adjacent uses. There is no conflict with the Golf course to the north and the residential homes to the south. The homes to the south are buffered by Carlos G Parker. To the east and west are rural residential on properties over the 1 acre minimum lot size and should be sufficiently buffered.

3. Does the Place Type Amendment promote public health, safety, or general welfare?

- Staff analysis determined that the proposed change for the subject property will likely promote public health, safety, and general welfare.

4. Is adequate infrastructure available or planned to meet the needs of the proposed land use?
    - The property is currently served by water and wastewater.

5. Do current conditions indicate that a Place Type Amendment is necessary?
    - The property is currently zoned P2 Rural, and the proposed use is not consistent with the current place type zoning. The place type amendment is needed to allow the use to be compliant with the Land Development Code.

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Public Hearing: February 10, 2026
City Council Public Hearing: February 26, 2026
City Council Action: March 12, 2026

7. OTHER OPTIONS

8. ATTACHMENTS

1. _02a_PZ 2025-2635 Letter of Intent
2. _02b_PZ 2025-2635 Location Map
3. _02c_PZ 2025-2635 Notification Map
4. _02d_PZ 2025-2635 Future Land Use
5. _02e_PZ 2025-2635 Growth Sector
6. _02f_PZ 2025-2635 Current Zoning
7. _02g_PZ-2025-2635 Ordinance
8. _02g_EXHIBIT A_PZ 2025-2635 Survey
9. _02g_EXHIBIT B_PZ 2025-2635 Proposed Zoning
10. _02c_PZ2025-2635__PPT

H D | B R O W N

Courtney Peres, CNU-A
City of Taylor
Development Services Department
Taylor, Texas 76574

Via Electronic Submittal

RE: Rezoning application; 600 Potomac; 3.2 ± Acres; WCAD Parcel R018516 (the "Property")

Dear Ms. Peres,

As representative of the Property owner, I respectfully submit a request to rezone 600 Potomac from P2 (Rural place type) to P2C (Rural Commercial place type) to allow redevelopment of the site with a convenience store and associated fuel sales. The following statements address the required criteria for Place Type Zoning Map Amendments.

1. Is the Place Type Zoning Map amendment (re-zoning) consistent with guiding documents such as the Comprehensive Plan and Land Development Code?

The requested zoning district is consistent with the City's Comprehensive Plan and Land Development Code. The Future Land Use Map ("FLUM") designates the Property as Neighborhood Greenfield, which supports neighborhood-serving commercial uses that meet local needs. A convenience store with fuel sales is consistent with this designation by providing everyday services within close proximity to surrounding residential areas.

2. Is the Place Type Zoning Map Amendment (re-zoning) compatible with the surrounding area?

The Property is located along Carlos G. Parker Blvd (Hwy 79) and is set back from residential homes. This location provides an appropriate buffer between residential areas and the proposed commercial use. Carlos G. Parker Blvd (Hwy 79) also serves as a major regional corridor capable of accommodating the traffic generated by a convenience store with fuel sales. The proposed zoning will therefore offer needed commercial services along a well-traveled corridor without creating disruptive impacts to nearby residents due to distance, orientation of the site, and the highway's existing traffic capacity.

3. Does the Place Type Zoning Map Amendment (re-zoning) promote health, safety, and general welfare?

The proposed zoning promotes health, safety and general welfare for the City at large by providing a much needed commercial service along an existing, well-traveled major corridor. A service station does not currently exist on Carlos G. Parker Blvd (Hwy 79). This will allow for patrons passing through Taylor to use the service station along Carlos G. Parker Blvd, instead of accessing a similar service from an existing facility on Business 79, which may create safety issues in the Urban Center. Additionally, the neighborhood-serving retail use will provide convenient access to fuel and daily necessities, reducing vehicle miles traveled for local residents.

4. Is infrastructure available for future development of this site for uses allowed in the proposed Place Type zoning district(s)?

The Property is served by two existing roadways: Carlos G. Parker Blvd (Hwy 79) and Potomac St. A 6' water and wastewater line exists adjacent to the property and can support a convenience store with fuel sales.

5. Are there changed conditions that make the Place Type Zoning Map Amendment (re-zoning) necessary?

This area of Taylor has experienced increased residential growth and reinvestment, creating a need for conveniently located retail and service uses. The existing zoning does not support the intended use, and the P2C designation provides a more appropriate tool to guide redevelopment while ensuring compatibility.

6. Is there a need in the community for the proposed development or Place Type zoning associated with this request?

A service station does not currently exist on Carlos G. Parker Blvd (Hwy 79). This will allow for patrons passing through Taylor to use the service station along Carlos G. Parker Blvd, instead of accessing a similar service from Business 79, which may be disruptive to the Urban Center. Additionally, the proposed service station will serve the local community by providing daily goods and fuel in an area that is currently underserved, reducing vehicle miles traveled for local residents.

We appreciate staff's review and look forward to working with the City throughout the zoning process. Please contact me if additional information or clarification is required.

Very truly yours,

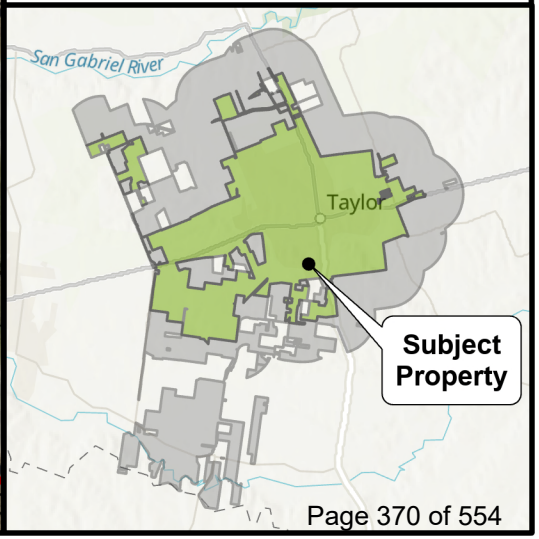
Amanda Couch Brown
H.D. Brown Consulting, LLC

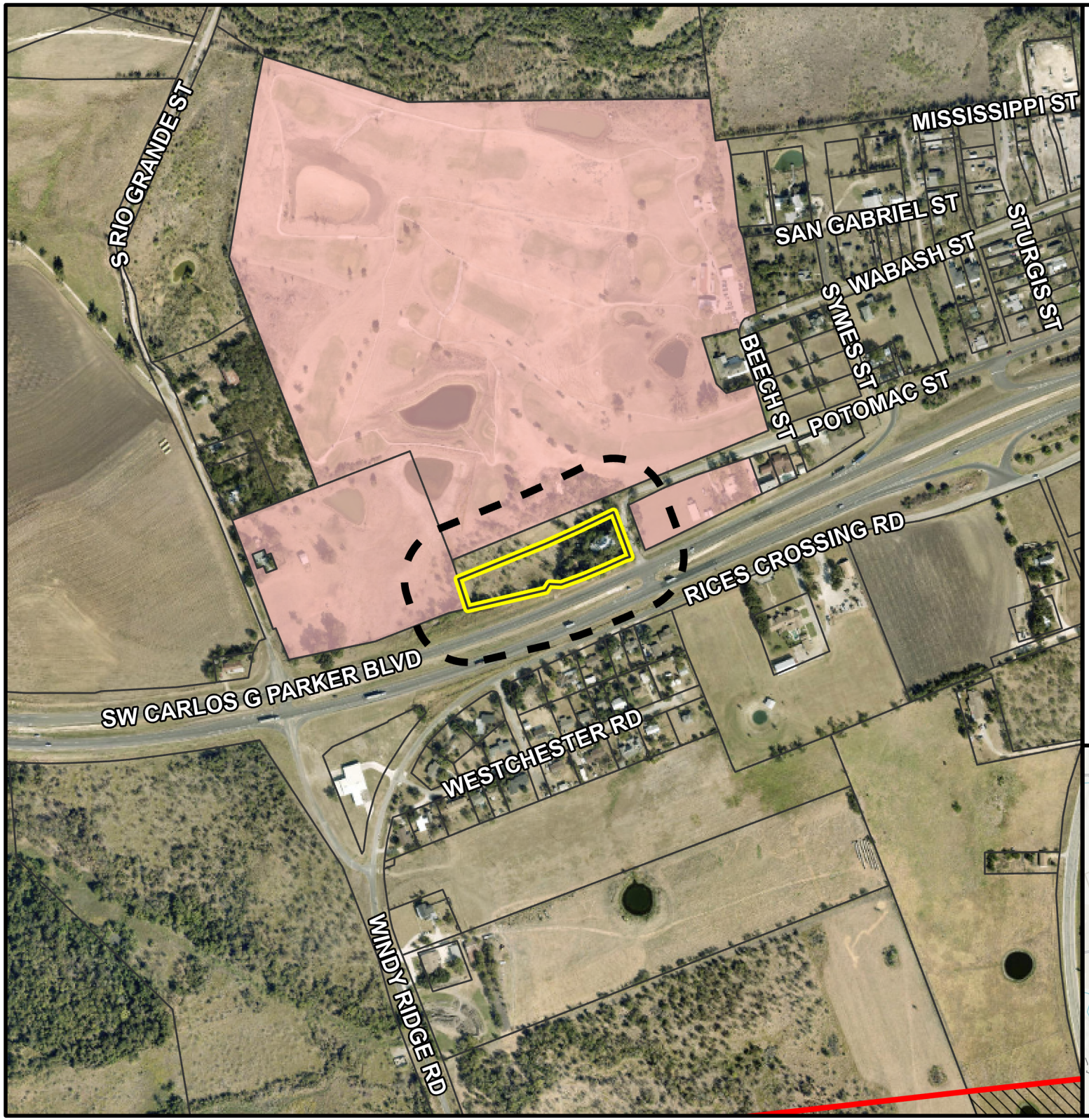
PZ-2025-2635

600 Potomac St.
Place Type Amendment
Location Map
Approximately 2.5 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcel Boundary

0 500 1,000
Feet



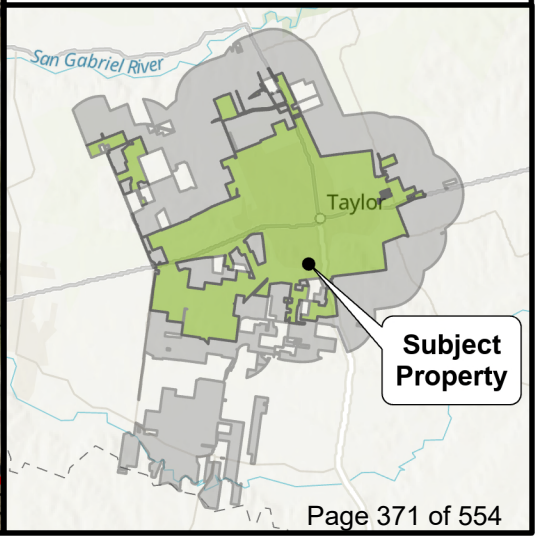


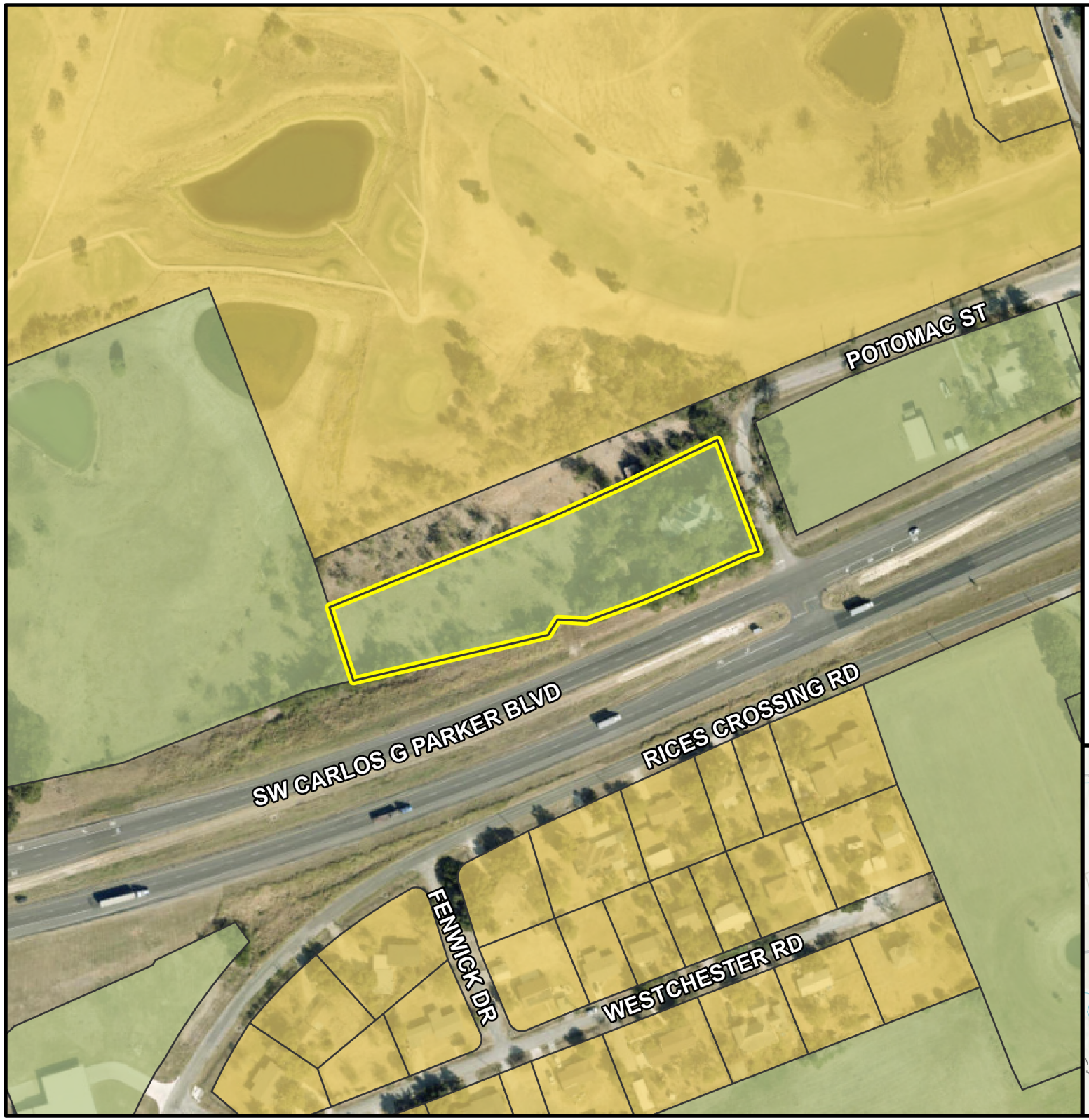
PZ-2025-2635

600 Potomac St.
Place Type Amendment
Notification Map
Approximately 2.5 acres

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

0 500 1,000
Feet





PZ-2025-2635

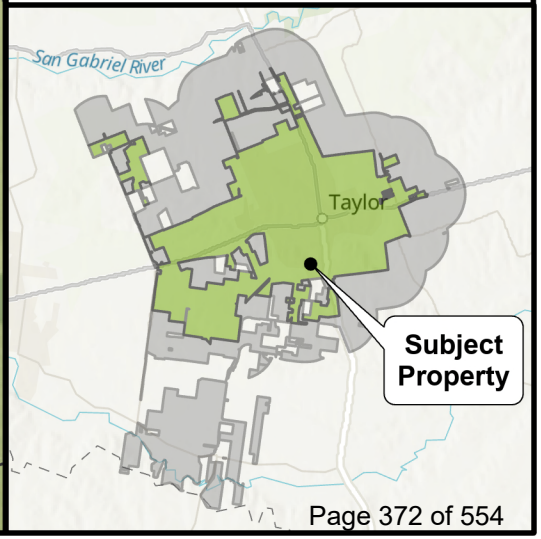
600 Potomac St.
Place Type Amendment
Future Land Use Map
Approximately 2.5 acres

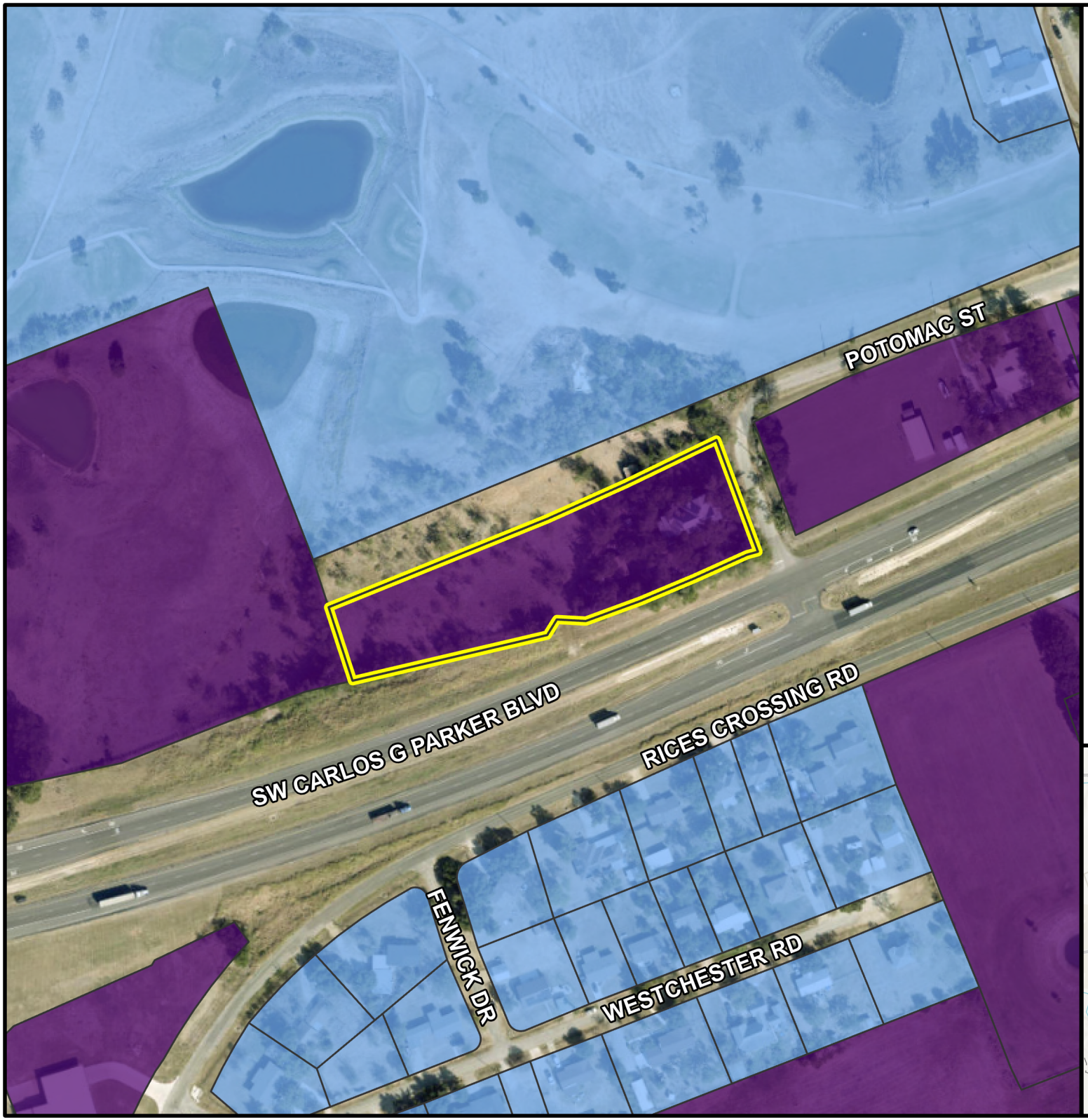
Subject Property
Parcel Boundary

Future Land Use

Neighborhood Greenfield
Neighborhood Infill

0 200 400
Feet





PZ-2025-2635

600 Potomac St.
Place Type Amendment
Growth Sector Map
Approximately 2.5 acres

Subject Property

Parcel Boundary

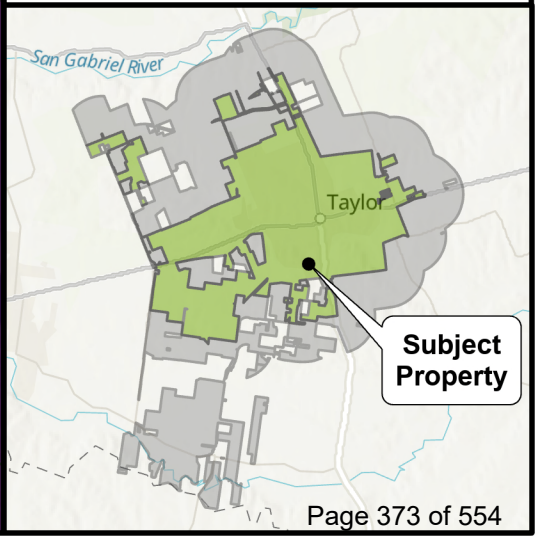
Growth Sector

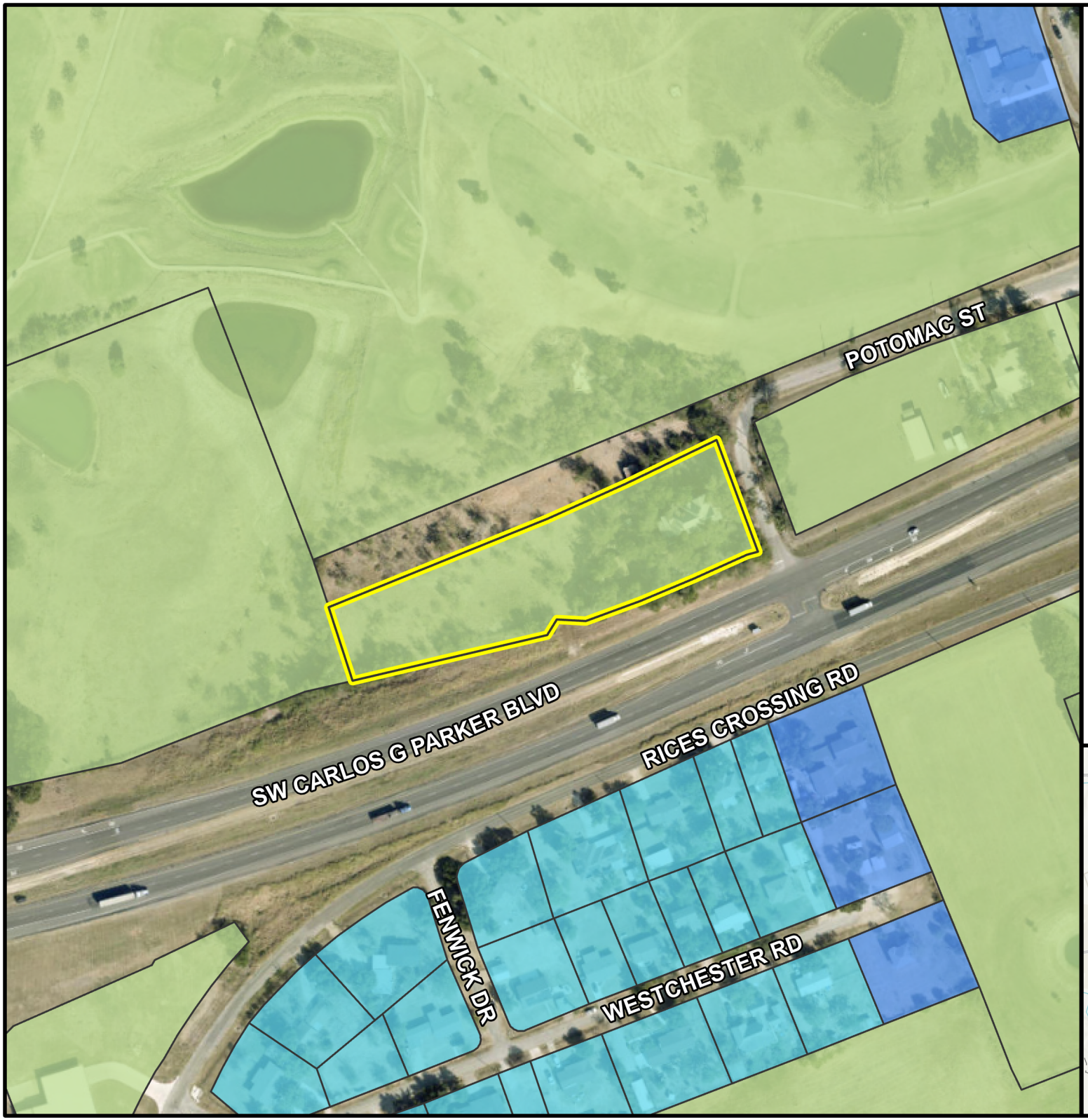
Intended Growth Sector (G-3)

Infill Neighborhood Sector (G-4)

0 200 400

Feet





PZ-2025-2635

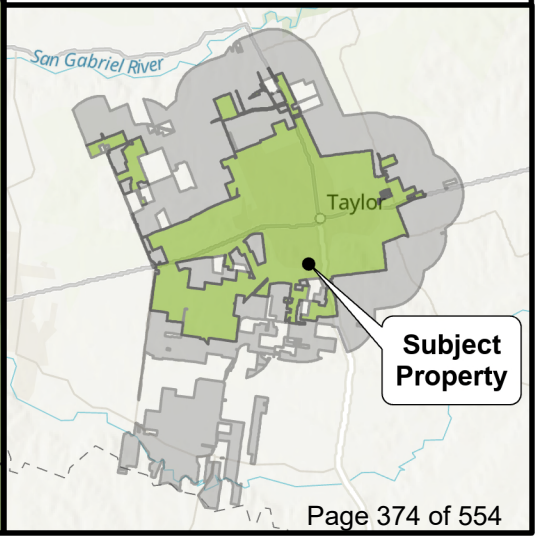
600 Potomac St.
Place Type Amendment
Current Zoning Map
Approximately 2.5 acres

- Subject Property
- Parcel Boundary

Place Type Zoning

- P2: Rural
- P3: Neighborhood
- P4: Mix

0 200 400
Feet



ORDINANCE NO. 2026-10

AN ORDINANCE CHANGING THE PLACE TYPE ZONING OF PROPERTY LOCATED AT 600 POTOMAC STREET FROM P2 – RURAL TO P2C – RURAL COMMERCIAL, AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on February 26th, 2026, to consider the request made by the applicant, whose property is legally described in Exhibit "A" the Place Type Change Form attached hereto and incorporated by reference herein for all purposes ("Property"), to change the place type zoning as described above; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on February 10, 2026, to consider the place type zoning change request, and recommended approval of the place type zoning change to the City Council; and

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

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

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

SECTION 2. The place type zoning of this Property is changed from: Place Type Zoning District P2 – Rural to P2C – Rural Commercial at property located at 600 Potomac Street.

SECTION 3. The official place type zoning map of the City of Taylor, Texas, is changed to show the Property Place Type zoning as described in Section 2 and reflected in Exhibit "B" attached hereto.

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

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of

this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2026-10 was introduced before the Taylor City Council on the 26th day of February 2026.

PASSED, APPROVED, and ADOPTED on the 12th day of March, 2026.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2026-10 passed and approved by the City Council of the City of Taylor, Texas, on the 12th day of March 2026, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2026.

_____
Lucy Aldrich
City Clerk

EXHIBIT A

(Metes & Bounds Survey)

EXHIBIT B

(Proposed Place Type Map)

3.206 ACRES OUT OF THE P. COURSEY SURVEY, ABSTRACT No. 131, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THAT TRACT DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT No. 2010067031, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED IN A QUIT CLAIM DEED RECORDED IN VOLUME 440, PAGE 506, DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND THE REMAINDER OF THAT TRACT DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 440, PAGE 507, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.

BOUNDARY AND IMPROVEMENT SURVEY
PAGE 2 OF 2

JOB NO: 250513
DRAWN: JRB
F.C.: CC

Scale: 1" = 30'

BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATES, TEXAS CENTRAL ZONE, NAD 83.

THIS AREA DOES NOT APPEAR TO BE IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0541F, DATED DEC 20, 2019, THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.

TAYLOR GOLF COURSE, INC.
(97.31 ACRES)
V.1603/P.659

(N 70°35' W 620') S.I.C.
V.440/P.506
N 69°28'13" E 620.00'

DANIEL D. FILLA & HELEN S. FILLA
(48' X 620')
V.440/P.506

8.20'

48.00'
(N 18°57' W 48')
V.440/P.506

N 19°51'01" W 199.01'
(N 18°57' W 392' OVERALL)
V.440/P.507

151.01'

PAMELA ANN MIKULENCAK
(CALLED 9.73 ACRES)
DOC. #2018074004

364.49'
S 69°28'57" W

POINT OF BEGINNING

3.206 ACRES
ALBERT CHRISTOPHER FILLA, DANNY, JOE FILLA & EDWARD DALE FILLA
DOC. #2010067031 (Better described in V.440/P.506 & V.440/P.507)

DANIEL D. FILLA & HELEN S. FILLA
(REMAINDER OF 5.39 ACRES)
V.440/P.507

UTILITY SIGN

S 74°48'49" W 416.71'
(N 76°14'49" E 411.18')
V.522/P.411 R.O.W. DEDICATION

24" DIA. CMP

CARLOS G. PARKER BLVD.
(AKA U. S. HWY 79)
RIGHT-OF-WAY VARIES
PAVED ROAD

48.01'
(N 20°15' E 48')
V.440/P.506

GUY ANCHOR (typical)

54.5'
131.1'
110.1'

S 20°27'02" E 238.01'
(N 20°15' E 359' OVERALL)
V.440/P.507

600 POTOMAC STREET
PAVED ROAD

BARN WOOD 23.1' x 20.1'
BARN WOOD 12'X10'
STORAGE METAL 10'X9'
BARN METAL 8'X8'

COVERED WOOD PORCH 9.5'X10'
29.6'
190.00'
TWO STORY RESIDENCE METAL SIDING ON PIER/BEAM
WOOD DECK WITH RAMP & STEPS
COVERED WOOD PORCH
COVERED WOOD DECK
RAMP
STEPS
GREEN HOUSE 10'X8'
GREEN HOUSE 9.5'X9'
STORAGE FRAME 10.5'X6.5'
GRAVEL APPROACH
5.6'
7.0'
6.4'
CONCRETE
STORAGE METAL 11.6' x 9.7'
2.1'
UTILITY SIGN
24" DIA. CMP

GARAGE HARDIE SIDING 29.8' x 20.5'
GARAGE HARDIE SIDING 30.4'
GARAGE FRAME 30.1' x 18.5'
COVERED AREA
SHOP METAL SIDING 23.8' x 30.0'
CONCRETE 28.5'
CONCRETE
35.3'
35.6'
17.8'
13.8'
1.6'
10.6'

S 69°31'33" W 207.13'
(N 71°00'55" E 207.13')
V.522/P.411 R.O.W. DEDICATION

LEGEND

●	1/2" IRON ROD FOUND WITH CAP STAMPED "TLS" (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "TLS INC."
⊠	CONCRETE MONUMENT
●	FENCE POST
—T—	METAL FENCE
—X—	WIRE FENCE
—XX—	CHAIN LINK FENCE
—//—	WOOD FENCE
○	UTILITY POLE
—ET—	ELECTRIC/TELEPHONE LINES
—E—	ELECTRIC LINES
E	ELECTRIC
P	PROPANE TANK
S	SIGN
T	TELEPHONE
W	WELL
WM	WATER METER
( )	RECORD INFORMATION
R.O.W.	RIGHT-OF-WAY

SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON MAY AFFECT.

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

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

Texas Land Surveying, Inc.
-A Land Surveying Firm-
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM NO.10056200

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

STATE OF TEXAS
REGISTERED
DANNY J. STARK
5602
PROFESSIONAL LAND SURVEYOR

Witness my hand and seal this the 25th Day of JUNE, 2025 A.D.

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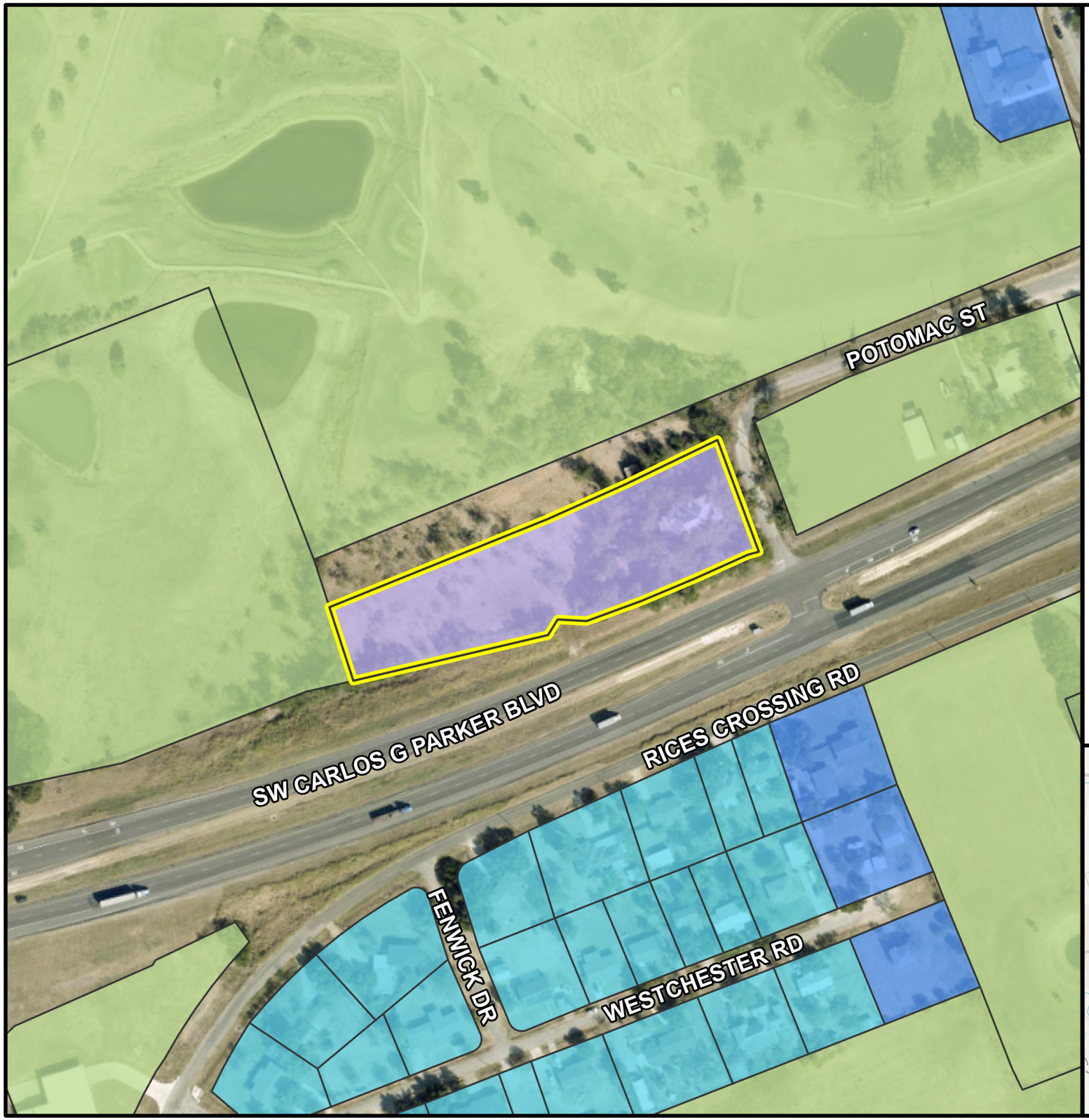


PZ-2025-2635

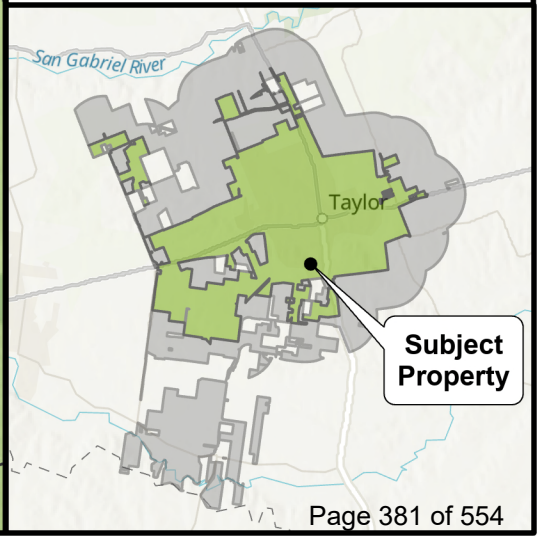
600 Potomac St.
Place Type Amendment
Proposed Zoning Map
Approximately 2.5 acres

- Subject Property
- Parcel Boundary

Place Type Zoning

- P2: Rural
- P2C: Rural Commercial
- P3: Neighborhood
- P4: Mix

0 200 400
Feet



PZ-2025-2635

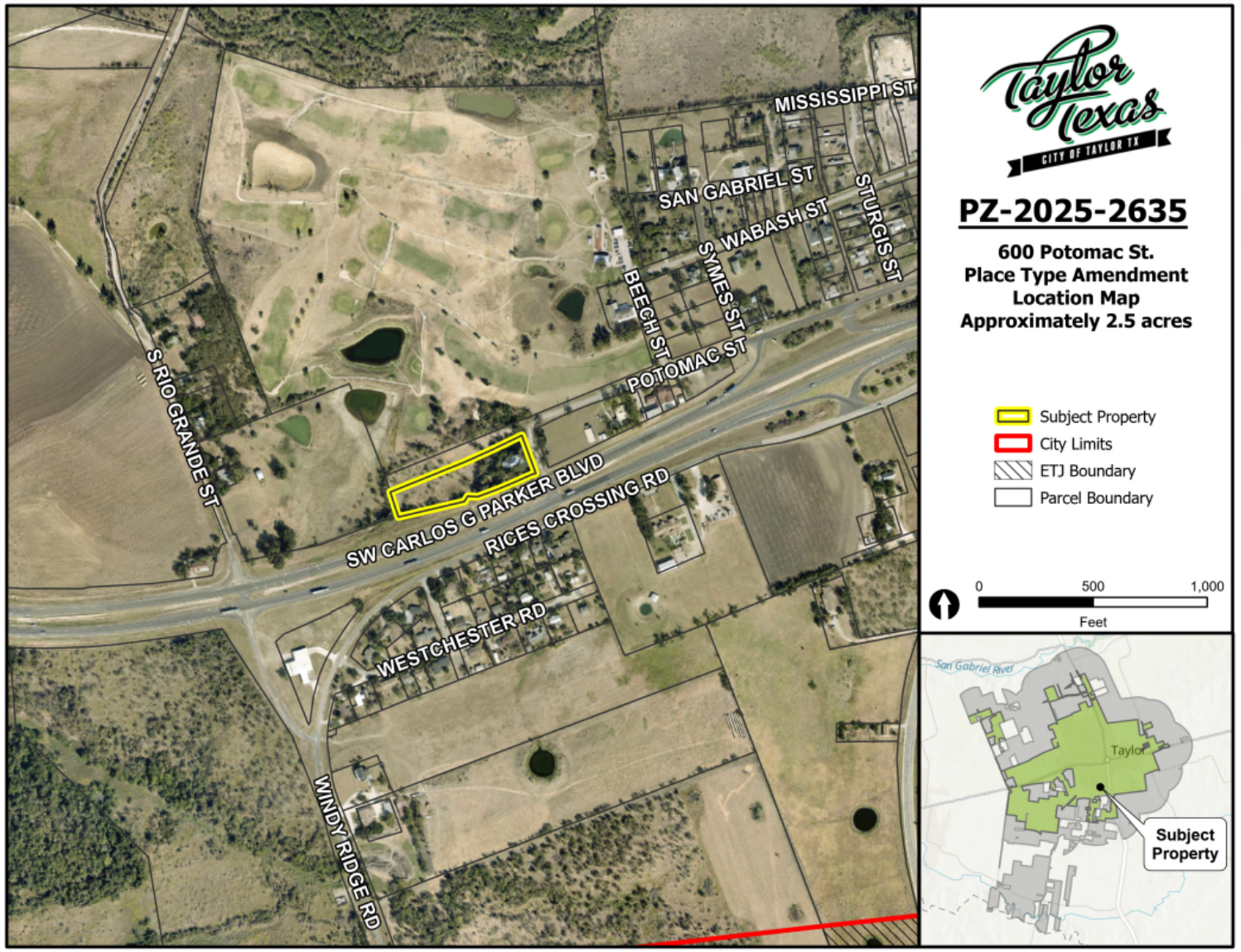
Place Type Amendment from P2 to P2C

600 Potomac Street

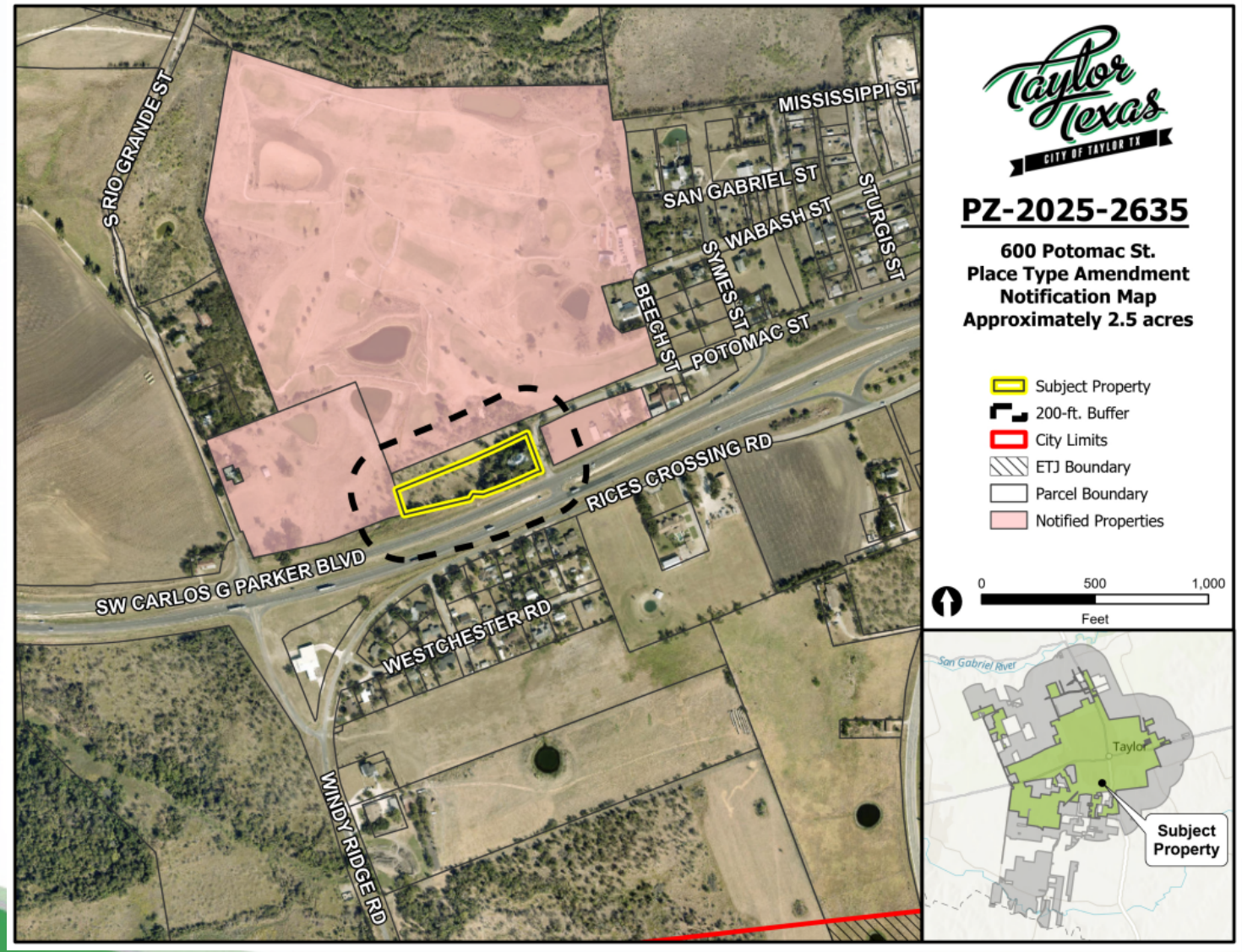
Development Process

1. **Comprehensive Plan Amendment** – Changes to the Growth Sector, Future Land Use, or Transportation Master Plan. Can also be actions to amend the Comp. Plan to fulfill an Implementation Strategy.
2. **Plan and/or Place Type Designation** – Projects 2.5 acres and greater will go through an Employment Center, Neighborhood, or Infill Neighborhood Plan to layout new Centers or Neighborhoods and allocate Place Type Zoning Districts.
3. **Preliminary Plat**– Division of land into lots (identifying lot boundaries, streets, easements, etc.).
4. **Subdivision Improvement Plans** – Public Infrastructure Plans (Water, Sewer, Drainage).
5. **Final Plat** (Re-Plat) To be recorded after approved.
6. **Site Development** Plans – Engineered or surveyed drawings depicting proposed development on a lot(s).
7. **Building Permit** - Layout of building(s) on lot(s) and detailed construction drawings.

Location Map

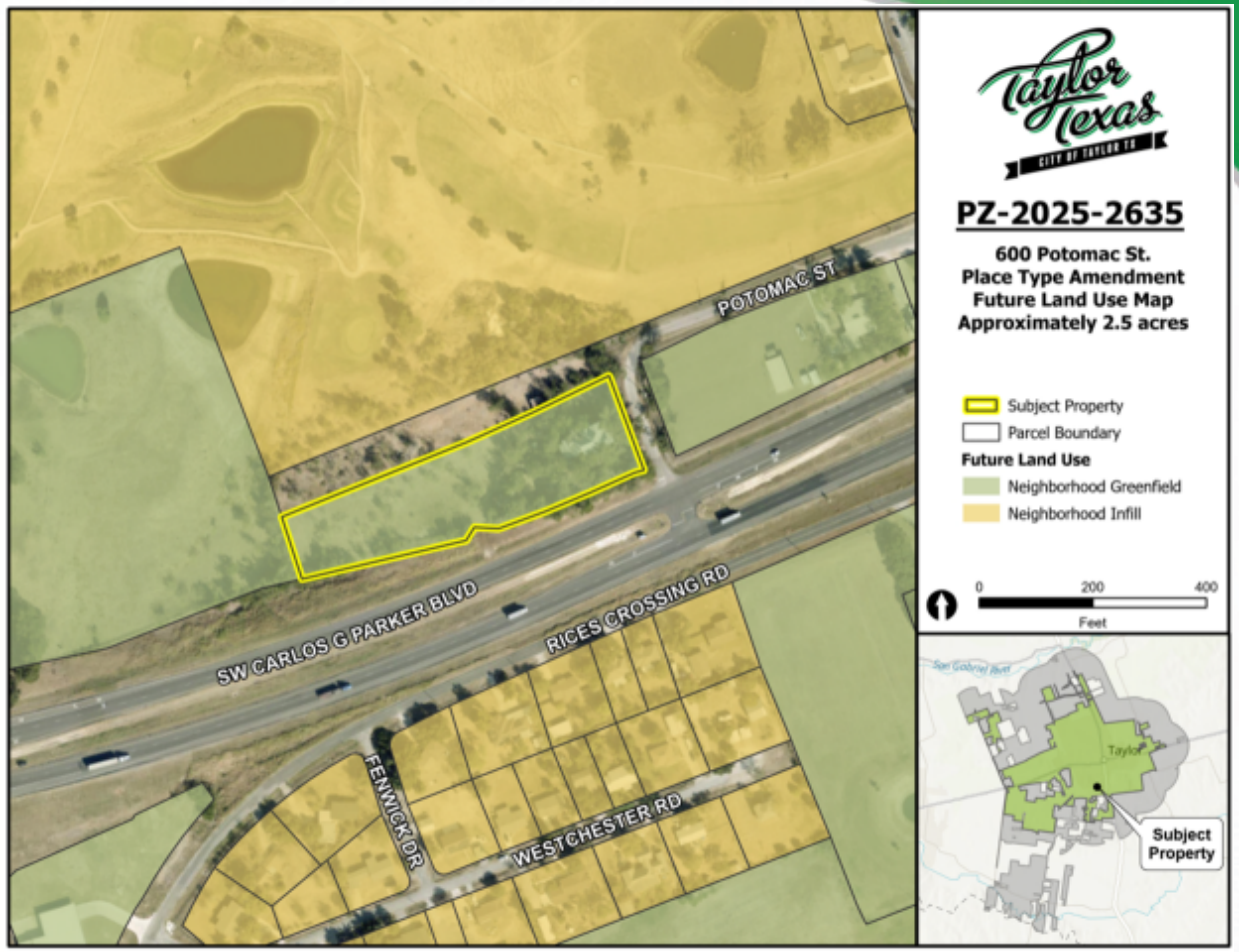


Notification Map



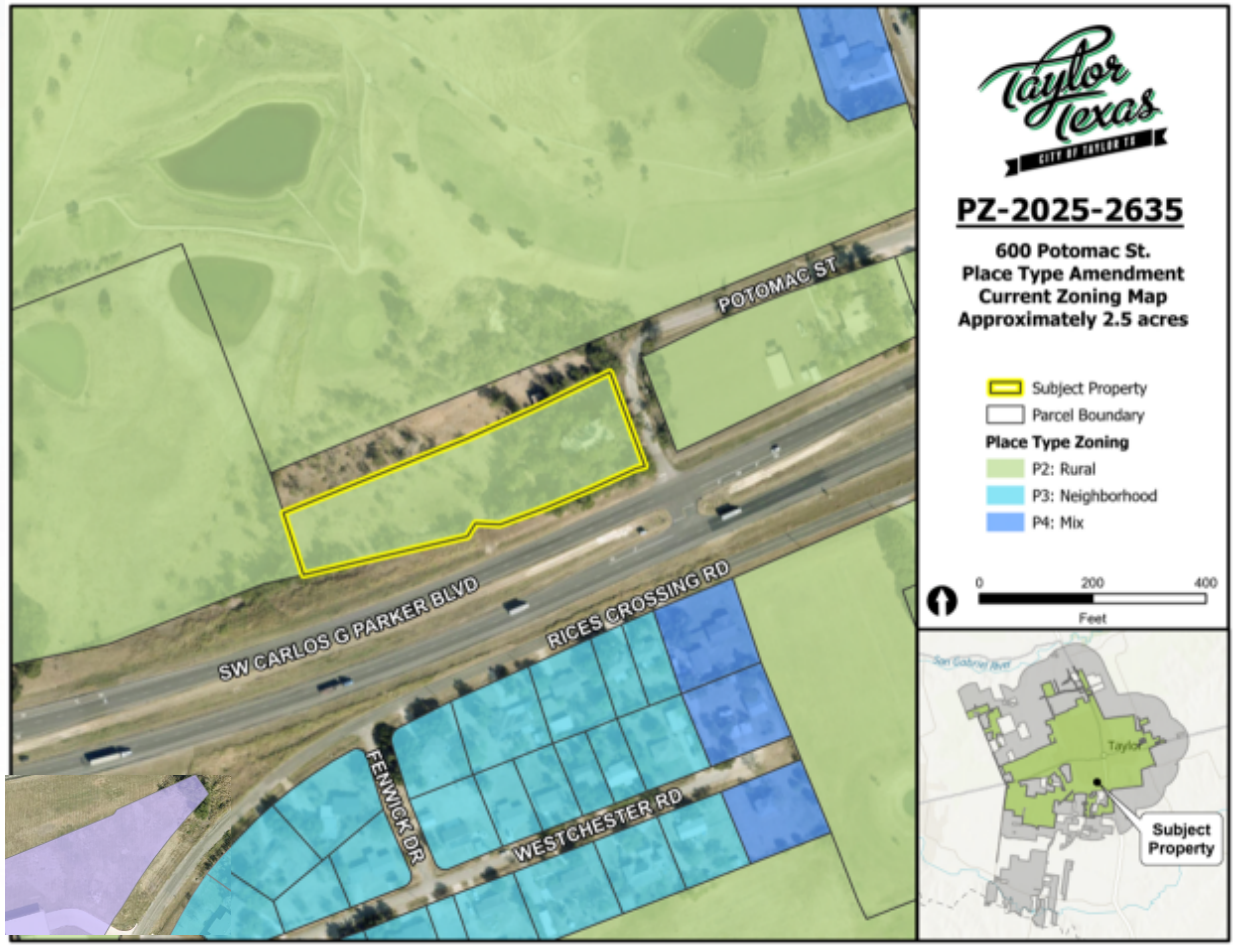
- 3 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition and one (1) response for approval of the request from the notified parties.

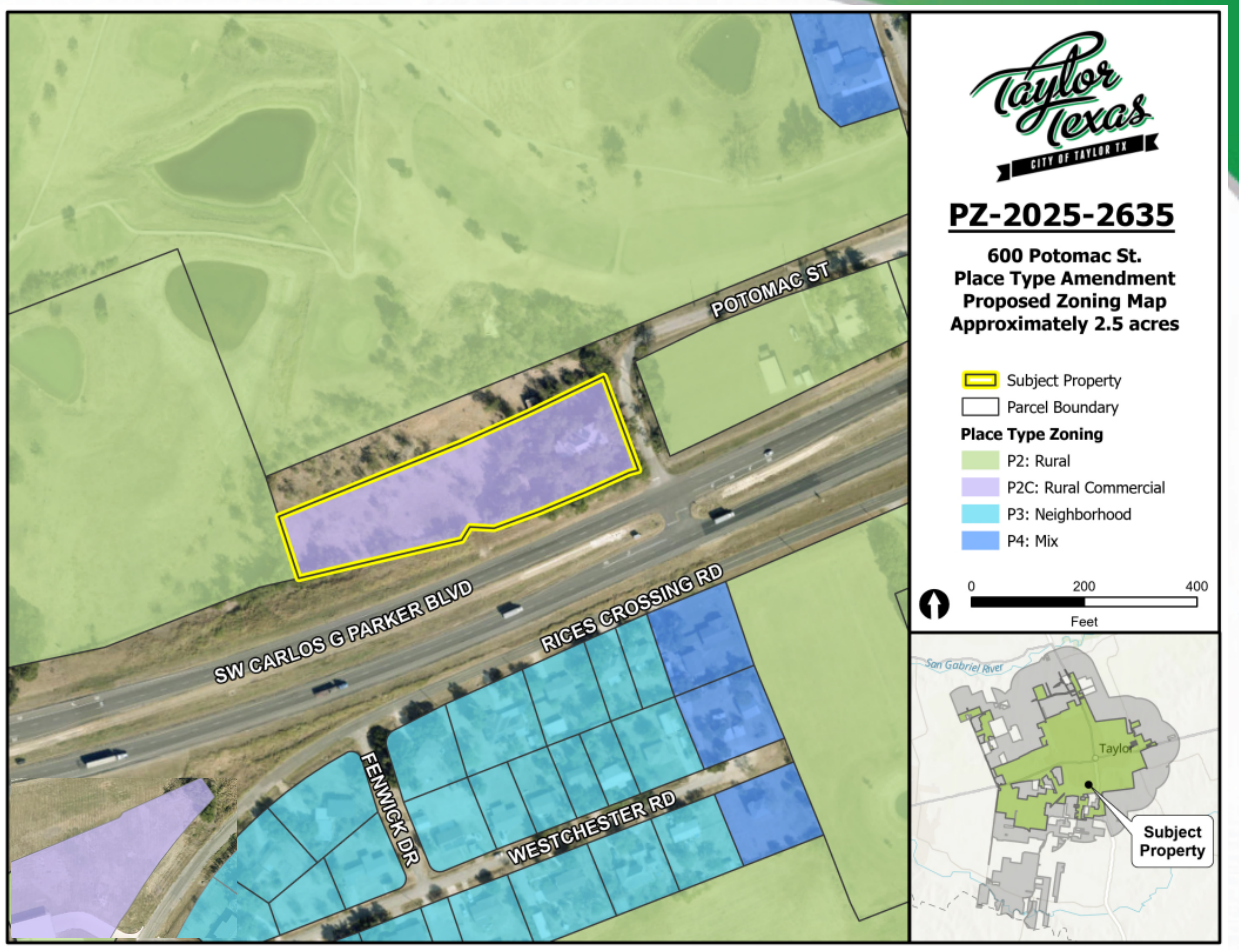
Growth Sector & Future Land Use Map



Taylor Texas
CITY OF TAYLOR TX

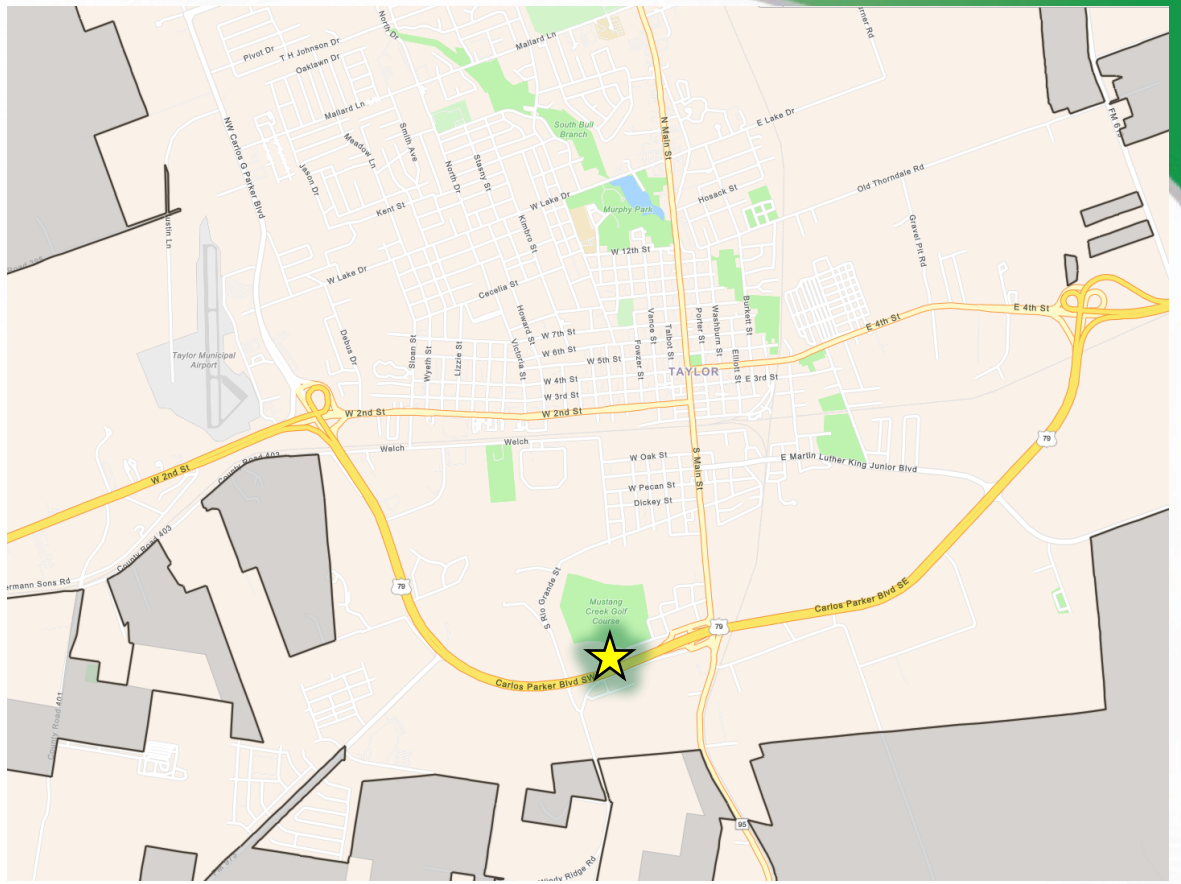
Current Zoning & Proposed Zoning





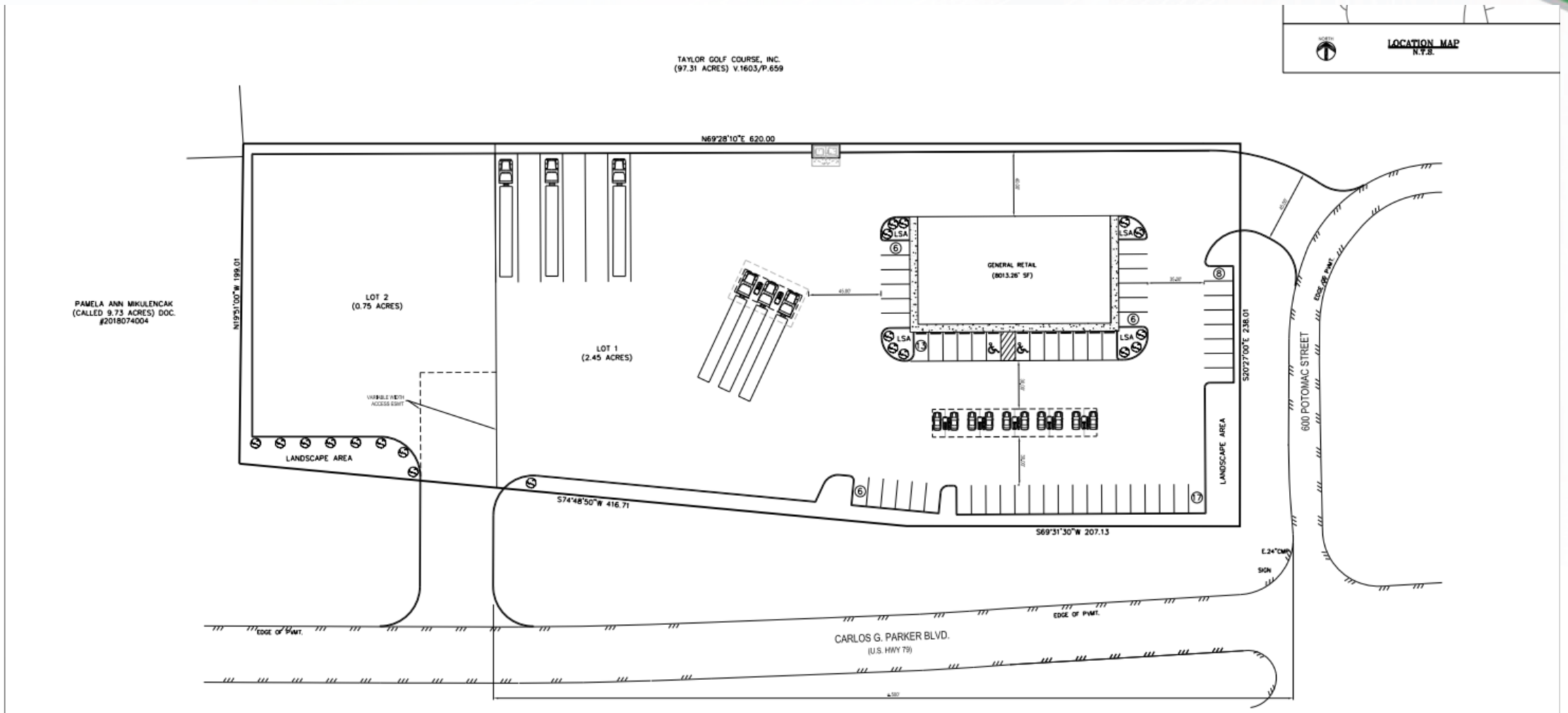
Site in Context

Subject site looking northeast from Carlos G Parker Blvd.



Site Location

Concept Plan



Staff Analysis

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

1. **Is the Place Type Amendment consistent with the Comprehensive Plan?**
   - The request is consistent with the Comprehensive Plan Land Use policy and the Future Land Use and Growth Sectors. The proposed development would use existing infrastructure and increase density in the area

2. **Is the Place Type Amendment compatible with the surrounding area?**
   - The Place Type is compatible with the current adjacent uses. There is no conflict with the golf course to the north. To the south, Carlos G. Parker provides a buffer between the subject property and the residential homes. To the east, Potomac St. and the adjacent land provide a buffer from the Rural residential home. To the west, the land provides a buffer from the Rural residential home. Both adjacent residential properties exceed the 1-acre minimum lot size.
3. **Does the Place Type Amendment promote public health, safety, or general welfare?**
   - Staff analysis determined that the proposed change for the subject property will likely promote public health, safety, and general welfare.

Staff Analysis

4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
   - The property is currently served by water and wastewater.

5. **Do current conditions indicate that a Place Type Amendment is necessary?**
   - The property is currently zoned P2 Rural, and the proposed use is not consistent with the current place type zoning. The place type amendment is needed to allow the use to be compliant with the Land Development Code.

P&Z Recommendation

On February 10, 2026, the Planning and Zoning Commission heard the presentation from the applicant then held a brief discussion before voting.

The Commission voted (**8-0**) to **recommend approval** of the request for the Place Type Amendment from P2 to P2C generally located at 600 Potomac St.

City Council Meeting
March 12, 2026
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 7.

Agenda Title: **Consider approval of Ordinance 2026-11, a Special Use Permit to allow 326 multifamily residential dwellings for a Planned Development referred to as Gateway, generally located at 505 Carlos G Parker Blvd SW, legally described as approximately 38.099 acres of land situated in the G.M Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel's R019657, R020063 and R331030, Taylor, Williamson County, Texas.**

Council Action to be Taken: Approve on Consent.

Department Submitted: Development Services Department

Staff Contact: Martin Griggs, Director of Development Services

1. PURPOSE / DESCRIPTION

The applicant is requesting a Special Use Permit for 326 multifamily residential dwellings units. This request is part of a Neighborhood Plan Amendment for Gateway Square, which is a neighborhood plan that includes townhomes, multifamily, retail/restaurant, and hotel uses, on a 38.009 acre site located at 505 SW Carlos G Parker Blvd. The subject property is a largely vacant agricultural lot with a large lot single family dwelling. The existing Place Type is P5: Urban Center with Planned Development Overlay. This Special Use Permit is required as the applicant is requesting to increase the number of multi-family Units for the Gateway Square Neighborhood Plan from 256 to 326, adding 70 units.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In determining a recommendation for a Specific Use Permit request, staff have considered the following factors:

1. **Is the Specific Use Permit consistent with the Comprehensive Plan?**
    - The Plan is consistent with the Comprehensive Plan. The proposed SUP would allow uses that are consistent with the future land use.

2. **Is the Specific Use Permit compatible with the surrounding area?**
    - The plan is compatible with the surrounding properties.

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

4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
    - The property will be able to tie into the existing infrastructure to serve this property.

5. **Do current conditions indicate that a Specific Use Permit is necessary?**
    - The property is currently zoned P5: Urban Center with Planned Development Overlay and the proposed amendments to the Neighborhood plan require an SUP to allow the increase in multifamily units.

The Specific Use Permit seeks to largely align with the surrounding area and uses within the surrounding Planned Developments and Neighborhood plans.

City Council held a public hearing and introduced the ordinance on February 26, 2026.

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

On February 10, 2026, the Planning and Zoning Commission voted 8-0 to recommend approval of the request. During the hearing, commissioners inquired whether the reduction in townhomes was intended to accommodate the additional multifamily units. Questions were also raised

regarding the conditions that would trigger the Special Use Permit and its expiration. Commissioners further questioned the increase in retail square footage and the corresponding decrease in hotel square footage; staff clarified that changes to these uses do not require a Special Use Permit.

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

1. **Is the Specific Use Permit consistent with the Comprehensive Plan?**
2. **Is the Specific Use Permit compatible with the surrounding area?**
3. **Does the Specific Use Permit promote public health, safety, or general welfare?**
4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
5. **Do current conditions indicate that an Specific Use Permit is necessary?**

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Public Hearing: February 10, 2026
City Council Public Hearing: February 26, 2026
City Council Action: March 12, 2026

7. OTHER OPTIONS

8. ATTACHMENTS

1. _03a_PZ-2025-2636 - MF SUP - Letter of Intent
2. _03b_PZ-2025-2636 - MF SUP - proposed plan
3. _03c_PZ-2025-2636 - MF SUP - Location Map
4. _03d_PZ-2025-2636 - MF SUP - Growth Sector
5. _03e_PZ-2025-2636 - MF SUP - Future Land Use
6. _03f_PZ-2025-2636 - MF SUP - Current Zoning
7. _03g_PZ-2025-2636 - MF SUP - Notification Map
8. _03_PZ-2025-2636 - MF SUP - Ordinance
9. EXHIBIT A-legal description
10. Exhibit B-Proposed Zoning
11. PZ-2025-2636_PPT

Venumadhav(Venu) Reddy
Principal
Shenandoah Development Group
Feb 27th, 2025

City of Taylor
Planning & Development Department
400 Porter Street
Taylor, TX 76574

Subject: Plan Development Amendment Application – Gateway

Dear Planning & Development Team,

On behalf of Shenandoah Development Group, we respectfully submit this Planned Development (PD) Amendment Application for the Gateway Project in Taylor, Texas. This amendment request includes updates to the previously approved concept plan to align with the evolving needs of the development, city planning objectives, and community considerations.

Summary of the Amendment

Our proposed amendment includes modifications to the approved Planned Development, primarily aimed at enhancing site functionality, improving design efficiency, and ensuring compliance with evolving market conditions and regulatory requirements. The key revisions include:

1. **Land Use Adjustments** – Updates to the allocation of commercial, residential, and mixed-use spaces to reflect current economic and community needs.
2. **Circulation & Roadway Enhancements** – Modifications to internal road alignments to improve traffic flow, parking count increase by 2%, pedestrian accessibility, and emergency access.
3. **Density & Lot Configuration Updates** – Adjustments to unit count, lot sizes, and transect zones to optimize land use while maintaining compliance with city standards.
4. **Open Space & Amenities Revisions** – Refinements to park space, landscaping, and public gathering areas to enhance livability and environmental sustainability.
5. **Utility & Infrastructure Considerations** – Coordination of water, wastewater, and drainage plans with city engineering requirements to support long-term serviceability.

Objectives of the Amendment

This amendment seeks to:

- Align the development with Taylor's Comprehensive Plan and growth strategy.
- Improve infrastructure efficiency and connectivity within the site.
- Support economic development by optimizing commercial and residential components.
- Enhance community engagement by incorporating improved public spaces.
- Ensure a smooth and practical implementation of the project while maintaining flexibility for future market-driven adjustments.

Supporting Documentation

Enclosed with this submission are the variance report outlining changes between the original and revised concept plans, the master plan, and ownership deed documents. These documents provide a clear comparison of the amendments and demonstrate our commitment to responsible development.

We appreciate your time and consideration of this application. Please let us know if additional information or clarifications are required. We look forward to discussing the proposed amendments further and working together to achieve a successful outcome.

Sincerely,

Venumadhav(Venu) Reddy

Principal

Shenandoah Development Group

GATEWAY SQUARE - TAYLOR
PD AMENDMENT

SCALE: 1" =200'

N

Revised Site Plan

9/29/25

METROPOLITAN DEVELOPMENT COMPANY, LLC

Pappageorge Haymes Partners

SHENANDOAH DEVELOPMENT GROUP

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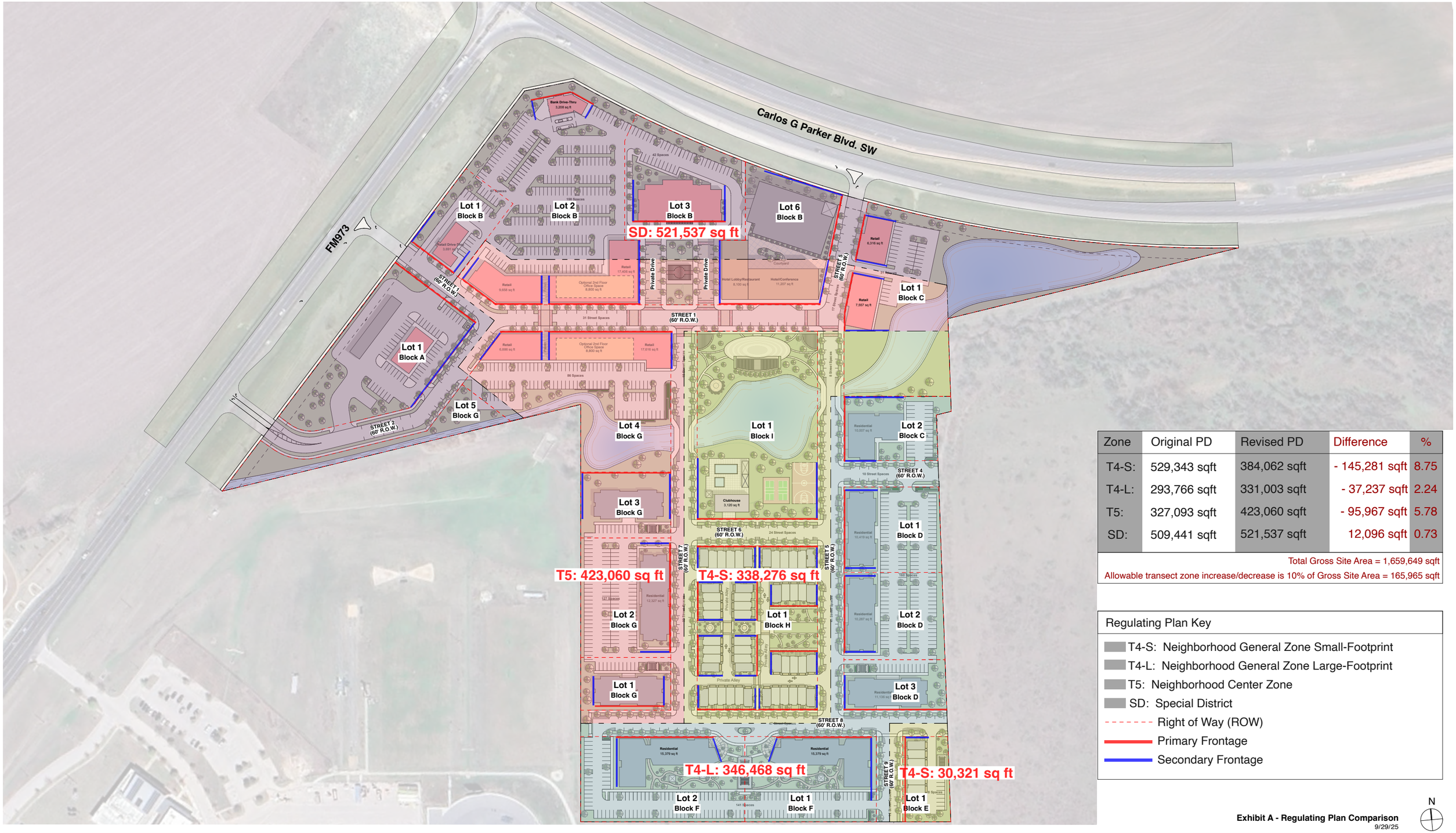

Zone	Original PD	Revised PD	Difference	%
T4-S:	529,343 sqft	384,062 sqft	- 145,281 sqft	8.75
T4-L:	293,766 sqft	331,003 sqft	- 37,237 sqft	2.24
T5:	327,093 sqft	423,060 sqft	- 95,967 sqft	5.78
SD:	509,441 sqft	521,537 sqft	12,096 sqft	0.73

Total Gross Site Area = 1,659,649 sqft

Allowable transect zone increase/decrease is 10% of Gross Site Area = 165,965 sqft

Regulating Plan Key

- T4-S: Neighborhood General Zone Small-Footprint
- T4-L: Neighborhood General Zone Large-Footprint
- T5: Neighborhood Center Zone
- SD: Special District
- Right of Way (ROW)
- Primary Frontage
- Secondary Frontage

N

Exhibit A - Regulating Plan Comparison
9/29/25

METROPOLITAN DEVELOPMENT COMPANY, LLC
Pappageorge Haymes Partners

SHENANDOAH DEVELOPMENT GROUP

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	Original PD	Revised PD
	Units / GFS	Units / GSF
Townhouses	62 Units / 148,472 sqft	58 Units / 147,900 sqft
Multi-family	256 Units / 271,401 sqft	326 Units / 342,425 sqft
Clubhouse	4,500 sqft	3,120 sqft
Retail / Restaurant	75,805 sqft	100,537 sqft
Hotel	300 Keys / 107,722 sqft	165 Keys / 88,435 sqft
Detention Pond Area	86,046 sqft	137,085 sqft

Key

Pergola Structure with Screen Wall and Monument Sign

Gazebo Pavilion Structure

Stepped Planter with Screen Wall and Monument Sign

N

Exhibit B - Master Plan Use Comparison
9/29/25

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SHENANDOAH DEVELOPMENT GROUP

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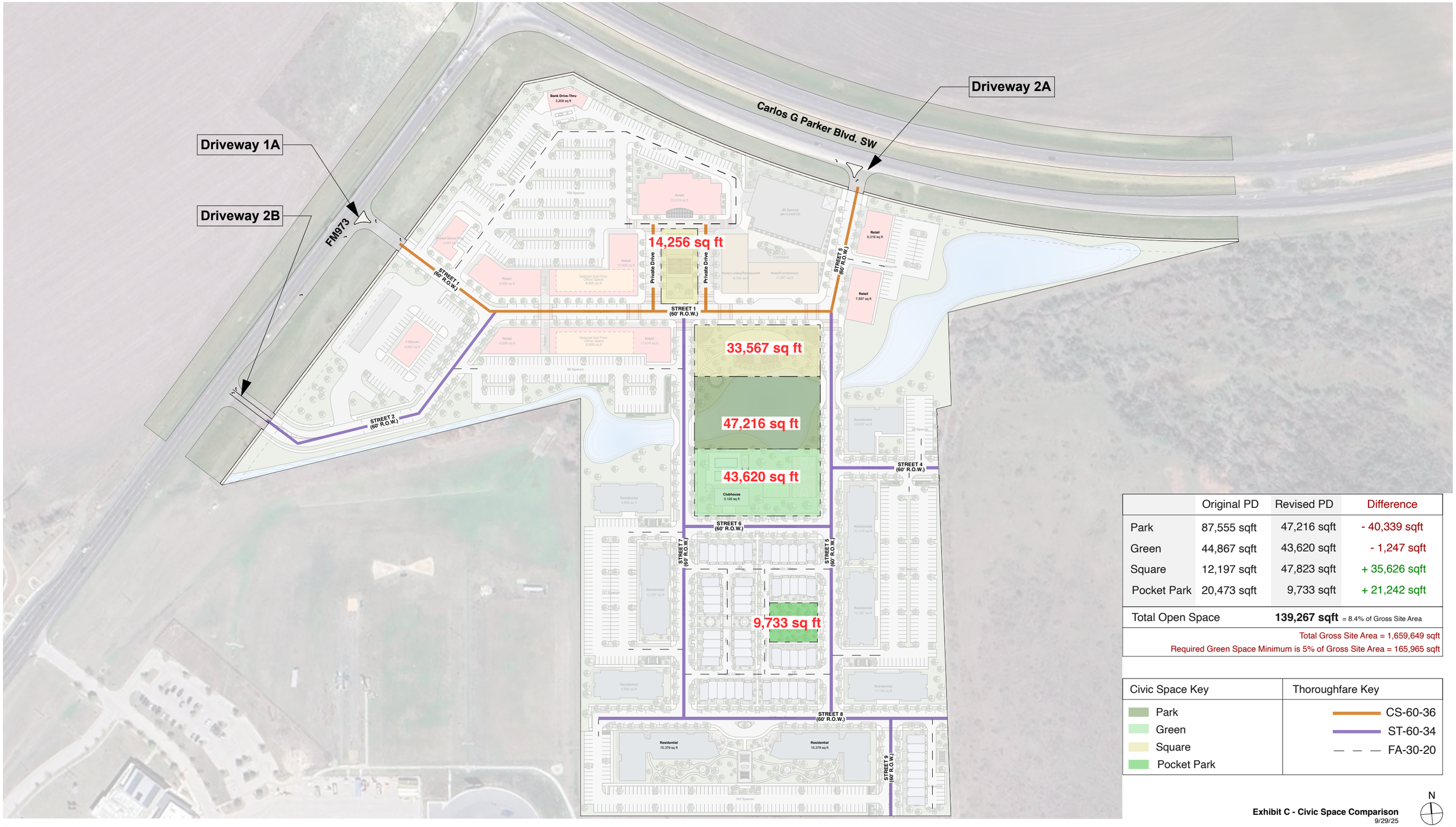

	Original PD	Revised PD	Difference
Park	87,555 sqft	47,216 sqft	- 40,339 sqft
Green	44,867 sqft	43,620 sqft	- 1,247 sqft
Square	12,197 sqft	47,823 sqft	+ 35,626 sqft
Pocket Park	20,473 sqft	9,733 sqft	+ 21,242 sqft
Total Open Space		**139,267 sqft** = 8.4% of Gross Site Area	

Total Gross Site Area = 1,659,649 sqft

Required Green Space Minimum is 5% of Gross Site Area = 165,965 sqft

Civic Space Key	Thoroughfare Key
Park	CS-60-36
Green	ST-60-34
Square	FA-30-20
Pocket Park	

N

Exhibit C - Civic Space Comparison
9/29/25

METROPOLITAN DEVELOPMENT COMPANY, LLC
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SHENANDOAH DEVELOPMENT GROUP

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Original PD	Units / GFS	Parking Ratio	Req. Parking	Prov. Parking
Townhomes	62 Units / 148,472 sqft	2/Unit	124	*124
Multi-family	256 Units / 271,401 sqft	1.7/Unit	436	*437
Live-Work	29,000 sqft	3/1000	87	*105
Retail / Restaurant	42,100 sqft	1/200	211	*273
Hotel	300 Keys / 107,722 sqft	0.89/Key	267	*277
Gas Station	5,200 sqft	1/100	52	*69
*Conceptual parking count only, Site plans need to be verified.		Total	1,125	**1,285**

336 Units / 340,852 sqft

Revised PD	Units / GFS	Parking Ratio	Req. Parking	Prov. Parking
Townhomes	62 Units / 158,100 sqft	2/Unit	124	*132
Multi-family	326 Units / 342,180 sqft	1.5/Unit	489	*458
Retail / Restaurant	100,537 sqft	1/200	266	*384
Hotel	165 Keys / 86,000 sqft	0.89/Key	147	*195
Gas Station	4,900 sqft	1/100	49	*51
Street Parking - Residential				*166
Street Parking Commercial				*99
*Conceptual parking count only, Site plans need to be verified.		Total	1,075	**1,485**

Exhibit D - Parking and Access Comparison
9/29/25

N

METROPOLITAN DEVELOPMENT COMPANY, LLC
Pappageorge Haymes Partners

SHENANDOAH DEVELOPMENT GROUP

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WGI
WGInc.com
755 E. MULBERRY AVE., SUITE 501, SAN ANTONIO, TEXAS 78212
210.860.9224
FIRM NO. F-15085

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF
AMANDA SALDIVAR
P.E. #146190
ON 2025-10-07

1300 W 2nd St, Taylor, TX 76574
City of Taylor Water Utility Service Extension Request (SER) Application

WGI Project Number:	011240.00
Date:	7/2/2025
Design Engineer:	AS
Site Area *(acres)*:	38.100

Domestic Water Demand Calculations:

Proposed Development Intended Use	Units or SF	LUE Rate	Total LUE's	Peak Hour Water *(2.2 GPM/LUE)* *(GPM)*	Peak Day Water *(1.3 GPM/LUE)* *(GPM)*
Restaurant	11,791	1 UNIT/ 200	58.96	129.70	76.6
Club House	1	0.5	0.50	1.10	0.7
Retail	64,304	1/1660	38.74	85.22	50.4
Hotel	165	0.5	82.50	181.50	107.3
Multifamily	326	0.5	163.00	358.60	211.9
Townhouse	62	1	62.00	136.40	80.6
Conference/Office	11,207	1 UNIT / 300	37.36	82.18	48.6
Live Work Residential	0	0.5	0.00	0.00	0.0
Liner	0	0.5	0.00	0.00	0.0
		Total Development:	**443.05**	**974.71**	**575.96**

Fire Flow Demand Calculations:

Maximum Fire Separation Areas	Construction Type *(IWUIbc Fire Code)* & Sprinkler Type	Required Fire Flow Gross *(GPM)*	Flow Duration and Pressure *(After Sprinkler Reduction)*	Sprinkler Reduction	Required Fire Flow Net *(GPM)*
Total Development:					
	V-A	4500	2 Hr, 20 PSI	50%	2,250
				Total	**2,250**

Wastewater Demand Calculations:

Residential Total LUE's (Hotel, MF, Townhouse, Live Work Residential)	Average Dry Weather Flow *(ADWF)* (100 gallons/person/day * # of L.U.E.'s * 2.5 Person/1440) *(GPM)*	Peak Flow Factor *(PFF)* $\frac{18+\sqrt{P/1000}}{4+\sqrt{P/1000}}$ *(use P=xx)*	Peak Dry Weather Flow *(PDWF)* (ADWF x PFF) *(GPM)*	Inflow and Infiltration *(I&I)* [750 GPD/Acre x Area] / 1440 *(GPM)*	Peak WW Flow (PDWF + I&I) *(GPM)*
307.50	74.74	3.67	274.39	19.84	294.24
Commercial / Retail Total LUE's (Restaurant, Club House, Retail, Live Work Retail, Liner)	**Average Dry Weather Flow *(ADWF)* (40 gallons/person/day * # of L.U.E.'s * 2.5 Person/1440) *(GPM)***	**Peak Flow Factor *(PFF)* $\frac{18+\sqrt{P/1000}}{4+\sqrt{P/1000}}$ *(use P=xx)***	**Peak Dry Weather Flow *(PDWF)* (ADWF x PFF) *(GPM)***	**Inflow and Infiltration *(I&I)* [750 GPD/Acre x Area] / 1440 *(GPM)***	**Peak WW Flow (PDWF + I&I) *(GPM)***
135.55	32.95	3.67	120.96	19.84	140.80
Total Development:					
443.05	**107.69**	**3.34**	**395.35**	**39.69**	**435.04**

GATEWAY SQUARE
505 CARLOS G PARKER BOULEVARD
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS 76574

PRELIMINARY UTILITY PLAN

SHEET
CU-1.0
01 OF 01
PZ-2025-2435

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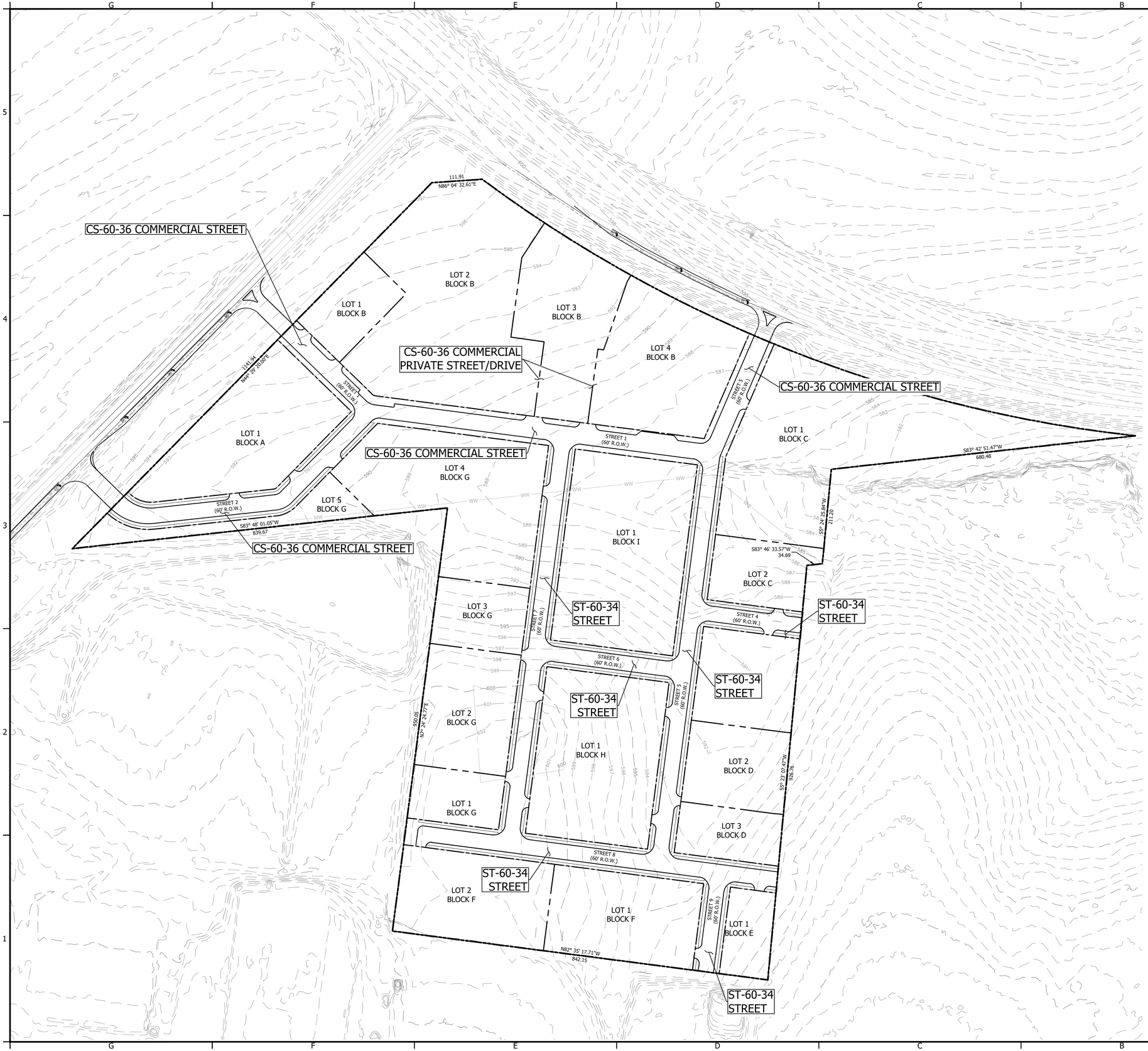
PLOTTED: 7/2/2025 4:07:07 PM
PLOTTED BY: CLIFF KENDALL
DRAWING: G:\2011\011240.00\Gateway Square Taylor\CIVIL\06-Exhibits\Utility_SER Exhibit\Preliminary Utility_Site Plan.dwg



NOTES:
1. REFERENCE STREET SECTION ON SHEET ST-1.1.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

FIRM NO. F-15085
WGI. WGInc.com
755 E. MULBERRY AVE., SUITE 501, SAN ANTONIO, TEXAS 78212
210.860.9224

PRELIMINARY

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PREPARED UNDER THE SUPERVISION OF
AMANDA SALDIVAR
P.E. #146190
ON 2025-10-07

GATEWAY SQUARE
505 CARLOS G PARKER BOULEVARD
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS 76574

STREET TYPES

SHEET
ST-1.0
01 OF 02
PZ-2025-2435

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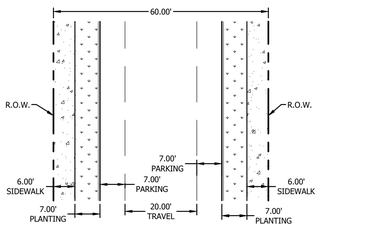
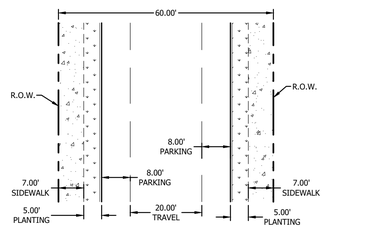


ST-60-34 - STREET
SCALE: 1" = 20'



CS-60-36 - COMMERCIAL STREET
SCALE: 1" = 20'

CITY OF TAYLOR NOTES

STREET TREES:

THE FOLLOWING APPLY TO STREET TREES:

- STREET TREES SHALL BE CEDAR ELM, DRAKE ELM, BIGTOOTH MAPLE, CHINQUAPIN OAK, MONTEREY OAK, RED OAK, TEXAS ASH, OR PECAN. OTHER TREE SPECIES ACCEPTABLE TO THE CITY SHALL BE APPROVED BY WARRANT. AT RETAIL FRONTAGES, THE SPACING OF THE TREES MAY BE IRREGULAR TO AVOID VISUALLY OBSCURING THE SHOP FRONTS. STREET TREES ARE NOT REQUIRED WHERE A GALLERY, ARCADE, OR COLONNADE IS PRESENT.
- THE PUBLIC FRONTAGE IN T4 AND T5 SHALL INCLUDE TREES PLANTED IN A REGULARLY-SPACED ALLEE PATTERN OF A SINGLE SPECIES WITH SHADE CANOPIES OF A HEIGHT THAT, AT MATURITY, CLEARS AT LEAST ONE STORY.
- STREET TREE SPACING SHALL TYPICALLY BE AS DESIGNATED BY THE PD THOROUGHFARE TYPES AND ADAPTED AS NEEDED FOR SPECIFIC LOCATIONS. SPECIFIC AREAS MAY BE EXEMPTED BY WARRANT FROM REQUIRED TREE PLANTING DUE TO SITE CONDITIONS, DESIGN MERIT, AND/OR OTHER EXTENUATING CIRCUMSTANCES.
- TREES SHALL BE MAINTAINED BY AN ENTITY OTHER THAN THE CITY OF TAYLOR UNLESS NOTED OTHERWISE TO PERMIT SUFFICIENT VERTICAL CLEARANCE IN THE TRAVEL LANES (12 FT. 6 IN.) FOR MOVING VANS, BUSES, EMERGENCY VEHICLES, AND THE LIKE.

UTILITY EASEMENTS:

- TYPICALLY, WATER AND SEWER SHALL BE PROVIDED IN PRIMARY THOROUGHFARES OR CIVIC SPACES AND OTHER UTILITIES SHALL BE PROVIDED IN SECONDARY THOROUGHFARES, WITH EASEMENTS IN THESE THOROUGHFARES AS REQUIRED. PROVISION OF UTILITIES IN EASEMENTS ON PRIVATE LOTS SHALL BE THE EXCEPTION AND THE LOCATION OF LAST RESORT.

OTHER THOROUGHFARE STANDARDS:

- MAXIMUM CUL-DE-SAC LENGTH DOES NOT APPLY TO ALLEYS. TURN LANES MAY BE REQUIRED AT INTERSECTIONS PER TRAFFIC IMPACT ANALYSIS

N

0 50' 100' 200'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OHE — OVERHEAD UTILITY
- FEMA 100YR — LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING/SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- BIKE RACK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WW — WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- T — ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- SD — STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

FIRM NO. F-15085
WGI
WGInc.com
755 E. MULBERRY AVE., SUITE 501, SAN ANTONIO, TEXAS 78212
210.860.9224

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF
AMANDA SALDIVAR
P.E. #146190
ON 2025-08-12

GATEWAY SQUARE
505 CARLOS G PARKER BOULEVARD
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS 76574

STREET TYPES

SHEET
ST-1.1
01 OF 02

PZ-2025-2435

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PLOTTED BY: CLIFF KENDALL
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PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF
AMANDA SALDIVAR
P.E. #146190
ON 2025-10-07

GATEWAY SQUARE

505 CARLOS G PARKER BOULEVARD
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS 76574

BLOCK DIMENSIONS

SHEET
BD-1.0
01 OF 01
PZ-2025-2435

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PLOTTED: 7/7/2025 3:09 PM
PLOTTED BY: CLEIF KRENKEL
FILENAME: C:\1-WORK\1-PROJECTS\Gateway Square Taylor\CIVIL\06-Exhibits\Street Typicals\Block Dimensions.dwg

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OVERHEAD UTILITY
- LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING/SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- BIKE RACK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
755 E. MULBERRY AVE, SUITE 501, SAN ANTONIO, TEXAS 78212
210.860.9224
FIRM NO. F-15085

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF
AMANDA SALDIVAR
P.E. #146190
ON 2025-10-08

GATEWAY SQUARE
505 CARLOS G PARKER BOULEVARD
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS 76574

BLOCK DISTANCE TO CIVIL SPACE

SHEET
CS-1.0
01 OF 01

PZ-2025-2435

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PLOTTED ON: 10/7/2025 2:21 PM
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PLOTTED ON: 10/7/2025 9:56:01 AM
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GATEWAY SQUARE - TAYLOR
PD STANDARDS

The following apply to T4, T5, and SD:

1. **Block Length.** Blocks shall be a maximum of 600 feet long. Lots may front on publicly or privately owned thoroughfares or civic spaces.
2. **Dwelling Size.** There is no minimum dwelling size.
3. **Number of Buildings and Units.** Lots may have more than one building. Corner lots may have two accessory units provided that one faces the secondary frontage.
4. **Accessory Dwelling Unit Square Footage.** The conditioned space of an accessory dwelling unit within a primary building or an outbuilding shall not exceed the net square footage of the primary unit.
5. **Fences.** A fence along a shared rear or side lot line shall be no closer than 5 feet to another fence. Alternatively, neighbors may share a single fence along a shared side or rear lot line. Fences within the first lot layer shall be painted.
6. **Parking Standards.** There shall be no minimum or maximum parking standards.
7. **Fire Apparatus Access.** Proposed fire apparatus vehicle access is as shown on the Fire Apparatus Access Diagram, typically within 150 feet of all buildable area on a lot. Buildings on portions of lost greater than 150 feet. from the Fire Apparatus Vehicle Access Route may require a fire suppression system to meet building and fire code requirements.
8. **Other Subdivision Standards.** Lots may front on thoroughfares or civic spaces, whether owned publicly or privately, through which access to residences may be established, consistent with the Regulating Plan or minor adjustments therein. Lots may be configured as shown on the Regulating Plan, and shall be consistent with the Lot Standards. Intersection angles and street jog offsets are acceptable if consistent with the Regulating Plan or minor adjustments therein. Maximum cul-de-sac length does not apply to alleys.
9. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the following Table. Additionally, windowsills, belt courses, bay windows, cornices, eaves, footings, and ornamental features may encroach into any setback. All encroachments into utility easements are subject to the permission of the affected easement owner. (*see Permitted Encroachments table*)

	Setbacks Facing Frontages	Side and Rear Setbacks	Thoroughfares (incl. ROW) [1]
Patios [i]		•	
Decks [i]		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps [i]	•	•	
Porches and Steps [ii]	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	•
Turrets/Towers	•	•	•
Eaves	•	•	•
Overhangs	•	•	•
Balconies	•	•	•
Ramps	•	•	•
Awnings		•	•
At Commercial Uses Only			
Merchandise	•	•	•
Cafe Tables	•	•	•
Chairs	•	•	•
Umbrellas	•	•	•
Planters	•	•	•
Heaters	•	•	•
Arcades [iii]	•	•	•
Colonnades [iii]	•	•	•
Galleries	•	•	•
Canopies	•	•	•
Marquees	•	•	•
Signs	•	•	•
Lights	•	•	•
Buildings [iv]	•		•

Notes:

i. May encroach into setbacks up to 6 feet.

ii. May encroach into setbacks up to 12 feet.

iii. To within 2 feet of vehicular lanes. A 7-foot minimum clear height shall be maintained, with the exception of columns, piers, and posts. A 5-foot minimum pedestrian clear zone shall also be maintained.

iv. Conditioned habitable space may encroach into the ROW above an Arcade or Colonnade, with a license agreement and if a 12'-6" height clearance is maintained below.

10. **Signs.** The following sign standards apply to commercial uses:
    - One blade sign for each business entrance may be installed perpendicular to the facade. Such a sign shall not exceed 6 square feet and shall clear the sidewalk by 8 feet.
    - One band sign may be applied to the facade of each storefront. Such a sign shall not exceed 3 feet in height by any length.
    - Signage shall be externally illuminated or neon.

Example of a blade sign.

Example of a band sign.

11. **Prohibited Uses.** The uses listed below, regardless of whether the proposal will be a primary or accessory use, shall be prohibited in this PD:
    - Adult Entertainment
    - Central Processing Facility for solid waste transfer, materials resource recovery and/or recycling
    - Class I, II, III, and IV Composting Facility
    - Commercial Amusement, Outdoor
    - Commercial Kennels and Animal Husbandry
    - Concrete or Asphalt Batching Plant
    - Construction and Demolition Debris Disposal Facility
    - Container/POD Storage Facility
    - Distribution Facilities
    - Junk & Wrecked Vehicle Salvage Yard Facility
    - Methane Recovery Facility associated with soil removal
    - Mineral Extraction & Surface Mining
    - Motor Vehicle Impound Lots
    - Mover Storage Facility
    - Moving Truck & Trailer Rental
    - Petroleum (or related products) refining or distributor
    - Race Tracks
    - Recycling & Salvage Center (except architectural salvage)
    - Salvage Motor Vehicle Suction or Pool Facility
    - Sanitary Landfill
    - Self-Storage Facility
    - Shooting Range, Outdoor
    - Solid Waste Disposal Facility
    - Solid Waste Incinerators
    - Truck Stop
    - Truck Terminals
    - Wind Energy conversion system, large wind farms
    - Other uses which create an adverse impact on adjacent properties adjacent to this community (noise, vibration, odor, pollution, etc.).

For a proposed use not listed herein, a warrant may be issued as described elsewhere in these PD Standards.

NO CHANGES

The following requirements apply to T4 and T5 only:

1. **Building Entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the primary frontage of that lot. The primary entrance to accessory buildings may face any thoroughfare type.
2. **Landscaping.** Landscaping on private lots is only required at frontages unless noted otherwise and required plantings shall comply with City requirements.
   - **Front Yard Trees.** Front yards of a depth greater than 12 feet require one deciduous tree of a minimum height of 30 feet at maturity and one additional tree for every 18 linear ft. of frontage not occupied by a terrace, stoop, or porch.
   - **Lawn.** Lawn is prohibited at frontages in T5 and SD and in all zones where the lawn area is 6 feet or less in either dimension.
   - **Planting.** Plant material, including ground cover, shall be planted no farther apart than 12 inches.
   - **Artificial Plants.** Artificial plants may not be used to satisfy the requirements herein.
   - **Erosion Control.** Erosion control is required where there is no landscape or hardscape.
   - **Site Perimeter Landscaping Requirement.** There is no site perimeter landscaping requirement.
3. **Parking Lots.** Given the intention of building a compact, walkable, urban community, parking lots shall be located to the interior of blocks and shielded from frontages with buildings and walls. The following requirements also apply:
   - **Connections.** Parking lots on adjacent private lots shall connect to one another.
   - **Surfacing.** Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, all of which shall be graded and drained to dispose of surface water into appropriate structures.
   - **Light Spillover.** Given the intention of making parking lots as compact as possible and creating shared access from one owner's parking lot to another, parking lot lighting may spill over onto an adjacent parking lot.
   - **Landscaping.** Landscaping in parking lots shall comply with the following requirements: one tree island (of 100 square feet minimum with one 2 inch minimum caliper tree and filled with ground cover) is required for every 10 spaces that are side-by-side. Parking lots of fewer than 50 spaces and parkways of two drive aisles or less in width are exempt from landscaping requirements.
4. **Facades.** Facades shall be built parallel to a rectilinear primary frontage line or to the chord of a curved primary frontage line.
5. **Ground Floor Grading.** At the ground floor, residential and private rooms in lodging uses shall be raised a minimum of 2 feet from the average sidewalk grade at the primary frontage for the purpose of establishing privacy.
6. **Facade Glazing.** Facades shall be glazed with a clear glass in the percentages described below. For buildings with multiple facades, the percentage of glazing shall be calculated separately for each facade.
   - **First-Story Glazing.** A minimum of 30% of the wall area shall be glazed
   - **Upper-Story Glazing.** A maximum of 50% of the wall area above the first story shall be glazed.
   - **Storefront Glazing.** A minimum of 70% of the wall area shall be glazed and shaded by an awning or canopy that extends over the sidewalk.
7. **Pitched Roofs.** Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
8. **Flat Roofs.** Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment.
9. **Prohibited Uses.** The uses listed below, regardless of whether in T4 or T5.
   - Automobile Fueling Station
   - Automobile General Repair
   - Automobile and/or Truck Washing Facility
   - Automobile Body Repair Shop
   - Automobile Oil Change, Lube, Light Service
   - Billboards
   - Commercial Stable
   - Drive-through Commercial
   - Nursery
   - Paint Mixing & Spraying Facility
   - Pawn Shop
   - Plastic & Rubber Products Manufacture

NO CHANGES

T4-S: Neighborhood General Zone Small Footprint

a.	**Lot Dimensions**	
	Lot Width	120 ft. max.
	Lot Coverage	80% max.
b.	**Setbacks: Principal Building**	
(b.1)	Front Setback (Principal)	6 ft. min., 18 ft. max.
(b.2)	Front Setback (Secondary)	6 ft. min., 18 ft. max.
(b.3)	Side Setback	6 ft. min.
(b.4)	Rear Setback	0 ft. min.
	Primary Frontage Buildout	80% min.
c.	**Setbacks: Outbuilding**	
(c.1)	Front Setback (Principal)	min. of 20 ft. + (b.1) min.
(c.2)	Front Setback (Secondary)	0 ft. min., 18 ft. max.
(c.3)	Side Setback	0 ft.
(c.4)	Rear Setback	4 ft. min.
d.	**Building Height**	
(d.1)	Principal Building	3 stories max.
(d.2)	Outbuilding	2½ stories max.
e.	**Private Frontages**	
	Common Lawn	not permitted
	Porch	permitted
	Terrace and Light Court	permitted
	Forecourt	permitted
	Stoop	permitted
	Storefront and Awning	permitted
	Gallery	permitted
	Arcade or Colonnade	not permitted

f. Building Uses

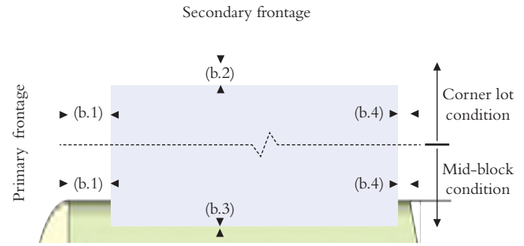
Additional uses may be approved by warrant.

Residential	**Limited Residential:** Up to 6 dwelling units and additionally 2 accessory dwelling units are permitted on each lot.
Lodging	**Limited Lodging:** The number of bedrooms available for lodging shall be limited to 16. Breakfast may be provided to overnight guests before noon each day.
Office	**Limited Office:** The area available for office use shall be limited to the first story of the principal building or to an outbuilding. Home occupation is permitted.
Retail	**Limited Retail:** The area available for retail use shall be limited to the first story on corner lots The specific use shall be further limited to neighborhood store or food service seating no more than 30.
Manufacturing	**Limited Manufacturing:** Manufacturing uses shall be limited to the first story on corner lots. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).
Civic	**Open Civic:** Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

The following requirements apply to all lots in T4-S.

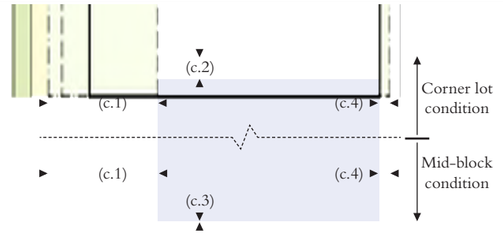
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the specified primary frontage buildout percentage (measured as a percentage of the lot width). The primary frontage buildout requirement does not apply at secondary frontages.



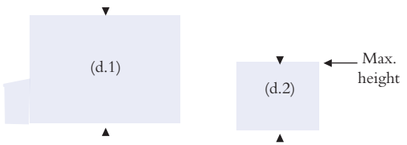
c. Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.



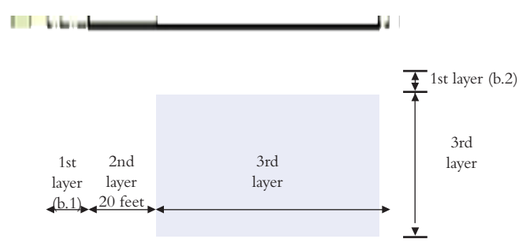
d. Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10' min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9' min. floor-to-ceiling.
- Exemptions from height limits include: civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.



Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages are permitted within liner buildings in the second layer, and may be permitted elsewhere in the first or second layer by warrant.
- Parking shall be accessed by a rear lane when such are provided..



NO CHANGES

T4-L: Neighborhood General Zone Large Footprint

a.	Lot Dimensions	
	Lot Width	1 block max.
	Lot Coverage	100% max.
b.	**Setbacks: Principal Building**	
(b.1)	Front Setback (Principal)	6 ft. min., 18 ft. max.
(b.2)	Front Setback (Secondary)	6 ft. min., 18 ft. max.
(b.3)	Side Setback	6 ft. min.
(b.4)	Rear Setback	0 ft. min.
	Primary Frontage Buildout	80% min.
c.	**Setbacks: Outbuilding**	
(c.1)	Front Setback (Principal)	min. of 20 ft. + (b.1) min.
(c.2)	Front Setback (Secondary)	0 ft. min., 18 ft. max.
(c.3)	Side Setback	0 ft.
(c.4)	Rear Setback	4 ft. min.
d.	**Building Height**	
(d.1)	Principal Building	3 stories max.
(d.2)	Outbuilding	2½ stories max.
e.	**Private Frontages**	
	Common Lawn	not permitted
	Porch	permitted
	Terrace and Light Court	permitted
	Forecourt	permitted
	Stoop	permitted
	Storefront and Awning	permitted
	Gallery	permitted
	Arcade or Colonnade	not permitted

f. Building Uses

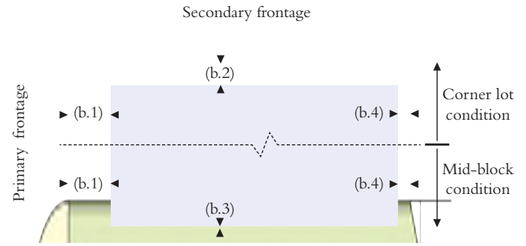
Additional uses may be approved by warrant.

Residential	**Open Residential:** There shall be no maximum number of dwelling units for a lot.
Lodging	**Open Lodging:** There shall be no maximum number of rooms for a lot. Food service may be provided at all times. The maximum length of a stay shall not exceed 90 days.
Office	**Open Office:** Office uses are permitted.
Retail	**Limited Retail:** The area available for retail use shall be limited to the first story on corner lots The specific use shall be further limited to neighborhood store or food service seating no more than 30.
Manufacturing	**Limited Manufacturing:** Manufacturing uses shall be limited to the first story on corner lots. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).
Civic	**Open Civic:** Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

The following requirements apply to all lots in T4-L.

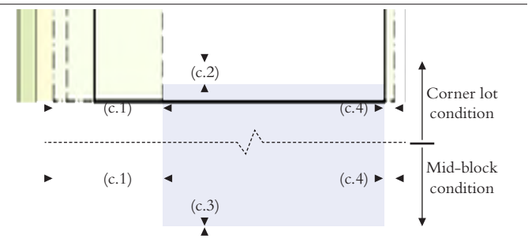
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the specified primary frontage buildout percentage (measured as a percentage of the lot width). The primary frontage buildout requirement does not apply at secondary frontages.



c. Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.

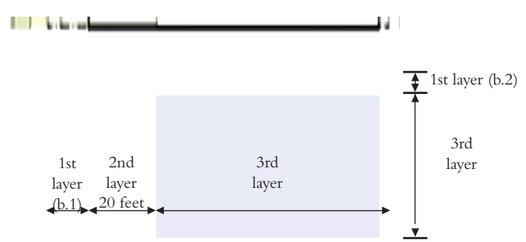


d. Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10' min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9' min. floor-to-ceiling.
- Exemptions from height limits include: civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.

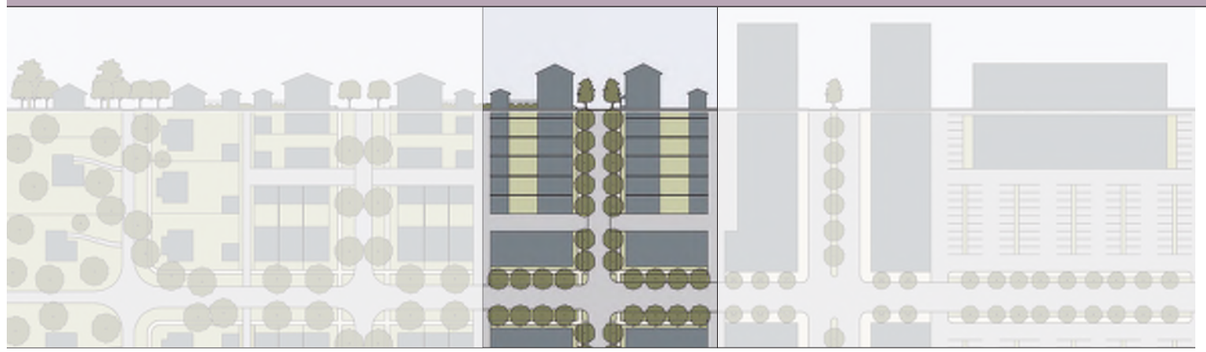
Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages are permitted within liner buildings in the second layer, and may be permitted elsewhere in the first or second layer by warrant.
- Parking shall be accessed by a rear lane when such are provided..



NO CHANGES

T5: Neighborhood Center Zone



a.	Lot Dimensions	
	Lot Width	180 ft. max.
	Lot Coverage	95% max.
b.	**Setbacks: Principal Building**	
(b.1)	Front Setback (Principal)	0 ft. min., 12 ft. max.
(b.2)	Front Setback (Secondary)	0 ft. min., 12 ft. max.
(b.3)	Side Setback	0 ft. min.
(b.4)	Rear Setback	4 ft. min.
	Primary Frontage Buildout	90% min.
c.	**Setbacks: Outbuilding**	
(c.1)	Front Setback (Principal)	40 ft. max. from rear prop.
(c.2)	Front Setback (Secondary)	0 ft. min., 12 ft. max.
(c.3)	Side Setback	0 ft.
(c.4)	Rear Setback	0 ft. min.
d.	**Building Height**	
(d.1)	Principal Building	5 Stories max.
(d.2)	Outbuilding	2 ½ Stories max.
e.	**Private Frontages**	
	Common Lawn	not permitted
	Porch	not permitted
	Terrace and Light Court	not permitted
	Forecourt	not permitted
	Stoop	permitted
	Storefront and Awning	permitted
	Gallery	permitted
	Arcade or Colonnade	permitted

f. Building Uses

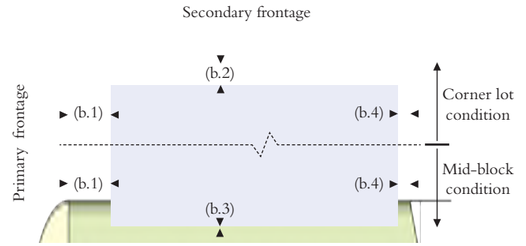
Additional uses may be approved by warrant.

Residential	**Open Residential:** There shall be no maximum number of dwelling units for a lot.
Lodging	**Open Lodging:** There shall be no maximum number of rooms for a lot. Food service may be provided at all times. The maximum length of a stay shall not exceed 90 days.
Office	**Open Office:** Office uses are permitted.
Retail	**Open Retail:** Retail uses are permitted.
Manufacturing	**Open Manufacturing:** Manufacturing uses are permitted (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair). Artifacts shall not be stored where visible from frontages.
Civic	**Open Civic:** Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

The following requirements apply to all lots in T5.

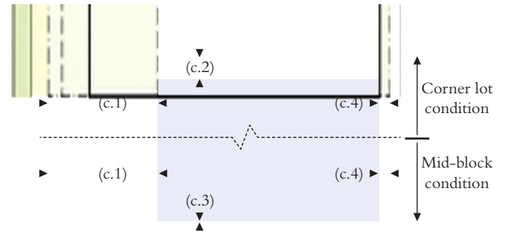
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the specified primary frontage buildout percentage (measured as a percentage of the lot width). The primary frontage buildout requirement does not apply at secondary frontages.



c. Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.

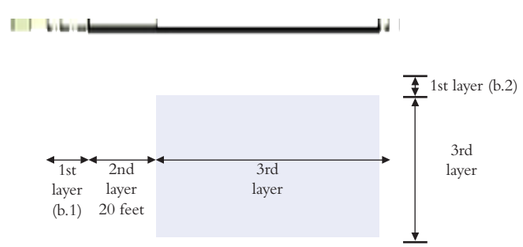


d. Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10' min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9' min. floor-to-ceiling
- Exemptions from height limits include: civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.

Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages are permitted within liner buildings in the second layer, and may be permitted elsewhere in the first or second layer by warrant.
- Parking shall be accessed by a rear lane when such are provided.



NO CHANGES

SD: Special District

The following standards apply to all lots within a Special District (SD) Zone:

1. **Intent.** The intent of the Special District is to provide an expanded range of commercial uses in a form that may prioritize automobiles, while remaining integrated with the pedestrian-oriented neighborhood. Buildings within the Special District shall be easily accessible to pedestrians, bicyclists, and automobiles from the adjoining neighborhood. At the same time, the Special District is intended to allow commercial uses that draw on the patronage of those from the greater region through vehicular access from Carlos G Parker Boulevard and FM 973.
2. **Uses Permitted.** All allowable land uses within T5 are permitted, with the exception of all residential uses.
   - Nursery
   - Automobile Fueling Station
   - Automobile and/or Truck Washing Facility
   - Convenience Store
   - Similar Uses: for a proposed use not listed herein, a warrant or variance may be issued.
3. **Rezoning.** Any property zoned as Special District may be rezoned to T5 by warrant.
4. **Access.** Pedestrian access from within the neighborhood shall be provided to the primary entrance of all buildings in the Special District through a combination of sidewalks, crosswalks, and pathways, all with a minimum clear width of 5 feet.
5. **Building Entrance.** For a lot fully or partially within the Special District for which a primary frontage is noted on the Regulating Plan, the primary entrance to a building on that lot shall face the primary frontage. This entrance shall remain unlocked whenever the business is open.
6. **Utilities.** Utilities shall be located within thoroughfares as consistent with the Thoroughfare Plan, including only those parking lot drive aisles labeled as alleys.
7. **Signage.** In addition to the sign types permitted in these PD Standards, signs permitted for the base zoning district shall also be permitted and shall not be counted towards the limits on the quantity of signs in these PD Standards.
8. **Site Perimeter Landscaping.** Landscaping shall comply with the requirements of the base zoning district where the Special District meets an edge of the site.

NO CHANGES

Accessory Dwelling Unit: A dwelling unit sharing ownership and utility connections with a Primary Building.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Attic: the interior part of a building contained within a pitched roof structure.

Backbuilding: a single-Story structure, open or enclosed, connecting a Primary Building to an Outbuilding.

Band Sign: a band of lettering across the entire width of a building or storefront.

Blade Sign: a two-sided sign board hung from a projecting element at 90 degrees to the building facade.

Block: the aggregate of private Lots, Secondary Thoroughfares, and Parking Lots, circumscribed by Primary Thoroughfares.

Civic: Organizations dedicated to arts and culture, education (including schools), government, recreation, religion, social service, transit, as well as cemeteries, municipal parking, post offices, wedding chapels and the like.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings.

Commercial: the term collectively including Lodging, Office, and Retail Uses.

Common Lawn: *See Definitions: Illustrated.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system.

Dwelling Unit: one or more rooms used, or intended to be used for occupancy by one person or a group of persons living together as a family. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall be a separate dwelling unit.

Effective Turning Radius: *See Definitions: Illustrated.*

Elevation: *See Definitions: Illustrated.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "porches Enfront the street."

Facade: *See Definitions: Illustrated.*

Frontage: *See Definitions: Illustrated.*

Frontage Line: *See Definitions: Illustrated.*

Frontage Buildout: That portion of a setback line which shall have a building facade on it.

Gallery: *See Definitions: Illustrated.*

Green: *See Civic Space Types.*

Home Occupation: non-retail commercial operation and/or remote work which takes place in a residence.

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. (Syn. flexhouse.)

Lodging: Premises available for short-term human habitation, including daily and weekly rental.

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Coverage: the maximum area of a lot that may be occupied by a structure. Lot coverage is expressed as a ratio. Arcades, open porches, decks, terraces, and stoops are excluded from the calculation

Lot Layer: a range of depth of a Lot within which certain elements are permitted. *See Definitions: Illustrated.*

Lot Line: *See 17.*

Lot Width: the length of the Primary Frontage Line of a Lot.

Manufacturing: Premises available for the creation, assemblage, and/or repair of artifacts including their retail sale except when such activity creates adverse impacts.

Office: Premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding retail sales and manufacturing.

Outbuilding: a building, usually located toward the rear of the same Lot as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding. *See Definitions: Illustrated.*

Park: *See Civic Space Types.*

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pavement Radius: *See Definitions: Illustrated.*

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: *See Civic Space Types.*

Primary Building: the main building on a Lot, usually located toward the Frontage. *See Definitions: Illustrated.*

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *See Definitions: Illustrated. See* **Frontage.**

Private Frontage: *See Definitions: Illustrated. See* **Frontage.**

Public Frontage: *See Definitions: Illustrated. See* **Frontage.**

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the SmartCode.

Residential: Premises available for long-term human habitation by means of ownership or rental for more than 30 days.

Retail: Premises available for the commercial sale of merchandise, services, and prepared foods (including restaurants), but excluding manufacturing.

Right-of-Way (ROW): *See Definitions: Illustrated.*

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3).

Scrivener's Error: an unintentional mistake in the drafting of these PD Standards.

Secondary Frontage: *See Definitions: Illustrated. See* **Frontage.**

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed on the Lot Standards. *See Definitions: Illustrated.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Square: S*ee Civic Space Types.*

Stoop: *See Definitions: Illustrated.*

Storefront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade.

Story: a habitable level within a building, excluding an Attic or raised basement.

Street (ST): a local urban Thoroughfare of low speed and capacity.

T-zone: *See* **Transect Zone.**

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. S*ee Definitions: Illustrated.*

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. (syn. T-zone)

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See Definitions: Illustrated.*

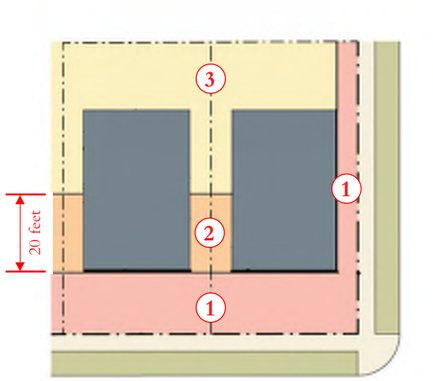
Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing.

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but that is justified by its Intent. Warrants are granted administratively. .

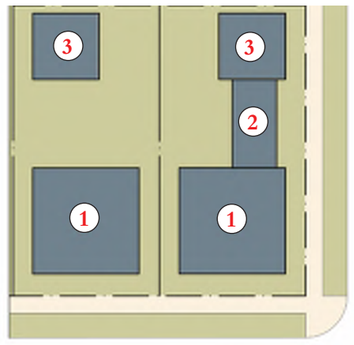
NO CHANGES

Lot Layers



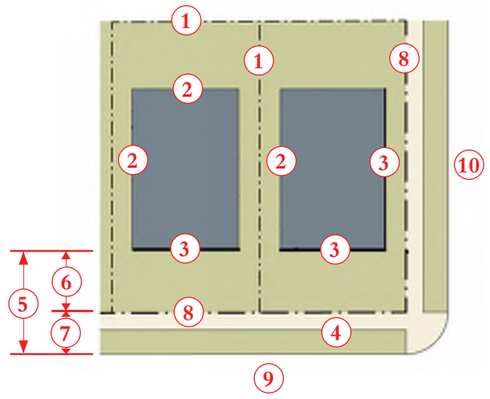
1. **1st Layer**
2. **2nd Layer**
3. **3rd Layer**

Principle Building & Outbuilding



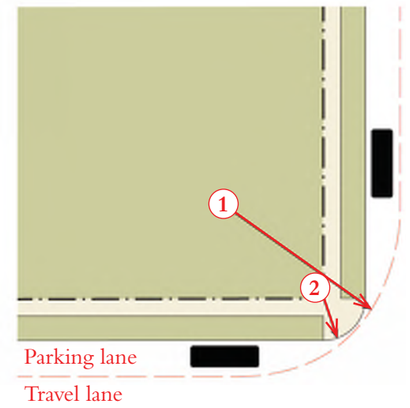
1. **Primary Building**
2. **Backbuilding**
3. **Outbuilding**

Frontage & Lot Lines



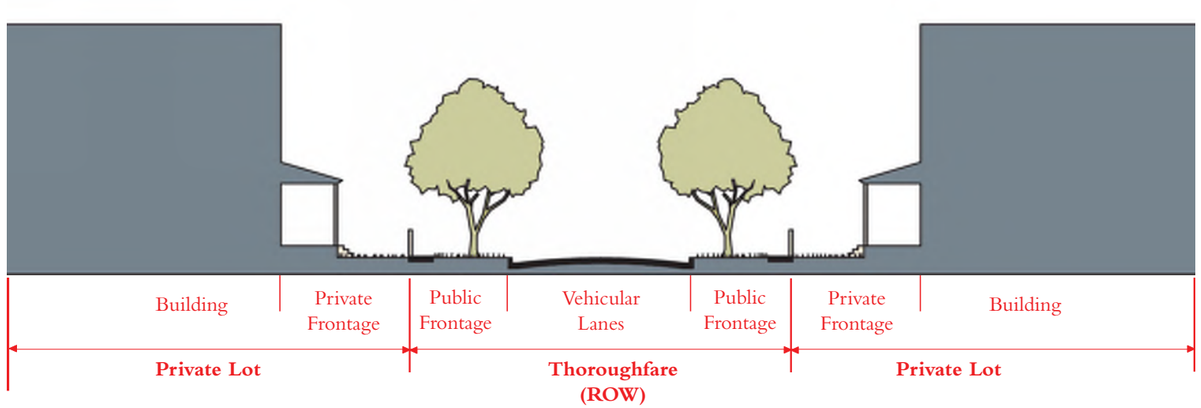
1. **Lot Line**: the boundary that legally and geometrically demarcates a lot.
2. **Elevation**: an exterior wall of a building not facing a frontage line.
3. **Facade**: the exterior wall(s) of a building that is (are) set along a frontage line. Facades face frontage lines and define the public realm, and are therefore more regulated than the elevations facing other lot lines.
4. **Right-of-Way (ROW):** the composite public area dedicated to circulation, including the vehicular way and the streetscape.
5. **Frontage:** the area between a building facade and a thoroughfare or civic space, inclusive of its various built and planted components. Frontage is divided into private frontage and public frontage.
6. **Private Frontage:** the privately held Layer between the Frontage Line and the Primary Building Facade.
7. **Public Frontage:** the area between the Curb of the vehicular lanes and the Frontage Line.
8. **Frontage Line:** the line between the public and private frontage, (primary or secondary). The frontage line is coincident with the property line(s), at frontages.
9. **Primary Frontage:** on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.
10. **Secondary Frontage:** on lots with multiple frontages, the frontage(s) that are not the primary frontage.

Turning Radius



1. **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
2. **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the pavement radius, the more slowly the vehicle is forced to make the turn.

Thoroughfare & Frontages



NO CHANGES

Private Frontages

Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as social interaction from the sidewalk is unlikely at such a distance.

Porch: a facade is set back from the frontage line with a front porch. The porch should be within a conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 6 ft deep.

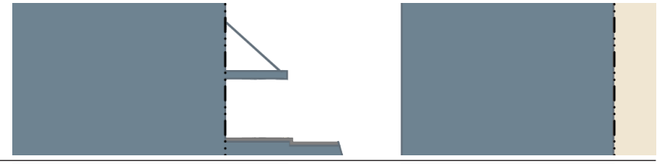
Terrace and Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the sidewalk, by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.

Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.

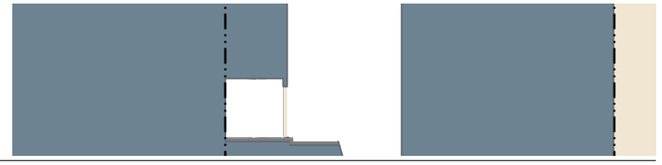
Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the storefront.

Storefront and Awning: a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with a cantilevered shed roof or an awning. The absence of a raised ground story generally precludes residential uses on the ground floor, although residential uses may be present where retail is anticipated in the future.

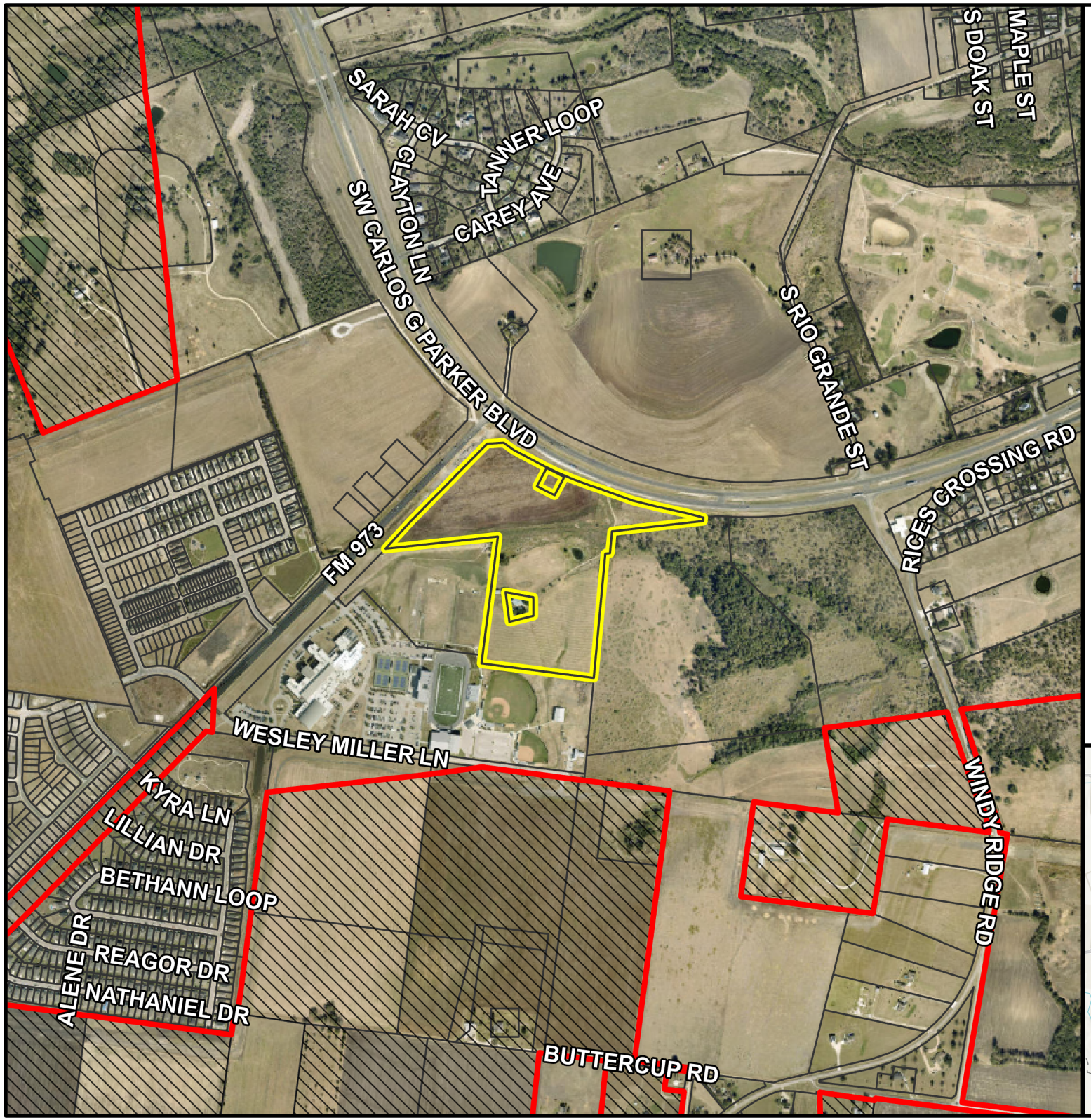
Gallery: a roof extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for office, retail, and manufacturing uses. To be useful, the gallery should be no less than 12 feet deep and should overlap the sidewalk to within 2 feet of a vehicular lane so that a pedestrian cannot bypass it.



Arcade or Colonnade: An arcade (arches) or colonnade (columns and beams) is a structure including habitable space extending over a sidewalk supported by arches and open to the adjacent street or civic space. The ground story remains at the frontage line while the facade of the upper stories overlaps the sidewalk. This type is most common for office, retail, and manufacturing uses.



NO CHANGES

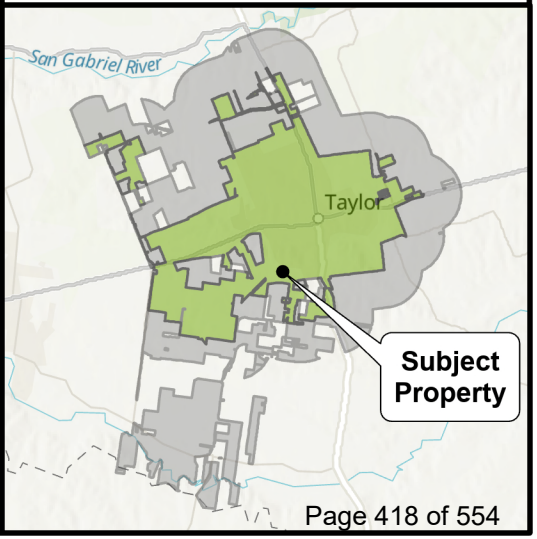


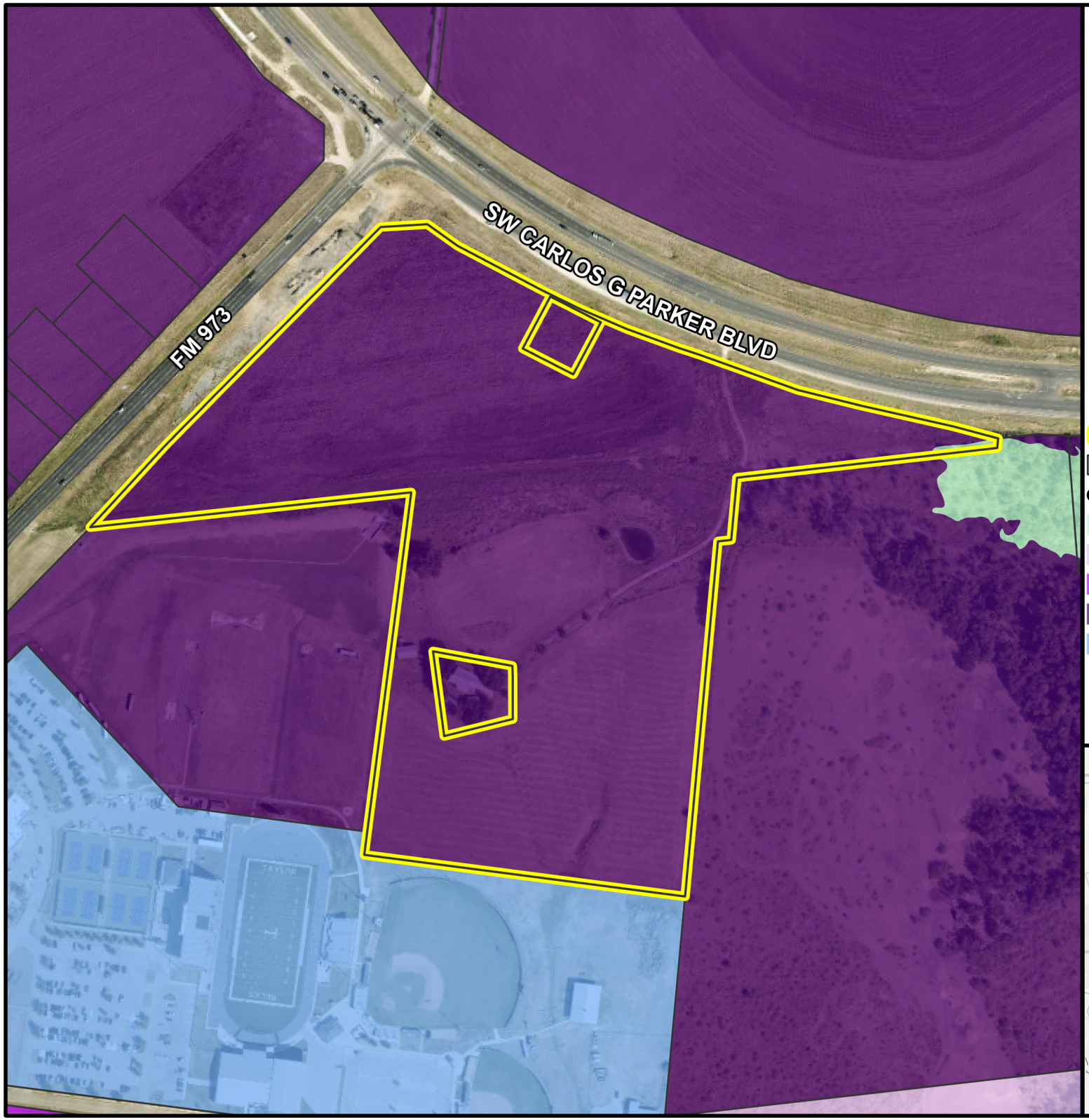
PZ-2025-2636

505 Carlos G Parker Blvd. SW
Special Use Permit
Location Map
Approximately 38 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcel Boundary

0 1,000 2,000
Feet





PZ-2025-2636

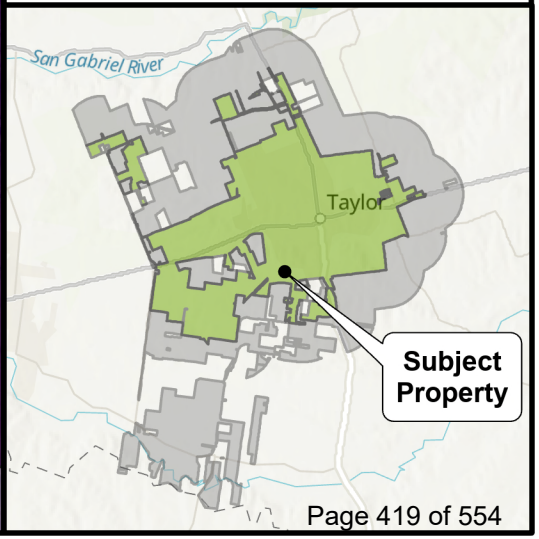
505 Carlos G Parker Blvd. SW
Special Use Permit
Growth Sector Map
Approximately 38 acres

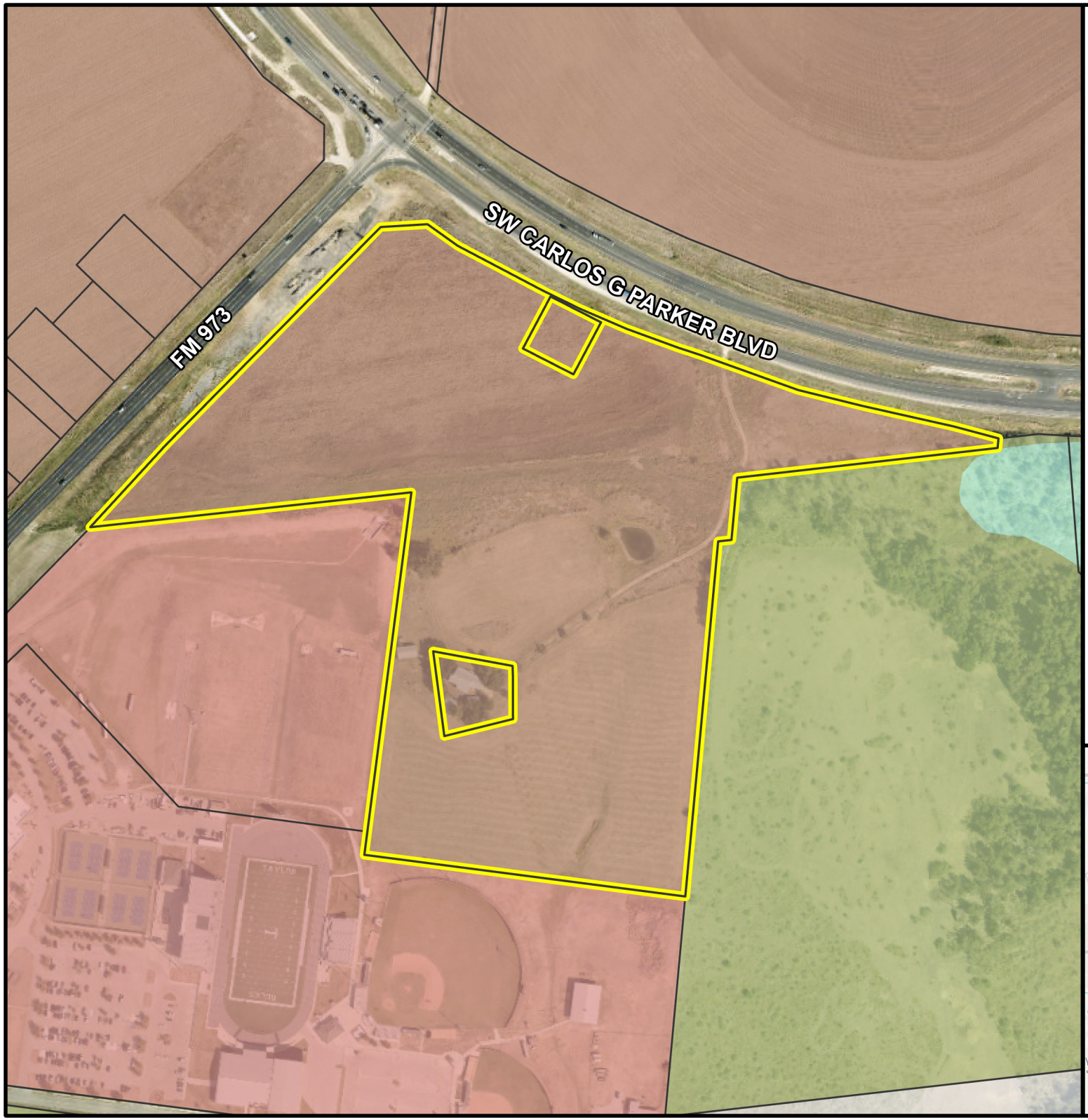
- Subject Property
- Parcel Boundary

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier II (G-2.2)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)

0 350 700
Feet





PZ-2025-2636

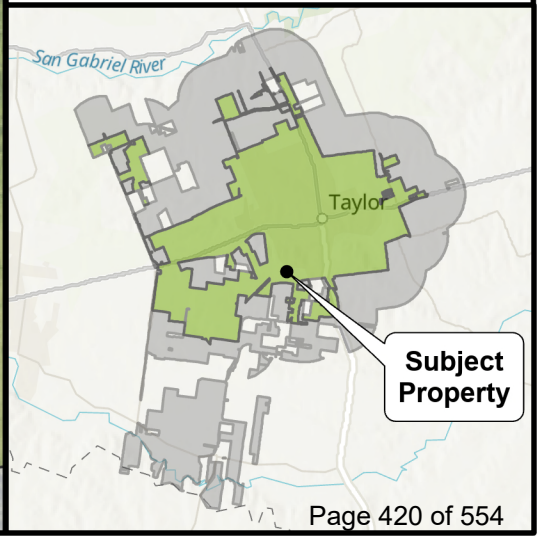
505 Carlos G Parker Blvd. SW
Special Use Permit
Future Land Use Map
Approximately 38 acres

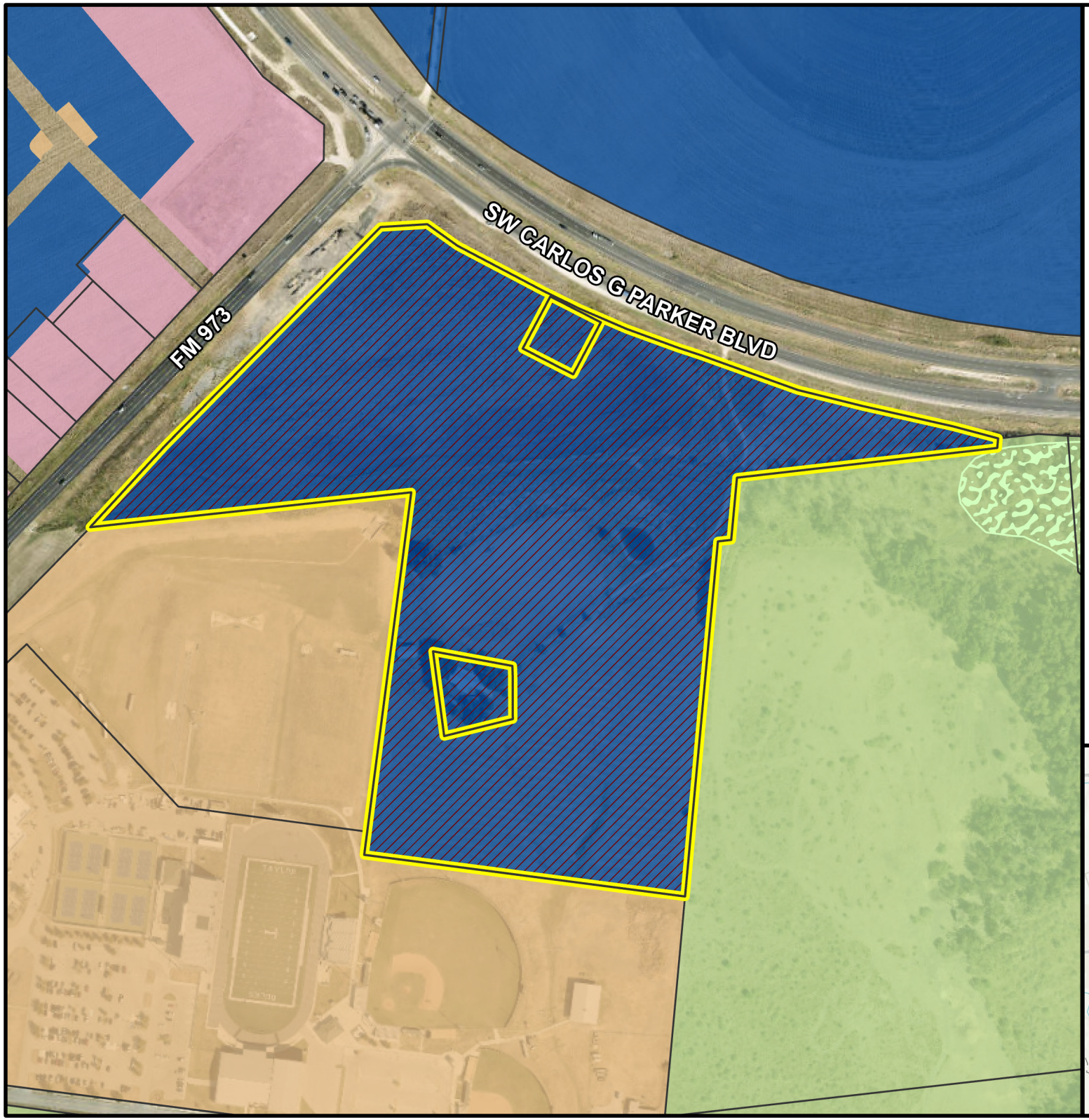
- Subject Property
- Parcel Boundary

Future Land Use

- Area of Minimal Change
- Neighborhood Greenfield
- Civic: Community
- Market: Community
- Open Space

0 350 700
Feet





PZ-2025-2636

505 Carlos G Parker Blvd. SW
Special Use Permit
Current Zoning Map
Approximately 38 acres

- Subject Property
- Parcel Boundary

Overlay Zoning

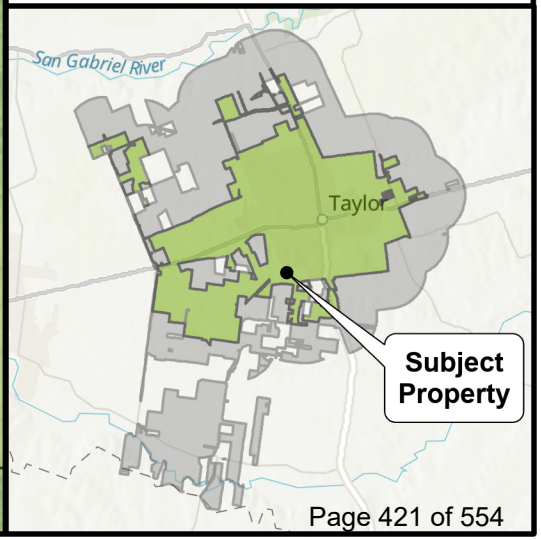
- Planned Development Overlay
- P1: Nature

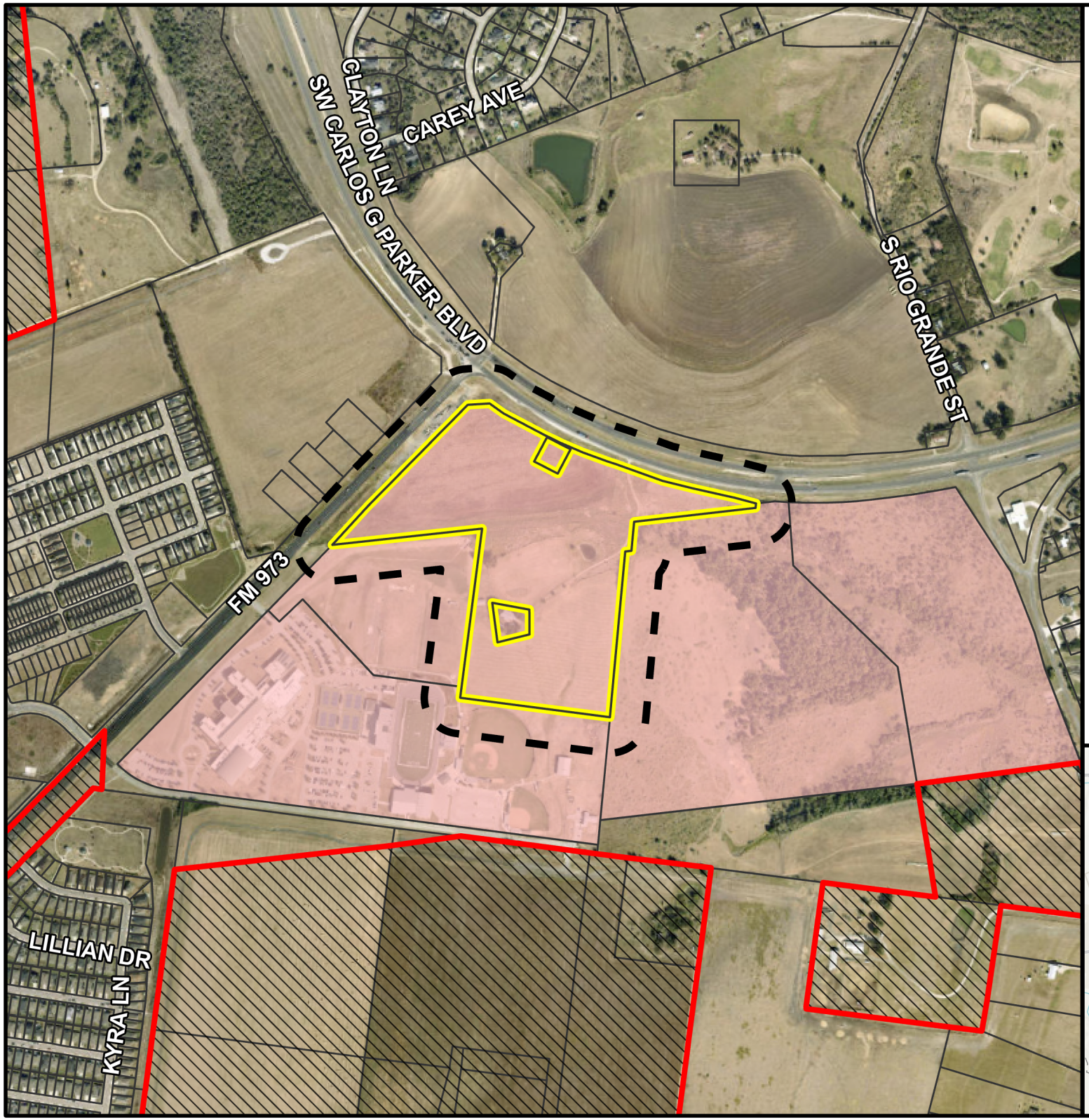
Place Type Zoning

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

0 350 700

Feet



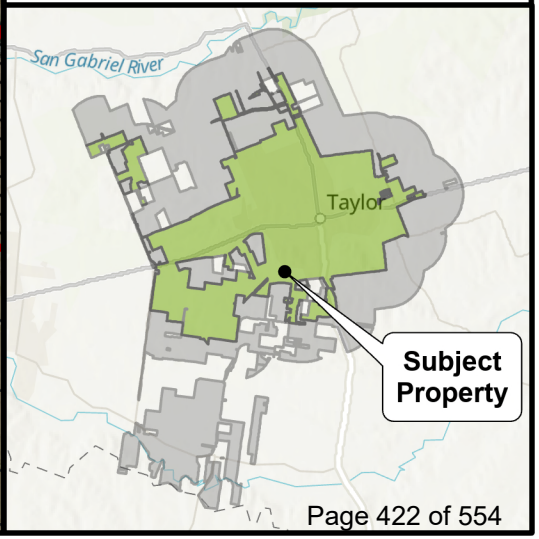


PZ-2025-2636

505 Carlos G Parker Blvd. SW
Special Use Permit
Notification Map
Approximately 38 acres

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

0 750 1,500
Feet



ORDINANCE NO. 2026-11

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR 326 MULTIFAMILY RESIDENTIAL DWELLINGS GENERALLY LOCATED AT 505 SW CARLOS G PARKER BLVD, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL DISTRICT PARCEL'S R019657, R020063 AND R331030, TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on February 26th, 2026, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to request a Specific Use Permit for a 326 Multifamily Residential Dwellings, which is a use required to obtain a Specific Use Permit to grant approval within the P5 place type; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on February 10th, 2026, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

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

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

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

SECTION 2. The 505 SW Carlos G Parker Blvd is approved for a Specific Use Permit for 326 Multifamily Residential Dwellings.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit for the Property as shown in Exhibit "B" attached hereto for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2026-11 was introduced before the Taylor City Council on the 26th day of February 2026.

PASSED, APPROVED, and ADOPTED on the 12th day of March, 2026.

_____
Dwayne Ariliola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2026-11, passed and approved by the City Council of the City of Taylor, Texas, on the 12th day of March 2026, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2026.

_____
Lucy Aldrich
City Clerk

EXHIBIT A

(Legal Description)

EXHIBIT B

(Proposed Zoning Map)

LEGAL DESCRIPTION:
38.10 ACRES TRACT

BEING A 38.10 ACRES TRACT OF LAND SITUATED IN THE GEORGE M. REESE SURVEY, ABSTRACT 533, WILLIAMSON COUNTY, TEXAS; AND BEING ALL OF A CALLED 38.100 ACRES TRACT OF LAND DESCRIBED TO GATEWAY OZ REAL ESTATE, LP, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2021150771 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING ALL OF A CALLED 0.776 ACRES TRACT OF LAND ALSO DESCRIBED TO GATEWAY OZ REAL ESTATE, LP, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2021150737 OF SAID O.P.R.W.C.T.;

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORATION TYPE II MONUMENT FOUND, AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. 973, A VARIABLE WIDTH RIGHT-OF-WAY, ACCORDING TO TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP CSJ NO. 2295-01-007, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOOP 427 (A.K.A. CARLOS PARKER BOULEVARD), A VARIABLE WIDTH RIGHT-OF-WAY, ACCORDING TO TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP CSJ NO. 0320-04-001, SAME BEING THE NORTH CORNER OF SAID 38.100 ACRES TRACT;

THENCE, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. 973, WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOOP 427, SAME BEING THE NORTH BOUNDARY LINE OF SAID 38.100 ACRES TRACT, IN A SOUTHEASTERLY DIRECTION, WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 30°19'41", A RADIUS OF 2,984.93 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 68°32'22" EAST, 1,561.61 FEET, AND AN ARC LENGTH OF 1,579.99 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED “CORE LAND SURVEYING” FOUND, FOR THE NORTHEAST CORNER OF THE REMAINDER OF A CALLED 1.35 ACRES TRACT OF LAND DESCRIBED TO C.W. LINDQUIST, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 191301594 OF SAID O.P.R.W.C.T., SAME BEING THE EAST CORNER OF SAID 38.100 ACRES TRACT;

THENCE, SOUTH 83°42'51" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF CARLOS PARKER BOULEVARD, WITH THE NORTH BOUNDARY LINE OF SAID REMAINDER OF 1.35 ACRES TRACT, SAME BEING THE EAST BOUNDARY LINE OF SAID 38.100 ACRES, A DISTANCE OF 680.54 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED “CORE 6657” FOUND, FOR THE NORTHWEST CORNER OF SAID REMAINDER OF 1.35 ACRES TRACT;

THENCE, SOUTH 05°22'30" WEST, WITH THE WEST BOUNDARY LINE OF SAID REMAINDER OF 1.35 ACRES TRACT, SAME BEING SAID EAST BOUNDARY LINE OF THE 38.100 ACRES TRACT, PASSING A COTTON SPINDLE WITH WASHER STAMPED “BAKER AIKLEN ASSOC” FOUND, FOR THE SOUTHWEST CORNER OF SAID 1.35 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 68.36 ACRES TRACT OF LAND DESCRIBED TO TEMPLE COLLEGE AT TAYLOR FOUNDATION, INC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2008029591 OF SAID O.P.R.W.C.T., CONTINUING WITH THE WEST BOUNDARY LINE OF SAID 68.36 ACRES TRACT, SAME BEING SAID EAST BOUNDARY LINE OF THE 38.100 ACRES TRACT, A DISTANCE OF 211.28 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED “CORE 6657” FOUND;

THENCE, CONTINUING WITH SAID WEST BOUNDARY LINE OF THE 68.36 ACRES TRACT AND SAID EAST BOUNDARY LINE OF THE 38.100 ACRES TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 83°46'14" WEST, A DISTANCE OF 34.79 FEET TO A 5/8-INCH IRON ROD FOUND;

2. SOUTH 05°22'04" WEST, A DISTANCE OF 926.69 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED “BAKER-AICKLEN & ASSOC CEDAR PARK” FOUND, FOR THE NORTHEAST CORNER OF LOT 1, BLOCK A, TAYLOR HIGH SCHOOL ADDITION, A LEGAL SUBDIVISION, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 2011040451 OF SAID O.P.R.W.C.T., SAME BEING THE SOUTHEAST CORNER OF SAID 38.100 ACRES TRACT;

THENCE, NORTH 82°35'50" WEST, DEPARTING SAID WEST BOUNDARY LINE OF THE 68.36 ACRES TRACT, WITH THE NORTH BOUNDARY LINE OF SAID LOT 1, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 38.100 ACRES TRACT, A DISTANCE OF 842.37 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED “BAKER-AICKLEN & ASSOC INC CEDAR PARK TEXAS” FOUND;

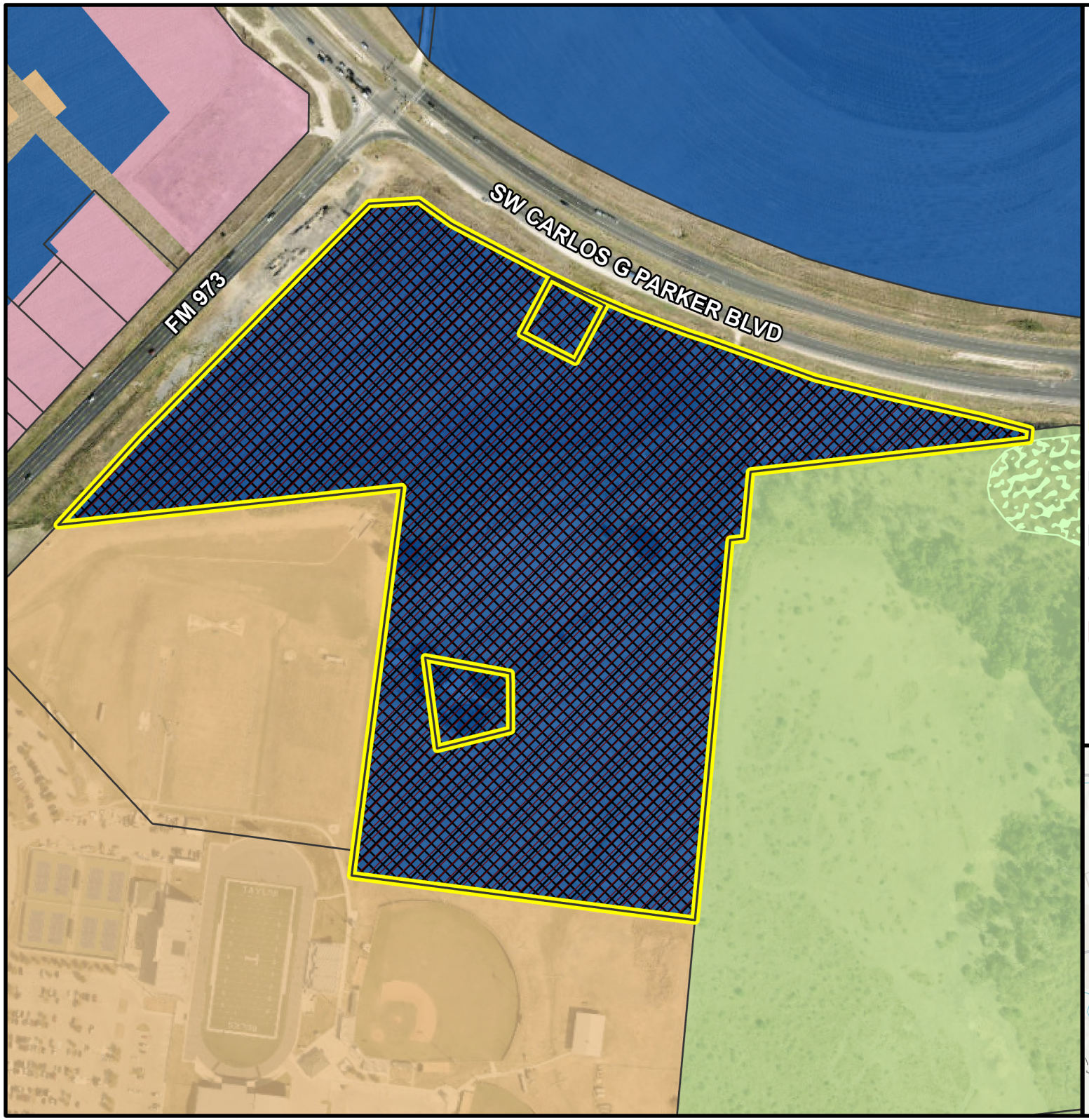
THENCE, NORTH 07°24'02" EAST, WITH AN EAST BOUNDARY LINE OF SAID LOT 1 AND LOT 2, BLOCK A, SAID TAYLOR HIGH SCHOOL ADDITION, SAME BEING THE WEST BOUNDARY LINE OF SAID 38.100 ACRES TRACT, A DISTANCE OF 950.03 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED “CORE LAND SURVEYING” FOUND, FOR THE NORTHEAST CORNER OF SAID LOT 2;

THENCE, SOUTH 83°48'33" WEST, WITH THE NORTH BOUNDARY LINE OF SAID LOT 2, SAME BEING SAID WEST BOUNDARY LINE OF THE 38.100 TRACT, A DISTANCE OF 839.59 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED “CORE LAND SURVEYING” FOUND, IN SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. 973, FOR THE NORTHWEST CORNER OF SAID LOT 2;

THENCE, WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. 973, SAME BEING SAID WEST BOUNDARY LINE OF THE 38.100 ACRES TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 44°29'20" EAST, A DISTANCE OF 1,141.94 FEET TO A TEXAS DEPARTMENT OF TRANSPORATION TYPE II MONUMENT FOUND;

2. NORTH 85°58'48" EAST, A DISTANCE OF 111.89 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 38.10 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.



PZ-2025-2636

505 Carlos G Parker Blvd. SW
Special Use Permit
Proposed Zoning Map
Approximately 38 acres

- Subject Property
- Parcel Boundary
- Special Use Permit

Overlay Zoning

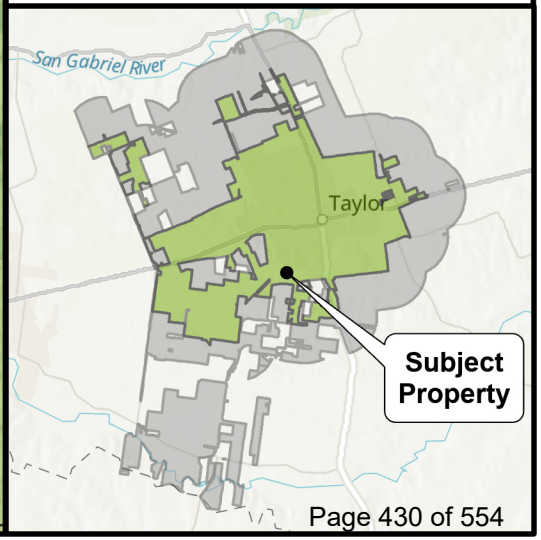
- Planned Development Overlay

- P1: Nature

Place Type Zoning

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

0 330 660
Feet



PZ-2025-2636

SUP for 326 Multifamily Residential Dwellings

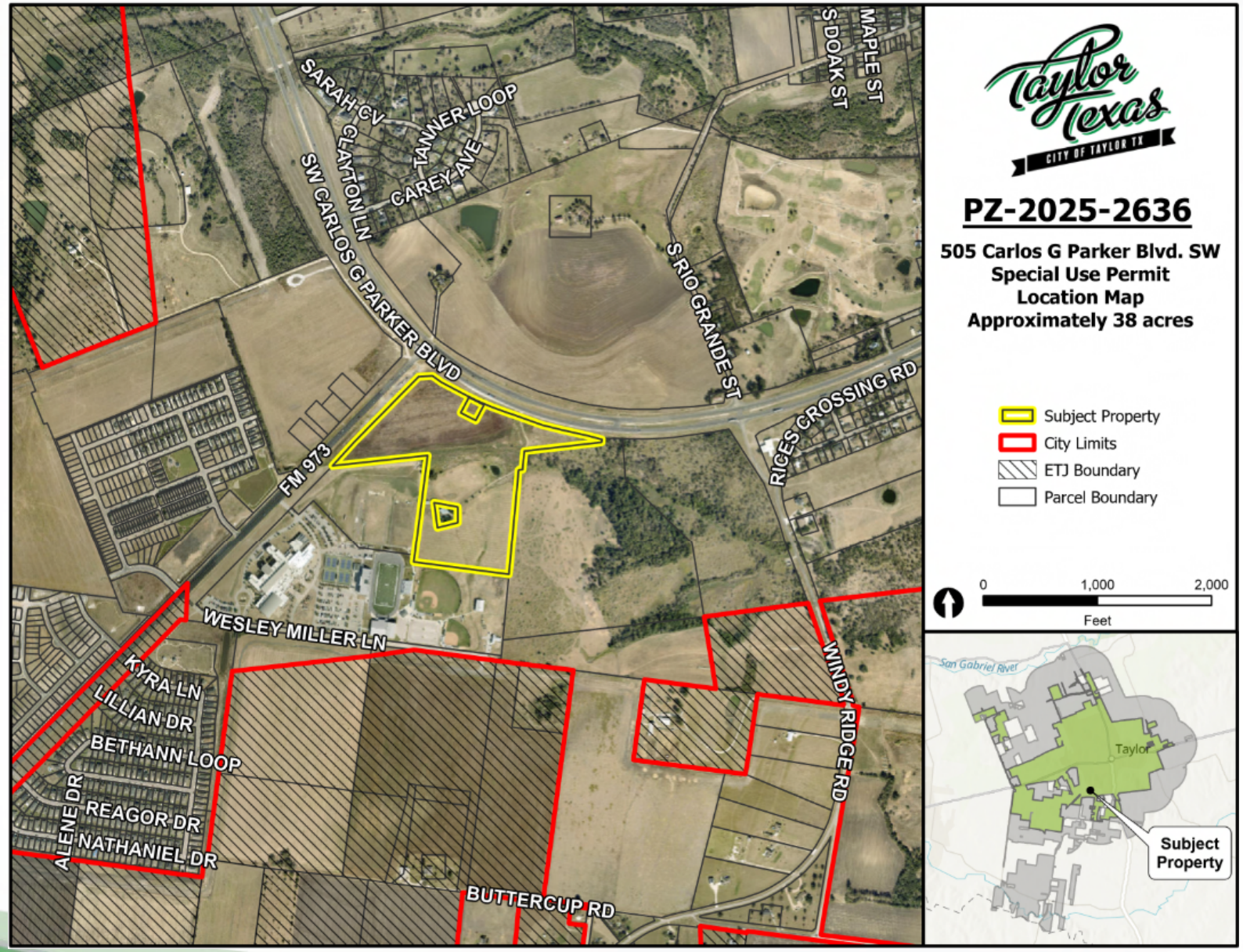
Gateway

Development Process

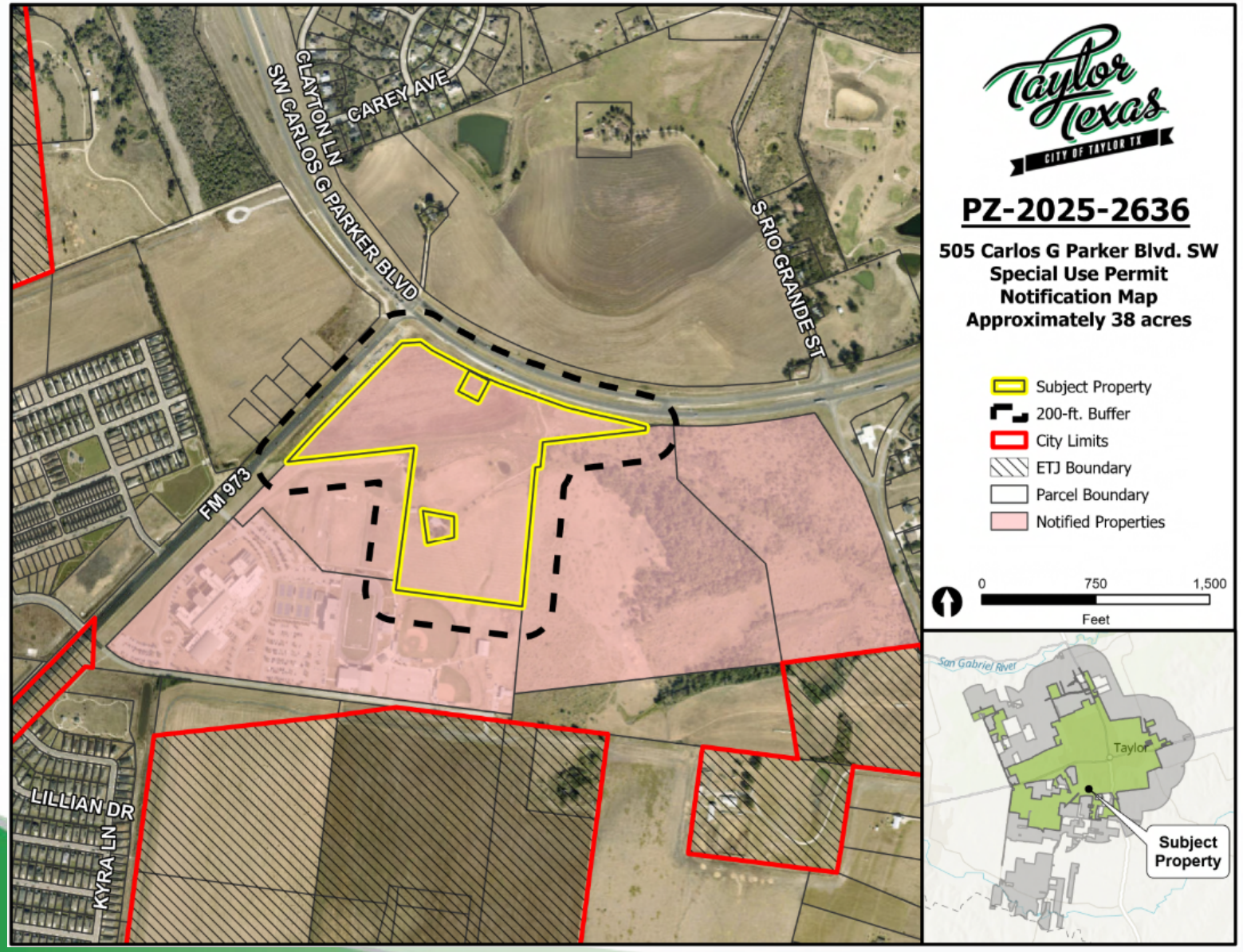
1. **Comprehensive Plan Amendment** – Changes to the Growth Sector, Future Land Use, or Transportation Master Plan. Can also be actions to amend the Comp. Plan to fulfill an Implementation Strategy.
2. **Plan and/or Place Type Designation** – Projects 2.5 acres and greater will go through an Employment Center, Neighborhood, or Infill Neighborhood Plan to layout new Centers or Neighborhoods and allocate Place Type Zoning Districts.
3. **Preliminary Plat–** Division of land into lots (identifying lot boundaries, streets, easements, etc.).
4. **Subdivision Improvement Plans –** Public Infrastructure Plans (Water, Sewer, Drainage).
5. **Final Plat** (Re-Plat) To be recorded after approved.
6. **Site Development** Plans – Engineered or surveyed drawings depicting proposed development on a lot(s).
7. **Building Permit** - Layout of building(s) on lot(s) and detailed construction drawings.

*** Special Use Permit (SUP) - Special Use Permits allow for the approval of land uses with characteristics or operating conditions that do not meet one or more of the criteria of this LDC, but which are in keeping with the intent of the LDC and the Comprehensive Plan.**

Location Map

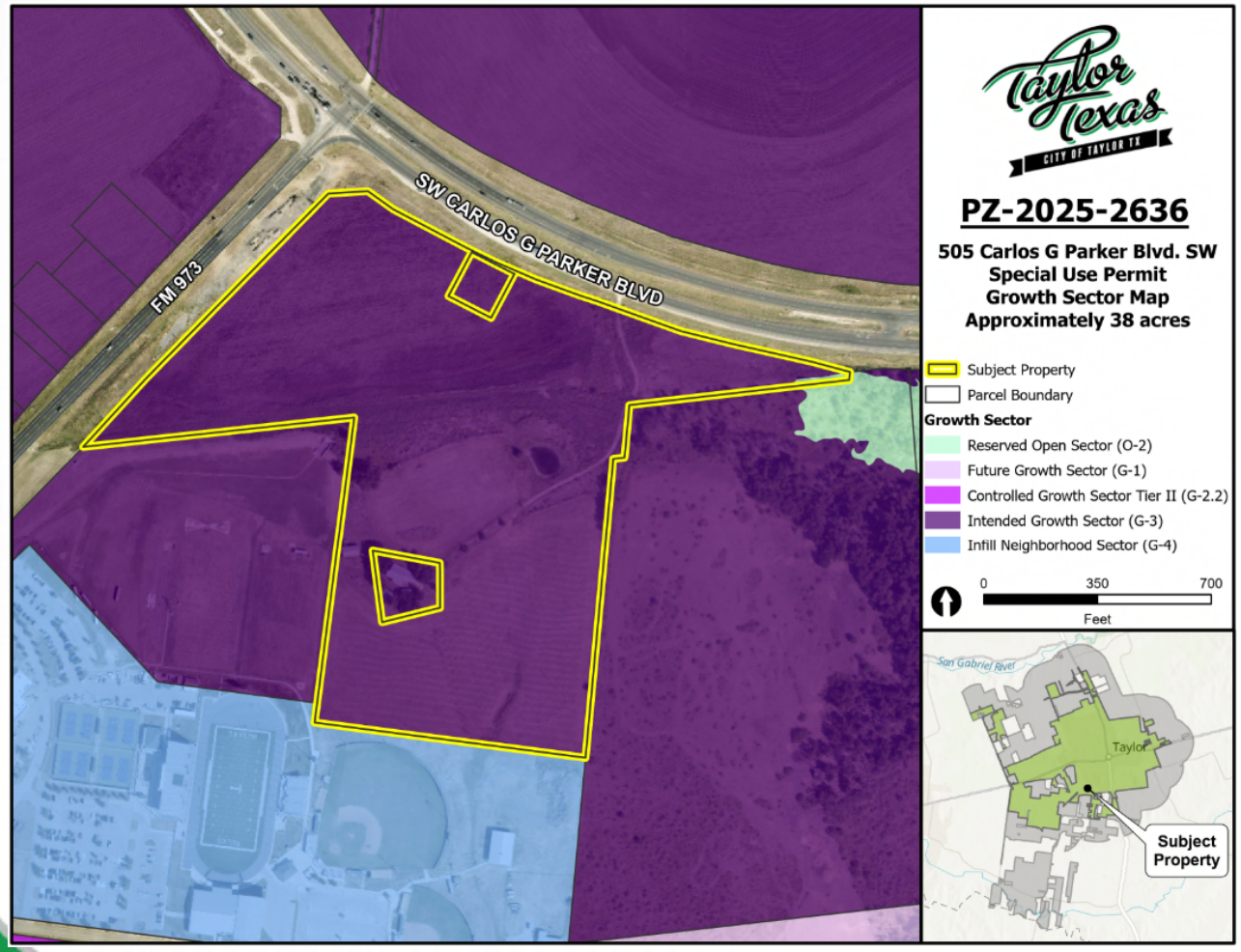


Notification Map



- 7 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition and zero (0) response for approval of the request from the notified parties.

Growth Sector & Future Land Use Map



Taylor Texas
CITY OF TAYLOR TX

PZ-2025-2636

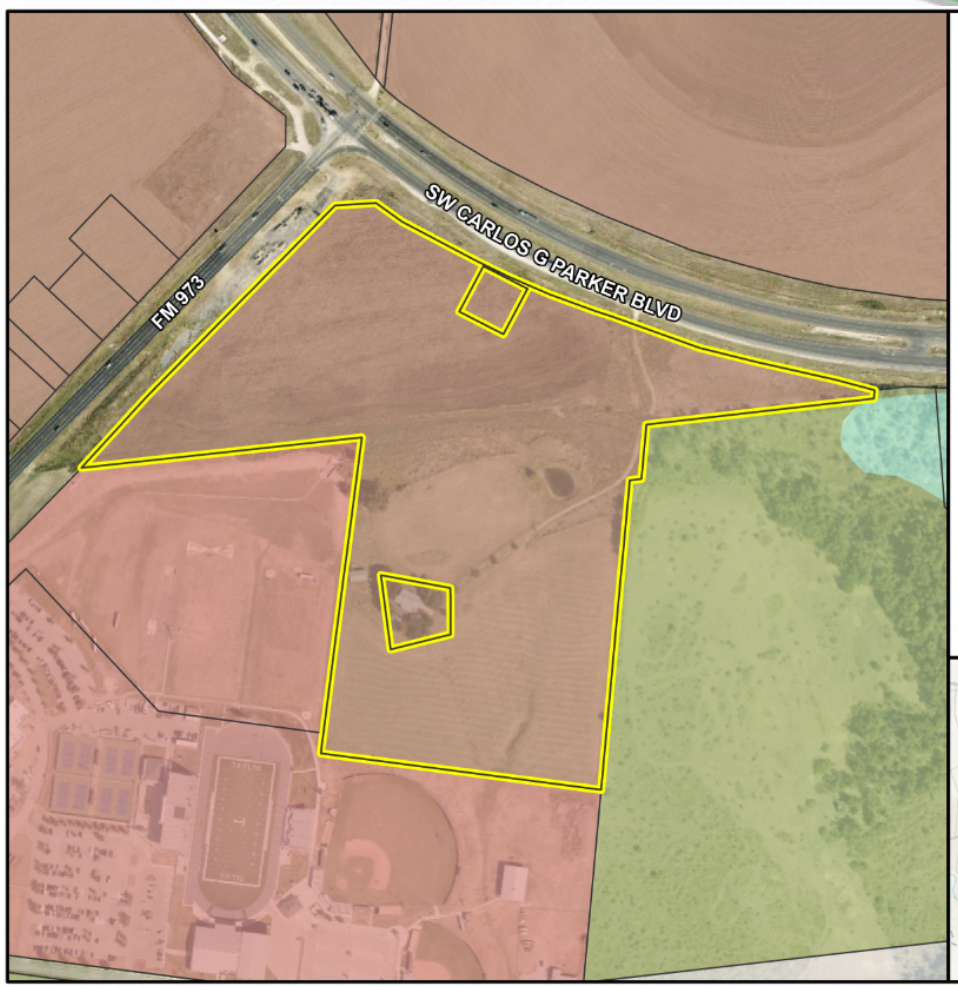
505 Carlos G Parker Blvd. SW
Special Use Permit
Growth Sector Map
Approximately 38 acres

- Subject Property
- Parcel Boundary

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier II (G-2.2)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)

0 350 700
Feet



Taylor Texas
CITY OF TAYLOR TX

PZ-2025-2636

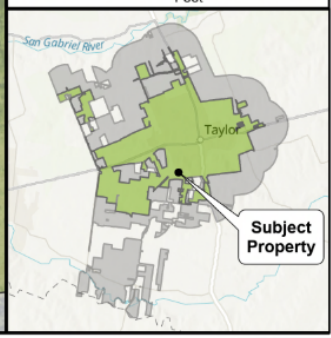
505 Carlos G Parker Blvd. SW
Special Use Permit
Future Land Use Map
Approximately 38 acres

- Subject Property
- Parcel Boundary

Future Land Use

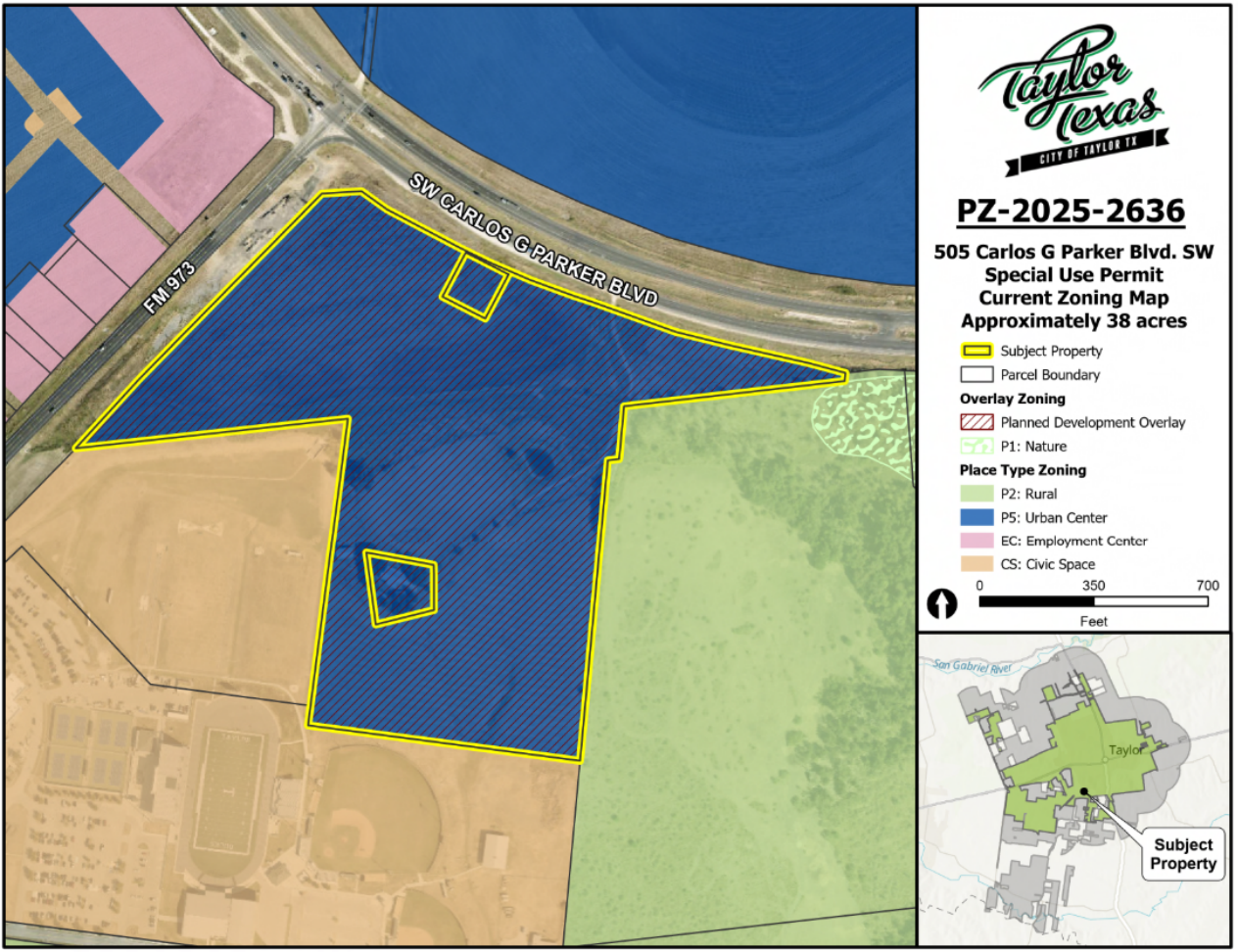
- Area of Minimal Change
- Neighborhood Greenfield
- Civic: Community
- Market: Community
- Open Space

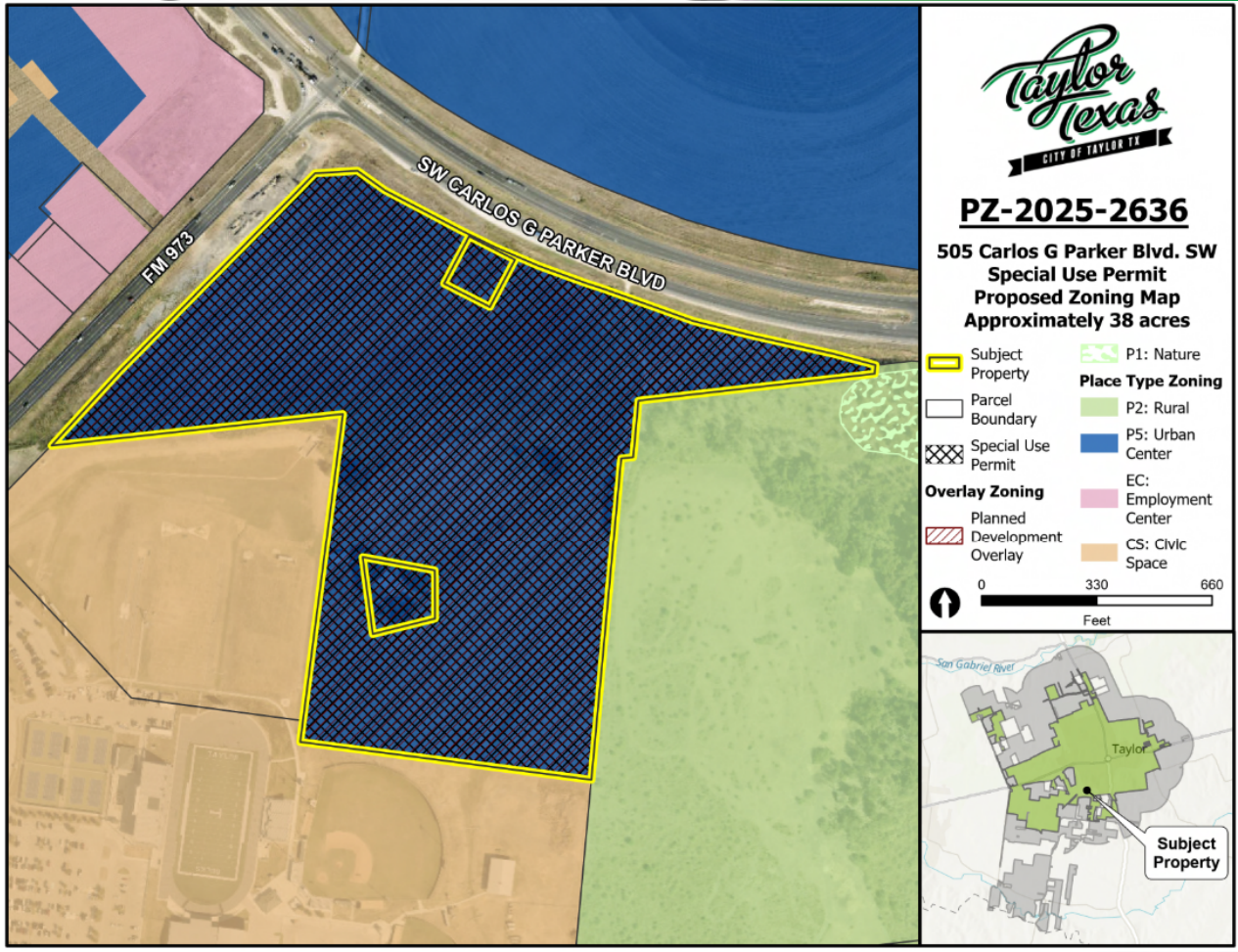
0 350 700
Feet



Taylor Texas
CITY OF TAYLOR TX

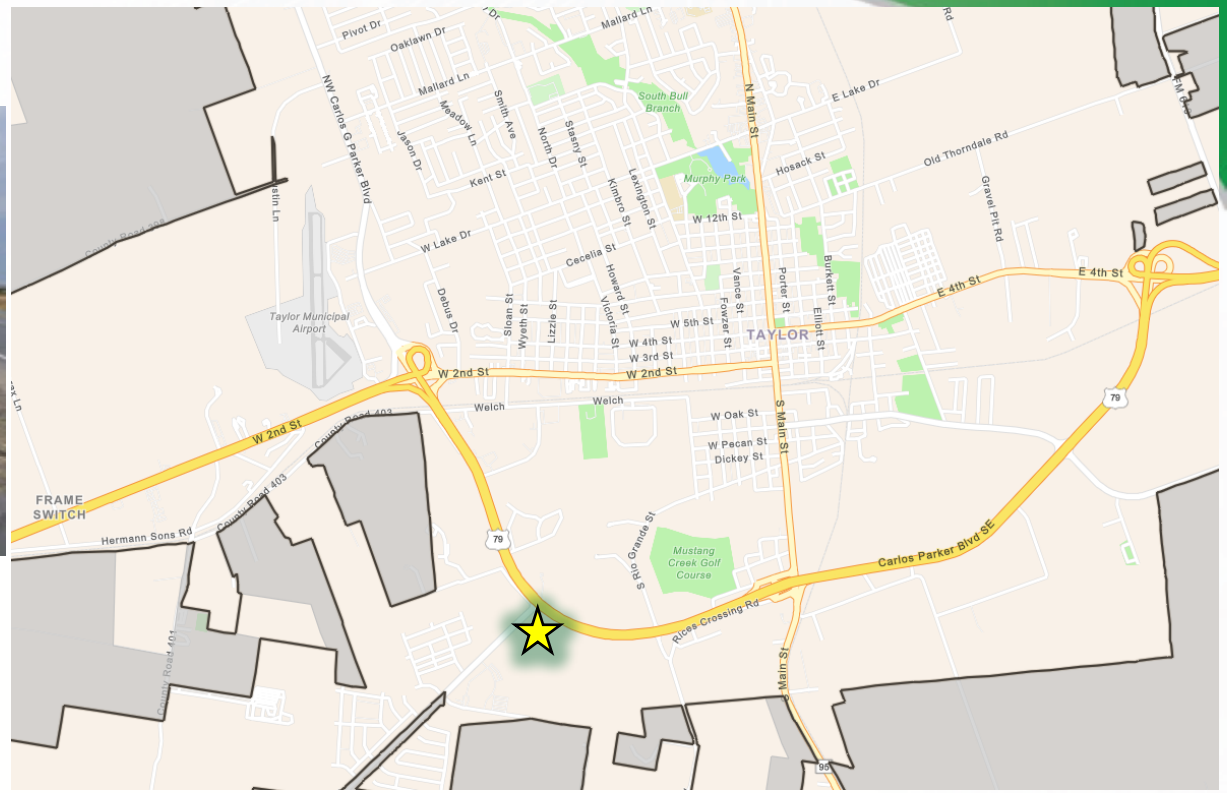
Current Zoning & Proposed Zoning





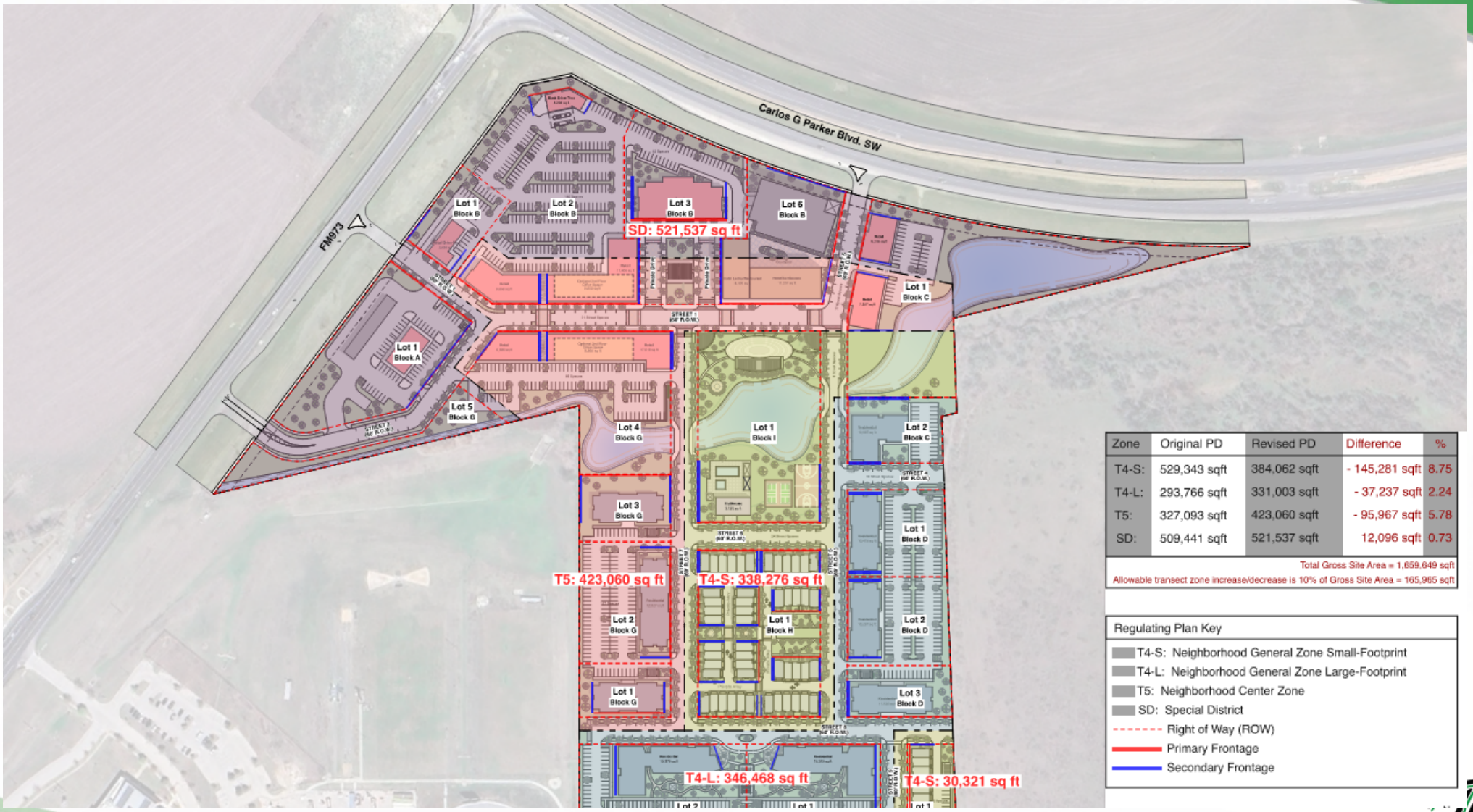
Site in Context

Subject site looking southwest from Carlos G Parker Blvd.



Site Location

Proposed Gateway Plan



Zone	Original PD	Revised PD	Difference	%
T4-S:	529,343 sqft	384,062 sqft	- 145,281 sqft	8.75
T4-L:	293,766 sqft	331,003 sqft	- 37,237 sqft	2.24
T5:	327,093 sqft	423,060 sqft	- 95,967 sqft	5.78
SD:	509,441 sqft	521,537 sqft	12,096 sqft	0.73

Total Gross Site Area = 1,659,649 sqft
Allowable transect zone increase/decrease is 10% of Gross Site Area = 165,965 sqft

Regulating Plan Key

- T4-S: Neighborhood General Zone Small-Footprint
- T4-L: Neighborhood General Zone Large-Footprint
- T5: Neighborhood Center Zone
- SD: Special District
- Right of Way (ROW)
- Primary Frontage
- Secondary Frontage

Original PD Gateway Plan

What is Changing?

The applicant is proposing the following changes and have given the following reasons to justify the amendment

- Land Use Adjustments – Updates to the allocation of commercial, residential, and mixed-use spaces to reflect current economic and community needs.
- Circulation & Roadway Enhancements – Modifications to internal road alignments to improve traffic flow, parking count increase by 2%, pedestrian accessibility, and emergency access.
- Density & Lot Configuration Updates – Adjustments to unit count, lot sizes, and transect zones to optimize land use while maintaining compliance with city standards.
- Open Space & Amenities Revisions – Refinements to park space, landscaping, and public gathering areas to enhance livability and environmental sustainability.
- Utility & Infrastructure Considerations – Coordination of water, wastewater, and drainage plans with city engineering requirements to support long-term serviceability.

What is Changing?

	Original PD	Revised PD
	Units / GFS	Units / GSF
Townhouses	62 Units / 148,472 sqft	58 Units / 147,900 sqft
Multi-family	256 Units / 271,401 sqft	326 Units / 342,425 sqft
Clubhouse	4,500 sqft	3,120 sqft
Retail / Restaurant	75,805 sqft	100,537 sqft
Hotel	300 Keys / 107,722 sqft	165 Keys / 88,435 sqft
Detention Pond Area	86,046 sqft	137,085 sqft

- **Townhome – 4 units**
- **Multifamily + 70 units**

Staff Analysis

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

1. **Is the Special Use Permit with the Comprehensive Plan?**
   - The Plan is consistent with the Comprehensive Plan. The proposed SUP would allow uses that are consistent with the future land use.
2. **Is the Special Use Permit compatible with the surrounding area?**
   - The plan is compatible with the surrounding properties.
3. **Does the Special Use Permit promote public health, safety, or general welfare?**
   - Staff analysis determined that the proposed plan for the subject property will promote public health, safety, and the general welfare. In addition, the planning principles and policy guide in the comprehensive plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development

Staff Analysis

4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
   - The property will be able to tie into the existing infrastructure to serve this property.

5. **Do current conditions indicate that a Special Use Permit is necessary?**
   - The property is currently zoned P5: Urban Center with Planned Development Overlay and the proposed amendments to the Neighborhood plan require an SUP to allow the increase in multifamily units.

P&Z Recommendation

On February 10, 2026, the Planning and Zoning Commission heard the presentation from the applicant and discussed the SUP process for bringing this request back to the Commission, traffic in the area and the intersection of FM973 and CGP, and the impact study for upgrades to existing and new signals.

The Planning and Zoning Commission voted (**8-0**) to **recommend approval** of the request for a Special Use Permit referred to as Gateway.

City Council Meeting
March 12, 2026
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 8.

Agenda Title: **Consider approval of Ordinance 2026-12, regarding a request for a Place Type Amendment from P4:Mix to P3M:Manufactured Housing for property generally located at 1025 Scott Street, legally described as approximately 0.15 acres of land situated in the P. Coursey Survey, Abstract 131, Block 317, Tract 12, more particularly described by Williamson Central Appraisal District Parcel R018962, Taylor, Williamson County, Texas.**

Council Action to be Taken: Approve on Consent

Department Submitted: Development Services Department

Staff Contact: Martin Griggs, Director of Development Services

1. PURPOSE / DESCRIPTION

A request for a Place Type Amendment from P4: Mix to P3M: Manufactured Housing for a property generally located at 1025 Scott Street. The applicant is requesting the Place Type Amendment to P3M: Manufactured Housing, to allow for a manufactured home use. Existing development in the area consists of single-family residences, manufactured homes, and vacant lots. The area is primarily zoned P4: Mix, with three lots zoned P3: Neighborhood along Scott Street. P4: Mix and P3 Neighborhood zoning do not permit the manufactured homes use. The existing manufactured homes within this neighborhood are situated on lots zoned P4: Mix and are therefore considered legal nonconforming uses. This area is currently underutilized, as indicated by its future land use and growth sector designations. The future land use is designated as Neighborhood Infill, and the growth sector is identified as Infill Neighborhood Sector (G-4), both of which encourage infill development that generally matches the character of the surrounding area while allowing for incremental increases in density. If this Place Type Amendment is approved, the next step will be the submittal of a minor plat, as the subject property is not currently platted. Per Section 3.5.1 of the Land Development Code (LDC), no permit may be issued, or utility services established for any parcel unless such property has been platted or determined to be exempt.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Upon analyzing the request for a Place Type Amendment from P4: Mix to P3M: Manufactured, the proposed request is not consistent with the surrounding Place Types but is consistent with the Future Land Use and Growth Sector from the Comprehensive Plan.
The request is consistent with the following Land Use Policies outlined in the Envision Taylor Comprehensive Plan:

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
    - The development is not located in an area that contains a floodplain
- LU9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
    - The development is already served by existing infrastructure.

The Place Type Amendment is inconsistent with other spot zoning in the area. The amendments to P3 Neighborhood have been made to support single family residential construction.

City Council held a public hearing and introduced the ordinance on February 26, 2026.

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

On February 10, 2026, the Planning and Zoning Commission voted (8-0) to recommend approval of the request. Commissioners raised questions regarding the current condition of the lot, noting that vehicles are presently being stored on the property. Staff acknowledged that upon placement of the manufactured home, the vehicles will need to be removed from the property.

1. Is the Place Type Amendment consistent with the Comprehensive Plan?
    - The request is consistent with the Comprehensive Plan Land Use policy and the Future Land Use and Growth Sectors. The proposed manufacture home would use existing infrastructure and increase density in the area

2. Is the Place Type Amendment compatible with the surrounding area?
    - The Place Type is compatible with the current adjacent uses. It is inconsistent with the neighborhood as it is currently transitioning to P3: Neighborhood, this

zoning does not permit manufactured housing as a primary structure

3. Does the Place Type Amendment promote public health, safety, or general welfare?
    - Staff analysis determined that the proposed zone change will likely promote public health, safety, and general welfare. Google maps indicate that this lot was used for car storage which conflicts with the adjacent residential use. The change of use to a dwelling is more consistent with the surrounding uses.

4. Is adequate infrastructure available or planned to meet the needs of the proposed land use?
    - The property is currently adequately served by water and wastewater.

5. Do current conditions indicate that a Place Type Amendment is necessary?
    - The property is currently zoned P4: Mix and the proposed Building Type of Manufactured Home is considered non-conforming. The place type amendment is needed to allow the proposed building type to be compliant with the Land Development Code.

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Public Hearing: February 10, 2026
City Council Public Hearing: February 26, 2026
City Council Action: March 12, 2026

7. OTHER OPTIONS

8. ATTACHMENTS

1. _04a_PZ 2025-2637 Letter of Intent
2. _04b_PZ 2025-2637 Location Map
3. _04c_PZ 2025-2637 Notification Map
4. _04d_PZ 2025-2637 Future Land Use
5. _04e_PZ 2025-2637 Growth Sector
6. _04f_PZ 2025-2637 Current Zoning
7. _04g_PZ-2025-2637 Ordinance

8. _04g_EXHIBIT A_PZ 2025-2637 Survey
9. _04g_EXHIBIT B_PZ 2025-2637 Proposed Zoning
10. PZ-2025-2637-PPT

November 21, 2025

Development Services Department

400 Porter St.

Taylor, TX 76574

RE: Rezoning letter of intent

Proposed P3M

Location: 1025 Scott St. Taylor Tx 76574

Existing Zoning: P4 MIX

Proposed Zoning: P3M(Manufactured Housing)

To Whom it May Concern,

We are requesting zoning change of AWT0131 Coursey, P. Sur., Block 317, Tract 12, Acres .15 in

We are requesting zoning change of AWT0131 Coursey, P. Sur., Block 317, Tract 12, Acres .15 in Williamson County, Texas. Located Scott st. fron its current zoning P4 MIX to P3M Manufacturing Housing to place a mobile home there instead of building something. Building a house or another type structure does not make much sense, since the railroad track are just across the street and the ground is always shaking and vibration when the train drives by. the foundation on any structure won't last and eventually will move and crack over time, making it a really expensive fix on the structure. the mobile makes more sense because it is cheaper, easier and faster to just level it over the years.

Doing the rezoning won't affect anything, since the neighborhood is a residential zone already, filled with more mobile homes sitting on the street along with a couple of other old homes. The lot used to have another house sitting on it, but was either demolished or burned down. The utilities for it are already on the ground and will not be a burden on the city or neighborhood.

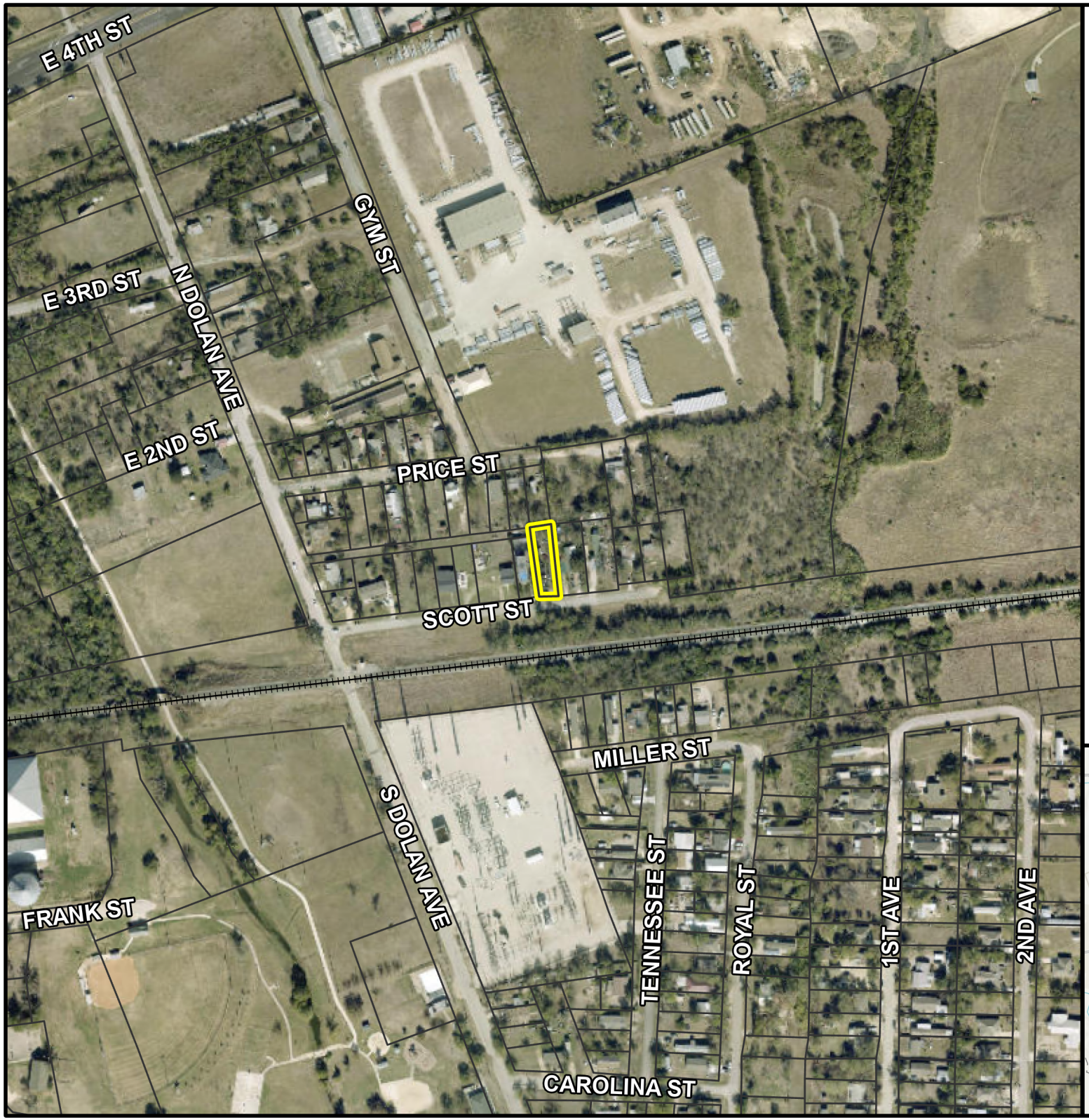
This rezoning will still go along with the city's plan to have more residential places for all the people moving into town to work for Samsung. That will mean more money being spend and kept within the city.

We would really apreciate if the zoning change was permited and if you have any questions or concerns, please don't hesitate to reach out. Thanks for your time.

Maria Salud Tierrablanca Cano

1103 Scott St

Taylor, TX 76574



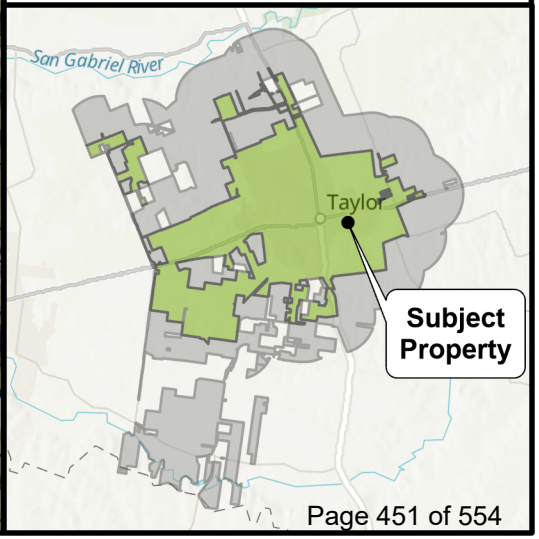
Taylor Texas
CITY OF TAYLOR TX

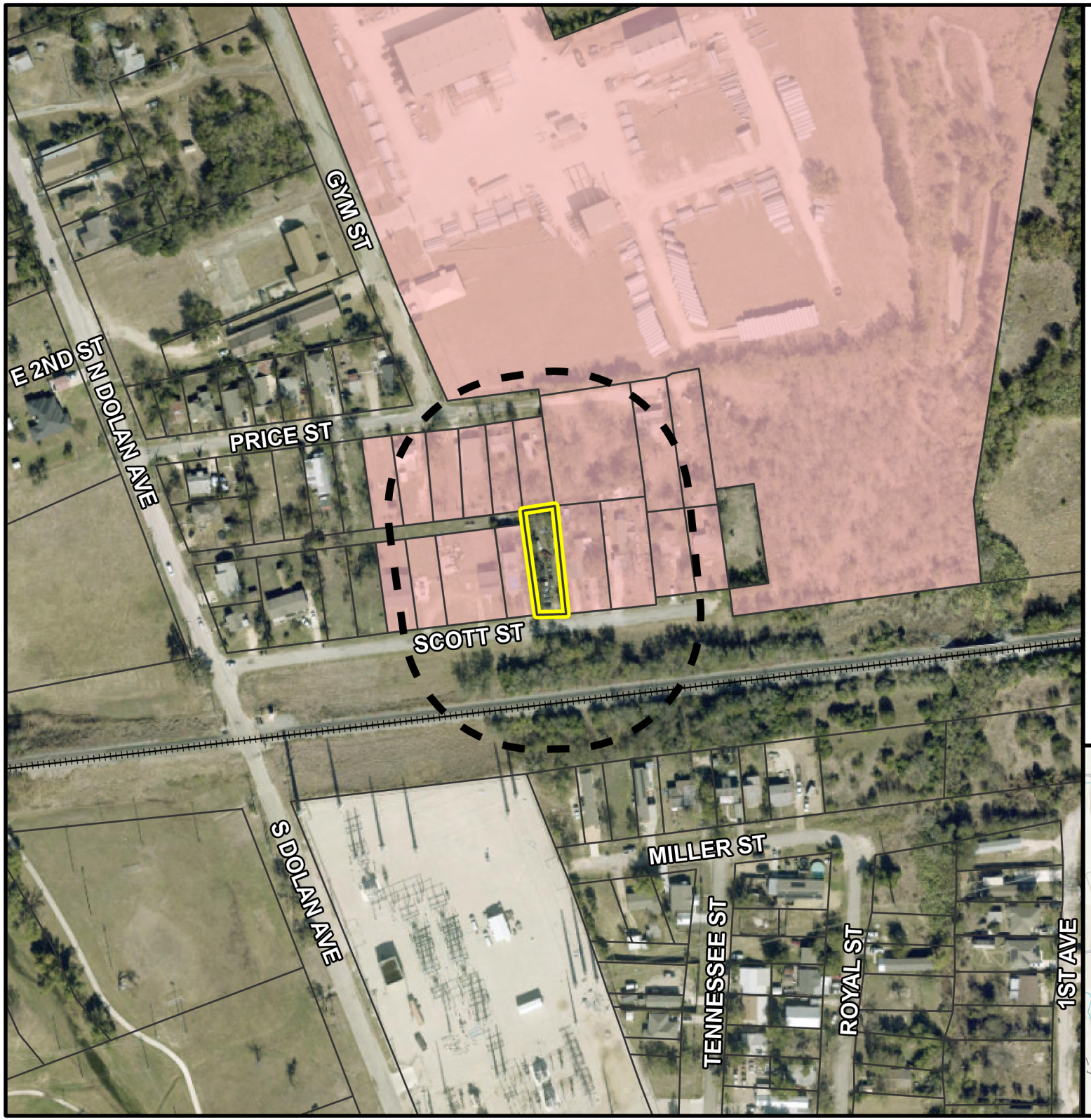
PZ-2025-2637

1025 Scott St.
Place Type Amendment
Location Map
Approximately 0.2 acres

Subject Property
Parcel Boundary

0 300 600
Feet



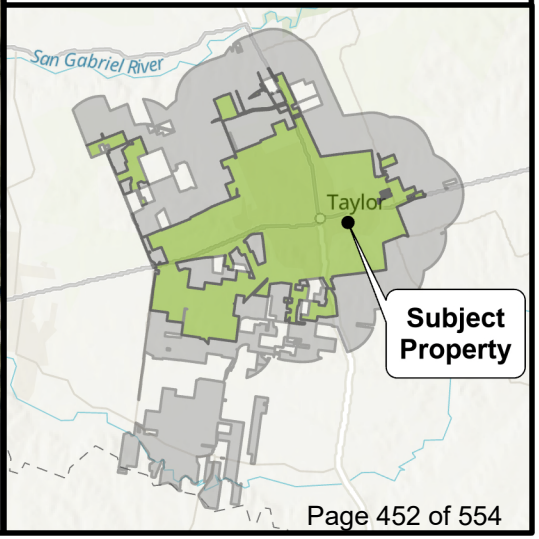


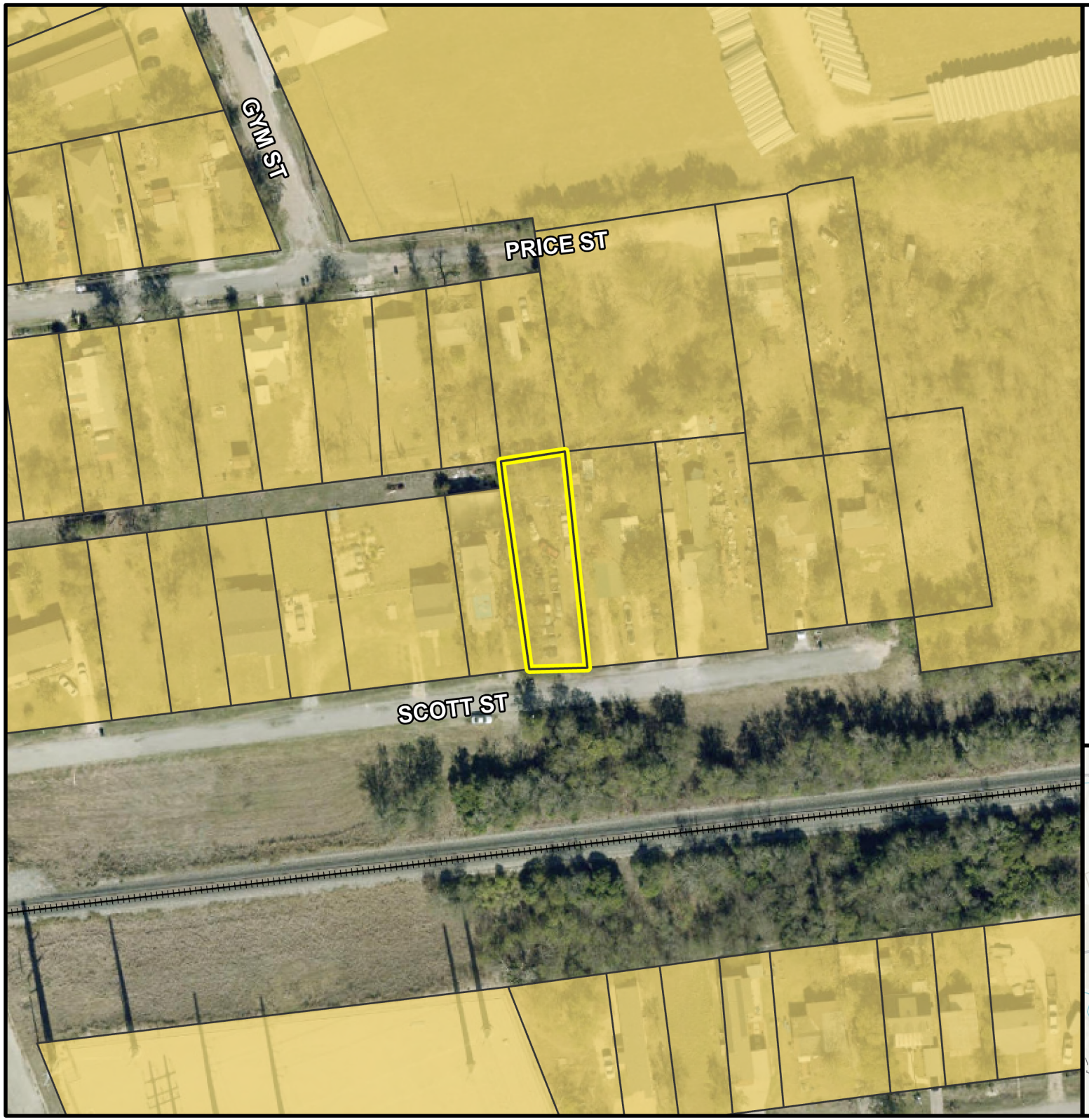
PZ-2025-2637

1025 Scott St.
Place Type Amendment
Notification Map
Approximately 0.2 acres

- Subject Property
- 200-ft. Buffer
- Parcel Boundary
- Notified Properties

0 200 400
Feet





PZ-2025-2637

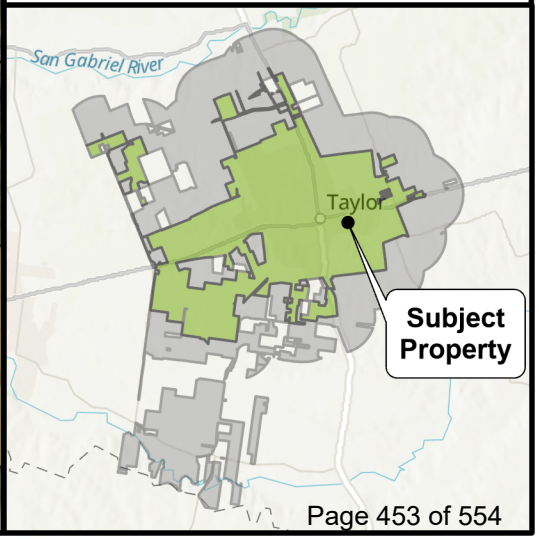
1025 Scott St.
Place Type Amendment
Future Land Use Map
Approximately 0.2 acres

Subject Property
Parcel Boundary

Future Land Use

Neighborhood Infill

0 100 200
Feet



PZ-2025-2637

1025 Scott St.
Place Type Amendment
Growth Sector Map
Approximately 0.2 acres

Subject Property

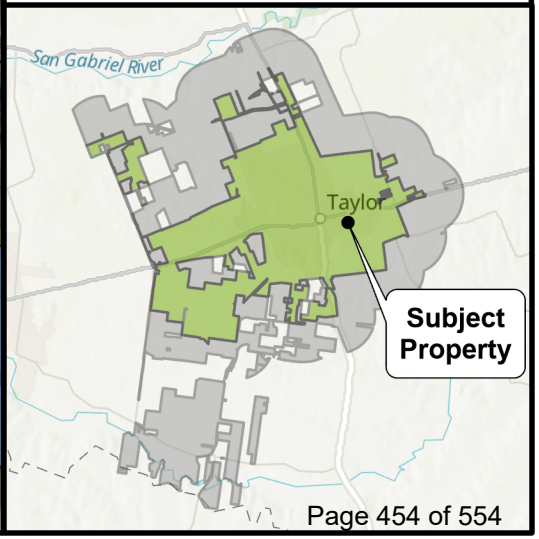
Parcel Boundary

Growth Sector

Infill Neighborhood Sector (G-4)

0 100 200

Feet



Taylor Texas
CITY OF TAYLOR TX

PZ-2025-2637

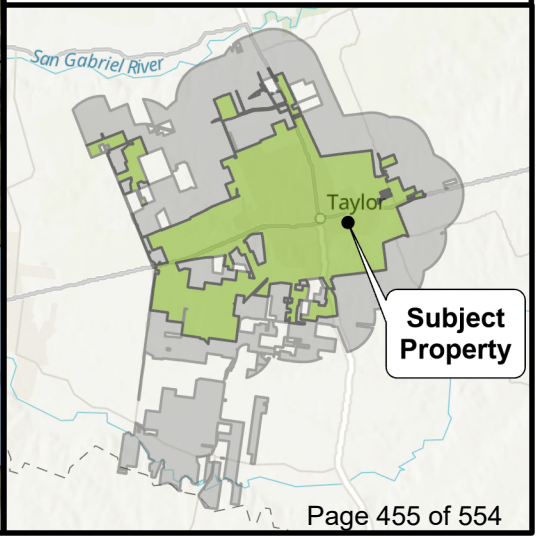
1025 Scott St.
Place Type Amendment
Current Zoning Map
Approximately 0.2 acres

Subject Property
Parcel Boundary

Place Type Zoning

P3: Neighborhood
P3M: Manufactured Housing
P4: Mix
CS: Civic Space

0 100 200
Feet



ORDINANCE NO. 2026-12

AN ORDINANCE CHANGING THE PLACE TYPE ZONING OF PROPERTY LOCATED AT 1025 SCOTT STREET FROM P4 – MIX TO P3M – MANUFACTURED HOUSING, AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on February 26th, 2026, to consider the request made by the applicant, whose property is legally described in Exhibit "A" the Place Type Change Form attached hereto and incorporated by reference herein for all purposes ("Property"), to change the place type zoning as described above; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on February 10, 2026, to consider the place type zoning change request, and recommended approval of the place type zoning change to the City Council; and

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

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

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

SECTION 2. The place type zoning of this Property is changed from: Place Type Zoning District P4 – Mix to P3M – Manufactured Housing at property located at 1025 Scott Street.

SECTION 3. The official place type zoning map of the City of Taylor, Texas, is changed to show the Property Place Type zoning as described in Section 2 and reflected in Exhibit "B" attached hereto.

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

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of

this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2026-12 was introduced before the Taylor City Council on the 26th day of February 2026.

PASSED, APPROVED, and ADOPTED on the 12th day of March, 2026.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2026-12 passed and approved by the City Council of the City of Taylor, Texas, on the 12th day of March 2026, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2026.

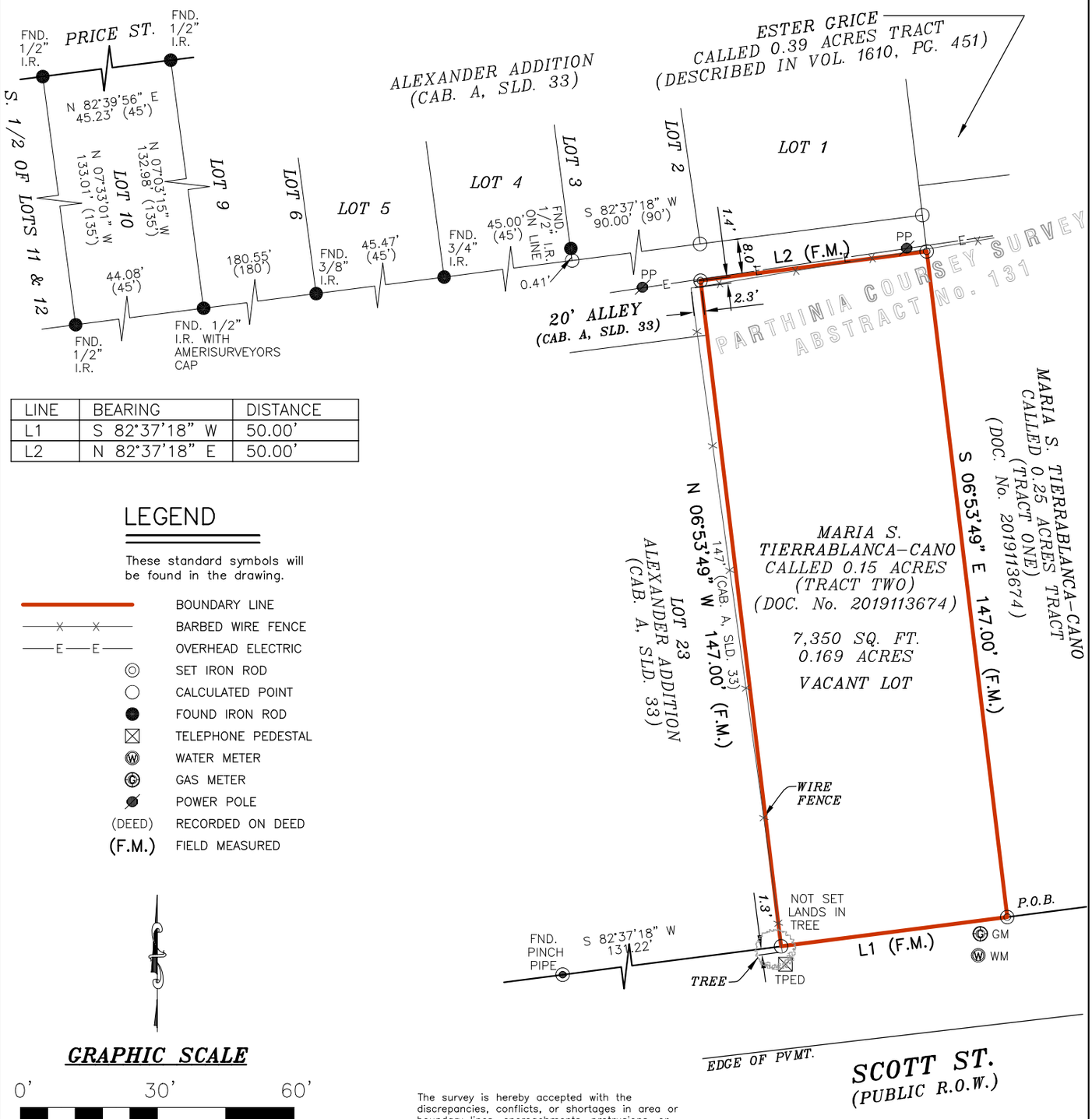
_____
Lucy Aldrich
City Clerk

EXHIBIT A

(Metes & Bounds Survey)

EXHIBIT B

(Proposed Place Type Map)



LINE	BEARING	DISTANCE
L1	S 82°37'18" W	50.00'
L2	N 82°37'18" E	50.00'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BARBED WIRE FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- TELEPHONE PEDESTAL
- WATER METER
- GAS METER
- POWER POLE
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED

GRAPHIC SCALE

0' 30' 60'

1 Inch = 30 Feet

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

X _____.

X _____.

BEARING BASIS:
TEXAS STATE PLANE GRID BEARINGS, TEXAS CENTRAL ZONE, NAD83 (CORS)

At date of this survey, the property is in FEMA designated ZONE __X___, Area of Minimal Flood Hazard, as verified by FEMA Map Panel No. 48491C 0534 F effective date of DECEMBER 20, 2019 Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA Map revisions and/or amendments.

SURVEYOR'S NOTE(S):
THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

I, ROBERT W. JOHNSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to ___ and ___ that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).

Borrower/Owner: MARIA S. TIERRABLANCA-CANO

Address: 1025 SCOTT ST., TAYLOR, TX 76574 GF No. --

Legal Description of the Land:
AW0131 Coursey, P. Sur., Block 317, Tract 12, Acres 0.15 in Williamson County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

FINAL "BOUNDARY" SURVEY

JOB NO.:	2510107374	NO.	REVISION	DATE
DATE:	11/06/25	SETS		11/11/25
DRAWN BY:	JD/SAT			
APPROVED BY:	RWJ			

STATE OF TEXAS REGISTERED ROBERT W. JOHNSTON 5579 PROFESSIONAL LAND SURVEYOR

ROBERT W. JOHNSTON R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5579

AMERISURVEYORS EXCELLENCE IN LAND SURVEYING
P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572 - 1995
WEB: WWW.AMERISURVEYORS.COM

Copyright © AmeriSurveyors LLC. FIRM REGISTRATION NUMBERS 10146400, 10193905. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a Title report issued by the Title Company listed above issued under Commitment No./GF No. shown on this survey. email questions to: info@amerisurveyors.com

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION

A 0.169 ACRE (7,350 SQ. FT.) TRACT, BEING OUT OF THE PARTHINIA COURSEY SURVEY, ABSTRACT 131, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 0.15 ACRE TRACT (TRACT TWO) DESCRIBED IN A DEED TO MARIA TIERRABLANCA-CANO, RECORDED IN DOCUMENT No. 2019113674, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.169 ACRE TRACT BEING MORE PARTICULARILY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set in the north right-of-way line of Scott Street (a Public R.O.W.) at the southeast corner of the Tierrablanca-Cano 0.15 acre tract, being also the southwest corner of a called 0.25 acre tract (TRACT ONE) described in a deed to Maria S. Tierrablanca-Cano, recorded in Document No. 2019113674, Official Records of Williamson County, Texas, for the southeast corner hereof,

THENCE South 82° 37' 18" West a distance of **50.00 feet** with the south boundary line of the Tierrablanca-Cano 0.15 acre tract, being also the north right-of-way line of Scott Street, to a calculated point in a Hackberry tree, at the southwest corner of the Tierrablanca-Cano 0.15 acre tract, being also the southeast corner of LOT 23, ALEXANDER ADDITION, according to the plat thereof recorded in Cabinet A, Slide 33, Plat Records of Williamson County, Texas, for the southwest corner hereof, from which a pinched pipe found bears South 82° 37' 18" West a distance of 131.22 feet;

THENCE North 06° 53' 49" West with the east line of LOT 23 of said ALEXANDER ADDITION, passing at 135 feet, the northeast corner of said LOT 23, being also the most southerly east corner of a 20-foot alley of said ALEXANDER ADDITION, and continuing for a total distance of **147.00 feet**, (147 feet, record plat) to 1/2 inch iron rod set an interior corner of said ALEXANDER ADDITION, for the northwest corner hereof;

THENCE North 82° 37' 18' East a distance of **50.00 feet** with the south line of the 20-foot alley, to 1/2 inch iron rod set in the west boundary line of the Tierrablanca-Cano 0.25 acre tract, at the most easterly south corner of said 20-foot alley, for the northeast corner hereof;

THENCE South 06° 53' 49" East a distance of **147.00 feet** with east boundary line of the Tierrablanca-Cano 0.15 acre tract, being also the west boundary line of the Tierrablanca-Cano 0.25 acre tract, to the **POINT OF BEGINNING**, containing 0.169 of an acre (7,350 sq. ft.)**.**

Basis of Bearing: Texas Central NAD 83
All 1/2 Inch iron rods set are capped with "AmeriSurveyors" cap.

STATE OF TEXAS §

November 11, 2025

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

Robert W. Johnston,
Registered Professional Land Surveyor
Registration No. 5579

Taylor Texas
CITY OF TAYLOR TX

PZ-2025-2637

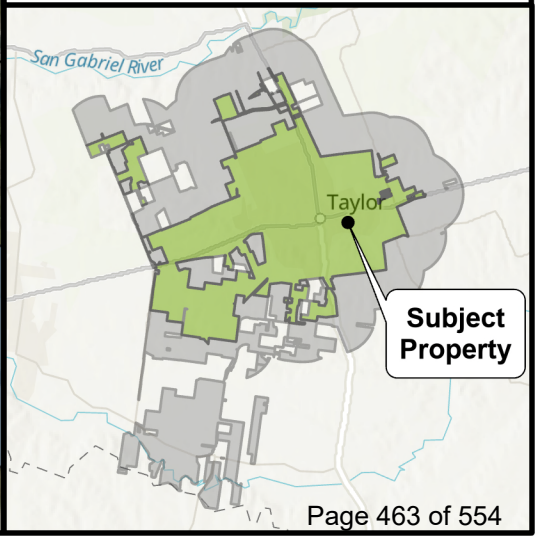
1025 Scott St.
Place Type Amendment
Proposed Zoning Map
Approximately 0.2 acres

- Subject Property
- Parcel Boundary

Place Type Zoning

- P3: Neighborhood
- P3M: Manufactured Housing
- P4: Mix
- CS: Civic Space

0 100 200
Feet



PZ-2025-2637

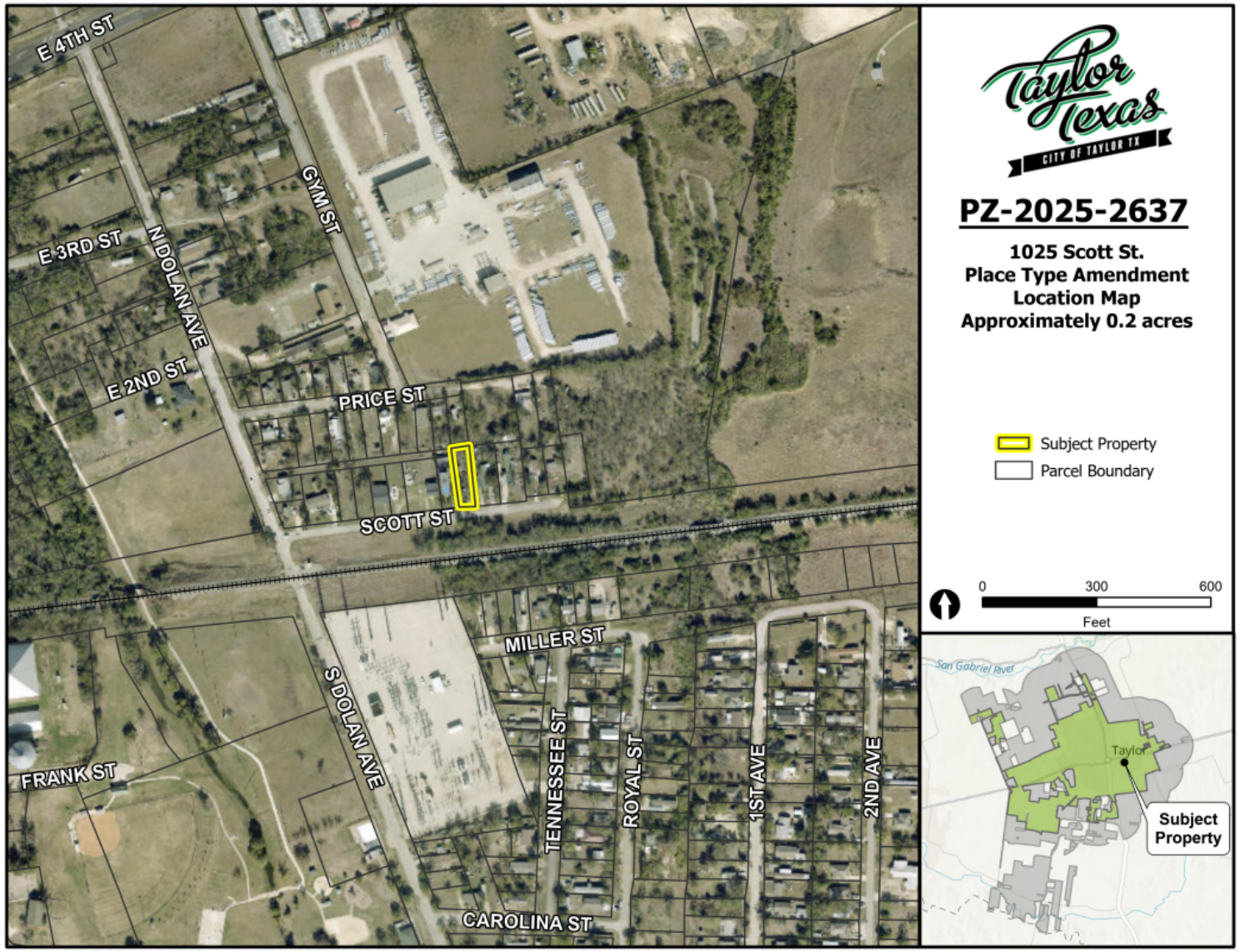
Place Type Amendment from P4 to P3M

1025 Scott Street

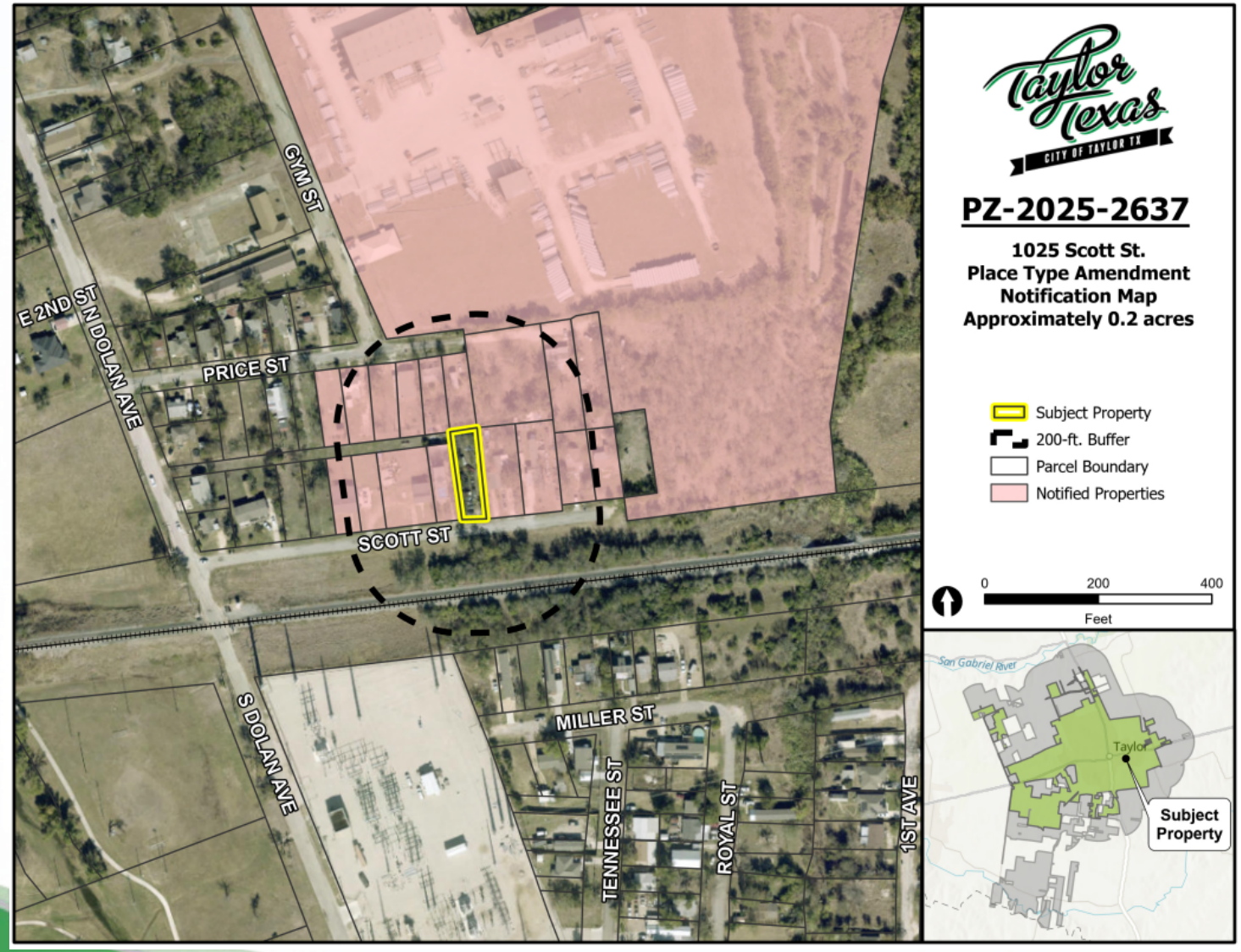
Development Process

1. **Comprehensive Plan Amendment** – Changes to the Growth Sector, Future Land Use, or Transportation Master Plan. Can also be actions to amend the Comp. Plan to fulfill an Implementation Strategy.
2. **Plan and/or Place Type Designation** – Projects 2.5 acres and greater will go through an Employment Center, Neighborhood, or Infill Neighborhood Plan to layout new Centers or Neighborhoods and allocate Place Type Zoning Districts.
3. **Preliminary Plat**– Division of land into lots (identifying lot boundaries, streets, easements, etc.).
4. **Subdivision Improvement Plans** – Public Infrastructure Plans (Water, Sewer, Drainage).
5. **Final Plat** (Re-Plat) To be recorded after approved.
6. **Site Development** Plans – Engineered or surveyed drawings depicting proposed development on a lot(s).
7. **Building Permit** - Layout of building(s) on lot(s) and detailed construction drawings.

Location Map

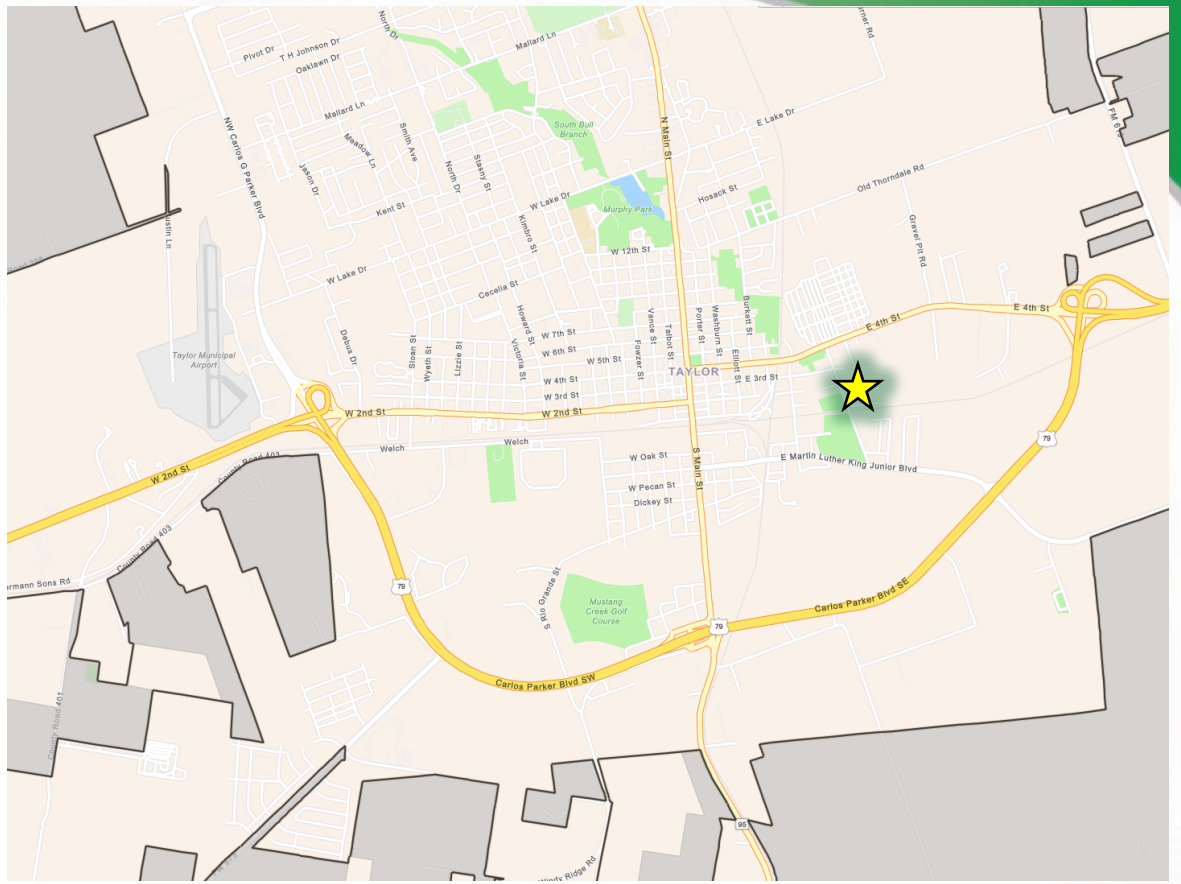


Notification Map



- 17 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition and zero (0) response for approval of the request from the notified parties.

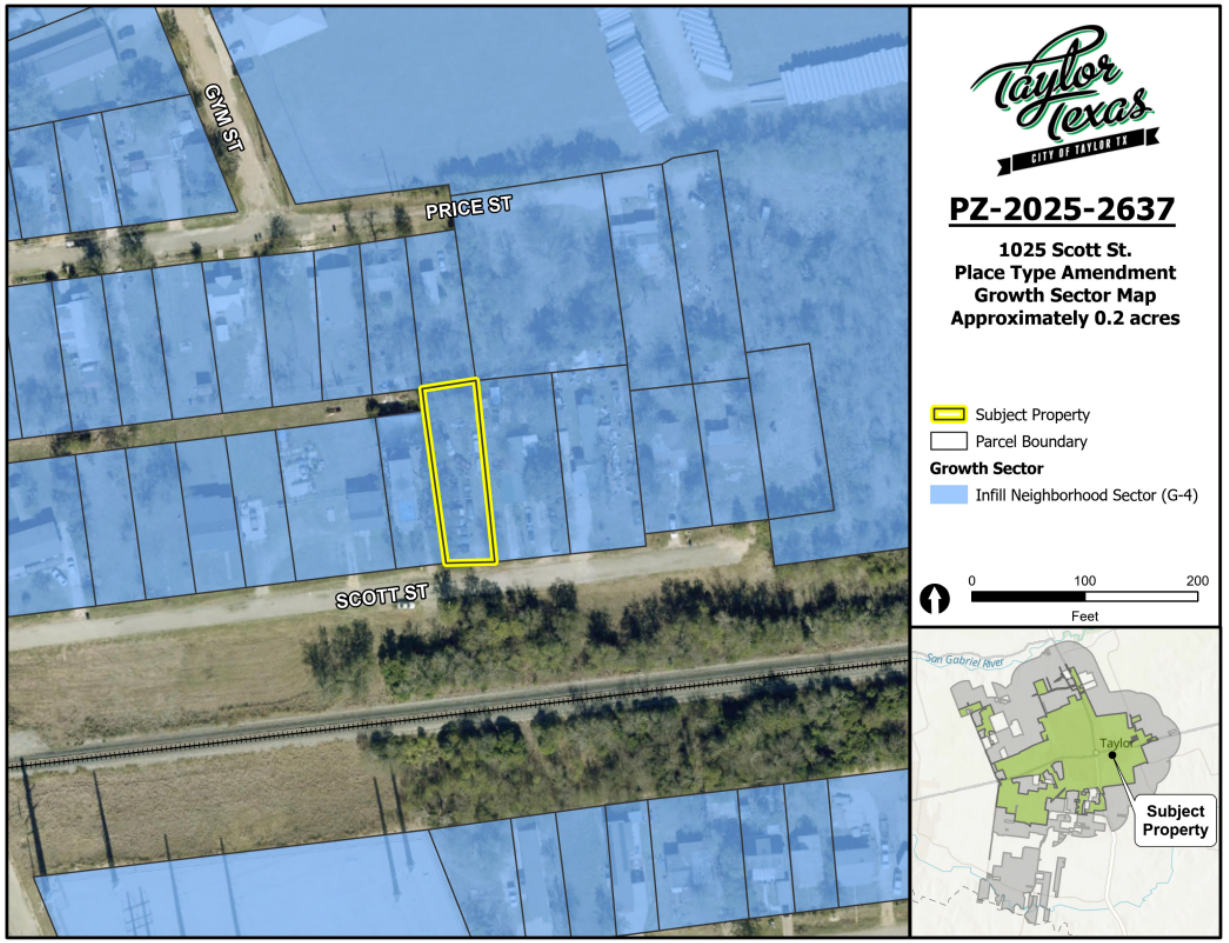
Site in Context

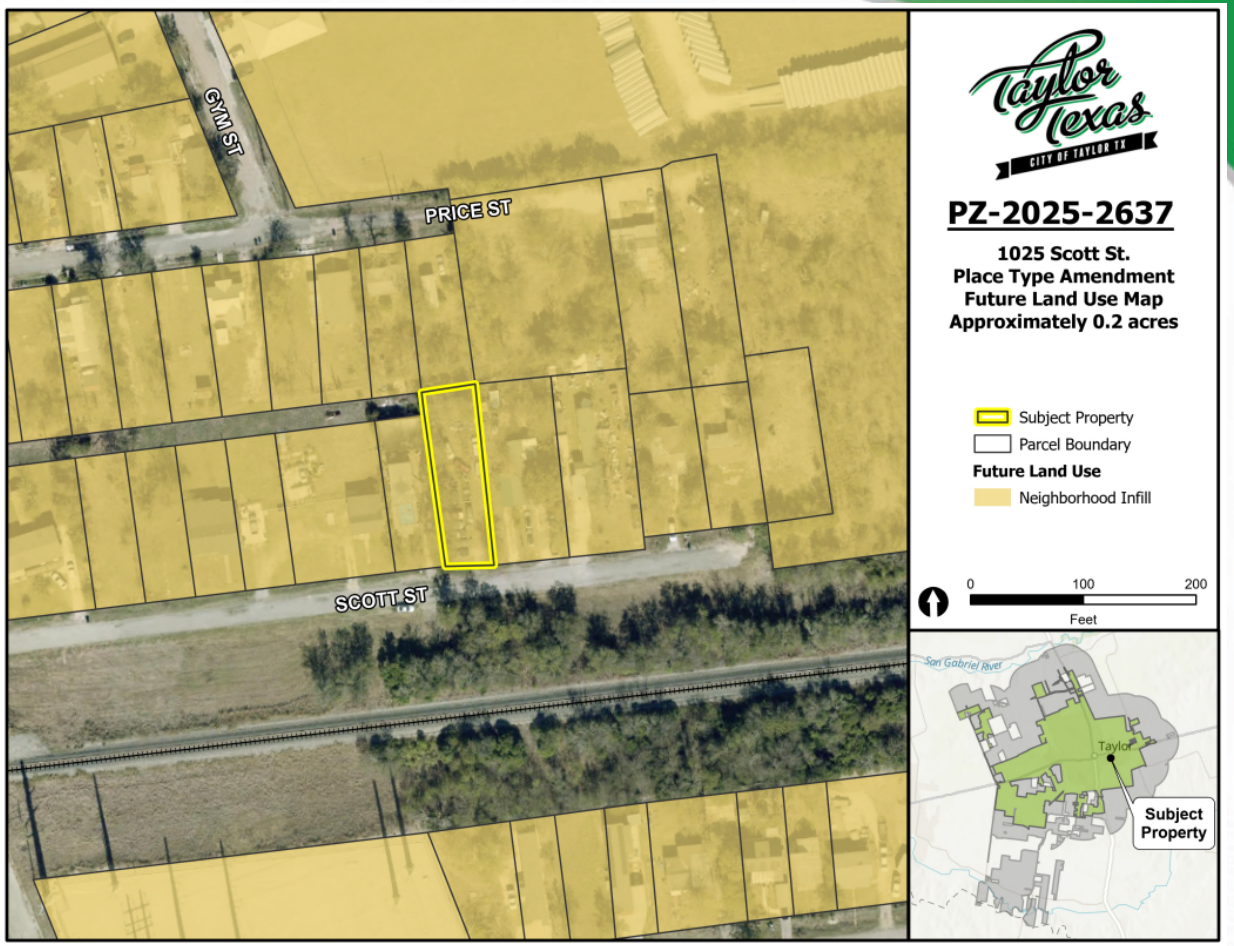


Subject site looking northeast from Carlos G Parker Blvd.

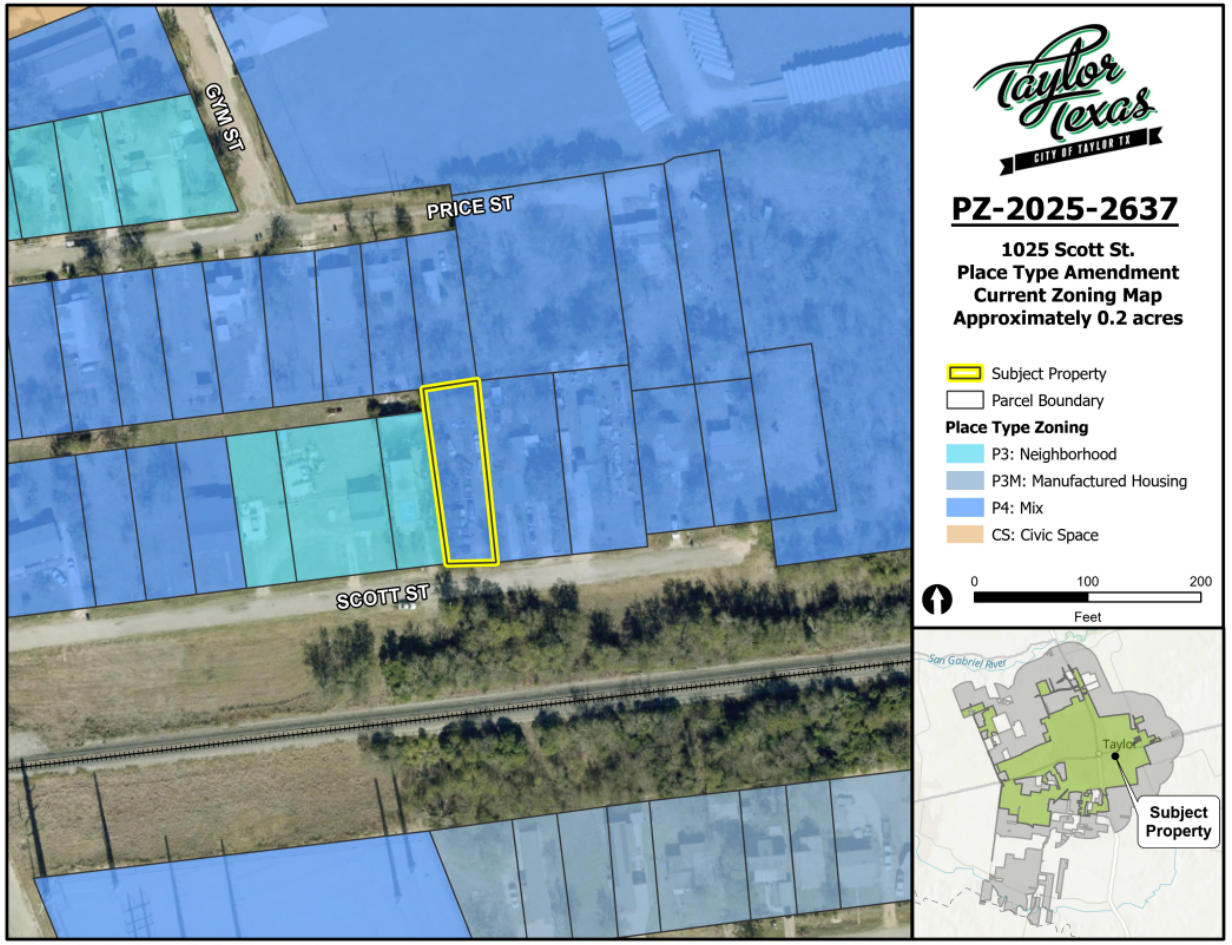
☆ **Site Location**

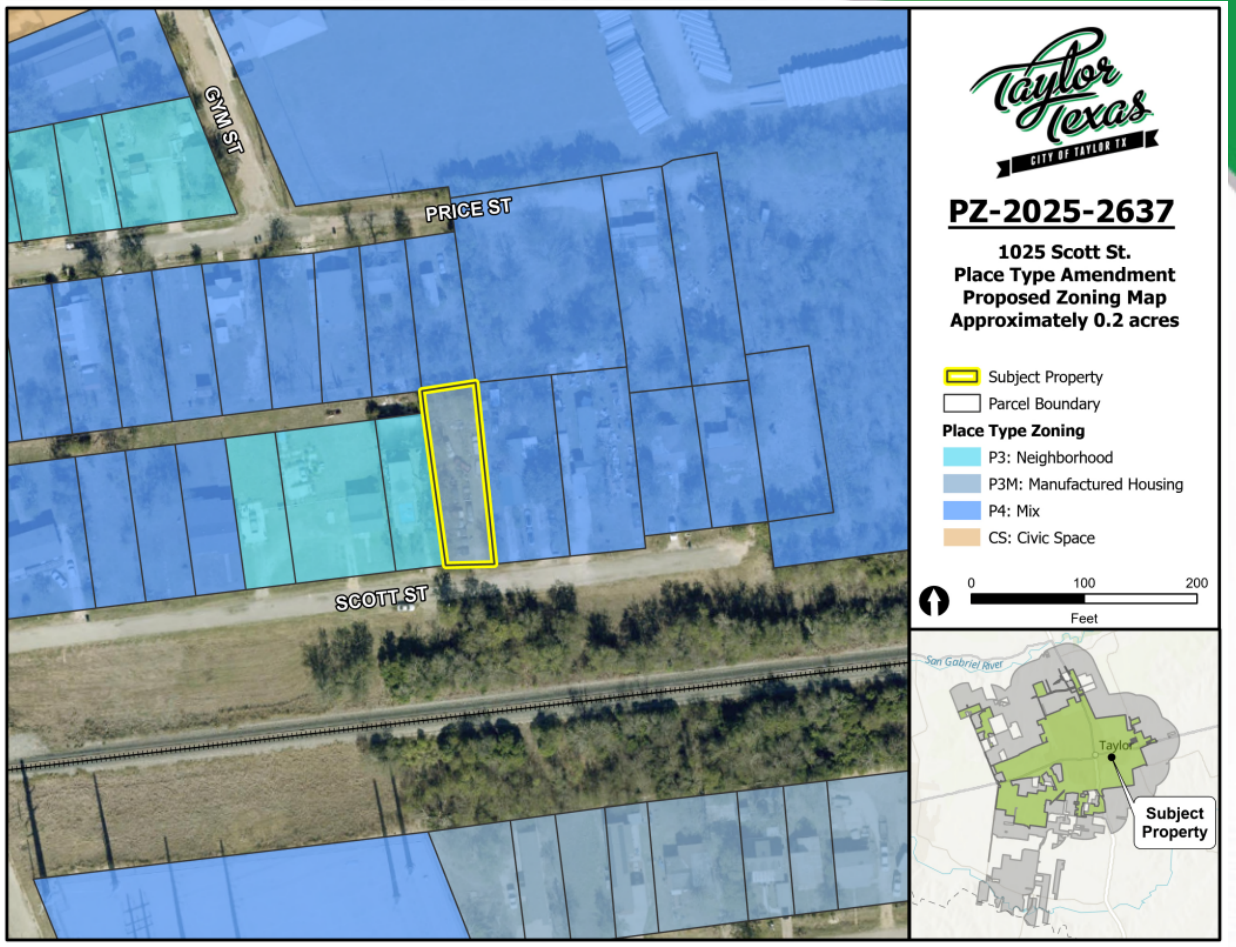
Growth Sector & Future Land Use Map





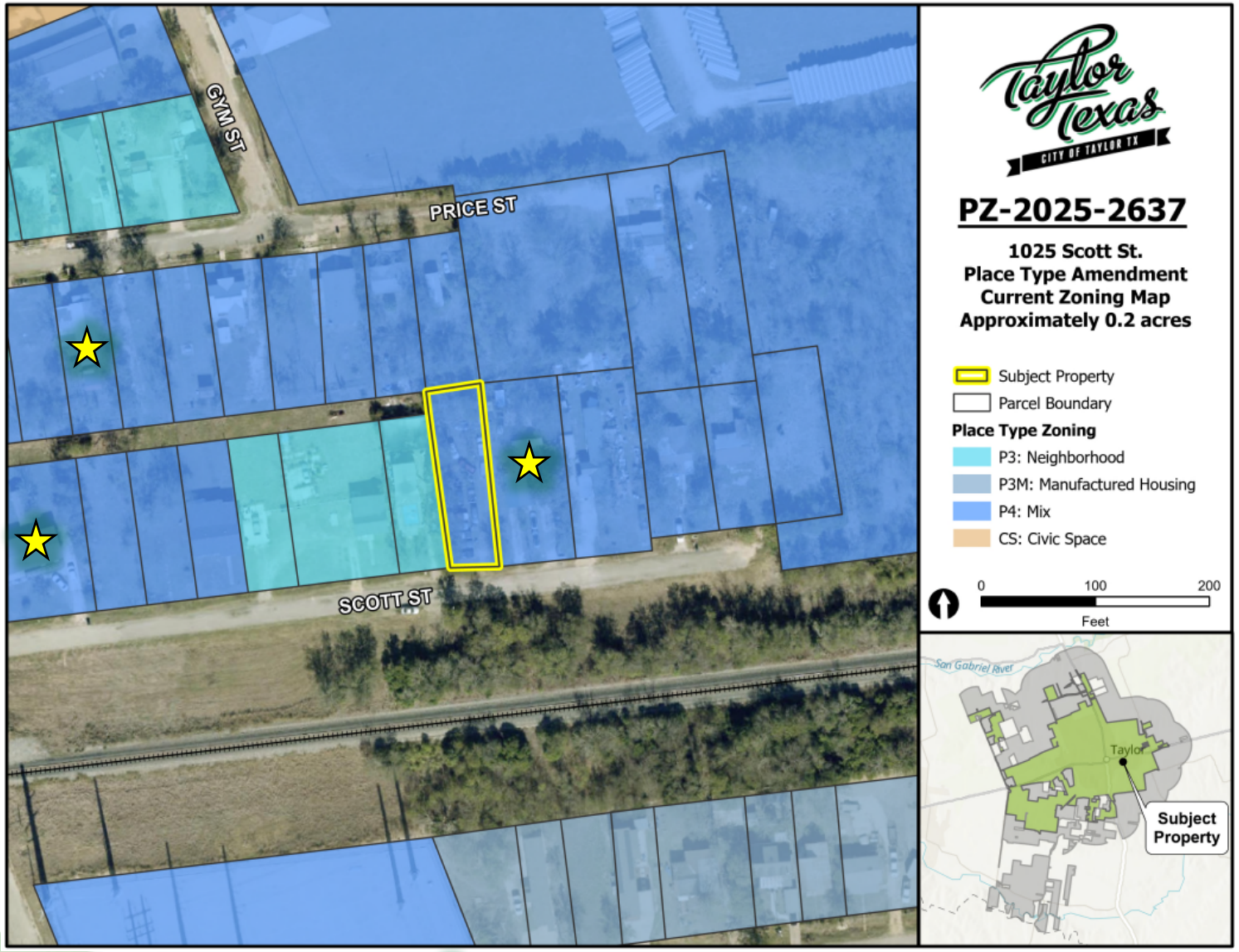
Current Zoning & Proposed Zoning





Taylor Texas
CITY OF TAYLOR TX

Existing Manufactured Housing



★ Existing Manufactured Homes

Staff Analysis

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

1. **Is the Place Type Amendment consistent with the Comprehensive Plan?**
   - The request is consistent with the Comprehensive Plan Land Use policy and the Future Land Use and Growth Sectors. The proposed manufacture home would use existing infrastructure and increase density in the area.

2. **Is the Place Type Amendment compatible with the surrounding area?**
   - The Place Type is compatible with the current adjacent uses. It is inconsistent with the neighborhood as it is currently transitioning to P3: Neighborhood, this zoning does not permit manufactured housing as a primary structure.

3. **Does the Neighborhood Plan promote public health, safety, or general welfare?**
   - Staff analysis determined that the proposed zone change will likely promote public health, safety, and general welfare. Google maps indicate that this lot was used for car storage which conflicts with the adjacent residential use. The change of use to a dwelling is more consistent with the surrounding uses.

Staff Analysis

4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
   - The property is currently adequately served by water and wastewater.

5. **Do current conditions indicate that a Place Type Amendment is necessary?**
   - The property is currently zoned P4: Mix and the proposed Building Type of Manufactured Home is considered non-conforming. The place type amendment is needed to allow the proposed building type to be compliant with the Land Development Code.

P&Z Recommendation

On February 10, 2026, the Planning and Zoning Commission discussed the vehicles on the property, the intention to develop a single-lot single manufactured home, and if there was intent to operate a business from the site. The applicant stated that no business would be conducted from the site.

During the motion, there was discussion about the vehicles being removed and the possibility for a condition to be tied to this request.

After discussion, the Commission voted (**8-0**) to **recommend approval** of the request for a Place Type Amendment generally located at 1025 Scott Street.

City Council Meeting
March 12, 2026
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 9.

Agenda Title: **Receive and accept the Annual Racial Profiling Report.**

Council Action to be Taken: Accept Report

Department Submitted: Police

Staff Contact: Joseph Branson, Interim Chief of Police

1. PURPOSE / DESCRIPTION

The Texas Code of Criminal Procedure, Article 2.133 requires specific information established by this chapter be collected, analyzed, and reported annually to the Texas Commission on Law Enforcement and the local governmental body.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Racial profiling is defined as a law-enforcement initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.

The objective is to ensure that racial profiling is not occurring by reviewing stops conducted by our officers, review of arrests and review of searches. Recordings of police interaction are retained by our agency. Complaints regarding police conduct are investigated. In 2025, the Taylor Police Department did not receive any complaints of racial profiling.

After conducting a review and analysis of these traffic stops, cases, and searches in 2025, there is no indication that racial profiling has occurred within the Taylor Police Department.

In addition, the number and percentage of traffic stops are consistent with the racial and ethnic demographics of the City of Taylor as measured by the 2020 U.S. Census. The City Council has annually received and accepted the report.

3. PROS and CONS

PROS	CONS
• Required by legal statute. • Transparency of traffic stop contacts	• Failure to submit report would result in sanctions to the City of Taylor and the Police Department

4. RECOMMENDATION

Receive and accept the report.

5. FUNDING SOURCE

N/A

6. TIMELINE

Due March 1, 2025

7. OTHER OPTIONS

N/A- The report is required by law.

8. ATTACHMENTS

1. 2025 Racial Profiling Report Presentation
2. 2025 TPD RACIAL PROFILING REPORT
3. 2025 TOTAL TRAFFIC STOPS AND DEMOGRAPHIC COMPARISONS
4. Racial Profiling Analysis Report 2025

Taylor Police Department Racial Profiling Report 2025

Joseph G. Branson
Interim Chief of Police

- The Texas Code of Criminal Procedure requires that the Chief of Police submit an Annual Racial Profiling Report to both the:

- Texas Commission on Law Enforcement (TCOLE); and
- The local governing body of each municipality

You have been provided with three reports:

1. The required TCOLE report that compiles all traffic stops that resulted in citations, arrests, and warnings;

2. The required TCOLE comparative Analysis Report;

3. A TPD analysis of all traffic stops, with comparison to Taylor demographics as measured by the 2020 U. S. Census.

Taylor Police Department

In 2025, the Taylor Police Department did not receive any complaints of racial profiling.

Total Traffic Stops Breakdown

Traffic Stops Breakdown	
TOTAL # OF CITATIONS ISSUED	1,978
TOTAL # OF ARRESTS	51
TOTAL # OF WARNINGS ISSUED	2,951
TOTAL CITATIONS/ ARRESTS/ WARNINGS ISSUED	4,980

Traffic Stops Race and Ethnicity

TOTAL ALL CITATIONS, ARRESTS & WARNINGS – RACE OR ETHNICITY			
BLACK	608	12.21%	6.50%
ASIAN/ PACIFIC ISLANDER	185	3.71%	0.90%
WHITE	2,317	46.53%	43.20%
HISPANIC/ LATINO	1,851	37.17%	47.10%
ALASKAN NATIVE/ AMERICAN INDIAN	19	0.38%	0.70%
TOTAL	4,980	100%	100%

Taylor Police Department

- The number and percentage of traffic stops are consistent with the racial and ethnic demographics of Taylor as measured by the 2020 U. S. Census

- After conducting a review and analysis of these traffic stops, arrests, and searches-there is no indication that racial profiling has occurred within the TPD.

Questions?

TAYLOR POLICE DEPARTMENT
RACIAL PROFILING REPORT 2025

1. Gender		
FEMALE	ALASKA NATIVE/AMERICAN INDIAN	4
	ASIAN/PACIFIC ISLANDER	48
	BLACK	171
	WHITE	827
	HISPANIC/LATINO	470
		1520
MALE	ALASKA NATIVE/AMERICAN INDIAN	15
	ASIAN/PACIFIC ISLANDER	137
	BLACK	437
	WHITE	1490
	HISPANIC/LATINO	1381
		3460
Total		***4980***

2. Race or ethnicity	
ALASKA NATIVE/AMERICAN INDIAN	19
ASIAN/PACIFIC ISLANDER	185
BLACK	608
WHITE	2317
HISPANIC/LATINO	1851
Total	***4980***

3. Was race or ethnicity known prior to stop?	
NO	4963
YES	17
Total	***4980***

4. Reason for stop?		
MOVING TRAFFIC VIOLATION	ALASKA NATIVE/AMERICAN INDIAN	13
	ASIAN/PACIFIC ISLANDER	157
	BLACK	388
	WHITE	1722
	HISPANIC/LATINO	1298
		3578
PRE EXISTING KNOWLEDGE	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	3
	WHITE	3
	HISPANIC/LATINO	5
		11
VEHICLE TRAFFIC VIOLATION	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	18
	BLACK	124
	WHITE	433
	HISPANIC/LATINO	330
		905
VIOLATION OF LAW	ALASKA NATIVE/AMERICAN INDIAN	6
	ASIAN/PACIFIC ISLANDER	10
	BLACK	93
	WHITE	159
	HISPANIC/LATINO	218
		486
Total		***4980***

5. Street address or approximate location of the stop	
CITY STREET	4513
COUNTRY ROAD	66
PRIVATE PROPERTY OR OTHER	1
STATE HIGHWAY	331
US HIGHWAY	69
Total	***4980***

6. Was a search conducted?		
NO	ALASKA NATIVE/AMERICAN INDIAN	19
	ASIAN/PACIFIC ISLANDER	185
	BLACK	583
	WHITE	2295
	HISPANIC/LATINO	1811
		4893
YES	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	25
	WHITE	22
	HISPANIC/LATINO	40
		87
Total		***4980***

7. Reason for search?		
CONSENT	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	9
	WHITE	5
	HISPANIC/LATINO	6
		20
CONTRABAND IN PLAIN VIEW	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	0
	WHITE	0
	HISPANIC/LATINO	4
		4
INCIDENT TO ARREST	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	1
	WHITE	3
	HISPANIC/LATINO	7
		11
INVENTORY	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	2
	WHITE	1
	HISPANIC/LATINO	2
		5
NO SEARCH	ALASKA NATIVE/AMERICAN INDIAN	19
	ASIAN/PACIFIC ISLANDER	185
	BLACK	583
	WHITE	2295
	HISPANIC/LATINO	1811
		4893
PROBABLE CAUSE	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	13
	WHITE	13
	HISPANIC/LATINO	21
		47
Total		***4980***

8. Was contraband discovered?		
NO	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	15
	WHITE	6
	HISPANIC/LATINO	14
		35
YES	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	10
	WHITE	16
	HISPANIC/LATINO	26
		52
Total		***87***

9. Was Arrest Due to Contraband Found?		
NO	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	10
	WHITE	11
	HISPANIC/LATINO	21
		42
YES	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	0
	WHITE	5
	HISPANIC/LATINO	5
		10
Total		***52***

Continued on next page

TAYLOR POLICE DEPARTMENT
RACIAL PROFILING REPORT 2025

10. Description of contraband		
ALCOHOL	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	1
	WHITE	2
	HISPANIC/LATINO	10
		13
CURRRENCY	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	0
	WHITE	0
	HISPANIC/LATINO	0
		0
DRUGS	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	6
	WHITE	9
	HISPANIC/LATINO	11
		26
STOLEN PROPERTY	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	0
	WHITE	0
	HISPANIC/LATINO	0
		0
OTHER	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	3
	WHITE	4
	HISPANIC/LATINO	4
		11
WEAPONS	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	0
	WHITE	1
	HISPANIC/LATINO	1
		2
Total Contraband Found		***52***

11. Result of the stop		
ARREST	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	5
	WHITE	7
	HISPANIC/LATINO	19
		31
CITATION	ALASKA NATIVE/AMERICAN INDIAN	9
	ASIAN/PACIFIC ISLANDER	89
	BLACK	237
	WHITE	772
	HISPANIC/LATINO	871
		1978
CITATION AND ARREST	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	2
	WHITE	2
	HISPANIC/LATINO	5
		9
VERBAL WARNING	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	20
	BLACK	78
	WHITE	293
	HISPANIC/LATINO	219
		610
WRITTEN WARNING	ALASKA NATIVE/AMERICAN INDIAN	10
	ASIAN/PACIFIC ISLANDER	76
	BLACK	284
	WHITE	1237
	HISPANIC/LATINO	734
		2341
WRITTEN WARNING AND ARREST	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	2
	WHITE	6
	HISPANIC/LATINO	3
		11
Total		***4980***

12. Arrest based on		
OUTSTANDING WARRANT	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	4
	WHITE	2
	HISPANIC/LATINO	9
		15
VIOLATION OF CITY ORDINANCE	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	0
	WHITE	0
	HISPANIC/LATINO	0
		0
VIOLATON OF PENAL CODE	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	2
	WHITE	12
	HISPANIC/LATINO	14
		28
VIOLATION OF TRAFFIC LAW	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	3
	WHITE	1
	HISPANIC/LATINO	4
		8
Total		***51***

13. Was physical force resulting in bodily injury used during stop?		
NO	ALASKA NATIVE/AMERICAN INDIAN	19
	ASIAN/PACIFIC ISLANDER	185
	BLACK	608
	WHITE	2316
	HISPANIC/LATINO	1849
		4977
YES	ALASKA NATIVE/AMERICAN INDIAN	0
	ASIAN/PACIFIC ISLANDER	0
	BLACK	0
	WHITE	1
	HISPANIC/LATINO	2
		3
Total		***4980***

13 b 1.	YES: Physical Force Resulting in Bodily Injury to Suspect	2
13 b 2.	YES: Physical Force Resulting in Bodily Injury to Officer	0
13 b 3.	YES: Physical Force Resulting in Bodily Injury to Both	0

TAYLOR POLICE DEPARTMENT

TOTAL TRAFFIC STOPS 2025 - CITATIONS, ARRESTS AND WARNINGS ISSUED

WITH DEMOGRAPHIC COMPARISONS

NUMBER OF MOTOR VEHICLE STOPS & NUMBER OF CITATIONS, WARNINGS AND ARRESTS RESULTING FROM TRAFFIC STOPS

RESULT OF STOP BREAKDOWN	
CITATION ONLY	1978
ARREST ONLY	31
ARREST WITH WRITTEN WARNING	11
ARREST WITH CITATION	9
SUB TOTAL	***2029***
VERBAL WARNING	610
WRITTEN WARNING	2341
SUB TOTAL	***2951***
TOTAL STOPS	***4980***

TOTALS BREAKDOWN FOR YEAR	
TOTAL # CITATIONS ISSUED	1978
TOTAL # ARRESTS	51
TOTAL # WARNINGS ISSUED	2951
TOTAL CITATIONS/ ARRESTS/ WARNINGS ISSUED	**4980**

TOTAL ALL CITATIONS, ARRESTS & WARNINGS - RACE OR ETHNICITY

	NUMBER	PERCENTAGE	TAYLOR 2020 CENSUS	
BLACK	608	12.21%	6.50%	
ASIAN/PACIFIC ISLANDER	185	3.71%	0.90%	
WHITE	2317	46.53%	43.20%	(Not Hispanic or Latino)
HISPANIC/LATINO	1851	37.17%	47.10%	(of any race)
ALASKA NATIVE/AMERICAN INDIAN	19	0.38%	0.70%	
UNKNOWN	0	0.00%	N/A	
TOTALS	***4980***	***100.00%***		

CITATIONS, ARRESTS, AND WARNINGS WITH ARRESTS BREAKDOWN - RACE OR ETHNICITY

	NUMBER	PERCENTAGE	TAYLOR 2020 CENSUS	
BLACK	246	12.12%	6.50%	
ASIAN/PACIFIC ISLANDER	89	4.39%	0.90%	
WHITE	787	38.79%	43.20%	(Not Hispanic or Latino)
HISPANIC/LATINO	898	44.26%	47.10%	(of any race)
ALASKA NATIVE/AMERICAN INDIAN	9	0.44%	0.70%	
UNKNOWN	0	0.00%	N/A	
TOTALS	***2029***	***100.00%***		

VERBAL AND WRITTEN WARNINGS ONLY BREAKDOWN - RACE OR ETHNICITY

	NUMBER	PERCENTAGE	TAYLOR 2020 CENSUS	
BLACK	362	12.27%	6.50%	
ASIAN/PACIFIC ISLANDER	96	3.25%	0.90%	
WHITE	1530	51.85%	43.20%	(Not Hispanic or Latino)
HISPANIC/LATINO	953	32.29%	47.10%	(of any race)
ALASKA NATIVE/AMERICAN INDIAN	10	0.34%	0.70%	
UNKNOWN	0	0.00%	N/A	
TOTALS	***2951***	***100.00%***		

Racial Profiling Analysis Report

TAYLOR POLICE DEPT.

01. Total Traffic Stops:	4980	
02. Location of Stop:		
a. City Street	4513	90.62%
b. US Highway	69	1.39%
c. County Road	66	1.33%
d. State Highway	331	6.65%
e. Private Property or Other	1	0.02%
03. Was Race known prior to Stop:		
a. NO	4963	99.66%
b. YES	17	0.34%
04. Race or Ethnicity:		
a. Alaska/ Native American/ Indian	19	0.38%
b. Asian/ Pacific Islander	185	3.71%
c. Black	608	12.21%
d. White	2317	46.53%
e. Hispanic/ Latino	1851	37.17%
05. Gender:		
a. Female	1520	30.52%
i. Alaska/ Native American/ Indian	4	0.08%
ii. Asian/ Pacific Islander	48	0.96%
iii. Black	171	3.43%
iv. White	827	16.61%
v. Hispanic/ Latino	470	9.44%
b. Male	3460	69.48%
i. Alaska/ Native American/ Indian	15	0.30%
ii. Asian/ Pacific Islander	137	2.75%
iii. Black	437	8.78%
iv. White	1490	29.92%
v. Hispanic/ Latino	1381	27.73%
06. Reason for Stop:		
a. Violation of Law	486	9.76%
i. Alaska/ Native American/ Indian	6	1.23%
ii. Asian/ Pacific Islander	10	2.06%

Racial Profiling Analysis Report

iii. Black	93	19.14%
iv. White	159	32.72%
v. Hispanic/ Latino	218	44.86%
b. Pre-Existing Knowledge	11	0.22%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	3	27.27%
iv. White	3	27.27%
v. Hispanic/ Latino	5	45.45%
c. Moving Traffic Violation	905	18.17%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	18	1.99%
iii. Black	124	13.70%
iv. White	433	47.85%
v. Hispanic/ Latino	330	36.46%
d. Vehicle Traffic Violation	3578	71.85%
i. Alaska/ Native American/ Indian	13	0.36%
ii. Asian/ Pacific Islander	157	4.39%
iii. Black	388	10.84%
iv. White	1722	48.13%
v. Hispanic/ Latino	1298	36.28%
07. Was a Search Conducted:		
a. NO	4893	98.25%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	583	11.91%
iv. White	2295	46.90%
v. Hispanic/ Latino	1811	37.01%
b. YES	87	1.75%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	25	28.74%
iv. White	22	25.29%
v. Hispanic/ Latino	40	45.98%
08. Reason for Search:		
a. Consent	20	0.40%

Racial Profiling Analysis Report

i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	9	45.00%
iv. White	5	25.00%
v. Hispanic/ Latino	6	30.00%
b. Contraband in Plain View	4	0.08%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	0	0.00%
v. Hispanic/ Latino	4	100.00%
c. Probable Cause	47	0.94%
ii. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	13	27.66%
iv. White	13	27.66%
v. Hispanic/ Latino	21	44.68%
d. Inventory	5	0.10%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	2	40.00%
iv. White	1	20.00%
v. Hispanic/ Latino	2	40.00%
e. Incident to Arrest	11	0.22%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	9.09%
iv. White	3	27.27%
v. Hispanic/ Latino	7	63.64%
09. Was Contraband Discovered:		
YES	52	1.04%
i. Alaska/ Native American/ Indian	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
ii. Asian/ Pacific Islander	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iii. Black	10	19.23%

Racial Profiling Analysis Report

Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	10	
iv. White	16	30.77%
Finding resulted in arrest - YES	5	
Finding resulted in arrest - NO	11	
v. Hispanic/ Latino	26	50.00%
Finding resulted in arrest - YES	5	
Finding resulted in arrest - NO	21	
b. NO	35	0.70%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	15	42.86%
iv. White	6	17.14%
v. Hispanic/ Latino	14	40.00%
10. Description of Contraband:		
a. Drugs	26	0.52%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	6	23.08%
iv. White	9	34.62%
v. Hispanic/ Latino	11	42.31%
b. Currency	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Weapons	2	0.04%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	50.00%
v. Hispanic/ Latino	1	50.00%
d. Alcohol	13	0.26%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	7.69%
iv. White	2	15.38%

Racial Profiling Analysis Report

v. Hispanic/ Latino	10	76.92%
e. Stolen Property	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
f. Other	11	0.22%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	3	27.27%
iv. White	4	36.36%
v. Hispanic/ Latino	4	36.36%
11. Result of Stop:		
a. Verbal Warning	610	12.25%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	20	3.28%
iii. Black	78	12.79%
iv. White	293	48.03%
v. Hispanic/ Latino	219	35.90%
b. Written Warning	2341	47.01%
i. Alaska/ Native American/ Indian	10	0.43%
ii. Asian/ Pacific Islander	76	3.25%
iii. Black	284	12.13%
iv. White	1237	52.84%
v. Hispanic/ Latino	734	31.35%
c. Citation	1978	39.72%
i. Alaska/ Native American/ Indian	9	0.46%
ii. Asian/ Pacific Islander	89	4.50%
iii. Black	237	11.98%
iv. White	772	39.03%
v. Hispanic/ Latino	871	44.03%
d. Written Warning and Arrest	11	0.22%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	2	18.18%
iv. White	6	54.55%
v. Hispanic/ Latino	3	27.27%

Racial Profiling Analysis Report

e. Citation and Arrest	9	0.18%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	2	22.22%
iv. White	2	22.22%
v. Hispanic/ Latino	5	55.56%
f. Arrest	31	0.62%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	5	16.13%
iv. White	7	22.58%
v. Hispanic/ Latino	19	61.29%

12. Arrest Based On:		
a. Violation of Penal Code	28	0.56%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	2	7.14%
iv. White	12	42.86%
v. Hispanic/ Latino	14	50.00%
b. Violation of Traffic Law	8	0.16%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	3	37.50%
iv. White	1	12.50%
v. Hispanic/ Latino	4	50.00%
c. Violation of City Ordinance	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Outstanding Warrant	15	0.30%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	4	26.67%
iv. White	2	13.33%
v. Hispanic/ Latino	9	60.00%

Racial Profiling Analysis Report

13. Was Physical Force Used:		
a. NO	4978	99.96%
i. Alaska/ Native American/ Indian	19	0.38%
ii. Asian/ Pacific Islander	185	3.72%
iii. Black	608	12.21%
iv. White	2317	46.54%
v. Hispanic/ Latino	1849	37.14%
b. YES	2	0.04%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	0	0.00%
v. Hispanic/ Latino	2	100.00%
b 1. YES: Physical Force Resulting in Bodily Injury to Suspect	2	100.00%
b 2. YES: Physical Force Resulting in Bodily Injury to Officer	0	0.00%
b 3. YES: Physical Force Resulting in Bodily Injury to Both	0	0.00%

14. Total Number of Racial Profiling Complaints Received:	0

REPORT DATE COMPILED 02/02/2026

City Council Meeting
March 12, 2026
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 10.

Agenda Title: **Discussion, consideration, and possible action on Resolution R26-08 expressing the City's concerns regarding the proposed Oncor 345-kilovolt Transmission Line Project and authorizing the Mayor to transmit a letter to Members of Congress and other State Officials requesting assistance in advocating for routing alternatives that avoid the City of Taylor.**

Council Action to be Taken: Approval of a resolution expressing the City's concerns regarding the proposed Oncor 345-kV transmission line project and authorizing the Mayor and council to transmit a letter on behalf of the City Council to members of Congress and other appropriate federal and state officials requesting their assistance in advocating for routing alternatives that avoid the City of Taylor, its historic neighborhoods, and areas of imminent growth.

Department Submitted: City Management

Staff Contact: Brian LaBorde, City Manager
Mark Schroeder, City Attorney

1. PURPOSE / DESCRIPTION

The purpose of this item is to consider adoption of a resolution expressing the City Council's concerns regarding the proposed Oncor 345-kilovolt transmission line project currently under evaluation in Williamson and Milam Counties and to authorize the Mayor to transmit a letter on behalf of the City Council to members of Congress and other appropriate federal and state officials.

The proposed transmission project is currently being evaluated through the Electric Reliability Council of Texas (ERCOT) planning process and will ultimately require approval through the Public Utility Commission of Texas Certificate of Convenience and Necessity (CCN) process. Early routing studies for the project include areas within and adjacent to the City of Taylor that could significantly affect existing neighborhoods, historic areas, and corridors identified for future growth and development.

The resolution expresses the City's concerns regarding potential routing of the transmission line through the City and authorizes the Mayor to transmit a letter requesting assistance from federal and state officials in encouraging consideration of routing alternatives that avoid the City of Taylor and its designated growth areas.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Delivery Company LLC is currently evaluating potential routes for a proposed 345-kilovolt transmission line in Williamson and Milam Counties. The project would extend from the proposed Muscovy Switch northeast of FM 3349 and U.S. Highway 79 to the proposed Voss Lake Switch and then southwest toward the planned Walleye Creek Switch.

Preliminary study areas include locations within and near the City of Taylor, including established residential neighborhoods, historic areas, and corridors identified for future growth. Placement of a major transmission corridor through these areas could significantly affect land use planning, infrastructure investment, property values, and future development opportunities.

The City has provided Oncor and its consultants with mapping and planning information identifying areas that should be avoided when evaluating potential routes.
Adoption of the proposed resolution would authorize the Mayor to transmit a letter on behalf of the City Council communicating the City's concerns and requesting assistance from federal and state officials in encouraging routing alternatives that avoid the City of Taylor.

3. PROS and CONS

PROS	CONS
• Communicates the City Council's concerns early in the routing process before transmission corridors become fixed. • Helps ensure that federal and state officials are aware of the potential impacts of transmission routing on Taylor's historic neighborhoods and planned growth areas. • Supports the City's long-term land use planning and economic development objectives.	• The City does not control the ultimate routing decision, which will be determined through the ERCOT planning process and the Public Utility Commission CCN proceeding.

4. RECOMMENDATION

Staff recommends approval of the resolution and authorization for the Mayor to transmit the

accompanying letter to members of Congress and other appropriate federal and state officials

5. FUNDING SOURCE

n/a

6. TIMELINE

Following City Council approval, the Mayor will transmit the letter and supporting materials to the congressional delegation and other appropriate federal and state officials. Transmission planning and routing analysis for the project are currently underway.

7. OTHER OPTIONS

The City Council may provide alternative direction regarding the contents of the letter or choose not to adopt the resolution.

8. ATTACHMENTS

1. Resolution R26-08, in Support of Letter to Reps Regarding ONCOR
2. Resolution R26-08, Exhibit A (Letter and Supporting Documents)

RESOLUTION NO. R26-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, EXPRESSING THE CITY'S CONCERNS REGARDING THE PROPOSED ONCOR 345-KILOVOLT TRANSMISSION LINE PROJECT IN WILLIAMSON AND MILAM COUNTIES; AUTHORIZING THE MAYOR TO TRANSMIT A LETTER TO MEMBERS OF THE UNITED STATES CONGRESS AND OTHER STATE OFFICIALS REQUESTING THEIR ASSISTANCE IN ADVOCATING FOR ROUTING ALTERNATIVES THAT AVOID THE CITY OF TAYLOR, ITS HISTORIC NEIGHBORHOODS, AND AREAS OF IMMINENT GROWTH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Oncor Electric Delivery Company LLC has proposed construction of a new 345-kilovolt electric transmission line project in Williamson and Milam Counties that would extend from the proposed Muscovy Switch northeast of the intersection of FM 3349 and U.S. Highway 79 to the proposed Voss Lake Switch and then southwest toward the planned Walleye Creek Switch; and

WHEREAS, the final routing of the proposed transmission line will be determined through the Certificate of Convenience and Necessity (CCN) process administered by the Public Utility Commission of Texas with planning coordination involving the Electric Reliability Council of Texas; and

WHEREAS, the City of Taylor recognizes the importance of reliable electric transmission infrastructure to support economic development, regional growth, and the stability of the Texas electric grid; and

WHEREAS, the City of Taylor is currently experiencing historic economic expansion, including major industrial investment bringing thousands of jobs and billions of dollars in private capital to Central Texas and rapidly expanding residential and commercial development; and

WHEREAS, areas within and adjacent to the City of Taylor represent critical corridors for near-term and long-term growth, and the placement of a large transmission corridor through these areas could significantly affect land use planning, infrastructure investment, and future development opportunities; and

WHEREAS, the City has recently experienced the impacts of transmission routing decisions that were detrimental to the City and its residents when, over the City's objections, a major transmission line was routed through established residential neighborhoods within Taylor, creating lasting impacts on nearby property values and quality of life; and

WHEREAS, the City Council desires to prevent similar impacts in connection with the currently proposed transmission project; and

WHEREAS, the City is also concerned that existing utility easements located within Taylor's historic areas may be considered for use as potential corridors for the proposed transmission line, even though such easements were originally established to accommodate local utility infrastructure and were not intended to serve as corridors for modern high-voltage transmission facilities of the scale currently proposed; and

WHEREAS, the use of such historic easements for large transmission infrastructure could create significant impacts to established neighborhoods, historic areas, municipal infrastructure, and the City's long-term land use planning; and

WHEREAS, the City of Taylor has provided Oncor and its consultants with maps and information identifying environmental constraints, development patterns, historic neighborhoods, and areas of imminent growth that should be avoided when evaluating potential transmission line routes; and

WHEREAS, Oncor, the Electric Reliability Council of Texas, and the Public Utility Commission of Texas are currently evaluating potential routes for this project, and decisions made during this stage of the planning process will significantly influence the routing alternatives ultimately presented for regulatory approval; and

WHEREAS, the City Council believes it is important that federal and state officials be informed of the potential impacts of the proposed transmission routing on the City of Taylor and its future growth.

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

Section 1. Expression of Concern.
The City Council expresses its concern regarding potential routing of the proposed Oncor 345-kilovolt transmission line through the City of Taylor, including its historic neighborhoods and areas of imminent growth.

Section 2. Support for Alternative Routing.
The City Council supports the consideration of routing alternatives that avoid the City of Taylor, its established residential neighborhoods, historic areas, and planned growth corridors.

Section 3. Authorization of Letter.
The Mayor is hereby authorized and directed to transmit a letter on behalf of the City Council communicating the City's concerns regarding the proposed transmission project and requesting assistance in advocating for routing alternatives that avoid the City of Taylor.

Section 4. Distribution of Letter.
The letter may be transmitted to members of the United States Congress representing the region and to other appropriate federal and state officials and agencies involved in the planning and review of the proposed transmission project, including but not limited to the leadership and commissioners of the Public Utility Commission of Texas, the leadership of the Electric Reliability Council of Texas, and relevant state and local officials.

Section 5. Incorporation of Letter and Exhibits.
The letter approved by this Resolution, together with its accompanying maps and supporting materials, is incorporated herein for all purposes as **Exhibit A**.

Section 6. Effective Date.
This Resolution shall take effect immediately upon adoption.

PASSED AND APPROVED by the City Council of the City of Taylor, Texas, on the 12th day of March 2026.

CITY OF TAYLOR, TEXAS

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Secretary

EXHIBIT A
Follows on Next 13 pages

March 12, 2026

The Honorable John Carter
U.S. House of Representatives

The Honorable Pete Sessions
U.S. House of Representatives

Dear Congressman Carter and Congressman Sessions:

On behalf of the City Council of the City of Taylor, Texas, we respectfully request your assistance regarding the proposed Oncor 345-kilovolt transmission line project currently under evaluation in Williamson and Milam Counties.

As you are aware, this project is expected to extend from the proposed Muscovy Switch northeast of FM 3349 and U.S. Highway 79 to the proposed Voss Lake Switch and then southwest toward the planned Walleye Creek Switch. The final route will ultimately be determined through the Certificate of Convenience and Necessity (CCN) process administered by the Public Utility Commission of Texas.

The City of Taylor recognizes the importance of maintaining and expanding Texas' electrical transmission infrastructure to support economic growth and grid reliability. At the same time, the currently proposed study area for this transmission line includes locations that could directly affect the City of Taylor and areas immediately adjacent to the City that represent critical corridors for imminent growth and long-term economic development.

Taylor is currently experiencing historic economic expansion, including significant industrial investment bringing thousands of jobs and billions of dollars in private capital to Central Texas, along with rapidly developing residential and commercial areas. The City is rapidly emerging as a major center of advanced manufacturing and energy-intensive industry in Texas. The placement of a major transmission corridor through the City or its designated growth areas would have substantial long-term impacts on land use planning, infrastructure investment, and the City's ability to responsibly manage its growth.

Unfortunately, the City has recently experienced the impacts of transmission routing decisions that highly detrimental to the City and its residents. Over the City's

objections, Oncor recently routed a major transmission line through established residential neighborhoods within Taylor. That decision will have lasting effects on nearby property values and the quality of life for affected residents. The City is determined to prevent a similar outcome in the future and to ensure that new transmission infrastructure is planned in a manner that respects existing neighborhoods and the City's planned growth areas.

The City is also concerned that existing utility easements located within Taylor's historic areas may be considered for use as part of a potential routing option. Many of these easements were established decades ago to accommodate smaller-scale local utility infrastructure and were never intended to provide corridors for modern high-voltage transmission facilities such as the large 345-kilovolt lines currently under consideration. Utilizing these historic easements for major transmission infrastructure would create significant impacts on established neighborhoods and historic areas that were never designed to accommodate such facilities.

Enclosed with this letter are maps showing the general study area for the proposed transmission project as well as areas of existing and planned development within and around the City of Taylor. These maps show locations where transmission routing would create significant conflicts with the City's development patterns, historic neighborhoods, and long-term planning efforts. The City has also provided this information directly to Oncor and its consultants to assist in identifying areas that should be avoided when evaluating potential routes.

This matter is particularly urgent because Oncor, the Electric Reliability Council of Texas (ERCOT), and the Public Utility Commission of Texas are currently evaluating potential routes and determining the appropriate transmission corridor for this project. Decisions made during this stage of the planning process will significantly influence the routing alternatives that are ultimately presented to regulators for approval. Engagement at this stage is therefore critical to ensuring that the City of Taylor's concerns and growth plans are fully considered before routing options become fixed. Early involvement by federal and state stakeholders can help prevent avoidable conflicts later in the regulatory process and ensure that this important infrastructure project proceeds in a manner that protects both grid reliability and responsible community development.

Accordingly, the City Council respectfully requests your assistance in communicating the City's concerns to appropriate stakeholders and encouraging the consideration of routing alternatives that avoid the City of Taylor, its historic neighborhoods, and its areas of imminent growth. Ensuring that transmission routing decisions properly consider local community impacts and long-term economic development will help support both the continued reliability of the Texas electric grid and the responsible growth of communities like Taylor that are playing an increasingly important role in the state's economic future.

The City of Taylor remains committed to working constructively with Oncor, regional partners, and state regulators to ensure that Texas' electric grid continues to expand in a manner that supports both reliability and responsible community development.

We appreciate your continued leadership and your longstanding support of the communities you represent. Please do not hesitate to contact the City if we can provide additional information or mapping that may assist you in understanding the potential impacts of this project.

Sincerely,

Dwayne Ariola, Mayor

Kelly Cmerek, Mayor Pro Tem, District 3

Greg Redden, Council Member District 1

Shelli Cobb, Council Member District 3

Heather Long, Council Member District 4

Brian LaBorde, City Manager

Enclosures

1. Proposed Transmission Line Study Area Map
2. Taylor Development Constraints Map
3. Existing and Planned Growth Areas Map

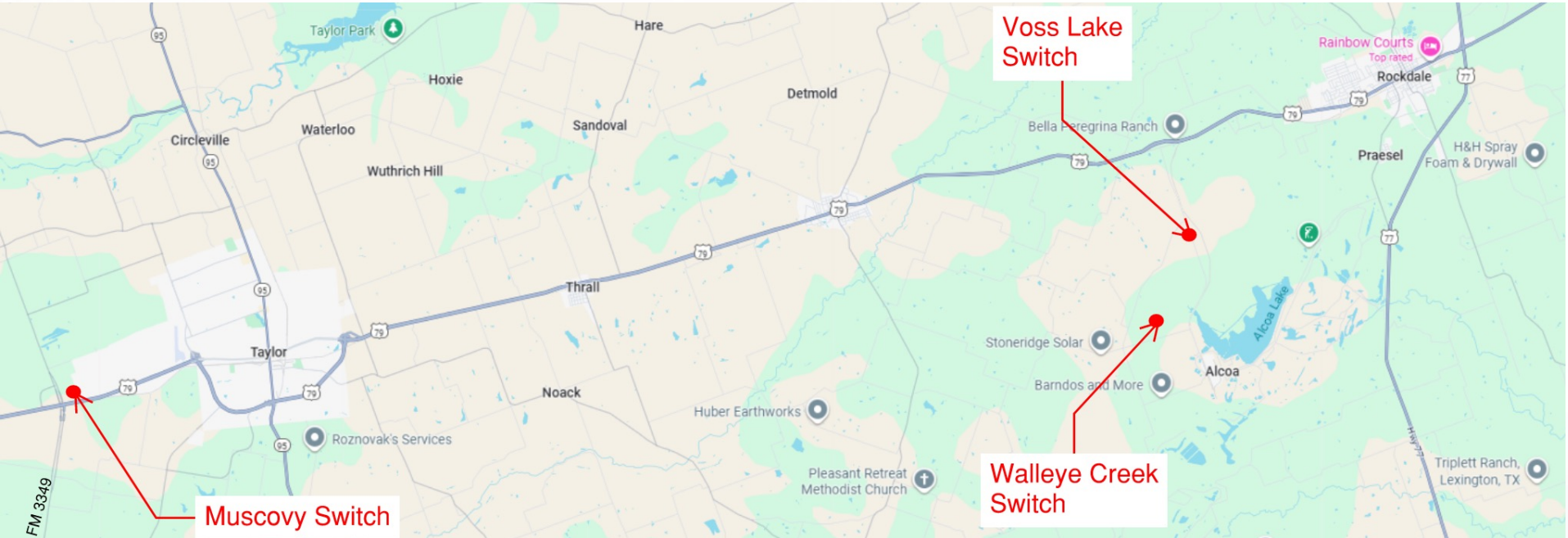
cc

The Honorable Charles Schwertner
The Honorable Caroline Harris Davila

Proposed Oncor Transmission Line

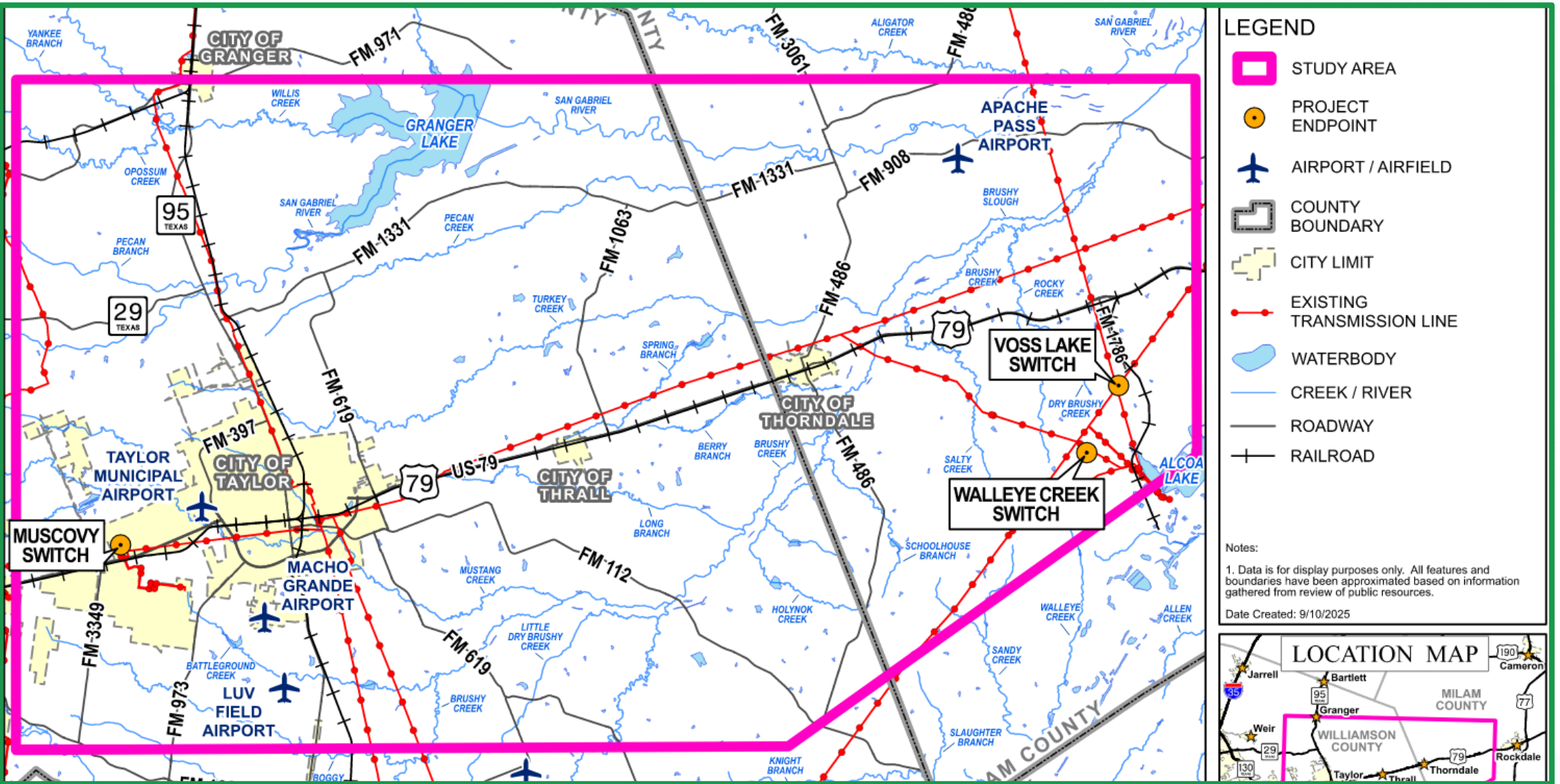
Proposed Oncor Transmission Line

- Oncor is proposing to build a 345kV transmission line. For comparison, the new North/South line and the existing East/West line are both 138kV.
- Starts on the west side of Taylor and ends southeast of Rockdale (starts at the Muscovy Switch, then to the Voss Lake Switch, then to the Walleye Creek Switch).
- The type of infrastructure has not yet been determined, but monopole bases are typically about 5’ – 9’ in diameter and past lattice structure bases are 20’ - 30’ square. Both need 100’-200’ Right of Way.
- They are looking to gather constraints to see what could affect their design and are reaching out to stakeholders inside the study area.

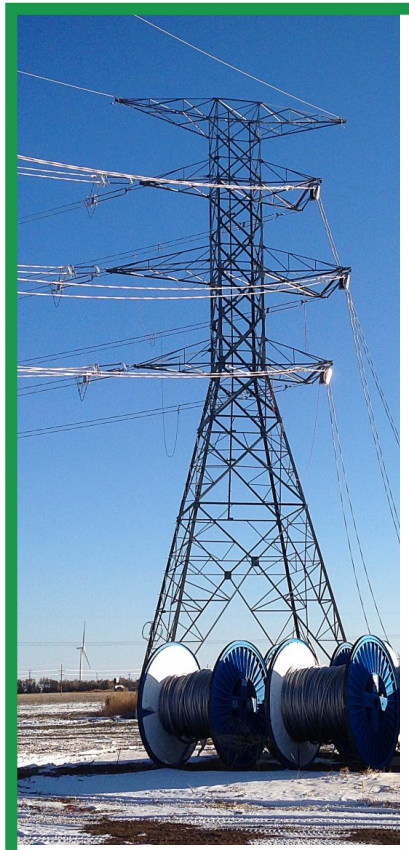


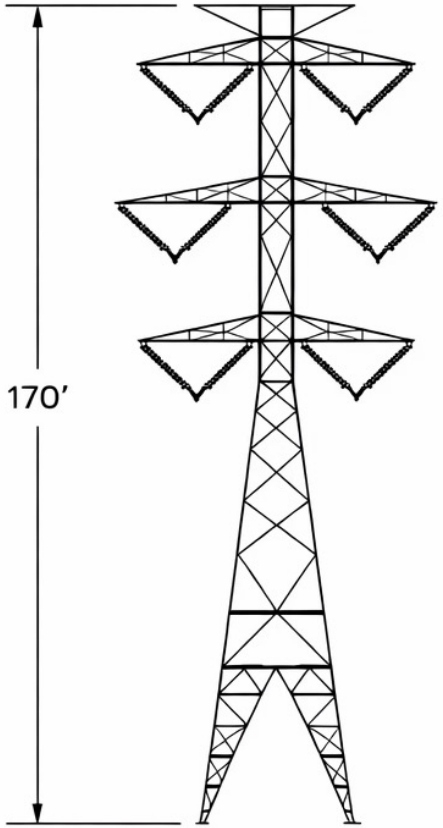
Proposed Oncor Transmission Lines

Existing Transmission Lines and Proposed Switches

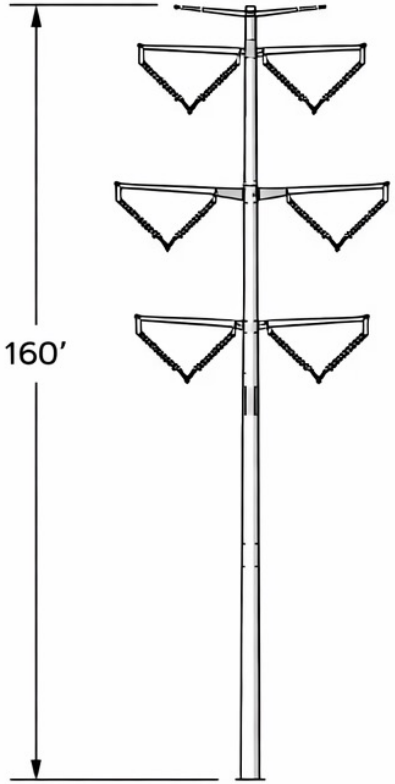


Proposed Oncor Transmission Line



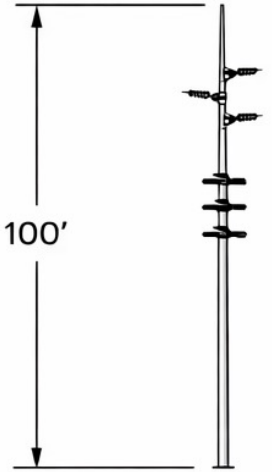


345kV
DOUBLE CIRCUIT
150′-170′



345kV
DOUBLE CIRCUIT
140′-160′

Proposed Line



138kV
SINGLE CIRCUIT
80′-100′

Existing North/South and East/West lines.

Proposed Oncor Transmission Line

Public Utilities Commission (PUC) Process

- Pre-Public Meeting Activities
  - Sept. 2025 – Oncor informed public officials of project and asked for information about the study area.
  - Oncor is currently conducting surveys, reviewing data, gathering feedback, and studying maps/aerial photography relevant to the project study area.
  - Oncor submitted an application to ERCOT for the construction of a new 345kV line, expecting an answer in April 2026.

- Public Meeting & Post-Activities
  - **The preliminary alternative route links will be presented at a future public meeting expected no earlier than April.**
  - Notices of the public meetings will be sent to owners of property identified on the County tax rolls that are located within approximately 500 feet of any preliminary alternative link.
  - Public feedback and information received on the preliminary alternative route links may result in link revisions.
  - When Oncor files its application for the proposed Project with the PUC, the application will include a summary of the responses received in the project questionnaires during and after the public meetings.

Proposed Oncor Transmission Line

Public Utilities Commission (PUC) Process Continued

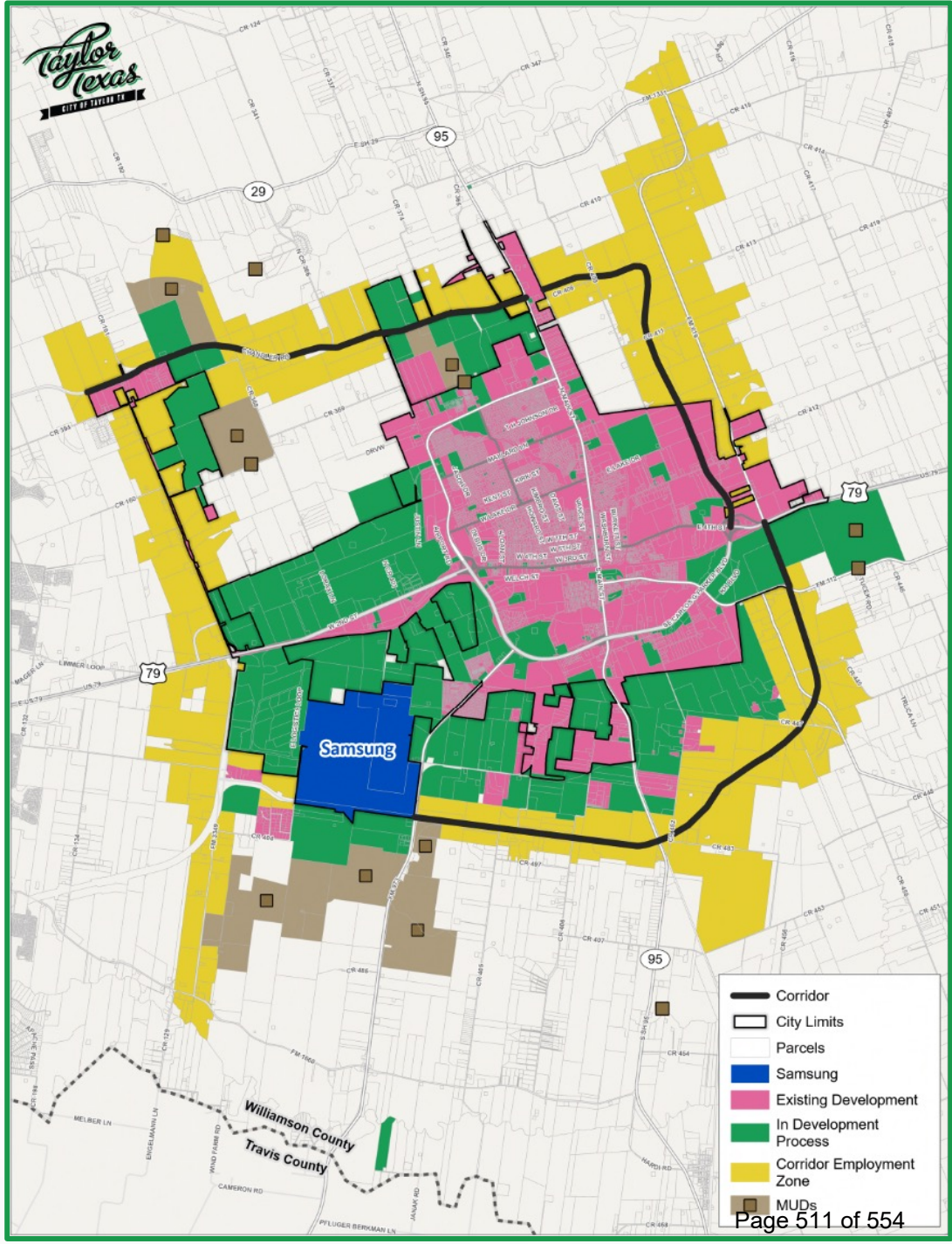
- Application Process
  - Each route that will be presented in Oncor's application will be tabulated against a number of environmental and land use criteria. The proposed routes must comply with the PUC's rules, policies, and procedures for routing a transmission line transmission line.
  - While Oncor's application will contain many alternative routes, Oncor does not have a preferred route or path, nor do they select which route to construct.
  - Oncor is regulated by PUC, which has the ultimate authority to deny the project application or approve only one route.
  - **Oncor anticipates filing its application in 2026.**
  - After filings the application, the PUC has 180 days to either approve a route or deny the application.

Proposed Oncor Transmission Line

Taylor Constraints Map

- Existing Development
- Development in Process
- Existing/Proposed MUDs
- Corridor Employment Zone

Staff have been working since notification in September to build this constraints map and ensure all possible developments are included to guide this project around the City instead of through it.



September 19, 2025 Transmitted via email and U.S. Mail: heather.long@taylortx.gov

Councilwoman Heather Long
City Council, District 4
City of Taylor
400 Porter Street
Taylor, Texas 76574

Re: Oncor Electric Delivery Company LLC's Muscovy Switch – Voss Lake Switch – Walleye Creek Switch 345 kV Transmission Line Project in Williamson and Milam Counties, Texas

Dear Councilwoman Long:

Oncor Electric Delivery Company LLC (Oncor) proposes to construct a new 345 kilovolt (kV) transmission line project within Williamson and Milam counties (Project). The Project includes a proposed transmission line that will extend from the proposed Muscovy Switch, located approximately 0.7 miles northeast of the intersection of Farm-to-Market (FM) 3349 and United States Highway (US) 79, to the proposed Voss Lake Switch, located approximately 2.1 miles south of the intersection of US 79 and FM 1786. From the Voss Lake Switch, the proposed transmission line will continue southwest for approximately 1.7 miles to the planned Walleye Creek Switch. Please refer to the attached map depicting the Project study area, endpoints, regional road network, and area landmarks relative to the endpoints.

Halff Associates, Inc. (Halff) is preparing an environmental assessment and alternative route analysis to support Oncor's application for a certificate of convenience and necessity (CCN) from the Public Utility Commission of Texas (PUC). Halff is currently gathering data on the existing environment and identifying environmental and land use constraints within the study area that will be used to create an environmental and land use constraints map. Halff will identify potential alternative routes that consider environmental and land use constraints.

Halff is requesting that your agency/office provide information concerning environmental and land use constraints or other issues of interest to your agency/office within the study area. Your comments will be an important consideration in the assessment of potential impacts. If the PUC approves the Project, Oncor will determine the need for other approvals and/or permits. If your jurisdiction has approvals and/or permits that would apply to this Project, please identify them in response to this inquiry. If permits are or may be required from your agency/office, Oncor will contact you following Project approval by the PUC.

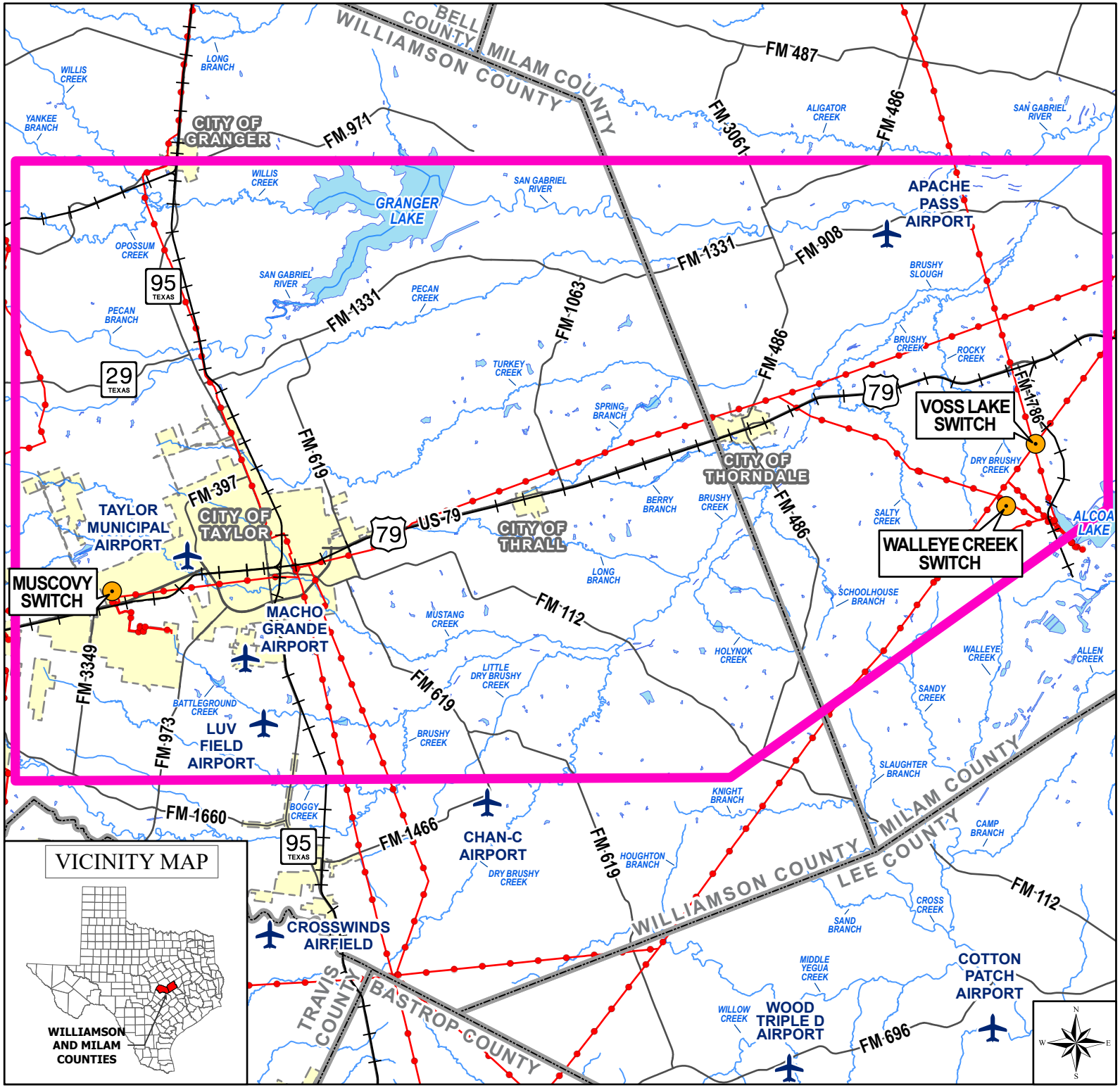
Thank you in advance for your assistance with this transmission line project. If you have any questions or require additional information, please contact me by phone at (214) 346-6357. Electronic data may also be shared by emailing me at jurbanovsky@halff.com. Your earliest reply is appreciated.

Sincerely,

Jody Urbanovsky

Mr. Jody Urbanovsky, Project Manager
Attachment – Project Study Area Map

MUSCOVY SWITCH - VOSS LAKE SWITCH - WALLEYE CREEK SWITCH 345 kV TRANSMISSION LINE PROJECT STUDY AREA MAP



VICINITY MAP

LEGEND

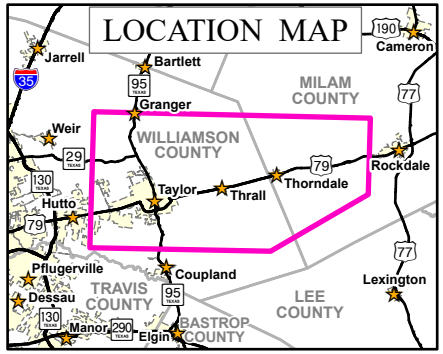
- STUDY AREA
- PROJECT ENDPOINT
- AIRPORT / AIRFIELD
- COUNTY BOUNDARY
- CITY LIMIT
- EXISTING TRANSMISSION LINE
- WATERBODY
- CREEK / RIVER
- ROADWAY
- RAILROAD

Notes:

1. Data is for display purposes only. All features and boundaries have been approximated based on information gathered from review of public resources.

Date Created: 9/10/2025

LOCATION MAP

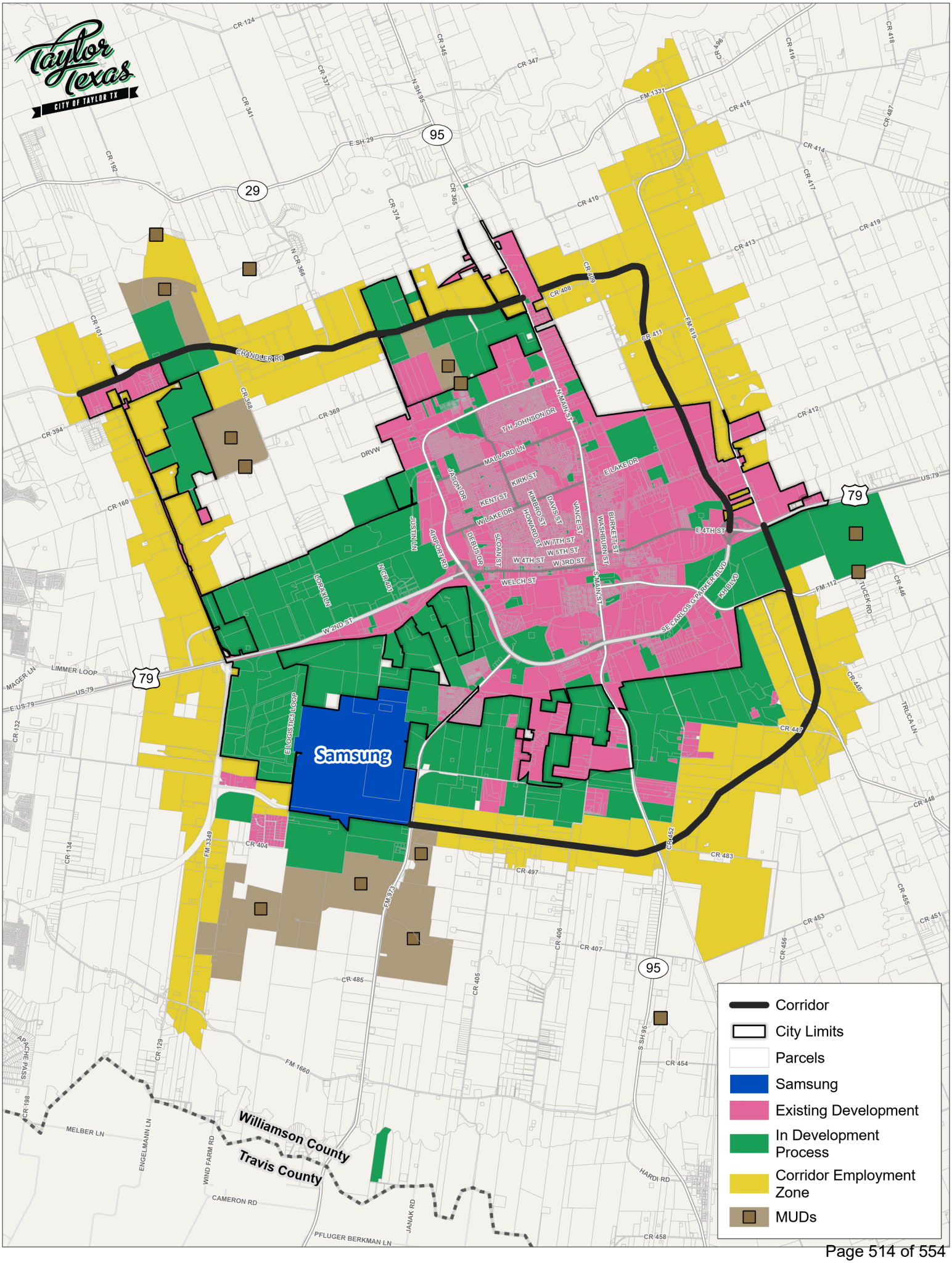


0 9,000 18,000 36,000

FEET

ONCOR

halff


Taylor Texas
CITY OF TAYLOR TX
Samsung
Corridor
City Limits
Parcels
Samsung
Existing Development
In Development Process
Corridor Employment Zone
MUDs
Williamson County
Travis County
CHANDLER RD
N MAIN ST
S MAIN ST
E LAKE DR
W LAKE DR
E 4TH ST
W 2ND ST
WELCH ST
W 4TH ST
W 5TH ST
W 7TH ST
W 3RD ST
AIRPORT RD
JUSTIN LN
LORAY LN
N CR 401
E LOGISTICS LOOP
SE CARLOS G PARKER BLVD
KILEEN D
TH JOHNSON DR
MALLARD LN
KIRK ST
KENT ST
JASON DR
KIMBRO ST
HOWARD ST
DAVIS ST
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WASHBURN ST
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E US 79
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CR 192
CR 345
CR 347
CR 365
CR 374
CR 366
CR 101
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DRVW
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CR 411
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TUCEK RD
CR 446
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CR 405
CR 485
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CR 134
CR 132
CR 129
CR 198
CR 452
CR 453
CR 455
CR 456
CR 451
CR 454
CR 458
TRUCA LN
APACHE PASS
MELBER LN
ENGELMANN LN
WIND FARM RD
CAMERON RD
JANAK RD
PFLUGER BERKMAN LN
HARDI RD
29
79
95

City Council Meeting
March 12, 2026
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 11.

Agenda Title: **Discussion, consideration, and possible action on the release of a Request for Proposal - Depository and Banking Services.**

Council Action to be Taken: Consider approval to release Request for Proposal - Depository and Banking Services.

Department Submitted: Finance

Staff Contact: Robert Powers, Chief Financial Officer

1. PURPOSE / DESCRIPTION

State law requires a city to solicit proposals (RFP) for bank depository services at least once every five (5) years. The City's current contract with PNC Bank has expired and a new solicitation is required. The governing body must specifically determine whether to allow banks without a physical presence within the city limits to be considered. The draft RFP would allow banks within the city limits or within ten (10) miles of Taylor City Hall to apply. This recommendation is based on balancing the need for banking convenience while also encouraging price competition.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Bank Depository
June 1, 2015 - Citizens National Bank
April 1, 2021 - December 31, 2025 - BBVA (assumed by PNC Bank)

3. PROS and CONS

PROS	CONS
• Compliance with state statute • Allowing institutions outside of city	•

limits fosters competition	

4. RECOMMENDATION

Recommend release of Request for Proposal for Depository and Banking Services and allow consideration of proposals from qualified banking institutions within the city limits or within ten (10) miles of Taylor City Hall.

5. FUNDING SOURCE

Banking fees are budgeted in the General Fund Non-Departmental budget 100-592-521.

6. TIMELINE

March 15, 2026 - Release RFP
April 16, 2026 - Deadline for Proposal submission
May 28, 2026 - City Council award of contract
July 1, 2026 - Contract commencement

7. OTHER OPTIONS

N/A - State law requires cities to solicit bank depository services every five (5) years.

8. ATTACHMENTS

1. RFP Bank Services Final - Taylor
2. Attachmnent A - Proposed Fees and Historical Data
3. Presentation - Bank Depository Services_3.12.26

CITY OF TAYLOR, TEXAS

REQUEST FOR PROPOSAL

BANK DEPOSITORY SERVICES

Release Date: March 15, 2026
Proposal Submission Date: April 16, 2026

TABLE OF CONTENTS

I. Introduction

II. Proposal Qualifications and Submission Instructions

III. City Financial Overview

IV. Financial Institution Qualifications

V. Required Services

VI. Optional Banking Services

VII. Alternative Services Proposed

Attachment A: Proposed Bank Fees

CITY OF TAYLOR, TEXAS

REQUEST FOR PROPOSAL– DEPOSITORY AND BANKING SERVICES

I. INTRODUCTION

The City of Taylor (the "City") is requesting proposals for a three (3) year bank depository contract with two possible one (1) year extensions if approved by the City in accordance with state statute. The initial contract will begin July 1, 2026 terminating June 30, 2029 with possible extensions through June 30, 2031, if approved by the City. The contract is to provide primary banking services to the City. This Request for Proposal ("RFP") is intended to serve as the official proposal for applications in accordance with State statute.

Through this contract the City intends to minimize banking costs, improve operational efficiency, and maximize its investment earnings capabilities. This Request for Proposal ("RFP") specifies all required qualifications, the banking services required, the estimated activity volumes on all accounts, the method and terms of compensation, submission instructions and contract award provisions. All qualified institutions with depository facilities within the City of Taylor or within ten (10) miles of City Hall are invited to submit a proposal.

Institutions responding to this Request for Proposal (RFP) must be insured through the Federal Deposit Insurance Corporation (FDIC) and must be able to demonstrate a capacity to meet the City's requirements as stated in the RFP.

II. QUALIFICATIONS AND SUBMISSION INSTRUCTIONS

By submitting a proposal in response to this RFP, institutions will be deemed to agree to the mandatory contract and service provisions contained herein. This RFP and the proposal submitted will be incorporated into and form the operational basis of the bank depository services contract.

1. Local Presence

To assure a close working relationship and to facilitate services, depository institutions with full depository service capabilities within the geographic boundaries of the City of Taylor or within ten (10) miles of City Hall are invited to submit a proposal.

2. Proposal Format

In order to equitably evaluate each bank's ability to meet the banking service needs of the City, a standard format for all proposals is required. A response must be given to each item in Sections IV- VI of this RFP along with completion of Attachment A detailing proposed bank fees. Responses must be in the same order as the questions presented and a response given for each question, stating a description of the service or a statement of the inability to provide said service. Only proposals submitted in the prescribed format and using the provided Attachment A for proposed bank fees will be considered and evaluated for contract award. Additional explanatory information on the service may be included as part of the proposal.

Section VI - Optional Services - includes services not required but being investigated by the City for possible inclusion in the resulting contract. Section VII - Alternative Services is for inclusion of any additional service the bank desires to propose but was not included in the RFP.

This RFP is being issued in electronic format only. Submission of the proposal must be in electronic form with one (1) paper copy as provided as defined below.

3. Schedule for Proposal Submission

The City will make every effort to adhere to the following schedule.

03/15/26	**Release of Request for Proposal**
03/25/26	**Deadline for questions concerning the RFP or services requested**
03/30/26	**Responses given to any questions on the RFP - provided to all known proposers**
04/16/26	**Deadline for Proposal submission**
05/28/26	**City Council award of contract**
07/01/26	**Contract commencement**

4. Proposal Submission

To be eligible for consideration under this RFP one complete electronic copy on a USB and one paper copy shall be submitted. The submission deadline is **2:00 pm CST on April 16, 2026**. The USB jump and paper copy should be submitted in a sealed envelope mailed or delivered to the City address below. The **sealed envelope or packet should be marked "Proposal for Depository Banking Services".**

Proposals received by the City after the deadline will not be accepted and will not be returned.

An accompanying (included) transmittal letter must be signed by an individual authorized to bind the institution, state that the proposal is valid for 180 days from the submission date and give full contact information regarding the proposal. Information provided in the transmittal letter and not in the proposal will not be considered.

The submission copies must be delivered by mail, express mail, or in person to:

Sabrina Schmidt
Purchasing Agent
City of Taylor
400 Porter Street
Taylor, Texas 76574

Sabrina.schmidt@taylortx.gov
512-309-6182

Any banking institution submitting a proposal is deemed to have read, understood and agreed to all terms, conditions and requirements set forth in the specifications.

5. RFP Questions - There will be **no pre-proposal conference**. Any and all questions regarding this RFP, or the services requested therein, will be accepted in e-mail form only, at the City email address shown above on or before 3:00 pm **March 25, 2026** Responses to all material questions submitted will be communicated by email to all known proposers by 3:00 pm **March 30, 2026.**

6. Selection Criteria

The following guidelines will be used by the City in the evaluation of the proposals and the award recommendation.

- 40% responsiveness (prompt customer service) and capability to provide services, including but not limited to robust user-friendly online platform and reports required,
- 30% banking services costs,
- 10% earnings potential,
- 10% experience references and continuity of bank and bank officials,
- 10% creditworthiness and stability of the bank.

The City will consider the availability of services and the cost of those services as well as the earnings' potential under the contract. All these elements will be combined for evaluation of the proposal.

Award may not be made to the institution submitting the lowest price proposal. The City will choose the institution submitting the best, most responsive overall proposal to satisfy the City's needs.

7. City Rights

The City reserves the right to:

- waive any defect, irregularity or informality in the proposal or proposal procedures,
- reject any and all proposals,
- accept any proposal or portion thereof most advantageous to City,
- request additional information or require a meeting with bank representatives for clarification,
- cancel, revise, and/or reissue this request for proposal or any portions thereof,
- negotiate any conditions with proposers,
- retain all other provisions even if any provision of the proposal is deemed invalid,
- modify deadlines, and
- select any proposal deemed to be in its best interest as determined by the City.

8. Proprietary Information

To the extent permitted by law, proposals will be opened in a manner that avoids disclosure of the contents until after award of the contract. Proprietary information contained in the proposal should be designated as such on each page containing the restricted information.

9. Bank Fees

The City reserves the right to utilize either a fee basis or compensating balance basis (or a combination of each) for payment of banking services under the contract. A carry-over provision will be utilized. The City reserves the right to change the payment methodology during the contract period upon no less than 30 days' written notice to the bank with the change commencing on the first of a calendar month to take advantage of changing interest rate environments.

The City is anticipating continuation of the use of an automated external sweep into an SEC-registered money market fund striving to maintain a $1 NAV with possible interest bearing or money market accounts. A complete monthly account analysis will be required regardless of the payment basis. A monthly report of collateral will also be required.

All item and account charges will remain at the proposal price quoted on Attachment A for the duration of the contract period regardless of changes in service volumes during the period. Should new services be required during the contract period not contemplated by this RFP, those services will be provided at fees not more than the bank's then-current published rate and approved by the City's Chief Financial Officer. ***It is critical that Attachment A be completed in its entirety noting all service categories/fees required to provide the required services***. If the Attachment A does not detail line item fees as defined by your institution which are required for a particular service the fee type and level should be added and identified by the applicable AFP code, if possible.

10. Contact with City Officials and Employees

All comments and questions will be directed to the Purchasing Agent. Contact with any other City employee or elected official without prior written consent of the Purchasing Agent is expressly prohibited and risks elimination of the proposal for consideration.

III. CITY FINANCIAL OVERVIEW

The City's Finance Department handles all banking, treasury, and investment activities as well as accounts payable, receivables, and financial reporting functions. The Chief Financial Officer is responsible for the department and reports to the City Manager. The City receives all departmental deposits daily at City Hall resulting in an average of four individual deposits daily. Currently, deposits are made Brinks Armored Services to a vault. The Finance Department handles all reconciliations.

The City intends to utilize automated banking services wherever efficient and cost effective. This proposal should address automation potential on any services.

The City currently uses eight (8) accounts to serve its various funds in an internal sweep account structure including one parent and three subsidiary accounts. The funds in the master are not swept to an external money market mutual fund but maintained as a balance for compensating balance calculations. The average ledger balance on the entire relationship for the past twelve months was $ 6,389,522 million.

- 33458 CONCENTRATION Master Account
- 10457 EMPLOYEES BENEFIT TRUST ACCOUNT ZBA
- 33749 DISBURSEMENTS ZBA
- 34784 PAYROLL ZBA
- 32535 SAFEKEEPING TRANSACTIONS
- 10545 SAMSUNG DRRA ESCROW
- 33202 SAMSUNG 3rd PARTY
- 343021 SAMSUNG INFRASTRUCTURE ESCROW

The City has an economic development corporation which utilizes a separate depository contract and is not included in this RFP or the resulting relationship.

The City has established three escrow accounts for funds required for the Samsung development. Funds are received in the Concentration account and then transferred to one of the specific Samsung accounts by city staff on internal transfers.

The same basic accounts will be established initially but may change during the contract period. The bank is being asked to present the most efficient structure to create the best investment rates and best operating efficiency, but final decisions will be made by the City. The City will require access to an external sweep as well as interest bearing or money market accounts and will decide on the use of the accounts as interest rates and conditions vary. All balance decisions in any account will be made by the City.

- Deposits are received daily from various departments including parks, municipal court, library, and animal control/shelter. A consolidated *city hall* deposit is also made for the development department and utility billing. Deposits will vary daily.
- No remote deposit is being used currently but is being considered by the City.
- Wires and securities transactions and ACH will be tied to the concentration (incoming) or disbursement (outgoing) accounts.
- The City issues approximately 300 checks each month.
- Approximately $2.0 million in payables are processed monthly with payable runs made weekly.
- Direct deposit is mandatory for 100% of employees. Payroll services are contracted to PAYCOM. Payroll is processed biweekly for approximately 200 employees totaling approximately $1,100,000 monthly.

The City requires a remote deposit service capability to be provided but the decision for initiation will be made by the City during the contract period. The Finance Department handles all reconciliation on the accounts and requires downloadable electronic reports. The City currently uses full reconciliation.

Any or all City funds may be maintained and invested by the City outside this contract. The City uses an independent investment adviser. A safekeeping account is required but will be used for minimum activity. The City will be under no obligation to maintain funds in the bank except under a compensating balance relationship. The City will not use the depository institution for brokerage services to assure complete separation on delivery versus payment delivery requirements.

The Chief Financial Officer (CFO) will monitor the bank's performance. The CFO will also be responsible for administering the agreement with respect to day-to-day activities. A list of City personnel authorized to deal directly with the bank will be provided following award of contract. The bank shall provide the City with a similar list of authorized personnel.

IV. FINANCIAL INSTITUTION QUALIFICATIONS

To be considered the proposal must include a response to each question in Section IV.

1. **Creditworthiness**

To fulfill the City's fiduciary responsibility and to protect public funds, each bank shall provide the following.

a. Provide a link to the bank's audited financial statement for the most recent fiscal period. The bank will be required to provide an audited statement to the City annually through of the contract period, as soon as it is publicly available. Provide the most recent statement and confirm agreement to this annual provision requirement.
b. Provide the bank's Community Reinvestment Act (CRA) rating by its rating agency (summary information only required).
c. Provide the senior and subordinate debt ratings of the holding company. If ratings are not available, provide the bank's most recent four quarters rating from an independent rating agency such as Highline, Veribanc, or Best. The bank will notify the City within thirty (30) days of any change in any of these ratings during the contract period. Provide the ratings and confirm agreement to this requirement.

2. **Customer Service**

Service is a primary focus of the City on a continuing basis. Describe the bank's philosophy and approach to satisfying this need through the following responses.

a. How will the bank satisfy the City's need for superior customer service? How will the bank provide the City with relationship support for its services?
b. Is there a formal process for escalation of and monitoring operational problems/issues that are unresolved?
c. How does the bank intend to support the new and ongoing automation needs of the City?
d. Will the bank meet on a regular schedule with the City? How often?
e. Are there any new services expected that might serve the City? When are they available?

f. Is the bank offering any transition or retention incentives? Describe fully and quantify completely.
g. The City requires the right to use a third party auditor to review the City's accounts, collateral, and bank records at any reasonable time. Confirm agreement with this condition.

3. References.

List references from three comparable Texas public entity clients. For each reference, include the length of time under contract, a client contact, title, and email address.

4. Depository/Collateral Agreement and Service Agreements

Provide a copy of <u>all</u> depository and service agreements which will be required to be executed under the contract for services rendered (including depository and collateral agreements). Any changes required on the agreements will be discussed and agreed upon <u>before award</u> of the contract is made by the City.

a. Provide all the agreements required.

5. Implementation timeline.

The contract period is scheduled to commence July 1, 2026. The City recognizes that not all services and funds will be transferred by this date but expects that all services should be available by that date. It is anticipated that all services will be transferred by September 2026. Collateral should be in place at least two days before any funds are transferred into the bank.

a. Provide a proposed timeline for implementation of the contract. Include each activity required defined by its responsible party and assigned responsibilities. Denote any limitations or unusual potential delay points.

Default in promised delivery of services, without acceptable reasons, or failure to meet the terms or conditions of the depository contract without remedy, shall result in the City having the right to terminate the contract, but the exercising of such right to terminate the contract does not limit any other remedies the City may have for damages or other relief under law.

V. REQUIRED BANKING SERVICES

To be considered, the proposal must include a response to each of the questions in this Section V and <u>all</u> associated fees must be detailed on Attachment A. Add any level of detail as necessary for complete disclosure and information.

1. Account Structure

The City is interested in assuring that all funds are earning at the best, then-current interest rates available at all times. It anticipates establishing a sweep account structure with the sweep to an SEC registered money market mutual fund striving to maintain a $1 NAV. The City currently pays for services on a hybrid basis but retains the right to switch to a compensating balance basis in certain interest rate environments. It is anticipated that the City will use a fee basis for payment.

Any money market fund proposed for a sweep vehicle must be SEC-registered and rated AAA and strive to maintain a $1 NAV. **A repurchase agreement or offshore investment is <u>not</u> acceptable as a sweep investment vehicle.**

a. Describe the bank's ability to establish a sweep structure using an external money market mutual fund. If a sweep is not proposed, describe the alternative structure proposed.
b. If a SEC registered money market fund is utilized as the sweep, provide the full name and identifying cusip of the fund along with a link to the prospectus.
c. If swept, are funds swept at end of day or next day?
d. How is interest earned reported from a sweep? How often? If a report is created provide a copy.
e. Will the bank assess a balance-based fee? At what specific rate?
f. Does the bank limit withdrawals in money market accounts to six per month?
g. Does the bank participate in IntraFi's Insured Cash Sweep? If so, describe its proposed use if any. Could this be used for a sweep?
h. If internal rates are not 'bank managed' provide the proposed computation basis for the various type accounts.
i. Confirm that the City may use a compensating balance or fee basis for payment of bank fees.
j. If a compensating balance basis payment is proposed, based on the City's historical service volumes what is your expected *target balance* on a compensating balance basis?
k. Complete the following table indicating the average interest rates for the ECR, interest bearing accounts, money market accounts and sweep funds for the indicated periods.

	Current Rate	Average Last 12 Months
ECR	%	%
Interest Bearing Account	%	%
Money Market Account	%	%
Sweep (Gov't) Fund	%	%

The City may be required or may desire to open additional accounts, or change account types during the contract period. If this occurs the new accounts and their services shall be charged the same contracted amount. Unanticipated or new services may be charged at no more than published rates.

3. **Automated Treasury Services**

The City requires a web-based, single portal cash management information system access. The City requires timely access to transactions and daily balance reporting. It requires online access and transactions within the various service areas such as ACH and reconciliation. Imaging of all checks, deposit slips and items is required. Statements, and preferably account analyses, must be available in electronic form.

a. Provide a link (and sign-on) to your online service portal. Is this a single portal system?
b. Describe/list the bank's on-line service capabilities in your system. Do any services require access to any other system or third-party system?
c. Are all reporting and transactional processes available through the online system? If not, what is not available online?
d. State the access time for prior day information? Is intra-day information all real-time or delayed?
e. Define the image retention features available.
f. Can customized reports draw across reporting modules and activities? Describe and detail the reporting functions and capabilities.
g. Describe back-up procedures for use by the City with any interruption in the automated system delivery of information.
h. Does the system generate alerts? What items generate an alert? How are these alerts or messages delivered? Must the user be signed on to receive the alert or is it sent via email? Who sets the alerts?
i. Describe the mobile services available.
j. Describe the security protocol for online services. How is authentication and authorization provided? How and by whom are the administration protocols of the security module established and maintained?

k. What reports can be customized?
l. What are the hours of available technical support? Where is the technical support located? How is it provided normally?

2. **Standard Deposit Services**

Standard commercial deposit services are required for all accounts. Check remote deposit is not currently used. Deposited checks are not encoded. On average the City makes one daily deposit made up of usually four deposits. An average of 4 deposit tickets are created daily.

The City currently accepts credit cards at various departments. The merchant services providers include the primary provider ELAVON. All providers process automatic daily deposits to City accounts. **Merchant services will not be included as part of this banking contract.**

The City expects all deposited checks to clear based on the bank's current published FRB availability schedule. All cleared deposits received by the bank's established deadline must be processed for same day ledger/collected credit. The bank shall guarantee immediate credit on all incoming wire transfers, ACH transactions, on-us items, and U.S. government security maturities and coupon payments. Failure to credit City accounts in a timely fashion will require interest payment reimbursement to the City at the then-current daily Fed Funds rate.

a. Are deposits to be made to a local branch or is a vault required?
b. What is the bank's daily cut-off time at a local branch or if required at a vault?
c. Does the bank require strapping and rolling? Are there any limits on coin/currency in one deposit bag?
d. How does the bank handle discrepancies in deposit amounts? What settlement process is followed?
e. When and how are credit/debit advices sent to the City from the various deposit location types? Preference will be given to electronic delivery. Are images included with each advice?
f. Is deposit location tracking available? Describe. Is this information carried through to statements and reports? Provide a sample.
g. How and when does notification of return items take place?
h. What type deposit bags are used or required? Are these available from the bank?
i. Describe your e-lockbox program.
j. How much advance notice is required on coin and currency orders? Are orders placed online? What is the turn-around time on orders?
k. Include a list of all the bank's deposit locations within ten miles of city hall.

Remote Deposit

The City currently does not use remote deposit but plans to possibly use it in various locations. Deposits include both consumer and commercial checks.

a. What are the bank's current capabilities in remote check deposit? Describe how checks are processed and cleared.
b. What is the daily deadline on remote deposits?
c. What scanner equipment is required to operate the system? Is this equipment available through the bank? Will the bank provide scanners? How many? List the equipment required along with its cost(s).
d. How long are deposited physical checks required to be maintained by the City?

NSF Process and RCK Services (Re-presentment of NSF checks by ACH)

Under the current contract, NSF checks paid to the City are automatically re-deposited for collection. Complete information is provided on all NSF returned items including name and reason for return.

The City wants to explore the option of the second presentment to be made by ACH to targeted dates for maximum collection potential. Re-presentment of checks (RCK) is not currently utilized.

a. Describe the bank's current NSF process without RCK. Are checks automatically re-deposited?
b. How and when is the City notified of return items?
c. Is the bank capable of processing the second presentment as an ACH with a targeted presentment date (RCK)? Describe.
d. With RCK, how are the NSF and the later ACH matched/reconciled? Does the bank system cross reference the two transactions in any way?
e. Is NSF information, image, or occurrence available on-line? When and how? How long is it available online?

3. **Standard Disbursing Services**

Standard disbursing service for all check writing accounts to include the payment of all City checks without charge upon presentation. The City is currently using full reconciliation services on two accounts and anticipates continuation of this service. The City uses ACH for payroll and vendor payments.

a. When is daily clearing information available online through current day or intra-day reporting?
b. Are check images available online or with monthly statements?
c. What level of reporting on received items is included? (check number, dollar amounts, value dates, transaction codes, etc.)
d. Describe your e-payables program(s).
e. Does the bank use virtual cards for disbursements? Describe.
f. Does the bank have a commercial card? Describe fully and include any rebate provisions.
g. Will all employee checks for non-account holders be cashed without fee on presentment?

4. **Positive Pay and Reconciliation**

To safeguard against fraudulent checks, payee positive pay is currently used and is required on all City check writing accounts. The positive pay process should be fully automated and web based. Check register information will be transmitted by the City in batch/file form. The City requires positive pay services with complete indemnification for fraudulent checks. The City may continue to use positive pay in combination with full reconciliation.

a. Describe the data transmission/transfer requirements for batch check runs for positive pay.
b. Is online input for individual, manually written checks available online? Describe the process.
c. How is the City to be notified of a positive pay exception? Is an alert sent by text or email or is it only shown on the portal?
d. At what time is exception information reported to the City? How?
e. What is the response deadline for City exception elections?
f. Are all checks, including those received by the bank tellers and vault, verified against the positive pay file before processing? How often is teller information updated?
g. Describe the bank's partial and full reconciliation processes.
h. How much flexibility for the bank's systems to interface with the City's Tyler Technologies (InCode version 9) system?

5. **Funds Transfer and Wire Services**

The City currently uses a limited four wires monthly (preferring to use ACH) along with minimum internal transfers.

a. Is wire initiation online for repetitive and non-repetitive wires? Describe the process.
b. Is online monitoring of wire status available?
c. Can templates be created and stored? Is there a fee for storage?

d. How and when will the bank notify the City of incoming wires?
e. Describe security provisions for wire initiation. Is dual control required?
f. Describe the internal and external transfer initiation and reporting requirements. Are transfers completed totally on line?
g. Is future dating available for both repetitive and non-repetitive wires? How far in advance?
h. State wire access times, posting times, and cut-off times.
i. State the bank's policy on the use of ledger balances for outgoing wires in anticipation of daily security activity or incoming wires.

6. **Stop Payments**

The City has limited stop pays but requires the continuation of online stop pay service.

b. Are stop pays initiated online? How? How long is the initial stop pay period?
c. How is an existing stop pay renewed or extended? For what period? Must a new stop be created?
d. What is the deadline for same day action on stop pays?
e. What information on current and expiring stop pays is available on-line?

7. **ACH Services**

ACH is currently used for various payments to State agencies, payroll, drafting utility payments, and miscellaneous vendor payments. The City requires a pre-notification on all new addresses.

a. Describe the batch transmission requirements for ACH transactions.
b. Is the City able to initiate individual ACH transactions online? How?
c. Does the bank have same day, one day and two-day ACH? Instant cash?
d. What filters and blocks are available on City accounts for ACH transactions? List.
e. Are ACH addenda shown in their entirety on-line and on reports? Are there additional fees for EDI information?
f. Is the originating account debited when the ACH transaction is initiated or on settlement?
g. What is the bank's policy on pre-notes? Is the pre-note charged as a standard ACH transaction?

8. **Safekeeping Services**

The City does require safekeeping services for securities owned by the City.

The bank will be required to provide a book-entry safekeeping service itself or through a correspondent. If so, all City investments will be made by the City or its investment adviser and instructions for clearing and safekeeping will be transmitted in writing by email or online. The bank and its brokerage subsidiaries will not be used for brokerage services to assure delivery versus payment settlement (DVP).

Custody would be in the bank and not a brokerage subsidiary of the bank. All securities must be cleared on a **delivery versus payment** (DVP) basis and ownership documented by clearing confirmations and/or safe-keeping receipts provided within one business day of the transaction. All security income must receive automated same day collected credit on the City designated account without requiring any City action.

If the bank utilizes a correspondent bank for safekeeping of City securities no delay in transactions, wires, or flow of funds will be acceptable under a correspondent relationship.

The City anticipates only third-party transactions. All fees for clearing and safekeeping must be stipulated on Attachment A Proposed Fees.

a. Is the bank offering safekeeping/custody services? Through the bank or a correspondent?

b. Is trade information entered online? What is the deadline?
c. If using a correspondent, name the correspondent.
d. Are security transactions available online for monitoring and reporting? Describe.
e. Will safekeeping fees be hard dollars or on the analysis?

The City may choose to purchase time deposits from the bank but all time deposits will be competitively bid at the time of purchase.

9. **Collateral Requirements**

Authorized collateral, as defined below, must be pledged against the total time and demand deposits net of FDIC insurance with a 102% margin on the collateral *market value* and be maintained daily by the bank

The proposal must state agreement to the following terms and conditions.

- All collateral pledged to the City must be held in an independent, third party bank outside the bank's holding company.
- A collateral agreement shall be executed designating the custodian and regarding pledged securities in full compliance with **FIRREA** requiring a bank resolution.
- All time and demand deposits above FDIC coverage shall be collateralized at a minimum of 102% of principal plus accrued interest daily.
- The bank shall be responsible for the monitoring and maintaining of collateral at the City's required margin levels on a daily basis.
- Pledged collateral shall be evidenced by original safekeeping receipts/report sent directly to the City by the custodian within one business day of receipt.
- The City shall receive a monthly report describing collateral pledged preferably from the custodian.
- Substitution rights shall be granted if the bank obtains the City's prior approval and if substituting securities are received before previously pledged securities are removed from safekeeping.
- Authorized collateral includes only:
    - Obligations of the US Treasury
    - Obligations of US Government agencies and instrumentalities including mortgage backed securities which pass the bank test and excluding letters of credit.
    - Bonds of any state or its subdivisions if rated A or better by at least one nationally recognized rating agency.
    - Irrevocable FHLB letters of credit.

  Preference will be given to pledged securities.

a. State the bank's acceptance of the collateral conditions above. State any exceptions clearly.
b. What institution will serve as custodian?
c. Will the custodian provide online inquiry on the collateral? Provide daily mark-to-market?
d. Does the bank have a collateral agreement for review, if so please provide. The agreement must be adopted under the terms of FIRREA.

10. **Account Analysis**

Monthly account analysis reports should be provided for each account and on a relationship basis. Within five business days of receipt of the monthly account analysis (and subsequent approval of the fees by City) the bank may direct debit the designated account for fees due if compensation is being calculated on a fee basis.

A complete electronic account analysis is needed monthly regardless of the payment basis.

a. Provide a sample account analysis.
b. When is the analysis available each month online?

c. How long are analyses retained online?

11. **Monthly Statements**

The bank must provide monthly electronic account statements on all accounts with complete supporting documentation. All accounts must be on a calendar monthly cycle and statements received on a timely basis. Timeliness of statements is critical.

a. When are monthly statements available each month online?
b. How long are statements retained online?

12. **Account Executive**

To insure smooth contract implementation and continuation of services, a specific account executive and a back-up must be assigned to the City account to coordinate services and expedite the solution of any problem encountered. The account executive should be available to meet with City staff on banking matters as needed and at a minimum semi-annually.

a. Provide the name, title and location of the proposed account executive.
b. Provide the name, title and location of the backup representative.

13. **Overdrafts**

Every effort will be made to eliminate intra-day and inter-day overdrafts. However, because this situation may arise, state the bank's policy regarding account and total account overdraft policy.

a. State the bank's policy regarding aggregate overdraft charges and the fees, if any.

VI. OPTIONAL BANKING SERVICES

The City continues to investigate new services for inclusion under its depository services contract. These services are not required but will be evaluated in terms of availability, feasibility, service levels, services provided and charges for potential current, or future, use under the contract. The City will make its determination on the services used. If the service is initiated later in the contract period the services and charges stipulated in this proposal will be applied. If the bank currently does not offer the service but is planning to make it available during the initial contract period, it should so stipulate along with the anticipated date of activation.

1. Purchasing Cards

The City currently uses its depository's purchasing card for approximately 90 assigned cards for use by City staff. The cards are used primarily for minor purposes and travel.

a. Does the bank have a purchasing card program? Describe.
b. What conditions and alternatives for usage restrictions would be provided on these cards?
c. What bank charges would be made under this program?
d. Is there a rebate available through the program?

VII. ALTERNATIVE BANK SERVICES

If the banks have new or additional services which may be of value or interest to the City they should be fully described in this section. Any service presented should have all associated costs detailed on Attachment A.

ATTACHMENT A - PROPOSED FEES
RELATIONSHIP SUMMARY
City of Taylor, TX

Hidden columns C through N show the monthly activity volumes. Complete the Fee Column adding all categories and fees required to provide the services proposed. Add any categories as needed.

AFP #	Service	Mo. Avg Volume '25	Proposed Fee	Proposed Cost	Notes, if applicable
	AVG COLLECTED BALANCE	6,389,522			
	BALANCE BASED FEE				
	DEMAND DEPOSIT SERVICES				
000230	INTEREST BEAR ACCT BAL FEE	3,616		0.00	
010000	ACCOUNT MAINTENANCE	4		0.00	
010000	INTEREST BEAR ACCT BAL MAINT	1		0.00	
000230	ACCOUNT BALANCE FEE	2,820		0.00	
100200	REGULAR DEPOSIT TICKET	24		0.00	
100220	DEPOSIT ITEMS ON US	126		0.00	
100200	DEPOSIT ITEMS TRANSIT	1,529		0.00	
150100	PAID ITEMS	215		0.00	
010000	HYBRID CHECKING MAINT	3		0.00	
100420	DEP ITEMS RETURNED FAX COPY	4		0.00	
100400	RETURNS	4		0.00	
019999	BLOCKED CHECKS	6		0.00	
100500	DEPOSIT ADJUSTMENT FEE	0		0.00	
	CASH LOGISTICS SERVICES				
100160	CASH LOGISTICS MONTHLY MAINT	1		0.00	
100055	CASH LOGISTICS ADJUSTMENT	1		0.00	
100100	CASH LOGISTICS CASH/COIN DEP	15		0.00	
100100	CASH ONLY DEPOSIT	0		0.00	
100114	# NOTES/BILLS PROCESSED	3,323		0.00	
109999	CASH LOGISTICS MIXED DEPOSITS	23		0.00	
109999	CASH LOGISTICS CHECK ONLY DEP	1		0.00	

	BRANCH SERVICES				
100048	CURRENCY FURNISHED-$10 UNITS	32		0.00	
100044	COIN FURNISHED - ROLLS	6		0.00	
100000	OTC DEOSIT TICKETS	1		0.00	
209999	ON-US CHECKS CASHED	0		0.00	
	ACCOUNT RECON SERVICES				
200010	FULL RECON MO MAINT	2		0.00	
200110	FULL RECON PER ITEM	194		0.00	
209999	OUTPUT TRANSMISSION ITEM	194		0.00	
	CHECK DISBURSEMENT SERVICES				
200000	POSITIVE PAY MO MAINT	2		0.00	
999999	POSITIVE PAY PER ITEM	194		0.00	
150320	POSITIVE PAY RETURNS	0		0.00	
999999	PINACLE CHECK ISSUE FILE IMPORT	4		0.00	
999999	PINACLE STOP PAY REQUESTS	4		0.00	
999999	PINACLECHECK INQUIRY	43		0.00	
999999	PINACLE ISSUE ADD/CANCEL	0		0.00	
999999	PINACLE ISSUE AND VOID/CANCEL	1		0.00	
999999	PINACEL ISSUE FILE IMPORT ITEM	207		0.00	
209999	PINACLE IMAGE VIEWED	36		0.00	
	ZBA ACCOUNT SERVICES				
010020	PARENT ACCOUNT	1		0.00	
010112	ZBA TRANSACTIONS	28		0.00	
010020	ZBA ACCOUNTS	3		0.00	
	ACH SERVICES				
250000	ACH MO MIANT FEE	4		0.00	
250505	PINACLE ACH FILE PROCESSED	11		0.00	
250102	PINACLE ACH DR/CR ORIGINATED	1,024		0.00	
250120	ADDENDA ORIGINATED/RECEIVED	72		0.00	
250200	DEBITS RECEIVED	59		0.00	

250201	CREDITS RECEIVED	223		0.00	
250400	ACH RETURN ITEM	3		0.00	
251052	ACH DR/CR BLOCK	4		0.00	
251050	ACH POSITIVE PAY MO MAINT	4		0.00	
250312	ACH FRAUD PROTECTION RETURNS	1		0.00	
999999	SAME DAY ACH ITEMS	30		0.00	
	FUNDS TRANSFER SERVICES				
350109	PINACLE DOMESTIC WIRE TRANSFER	4		0.00	
350300	INCOMING WIRE TRANSFER	3		0.00	
350521	RECEIVED EXECUTED DRAWDOWN	4		0.00	
	INFORMATION SERVICES				
400222	REPORTING ACCOUNTS	8		0.00	
350551	PINACLE ACH TRANFER TEMPLATES	5		0.00	
40027Z	PINACLE INFO REPORTING SERVICES	1		0.00	
040271	PINACLE PRIOR DAY TRANSACTION	903		0.00	
400274	PINACLE CURRENT DAY TRANSACTION	722		0.00	
409999	PINACLE EMAILED STATEMENTS	0		0.00	
409999	PINACLE OUTSTANDING CHECK REP	1		0.00	
999999	PINACLE ACCOUNT TRANSFER	2		0.00	
999999	PINACLE FUNDS TRANSFER SERVICE	1		0.00	
409999	PINACLE EVENT NOTIFICATION EMAIL	0		0.00	
409999	PINACLE MODULE FEE	7		0.00	
409999	PINACLE SPECIAL REPORTS	0		0.00	
409999	PINACLE INFORMATION REPORTING	142		0.00	
	BOND ACCOUNTING/SAFEKEEPING				
999999	SAFEKEEPING POSITION MAINT	2		0.00	
999999	SAFEKEEPING PRIN/INTEREST COLLECT	0		0.00	
999999	SAFEKEEPING MATURITY/CALL COLLECT	0		0.00	
999999	SAFEKEEPING SECURITY CLEARANCE	0		0.00	
999999	SAFEKEEPING MO MAINT	1		0.00	

	MISCELLANEOUS				
999999	PRINTED ANALYSIS STATEMENT FEE	0		0.00	
010964	AUTOMATED AUDIT CONFIRM FEE	0		0.00	

RFP – Bank Depository Services

March 12, 2026

Bank Depository Services

- State law requires a city to solicit proposals (RFP) for bank depository services at least once every five (5) years.
- The City's current contract with PNC Bank has expired (12.31.25) and a new solicitation is required.
- *The governing body must specifically determine whether to allow banks without a physical presence within the city limits to be considered*.
- If approved by City Council, the RFP would allow banks within the city limits or within ten (10) miles of Taylor City Hall to apply.

Bank Depository Services

Previous Agreements

- June 1, 2015 – 2020 - Citizens National Bank
- April 1, 2021 - December 31, 2025 - BBVA (assumed by PNC Bank 6/1/2021)

- Staff recommendation is based on balancing the need for banking convenience while also encouraging price competition.

Timeline

- March 15, 2026 - Release RFP
- April 16, 2026 - Deadline for Proposal submission
- May 28, 2026 - City Council award of contract
- July 1, 2026 - Contract commencement

City Council Meeting
March 12, 2026
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure

Agenda Item Number: 12.

Agenda Title: **Discussion, consideration, and possible action on awarding the 2025 Curb Replacement Project.**

Council Action to be Taken: Approval of award to the recommended contractor and authorization for the City Manager to enter into a contract.

Department Submitted: Public Works

Staff Contact: Jim Gray, Director of Public Works
Conor Stuart, HDR Engineering

1. PURPOSE / DESCRIPTION

The purpose of this item is to consider approval of the bid award to the highest scoring bidder and the award of the 2025 Curb Replacement Project construction contract.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City authorized ARA to survey streets and roads to create an Overall Condition Index for a curb and street inventory to identify segments for improvement in 2024. This study has been used to aid the Public Works Department create an annual plan for their Level-Up Program.

The 2025 Curb Replacement Program originally was approved by council when it was presented in the 2025 CIP project list on July 12th, 2025. Construction bid documents were prepared and advertised on January 11th, 2026. Bids were opened on January 28th, 2026. The results of the fourteen (14) bids are presented to City Council.

Contractor	Bid Amount
Lone Star Energy Consultants	$132,827.20
Roma Construction, LLC	$134,500.00
G Creek, Inc	$147,620.00
Westar Construction, LLC	$150,640.00
Alpha Paving Industries, LLC	$174,370.00
M&C Fonseca Construction Co., Inc.	$177,800.00
Patin Construction, LLC	$179,500.00
Westhill Paving, Inc.	$181,102.60
Lone Star Sitework, LLC	$193,200.00
MT Construction Service LLC	$194,588.10
Myers Concrete Construction	$198,134.00
DigDug Construction, LLC	$217,930.00
Benneatt Paving	$288,200.00
Texas Road, LLC	$293,000.00

The project scope is to replace 2,416 linear feet of curb and gutter along Kirk Street, Hackberry Street, Branch Street Fowzer Street. Identified existing deficient curb and gutter sections will be removed, and the installation of the compacted flexbase, new curb and gutter, and new driveway portions will be installed.

3. PROS and CONS

PROS	CONS
• Curb replacements will route street drainage and reduce ponding in the roadway. • Substandard curbs will be replaced per new city criteria and will provide a better product.	• No foreseeable cons

4. RECOMMENDATION

Recommend approval of award of the 2025 Curb Replacement Program to Lone-Star Energy Consultants for $132,827.20 with a 25% Contingency of $33,000.00 and authorization of the city manager to enter into a contract with Lone-Star Energy Consultants to perform the Work.

Remaining funds, $61,121.10, will go back to the 2025 CO Bond.

5. FUNDING SOURCE

2025 CO Bond (506-540-841). Program budget $250,000

6. TIMELINE

Recommended time of completion is 100 days for substantial completion. Subject to approval from City Council, a projected Notice-to-Proceed date of April 1stth, 2026, the schedule for Substantial Completion is July 10th, 2026.

7. OTHER OPTIONS

1. Reject all bids.

8. ATTACHMENTS

1. Bid Tabs_2025 Curb Replacement Program
2. CFS-Recommendation of Award_2025 Curb Imp Prog
3. Presentation - 2025 Curb Replacement Bid Award

Project Name: 2025 Park Improvements Project				Lone Star Energy Consultants		Roma Construction, LLC		G Creek, Inc		Westar Construction, LLC		Alpha Paving Industries, LLC		M&C Fonseca Construction Co., Inc.	
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount
BASE PROPOSAL				BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL	
BOND	PAYEMENT BOND, PERFORMANCE BOND	LS	1	$ 6,500.00	$ 6,500.00	$ 6,800.00	$ 6,800.00	$ 3,500.00	$ 3,500.00	$ 10,000.00	$ 10,000.00	$ 5,500.00	$ 5,500.00	$ 8,500.00	$ 8,500.00
104-7011	REMOVING CONC (DIVEWAYS)	SY	60	$ 134.37	$ 8,062.20	$ 120.00	$ 7,200.00	$ 85.00	$ 5,100.00	$ 34.00	$ 2,040.00	$ 27.00	$ 1,620.00	$ 40.00	$ 2,400.00
104-7017	REMOVING CONC (CURB AND GUTTER)	LF	2500	$ 14.93	$ 37,325.00	$ 12.00	$ 30,000.00	$ 19.00	$ 47,500.00	$ 4.00	$ 10,000.00	$ 6.50	$ 16,250.00	$ 14.00	$ 35,000.00
247-7068	FL BS (CMP IN PLC) (TY A GR 1-2) (8")	SY	1200	$ 10.45	$ 12,540.00	$ 23.00	$ 27,600.00	$ 18.50	$ 22,200.00	$ 23.00	$ 27,600.00	$ 20.00	$ 24,000.00	$ 50.00	$ 60,000.00
529-7009	CONC CURB & GUTTER (TYII)	LF	2500	$ 22.50	$ 56,250.00	$ 21.50	$ 53,750.00	$ 26.00	$ 65,000.00	$ 38.00	$ 95,000.00	$ 46.00	$ 115,000.00	$ 26.00	$ 65,000.00
530-7006	DRIVEWAYS (CONC) (2')	SY	60	$ 202.50	$ 12,150.00	$ 152.50	$ 9,150.00	$ 72.00	$ 4,320.00	$ 100.00	$ 6,000.00	$ 200.00	$ 12,000.00	$ 115.00	$ 6,900.00
				TOTAL	$ 132,827.20	TOTAL	$ 134,500.00	TOTAL	$ 147,620.00	TOTAL	$ 150,640.00	TOTAL	$ 174,370.00	TOTAL	$ 177,800.00
	TOTAL BID PROPOSAL AMOUNT:			$	132,827.20	$	134,500.00	$	147,620.00	$	150,640.00	$	174,370.00	$	177,800.00

COST PROPOSAL SUMMARY	COST SUMMARY	COST SUMMARY	COST SUMMARY	COST SUMMARY	COST SUMMARY	COST SUMMARY
TOTAL BID PROPOSAL AMOUNT:	$ 132,827.20	$ 134,500.00	$ 147,620.00	$ 150,640.00	$ 174,370.00	$ 177,800.00
PERCENT OVER LOW PROPOSAL:	0%	1%	11%	13%	31%	34%
POINTS:	80	78	71	69	54	52

STATEMENT OF PROPOSER'S QUALIFICATIONS, EXPERIENCE, AND REFERENCES	SCORE	SCORE	SCORE	SCORE	SCORE	SCORE
QUALIFICATIONS, EXPERIENCE, AND REFERENCES	20	15	20	20	15	20
STATEMENT OF PROPOSER'S QUALIFICATIONS, EXPERIENCE, AND REFERENCES POINTS:	20	15	20	20	15	20

ADDENDUMS ACKNOWLEDGED:	Y	Y	Y	Y	Y	Y
PROPOSAL SECURITY INCLUDED:	Y	Y	Y	Y	Y	Y

TOTAL POINTS:	100	93	91	89	69	72

Conor Stuart

I, Conor Stuart, P.E. #145746, do hereby certify that this proposal tabulation is accurate and true.

Patin Construction, LLC		Westhill Paving, Inc.		Lone Star Sitework, LLC		MT Construction Service LLC		Myers Concrete Construction		DigDug Construction, LLC		Benneatt Paving		Texas Road, LLC	
Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount
BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL	
$ 7,500.00	$ 7,500.00	$ 5,275.00	$ 5,275.00	$ 12,800.00	$ 12,800.00		$ 9,266.10	$ 3,634.00	$ 3,634.00	$ 12,250.00	$ 12,250.00	$ 1,200.00	$ 1,200.00	$ 25,000.00	$ 25,000.00
$ 50.00	$ 3,000.00	$ 219.16	$ 13,149.60	$ 27.00	$ 1,620.00		$ 18,361.71	$ 47.00	$ 2,820.00	$ 35.00	$ 2,100.00	$ 20.00	$ 1,200.00	$ 170.00	$ 10,200.00
$ 10.00	$ 25,000.00	$ 14.49	$ 36,225.00	$ 8.20	$ 20,500.00		$ 35,741.88	$ 15.00	$ 37,500.00	$ 7.50	$ 18,750.00	$ 8.00	$ 20,000.00	$ 30.00	$ 75,000.00
$ 20.00	$ 24,000.00	$ 41.29	$ 49,548.00	$ 39.50	$ 47,400.00		$ 44,064.40	$ 39.00	$ 46,800.00	$ 68.00	$ 81,600.00	$ 125.00	$ 150,000.00	$ 32.00	$ 38,400.00
$ 45.00	$ 112,500.00	$ 25.23	$ 63,075.00	$ 42.00	$ 105,000.00		$ 61,597.98	$ 40.00	$ 100,000.00	$ 37.50	$ 93,750.00	$ 45.00	$ 112,500.00	$ 46.00	$ 115,000.00
$ 125.00	$ 7,500.00	$ 230.50	$ 13,830.00	$ 98.00	$ 5,880.00		$ 25,556.03	$ 123.00	$ 7,380.00	$ 158.00	$ 9,480.00	$ 55.00	$ 3,300.00	$ 490.00	$ 29,400.00
TOTAL	$ 179,500.00	$ 230.50	$ 181,102.60	TOTAL	$ 193,200.00	TOTAL	$ 194,588.10	TOTAL	$ 198,134.00	TOTAL	$ 217,930.00	TOTAL	$ 288,200.00	TOTAL	$ 293,000.00
$ 179,500.00		**$ 181,102.60**		**$ 193,200.00**		**$ 194,588.10**		**$ 198,134.00**		**$ 217,930.00**		**$ 288,200.00**		**$ 293,000.00**	

COST SUMMARY	COST SUMMARY	COST SUMMARY	COST SUMMARY	COST SUMMARY	COST SUMMARY	COST SUMMARY	COST SUMMARY
$ 179,500.00	$ 181,102.60	$ 193,200.00	$ 194,588.10	$ 198,134.00	$ 217,930.00	$ 288,200.00	$ 293,000.00
35%	**36%**	**45%**	**46%**	**49%**	**64%**	**117%**	**121%**
51	**50**	**43**	**42**	**40**	**28**	**-13**	**-16**

SCORE	SCORE	SCORE	SCORE	SCORE	SCORE	SCORE	SCORE
20	20	20	15	20	15	15	20
20	**20**	**20**	**15**	**20**	**15**	**15**	**20**

Y	Y	Y	Y	Y	Y	Y	Y
Y	Y	Y	Y	Y	Y	Y	Y

71	**70**	**63**	**57**	**60**	**43**	**2**	**4**

March 12, 2026

Mr. Dwayne Ariola
Mayor
City of Taylor
400 Porter Street
Taylor, TX 76574

RE: 2025 Curb Replacement Program
Recommendation to Award Construction Contract

Dear Mr. Ariola,

On January 28th at 3:00 PM, HDR Engineering, Inc. and the City of Taylor opened bids for the 2025 Curb Replacement Program. The project work includes replacement of portions of the curb and gutter along Kirk Street, Hackberry Street, Branch Street, and Fowzer Street. Identified existing deficient curb and gutter sections will be removed, and the installation of compacted flexbase, new curb and gutter, and new driveway portions will be installed. Fourteen (14) bids were received and are as follows:

- Lone-Star Energy Consultants - $132,827.20
- Roma Construction, LLC – $134,500.00
- G Creek, Inc. – $147.620.00
- Westar Construction, LLC - $150,640.00
- Alpha Paving Industries, LLC - $174,370.00
- M&C Fonseca Construction Co., Inc. - $177,800.00
- Patin Construction, LLC - $179,500.00
- Westhill Paving, Inc. – $181,102.60
- Lone Star Site Work, LLC - $193,200.00
- MT Construction Service, LLC - $194,588.10
- Myers Concrete Construction - $198,134.00
- DigDug Construction, LLC – 217,930.00
- Bennett Paving - $288,200.00
- Texas Road, LLC – 293,000.00

The low bid contractor, Lone-Star Energy Consultants, submitted a bid below the preliminary engineer estimate. Based on the information presented in the bid proposal, HDR recommends the City of Taylor accept the bid from Lone-Star Energy Consultants in the amount of $132,827.00. This is funded through the 2025 CO Bond.

We will prepare the Notice of Intent to Award and other contract documents to be forwarded to Lone-Star Energy Consultants for execution if the City of Taylor concurs with this recommendation.
Sincerely,

Conor Stuart

Conor Stuart, P.E
HDR Engineering, Inc.

cc:
Jim Gray, Public Works Director
Attachments:

- Bid Tabulation
- Copy of Contractor's Bids

2025 CURB REPLACEMENT PROGRAM CONSTRUCTION AWARD

March 12, 2026
City Council Meeting
Conor Stuart, P.E.

Project Background

- Council approved Curb and Gutter Replacement program with 2025 CIP approval on July 12th, 2025.
- Council approved project extents on November 13th 2025
- Roads surveyed to determine overall quality and identify where improvements are needed
- Curb Condition Index created for each span of curbing to help facilitate the creation of a Curb and Gutter Report Program
- 2,416 linear feet of curb identified for repair along Fowzer Street, Hackberry Street, Branch Street, and Kirk Street

Eligible Street Sections For Curb Repair

- From November 13th, 2025 Council Presentation
- FY25-26 Level Up Program contains 42 street segments
  - 20 segments do not currently have curb and gutter (Ineligible)
  - 22 remaining segments were field verified for condition and determined if they facilitate positive drainage
  - 6 street segments were identified to be combined into a Replacement Project
    - Around 2,400 linear feet of proposed curb replacement

Kirk Street (~440 LF)
from Stasny St. to Kimbro St.
Hackberry Street (~410 LF)
from W 10th St. to W 11th St.
Branch Street (~860 LF)
from W 4th St. to W 6th St.
Fowzer Street (~350 LF)
from W 2nd St. to W 3rd St.
CURB & GUTTER IMPROVEMENTS
Curb Improvements
Downtown District
0
500
1,000
Feet
Taylor Texas
CITY OF TAYLOR TX
TREY DR
MALLARD LN
CAYUGA DR
TYLER LN
DON HILL LN
JASON DR
BREWERS PL
CANVAS BACK DR
WHISTLING WAY
N LYNN ST
BEL AIR DR
KIRK ST
GILMORE ST
DONNA DR
VELMA DR
HOLLY SPRINGS DR
OLD GRANGER RD
E LAKE DR
MARESH ST
SAMS ST
HOSACK ST
OSCAR ST
JONES ST
LAUREL ST
FRINK ST
PORTER ST
OLD THORNDALE RD
LENORA DR
BURKETT ST
N MAIN ST
SMITH AVE
LATHAN LN
NORTH DR
STASNY ST
OTIS ST
HOOD ST
LEXINGTON ST
DAVIS ST
VETERANS DR
ROBIN LN
LARK LN
MEADOW LN
GRACE ST
KENT ST
WALLACE ST
FISHER ST
KIMBRO ST
W LAKE DR
OLD GEORGETOWN RD
TAMMI LN
LILLIE LN
GLADNELL ST
PRATHER ST
MCLAIN ST
ADAMS ST
CECELIA ST
FAIRGROUNDS ST
VICTORIA ST
HOWARD ST
HACKBERRY ST
W 12TH ST
W 11TH ST
W 10TH ST
E 11TH ST
E 10TH ST
E 9TH ST
E 8TH ST
W 8TH ST
E 7TH ST
W 7TH ST
VANCE ST
TALBOT ST
95
E 6TH ST
E 5TH ST
W 5TH ST
FOWZER ST
ELLIOTT ST
WASHBURN ST
E 4TH ST
E 3RD ST
W 3RD ST
N ROBINSON ST
S ROBINSON ST
N DOLAN AVE
S DOLAN AVE
GYM ST
E 2ND ST
W 6TH ST
W 4TH ST
BRANCH ST
SLOAN ST
WYETH ST
EDMOND ST
LIZZIE ST
VERNON ST
ANNIE ST
DEBRA DR
DEBUS DR
W 2ND ST
W 1ST ST
E 1ST ST
S MAIN ST
WELCH ST

Bid Opening Results 1 of 2

- Bids opened January 28th, received **14 bids**
- Scoring 80% Bid Cost – 20% Qualifications, Experience, and References
- Lone Star Energy Consultants was the highest scoring contractor, **$132,827.20**

Project Name: 2025 Park Improvements Project				Lone Star Energy Consultants		Roma Construction, LLC		G Creek, Inc		Vestar Construction, LLC		Alpha Paving Industries, LLC		M&C Fonseca Construction Co., Inc.		Patin Construction, LLC		Vesthill Paving, Inc.	
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount
BASE PROPOSAL				BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL	
BOND	PAYEMENT BOND, PERFORMANCE E	LS	1	$ 6,500.00	$ 6,500.00	$ 6,800.00	$ 6,800.00	$ 3,500.00	$ 3,500.00	$ 10,000.00	$ 10,000.00	$ 5,500.00	$ 5,500.00	$ 8,500.00	$ 8,500.00	$ 7,500.00	$ 7,500.00	$ 5,275.00	$ 5,275.00
104-7011	REMOVING CONC (DIVEWAYS)	SY	60	$ 134.37	$ 8,062.20	$ 120.00	$ 7,200.00	$ 85.00	$ 5,100.00	$ 34.00	$ 2,040.00	$ 27.00	$ 1,620.00	$ 40.00	$ 2,400.00	$ 50.00	$ 3,000.00	$ 219.16	$ 13,149.60
104-7017	REMOVING CONC (CURB AND GUTTE	LF	2500	$ 14.93	$ 37,325.00	$ 12.00	$ 30,000.00	$ 19.00	$ 47,500.00	$ 4.00	$ 10,000.00	$ 6.50	$ 16,250.00	$ 14.00	$ 35,000.00	$ 10.00	$ 25,000.00	$ 14.49	$ 36,225.00
247-7068	FL BS (CMP IN PLC) (TY A GR 1-2) (8")	SY	1200	$ 10.45	$ 12,540.00	$ 23.00	$ 27,600.00	$ 18.50	$ 22,200.00	$ 23.00	$ 27,600.00	$ 20.00	$ 24,000.00	$ 50.00	$ 60,000.00	$ 20.00	$ 24,000.00	$ 41.29	$ 49,548.00
529-7009	CONC CURB & GUTTER (TYII)	LF	2500	$ 22.50	$ 56,250.00	$ 21.50	$ 53,750.00	$ 26.00	$ 65,000.00	$ 38.00	$ 95,000.00	$ 46.00	$ 115,000.00	$ 26.00	$ 65,000.00	$ 45.00	$ 112,500.00	$ 25.23	$ 63,075.00
530-7006	DRIVEWAYS (CONC) (2")	SY	60	$ 202.50	$ 12,150.00	$ 152.50	$ 9,150.00	$ 72.00	$ 4,320.00	$ 100.00	$ 6,000.00	$ 200.00	$ 12,000.00	$ 115.00	$ 6,900.00	$ 125.00	$ 7,500.00	$ 230.50	$ 13,830.00
				TOTAL	$ 132,827.20	TOTAL	$ 134,500.00	TOTAL	$ 147,620.00	TOTAL	$ 150,640.00	TOTAL	$ 174,370.00	TOTAL	$ 177,800.00	TOTAL	$ 179,500.00	$ 230.50	$ 181,102.60
TOTAL BID PROPOSAL AMOUNT:				$ 132,827.20		$ 134,500.00		$ 147,620.00		$ 150,640.00		$ 174,370.00		$ 177,800.00		$ 179,500.00		$ 181,102.60	
COST PROPOSAL SUMMARY				COST SUMMARY		COST SUMMARY		COST SUMMARY		COST SUMMARY		COST SUMMARY		COST SUMMARY		COST SUMMARY		COST SUMMARY	
TOTAL BID PROPOSAL AMOUNT:				$ 132,827.20		$ 134,500.00		$ 147,620.00		$ 150,640.00		$ 174,370.00		$ 177,800.00		$ 179,500.00		$ 181,102.60	
PERCENT OVER LOW PROPOSAL:				0%		1%		11%		13%		31%		34%		35%		36%	
POINTS:				80		78		71		69		54		52		51		50	
STATEMENT OF PROPOSER'S QUALIFICATIONS, EXPERIENCE, AND REFERENCES				SCORE		SCORE		SCORE		SCORE		SCORE		SCORE		SCORE		SCORE	
QUALIFICATIONS, EXPERIENCE, AND REFERENCES				20		15		20		20		15		20		20		20	
STATEMENT OF PROPOSER'S QUALIFICATIONS, EXPERIENCE, AND REFERENCES POINTS:				20		15		20		20		15		20		20		20	
ADDENDUMS ACKNOWLEDGED:				Y		Y		Y		Y		Y		Y		Y		Y	
PROPOSAL SECURITY INCLUDED:				Y		Y		Y		Y		Y		Y		Y		Y	
TOTAL POINTS:				100		93		91		89		69		72		71		70	

Bid Opening Results 2 of 2

- Bids ranged from $132,827.20 to $293,000.00

Project Name: 2025 Park Improvements Project				Lone Star Sitework, LLC		MT Construction Service LLC		Myers Concrete Construction		DigDug Construction, LLC		Benneatt Paving		Texas Road, LLC	
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount	Bid Unit Price	Bid Amount
BASE PROPOSAL				BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL		BASE PROPOSAL	
BOND	PAYEMENT BOND, PERFORMANCE E	LS	1	$ 12,800.00	$ 12,800.00		$ 9,266.10	$ 3,634.00	$ 3,634.00	$ 12,250.00	$ 12,250.00	$ 1,200.00	$ 1,200.00	$ 25,000.00	$ 25,000.00
104-7011	REMOVING CONC (DIVEWAYS)	SY	60	$ 27.00	$ 1,620.00		$ 18,361.71	$ 47.00	$ 2,820.00	$ 35.00	$ 2,100.00	$ 20.00	$ 1,200.00	$ 170.00	$ 10,200.00
104-7017	REMOVING CONC (CURB AND GUTTE	LF	2500	$ 8.20	$ 20,500.00		$ 35,741.88	$ 15.00	$ 37,500.00	$ 7.50	$ 18,750.00	$ 8.00	$ 20,000.00	$ 30.00	$ 75,000.00
247-7068	FL BS (CMP IN PLC) (TY A GR 1-2) (8")	SY	1200	$ 39.50	$ 47,400.00		$ 44,064.40	$ 39.00	$ 46,800.00	$ 68.00	$ 81,600.00	$ 125.00	$ 150,000.00	$ 32.00	$ 38,400.00
529-7009	CONC CURB & GUTTER (TYII)	LF	2500	$ 42.00	$ 105,000.00		$ 61,597.98	$ 40.00	$ 100,000.00	$ 37.50	$ 93,750.00	$ 45.00	$ 112,500.00	$ 46.00	$ 115,000.00
530-7006	DRIVEWAYS (CONC) (2')	SY	60	$ 98.00	$ 5,880.00		$ 25,556.03	$ 123.00	$ 7,380.00	$ 158.00	$ 9,480.00	$ 55.00	$ 3,300.00	$ 490.00	$ 29,400.00
				TOTAL	$ 193,200.00	TOTAL	$ 194,588.10	TOTAL	$ 198,134.00	TOTAL	$ 217,930.00	TOTAL	$ 288,200.00	TOTAL	$ 293,000.00
	TOTAL BID PROPOSAL AMOUNT:			$	193,200.00	$	194,588.10	$	198,134.00	$	217,930.00	$	288,200.00	$	293,000.00

COST PROPOSAL SUMMARY	COST SUMMARY	COST SUMMARY	COST SUMMARY	COST SUMMARY	COST SUMMARY	COST SUMMARY
TOTAL BID PROPOSAL AMOUNT:	$ 193,200.00	$ 194,588.10	$ 198,134.00	$ 217,930.00	$ 288,200.00	$ 293,000.00
PERCENT OVER LOW PROPOSAL:	45%	46%	49%	64%	117%	121%
POINTS:	43	42	40	28	-13	-16

STATEMENT OF PROPOSER'S QUALIFICATIONS, EXPERIENCE, AND REFERENCES	SCORE	SCORE	SCORE	SCORE	SCORE	SCORE
QUALIFICATIONS, EXPERIENCE, AND REFERENCES	20	15	20	15	15	20
STATEMENT OF PROPOSER'S QUALIFICATIONS, EXPERIENCE, AND REFERENCES POINTS:	20	15	20	15	15	20

ADDENDUMS ACKNOWLEDGED:	Y	Y	Y	Y	Y	Y
PROPOSAL SECURITY INCLUDED:	Y	Y	Y	Y	Y	Y
TOTAL POINTS:	63	57	60	43	2	5

Recommendation

- HDR Recommends award to Lone-Star Energy Consultants for $132,827.20 with a 25% contingency of $33,000.00 for additional curb work as needed in project areas
  - Low bid with great recommendations

Total Project Budget from 2025 Bond: $250,000.00

- Raba Kistner CoMET Proposal: $11,051.70
- LSEC Contractor Bid: $132,827.20
- 25% contingency: $33,000.00
- HDR Engineering CA: $12,000.00

- Total Project Cost: **$188,878.90**
- Remaining funds to go back to 2025 Bond ($61,121.10)

Project Schedule & Next Steps

- Approval of bid award and contract documents – 30 days
- Preconstruction communication March 2026 – April 2026
- Issue Notice-to-Proceed to Contractor – April 2026
- Preconstruction – April 2026
- Construction Phase
    - Time of completion is 100 calendar days
    - Anticipated duration is from April 2026 – June 2026
- Public Works Department to level up project streets after curb work is complete

QUESTIONS?